

WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 16, 2012 REPORT: 12-113

FROM: Resort Experience FILE: Bylaw 1983

SUBJECT: OFFICIAL COMMUNITY PLAN – FIRST AND SECOND READING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council rescind first reading of Official Community Plan Amendment Bylaw 1983, 2011 given Nov. 15, 2011; and,

That Council consider giving first reading to Official Community Plan Amendment Bylaw 1983, 2011 as revised and attached to this report;

That Council, having considered Official Community Plan Amendment Bylaw 1983, 2011 as given first reading this day in conjunction with the municipality's financial plan and the Squamish-Lillooet Regional District Solid Waste Management Plan, consider giving second reading to Official Community Plan Amendment Bylaw 1983, 2011, and further,

That staff be directed to refer the Official Community Plan bylaw to School District 48 and the Squamish Lillooet Regional District, and to schedule a public hearing on the bylaw.

PURPOSE OF REPORT

To provide Council an update to the Official Community Plan content revisions and initiate the adoption process for the OCP update bylaw.

DISCUSSION:

An Official Community Plan (OCP) is a provincially-mandated regulatory document and set of high-level plans and policies, such as land use designations that guide land use planning, social, economic, and environmental policies, civic infrastructure investments and the provision of services in the community. Municipalities in British Columbia are given the authority to adopt an Official Community Plan under the *Local Government Act, Section 875.1*.

As required by the *Local Government Act*, this plan addresses residential, commercial, industrial, institutional, recreational, and utility uses and includes a Regional Context Statement. It also addresses social and environmental issues.

Once adopted, the OCP serves as a framework for all policies, regulations and decisions pertaining to land use and development in Whistler.

To read all background discussion on the OCP update process, content development and community engagement, please see Administrative Report to Council 11-124, Nov. 15, 2011.

The Council is statutorily required, following first reading of a bylaw adopting an official community plan, to consider the plan in conjunction with the municipality's financial plan and any applicable waste management plan. RMOW staff have reviewed the draft OCP against the financial plan and the Squamish-Lillooet Regional District Solid Waste Management Plan, and have not identified any inconsistencies.

PLAN UPDATES:

Since receiving first reading November 15, 2011, the plan has received a number of key inputs and associated updates. Due to the amount of input received and the revisions contained in this version of the plan, staff recommends rescinding First reading received Nov. 15, 2011 and reintroducing the plan before Council for adoption. Inputs include:

- Council OCP training session June 4, 2012
- Council Committee of the Whole OCP workshop July 17, 2012
- Collaborative input from provincial agencies August 2010 August 2012
- Engagement with the Squamish Nation and Lil'wat Nation May 2010 Oct. 2012
- Ongoing public and stakeholder review and input
- Staff incorporation and integration of input into the revised plan

OTHER POLICY CONSIDERATIONS:

Other policy considerations, including Whistler 2020, have been described in previous reports and presentations to Council.

Through the planning and public input process, it has been identified that the development approval information requirements for new Development Permit designations for protection of the natural environment should be clarified in conjunction with the new designations and guidelines contained within the updated OCP. The requirements for Qualified Environmental Professional recommendations are established within the development permit designations and associated guidelines, and the information requirements for assessing the effect of proposed land use and development are established within a proposed amendment to the municipality's Fees and Procedures Bylaw. The amendments to the Fees and Procedures Bylaw are described in the related Information Report to Council which seeks Council's direction to bring forward a consolidated bylaw incorporating these amendments for Council consideration of first three readings in advance of third reading of the updated OCP.

COMMUNICATIONS:

To provide the community and interested stakeholders an opportunity to learn about, and be informed regarding the OCP update, staff hosted an OCP Q&A session from 3-5 p.m. Oct. 16, 2012. Promoted through the local media, RMOW websites and social media channels, the session had staff policy authors available to answer questions and explain the policy development process that resulted in the updated OCP. Previous reports and presentations outlined overall OCP update communications efforts.

BUDGET CONSIDERATIONS:

The OCP update project is on track to be completed within the Council approved project budget.

SUMMARY

The efforts invested in this OCP by Council, resort community citizens and stakeholders, provincial partners and many others has resulted in a plan that respects and represents the values, vision and shared future of our resort community. The OCP is divided into integrated chapters and associated Development Permit Designations and Mapping Schedules:

- Introduction
- OCP Planning Context
- Growth Management
- Land Use and Development
- Economic Viability
- Natural Environment
- Quality of Life
- Climate Action and Energy
- Transportation and Infrastructure
- Mapping Schedules
- Development Permit Guidelines

NEXT STEPS

The OCP will move through a bylaw adoption process. Whistler's OCP needs to have approval from the province as per the terms of the *Resort Municipality of Whistler Act*. The planned adoption schedule is by year end 2012, with the following target dates

- First and Second reading, October 16, 2012;
- 2. Public Hearing, October 30, 2012;
- 3. Third Reading, October 30 (proposed);
- 4. Submission to Squamish-Lillooet Regional District for approval of the Regional Context Statement (October 31, 2012);
- 5. Submission to the Minister of Community, Sport and Cultural Development for issuance of a Ministerial Certificate; and
- Fourth Reading (Adoption).

Respectfully submitted,

Kevin Damaskie, SUSTAINABILITY COORDINATOR Official Community Plan - First and Second Reading Page 4 October 16, 2012

for Martin Pardoe, ACTING GENERAL MANAGER OF RESORT EXPERIENCE



WHISTLER

REPORT PRESENTATION TO COUNCIL

PRESENTED: October 16, 2012 REPORT: 12-113

FROM: Resort Experience FILE: Bylaw 1983

SUBJECT: OFFICIAL COMMUNITY PLAN – FIRST AND SECOND READING

Good evening your worship, members of Council, the public and fellow staff.

I am Mike Kirkegaard, Manager of Planning for the Resort Municipality of Whistler, a position in which I take great pride. When I started my employment with the municipality 14 years ago, I was told that one of the big projects I would be working on was an update of the Official Community Plan. Well, that turned out to be true, just a few years later. At the time, Whistler's current OCP was 5 years old, it is now 20 years old.

This Council has made completing and adopting the new OCP a top priority of its 3 year Council Action Plan. The plan bylaw, Number 1983, 2011 is presented for Council consideration of first and second reading this evening. Pending Council's direction, a public hearing for the plan will be advertised and scheduled for October 30, 2012. The desire is to have the new plan adopted by year-end 2012.

I am honoured to be in the position of presenting the new Official Community Plan on behalf of the community, Council appointed citizen's advisors, and municipal staff who worked together to prepare the plan. It has been a tremendous effort that started in earnest in April 2010. The plan has also been developed through comprehensive consultation and engagement with provincial agencies and the Squamish and Lil'wat First nations.

This Council has taken the time to have a focused review of the draft plan that was given 1st reading in November 2011. Council held a training session June 4 2012, where staff gave a detailed presentation of the draft plan, and its legislative relevance. With this background and understanding, and further to comments provided by First nations and provincial agencies, Council then conducted a Committee of the Whole workshop session held July 17, 2012. At this session Council gave its direction on specific policies and plan content, which has shaped the emphasis and the clarity of the plan, and has highlighted its focus on land use and development.

The essential elements of the plan and its growth management framework, established through the community consultation process have not changed.

Subsequently the content of the plan pertaining to development permits, has been revised to streamline the applicable guidelines, remove repetitive language, increase flexibility, consider locational characteristics including recent rezonings, and enhance readability. In conjunction with this staff have also prepared amendments to the procedures bylaw and policy changes to the Land Use Chapter that tie these materials together. This is in response to comments from the public, Council and on-going staff review.

The OCP is the most important document the municipality has for guiding the future physical development of the resort community. Its purpose is to guide decisions on community planning and land use management over the next 5-10 year period. It is a statutory policy document adopted by bylaw that operates to control the actions of local government. It does not commit or authorize the RMOW to proceed with any project specified in the plan, however, all bylaws enacted (such as the zoning bylaw, and 5 year Financial Plan) and works undertaken by Council after adoption of the OCP, must be consistent with the OCP. The OCP does not change existing zoning of land, however, any future rezonings must be consistent with the plan.

The development permit requirements within the OCP do have immediate effect. The plan does provide exemptions for development that has received prior development permit or building permit approval.

I will now present a brief overview of the plan content. Powerpoint. Highlights of each Chapter – Community Themes, Key Content. A very quick and high level run through of the plan content; I know that in doing so I will not give the plan the justice it deserves.

When we hold up our plan, the effort that has gone into it and the resulting product, we ask the question "How does it compare"? How does it stack up? On this we have the opinion of Mr. Bill Buholzer, municipal lawyer and former community planner, who has written the reference manual for Municipal planners in BC, titled British Columbia Law and Planning Practice, He has also been recognized nationally for his contributions to planning practice in Canada appointed as a Fellow to the Canadian Institute of Planners. Having contributed to and/or read the majority of OCPs in this province, Mr Buholzer has commented that the updated OCP document before Council for its consideration, sets the new standard of excellence for OCPs in the province.

I would like to say with confidence, that Whistler can be proud of this plan, that it reflects and effectively balances the desires of the community, and that it will be an effective tool for managing the physical development of the resort community.

Consistent with the desires of the community expressed through the preparation of the OCP, this OCP is not intended to be revised on a frequent basis. However, individual changes may be warranted from time to time, so it must be expected that revision will occur. Like the community, the OCP must be flexible in responding to changing conditions and new community supported opportunities. The results of this OCP and the relationship of its policies to realities in the community will be routinely measured and monitored in order to continually improve the overall realization of this plan.

RECOMMENDATION

That Council rescind first reading of Official Community Plan Amendment Bylaw 1983, 2011 given Nov. 15, 2011; and,

That Council consider giving first reading to Official Community Plan Amendment Bylaw 1983, 2011 as revised and attached to this report;

That Council, having considered Official Community Plan Amendment Bylaw 1983, 2011 as given first reading this day in conjunction with the municipality's financial plan and the Squamish-Lillooet Regional District Solid Waste Management Plan, consider giving second reading to Official Community Plan Amendment Bylaw 1983, 2011, and further,

That staff be directed to refer the Official Community Plan bylaw to School District 48 and the Squamish Lillooet Regional District, and to schedule a public hearing on the bylaw.

Chapter Overview

Official Community Plan Bylaw 1983, 2011

First and Second Reading October 16, 2012

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Generally, this chapter is about:

- OCP At a Glance
- Purpose of OCP
- OCP and Whistler 2020
- OCP Community Engagement Process
- Guide to Using this Plan
- Administration of the Plan





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Generally, this chapter is about:

- The Whistler Experience
- Global Context
- Provincial Context
- First Nations Context Statement
- Regional Context Statement





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Generally, this chapter is about:

- Overall pattern and distribution of land use and development within and adjacent to RMOW
- The desired character and quality of the resort community
- Whistler's growth management framework



Key Community input: Growth Management

- Define our limits to growth
- Avoid urban sprawl; protect our green spaces
- Maintain bed units as our key measure - set a 'hard' cap
- Optimize what we have
- Community to 'decide' exceptions & extraordinary benefits





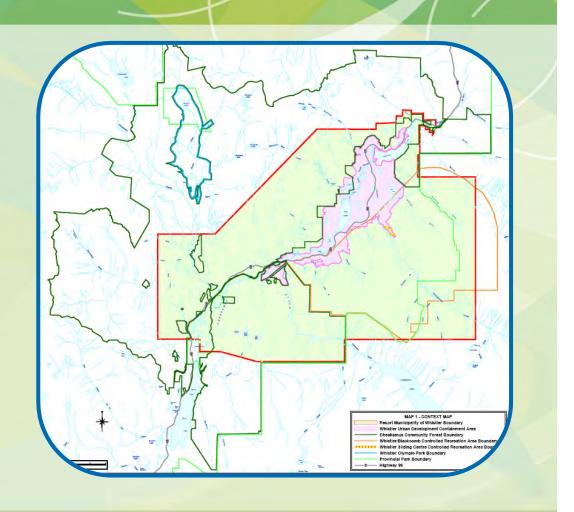
Growth Management Framework

- Whistler Urban Development Containment Area
- Accommodation Capacity Limit 61,750 bed units
- Whistler Land Use Map
- Consideration of New Opportunities/Exceptions



WUDCA

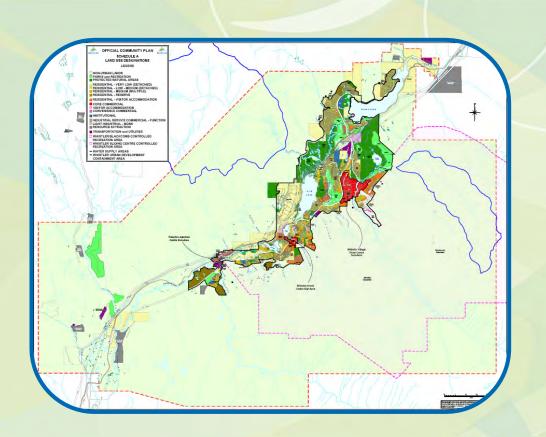
- Contain Whistler's urban development within the WUDCA boundary
- Urban development is defined
- Supported uses outside
 WUDCA are identified





Whistler Land Use Map

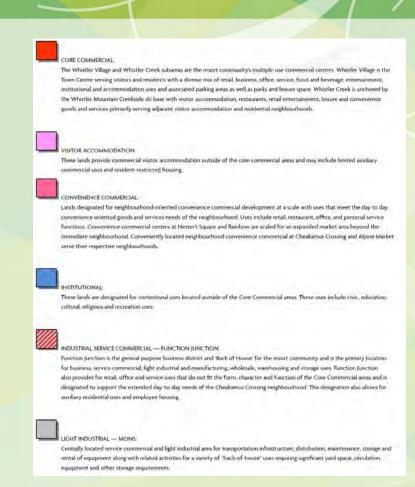
- Establishes general categories of land uses designations and the designation for each parcel of land within RMOW
- Any change in use requiring rezoning of a parcel must be consistent with the land use map designation.
- Designations defined in Schedule A





Land Use Designations – Schedule A

- Designations provide description of supported land uses for each designation
- Broadest range of uses and flexibility for core commercial areas
- Establishes protected natural areas and parks and recreation areas





New Opportunities/Exceptions

- Any proposed land use or development that:
 - Does not conform to WUDCA; or
 - Proposes to raise the bed unit limit; or
 - Does not conform to the Whistler Land Use Map;
- Should not be favorably considered unless it is a strategic opportunity that demonstrates extraordinary benefits to the resort community and substantially strengthen Whistler's progress towards its vision
- Must be considered through 'significant' community engagement process





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Generally, this chapter is about:

- Policies pertaining to the location, amount, quality and character of Whistler's land uses and development areas, and how they should serve the resort community
 - ✓ Residential Accommodation
 - ✓ Visitor Accommodation
 - ✓ Commercial and Light Industrial
 - ✓ Resource Extraction



Key Community input: Residential Accommodation

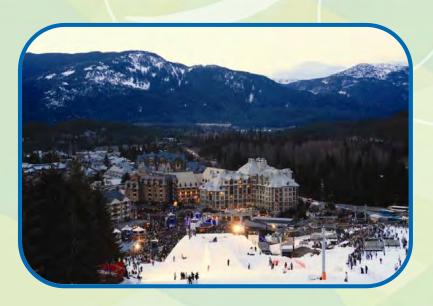
- We have achieved our resident housing goal; protect inventory and add supply only as needed
- We enjoy our distinct neighbourhoods
- Diversity and choice is important
 compact, luxurious, seniors,
 accessible, inclusive





Key Community input: Visitor Accommodation

- Core supply of 'warm beds' is critical to resort success
- Current occupancies and room rates are not sustainable
- On-going reinvestment and renewal is necessary to maintain experience and be competitive





Key Community input: Commercial & Light Industrial

- Whistler Village is a key asset of Whistler Experience
- We have a large inventory of built space – optimize its use, reinvest, repurpose, diversify, be flexible
- Function Junction is evolving organically – enable this







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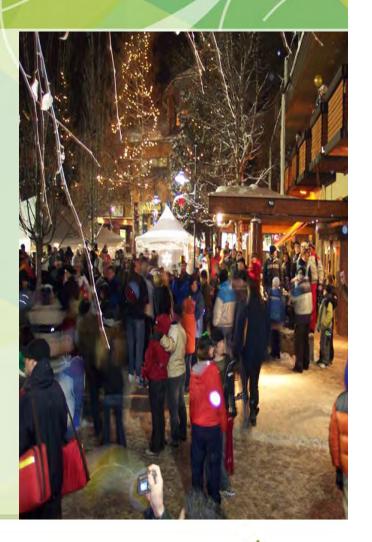
Generally, this chapter is about:

- Funding of infrastructure maintenance and replacement:
 - ✓ investment in municipal infrastructure
 - ✓ approach to funding future costs
 - ✓ minimize costs to taxpayers
- Equity in taxation and affordability:
 - ✓ costs shared equitably among visitors, residents and investors
 - ✓ sustainable livelihoods and investor returns
- Economic diversification:
 - ✓ stable year-round visitation and business activity
 - ✓ complement or support tourism



Key Community input re: Economic Viability

- Main messages from community feedback:
 - ✓ Minimize property tax increases.
 - ✓ Strive for efficiency and cost effectiveness in delivery of services.
 - ✓ Reuse/repurpose existing facilities before building new ones.
 - ✓ Keep village vibrant as it is key to our success.
 - ✓ Look to various opportunities for economic diversification such as: arts, culture and entertainment, post-secondary education, sport and medical tourism







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Generally, this chapter is about:

- Protecting and maintaining the health of our natural environment:
 - ✓ Healthy ecosystems
 - ✓ Clean Water
 - ✓ Clean air
- Clear directional policy through DP guidelines and process
 - ✓ Protected Area Network (PAN) integrated into policy section, DP guidelines, associated mapping
 - Establishes Terrestrial Ecosystem Mapping (TEM) as baseline for ecological values
 - ✓ Riparian Areas, protection of watercourses, natural environment are clearly defined, included in DP mapping, DP exemptions identified



Key Community input re: Chapter

- Resort Community's close connection with, and thoughtful integration of Nature is one of key assets and success factors
- Protection of natural environment integral to OCP update







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Official Community Plan – Quality of Life

High quality of life:

- Unique needs
- Unique opportunities
- Unique challenges
- Unique commitments for facilities and services





Official Community Plan – Quality of Life

- Public Safety
- Accessibility
- Children and Youth
- Education
- Health and Wellness
- Food
- Arts Culture and Heritage
- Community Cemetery
- Recreation and Leisure





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Generally, this chapter is about:

- In Whistler Recreation and Leisure is fundamental to Quality of Life
- Scope:
 - ✓ Parks, trails, open spaces, recreation facilities
- Addresses how to:
 - ✓ Protect, manage and, possibly expand these amenities
- Recognizes "Whistler Experience" as the backdrop to outdoor experiences and definition of sense of place, it's contribution to our uniqueness and existence as a "resort community"



Key Community input re: Chapter

- Maintain a balance between
 - ✓ Recreation demands of resort guests and needs of the community
 - ✓ Built and natural environment
- Identify and protect areas of:
 - ✓ Special scenic importance







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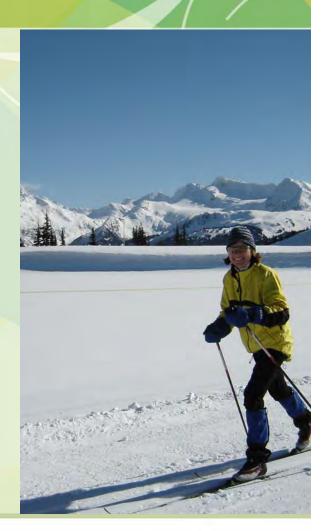
Generally, this chapter is about:

- Our stated belief that:
 - ✓ that climate change is real;
 - ✓ that reducing GHG emissions is beneficial to all citizens; and
 - ✓ that governments must act promptly to mitigate the negative impacts of climate change (BC Climate Action Charter)
- Integrating new legislative requirements (Bill 27)
- Define how the Municipality will work with partners to:
 - ✓ Manage land use, energy and resources in a manner consistent with our climate action commitments
 - ✓ Support the transition to a more energy efficient Whistler



Key Community input re: Chapter

- Climate Change is **not just** an environmental issue
- As, they indicated that:
 - ✓ They want us to honour our commitments to climate responsibility
 - ✓ They want us to work together with the community to support a strategic approach for achieving this goal.







Transportation & Infrastructure

10:55 - 11:05

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What this chapter is about:

- ✓ Transportation
- ✓ Water Supply, and Water Quality
- ✓ Sanitary Sewer
- ✓ Storm Drainage & Flood Protection
- ✓ Solid Waste (Garbage/Recycling/Compost)
- ✓ Other Infrastructure (Electrical/Gas/Telecom)



OCP Development Permit Designations

- The draft OCP designates 9 Development Permit Areas:
 - ✓ Protection of Wetland & Riparian Ecosystem
 - ✓ Protection of Other Ecosystems
 - ✓ Aquifer Protection
 - ✓ Whistler Village
 - ✓ Whistler Creek
 - ✓ Community Commercial
 - ✓ Multi-family Residential
 - ✓ Intensive Residential
 - ✓ Industrial

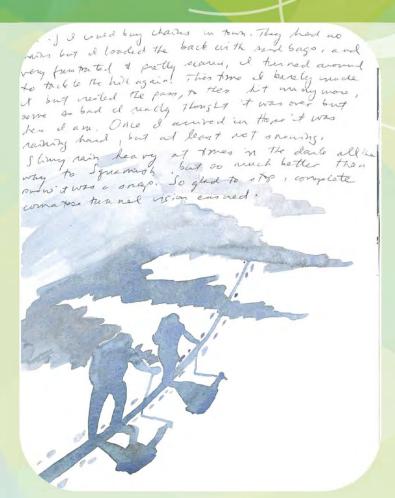


Development Permits

- Are site-specific development controls expressed as objectives and guidelines that must be met by a proposed development consistent with an approved development permit
- Permit requirements apply to specific lands and specific considerations as designated within the OCP
- Designations may be applied for a range of considerations protection of natural environment, form and character of development, revitalization of commercial area.
- Lands may be subject to multiple designations
- Exemptions are identified for each DPA
- Development approval information addressed in Fees and Procedures Bylaw



OCP Closing Comments





RECOMMENDATION

- That Council rescind first reading of Official Community Plan Amendment Bylaw 1983, 2011 given Nov. 15, 2011; and,
- That Council consider giving first reading to Official Community Plan Amendment Bylaw 1983, 2011 as revised and attached to this report;
- That Council, having considered Official Community Plan Amendment Bylaw 1983, 2011 as given first reading this day in conjunction with the municipality's financial plan and the Squamish-Lillooet Regional District Solid Waste Management Plan, consider giving second reading to Official Community Plan Amendment Bylaw 1983, 2011, and further,
- That staff be directed to refer the Official Community Plan bylaw to School District 48 and the Squamish Lillooet Regional District, and to schedule a public hearing on the bylaw.





WHISTLER

REPORT INFORMATION REPORT TO COUNCIL

PRESENTED: October 16, 2012 REPORT: 12-111

FROM: Resort Experience FILE: 7007.1

SUBJECT: DEVELOPMENT PERMIT AREA INFORMATION REQUIREMENTS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receives Information Report No. 12-111, describing the proposed development approval information requirements for an application for a development permit in an area designated in Official Community Plan Amendment Bylaw 1983, 2011 as a development permit area for the protection of wetland and riparian ecosystems or the protection of other ecosystems other than wetland and riparian ecosystems.

REFERENCES

Appendices: "A" Proposed development approval information requirements

PURPOSE

This report describes the proposed development approval information requirements for an application for a development permit in an area designated in Official Community Plan Amendment Bylaw 1983, 2011 as a development permit area for the protection of wetland and riparian ecosystems or the protection of other ecosystems other than wetland and riparian ecosystems.

DISCUSSION

Official Community Plan Amendment Bylaw 1983, 2011 proposes development permit area designations for the protection of wetland and riparian ecosystems and for the protection of other ecosystems other than wetland and riparian ecosystems. Through the OCP consultation process it became evident that procedures and information requirements should be known to remove uncertainty and to address concerns.

It is proposed that the development approval information requirements attached as Appendix A be incorporated into the municipality's Land Use Procedures and Fees Bylaw.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments				
Natural Areas	Continued learning about natural areas and species informs appropriate restoration and protection efforts.	The proposed development approval information requirements enable continued learning.				

Finance	Financial principles, practices and tools employed by the municipality effectively and efficiently balances its costs and expenditures.	The applicant and not the taxpayer pays for the cost of the submission requirements.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
N/A	N/A	N/A

OTHER POLICY CONSIDERATIONS

The proposed development approval information requirements will replace the existing Environmental Impact Assessment Process in the current Official Community Plan. The current process does not define the submission requirements. To remove uncertainty, the proposed development approval information clearly describes the reporting submission requirements.

Like the existing process, a qualified environmental professional (QEP) is required to prepare the submission requirements, all costs be borne by the applicant, and the municipality may engage third party QEP(s) to review the submission and require that reasonable costs for such reviews be borne by the applicant.

BUDGET CONSIDERATIONS

Consistent with the existing process in the current Official Community Plan, all costs for the submission requirements are to be borne by the applicant, and the municipality may engage third party QEP(s) to review the submission and require that reasonable costs for such reviews be borne by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed development approval information requirements will be referred to the Canadian Home Builders Association Sea to Sky chapter and placed on the municipal website for comment.

Comments will be considered in advance of bringing forward an amendment to the Land Use Procedures and Fees Bylaw to incorporate development approval information requirements. Staff propose to bring forward the amendment to the Land Use Procedures and Fees Bylaw on the same date as Council's consideration of third reading of Official Community Plan Amendment Bylaw 1983, 2011.

SUMMARY

This report describing the proposed development approval information requirements for an application for a development permit in an area designated in Official Community Plan Amendment Bylaw 1983, 2011 as a development permit area for the protection of wetland and riparian ecosystems or the protection of other ecosystems other than wetland and riparian ecosystems.

Respectfully submitted,

Melissa Laidlaw
PLANNER
for
Martin Pardoe
ACTING GENERAL MANAGER, RESORT EXPERIENCE

APPENDIX A

Proposed development approval information requirements for an application for a development permit in an area designated in Official Community Plan Amendment Bylaw 1983, 2011 as a development permit area for the protection of wetland and riparian ecosystems or the protection of other ecosystems other than wetland and riparian ecosystems.

Interpretation

- "Qualified Environmental Professional (QEP)" means an applied scientist or technologist, acting alone or together with another qualified environmental professional to prepare an environmental review or environmental impact assessment if:
 - a) the individual is registered and in good standing in British Columbia with a recognized professional organization, acting under that association's code of ethics and subject to disciplinary action by that association;
 - b) the individual's area of expertise is recognized in the environmental report's term of reference as one that is acceptable for the purpose of providing all or part of a report in respect of the particular development proposal that is being assessed; and the individual is acting within that individual's area of expertise.

Development Approval Information

- 1. In the case of an application for a development permit in an area designated in the Official Community Plan as a development permit area for the protection of wetland and riparian ecosystems or the protection of other ecosystems other than wetlands and riparian ecosystems, the applicant must provide a report, prepared by a QEP, addressing the anticipated impact of the proposed activity or development on the wetland, riparian ecosystem or natural environment affected. If land is designated for both purposes in the Official Community Plan, a single report must be provided addressing the requirements for both development permit areas. If the QEP determines from a site investigation and provides a report that there are no occurrences of wetland or riparian or of the other designated ecosystems located within the property or 30 metres of the property then there are no further information requirements and it is determined that a development permit is not required.
 - a. Reports must be accompanied by the following mapped information:
 - i.) Location Map (minimum 1:500 scale)
 - ii.) Inventory Map (minimum 1:200 scale) identifying and delineating the following:
 - (a) Dimensioned parcel boundaries
 - (b) 1 metre elevation contours
 - (c) Existing rights-of-way, easements, conservation covenanted areas
 - (d) Existing buildings, structures, utilities, roads
 - (e) Any lakes, wetlands, ponds, watercourses
 - (f) Existing trees and vegetation
 - (g) All of the following ecosystems located on and within 30 metres of the land, as such ecosystems are described in the Official Community Plan, and within 100 metres of the land in the case of wetland ecosystems with an area greater than 10 hectares: wetland,

riparian, forested floodplain, old growth and mature forest, early succession, high mountain and avalanche track.

- b. In the case of an application pertaining to a wetland or riparian ecosystem, the report may be based on the assessment methods prescribed under the Riparian Areas Regulation, but must also address the impact of the proposed activity or development on wildlife other than fish.
- c. In the case of an application pertaining to the natural environment other than wetland or riparian ecosystems, the report must identify the location on the land and within 30 metres of the land of any forested floodplain, old growth and mature forest, early succession forest, high mountain or avalanche track ecosystem, as such ecosystems are described in the Official Community Plan, and must address the anticipated impact of the proposed activity or development separately in relation to each identified ecosystem type.
- d. Reports must make recommendations as to how the proposed activity or development may be accommodated on the land in accordance with the guidelines specified for the development permit area in the Official Community Plan so as to impair the natural environment as little as possible, and must, in the case of activities or development permitted by the zoning bylaw that cannot be accommodated without impairing the environment to some extent, identify on the land a location or locations for the provision of replacement and enhancement habitat at a ratio of 2:1 to habitat encroached upon, and provide plans and specifications for the work and a cost estimate to be used by the Resort Municipality in establishing conditions for the provision of development permit security.
- e. The QEP who prepares the report must certify that he or she is qualified to carry out the work, that the requirements of this bylaw were followed, and that he or she is registered in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association.
- f. The municipality may engage appropriate third parties to review the report and may require that reasonable costs for such review be borne by the applicant.
- Reports provided under this section shall be valid for up to five years.

Development Permit Area Information Requirements

October 16, 2012

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Development Approval Information

Report by a QEP to:

- Identify the ecosystem(s)*;
- Address the impact;
- Address how activity/development can be accommodated in accordance with DP guidelines;
- > If necessary, provide plans, specs & cost estimate for 2:1 habitat compensation.

*If no ecosystems a DP is not required



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Engagement & Consultation

- Canadian Home Builders Association
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Recommendation

That Council receives Information Report 12-111, describing the proposed development approval information requirements for an application for a DP on lands designated a DP area for protection of:

- Wetland and riparian ecosystems, and
- > Other ecosystems.



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WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 2, 2012 REPORT: 12-109

FROM: Resort Experience FILE: RA466, Bylaws

SUBJECT: 8017 HIGHWAY 99 REZONING APPLICATION 1859 and 1860

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council considers adopting Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008 and Official Community Plan Amendment Bylaw (Mons Industrial Land) No. 1859, 2008; and further,

That Council authorizes the Mayor and the Corporate Officer to execute related legal documents.

REFERENCES

Location: 8017 Highway 99

Legal description: Lot 1, District Lots 1757 and 2105, Plan 17097 **Owners:** Mons Holdings Ltd., Inc. No. BC0784998 and

NSW Holdings Ltd. Inc. No. BC0208420

Current Zoning: RSE1 (Residential Single Estate One)

Date of Application: June 28, 2007

Appendices: "A" Section 219 Development Covenant

PURPOSE

This report brings forward Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008 and Official Community Plan Amendment Bylaw (Mons Industrial Land) No. 1859, 2008 for Council consideration of adoption.

DISCUSSION

This report follows recent review and consideration of this proposed rezoning by Council at the August 21, 2012 and September 18, 2012 regular meetings of Council. At the most recent meeting, staff presented additional information and analyses addressing issues and concerns raised by Council, as well as additional commitments made by the applicants for Council consideration of adoption of the associated zoning and OCP amendment bylaws.

As presented in the September 18, 2012 Information Report to Council, Council's concerns pertained to the permitted uses of the property; potential visual impacts and character of the development; and the density provisions and potential maximum amount of development for the site. The commitments made by the applicant pertaining to these items are listed as follows:

Permitted Uses:

For the indoor and outdoor recreation category of permitted uses place restrictions to
prohibit any outdoor motorized recreation, rifle range or paint ball facility, and any uses that
would generate noise or dust that is likely to cause a nuisance to owners, occupiers or users
of adjacent or nearby lands.

Visual Quality:

- Comply with guidelines for the form and character of development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures. These guidelines are to be consistent in form and content with those specified for Industrial Development within the municipality's updated Official Community Plan.
- For any subdivided parcel that abuts the 20 metre setback area from the Highway 99 right of way, landscape the building setback area with trees of a conifer species in a manner that screens the development and any outdoor uses from views from Highway 99.
- Install a chain link fence of at least 5 feet in height along the edge of the 20 metre setback area from the Highway 99 right of way, to protect the long term health of trees and vegetation within setback area and maintain effective vegetative screening of views from Highway 99 to the development.
- Supplement the existing vegetative screening within the 20 metre setback area from the Highway 99 right of way with at least 50 conifer trees each at least 6 feet in height in locations acceptable to the municipality.
- Restrict the uses within the Valley Trail statutory right of way to permit tree buffer, valley trail and underground utilities only.

Development Density:

Place additional density limits on the amount of development for the site by establishing a
maximum permitted floor space ratio is 0.5 per development parcel and a maximum buildable
gross floor area 18,580 square metres (approximately 200,000 square feet) for the total CT1
zone site area.

The applicant proposes that these additional commitments be secured by a Section 219 Development Covenant registered in favour of the municipality and in priority. This approach is acceptable to staff and a registerable form of agreement has been prepared and is included as Appendix "A" for reference. Should Council move to adopt the proposed zoning and OCP bylaws, the provisions pertaining to permitted uses and densities may be incorporated directly within the zoning regulations for the property within a subsequent rezoning. The applicant has provided written support for such a rezoning.

WHISTLER 2020 ANALYSIS

This has been presented in previous reports to Council.

OTHER POLICY CONSIDERATIONS

Other policy considerations have been addressed in previous reports to Council.

8017 Highway 99 Mons Rezoning Application Page 3 October 2, 2012

BUDGET CONSIDERATIONS

Addressed previously.

COMMUNITY ENGAGEMENT AND CONSULTATION

Addressed previously.

SUMMARY

This report presents Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008 and Official Community Plan Amendment Bylaw (Mons Industrial Land) No. 1859, 2008, for consideration of adoption in conjunction with additional applicant commitments to be secured by Section 219 Development Covenant.

Respectfully submitted,

Mike Kirkegaard
MANAGER, PLANNING
for
Dave Patterson
ACTING GENERAL MANAGER, RESORT EXPERIENCE

APPENDIX A SECTION 219 DEVELOPMENT COVENANT

(see attached)

LAND TITLE ACT FORM C (Section 233) CHARGE **GENERAL INSTRUMENT - PART 1** Province of British Columbia

GE	NERAL INSTRUMENT - PART 1 Province of British Colu	umbia			13487765	17	PAGE	1 OF	F 17 PAGES
	Your electronic signature is a representation that you are a su Land Title Act, RSBC 1996 c.250, and that you have applied in accordance with Section 168.3, and a true copy, or a copyour possession.	l your el	ectronic s	signatur	e				
1.	APPLICATION: (Name, address, phone number of applican Campbell, Burton & McMullan LLP	t, applica	ant's solic	citor or a	agent)				
	200 - 4769 222nd Street				Attention: Scott T. Phone: 604-533-3				
	Langley BC V2	2Z 3C	1				D 4 I '	TC A E	ees? Yes ✓
2.	PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF L [PID] [LEGAL DESCRIPTION OF L 005-207-673 LOT 1 DISTRICT LOTS 1	N]	ND 2	105 5	DI AN 17007		Deduct L'	13A F	ees? Yes [V]
	STC? YES	1131 7	111 <i>D</i> 2	1031	LAN 17037				
3.	NATURE OF INTEREST	СН	ARGE N	O.	ADDITIONAL INFORM	/IA]	TION		
	Covenant				Section 219 Cov	en	ant		
4.	TERMS: Part 2 of this instrument consists of (select one only (a) Filed Standard Charge Terms D.F. No. A selection of (a) includes any additional or modified terms references.				ess Charge Terms Annexe a schedule annexed to this				
5.	TRANSFEROR(S):								
	SEE SCHEDULE								
5.	TRANSFEREE(S): (including postal address(es) and postal	code(s))							
	RESORT MUNICIPALITY OF WHISTLER	?							
	4325 BLACKCOMB WAY			Inco	rpora	ation No			
	WHISTLER	LUMBIA		N/A					
	V0N 1B4	С	ANAD	Α					
7.	ADDITIONAL OR MODIFIED TERMS: N/A								
8.	EXECUTION(S): This instrument creates, assigns, modifies the Transferor(s) and every other signatory agree to be bound charge terms, if any. Officer Signature(s)	by this		nt, and a		a tru ture NG	ue copy of (s) SS LTD	the file	ed standard
					Name:				
	(as to both signatures)				Name:				

(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT FORM D

EXECUTIONS CONTINUED PAGE 2 of 17 pages

Officer Signature(s)		ecution I		Transferor / Borrower / Party Signature(s)
	Y	M	D	
				N.S.W. HOLDINGS LTD. by its
				authorized signatory(ies):
				Name:
				Name:
(as to both signatures)				
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				RESORT MUNICIPALITY OF
				WHISTLER by its authorized
				signatories:
				orgination co.
				Mayor:
				Mayor.
				Compared Officers
				Corporate Officer:
(as to both signatures)				

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM_E_V18

LAND TITLE ACT FORM E

SCHEDULE PAGE 3 OF 17 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. Transferor(s):

MONS HOLDINGS LTD. (Inc. No. BC0784998), as to an undivided 1/2 interest; and N.S.W. HOLDINGS LTD. (Inc. No. BC0208420), as to an undivided 1/2 interest

TERMS OF INSTRUMENT - PART 2

SECTION 219 COVENANT

THIS AGREEMENT dated for reference September 27, 2012 is

BETWEEN:

MONS HOLDINGS LTD. (Inc. No. BC0784998), 2576 Snowridge Crescent, Whistler, British Columbia VON 1B2

AND:

N.S.W. HOLDINGS LTD. (Inc. No. BC0208420), 1015 Millar Creek Road, Whistler, British Columbia V0N 1B1

(collectively, the "Owner")

AND:

RESORT MUNICIPALITY OF WHISTLER, 4325 Blackcomb Way, Whistler, British Columbia, VON 1B4

(the "Municipality")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of the land located at 8017 Highway 99, Whistler, British Columbia, legally described as:

Lot 1 District Lots 1757 and 2105 Plan 17097 (Parcel Identifier: 005-207-673)

(the "Land"); and

B. The Owner wishes to grant to the Municipality a covenant under section 219 of the Land Title Act (British Columbia) with respect to the Land;

THIS AGREEMENT is evidence that in consideration of \$10.00 and other good and valuable consideration from the Municipality to the Owner, the receipt and sufficiency of which the Owner acknowledges, the Owner covenants and agrees with the Municipality pursuant to Section 219 of the Land Title Act as follows:

Development Restrictions

 The Land may only be built upon in a manner such that the floor space ratio of all development on the Land does not exceed 0.5 and the gross floor area of all development on the Land does not exceed 18,580.608 square metres. In this section,

the terms "floor space ratio" and "gross floor area" shall have the same meanings as under the Municipality's Zoning and Parking Bylaw No. 303, 1983. For clarity in the event of any subdivision of the Land (including by deposit of a plan of any kind under the *Strata Property Act*), the foregoing floor space ratio will apply separately to each parcel thereby created, but the foregoing maximum gross floor area will apply to all such parcels as if they all continued to be a single, un-subdivided parcel.

- 2. The Land shall not be subdivided by any means (including by deposit of a plan of any kind under the *Strata Property Act*), except that if with respect to a proposed subdivision, the Owner first grants to the Municipality, and causes to be registered against title to the Land in the land title office with priority over all financial liens, charges and encumbrances (including any leases, options to purchase and rights of first refusal), a covenant under section 219 of the *Land Title Act*, in a form satisfactory to the General Manager, allocating among the parcels to be created by the proposed subdivision, the maximum gross floor area permitted on the Land under section 1, then the Land may be subdivided in accordance with such proposed subdivision, provided that maximum permitted gross floor area shall not be allocated to any part of the Land that is transferred to the Municipality (or dedicated under section 107 of the *Land Title Act*) for use as public trail, public park or public highway.
- 3. The Land shall not be subdivided by any means (including by deposit of a plan of any kind under the *Strata Property Act*), and no construction of, addition to or alteration of a building or other structure may be started on the Land, unless the subdivision, construction, addition or alteration complies with the Draft Development Permit Area Guidelines for Industrial Development attached as Schedule A (the "Guidelines") and the Owner has obtained written approval of the Municipality that such subdivision, construction, addition or alteration complies with the Guidelines. In giving such approval, the General Manager may, in accordance with the Guidelines, impose conditions and requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures and the Land shall only be subdivided and any building or structure shall be constructed, added to or altered in accordance with such requirements and conditions.
- 4. In connection with the approval of the Municipality required under section 3, the Owner acknowledges that the Municipality may, in issuing a development permit with respect to the Land under section 920 of the Land Title Act, impose requirements and conditions as if the Guidelines were guidelines under section 919.1(1)(f) of the Local Government Act in an official community plan or zoning bylaw. The Owner shall use and build upon the Land in accordance with the terms of any development permit issued by the Municipality relating to the Industrial Development Guidelines, regardless as to whether those terms are enforceable pursuant to the development permit provisions of the Local Government Act.

Screening, Landscaping and Fencing

- 5. Concurrently and as part of any development of the Land, the Owner shall:
 - (a) within 1 year following the commencement of any development within 100 feet of the building setback area adjacent to the 20 metre setback from the right of way of Highway 99, complete the landscaping of that building setback area with trees of a conifer species in a manner that screens development on the Land from Highway 99;
 - (b) within 1 year following the date of registration of this Agreement in the land title office, in order to assist with the long-term protection of trees on the Land, complete the construction of a chain link fence at least 5 feet high in the location shown on Schedule B and thereafter maintain, repair and replace such chain link fence so as to keep the fence in a good and functioning condition; and
 - within 1 year following the date of registration of this Agreement in the land title (c) office, complete the planting of at least 50 trees of a conifer species each at least 6 feet in height, in a manner that screens development on the Land from Highway 99, within the portion of the Land shown outlined in bold on reference plan of statutory right of way prepared by Darryl J. Mitchell, British Columbia Land Surveyor, and certified correct on the 14th day of August, 2012, deposited in the Land Title Office under number EPP23287, a reduced copy of which is attached as Schedule B, (which portion is referred to as the "SRW Area"), with the precise location of such trees to be approved in advance by the General Manager. If the Owner transfers title to SRW Area, or any part thereof, to the Municipality, the Owner, as owner of the remainder of the Land, shall remain fully obligated under this paragraph even though some or all of the trees to be planted under this paragraph may be located within the portion transferred to the Municipality and, for clarity, the Owner shall not develop or build upon the Land unless the Developer plants the required trees concurrently with such development.

Prohibition on Noise and Dust Generating Recreational Uses

6. The Land shall not be used for any outdoor motorized recreation purposes, including as a go-cart track or motorcycle raceway, or as a rifle range, paint ball facility or any other recreational purpose that generates noise or dust that is likely to cause a nuisance to the owners, occupiers or users of adjacent lands or to the public.

Valley Trail Area Use Restrictions

7. The SRW Area shall only be used as a treed buffer from Highway 99 and as a trail in accordance with the statutory right of way granted in favour of the Municipality for that

purpose, and for such underground utilities that may be approved from time to time by the Municipality, provided that the private road located within the SRW Area as of the date of registration of this Agreement in the land title office may, subject to the Municipality's rights under the aforementioned statutory right of way and subject to the requirement that the Owner hold a valid and subsisting permit for such use from the B.C. Ministry of Transportation and Infrastructure, be used for access to and from the Land until the earlier of:

- (a) such time as alternate means of access to and from the Land becomes available for use; or
- (b) one year following the date the Land is subdivided by any means (including by deposit of a strata plan of any kind under the Strata Property Act).

General

- 8. **General Manager** In this Agreement, "General Manager" means the Municipality's General Manager of Resort Experience, or his or her successor in function, any person duly appointed to act in the position of General Manager and any person the General Manager may designate to perform his or her function in his or her absence or while he or she is otherwise unable to act.
 - 9. Specific Relief Because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the Municipality, in the event of an actual or threatened breach of this Agreement.
- Indemnity The Owner releases, and shall indemnify and save harmless, the Municipality and its elected and appointed officials, officers and employees from and against any and all actions, causes of action, liabilities, demands, losses, damages, expenses (including legal fees and disbursements), fines and penalties suffered or incurred by the Municipality or any of its elected and appointed officials, officers, employees, contractors and agents in any way arising or resulting from, or related to, the existence of this agreement, the restrictions contained herein or any breach of the Owner's obligations under this Agreement
- 11. Inspection The Municipality may, by its officers, employees, contractors and agents, enter upon the Land and all buildings thereon at all reasonable times for the purpose of ascertaining compliance with this Agreement.
- 12. **No Effect on Powers** This Agreement does not:

- affect or limit the discretion, rights or powers of the Municipality under any enactment, or at common law, including in relation to the use or subdivision of the Land;
- (b) affect or limit any enactment, including relating to the use or subdivision of the Land; or
- (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.
- 13. Runs With Land This Agreement burdens and runs with, and binds the successors in title to, the Land and each and every part into which the Land may be subdivided by any means (including by deposit of a plan of any kind under the Strata Property Act).
- 14. No Public Law Duty Where the Municipality or any representative of the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Municipality or its representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the Municipality or its representative may do any of those things in the same manner as if it were a private party and not a public body or a representative thereof.
- 15. **No Obligation To Enforce** The rights given to the Municipality under this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the Municipality to any one, or obliges the Municipality to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.
- 16. **Owner's Expense** The Owner shall be solely responsible for all costs of complying with, and performing its obligations under, this Agreement
- 17. **Waiver** An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach or continuing breach of this Agreement.
- Priority The Owner will, at its expense, do or cause to be done all acts necessary to register this Agreement in the land title office against title to the Land with priority over all financial charges, liens and encumbrances (including any leases, options to purchase or rights of first refusal) registered, or pending registration, at the time of application for registration of this Agreement against the title to the Land.
- 19. **Time of Essence –** Time is of the essence of this Agreement.

20. **Further Assurances** – The Owner shall do and cause to be done all things, including by executing further documents, as may be necessary to give effect to the intent of this Agreement.

21. **Severance** - If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid part shall be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.

22. **Interpretation** - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
- reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
- (f) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement and any Schedules to this Agreement form part of this Agreement; and
- (g) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".
- 23. Governing Law This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.
- 24. **Enurement** This Agreement and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, as the case may be.

25. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.

As evidence of their agreement to be bound by this Agreement, the parties have executed the Land Title Act Form C attached to and forming part of this Agreement.

RESORT MUNICIPALITY OF WHISTLER | DRAFT DEVELOPMENT PERMIT AREA GUIDELINES, OCT. 2011

- Buildings and landscaping should be sensitively located and designed to minimize disturbance to natural topography, hydrology and existing vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.
- Site design should include adequate snow storage areas.
- g. Surface parking areas, driveways and garages should be designed to minimize their visual impact on the streetscape. Shared driveways are encouraged for adjacent parcels to reduce driveway width at street.

ON-SITE LANDSCAPING

- a. Wherever possible, mature trees and significant specimens, including those along property lines, should be preserved and integrated with new landscaping.
- b. Landscape designs should preserve existing native vegetation where appropriate, or use plants suited to the local climate, to minimize irrigation requirements.
- c. Disturbed portions of a development site should be re-vegetated to maintain a forested setting.
- d. The use of 'Green roof' technology is encouraged to allow rainwater collection systems for irrigation purposes.

DEVELOPMENT PERMIT AREA: INDUSTRIAL DEVELOPMENT

1.40. AREA

All lands located within the Industrial Development Development Permit Area, as shown on Schedule "T".

1.41. DESIGNATION

Pursuant to Section 919.1 (1)(f) of the Local Government Act, these areas are designated as a development permit area for the establishment of objectives for the form and character of industrial development.

1.42. JUSTIFICATION

The objectives of the Industrial Development Permit Area designation are to:

- a. Encourage visually attractive industrial development for visitors and residents.
- b. Encourage industrial developments that are compatible with adjacent land uses.

1.43. EXEMPTIONS

An industrial development permit is not required in respect of the following:

- a. Regular maintenance of buildings, structures, and landscaping;
- b. Patio and outdoor improvements:
- c. Tree removal pursuant to a valid Tree Cutting Permit;
- d. Signs authorized by permit under the Sign Bylaw;
- e. Emergency works, including tree cutting to remove an immediate danger; and
- f. Minor site clearing for topographic or other surveys for site and servicing work.

1.44. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Applicants should review these guidelines and meet with planning staff at the outset of the of the design process to discuss the design objectives and issues. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands.

Development permits issued under this designation should comply with the following guidelines:

SITE DEVELOPMENT AND BUILDING DESIGN

- a. The design of proposed building or redevelopment of existing industrial buildings should ensure minimum exposure or visibility as viewed from Highway 99.
- b. At least one building face of each building should be sited at the lot boundary abutting a street, to create a defined street edge common to attractive industrial areas.
 - i. Buildings may be set back further from the street to accommodate outdoor seating areas and open spaces.
 - ii. Where buildings front major streets, an additional setback area may accommodate one row of surface parking and one associated maneuvering aisle.
 - iii. Buildings on corner sites, or portions of these buildings, should be sited at both street edges. These buildings should be massed to strongly define the corner and exhibit visually prominent architectural elements.
 - Visually unattractive portions of industrial sites, such as loading bays and exterior iv. storage areas, should be located behind buildings, architectural treatments, and/or landscaping whenever possible.

RESORT MUNICIPALITY OF WHISTLER | DRAFT DEVELOPMENT PERMIT AREA GUIDELINES, OCT. 2011

- industrial developments, involving large vehicle and other surface storage yards, ٧, should be designed to ensure that street fronting portions of a building are occupied by reception or office uses whenever possible, and any remaining unoccupied portions of the street fronting building are treated with architectural or landscaping features to maintain a defined and attractive street edge.
- c. Building faces that front streets and corner locations should be developed with 'active' ground floors, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly streets. For example:
 - Offices, reception areas and other public uses, located at-grade and along building faces that directly abut streets, should have entrances with direct street access and clear window glazing.
 - If additional offices, reception and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to located these areas.
 - Blank walls on street-fronting building façades are discouraged. Architectural features/articulation of the elevation and window glazing should be used.
- d. Innovative and interesting façade treatments are strongly encouraged on all industrial buildings, to create identifiable, attractive industrial areas. For example:
 - Stepping back or providing balcony and terrace areas on the building above the ground floor.
 - Use of a variety of colours, roof lines, architectural features and building materials including stone, wood, recycled composites and treated or textured concrete. Large areas of mirrored surfaces, uniform material such as stucco, sheet or profiled metal cladding, standard concrete block and blank walls are strongly discouraged.
- iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
- Use of attractive and innovative signage. IV.
- Roof materials should be non-reflective. V.
- Vi. Flat sections on roofs are permissible for functional reasons and for design effect. Flat roofs should have a cornice that directs water away from the building face.
- Roofs may be a surface for energy collection and designers should consider how to vii. incorporate the physical elements that allow photovoltaic cells, solar hot water heaters, or other solar energy collection devices to be attached in the future.
- Neutral non-reflective colours are preferred for roofs. VIII.
- e. Building materials should be sufficiently durable to withstand Whistler's harsh climate.

- f. Industrial buildings should provide usable, public and private open spaces to create pedestrian interest, opportunities for outdoor seating, and should provide buffers between industrial and other uses.
- g. Building form and character should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.
- h. Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- i. Vehicle circulation should be designed to avoid conflicts between trucks or other heavy vehicles and employees' and visitors' passenger vehicles.
- j. All accessible parking spaces should be located as close as possible to building entrances.
- k. Bicycle storage, should be provided on industrial building sites and within buildings themselves, where possible.
- I. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements:
- m. All surface parking should be screened and enhanced with landscaping and berms. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- n. Parking areas must provide adequate areas for snow storage and drainage.
- o. Parking area must provide adequate area for industrial traffic and circulation.
- p. Garbage and recycling areas should:
 - Be a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the sites needs and RMOW programs;
 - 1 Use building design and material selections that can effectively manage Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow;
- iii. Be secured from bear access; and
- Be screened and enhanced with landscaping and berms. iv.

q. Lighting:

- Í. High pressure sodium lighting is discouraged.
- ii. Light must not be cast or reflected onto adjacent properties.
- 111. High cut off fixtures that are night-sky friendly are encouraged.
- iv. Entrances and parking lots must be lit to ensure personal safety of occupants and visitors who access and egress the building at night.

SIGNAGE

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

ON-SITE LANDSCAPING

- a. Properties adjacent to Highway 99 to maintain a 20 metre wide treed area adjacent to the highway.
- b. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of industrial development sites, should be preserved and integrated with new landscaping.
- c. Landscaping, tree plantings and screening methods should be used to screen:
 - i. surface parking lots:
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - iv. Industrial buildings and structures from streets and adjacent development.
- d. Planting of new trees is strongly encouraged.
- e. The use of 'Green roof' technology is encouraged where appropriate.
- f. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from industrial building surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

g. Chain link fencing adjacent to a public road should be screened with vegetation.

STREETSCAPE

- a. Pedestrian areas, including sidewalks and pathways located on or adjacent to building sites should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered travel for both pedestrians and mobility impaired persons.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the building site. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.
- c. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

DEVELOPMENT PERMIT AREA: PROMOTION OF ENERGY & WATER CONSERVATION AND THE REDUCTION OF GREENHOUSE GASES

1.45. AREA

All lands shown on Schedule 'U' are designated as a Development permit area for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

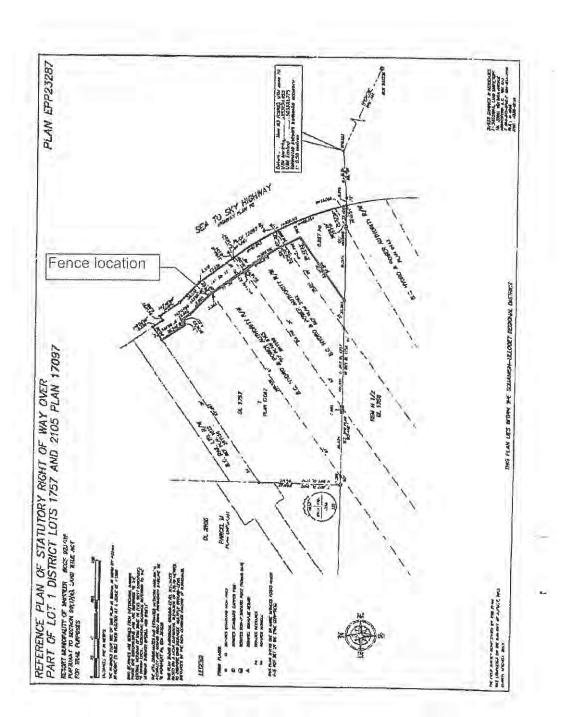
1.46. DESIGNATION

Pursuant to Section 919.1(1)(h),(i) and (j) of the Local Government Act, the entire Municipality is hereby designated as an area for the establishment of objectives for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

1.47. JUSTIFICATION

The justification for a development permit area designation for the purposes of promoting energy and water conservation and the reduction of GHGs is as follows:

a. It is in the community interest that all new development and significant redevelopment should be consistent with the community's overarching goals for energy and water conservation as well as the reduction of greenhouse gases. The construction and operation of buildings has a substantial impact on the natural environment and collectively produces a significant contribution to the municipal carbon footprint. In 2010, approximately 66% of the total energy consumption in the municipality, and 43% of the total GHG emissions are attributable to the operation of local buildings.





WHISTLER

REPORT INFORMATION REPORT TO COUNCIL

PRESENTED: September 18, 2012 REPORT: 12-103

FROM: Resort Experience FILE: RA466, Bylaws

SUBJECT: 8017 HIGHWAY 99 REZONING APPLICATION 1859 &1860

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receives Information Report No. 12-103, responding to Council's comments at the August 21, 2012 Regular Meeting of Council respecting Rezoning Application No. 466 for 8017 Highway 99.

REFERENCES

Appendices: "A" List of Permitted Uses in Function Junction by Zone

"B" Draft OCP Industrial Development Permit Area guidelines

"C" Valley Trail Statutory Right of Way

"D" Actual Built FSR on Existing Developed Parcels in Function Junction

PURPOSE

This report responds to the comments made by Council at the August 21, 2012 Regular Meeting of Council respecting Rezoning Application No. 466 for 8017 Highway 99 and describes the additional commitments proposed by the applicants in response to Council's comments.

DISCUSSION

At the Regular Meeting of Municipal Council on August 21, 2012, Council made the following motion:

"That Administrative Report No. 12-091, "8017 Highway 99 Rezoning Application" be received.

That Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008 and Official Community Plan Amendment Bylaw (Mons Industrial Land) No. 1859, 2008 be referred to staff for further clarification about the allowable uses, the tree buffer and developable Gross Floor Area.

CARRIED."

Draft OCP Policies for the Mons Area

The Draft OCP contains the following objective and policies for the Mons area:

Objective 3.9.5 Establish pockets of land in the Mons area that are well-suited for service commercial and light industrial uses that have significant yard space, circulation, storage and transportation requirements, serve the resort and community and benefit from the central location. **Policies** 3.9.5.1 Support transportation, heavy equipment, works yard and facilities, and business requiring significant yard space, circulation and storage space for sites in the Mons area. 3.9.5.2 Review and rationalize zoning designations to allow for uses appropriate for the designated Mons area sites. 3.9.5.3 Ensure that the appearance and attractiveness of the Mons area is consistent with Whistler's desired resort community image and character. 3.9.5.4 Rehabilitate and maintain vegetated buffers to screen developed areas to protect and enhance the visual quality along Highway 99. 3.9.5.5 Mitigate and manage noise and light disturbances associated with permitted uses to minimize their impact on the surrounding area.

Allowable Uses

The intent of the proposed CTI1 zone is to provide industrial type uses supporting community and transportation infrastructure, and civic uses. The permitted uses in the CTI1 zone and a description of each use are contained in Table 1 below. Uses followed by a * indicate uses that are defined in Section 2 of Zoning and Parking Bylaw 303.

The permitted uses proposed in the CTI1 zone are considered very limited in comparison to the permitted uses in Function Junction, listed in Appendix A for reference.

Table 1: Description of Permitted Uses in the CTI1 Zone

Permitted Uses in the CTI1	Description of Use
Zone	
auxiliary buildings and auxiliary uses	Auxiliary use* means a use ancillary or subordinate and customarily incidental to a principal use on the same parcel. Auxiliary building* means a building that is ancillary or subordinate and customarily incidental to the principal building containing the principal use on the same parcel. Under the regulations of the zoning a maximum of 40 percent of the gross floor area of a principal building is permitted to be used for office use. Office is not permitted as a principal use.
auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed on the premises	Auxiliary residential dwelling unit* means a dwelling unit which is ancillary to the principal use being made of the parcel upon which the auxiliary dwelling unit is located. The CTI1 zone would further restrict the number of auxiliary residential dwelling units to 1 per parcel, restrict the gross floor area of each auxiliary residential dwelling unit to no greater than 75 sq. m. and no less than 32.5 sq. m., and restrict the use of the auxiliary residential dwelling unit to a caretaker or watchman or other persons similarly employed on the premises.

fuel service station/fuel card	Service Station* means a building used for the retail sale of motor vehicle
lock	fuels, lubricating oils, and a limited range of vehicle parts and accessories.
	Service stations* may include convenience retail and restaurant use.
indoor and outdoor	Indoor recreation* means private, commercial or public sporting activities
recreation	including arenas, swimming pools, tennis courts, curling rinks, racquet courts
	and other similar activities. Outdoor recreation* means private, commercial or
	public unsheltered recreation facilities for civic, social educational,
	entertainment or like purposes which may also contain auxiliary retail and
La la contra de la contra del contra de la contra del la contra de la contra del la contra de	services customarily associated with such facilities.
indoor storage for	As implied, this is indoor storage for business, not personal storage, and does
businesses	not include wholesaling or sales of the stored goods. The CTI1 zone would
	require storage yards to be screened from adjacent parcels and highways.
indoor and outdoor storage	As implied, this is for indoor and outdoor storage and maintenance specific to
and maintenance of	construction equipment. The CTI1 zone would require storage yards to be
construction equipment	screened from adjacent parcels and highways.
landscaping services	This use is specific to a business providing landscaping services as the
landedaping connect	principal use.
messenger or courier	This use is specific to a business providing messenger or courier service as
service	the principal use.
motor vehicle maintenance	
	This use is specific to a business providing motor vehicle maintenance and
and storage facility	storage facility such as mechanical and body work for all forms of motor
	vehicles including buses.
nature conservation parks	Nature conservation park* means open space for the conservation,
and buffers	preservation and recreational appreciation of natural features. Buffer* means a
	landscaped or naturally vegetated area intended to separate and screen land
	uses or properties from one another.
parks and playgrounds	This use is included in anticipation of subdivision. Pursuant to the Local
' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	Government Act the owner of the land being subdivided must meet the
	requirements for Parkland dedication. (Up to a maximum of 5% of the land
	being subdivided or cash in lieu).
storage and works yard	Storage and works yard* means storage, fabricating, repairs, maintenance,
including storage of	vehicle parking and offices related to the maintenance, operation and
construction equipment	construction of works, utilities, highways and drainage facilities. The CTI1 zone
Construction equipment	
	also permits storage of construction equipment and the zone regulations
	require storage yards to be screened from adjacent parcels and highways.
recycling depot for	As implied, this use is for a recycling depot for household goods, not industrial
household goods	goods.
taxi dispatch and storage	This use is specific to a business providing taxi dispatch and taxi storage yard.
yard	The CTI1 zone would require storage yards to be screened from adjacent
	parcels and highways.
vehicle impound yard	Vehicle impound yard* means an enclosure open to the sky in which vehicles
	are held for impoundment or for commercial purposes.
	are treaties in peditament of for commercial purposes.

Council expressed concern regarding the appropriateness of certain uses in an industrial zone, namely indoor and outdoor recreation. The positive and negative aspects of indoor and outdoor recreation in the CTI1 zone are considered in Table 2 below.

Table 2: Analysis of Indoor/Outdoor Recreation in the CTI1 Zone

Analysis of Indoor Recreation in the CTI1 Zor	ne
Positive Aspects	Comments/Mitigation
 Centrally located 2 km from Village Valley trail connection Large flat parcels Suitable for large scale indoor recreation not achievable in Whistler Village or Function Junction 	 Indoor recreation is permitted in a broad range of zones including 1 existing and 4 pending light industrial zones in Function Junction.
Negative Aspects	
 Poor visual quality of driving through an industrial area to get to the indoor use resulting in potential negative effect on guest experience. 	 The CTI1 zone would require a landscape buffer in the setback area at the front property line. The proposed DP Area guidelines contain very limited guidelines on form and character of buildings and streetscape considering the mixed uses proposed.
 Competition with Whistler Village and Function Junction. 	 Although lands in the CTI1 zone are suitable for large scale indoor recreation, the zoning does not limit indoor recreation use to large scale indoor recreation, and could therefore compete with Whistler Village and Function Junction. Future demand for indoor recreation space in Whistler is unknown. Competition is expected, however, in addition to indoor recreation use, the zoning in Function Junction and Whistler Village permits a broader and diverse range of commercial and industrial uses.
	•
Analysis of Outdoor Recreation in the CTI1 2	
Positive Aspects	Comments/Mitigation
 Centrally located 2 km from Village Valley trail connection Large flat parcels Good potential use of lands under power lines, similar to the mini-putt at the campground immediately across the highway which is adjacent to a rural resource zone 	
Negative Aspects	
Poor visual quality of driving through an industrial area to get to the outdoor use, and negative visual quality and noise from adjacent industrial uses could result in potential negative effect on resident and guest experience.	 Outdoor recreation is not permitted in any other industrial zone in Whistler. The CTI1 zone would require a landscape buffer in the setback area at the front property line. The proposed DP Area guidelines contain very limited guidelines on form and character of buildings and streetscape considering the mixed uses proposed. Noise must respect the municipality's Noise Bylaw.
 Potential for noisy and dusty outdoor recreation uses incompatible with community values. 	 The applicants commit to prohibiting noisy and dusty outdoor recreation uses.

The applicants identify that indoor/outdoor recreation use provides additional flexibility in uses to support the development. To address concerns respecting compatibility of indoor and outdoor recreation in the CTI1 zone, the applicants have committed to the registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to:

- a) require compliance with Industrial Development Permit Area guidelines, equivalent to those presently under consideration for inclusion in the municipality's updated Official Community Plan (attached for reference as Appendix B);
- b) prohibit all mechanized outdoor recreation uses and any noisy and dust creating outdoor recreation uses such as rifle range, go-cart track or paint ball.

Tree Buffer

A visual impact assessment was submitted with the original submission for rezoning in 2007 photographing the tree buffer along Highway 99. Staff performed a site visit on August 29, 2012 and confirmed that an existing tree buffer exists within the 20 m setback from the right of way of Highway 99 that is substantial, consisting of a mix of coniferous and deciduous trees.

The CTI1 zone would require a minimum 20 m setback from the right of way of Highway 99 and further require that this setback area be landscaped to visually screen the buildings, structures and storage areas from Highway 99.

When the applicants subdivide the lands or build beyond 500 sq. m., the 20 m setback from the right of way of Highway 99 will become municipal property and a valley trail will be built within it. Staff is confident that the valley trail can be routed to protect significant screening trees.

To further improve screening and protect the 20 m tree buffer, the applicants have committed to registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to:

- a) require that, on any parcel abutting the 20 m setback from the right of way of Highway 99, the setback areas adjacent to the 20 m setback be landscaped with trees of a conifer species to screen the development from Highway 99;
- b) require the developer to install a fence at the edge of the 20 m setback from Highway 99 to assist to protect trees long term; and
- c) restrict the uses within the valley trail statutory right of way identified in Appendix C to permit tree buffer, valley trail and underground utilities only.

Additionally, the CTI1 zone requires a minimum 10 m setback from the railway right of way to be landscaped to visually screen the buildings, structures and storage areas from Highway 99 and the railway tracks, and that 10% of a parcel is to be landscaped, with such landscaped area to be located to the maximum extent possible in the setback area adjacent to the front parcel line. Also the zone regulations require that storage yards be screened from adjacent parcels and highways.

There are some thin spots in the 10 m tree buffer along the railway line, however, a covenant between the applicants and Green Lake Projects Inc. (Nicklaus North) requires the developer to plant within sparsely treed portions of the 10m tree buffer, trees of a conifer species of not less than 6 feet in height within 60 day of the rezoning approval date.

As portions of the tree buffer within the 20 m setback from the right of way of Highway 99 are crossed by BC Hydro transmission lines, requiring tree cutting, staff recommends a management agreement between BC Hydro and the municipality describing protocol for tree cutting under the BC Hydro

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transmission lines to balance BC Hydro needs with the municipality's goals for visual screening proposed CTI1 lands from Highway 99.

Developable Gross Floor Area

Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008 initially restricts the maximum permitted gross floor area in the proposed CTI1 zone to 500 sq. m. However, upon receipt of the amenities listed in the CTI1 zone, developable gross floor area would be regulated by building height, site coverage and building setbacks as demonstrated in the table below. In Council Report 12-091, the absolute maximum building floor area potential in the CTI1 zone was estimated to range from 346,000 sq. ft. if developed with 2 storey buildings to 500,000 sq. ft. if developed with three storey buildings¹.

Table 3: Density Provisions of the CTI1 Zone

Zone	Density	Building Height	Site Coverage	Setbacks
CTI1 (proposed)	Maximum 500 sq. m. floor area; No maximum after provision of amenities.	12 m	Maximum 40%	Front 7.5, m, Side 3.0 m, Rear 3.0 m, 20m from Highway 99 right of way, 10 m from railway right of way.

With their submission for rezoning in 2007, the applicants proposed a 0.75 floor space ratio (fsr) and no site coverage regulations, consistent with the IS1 zone in Function Junction. The Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008 subsequently prepared for Council's consideration specified a maximum 40% site coverage but no fsr regulation. During the OCP update process the development potential of 8017 Highway 99 was reviewed with the applicants for preparation of materials presented to the public. The applicants indicated an initial development of up to 100,000 sq. ft. which was supported by staff. Subsequent to Council's comments of August 21, 2012, the applicants propose to restrict the density provisions of the CTI1 zone to a maximum 0.5 fsr and an absolute maximum gross floor area of 200,000 sq. ft..

As a comparison, the IS1 and IS4 zones in Function Junction have a maximum fsr of 0.75 and the IL2 zone in Function Junction has a maximum fsr of 1.0. None of these zones have site coverage regulations. Further, the actual built fsr on existing developed parcels in Function Junction averages 0.55 in the IS1 zone, 0.30 in the IS4 zone and 0.40 in the IL2 zone, as shown in Appendix D, significantly less than the maximums permitted. Although existing developments have the potential to build more under existing zoning, this has not occurred to date and is in part influenced by space requirements for vehicle movement, parking and loading requirements.

The density provisions of the CTI1 zone contained in Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008, may be amended prior to consideration of adoption if supported by the applicant. The applicant has indicated that the density provisions proposed (0.5 fsr and 200,000 sq. ft. maximum gross floor area) are required to support development costs and a financially viable project.

¹ These calculations were based on the proposed plan of subdivision revision P9. Lot area multiplied by site coverage multiplied by potential number of stories was utilized to calculate floor area estimates for Lots 2 and 3. The area of lands remaining after consideration of statutory right-of-ways, building setbacks and setbacks from watercourses multiplied by potential number of stories permitted by height regulations was utilized to calculate floor area estimates for Lots 1 and 4.

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WHISTLER 2020 ANALYSIS

Whistler 2020 analyses have been provided in the previous reports respecting this rezoning application.

OTHER POLICY CONSIDERATIONS

Draft OCP policy considerations are discussed in the Discussion section of this report. Other policy considerations respecting this rezoning application have been addressed in previous reports.

BUDGET CONSIDERATIONS

Budget considerations respecting this rezoning application have been addressed in previous reports.

The applicants have stated that further density restrictions beyond what they have committed to will affect the financial viability of their development.

COMMUNITY ENGAGEMENT AND CONSULTATION

Subsequent to the August 21, 2012 Council meeting, staff met with the applicants on two occasions to review and discuss Council's comments and the additional commitments by the applicants in response to Council's comments.

SUMMARY

This report responds to the comments made by Council at the August 21, 2012 Regular Meeting of Council respecting Rezoning Application No. 466 for 8017 Highway 99 and describes additional commitments proposed by the applicants in response to Council's comments. Respectfully submitted,

Melissa Laidlaw
PLANNER
for
Mike Kirkegaard
ACTING GENERAL MANAGER, RESORT EXPERIENCE

APPENDIX A List of Permitted Uses in Function Junction by Zone

IS1 ZONE (INDUSTRIAL SERVICE ONE)

- (a) auxiliary buildings and auxiliary uses;
- (b) ambulance headquarters or station;
- (c) auxiliary residential dwelling unit only when serviced by a community sewer system;
- (d) bakery;
- (e) car wash;
- (f) catering establishment;
- (g) craft workshop;
- (h) freight, transport or handling;
- (i) laboratory, scientific and research, but excluding medical / dental;
- (j) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:
- (i) chemical or chemical products;
- (ii) clothing;
- (iii) electrical products or appliances;
- (iv) food or beverages;
- (v) jewellery;
- (vi) leather products;
- (vii) deleted (Bylaw No. 1898);
- (viii) plastic products;
- (ix) shoes and boots; and
- (x) sporting goods and recreational equipment;
- (k) messenger or courier service;
- (I) motor vehicle sales, leasing and servicing, excluding body repairs;
- (m) nursery or greenhouse;
- (n) office, located on the second storey only, except in the case of the following office uses which may also be located on the ground floor: (Error! Reference source not found.)
- (i) transportation company;
- (ii) contractor;
- (iii) cleaning or janitorial service;
- (iv) messenger or courier service;
- (v) mobile cleaning or repair service;

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- (vi) architect;
- (vii) scavenging operation;
- (viii) commercial or graphic artist;
- (ix) computer service;
- (x) drafting service;
- (xi) duplicating service;
- (xii) engineer, scientist, surveyor or geologist;
- (xiii) industrial designer;
- (xiv) interior decorator;
- (xv) labour or trade organization;
- (xvi) publisher;
- (xvii) shipping agent or freight forwarder;
- (xviii) weighing, grading or inspection service;
- (xix) wholesale broker or manufacturer's agent;
- (o) photo finishing;
- (p) publishing or printing;
- (q) radio, television or recording studio;
- (r) restaurant, excluding a drive-in restaurant;
- (s) retailing and rental, but only including motor vehicles, industrial equipment, machinery, motor vehicle accessories and parts, bicycles, boats and boating supplies, hardware and building supplies, small equipment, tools, motors and household items;
- (t) school, craft or vocational;
- (u) veterinary clinic;
- (v) warehousing;
- (w) wholesaling; and
- (x) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house. (Error! Reference source not found.)
- (y) personal service, located on the second floor only except in the case of appliance repair shop, laundry or dry cleaning, pet shop or pet grooming and photo finishing which may also be located on the ground floor. (Error! Reference source not found.)

IL2 ZONE (LIGHT INDUSTRIAL TWO)

- (a) auxiliary buildings and auxiliary uses;
- (b) auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed;
- (c) cold storage plant;

- (d) craft workshop;
- (e) freight, transport and handling;
- (f) hardware, lumber and building supplies;
- (g) manufacturing, processing, assembling, repairing and servicing of the following products:
- (i) concrete and cement products;
- (ii) chemical or chemical products;
- (iii) clothing;
- (iv) electrical products or appliances;
- (v) food or beverages;
- (vi) gravel and aggregate;
- (vii) jewellery;
- (viii) leather products;
- (ix) machinery or equipment;
- (x) deleted (Bylaw No. 1898);
- (xi) plastic products;
- (xii) shoes and boots;
- (xiii) sporting goods and recreational equipment; and
- (xiv) wood products, secondary;
- (h) machinery, industrial equipment and tool sales, repairs and rental;
- (i) motor vehicle servicing, including mechanical and body repairs;
- (j) nursery or greenhouse;
- (k) parking area or garage;
- (I) publishing and printing;
- (m) public storage and works yard;
- (n) storage yard;
- (o) washing facilities for automobiles, trucks and equipment;
- (p) warehousing;
- (q) welding;
- (r) wholesaling; and
- (s) indoor recreation (Error! Reference source not found.)

IL3 ZONE (INDUSTRIAL LIGHT THREE)

- 1.2 The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;

- (b) auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed;
- (c) cold storage plant;
- (d) craft workshop;
- (e) assembling, repairing, and servicing of the following products:
- (i) clothing;
- (ii) electrical products or appliances;
- (iii) food and beverages;
- (iv) jewelry;
- (v) leather products;
- (vi) machinery or equipment;
- (vii) deleted (Bylaw No. 1898);
- (viii) shoes and boots;
- (ix) sporting goods and recreational equipment;
- (x) Deleted (Error! Reference source not found.)
- (f) nursery or greenhouse;
- (g) office, except on the ground floor; (Error! Reference source not found.)
- (h) publishing and printing; and
- (i) wholesaling.

IA1 ZONE (INDUSTRIAL AUXILIARY ONE)

Permitted Uses

- (a) industrial storage;
- (b) vehicle parking; and
- (c) vehicle impound yard

IS4 ZONE (INDUSTRIAL SERVICE FOUR)

- 1.3 The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
- (b) ambulance headquarters or station;
- (c) appliance repair shop;
- (d) auxiliary residential dwelling unit;
- (e) bakery;
- (f) car wash;
- (g) catering establishment;

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- (h) craft workshop;
- (i) freight, transport or handling;
- (j) laboratory, scientific and research, but excluding medical/dental;
- (k) laundry and dry cleaning;
- (I) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:
- (i) chemical or chemical products;
- (ii) clothing;
- (iii) electrical products or appliances;
- (iv) food or beverages;
- (v) jewellery;
- (vi) leather products;
- (vii) deleted (Bylaw No. 1898);
- (viii) plastic products;
- (ix) shoes and boots; and
- (x) sporting goods and recreational equipment;
- (m) messenger or courier service;
- (n) motor vehicle sales, leasing and servicing, excluding body repairs;
- (o) nursery or greenhouse;
- (p) general office use;
- (q) pet grooming;
- (r) photo finishing;
- (s) publishing or printing;
- (t) radio, television or recording studio;
- (u) resident housing;
- (v) restaurant, excluding a drive-in restaurant;
- (w) retailing and rental, but only including motor vehicles, industrial equipment, machinery, motor vehicle accessories and parts, bicycles, boats and boating supplies, hardware and building supplies, small equipment, tools, motors and household items;
- (x) school, craft or vocational;
- (y) transit maintenance facility;
- (z) veterinary clinic;
- (aa) warehousing;
- (bb) wholesaling; and
- (cc) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house.

ILR ZONE (Function Junction Light Industrial Residential)

- (a) auxiliary buildings and auxiliary uses;
- (b) freight, transport and handling;
- (c) hardware, lumber and building supplies;
- (d) indoor recreation limited only to an indoor rock climbing facility and no other uses, or auxiliary uses;
- (e) landscaping services;
- (f) manufacturing, processing, assembling, repairing and servicing of the following products
- (i) clothing
- (ii) electrical products or appliances
- (iii) food or beverages
- (iv) jewellery
- (v) leather products
- (vi) machinery and equipment
- (vii) shoes and boots
- (viii) sporting goods and recreation equipment
- (ix) wood products;
- (g) machinery, industrial equipment and tool sales, repairs and rental;
- (h) motor vehicle servicing, including mechanical repairs;
- (i) nursery and greenhouse;
- (j) office, located on all but the main floor, except in the case of the following office uses which may also be located on the ground floor:
- (i) transportation company (including taxi services);
- (ii) contractor;
- (iii) cleaning or janitorial service;
- (iv) messenger or courier service;
- (v) mobile cleaning or repair service;
- (vi) architect;
- (vii) scavenging operation;
- (viii) commercial or graphic artist;
- (ix) computer service;
- (x) drafting service;
- (xi) duplication service;
- (xii) engineer, scientist, surveyor or geologist;

- (xiii) industrial designer;
- (xiv) labour or trade organization;
- (xv) publisher;
- (xvi) shipping agent or freight forwarder;
- (xvii) weighing, grading or inspection service;
- (xviii) wholesale broker or manufacturer's agent;
- (k) parking area or garage;
- (I) publishing and printing;
- (m) storage yard;
- (n) taxi;
- (o) warehousing; and
- (p) wholesaling.

The following use is permitted in the non-hatched area shown on Schedule "F":

(a) employee housing (price restricted as per Council Policy)

IS5 ZONE (INDUSTRIAL SERVICE FIVE)

- (a) auxiliary uses including auxiliary residential dwelling unit;
- (b) appliance repair shop;
- (c) bakery;
- (d) catering establishment;
- (e) craft workshop;
- (f) dance, fitness, martial arts or yoga studio;
- (g) employee housing;
- (h) freight, transport or handling;
- (i) laboratory, scientific and research, but excluding medical/dental;
- (j) local personal service;
- (k) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:
- (i) clothing;
- (ii) computer equipment and software;
- (iii) electrical products or appliances;
- (iv) food or beverages;
- (v) jewellery;
- (vi) leather products;

- (vii) shoes and boots;
- (viii) sporting goods and recreational equipment;
- (ix) textiles;
- (I) messenger or courier service;
- (m) nursery or greenhouse;
- (n) professional offices;
- (o) publishing or printing;
- (p) radio, television, film or recording studio;
- (q) restaurant, excluding a drive-in restaurant;
- (r) retailing and rental, but only of the following:
- (i) industrial equipment and machinery;
- (ii) bicycles;
- (iii) boats and boating supplies;
- (iv) hardware and building supplies;
- (v) tools;
- (vi) small engines and related equipment;
- (vii) household items;
- (s) veterinary clinic;
- (t) warehousing;
- (u) wholesaling; and
- (v) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house.

CS2 (COMMERCIAL SERVICE STATION TWO)

- (a) auxiliary buildings and auxiliary uses;
- (b) automobile repair and servicing, excluding body repairs;
- (c) auxiliary residential dwelling unit; and
- (d) service station.

- Buildings and landscaping should be sensitively located and designed to minimize disturbance to natural topography, hydrology and existing vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.
- Site design should include adequate snow storage areas.
- g. Surface parking areas, driveways and garages should be designed to minimize their visual impact on the streetscape. Shared driveways are encouraged for adjacent parcels to reduce driveway width at street.

ON-SITE LANDSCAPING

- a. Wherever possible, mature trees and significant specimens, including those along property lines, should be preserved and integrated with new landscaping.
- b. Landscape designs should preserve existing native vegetation where appropriate, or use plants suited to the local climate, to minimize irrigation requirements.
- c. Disturbed portions of a development site should be re-vegetated to maintain a forested setting.
- d. The use of "Green roof" technology is encouraged to allow rainwater collection systems for irrigation purposes.

DEVELOPMENT PERMIT AREA: INDUSTRIAL DEVELOPMENT

1.40. AREA

All lands located within the Industrial Development Development Permit Area, as shown on Schedule "T".

1.41. DESIGNATION

Pursuant to Section 919.1 (1)(f) of the Local Government Act, these areas are designated as a development permit area for the establishment of objectives for the form and character of industrial development.

1.42. JUSTIFICATION

The objectives of the Industrial Development Permit Area designation are to:

- a. Encourage visually attractive industrial development for visitors and residents.
- b. Encourage industrial developments that are compatible with adjacent land uses.

1.43. EXEMPTIONS

An industrial development permit is not required in respect of the following;

- a. Regular maintenance of buildings, structures, and landscaping;
- b. Patio and outdoor improvements;
- c. Tree removal pursuant to a valid Tree Cutting Permit;
- d. Signs authorized by permit under the Sign Bylaw;
- e. Emergency works, including tree cutting to remove an immediate danger; and
- Minor site clearing for topographic or other surveys for site and servicing work.

1.44. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Applicants should review these guidelines and meet with planning staff at the outset of the of the design process to discuss the design objectives and issues. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands.

Development permits issued under this designation should comply with the following guidelines:

SITE DEVELOPMENT AND BUILDING DESIGN

- a. The design of proposed building or redevelopment of existing industrial buildings should ensure minimum exposure or visibility as viewed from Highway 99.
- At least one building face of each building should be sited at the lot boundary abutting a street, to create a defined street edge common to attractive industrial areas.
 - i. Buildings may be set back further from the street to accommodate outdoor seating areas and open spaces.
 - Where buildings front major streets, an additional setback area may accommodate ii. one row of surface parking and one associated maneuvering aisle.
 - iii. Buildings on corner sites, or portions of these buildings, should be sited at both street edges. These buildings should be massed to strongly define the corner and exhibit visually prominent architectural elements.
 - iv. Visually unattractive portions of industrial sites, such as loading bays and exterior storage areas, should be located behind buildings, architectural treatments, and/or landscaping whenever possible.

- ٧. Industrial developments, involving large vehicle and other surface storage yards, should be designed to ensure that street fronting portions of a building are occupied by reception or office uses whenever possible, and any remaining unoccupied portions of the street fronting building are treated with architectural or landscaping features to maintain a defined and attractive street edge.
- c. Building faces that front streets and corner locations should be developed with "active" ground floors, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly streets. For example:
 - Offices, reception areas and other public uses, located at-grade and along building faces that directly abut streets, should have entrances with direct street access and clear window glazing.
 - ii. If additional offices, reception and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to located these areas.
 - iii. Blank walls on street-fronting building façades are discouraged. Architectural features/articulation of the elevation and window glazing should be used.
- d. Innovative and interesting façade treatments are strongly encouraged on all industrial buildings, to create identifiable, attractive industrial areas. For example:
 - i. Stepping back or providing balcony and terrace areas on the building above the ground floor.
 - ii. Use of a variety of colours, roof lines, architectural features and building materials including stone, wood, recycled composites and treated or textured concrete. Large areas of mirrored surfaces, uniform material such as stucco, sheet or profiled metal cladding, standard concrete block and blank walls are strongly discouraged.
 - iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
 - ίV. Use of attractive and innovative signage.
 - ٧. Roof materials should be non-reflective.
 - νi. Flat sections on roofs are permissible for functional reasons and for design effect. Flat roofs should have a cornice that directs water away from the building face.
- vii. Roofs may be a surface for energy collection and designers should consider how to incorporate the physical elements that allow photovoltaic cells, solar hot water heaters, or other solar energy collection devices to be attached in the future.
- viii. Neutral non-reflective colours are preferred for roofs.
- e. Building materials should be sufficiently durable to withstand Whistler"s harsh climate.

- f. Industrial buildings should provide usable, public and private open spaces to create pedestrian interest, opportunities for outdoor seating, and should provide buffers between industrial and other uses.
- g. Building form and character should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.
- h. Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- i. Vehicle circulation should be designed to avoid conflicts between trucks or other heavy vehicles and employees" and visitors" passenger vehicles.
- j. All accessible parking spaces should be located as close as possible to building entrances.
- k. Bicycle storage, should be provided on industrial building sites and within buildings themselves, where possible.
- I. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements;
- m. All surface parking should be screened and enhanced with landscaping and berms. Landscaping and screening elements must be able to withstand Whistler"s harsh climatic conditions and be coordinated with adjacent landscaping.
- n. Parking areas must provide adequate areas for snow storage and drainage.
- o. Parking area must provide adequate area for industrial traffic and circulation.
- p. Garbage and recycling areas should:
 - Be a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the sites needs and RMOW programs;
 - ii. Use building design and material selections that can effectively manage Whistler"s extreme freeze/thaw cycle and frequent large accumulations of snow;
 - iii. Be secured from bear access; and
 - iv. Be screened and enhanced with landscaping and berms.
- q. Lighting:
 - i. High pressure sodium lighting is discouraged.
 - ii. Light must not be cast or reflected onto adjacent properties.
 - High cut off fixtures that are night-sky friendly are encouraged. iii.
 - iv. Entrances and parking lots must be lit to ensure personal safety of occupants and visitors who access and egress the building at night.

SIGNAGE

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

ON-SITE LANDSCAPING

- a. Properties adjacent to Highway 99 to maintain a 20 metre wide treed area adjacent to the highway.
- b. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of industrial development sites, should be preserved and integrated with new landscaping.
- c. Landscaping, tree plantings and screening methods should be used to screen:
 - i. surface parking lots;
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - Industrial buildings and structures from streets and adjacent development. iν.
- d. Planting of new trees is strongly encouraged.
- e. The use of "Green roof" technology is encouraged where appropriate.
- Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from industrial building surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

g. Chain link fencing adjacent to a public road should be screened with vegetation.

STREETSCAPE

- a. Pedestrian areas, including sidewalks and pathways located on or adjacent to building sites should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered travel for both pedestrians and mobility impaired persons.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the building site. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.
- c. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

DEVELOPMENT PERMIT AREA: PROMOTION OF ENERGY & WATER CONSERVATION AND THE REDUCTION OF **GREENHOUSE GASES**

1.45. **AREA**

All lands shown on Schedule U" are designated as a Development permit area for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

1.46. DESIGNATION

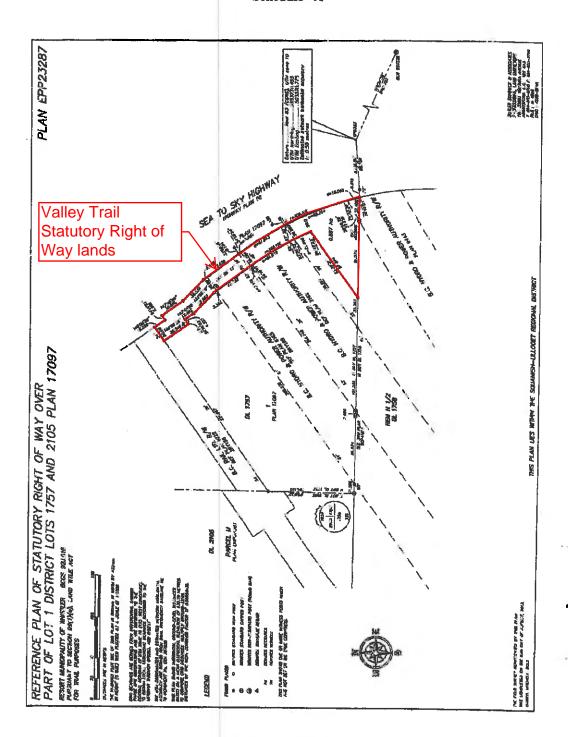
Pursuant to Section 919.1(1)(h),(i) and (j) of the Local Government Act, the entire Municipality is hereby designated as an area for the establishment of objectives for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

1.47. **JUSTIFICATION**

The justification for a development permit area designation for the purposes of promoting energy and water conservation and the reduction of GHGs is as follows:

a. It is in the community interest that all new development and significant redevelopment should be consistent with the community's overarching goals for energy and water conservation as well as the reduction of greenhouse gases. The construction and operation of buildings has a substantial impact on the natural environment and collectively produces a significant contribution to the municipal carbon footprint. In 2010, approximately 66% of the total energy consumption in the municipality, and 43% of the total GHG emissions are attributable to the operation of local buildings.

Schedule "A"



END OF DOCUMENT

Appendix "D"

Function Junction - Development Statistics By Zone

Zone	Parcel Area		Developed Gross Floor Area		Floor Space Ratio
IS1	ft ²	m²	ft²	m²	
1085 Millar Creek Road	26,154	2,430	18,396	1,709	0.70
1110 &1092 Millar Creek Road	17,428	1,619	5,436	505	0.31
1090 Millar Creek Road	10,003	929	4,413	410	0.44
1080 Millar Creek Road	10,003	929	4,951	460	0.49
1062, 1064, 1066, 1068, 1072, 1074, 1076, 1078 Millar Creek Road	20,007	1,859	12,400	1,152	0.62
1050 Millar Creek Road	10,003	929	3,800	353	0.38
1040 Millar Creek Road	9,993	928	4,725	439	0.47
1030 Millar Creek Road	9,989	928	5,307	493	0.53
1020 Millar Creek Road	9,990	928	6,523	606	0.65
1010 Millar Creek Road	9,990	928	5,468	508	0.55
1005 Alpha Lake Road	91,887	8,537	40,548	3,767	0.44
1200, 1204 Alpha Lake Road	35,863	3,332	22,626	2,102	0.63
1208 Alpha Lake Road	13,408	1,246	7,255	674	0.54
1209 Alpha Lake Road	39,618	3,681	25,683	2,386	0.65
1212 Alpha Lake Road	34,935	3,246	18,406	1,710	0.53
1216 Alpha Lake Road	37,575	3,491	26,974	2,506	0.72
Total	386,846	35,939	212,910	19,780	0.55
IL2					
1314 Alpha Lake Road	15,475	1,438	6,997	650	0.45
1320 Alpha Lake Road	18,505	1,719	1,593	148	0.09
1340 Alpha Lake Road	14,953	1,389	-	-	0.00
1350, 1360 Alpha Lake Road	29,530	2,743	4,263	396	0.14
1370 Alpha Lake Road	16,745	1,556	6,437	598	0.38
1380 Alpha Lake Road	13,771	1,279	6,308	586	0.46
1390 Alpha Lake Road	13,156	1,222	8,686	807	0.66
1400 Alpha Lake Road	13,171	1,224	9,365	870	0.71
1395, 1397, 1399, 1401 Alpha Lake Road	14,666	1,362	5,005	465	0.34
1385 Alpha Lake Road	15,589	1,448	9,365	870	0.60
1375 Alpha Lake Road	16,425	1,526	9,279	862	0.56
1365 Alpha Lake Road	22,371	2,078	12,594	1,170	0.56
1345 Alpha Lake Road	22,437	2,084	12,594	1,170	0.56
1335, 1337, 1339, 1341 Alpha	16,814	1,562			
Lake Road			4,252	395	0.25
Total	243,607	22,632	96,735	8,987	0.40
IS4					
1055 Millar Creek Road	60,214	5,594	23,325	2,167	0.39
1045, 1015 Millar Creek Road	30,466	2,830	4,306	400	0.14
Total	90,680	8,424	27,631	2,567	0.30

RA 466: 8017 Highway 99 **Rezoning Application**

Council Presentation September 18, 2012



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Background

August 21, 2012 Council resolution:

That Administrative Report No. 12-091, "8017 Highway 99 Rezoning Application" be received.

That Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860 & OCP Amendment Bylaw (Mons Industrial Land) No. 1859 be referred to staff for further clarification about the allowable uses, the tree buffer & developable GFA.

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- a) auxiliary buildings*, auxiliary uses*
- b) auxiliary residential dwelling unit* for a caretaker or watchman or other persons similarly employed on the premises
- c) fuel service station*/fuel card lock
- d) indoor and outdoor recreation*
- e) indoor storage for businesses
- indoor and outdoor storage and maintenance of construction equipment
- g) landscaping services









- messenger or courier service
- motor vehicle maintenance and storage facility
- nature conservation parks* and buffers
- parks and playgrounds
- storage and works yard* including storage of construction equipment
- m) recycling depot for household goods
- n) taxi dispatch and storage yard
- o) vehicle impound yard*









Analysis of Indoor Recreation in the CTI1 Zone			
Positive Aspects	Comments/Mitigation		
 Centrally located 2 km from Village Valley trail connection Large flat parcels, suitable for large scale indoor recreation not achievable in Whistler Village or Function Junction 	Indoor recreation is permitted in a broad range of zones including 1 existing and 4 pending light industrial zones in Function Junction.		
Negative Aspects			
 Poor visual quality of driving through an industrial area to get to the indoor use resulting in potential negative effect on guest experience. 	 The CTI1 zone would require a landscape buffer in the setback area at the front property line. The proposed DP Area guidelines contain very limited guidelines on form and character of buildings and streetscape considering the mixed uses proposed. 		
 Competition with Whistler Village and Function Junction. 	 The CTI1 zone would not limit indoor recreation to large scale indoor recreation, and could therefore compete with Whistler Village & Function Junction. Future demand for indoor recreation space in Whistler is unknown. Zoning in Function Junction & Whistler Village permits a broad & diverse range of commercial & industrial uses in addition to indoor recreation use. 		

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Analysis of Outdoor Recreation in the CTI	1 Zone
Positive Aspects	Comments/Mitigation
 Centrally located 2 km from Village Valley trail connection Large flat parcels Good potential use of lands under power lines, similar to the mini-putt at the campground which is adjacent to a rural resource zone. 	
 Poor visual quality of driving through an industrial area to get to the outdoor use, and negative visual quality and noise from adjacent industrial uses could result in potential negative effect on resident and guest experience. 	 Outdoor recreation is not permitted in any other industrial zone in Whistler. The CTI1 zone would require a landscape buffer in the setback area at the front property line. The proposed DP Area guidelines contain very limited guidelines on form and character of buildings and streetscape considering the mixed uses proposed. Noise must respect the municipality's Noise Bylaw.
 Potential for noisy and dusty outdoor recreation uses incompatible with community values. 	The applicants commit to prohibiting noisy & dusty outdoor recreation uses.

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Additional Commitments by Applicants

Section 219 covenant to:

- a) require compliance with Industrial DP Area guidelines presently under consideration for inclusion in the updated OCP;
- b) prohibit all mechanized outdoor recreation uses and any noisy & dust creating outdoor recreation uses such as rifle range, go-cart track or paint ball.



Tree Buffer



View into site from Highway 99

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Tree Buffer



View into site from Highway 99 under power lines

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Tree Buffer



View into site from Mons overpass

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Tree Buffer

Requirements of CTI1 Zone

- A minimum 20 m setback from the right of way of Highway 99 & a minimum10 metre setback from the railway right of way to be landscaped to visually screen the buildings, structures & storage areas.
- 10% of a parcel is to be landscaped, such landscaping to be located in the front setback area.









Tree Buffer

Additional Commitments by Applicants

Section 219 covenant to:

- a) require that any setback area adjacent to the 20 m setback from Highway 99 be landscaped with trees of a conifer species;
- b) require the developer to install a fence at the edge of the 20 m setback from Highway 99;
- c) restrict uses within the valley trail statutory right of way to tree buffer, valley trail & underground utilities.









Tree Buffer

Additional Staff Recommendation

Management agreement between BC Hydro & RMOW describing protocol for tree cutting under the BC Hydro transmission lines.

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Developable GFA

- Application proposed 0.75 fsr and no site coverage regulations.
- CTI1 zone given 3rd reading specifies 40% site coverage and has no fsr regulation.
- As proposed in CTI1 zone, staff estimates maximum gfa potential of 346,000 sq. ft. - 500,000 sq. ft.
- OCP update process applicants indicated an initial development of up to 100,000 sq. ft.







Developable GFA

Additional Commitments by Applicants

Restrict density provisions of the CTI1 zone to a maximum 0.5 fsr and an absolute maximum gross floor area of 200,000 sq. ft.

Other Industrial Zone Comparisons

- IS1 maximum 0.75 fsr, actual estimate is 0.55
- IS4 maximum 0.75 fsr, actual estimate is 0.30
- IL2 maximum 1.0 fsr, actual estimate is 0.40



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Recommendation

That Council receives Information Report No. 12-103, responding to Council's August 21, 2012 comments respecting RA466 for 8017 Highway 99.

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WHISTLER

REPORT INFORMATION REPORT TO COUNCIL

PRESENTED: August 21, 2012 REPORT: 12-082

FROM: Chief Administrator's Office FILE: 10500

SUBJECT: 2011 ANNUAL ENERGY CONSUMPTION &

GREENHOUSE GAS PERFORMANCE REPORTING

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation be endorsed.

RECOMMENDATION

That Council receives Appendix A to Information Report 12-082, "Whistler Energy Consumption and Greenhouse Gas Performance Trends – 2011 Annual Report".

REFERENCES

Appendix A –
 Whistler Energy Consumption & Greenhouse Gas Performance Trends –
 2011 Annual Report

PURPOSE

The primary purpose of this Annual Report is to provide a summary of the Whistler community's energy and greenhouse gas (GHG) emissions performance for the year 2011. The second part of this report includes a summary of the ongoing energy and emissions performance for the RMOW's internal corporate operations.

DISCUSSION

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

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

The attached report provides a brief background on energy and emissions planning in Whistler, detailed historical information, a review of associated targets for each section, specific detail on 2011 energy consumption and emissions trends at both the community and corporate scale, as well as a short section on key associated insights and trends for each subsection of the report.

2011 Annual Energy Consumption & Greenhouse Gas Performance Reporting Page 2 of 5 August 21, 2012

Highlights of the attached report include:

Community GHG Emissions:

Greenhouse gas emissions in Whistler are made up of emissions from stationary sources (buildings and infrastructure systems), mobile sources (passenger vehicles, fleets, and transit), and emissions from landfilled wastes. Passenger vehicle transportation within RMOW boundaries continues to represent the largest share of the overall emission footprint (49%), followed by natural gas consumption at 34% (primarily used for space and water heating).

The community of Whistler has committed to community-level greenhouse gas reductions of: 33% by 2020; 80% by 2050; and 90% by 2060 (versus 2007 levels). At this point, our community can be proud of the fact that collectively we have managed to remain on pace towards our goals over the first four years of the commitment period.

Total community GHG emissions in 2011 were estimated to be 114,548 tCO2e .This level is approximately 13.5% lower than 2007 levels, 20% lower than 2000, 4.5% below last year's levels, but still 51% higher than 1990 levels. Additionally, from a GHG emissions intensity perspective, 2011 GHG emissions per population equivalent dropped to 4.23 tCO2e/PE. This value is 1% below 2010 levels and the lowest annual per capita measure since detailed record keeping began in 2000.

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

Community Energy Consumption:

Community energy consumption has not followed the same downward trajectory as community GHG emissions during the period between 2007 and 2010. In fact, the 2010 and 2011 total estimated community energy consumption were the two highest years ever recorded in Whistler. Total community energy consumption in 2011 was estimated to be 3.19 million GJ (down 4.2% from 2010 levels, but 3.2% higher than 2009, 11% higher than 2000, and more than 100% higher than 1990). Relative to pre-Games levels, the primary drivers of this increase is increased electricity consumption in both the residential and commercial sectors, as well as increases in residential gas consumption.

Electricity is the most prevalent type of energy consumed in Whistler at 45% of the total consumption (unchanged from 2010), followed by vehicle fuels (~32%), and natural gas at approximately one quarter of total consumption.

The estimated annual collective energy expenditure within Whistler has increased by more than \$25 million since 2000 (\$78 million vs. \$49 million). Energy expenditures for residential buildings now exceed \$19 million/year, with commercial buildings expenditures totaling approximately \$21 million on an annual basis (passenger vehicles and fleets make up the remainder). Fuel prices for

gasoline have increased markedly over the past two years resulting in significant increases in total passenger vehicle estimated expenditures (2011: \$33M vs 2009: \$25.5M).

Finally, increases in energy rates continue to outpace the rate of inflation so it is expected that the combined community expenditure will continue to rise faster than our collectively ability to pay for it – a trend that underscores the importance of increasing both energy conservation and energy efficiency across the community.

Corporate GHG Emissions:

The RMOW's Carbon Neutral Operations Plan sets the targets for total corporate GHG reductions as follows: 10% by 2010; 20% by 2013; and 30% by 2015 – all relative to 2008 levels. Total corporate GHG emissions in 2010 were 2,081 tCO2e. This level of emissions is 10.8% lower than 2010 levels, and approximately 7% below the benchmark 2008 level (the reference year for RMOW target setting). However, as demonstrated within the full report, corporate emissions were targeted to be more than 10% lower than 2008 levels by now.

On a division-by-division basis, the relative emissions footprint of corporate operations is primarily associated with the following three divisions: (43%) Environmental Services (now Infrastructure Services)- which includes roads crews, solid waste systems, the water utility as well as the sewer utility; (29%) Community Life (now Corporate and Community Services) – including bylaw, fire, meadow park sports centre, and other recreation programs; and (26%) Resort Experience (REX) – which includes village maintenance operations, horticulture/turf/irrigation crews, parks and trails, as well as facility construction and maintenance operations). Emissions across corporate operations are produced primarily from the combustion of natural gas (44%), followed by mobile fuels (gasoline, diesels) at 40%, and electricity at 15%.

Over the last few years, the primary source of emission reductions across municipal operations has been natural gas reductions at Meadow Park Sports Centre (MPSC) – emissions from this facility are down more than 35% (260 tCO2e) since 2009.

Corporate Energy Consumption:

Total corporate energy consumption decreased in 2011 by more than 6% to 80,822 GJ/year. However, this total is considerably higher (26%) than the 2010 target recommended within the RMOW Integrated Energy Plan (64,000 GJ). Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 62% of the total consumption, followed by natural gas (23%), and mobile fuels (15%).

While 2011 REX energy consumption increased by 6% versus 2010, Environmental Services and Community Life divisions both achieved year-over-year reductions in 2011 (4% and 19% respectively). However, both ES and REX's 2011 consumption levels are still higher than 2008 base year benchmark. Only CL energy consumption is below 2008 levels – in fact, CL's 2011 energy consumption is now the lowest level since detailed record keeping began in 2006.

Overall, 2011 energy expenditures across municipal operations held constant at ~\$1.7M (this was due to the combined influence of a 6% decrease in consumption, and increases in the unit rates of various energy sources). Electricity consumption makes up the largest portion of corporate energy expenditures (~\$1M/yr), and while CL division expenses dropped by more than \$80,000 in 2011 (attributable primarily to increased efficiencies at MPSC), 2011 expenses increased in both the ES division (5.2%), and REX (3.6%).

Additional detail including numerous, charts and figures are included within the attached Report.

WHISTLER 2020 ANALYSIS

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

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

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

OTHER POLICY CONSIDERATIONS

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

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

Our community is concerned about both effective energy management and the ongoing mitigation of our local contributions to global climate change, and they continue to tell us so across a variety of community engagement channels.

2011 Annual Energy Consumption & Greenhouse Gas Performance Reporting Page 5 of 5 August 21, 2012

The results of the 2011 energy and emissions performance tracking has been substantively integrated into the outreach and engagement associated with the Official Community Plan Update processes. Open house displays, detailed backgrounders, and direct staff conversations have summarized and presented this information through a variety of engagement forums.

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

SUMMARY

The purpose of the 'Whistler Energy Consumption and Greenhouse Gas Performance Trends - 2011 Annual Report" is to brief Council and the community with respect the Whistler community's, energy and greenhouse gas (GHG) emissions performance for the year 2011 and to report out on our progress toward our stated targets.

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

Respectfully submitted,

Ted Battiston Manager of Special Projects

for Jan Jansen, Acting Chief Administrative Officer

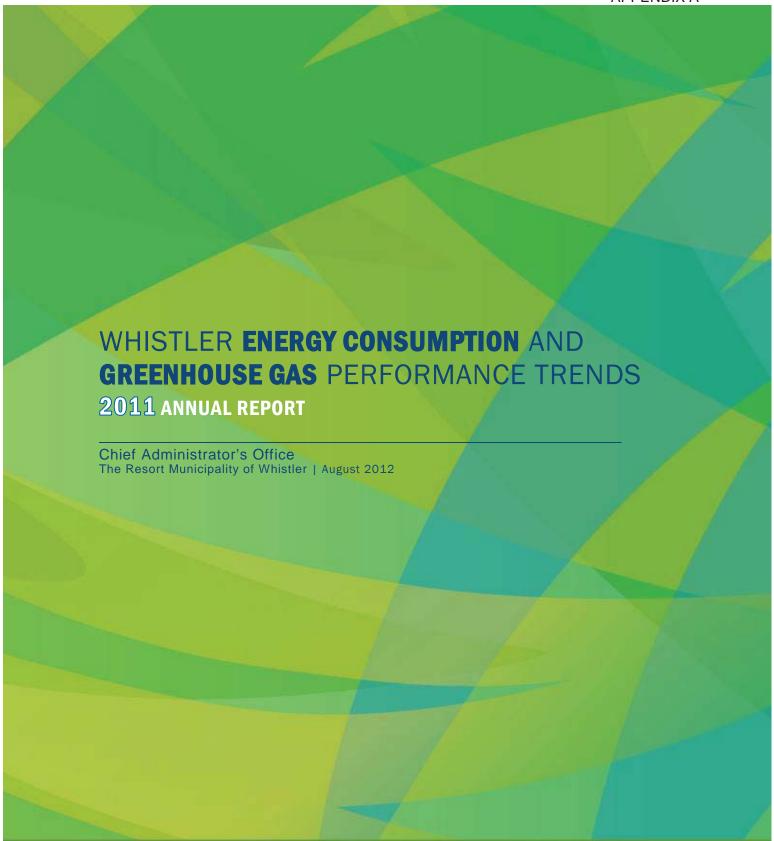




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EXECUTIVE SUMMARY

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

The primary purpose of this Annual Report is to provide a summary of the Whistler community's energy and greenhouse gas (GHG) emissions performance for the year 2011. The second part of this report includes a summary of the energy and emissions performance for the RMOW's internal corporate operations.

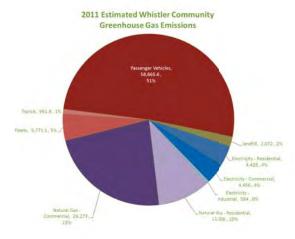
COMMUNITY-WIDE PERFORMANCE

COMMUNITY GHG EMISSIONS: Greenhouse gas emissions in Whistler are made up of emissions from stationary sources (buildings and infrastructure systems), mobile sources (passenger vehicles, fleets, and transit), and emissions from landfilled wastes. Passenger vehicle transportation within RMOW boundaries continues to represent the largest share of the overall emission footprint (49%), followed by natural gas consumption at 34% (primarily used for space and water heating).

The community of Whistler has committed to communitylevel greenhouse gas reductions of: 33% by 2020; 80% by 2050; and 90% by 2060 (versus 2007 levels). At this point, our community can be proud of the fact that collectively we have managed to remain on pace towards our goals over the first four years of the commitment period.

Total community GHG emissions in 2011 were estimated to be **114,548 tCO2e**¹. This level is approximately 13.5% lower

than 2007 levels, 20% lower than 2000, 4.5% below last year's levels, but still 51% higher than 1990 levels.



Larger version of this chart in Section 3.1.2

From a GHG emissions intensity perspective, 2011 GHG emissions per population equivalent² dropped to 4.23 tCO2e/PE. This value is 1% below 2010 levels and the lowest annual per capita measure since detailed record keeping began in 2000.

Looking ahead, the key challenge for our community will be maintaining the rate of reduction achieved over the last four years when further 'one-time changes' (such as the piped propane to natural gas conversion) are, for the most part, no longer readily available. To remain on target toward our reduction goals, additional, incremental reductions of 3,000 to 4,000 tonnes of CO2e will be required annually for the remainder of the decade. These future GHG reductions will need to be premised primarily on actual energy conservation and increased efficiency rather than one-time technological changes in community systems. The required conservation will be particularly challenging for the community as historic performance assessments

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

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

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

demonstrate the community-wide energy conservation gains have proven to be largely elusive over the past decade.

COMMUNITY ENERGY CONSUMPTION: Community energy consumption has not followed the same downward trajectory as community GHG emissions during the period between 2007 and 2010. In fact, the 2010 and 2011 total estimated community energy consumption were the two highest years ever recorded in Whistler.

Total community energy consumption in 2011 was estimated to be 3.19 million GJ (down 4.2% from 2010 levels, but 3.2% higher than 2009, 11% higher than 2000, and more than 100% higher than 1990). Relative to pre-Games levels, the primary drivers of this increase is increased electricity consumption in both the residential and commercial sectors, as well as increases in residential gas consumption.

Electricity is the most prevalent type of energy consumed in Whistler at 45% of the total consumption (unchanged from 2010), followed by vehicle fuels (~32%), and natural gas at approximately one quarter of total consumption.

The estimated annual collective energy expenditure within Whistler has increased by more than \$25 million since 2000 (\$78 million vs. \$49 million). Energy expenditures for residential buildings now exceed \$19 million/year, with commercial buildings expenditures totaling approximately \$21 million on an annual basis (passenger vehicles and fleets make up the remainder). Fuel prices for gasoline have increased markedly over the past two years resulting in significant increases in total passenger vehicle estimated expenditures (2011: \$33M vs 2009: \$25.5M).

Finally, increases in energy rates continue to outpace the rate of inflation so it is expected that the combined community expenditure will continue to rise faster than our collectively ability to pay for it – a trend that underscores the importance of increasing both energy conservation and energy efficiency across the community.

CORPORATE OPERATIONS PERFORMANCE

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

Total corporate GHG emissions in 2010 were 2,081 tCO2e. This level of emissions is 10.8% lower than 2010 levels, and approximately 7% below the benchmark 2008 level (the reference year for RMOW target setting). However, as demonstrated in the chart to the right, corporate emissions were targeted to be more than 10% lower than 2008 levels by now.

On a division-by-division basis, the relative emissions footprint of corporate operations is primarily associated with the following three divisions: (43%) Environmental Services (now Infrastructure Services)- which includes roads crews, solid waste systems, the water utility as well as the sewer utility; (29%) Community Life (now Corporate and Community Services) –



Larger version of this chart in Section 4.1.1

including bylaw, fire, meadow park sports centre, and other recreation programs; and (26%) Resort Experience (REX) – which includes village maintenance operations, horticulture/turf/irrigation crews, parks and trails, as well as facility construction and maintenance operations).

Emissions across corporate operations are produced primarily from the combustion of natural gas (44%), followed by mobile fuels (gasoline, diesels) at 40%, and electricity at 15%.

Over the last few years, the primary source of emission reductions across municipal operations has been natural gas reductions at Meadow Park Sports Centre (MPSC) – emissions from this facility are down more than 35% (260 tCO2e) since 2009.

CORPORATE ENERGY CONSUMPTION: Total corporate energy consumption decreased in 2011 by more than 6% to 80,822 GJ/year. However, this total is considerably higher (26%) than the 2010 target recommended within the RMOW Integrated Energy Plan (64,000 GJ). Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 62% of the total consumption, followed by natural gas (23%), and mobile fuels (15%).

While 2011 REX energy consumption increased by 6% versus 2010, Environmental Services and Community Life divisions both achieved year-over-year reductions in 2011 (4% and 19% respectively). However, both ES and REX's 2011 consumption levels are still higher than 2008 base year benchmark. Only CL energy consumption is below 2008 levels – in fact, CL's 2011 energy consumption is now the lowest level since detailed record keeping began in 2006.

Overall, 2011 energy expenditures across municipal operations held constant at $^{\circ}$ \$1.7M (this was due to the combined influence of a 6% decrease in consumption, and increases in the unit rates of various energy sources). Electricity consumption makes up the largest portion of corporate energy expenditures ($^{\circ}$ \$1M/yr), and while CL division expenses dropped by more than \$80,000 in 2011 (attributable primarily to increased efficiencies at MPSC), 2011 expenses increased in both the ES division (5.2%), and REX (3.6%).

CLOSING COMMENTS

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

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



2 INTRODUCTION

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

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

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

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

The second part of this report (Section 4) includes a summary of the energy and emissions performance of the RMOW's internal corporate operations. Although corporate emissions represent less than 2% of the total community emissions, it is these corporate emissions for which our staff have the greatest level of direct control, and for which we have the opportunity – and most responsibility – to both lead by example and demonstrate success.

2.1 BACKGROUND

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

2.1.1 Whistler 2020: Our Community's Comprehensive Sustainability Plan

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

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

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

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

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

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

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

Whistler's **Sustainability Objectives** are to:



Reduce and eventually eliminate the RMOW's contributions to systematic increases in concentrations of substances from the Earth's crust (e.g. by increasing energy efficiency)



Reduce and eventually eliminate the RMOW's contributions to systematic increases in concentrations of substances produced by society (e.g. through 100% recycling),



Reduce and eventually eliminate the RMOW's contributions to systematic physical degradation of nature (e.g. by purchasing certified wood), and

and in that society people are not subject to conditions that systematically...



Reduce and eventually eliminate our contribution to systematically undermining the ability of others to meet their basic human needs.

(e.g. by purchasing FairTrade).

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

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

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

Simply put, climate change is a problem that's borders extend far beyond a solely environmental perspective.

2.1.2 Whistler's Community Energy Planning - a brief history

Whistler committed to its first greenhouse gas emission reduction targets in 1997. In that year, Whistler

Council endorsed the Kyoto Protocol target of having our community's emissions at 6% below 1990 levels, by the year 2012. For municipal (corporate) emissions, Council also committed to being a part of the "20% Club", committing to reducing corporate emissions 20% below 1990 levels by 2012 – two aspirations that the community of Whistler will clearly not achieve.

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

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

FCM/ICELI Partners for Climate Protection

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

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

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

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

In September of 2007, at the Union of BC Municipalities (UBCM) conference in Vancouver, Whistler was one of original sixty-two³ local governments in BC that signed on to the Province's voluntary BC Climate Action Charter. The Charter opens with the following statement, agreed to by all signatories, "Scientific consensus has developed that increasing emissions of human caused greenhouse gases (GHG), including carbon dioxide, methane and other GHG emissions, that are released into the atmosphere are affecting the Earth's climate."

As of July, 2011, 179 communities have become signatories to the Charter. By signing, local governments agreed that:

- 5. In order to contribute to reducing GHG emissions:
 - (a) Signatory Local Governments agree to develop strategies and take actions to achieve the following goals:
 - (i) being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter.



(ii) measuring and reporting on their community's GHG emissions profile; and

(iii) creating complete, compact, more energy efficient rural and urban communities(e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)⁵

³ The BC Climate Action Charter was eventually signed by more than 170 local governments across British Columbia.

⁴ The British Columbia Climate Action Charter, Section 1

⁵ The British Columbia Climate Action Charter. Section 5.

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

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

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

Moving ahead, staff plan to initiate an update to the Whistler Integrated Energy Plan in 2013. The new Community Energy and Emissions Plan will build from the former Plan forecasting future patterns of consumption and emissions relative to adopted targets, evaluating opportunities to improve performance, as well as recommending specific projects and sector-specific targets for further consideration and implementation.

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

3 COMMUNITY PERFORMANCE

Since the year 2000, RMOW staff have tracked and compiled community energy consumption, energy expenditure and GHG emission data. At the community level, primary sources of data to support this inventory are accessed from local utilities (BC Hydro and Fortis BC), as well as from local traffic counter data and annual RMOW waste and recycling performance tracking. Sections 3.1 and 3.2 of this report summarize the most current performance trends for 2011⁶.

3.1 COMMUNITY GREENHOUSE GAS EMISSIONS

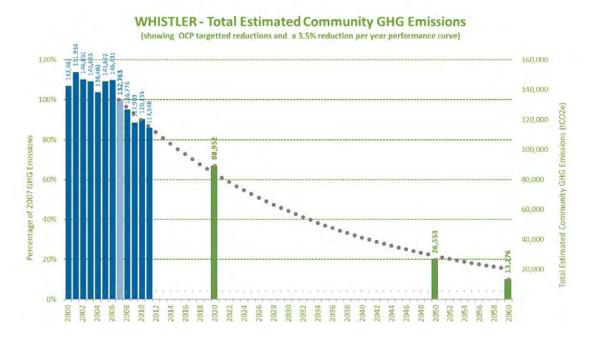
Section 3.1 deals specifically with GHG emissions at the community level, this section includes information on related Council-adopted targets, an overview of 2010 performance, as well as a short section on key associated insights and trends.

3.1.1 Community GHG Reduction Target

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

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

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



⁶ It is expected that the 2012 community inventory will be compiled, assessed and reported during Q2/Q3 of 2013.

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

As demonstrated on the chart on the previous page, the community of Whistler has managed to remain on pace towards our targets for the first four years of the target period. GHG emission reductions achieved during these four years (2008-2011) has been impressive – averaging approximately 4,500 tonnes of reductions annually over the last four years. It is worth noting however, that the primary sources of these reductions have been **one-time** only events:

- the changes to Whistler's waste management processes (i.e. landfill closure, landfill gas management, organics recycling and the switch to the advanced landfill management systems at Rabanco);
- 2) the switch from piped propane to natural gas across the community;
- the reduction in diesel consumption associated with the hydrogen transit bus pilot project, and
- 4) the changes brought about through the Provincial low-carbon fuel standards for gasoline and diesel.

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

3.1.2 Community GHG Emission Performance

Total community emissions in 2011 were estimated to be **114,548 tCO2e**. This level is approximately 13.5% lower than 2007 levels, 20% lower than 2000, 4.5% below 2010 levels, but still remain 51% higher than 1990 levels.



(1990, 2000-present) 10 170,000 633 146,85 151 160,000 9 150,000 ■ Electricity - Industrial 140,000 120,25 7,136 Transit 114,548 6,571 130.000 4,433 4.929.0 4,904.0 4,500 Electiricity -120,000 Gas Emissions (tCO2e) Commercial 110,000 4,731 Electricity -6 1,175 Residential 10,248 12,152 8,645 8,879 9,548 12,004 100,000 10,409 2,595 2.072 11,138 tCO2e/Population Fleets 10,729 90,000 11,306 75, Landfilled Waste 80,000 33.618 26,27 70,000 4 Natural Gas -Greenhouse Residential 60,000 1 704 ntensity Natural Gas -3 50,000 Commercial 40,000 Passenger Vehicles GHG 2 30,000 tCO2e/PE 20,000 1 10,000

Estimated Whistler Community-Level Greenhouse Gas Emissions

Moreover, from a GHG emissions intensity perspective, 2011 GHG emissions per population equivalent⁸ dropped to 4.23 tCO2e/PE – 1% below 2010 levels and the lowest annual per capita measure since detailed record keeping began in 2000. As noted above, the primary drivers of these reductions have been the changes to the local waste management system (especially landfill gas capture); the switch from piped propane to piped natural gas, as well as BC Transit Hydrogen Transit Fleet pilot project and more recently, the Provincial low carbon fuel standards.

2008

2009

2010

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

Distribution of Emissions

0

2000

2001

2002

2003

2004

2005

2006

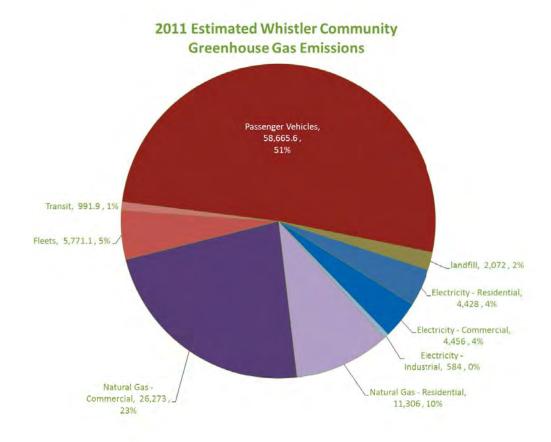
2007

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

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

0

⁸ The nature of Whistler being a tourism community means the number of people in Whistler on any given day is generally far greater than the population counts provided Canada Census or BC Statistics estimates. The total Population Equivalent is an estimate of the total number of people in Whistler on an average annualized basis. The indicator is often used in 'per capita' measures to normalize the data and make it comparable to other communities. More detail on the composition of the Population Equivalent can be found at:



Passenger vehicle transportation within RMOW boundaries continues to represent the largest share of the overall emission footprint (51%), followed by natural gas consumption at 33% (primarily used for space and water heating).

The following two charts show the changes in greenhouse gas emissions from Whistler's building sector.



Residential Natural Gas

GHG emissions across the residential sector have increased marginally year over year (~0.5%). The primary driver of this increase is the fact that the number of natural gas accounts (2,296 accts), as well as the consumption per account continues to increase (2011 was 7% higher than the average consumption/acct of the previous five years).

If normalized by growth in total residential GFA as well as heating degree days (HDDs), residential GHG emissions have declined by approximately 10% since 2000, indicating that the sector has achieved some improvement with respect to GHG per square foot of residential floor space. The primary reason for this improvement is the reduced GHGs/kWh associated with BC Hydro's electricity supply and the propane to natural gas conversion. Residential emissions from gas use have in fact, increased on a per-GFA basis since 2000 – a trend that would be even worse if it were not for the 2009 conversion from propane to natural gas (which has mitigated the emissions impact of the increased per/ft2 consumption).



Commercial Natural Gas

Commercial sector emissions have decreased substantively since the conversion from propane to natural gas was finalized in 2009 (commercial heating gas emissions have declined by more than 20% versus 2008 levels). Year-over-year, 2011 commercial emissions declined 6% versus 2010 levels, but remain at approximately the same level as 2009.

If commercial GHG emissions are normalized by HDDs, change in total commercial GFA, and by population equivalent (PE⁹), then even more substantive intensity reductions are evident. When normalized as noted, 2011 demonstrates the lowest emission levels on record (on a per ft2 basis) for the commercial sector. Key drivers of this performance appear to be a pronounced fuel shift in the commercial sector from propane/natural gas to electricity (likely associated with the installation of electric hybrid boilers in large commercial buildings), and the 2009 natural gas conversion project.

Commercial Electricity

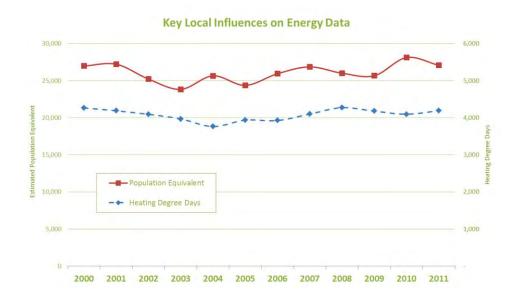
Over the last 10 years, GHG emissions from electricity consumption have remained relatively steady on both a per-ft2 basis, and on a total emissions basis.

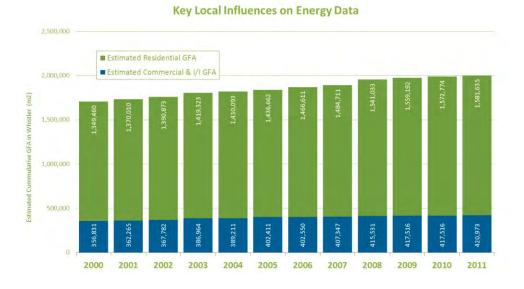
-

⁹ Refer to footnote #9 on page 10 for more detail about population equivalent (PE) measures.

The following two charts provide detail regarding the primary influences on the energy and emissions tredns over time. As per the discussion above, these data points are used to explore possible explanations for observed change over time.

It is however important to note that Whistler's emission reduction targets are set at total emission levels – not at per-capita or per-ft2 intensity levels. In the end, intensity measure may help us understand what factors are driving changes in performance but it is only the <u>total</u> parts-per-million (ppm) of carbon in the atmosphere that defines and shapes the impacts of climate change. It is for this reason, that Whistler chose to set total emission targets, not emission intensity targets.





3.1.3 Key Community GHG Performance Insights

Total GHG Emissions

- Consistent with previous years, approximately half of all estimated community-level emissions (~58,500 tonnes annually) are produced by passenger vehicle transportation within municipal boundaries. The passenger vehicle sector provides a good opportunity for future community emission reductions.
- While current emission reduction levels¹⁰ are on an appropriate statistical path to achieve our 2020 emission reduction goals, the lack of additional, significant one-time changes (i.e. low hanging fruit like the propane to natural gas conversion project) will make future progress toward our 2020 target much more difficult.
- The 2009 propane to natural gas conversion produced a significant drop in emissions associated with heating gas consumption (5,000 tCO2e across the community, ~15% versus previous propane levels).
- Collective emissions from Whistler total building inventory decreased by 4.2% year over year. However total building emissions levels are higher than every other year on record with the exception of 2008 and 2010.

Commercial GHG Emissions

- Total emissions and emissions per commercial account are the lowest since detailed record keeping began (96 tCO2e/commercial acct). This achievement seems to be primarily related to a combination of (a) the shift to natural gas from propane, (b) the fuel shift to electric hybrid boilers at key large hotel properties, rather than a consistent trend toward increased conservation or efficiency.
- Total commercial GHG emissions are down versus 2010, but similar to 2009 levels. However, commercial
 per capita emission levels now at their lowest level since reporting began in 2000 (primarily driven by a
 decrease in electrical consumption per PE across the commercial sector).

Residential GHG Emissions

- Total residential GHGs have dropped from 2008 and 2007 levels (likely due to the shift to natural gas from propane), but are still higher than 2003-2006 levels.
- Emissions per residential account have remained steady over the last few years at ~5.3 tCO2e/acct.
- The primary source of emissions across the residential inventory remains natural gas consumption.

Transportation GHG Emissions

- <u>Low carbon fuel standards</u> have helped to mitigate the emissions from both gasoline and diesel consumption (5% ethanol blend in gasoline, and 4% biodiesel blend in diesel).
- Estimated total local vehicle kilometres travelled (VKT) has not changed significantly over the last 5-8 years
- The average fuel efficiency of BC registered vehicles has only increased by ~3% over the last 10 years. This change has slowly reduced emission levels per kilometre driven from 2000 levels.
- However, even when combined, the new fuel standards and the increases in vehicle efficiency are still far
 too small to move passenger vehicle emissions to the targeted reduction levels discussed in Section 3.1.1
 above. Much more efficient vehicles, fuel switching to electricity, and/or a decreases in VKT per person
 will be required to catalyze required emission reductions in this sector.
- Due to the integration of hydrogen transit buses within the Whistler transit fleet, the tailpipe emissions from Whistler's transit system dropped by approximately 400 tCO2e year over year, and has decreased by over 1,100 tCO2e (-53%) vs. 2008 levels. The most significant sector for future energy reductions is

¹⁰ Current Whistler-wide GHG emission levels also lag slightly behind the recommended scenario in the current RMOW Integrated Energy Plan (~114,000 tCO2e/year vs. targeted 112,000 tCO2e). Current per capita levels are also higher than the targeted in the Integrated Plan (2011: 4.2 tCO2e/PE vs recommended target for 2011: 3.5 tCO2e/PE – i.e. 20% over the targeted levels) and are far in excess of our 1997 targets.

passenger vehicles – future reductions will need to be a combination of increased fuel efficiency, fuel shifting to cleaner fuels (eg. electricity) and lower annual vehicle-kilometers-travelled (VKTs) per vehicle user.

Looking Ahead

- As previously noted, the key challenge for our community moving forward, will be maintaining the rate
 of reduction achieved over the last four years. This is due to the fact that further 'one-time changes' are,
 for the most part, no longer readily available.
 - o Future reductions will need to be primarily premised on actual energy conservation and efficiency rather than one-time technological changes in community systems.
 - Without further conservation and increased energy efficiency, 2012 GHG levels will not remain on track to reach our 2020 GHG reduction target (OCP target) – see Section 3.2 for more information on current energy conservation trends.

3.2 COMMUNITY ENERGY CONSUMPTION

Section 3.2 deals with energy consumption and energy expenditures at the community level. This section includes information on related targets, an overview of 2011 performance, as well as a short section on key associated insights and trends.

3.2.1 Community Energy Reduction Target

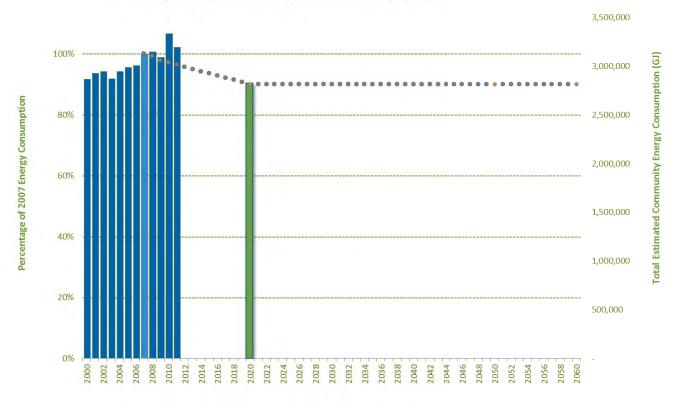
10% by 2020

The proposed 2012 update of the Whistler's Official Community Plan (OCP) includes the Objective: 'Make Energy Conservation the Core Strategy and Highest Priority for Achieving Our Greenhouse Gas Emission Reduction Goals'. To this end, the 2012 OCP Update also proposes the adoption of a community-scale energy reduction target. As currently proposed, the draft 2012 OCP text includes the following, "The municipality will lead a community-wide effort to reduce total energy consumption to a level 10% lower than 2007 by 2020".

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

WHISTLER - Total Estimated Community Energy Consumption

(showing OCP targetted reductions and a 0.75% reduction per year performance curve



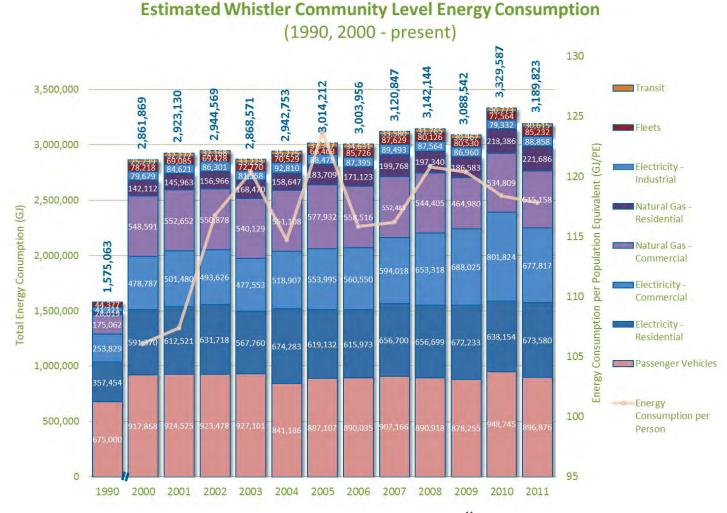
As evidenced in the chart above, historic energy consumption has not followed the same encouraging trajectory as community GHG emissions during the period between 2007 and 2011. In fact, the 2010 and 2011 estimated total community energy consumption are the two highest years ever recorded in Whistler.

3.2.2 Community Energy Consumption Performance

Total community energy consumption in 2011 was estimated to be **3.19 million GJ** (down 4.2% from 2010 levels, but 3.2% higher than 2009, 11% higher than 2000, and more than 100% higher than 1990).

The primary driver of this increase over this period is energy consumption in buildings – in particular:

- residential natural gas consumption continues to rise
 (2011 consumption was 2% higher than 2010, and is now 56% higher than 2000)
- electricity consumption continues to rise across the commercial sector (40% increase over 2000), as well as the residential sector (14% increase over 2000)



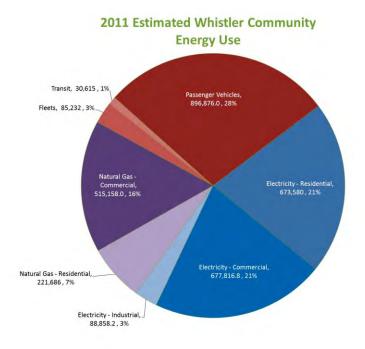
From an energy intensity perspective, energy consumption per person ¹¹ decreased for the second year in a row (117 GJ/PE vs 118 GJ/PE in 2010 and 120 GJ/PE in 2009). Despite this fact, energy consumption per person in both 2010 and 2011 was still higher than 2000-2002, 2004, 2006 and 2007 levels. However, if energy consumption over this entire period is adjusted for weather (HDDs), occupancy levels in the Resort (PE), growth in heated floor space (GFA), then the resultant energy intensity in 2011 is similar to 2007 and near the lowest 'intensity' level since detailed record keeping began in 2000.

To sum, total energy consumption continues to rise (this is a problem), but recent energy intensity levels (per PE, adjusted for weather and total GFA heated) are remaining constant or improving slightly (cause for some optimism –especially in the commercial sector). However, as stated earlier, without a substantive improvement in the community's overall use of energy, the OCP targets will not be achieved.

Energy consumption in Whistler includes consumption from stationary sources (buildings & infrastructure), as well as mobile sources (passenger vehicles, fleets, and transit). The approximate share of each of these sources is presented in the following chart.

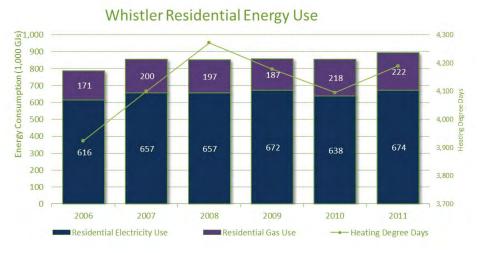
-

¹¹ per Population Equivalent –see Section 3.1.2



Electricity is the most prevalent type of energy consumed in Whistler at 45% of the total consumption (unchanged from 2010), followed by vehicle fuels (~32%), and natural gas at approximately one quarter of total consumption. It is worth noting that due to the fact that different energy sources have differing carbon content – GHG emissions are much more heavily associated with consumption of fossil fuels (i.e. gasoline, diesels and natural gas). This fact accounts for the differences in relative proportions depicted in this chart as compared the similar chart presented in Section 3.1.2.

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



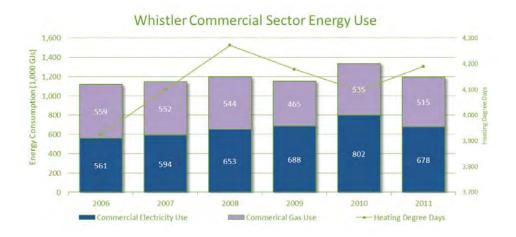
Residential electricity consumption increased in 2011 in both total terms, as well as on a per account basis. Total 2011 residential energy consumption is the highest on record at 895,000 GJ (up 6% versus the average of the previous 5 years). This change was primarily driven by a 13% increase in gas consumption versus the average of the previous 5 years (electrical consumption increased by 3% vs. the same benchmark).

Residential Natural Gas

It is worth noting that 2011 natural gas consumption per account remains tied for the highest level on record (96.6 GJ/yr/acct). 2011 gas consumption per account was 6% higher than the average of the previous 5 years despite the fact that HDDs were only 2% higher versus the same benchmark. Reasons for the increase could include increased second home use, increased occupancy levels associated with residential rentals, fuel shifting of appliances to gas-fired from electricity (e.g. hot water tanks and/or dryers). One thing that the data does not currently seem to suggest is that Whistler homes served by natural gas are, on average, becoming more efficient over time.

Residential Electricity

Residential electricity consumption per account increased versus 2010 levels but remains similar to the average of the last 5 years at 61 GJ/yr/acct.



Total energy consumption and energy consumption per commercial account dropped in 2011 versus 2010 levels. Moreover, average consumption per account (4,798 GJ/yr/acct) also decreased versus the average of the previous 5 years. Despite both of these positive trends, the total commercial energy consumption in 2011 was still the third highest level on record (lower only than 2010 and 2008).

Commercial Natural Gas

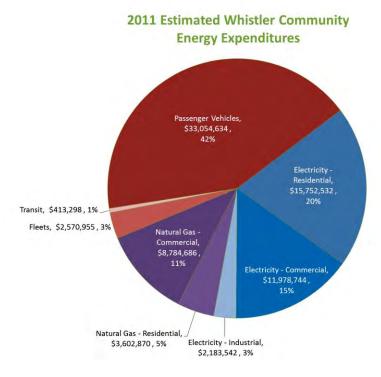
The most dramatic trend in the commercial sector is the marked decrease in total natural gas consumption. With the exception of 2009, 2011 commercial customers consumed less natural gas (or propane) than all other years on record. This trend, when combined with the 2009 shift from propane to natural gas is the primary reason why commercial GHG emissions have fallen over the last few years.

Commercial Electricity

Commercial electricity consumption has not demonstrated the same reductions as noted for natural gas consumption above. 2011 levels for both total commercial electricity consumption and consumption per account were each the third highest on record. One reason for this increase may be the trend toward increased use of hybrid electric boilers for space and water heating loads in the large hotel sector (i.e. a fuel shift from natural gas/propane to electricity for space and water heating loads in the commercial sector).

Energy Expenditures

The estimated annual collective energy expenditure within Whistler has increased by more than \$25 million since 2000 and 2011 (\$78 million vs. \$49 million). Increases in energy rates continue to outpace the rate of inflation so it is expected that the collective community expenditure will continue to rise faster than our collectively ability to pay for it – a trend that underscores the importance of increasing both energy conservation and energy efficiency across the community.



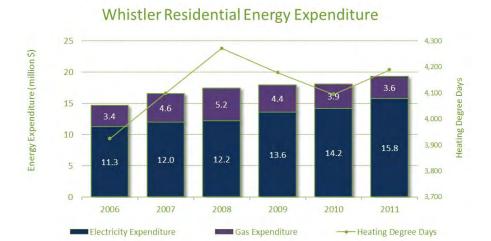
Energy expenditures for buildings (both commercial and residential) have remained relatively constant since 2008 at approximately \$42 million/year with electricity expenditures increasing by a factor nearly equal to the drop in natural gas expenditures. Fuel prices for gasoline have increased markedly over the past two years resulting in significant increases in total passenger vehicle estimated expenditures (2011: \$33M vs 2009: \$25.5 M).

The final two charts in this section present the five-year trend in cumulative energy expenditures across Whistler's building sector. Despite the decrease in the price of natural gas (versus propane) in 2009 and 2010, total expenditures in the residential sector continues to demonstrate an upward trend. Residential expenditures now exceed \$18 million/year, On the other hand, commercial expenditures dropped to approximately \$20.8 million (from \$22.4M) on an annual basis – the lowest since 2006.

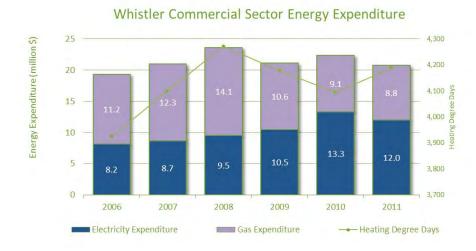
Rate escalation expected for both natural gas¹³ and electricity over the next number of years, combined with rising consumption levels suggest that increases in total energy expenditure will continue for the foreseeable future.

¹² Note that this number includes an estimate of the consumption of gasoline for all vehicle kilometres travelled within Whistler's municipal boundaries. As such it includes a portion (i.e the portion within municipal boundaries) of the incurred costs of energy consumption associated with both visitors arriving by automobile, as well as commuting employees from neighbouring communities.

¹³ If approved, the current BCUC application by FortisBC to amalgamate all of its service areas (including FEW) into a single entity would result in a significant variance from the forecasted trend of ongoing annual increases. If approved, the natural gas rates in Whistler would potentially be reduced by as much as 40% versus current rates (annual escalations would continue after this significant one-time change). A decision on the BCUC application is not expected until 2013.



Residential expenditures continue to climb – both in terms of total spend, as well as spend per ft2 of built inventory. Consistent with changes in rates over the last few years, electricity expenditures have increased steadily over the last decade, while gas expenditures have shown a small decrease each year since the pipeline and conversion in 2009. It is worth noting that the decline in gas expenditures is strongly related to the changes in rates and that total consumption, and that 2011 consumption per account was actually the highest level on record.



Commercial energy expenditures per account decreased versus 2010 for both electricity and natural gas. However, 2011 commercial electricity expenditure per account was significantly higher than all other years on record (i.e all years except 2010). Due to both the decrease in natural gas rates (versus propane) as well as the recently reduced gas consumption per account, gas expenditures per account have decreased to the lowest level since 2003.

3.2.3 Key Community Energy Consumption Performance Insights

Total Energy Consumption

- Total community energy consumption increased substantially in 2010 (~15% year over year) but returned to near pre-Games levels in 2011. However, despite the decrease versus 2010 levels, 2011 still represented the second highest level of total consumption ever recorded in Whistler.
- Despite increases in vehicle fuel efficiencies, estimated energy consumption associated with passenger vehicles has not changed significantly since 2000¹⁴.
- Current community energy consumption levels (3.2 million GJ/yr) are approximately 16% higher than the recommended forecast in the RMOW's Integrated Energy Plan.

Residential Consumption

- Residential energy consumption continues to rise both on a total basis (highest ever), as well as on a
 per-account basis.
- Moreover, residential energy consumption (normalized for HDDs) has increased each of the last four years on a per gross floor area (GFA) basis.
- There is little empirical evidence to support a finding that the residential sector is becoming more
 efficient over time.

Commercial Consumption

- Commercial consumption levels have decreased versus 2010 levels, but remain near the highest levels
 ever recorded in Whistler.
- There has been a marked shift from natural gas consumption to electricity consumption that began in 2008/09.
- If normalized for HDDs, PE, & GFA energy intensity levels have decreased to a level similar to 2000 (the lowest on record).

Total Energy Expenditures

- Rising electricity rates combined with rising consumption levels have combined to ensure that total electricity expenditures are at, or near the highest levels ever in Whistler residential (highest), commercial (3rd highest).
- Declining rates helped 2011 total gas expenditures decrease to approx. \$12.4 M the lowest level since 2004.
- Gasoline expenditures associated with passenger vehicle use is now at the highest level ever recorded (~\$33 M).

Residential Expenditures

• 2011 residential electricity expenditures per account are now the historical high.

¹⁴ It is also worth noting that the failure of the RMOW traffic counter near Blueberry has created staff challenges for accurately estimating traffic volumes (and consequently mobile fuel consumption and emissions) during 2010.

• Despite the highest levels of residential gas consumption per account on record, rate reductions over the last few years have led to 2011 residential gas expenditures decreasing to the lowest level since 2006.

Commercial Expenditures

- Total 2011 commercial energy expenditures decreased versus 2010, but were higher than 2009 levels.
- Commercial electricity expenditures were the second highest on record both in total, and on a peraccount basis.
- Due to both declining rates, and reduced fuel consumption, gas expenditures decreased to the lowest level since 2003.

Looking Ahead

- There is little evidence of increasing energy efficiency in the residential sector without significant increases in energy efficiency across Whistler's existing buildings (low likelihood), the community's GHG reduction targets will not be achieved, and total utility costs will continue to increase.
- The commercial sector has made some progress toward decreased energy intensity across its collective inventory. However, intensity improvements are not sufficient to move the community toward its GHG reduction targets if total consumption continues to rise.

4 CORPORATE PERFORMANCE

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

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

As a means of comparison to community-wide emissions, RMOW corporate emissions represent approximately 1.8% of the total community estimated emissions. Despite this relatively small share of overall emissions, the RMOW has recognized and accepted the need for leadership in carbon management across the organization.

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

4.1 CORPORATE GREENHOUSE GAS EMISSIONS

Section 4.1 deals specifically with greenhouse gas emissions associated with RMOW corporate operations, this section includes information on related targets, an overview of 2011 performance, as well as a short section on key associated insights and trends.

4.1.1 Corporate GHG Reduction Targets

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

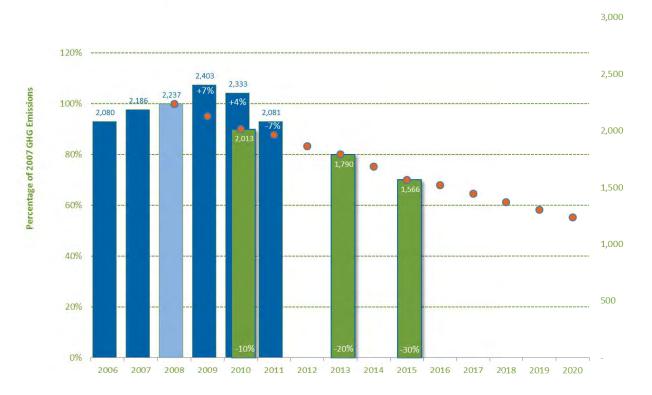
- 10% by 2010
- 20% by 2013
- 30% by 2015

(all relative to 2008 levels)

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

WHISTLER - Total Estimated RMOW Corporate GHG Emissions

(showing targetted reductions and a 5% reduction per year targetted performance curve)



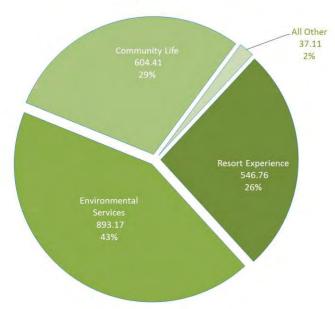
As demonstrated in the chart above, while emissions from RMOW corporate operations decreased substantively in 2011 (~10%), current emission levels **are still clearly above** our targeted corporate emission levels.

4.1.2 Corporate GHG Performance

Total corporate GHG emissions in 2011 were **2,081 tCO2e**. This level of emissions is 10.8% lower than the 2010 level, and approximately 7% below the benchmark 2008 level (the reference year for RMOW target setting). However, as demonstrated in the previous chart, corporate emissions were targeted to be more than 10% lower than 2008 levels by now.

On a division-by-division basis, the relative emissions footprint of corporate operations is primarily associated with the following three divisions: (43%) **Environmental Services** (which includes roads crews, solid waste systems, the water utility as well as the sewer utility); (29%) **Community Life** (including bylaw, fire, meadow park sports centre, and other recreation programs); and (26%) **Resort Experience** (which includes village maintenance operations, horticulture/turf/irrigation crews, parks and trails, as well as facility construction and maintenance operations). The relative contributions from each division are shown below.

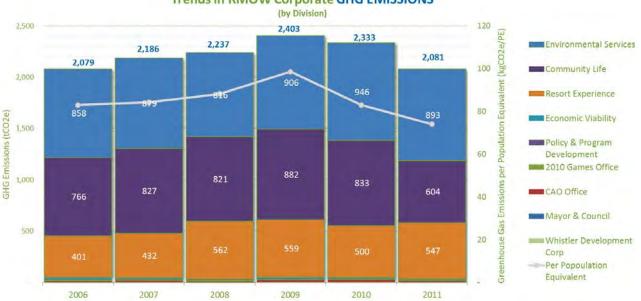




Corporate GHG emissions by organizational Division are presented below.

- Environmental Services (now Infrastructure Services) reduced emission levels by 5% YOY, but remains 10% higher than 2008 benchmark levels
- Community Life (now Corporate and Community Services) reduced emission levels by 27% YOY and is now 26% lower than their corresponding 2008 benchmark level.
- Resort Experience (REX) increased annual emissions by 9% in 2011, and is now approx. 2.6% lower than 2008 levels.

Trends in RMOW Corporate GHG EMISSIONS



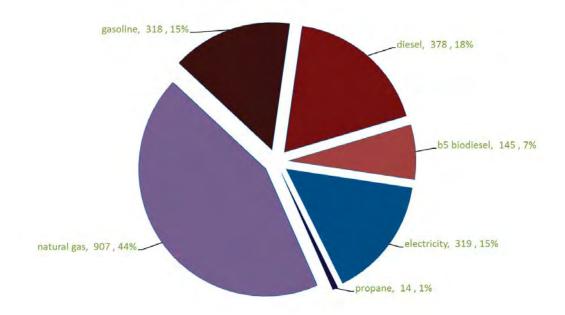
As seen in the chart above, the primary source of 2011 reductions was the Community Life Division (specifically Meadow Park Sports Centre).

Distribution by Fuel Type

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

2011 RMOW Corporate Emissions (tCO2e)

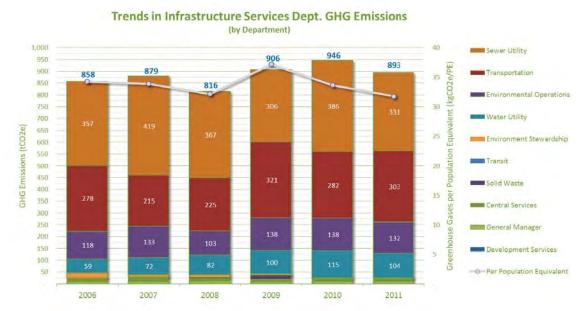
By Energy Type



4.1.3 Divisional Trends

Environmental Services (now Infrastructure Services)

Changes in Environmental Services emission levels over the last six years are presented below:



Environmental Services' GHG emission trends by key functional area:

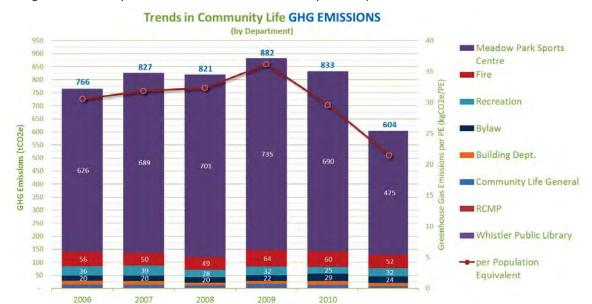
	Sewer	Transport	Env. Ops	Water	TOTAL
YOY	-14%	+7%	-4%	-10%	-5%
vs 2008	-10%	+35%	+28%	+27%	+10%

Key Insights

- WWTP emissions decreased on a YOY basis and are now 36 tCO2e lower than the 2008 benchmark level.
- Mobile emissions from the transportation dept. are the largest source of increased emissions. Emissions from the Transportation dept. are now 78 tCO2e higher than 2008 levels.
- Increased emissions in the water utility are primarily due to increased electricity consumption associated with west side infrastructure. Emissions from the water utility have increased 22 tCO2e since 2008.

Community Life (now Corporate & Community Services)

Changes in Community Life emission levels over the last six years are presented below:



Community Life GHG emission trends by key functional area:

2011	MPSC	Fire	Rec	Bylaw	TOTAL
YOY	-31%	-13%	+27%	-17%	-27%
vs 2008	-32%	+6%	+14%	+20%	-26%

Key Insights

- The primary driver of reduced emissions within this division is MPSC. 2011 MPSC emission levels were 226t CO2e lower than 2008 benchmark levels.
- Fire, Recreation and Bylaw depts. have each increased versus 2008 levels, however the scale of these changes are small in total terms (~4 tCO2e in each case).
- Further reductions at MPSC will present the greatest opportunity for further progress into 2012.

Resort Experience

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



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

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

2011	P/VOps	V. Maint.	Land S	Parks & T	FC & M	TOTAL
YOY	+10%	-7%	+8%	+9%	+10%	+9%
vs 2008	-0.5%	+17%	+20%	+12%	-5%	-2.6%

Key Insights

- Facility Construction & Maintenance emissions were up 38 tCO2e YOY (the incremental emissions associated with the Olympic Plaza outdoor gas fireplaces was 33 tCO2e)
- Emissions from the Public Works Yards buildings increased by 27tCO2e (natural gas consumption)
- My Place GHG emissions were down by 49 tCO2e versus 2010 levels, but remain similar to 2009 levels, but remain high on a per-ft2 basis relative to other municipal facilities. (see Divisional Insights below for detail)

4.1.4 Key Corporate GHG Emission Performance Insights

Overall

- RMOW corporate emissions are down 11% YOY and are now 7% lower than the 2008 benchmark year.
- However, despite the positive performance noted above, corporate emissions are currently tracking behind the Council-adopted reduction targets included in the RMOW Carbon Neutral Plan.
- Across the organization, emissions from mobile fuels dropped by 25 tCO2e (2.9%) primarily
 associated with decreased gasoline use across municipal operations (diesel emissions increased
 slightly in 2011)

Divisional Insights

- Infrastructure Services and Community Life achieved YOY reductions versus 2010 (5% and 27% respectively)
- MPSC emissions dropped dramatically in 2011: 215 tCO2e lower than 2010, and 226 tCO2e lower than 2008.
- REX emissions increased in 2011 by 47t CO2e (9%) 33 tCO2e of this growth was associated with outdoor gas fireplaces at Olympic Plaza.
- Key Municipal buildings with the lowest intensity of GHG emissions include the following: (all expressed as kgCO2e/ft2/year)

Lost Lake Passivhaus: 0.15
 Spruce Grove Field House 0.39
 Whistler Public Library 0.69¹⁵

4.2 CORPORATE ENERGY CONSUMPTION

Section 4.2 deals specifically with the energy consumption associated with RMOW corporate operations. This section includes information pertaining to energy consumption targets, an overview of 2010 performance levels, as well as a short section on key associated insights and trends.

4.2.1 Corporate Energy Consumption Reduction Targets

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

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

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

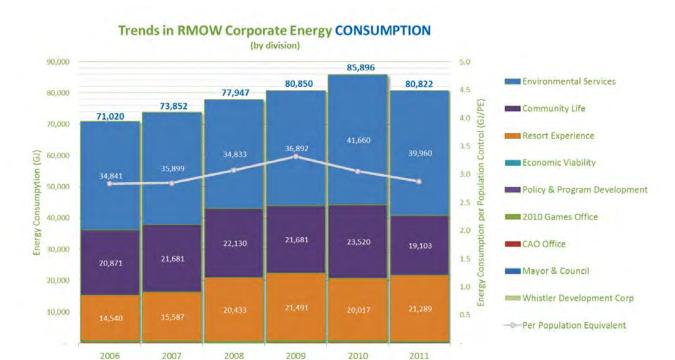
NOTE: the updated OCP includes a commitment to update the Community Energy & Emissions Plan every five years. When updated, this new community energy plan will include a community and corporate engagement process that should provide a suitable forum for the consideration of any future formalized corporate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

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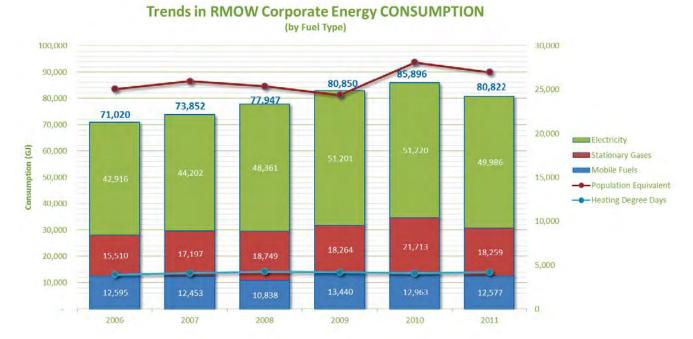
¹⁵ For reference, MY Place emits 4.06 kgCO2e/ft2/year

4.2.2 Corporate Energy Consumption Performance

Total corporate energy consumption decreased in 2011 by more than 6% to **80,822 GJ/year**. This total is considerably higher (26%) than the 2010 target proposed within the RMOW Integrated Energy Plan (64,000 GJ). The six year trends in corporate energy consumption are presented below:

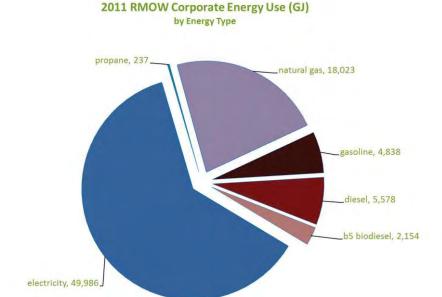


If the corporate energy consumption is subdivided by fuel type rather than by organizational division, the six-year trends appear as follows:

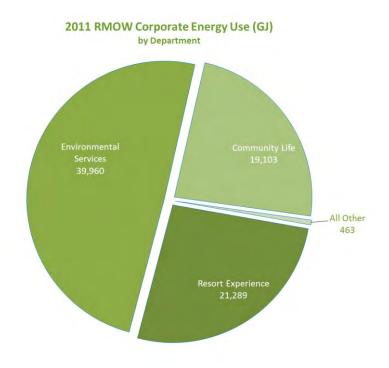


Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 62% of the total consumption, followed by natural gas (23%), and mobile fuels (15%).

A more detailed breakdown of 2011 corporate energy consumption, presented by energy type, is included below:



Finally, 2011 energy consumption by division is included for reference below:



Corporate Energy Expenditures

\$400,000

\$200,000

Ş.

2006

2007

2008

Total 2011 corporate energy expenditure remained steady at approximately \$1.7 million (up 4.5% versus 2009). It is worth noting that it took a 6% reduction in corporate energy consumption to hold expenditures steady between 2010 and 2011. Further conservation will be the key to controlling future expenditures at a level consistent with the current costs given the ongoing trends in rate inflation (utility rate inflation continues to consistently exceed the consumer price index (CPI)).

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

Trends in RMOW Corporate Energy EXPENDITURES

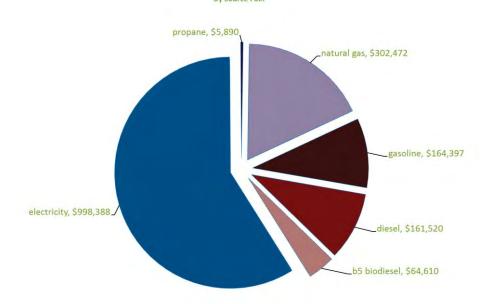
(by division) \$1,800,000 \$1,723,814 \$1,684,314 \$1,697,277 Environmental Services \$1,647,577 \$1,600,000 570 Community Life \$1,463,658 \$1,400,000 \$1,345,937 (\$) Resort Experience \$1,200,000 Economic Viability \$50 ditures Policy & Program \$1,000,000 Development \$40 Energy Exper 2010 Games Office \$800,000 per \$30 CAO Office \$351,451 \$600,000

2011 corporate energy expenditures by fuel type are presented in the following chart:

2009

2011 RMOW Corporate Expenditures (\$) By Source Fuel

2010



Mayor & Council

Whistler Development Corp

-- Per Population Equivalent

\$20

\$10

\$

2011

4.2.3 Performance of Key Corporate Buildings

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

Spruce Grove Field House



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

Actual annual reductions in energy costs have averaged \$20,700 since the installation of the GHX equipment, producing a SPB of 6.1 years (IRR of 15.5%). As of 2008, the incremental cost of the GHX system had been fully recovered and annual utility savings continues to run at approx. \$20,000/year versus the forecasted gaspowered furnace baseline.

2011 annual energy costs at SGFH were \$8,050 (\$1.35/ft2/year; 181 kWh/m2/year). Annual GHG emissions from SGFH were 2.31 tCO2e (emissions with a gas furnace were forecasted at 56-67 tCO2e/year).

Whistler Public Library



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

The most recent 12 months of energy performance at the WPL indicates that the building is operating at more than 45% better than the Model National Energy Code for Buildings (MNECB). At current levels of performance (1,139 GJ/yr), annual utility costs are running approximately \$15,000 (800 GJ/yr) less than had the building been built to typical building code standards (MNECB).

2011 energy costs at WPL totaled \$24,400 (\$1.42/ft2/yr; 208 kWh/m2/year). Annual GHG emissions from WPL were 11.9 tCO2e.

Note that ongoing monthly energy tracking at WPL indicates that the building's rolling 12 month consumption level has decreased a further 13% since Dec. 31st of 2011. With ongoing commissioning of the building, staff expect WPL to achieve an energy performance level at least 50% below MNECB (1,061 GJ/yr) by year-end 2012.

Meadow Park Sports Centre



In 2010, a \$930,000 energy system upgrade was installed at MPSC. The new system incorporated both evacuated tube solar technology and a vertical loop geo-exchange bore field. The system design employs the solar panels to pre-heat the domestic hot water loads directly, while the heat pumps draw heat from the ground (70 boreholes at 155' depth) to

serve the various pool loads within the building (lap pool, leisure pool & hot tub).

Utility cost reductions that were anticipated as a result of these upgrades were estimated at \$115,000 - \$130,000/ year (SPB: 6.5 - 7.8 years; IRR: 10% - 13%), with annual GHG reductions forecasted at 300-350 tCO2e/year.

While the finalization of the project construction and commissioning phases was delayed until mid-2011, the system is now fully functional and working well. Despite less than a full year of fully optimized performance levels in 2011, 2011 annual energy expenditures at MPSC decreased to \$278,000 from \$364,000 in 2010 and \$374,000 in 2008. This represents a YOY reduction of \$87,000, and a reduction from pre-project expenditures of \$96,000 annually. Moreover, during the most recent 12 months of billing (May, 2011 – April, 2012), annual expenditures have reduced even further to \$241,000/yr (or \$123,000/yr less than 2008 levels).

Lost Lake PassivHaus



The \$1.5 million project was the result of partnership between the Resort Municipality of Whistler (RMOW), the Austria Passive House Group (APG) and Sea-to-Sky consulting. A grant from the Whistler Blackcomb foundation was also instrumental to the realization of this project.

The Passive House (PH) approach to construction uses radically improved building envelope design and components to achieve dramatic reductions in building energy consumption of approx. 90% compared with standard Building Code construction. This energy usage translates into has less than half of the energy consumption of a Platinum LEED house - Canada's current high standard for "green" building. The small amount of heating energy which is still needed in a Passive House can then be supplied via the ventilation air stream. Passive houses are well established in Europe with over 17,000 existing passive units; approximately 4,000 of these are in Austria.

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

Bottom line: over the course of an entire year, it cost only \$233 to provide all the heat required by this 2,700 ft2 building (a typically building in our climate would consume approx. 10 time this amount).

4.2.4 Key Corporate Energy Consumption Performance Insights

Energy Consumption

Overall

- Corporate energy consumption decreased 6% YOY, but remains nearly identical to 2009 levels, and higher than all other years on record.
- Despite areas of substantial energy reductions (i.e. MPSC), other areas of the operation have increased consumption so as to mostly negate the aforementioned savings (vs. 2009).

Divisional Insights

- Environmental Services and Community Life both achieved YOY reductions in energy consumption, however REX's consumption increased by 6%.
- Both ES and REX 2011 consumption levels remain higher than 2008 base year benchmark.
- CL energy consumption is now at the lowest level since detailed record keeping began in 2006.

Energy Expenditures

Overall

- Overall 2011 energy expenditures across municipal operations held constant at ~\$1.7M (this was
 due to the combined influence of a 6% decrease in consumption, and increases in the unit rates of
 various energy sources)
- Electricity makes up approx. \$1M/yr of the total corporate energy expenditure.

Divisional Insights

- ES & REX energy expenses increased YOY (5.2% and 3.6% respectively)
- Year over year, CL expenses decreased by more than \$80,000 (19%) this is primarily related to the savings achieved at MPSC (discussed in Section 4.2.3 above)
- Upgrades in energy efficiency across the operation are yielding solid, expected returns on
 investment. Without further investments in additional energy efficiency and conservation across the
 operation, future increases in energy expenses are highly likely and corporate energy conservation
 and emission reduction goals will not be met.

5 CLOSING COMMENTS

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

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

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

Finally, emissions from our corporate and community inventories are not the only emissions related to the activities of our community – as a community premised on destination tourism, there are significant emissions associated with the travel to, and from Whistler. While precise data on the scale of these emissions is difficult to quantify, the research undertaken during the creation of our existing Integrated Energy, Air Quality and GHG Emissions Management Plan did endeavour to estimate the approximate level of these emissions. By using visitor point-of-origin data from Tourism Whistler research and applying typical distance-based emission factors for various travel modes, a total estimate of 'inter-community' estimated GHG emissions was calculated for the year 2000. Assuming a relatively stable point-of-origin mix, and then applying total annual visitation numbers, inter-community travel emissions have been coarsely estimated for each year from 2001 through 2011.

In rough terms, inter-community travel emissions likely represent 5-10 times the total footprint included within our community inventory. Given its scale and relation to our community economic engines, this is an issue that should not be overlooked within Whistler's ongoing discussions of climate mitigation and adaptation approaches.

6 APPENDICES

- A Whistler Updated 2011 Community Energy & Emissions Inventory
- B RMOW 2011 Corporate Energy & Emissions Inventory
- C Summary of Emission Factors
- D Summary of Corporate Carbon Neutral Commitment
 - RMOW Carbon Footprint
 - Verified Emission Reductions (VERs)
 - Key Variance Summary Traditional Services Scope Boundary

Whistler					ationary Ener	Stationary Energy Use (Buildings)	gs)	-					Mobile Energy Use	Use				Waste	7	ı		
Community Energy & Greenhouse Gas Inventory	7.8. ventory		Electricity	city		Propane	Propane/Natural Gas		All Buildings		Fleet Usage				Transit		Passenger Vehides	landfill	- Jutot			Energy
2000-2011		residential	commercial ind	industrial	subnotal re:	residential commercial		let ot pit s	BuildingTotal	gasoline biodiesel bi	B20 diesel	deset(s) subtotal	subtotal	B5 biodiesel	diesel	subtotal	gangue		lotals	٠ ي	(tCO2e/PE) (G	J/PE)
Const	Consumption				Ш	1,106,750.5 6,91	6,914,949.0	8,021,699.5	8,021,699.5			728573.7 728,5	1,199,220.7	2:0			19,284,750.0		Consumption			
1990	KWH	o.	70,508,160	11,478,073	181,278,919		000000	0.000	181,278,919.2	-							0 000 212		200 154	1990		
(estimated)	GHG KCO2e	26809		339.9	4.895	17044	106490	12,353,4	172479	11343	4	2.011 2.0	109 3145.1	750			46,476.2	8855.7	75.775 GHG	(estimated)		
Exp	de	\$	3,525,408 \$	573,904 \$	9,063,946 \$	vs.	1,239,439 \$	1,437,813 \$	10,501,739	216,508	\$ 2	vs.		1931	95		14,463,563		\$ 25,545,973 Expenditure			
Suoy							69,345.0	27,282,773.1	27,282,773.1	764,536.6	1,34	1,343,525.5 1,343,5	1,341,5255 2,108,063.3	3.3	658,990.3	658,990.3	26,223,488.8		Consumption			
	KWH	PH 264,269,458	132,996,400	22,133,057	319,398,916				319,398,916.0	and links a					0.000.00	0.000				9002		100
2000	GHG KCOZe			75,675.0	1,149,838		333708	42,015.5	13405446	3,700.1	in	3,708 3,7	37081 5551.9	17.9	25,239.0	2,235.0	917,368.0	17,100.3	2,861,869 Energy 142,461 GHG	7007	27.5	100.1
Exp	de	\$ \$ 10,808,930 \$	\$ 1187311 \$	1,598,007 \$	19,389,250 \$	95	6,857,388 \$	8,633,839 \$	28,023,089	573,402	\$ 1,0			248	\$ 189688	5 189,681 \$	19,143,147		\$ 49,346,965 Expenditure			
Const	Consumption					5,765,538.5 21,83	21,829,756.5	27,595,295.1	27,595,295.1	664,838.8	1,196		14.2 1,861,052.6	2.6	842,739.3	842,739.3	26,413,679.3		Consumption			
2001	Fnorey	AH 170,144,631	139,299,908	23,505,964	332,950,904		42,642.1	698.619.3	332,950,904.5	23,230,5	9			24	20,370,3	20 271 3	924.05.0		2 922 120 Fnorey	2001	5 58	107.4
159	GHG KCOZe			1,433.9	20,310		33,617.8	42,496.8	62,806.7	1,602.3				4.0	2,336.0	2,326.0	63,657.0	18,240.6	151,934 GHG			
Exp	ide	w	w	1,697,131 \$	20,205,895 \$	2,466,775 \$ 9,	339,820 \$	11,806,667 \$	20,012,562	531,871	8	956,971 \$ 156,926	956,971 \$ 1,488,848	343	766,911 \$	766,911 \$	19,546,123		\$ 53,814,438 Expenditure			
Const							21,759,689.5	27,959,846.8	27,959,846.8	662,834.3	1,206			1.2	839,903.2	839,903.2	26,383,766.5		Consumption			
5002	KWH	PS,477,178	137,138,356	23,972,522	336,568,058				336,568,057.8	* 999 00					0.000		***************************************			, ,	100	1100
761)	GHG KO20		55761	974.9	13.687	9548.2	33,509.9	43.058.2	567453	1.597.4	46	3.331 3.3	33313 4329.0	90	2.336.3	2.336.3	523,478.0	192738	7,944,509 Energy	7007		10.0
Exp	anditure as	s5	7,198,714 \$	1,730,816 \$	20,475,931 \$	١.	,491,944 \$	3,626,746 \$	30,102,677	556,781	\$ 1,0			181	764,312 \$	764,312 \$	20,315,500		\$ 52,753,140 Expenditure			
		10					35,108.5	27,989,673.9	27,989,673.9	605,513.2	1,346			8.9	867,463.3	867,463.3	26,487,275.6					
	Consumption	M 157,711,048	132,653,721	22,654,960	313,019,729				313,019,729.3										Consumption			
2003	Energy G	567,759.7		81,557.8	1,126,872.2		540,129.3	708,604.6	1,835,476.8	21,194.0	15			9.9	33,223.4	33,223.4	927,101.0		2,868,571 Energy	2003	6.11	120.4
(35)	(5)	2e 5,467.3	45987	785.4	10,851	10,248.0	32,856.1	43,104.1	83,988,4	1,499.3				0.0	2,394.2	2,394.2	63,834.3	20,273.4	145,633 GHG			
бхд	Expenditure approx \$	v,	6,964,320 \$	1,635,688 \$	18,977,397 \$		8,236,972 \$	10,806,220 \$	29,783,617	\$38,907	\$ 1,1	1,198,515 \$ 1,198	1,198,515 \$ 1,737,423	\$ \$	789,392 \$	789,392 \$	23,454693		\$ 53,765,125 Expenditure			
Cons.	Consumption	15 H	344 340 036	25.780.616	807 000 CM	9,269,336.3 23,78	21,768,7715	28,085,428.2	28,035,328.2	568,827.3	1,32			9.0	923,028.2	923,028-2	24,032,684.0		Consumption			
2004				92,810.2	1,286,003.2		51,108.1	8.837,807	1,995,763.1	19,910.0	36			98	35,274.8	35,274.8	841,186.0		2,942,753 Energy	2004	5.40	114.7
(24)	GHG xcoze	2e 44328	3,411.3	610.1	8,454	9,650.5	33,523.9	43,174.4	51,628.7	1,370.9		3,648 3,6		8.6	2,542.0	2,542.0	57,918.8	23,294.0	138,402 GHG			
Exp	Expenditure approx.5	ss	v>	1861360 \$	21,753,164 \$		3,093,284 \$	11,711,038 \$	33,464,201	540,386	**		1,255,994 \$ 1,795,981	\$ 881	838,132 \$	838,132 \$	20,427,781		\$ 56,526,096 Expenditure			
Cons	Consumption	M 171.981.194	153.887.410	24577.249	350.445.855	7,259,505.5	22,828,318.5	30,084,824.7	350.445.855.1	520,645.0 43,107.6	60,026.9 1,165	1,103,550.4 1,203,0		7.7	9.6,181.8	9.001.00	25,344,947.0		Consumption			
2005	Energy		553,994.6	88,478.1	1,261,607.1	183,709.0 5:	577,932.1	761,647.1	2,023,254.2					31	37,387.3	37,387.3	0.701,107.0		3,014,212 Energy	2005	5.98	123.7
(52)	GHG scoze		3,795.9	606.2	8,614		35,155.6	46,330.6	\$4,975.D	1,230.6 108.6			3,452.9 4,683.2	3.2	2,694.3	2,694.3	61,080.6	22,239.0	145,672 GHG			
Exp	Expenditure approx.5	.\$ \$ 11,316,363 \$	8,079,089 \$	1,774,477 \$	21,169,932 \$	95	10,691,744 \$	14090,472 \$	35,260,403		66,030 \$ 1,1	1,165,550 \$ 1,278		5 2 2	888,325 \$	888,325 \$	24330361		\$ 62,269,232 Expenditure			
Cons	Consumption			200000000000000000000000000000000000000	* 20 000 020	67593585 2206	261,380.0	28,820,738.9	28,820,738.9					6.9	904,235.0	904,215.0	25,428,330.0		Consumption			
2006	Fnorm	20,502,171	5605500	87.950	1 36.1 000	121 121	6686160	779 644 2	1 003 5643	20 236 6 2107.0	44050	503450		6.7	346310	Meno	0.510.058		2 003 056 Enemy	2006	5.65	115.8
(92)			41003	69.3	9,245		33,974.5	44,383.9	53,629.3	1,361.7 138.6			46656 6,027.3	7.3	2,495.6	2,495.6	61,282.2	22,997.0	146,431 GHG			
Exp	enditure ap	\$ 11	8,174,688 \$	1,752,755 \$	21,186,065 \$	3,422,460 \$ 11,	11,170,319 \$	14592,884 \$	35,778,949	998,917 \$ 60,515 \$	v,	1,642,493 \$ 1,832		\$ 820	822,836 \$	822,836 \$	25,682,583		\$ 64,715,396 Expenditure			
Const							21,823,078.5	29,713,915.5	29,713,915.5					7.3 318,923.0	557,856.0	876,779.0	25,917,732.6		Consumption			
	KWH		165,005,013	24859,169	372,280,866	000,000	000000000000000000000000000000000000000	200	372,280,865.8						2 200 00	0.000.00	4 222 200			1002		0
7007	CHG COS		40703	633.3	1,340,414		33,625	45 25 4	4.002, 12.00.00 A CASA						1 510.7	2 343 4	50.461.7	01889	3,120,847 EREISY 127 763 CMG	7007	† †	7.011
Exp	Expenditure approx.5	\$ \$ 12,019,630 \$	8,671,541 \$	1,796,579 \$	22,487,773 \$	4,586,515 \$ 12,	12,326,270 \$	16,912,809 \$	39,400,583	622,802 \$ 222,473 \$	66,825 \$ 1,4	1,429,682 \$ 1,618	1,618,980 \$ 2,241,783	783 \$ 322,112 \$	507,649 \$	829,761 \$	27,472,797		\$ 69,944,924 Expenditure			
Const							21,503,997.5	29,238,928.3	29,298,928.3		ř.					829,337.9	25,453,527.3		Consumption			
	KWH	7H 382,416,484		24323,468	388,217,118			7 100 110	388,217,118.0							0 500 00	0 000 000			_		0 00
2000	GHG KCO2e		47184	632.4	10.094	120042	331162	45.120.3	552140	1.476.8 237.7	783	3.866 4.1	41817 5658.7	32,03.2		2.091.5	61.343.0	2469.0	3,142,144 EHEIBY	2000	4.07	170.0
Exp	Je	\$ \$	\$ 689'98'6	1,799,666 \$	23,566,465 \$	us.	14,107,825 \$	19,353,061 \$	42,939,526	10	so.	v>			*	1,111,313 \$	30,035,162		\$ 76,572,839 Expenditure			
Cons	Consumption					7,370,028.5 18,36	18,366,710.0	25,736,739.1	25,736,739.1		1,528	1,528,107.0 1,609,0				808,540.0	25,091,745.4		Consumption			
	KWH	JH 186,880,727	191,271,019	24174852	402,326,601				402,326,601.2													
5002	GHG KON			80,359.9	1,447,221	180,580 40	4649800	36.966.2	2,098,7901							1,996.7	878,255.0	2595.0	3,088,542 Energy 117 909 GHG	5007	4.60 T	120.4
Expe	enditure ap	\$ \$ 13,600,508 \$	10,503,548 \$	1,886,736 \$	25,980,792 \$	v^	10,626,172 \$	14,993,226 \$	40,984,018	512,886 \$ 77,690 \$. \$ 1,4	1,421,140 \$ 1,498	1,498,829 \$ 2,011,715	715 \$ 970,248 \$		970,248 \$	25,593,580		\$ 69,559,561 Expenditure			
Const						2	21,124,955.5	29,751,202.5	29,751,202.5		1,459					552,933.0	27,105,644.7		Consumption			
2010	Fnorey		222,907,154	22,054,198	422,368,206		5348090	753 395.0	422,368,206.0								048.345.0		2 220 567 Financia	2010	4 28	118.4
1367	GHG KON			858	10.691		27.275	38.412.9	49.104							1.393.4	62.058.4	2.409	120.255 GHG			i i
Exp	ide	.\$ \$ 14,295,359 \$	13,280,245 \$	1,963,823 \$	29,439,427 \$	3,936,142 \$ 9,	9,118,753 \$	13,034,895 \$	42,474,322	565,433 \$ 84,547	\$ 1,5	1,524,606 \$ 1,608	1,608,753 \$ 2,114,186	186 \$ 580,580 \$	55	\$ 080,580 \$	28,731,983		\$ 73,961,071 Expenditure			
Const						2	20,348,7410	29,105,338.0	29,105,338.0		. 1,65					333,617.0	25,623,747.3		Consumption			
3011	Enormal	38	188,439,060	24,702,582	400,330,967		200 000	O PER SUL	400,330,967.0								270 200		2 100 010 C	_		170
	GHG #COZe			584	9,468	11,306	26,273	37,579.0	TAO, TA	1,275.5 152.0		43436 44	956 5,771.1	111 991.9		6'166	58,665.6	2,072	114,548 GHG	7707	T C7.4	0./11
Exp	Expenditure approx.5	\$ \$ 15,752,532 \$	11,978,744 \$	2,183,542 \$	29,914,818 \$	**	8,784,686 \$	12,387,556 \$	42,302,374	646,259 \$ 69,381	\$ 1,8		1,924,696 \$ 2,570,	v»		413,298 \$	33,054,634		\$ 78,341,260 Expenditure			Ī

APPENDIX B

RMOW Energy and GHG Emissions Assessment - 2011 By Division, Department and Worksgroup - showing potential carbon carbon costs related to 'neutrality' commitment





		۵						To	otals				
Division	Dept.	Workgroup	Organizational Unit		cost (\$)	mobile fuels (Litres)	mobile fuels (GJ)	stationary gas (GJ)	Electricity (GJ)	Total Energy Use	GHGs (tCO2e)		carbon cost (\$)
1100			Mayor & Council	s	358	275.5	10	-	_	10	0.61	Ś	15.34
	1101		Mayor & Council	\$	358	275.5	10	-	-	10	0.61	\$	15.34
1200			CAO Office	\$	6,729	5,176.1	179	-	-	179	18.48	\$	462.08
	1201		Administrator	\$	6,711	5,162.0	179	-	-	179	18.45		461.29
	3100		Human Resources	\$ \$	18	14.1	0		-	- 0	0.03	\$	0.79
1300			2010 Games Office	\$	556	425.6	15	-	-	15	0.95	\$	23.81
	1302		2010 Games Office	\$	-	-	-	-	-	-	-	\$	-
	1401		Partnership & Economic Services	\$	556	427.7	15	-	-	15	0.95	\$	23.81
			 Delian & December Development	>				-	-	-	0.00	,	226.40
1500			Policy & Program Development	\$	5,288	4,067.8	141	-	-	141	9.06	\$	226.49
	1501 2200		Policy & Program Development Lesgislative Services	\$	4,779 509	3,676.5 391.3	127	-	-	127 14	8.19 0.87		204.70 21.79
	2200		Lesgislative services	Ś	-	- 391.3	14	-		- 14	-		21.79
2000			Economic Viability	\$	4,344	3,400.7	118	-	-	118	7.57	\$	189.35
	2100		General Manager	\$	3,106	2,389.4	83	-	-	83	5.32	\$	133.04
	2300		Financial Services	\$	199	153.3	5	-	-	5	0.34		8.54
	2400		Fiscal Planning	\$	-	-	-	-	-		-	Ş	- 47.77
	2500		Information Technology	¢	1,038	858.0	30	-	-	30	1.91	7	47.77
5000			Pesort Evnerience	s	455 993	71 013 4		F 922	12.051		546.76	Ś	13,665.88
5000	5100		Resort Experience	\$	455,882 526	71,812.4 404.5	2,606	5,833	12,851	21,289	0.90	ب	13,003.00
	5200		General Manager Resort Parks Planning	\$	774	666.2	14 23		-	14 23	1.48	ç	37.09
	1402		Village Animation	\$	1,079	930.5	32	-	-	32	2.07		51.81
	5400		Resort Planning	\$	281	216.3	7	-	-	7	0.48		12.04
	5300		Park/Village Operations	\$	441,480	69,594.9	2,529	5,833	12,851	21,212	541.82		13,542.42
6000			Environmental Services	\$	872,445	199,527.4	7,518	4,164	28,279	39,960	893.17	\$	22,329.27
	6100		General Manager	\$	4,638	3,958.0	137	-	-	137	8.82	\$	220.38
	6200		Development Services	\$	240	184.5	6	-	-	6	0.44		11.12
	6400		Transportation	\$	174,164	111,530.4	4,308	-	1,788	6,096	302.89	\$	7,572.36
	6500 6600		Central Services Environmental Operations	\$	3,445 64,002	2,485.9 55,598.5	86 2.007	18	-	105 2.007	6.66 131.52	\$ \$	166.47 3,287.95
	8200		Water Utility	s	262,492	12,855.0	497		11,046	11,543	104.07	ç	2,601.76
	8300		Sewer Utility	Ś	334,264	12,391.2	457	4,145	14,356	18,959	330.65	Ś	8,266.20
	6600		Solid Waste	\$	28,593			-	1,088	1,088	6.95		173.86
	6800		Transit	\$	2	1.7	0	-	-	0	0.00		0.10
	8300		Environment Stewardship	\$	606	522.2	18	-	-	18	1.16	\$	29.08
				Ş	-	-		-	-	-			
7000			Community Life	\$	351,451	54,805.1	1,984	8,263	8,856	19,103	604.41	\$	15,110.34
	7100 4100		Community Life General	\$	3,644	3,141.0 10,228.5	109	-	204	109	7.00 24.26	\$ \$	174.88 606.57
	4300		Bylaw Fire	s	16,697 23,967	20,902.3	356 779	-	204	561 779	24.26 51.79	ş S	1,294.67
	5800		Meadow Park Sports Centre	Ś	284,282	1,931.2	67	8,238	8,615	16,920	475.43	Š	11,885.79
	7200		Building Dept.	\$	6,513	5,068.4	176	25	-	201	12.82		320.42
	4200		RCMP	\$	416	358.9	12	-	-	12	0.80		19.98
	5500		Whistler Public Library	\$	205	176.9	6	-	-	6	0.39		9.85
	5700		Recreation	\$	15,727	12,997.8	478	-	36	515	31.93		798.18
9000			Whistler 2020 Development Corp	\$	225	-	-	-	-	-	0.43	\$	10.80
	9100	1	Whistler2020 Development Corp	\$	225	194.0	7	-	-	7	0.43	\$	10.80
				\$	1,697,277	339,490.6	12,570	18,259	49,986	80,816	2,081.46	Ś	52,033.36
			ı	II *	2,00.,2	505, .50.0	12,370	10,200	.5,500	00,010	_,		52,000.00

APPENDIX C – Summary of Emission Factors

Energy Type	2011 Emission Factor	Source
Propane	0.0600125 tCO2e/ GJ	Methodology for Reporting BC Public Sector GHG Emissions (Ministry of Environment - Feb, 2011)
Natural Gas	0.0503034 tCO2e/ GJ	Methodology for Reporting BC Public Sector GHG Emissions (Ministry of Environment - Feb, 2011)
Gasoline (E5)	0.0022271 tCO2e/litre	Methodology for Reporting BC Public Sector GHG Emissions (Ministry of Environment - Feb, 2011)
Diesel (B4)	0.002623 tCO2e/litre	Methodology for Reporting BC Public Sector GHG Emissions (Ministry of Environment - Feb, 2011) updated to reflect B4 standard
B5 Biodiesel	0.0025957 tCO2e/litre	Methodology for Reporting BC Public Sector GHG Emissions (Ministry of Environment - Feb, 2011)
Electricity	0.0063900 tCO2e/ GJ	three year rolling avg of BC Hydro's published GRI emission rates (http://www.ec.gc.ca/ges-ghg/default.asp?lang=En&n=AC2B7641-1) NOTE: The 2011 BC Hydro GHG emission factor was not released in BC Hydro's GRI report at time of publishing this report. As such the 2011 emission factor was assumed to be identical to 2010 levels, and the three year rolling average protocol applied.

APPENDIX D – Summary of Corporate Carbon Neutral Commitment

RMOW Carbon Footprint

		육		T	ota	ls
Division	Dept.	Workgroup	Organizational Unit	GHGs (tCO2e)		carbon cost (\$)
		_>	Mayor & Council	0.61	<u>.</u>	15.24
1100	1101		Mayor & Council Mayor & Council	0.61	\$	15.34
	1101		Iviayor & council	- 0.01		13.34
1200			CAO Office	18.48	\$	462.08
	1201		Administrator	18.45	\$	461.29
	3100		Human Resources	0.03		0.79
1300			2010 Games Office	0.95	\$	23.81
	1302		2010 Games Office	-	\$	-
	1401		Partnership & Economic Services	0.95		23.81
1500			Policy & Program Development	9.06	\$	226.49
1300	1501		Policy & Program Development	8.19	\$	204.70
	2200		Lesgislative Services	0.87	ر \$	21.79
				-		
2000			Economic Viability	7.57	\$	189.35
	2100		General Manager	5.32	\$	133.04
	2300		Financial Services	0.34		8.54
	2400 2500		Fiscal Planning	-	\$ \$	-
	2500		Information Technology	1.91 -	,	47.77
5000			Resort Experience	546.76	\$	13,665.88
	5100		General Manager	0.90		22.52
	5200		Resort Parks Planning	1.48	\$	37.09
	1402 5400		Village Animation	2.07 0.48	\$ \$	51.81 12.04
	5300		Resort Planning Park/Village Operations	541.82	ج خ	13,542.42
				-		
6000			Environmental Services	893.17	\$	22,329.27
	6100		General Manager	8.82		220.38
	6200		Development Services	0.44		11.12
	6400 6500		Transportation Central Services	302.89 6.66		7,572.36 166.47
	6600		Environmental Operations	131.52	\$	3,287.95
	8200		Water Utility	104.07		2,601.76
	8300		Sewer Utility	330.65		8,266.20
	6600		Solid Waste	6.95		173.86
	6800		Transit	0.00		0.10
	8300		Environment Stewardship	1.16		29.08
7000			Community Life	604.41	\$	15,110.34
	7100		Community Life General	7.00	\$	174.88
	4100		Bylaw	24.26		606.57
	4300 5800		Fire	51.79 475.43	\$ \$	1,294.67 11,885.79
	7200		Meadow Park Sports Centre Building Dept.	12.82	\$ \$	320.42
	4200		RCMP	0.80		19.98
	5500		Whistler Public Library	0.39		9.85
	5700		Recreation	31.93		798.18
9000			Whistler 2020 Development Corp	0.43	\$	10.80
	9100		Whistler2020 Development Corp	0.43	\$	10.80
				-		
				2,081.46	\$	52,033.36

Verified Emission Reduction (VERs)

As of August 10th, **the RMOW's 2011 Corporate Emissions have not yet been neutralized** through the purchase of VERs, local credits or any other carbon offset programs.

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

If successfully validated, executed and verified, the CCF will be in a position to provide high quality, independently certified VERs for potential purchase by the RMOW. At this point, RMOW staff feel that the benefits of supporting a local offset project, the co-benefits associated with the IFM approaches, and the independent, third party rigour that is being applied to the CCF project, justify the delay in achieving formal neutrality with respect to 2011 corporate operations.

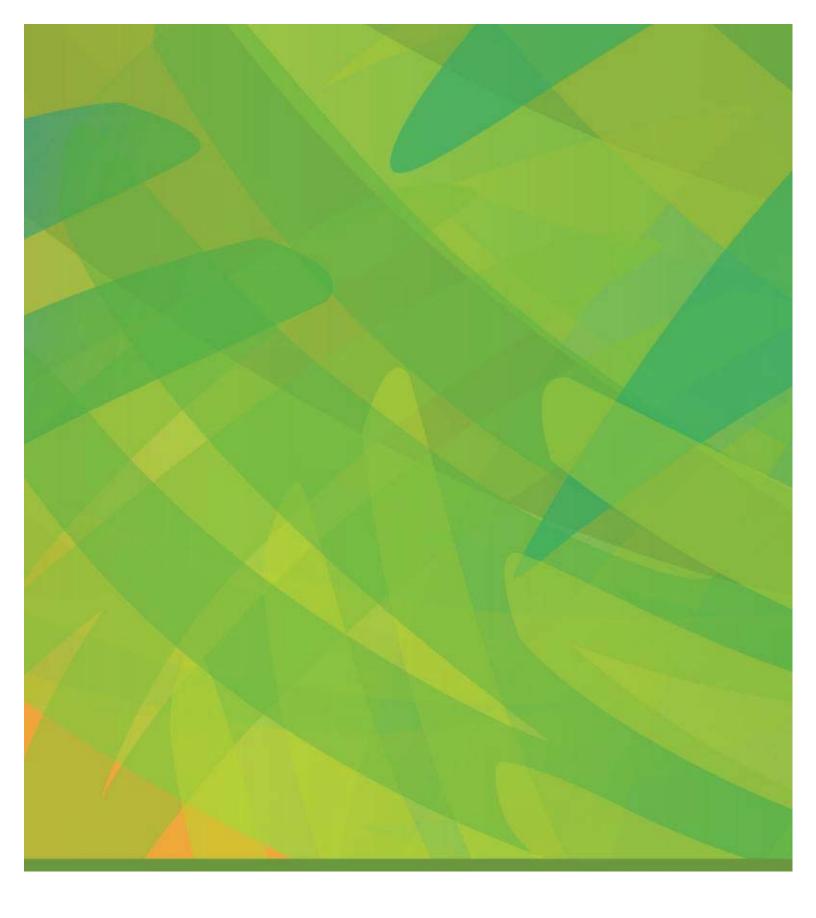
The CCF anticipates that they will have the ability to vend VERs by late 2012, or early in 2013.

Consistent with our commitments in both the UBCM Climate Action Charter, and the RMOW Carbon Neutral Plan, the RMOW remains committed to achieving carbon neutrality with respect to 2011 corporate operations. All RMOW departments have been charged internally for the costs associated with the RMOW carbon neutrality commitments. All departments continue to use the price signals that these costs imply (\$25/tCO2e) to improve financial decision making and preference cost-effective projects and initiatives that are capable of continuously reducing carbon emissions, and decreasing carbon costs across corporate operations. See Appendix D above for more detail.

Key Variance Summary – Traditional Services Scope Boundary

The following is a summary of the variances in the inventory scope boundary between the 2011 RMOW corporate inventory and the corporate emissions boundary described within *The Carbon Neutral Workbook—Helping Local Governments Understand How to be Carbon Neutral in their Corporate Operations.*

Traditional Service Area	Variance from 'Workbook' Traditional Service Approach
Administration & Governance	 All local government buildings related to this service area are included All local government vehicles used for governance and administration are included Staff travel for conferences and meetings is included Fuel for staff vehicles used in the execution of administration and governance responsibilities is included Although partially funded by local government, the chamber of commerce building space is not included Although partially funded by the local government, Tourism Whistler's building assets and corporate travel is not included (Tourism Whistler is a membership—based tourism marketing not-for-profit organization) Consultant travel associated with work on specific contracts related to this service area is not included The Whistler Housing Authority (WHA) is not included
Drinking, Storm and Waste Water	 All municipally owned and operated water intakes, wells, reservoirs, dams, treatment facilities, distribution systems, and collection systems are included All municipal vehicles used within the provision and maintenance of these services is included The privately operated VanWest water distribution system in Function Junction is not included Heavy vehicles used for gravel extraction on Fitzimons Creek is not included
Solid Waste Collection, Transportation and Diversion	Note that the operation of the entire solid waste management system (solid waste, recycling & compost) is a service contracted out by the local government – renewal of this contract is expected in 2012 The operation of buildings at the Solid Waste and Recycling Transfer Station is Included The operation of buildings and infrastructure at the Composting Facility (located at the Transfer Station) is not included – The operation of the heavy vehicles at the Transfer Station (both Compost Facility responsibilities & Transfer Station responsibilities) are not currently included The pick-up and transfer of waste, recycling and compost from local community compactor sites to the Transfer Station is not included The transfer of solid waste, recycling and compost beyond the Transfer Station is not included
Roads & Traffic Operations	 The operation of buildings related to the provision of this service area are included The operation of vehicles related to the operation, roads, trails street lights/signals, bike lanes, parking lots and sidewalks is included Road resurfacing activities are included Vehicles used for snow removal on municipal roads is not included Snow removal for Day Ski parking lots is not included Snow removal for municipal roads in Function Junction & Cheakamus crossing is not included (contracted) Vehicles used for snow removal on strata roads is not included Vehicles used for the snow removal within the Whistler village pedestrian environment are not included.
Arts, Recreation & Cultural Services	 The operation of all municipally-owned recreation facilities (parks, recreation centres, libraries, theatres) is included The operation of municipally-owned parks vehicles and equipment used for the maintenance and operation of parks and parkland areas is included All electricity and natural gas used at municipal festival and event stages and village infrastructure locations is included Third party vehicles used in the delivery and execution of local festivals and events is not included
Fire Protection	 All fire protection vehicles are included All energy consumed by local fire halls is included Private vehicles used by 'paid-on-call' firefighters to travel to their home fire hall when responding to a call is not included

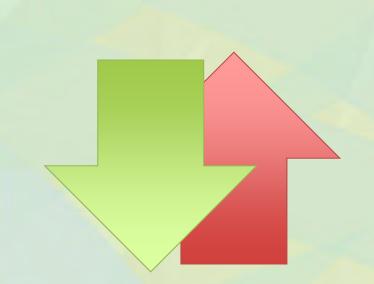


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Host Mountain Resort 2010 Olympic and Paralympic Winter Games

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WHISTLER ENERGY CONSUMPTION AND **GREENHOUSE GAS PERFORMANCE TRENDS** 2011 Annual Report

Presentation to Council August 21, 2012

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Overview

- 1. Brief Background
- 2. Summary of Key Performance Trends (year: 2011)
 - **Corporate Operations** a)
 - **GHG** performance
 - Energy consumption performance
 - Key insights
 - **Community-wide** b)
 - GHG performance
 - **Energy consumption performance**
 - iii. Key insights
- 3. Closing Comments





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Why do we Care about Energy Consumption & GHG Emission Reductions?

"What gets measured, gets managed." Dr. Peter Drucker

"Global warming is the challenge of our generation. How we respond will shape the future of not just our environment, but also our economy, our society, our communities, and our way of life."

BC Climate Action Plan, Province of British Columbia

"climate change is the greatest and widest-ranging market failure ever seen" Lord Nicholas Stern, 2006



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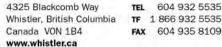
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RMOW Background

- Full community inventories (2000 2011)
- Detailed corporate inventories (2006-2011)
- Committed to ongoing tracking/reporting
 - ✓ FCM Partners for Climate Protection
 - ✓ UBCM Climate Action Charter
 - ✓ Provincial Climate Action Rebate Incentive Program
 - ✓ RMOW Integrated Energy Plan
 - ✓ RMOW Carbon Neutral Operations Plan
 - ✓ Whistler Official Community Plan









Corporate Performance - GHGs

WHISTLER - Total Estimated RMOW Corporate GHG Emissions

(showing targetted reductions and a 5% reduction per year targetted performance curve)



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Corporate Performance - GHGs

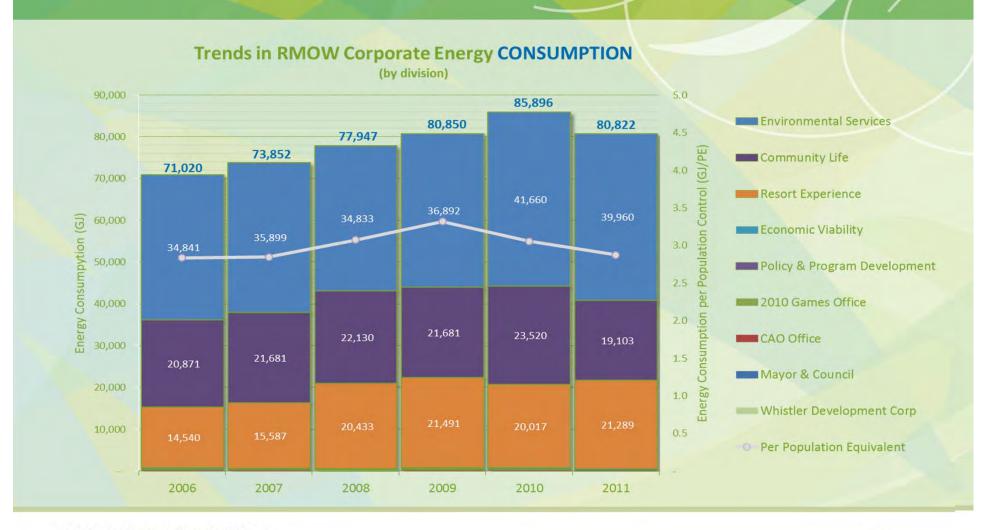


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Corporate Performance - Energy

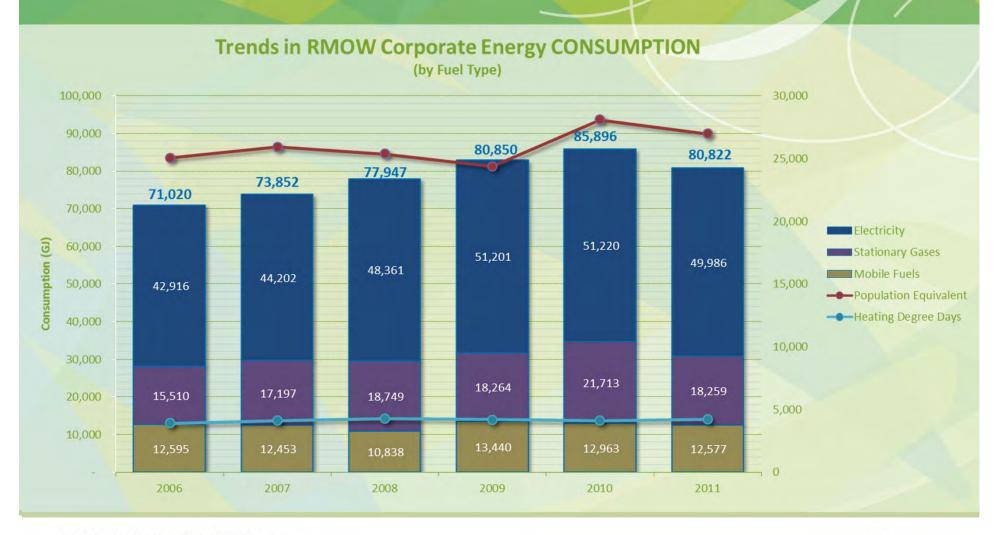


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Corporate Performance - Energy

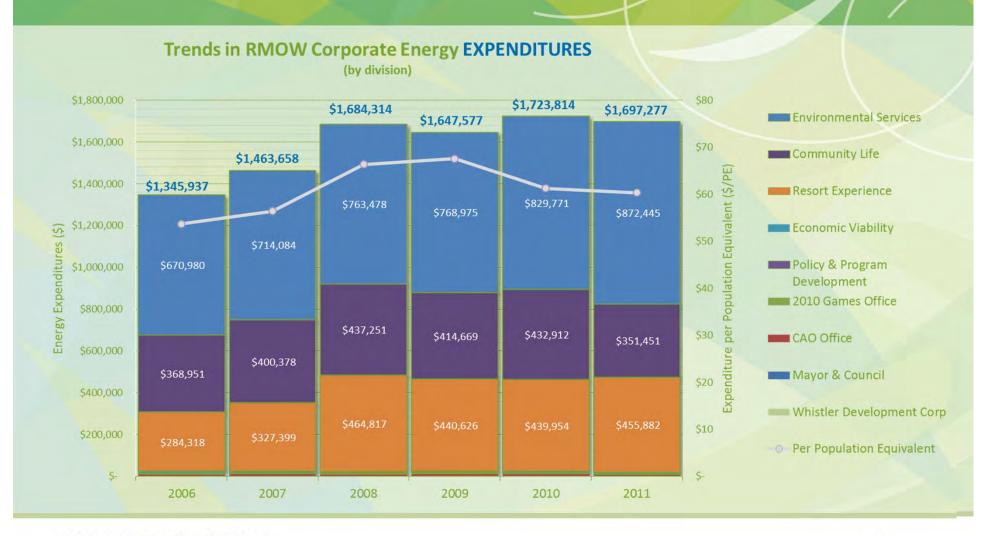


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Corporate Performance – Expenditures

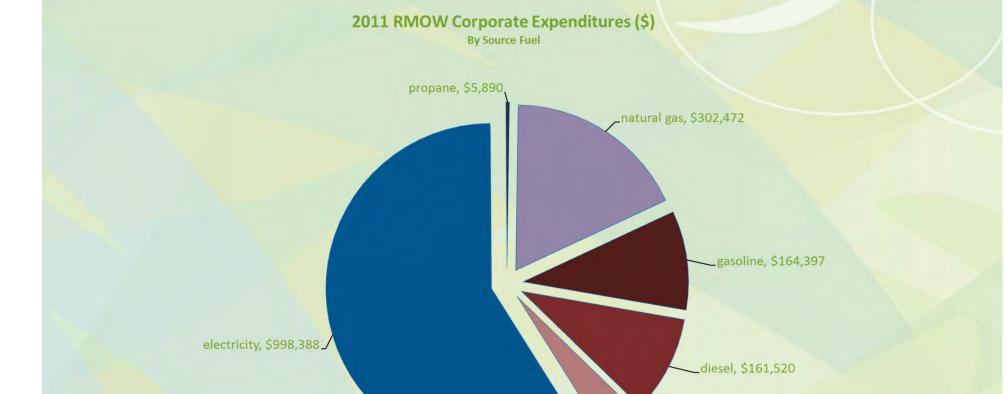


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Corporate Performance – Expenditures



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b5 biodiesel, \$64,610

Key Insights - Corporate

- 1. Corporate GHG emissions are decreasing, but at a slightly slower pace than targeted
 - WWTP, MPSC, PWY & our fleet show best potential for further reductions
- 2. Total corporate energy consumption decreased (-6%) vs 2010, however still 2nd highest
 - MPSC reductions are significant, but other areas of operations are growing
 - Both ES and REX energy consumption remains higher than 2008 benchmark
 - 2011 expenditures remained constant (due to 6% reduction in consumption), but 5% annual increase since 2006





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Changing Gears Corporate...



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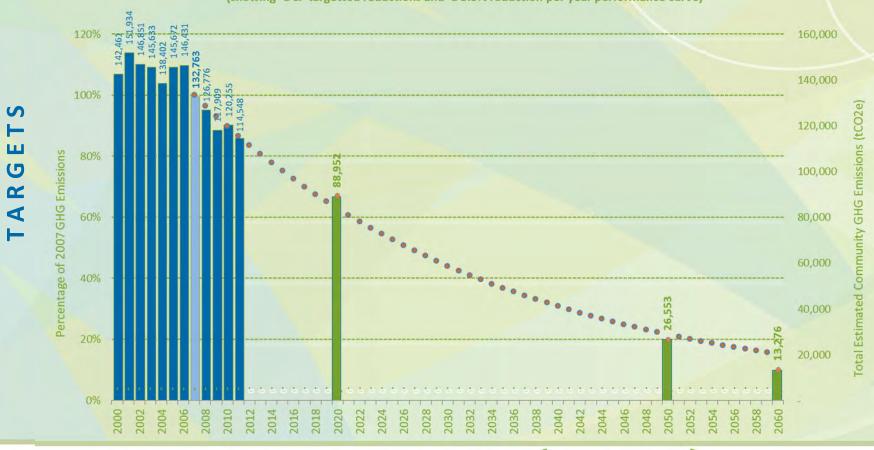


...Community-wide

Community-wide Performance: GHGs



(showing OCP targetted reductions and a 3.5% reduction per year performance curve)



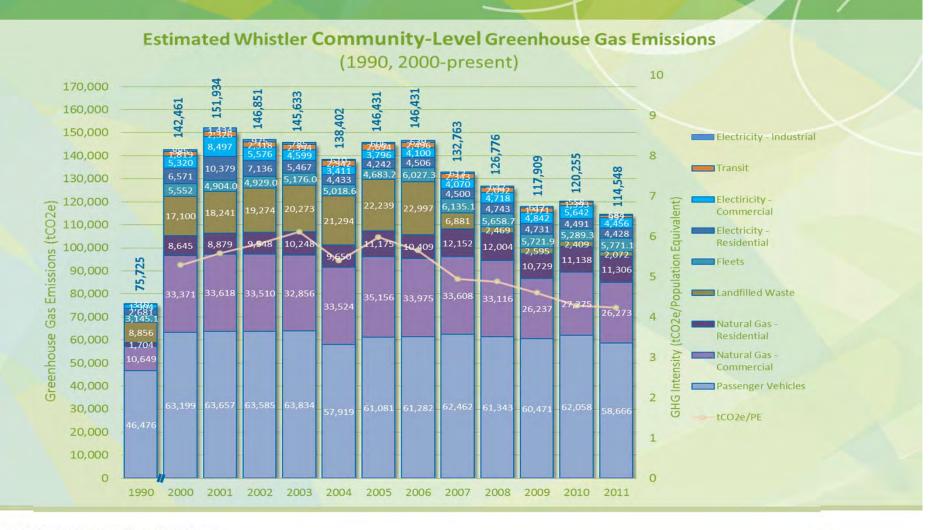
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TEL 604 932 5535 TF 1 866 932 5535 FAX 604 935 8109 33% by 2020 80% by 2050 90% by 2060



Community-wide Performance - GHGs

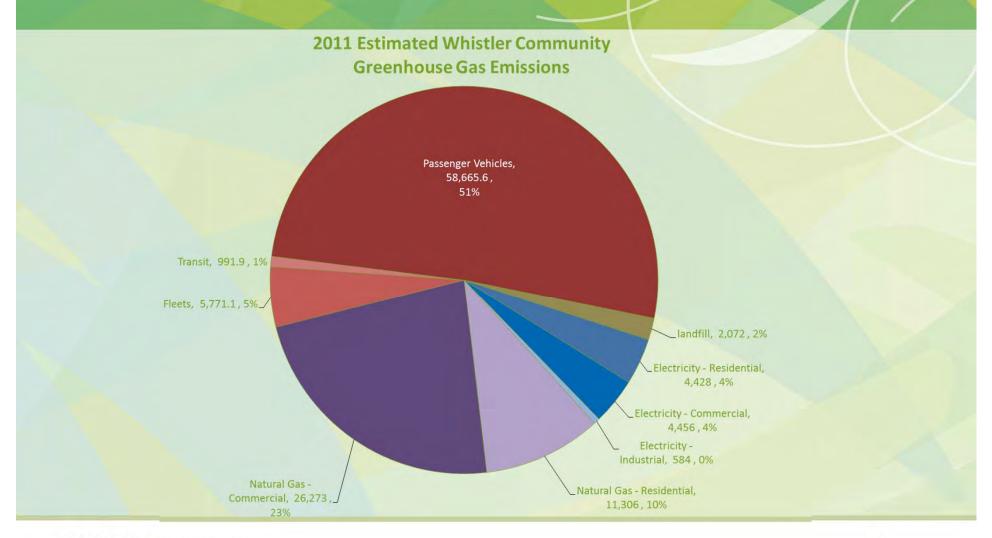


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Community-wide Performance GHGs

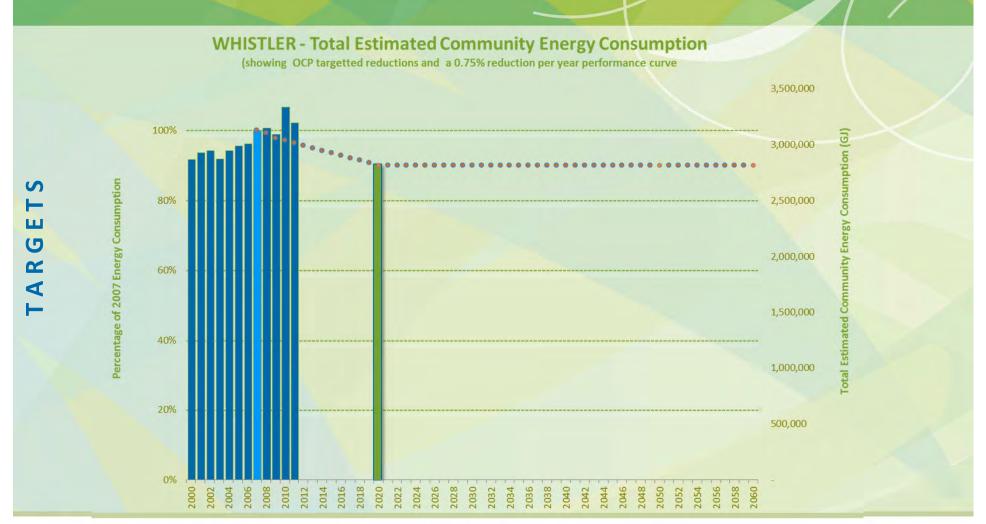


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Community-wide Performance Energy



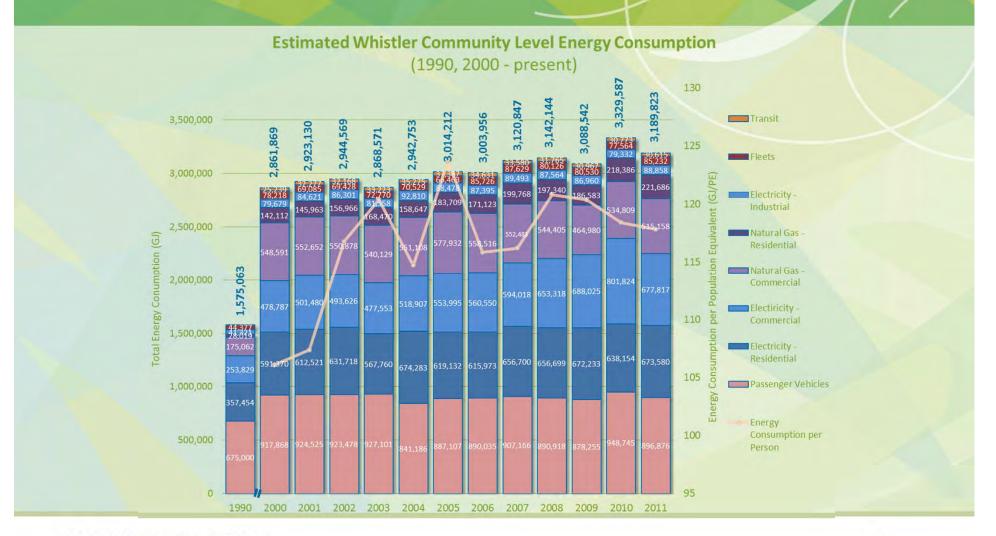
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TEL 604 932 5535 TF 1 866 932 5535 FAX 604 935 8109 10% by 2020



Community-wide Performance - Energy

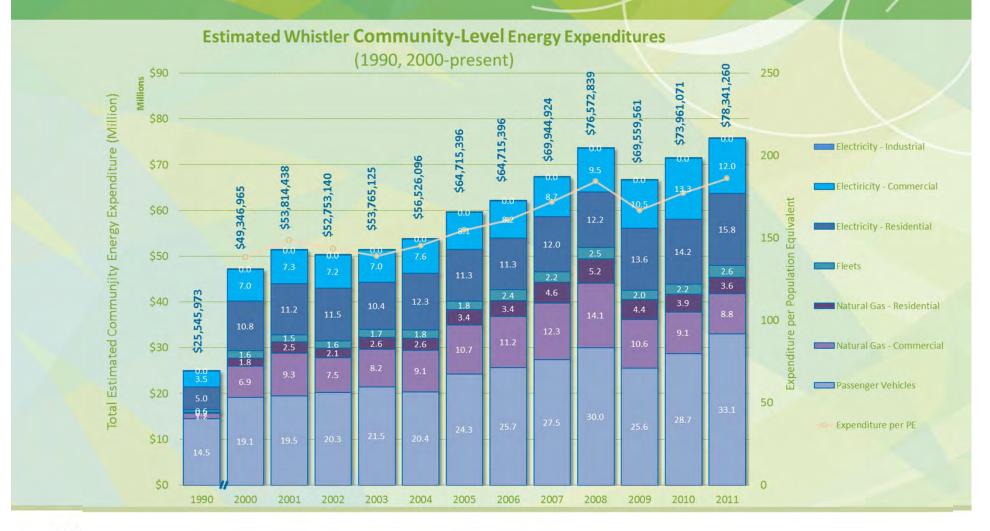


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Community-wide Performance - Expenditure



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Key Insights – Community-wide

- 1. Early GHG reduction initiatives (2007 2011) have been successful (-13.7%)
 - Further reductions will be more challenging and will need to be premised on conservation/efficiencies - not fuel switching
 - Biggest opportunity areas moving forward are:
 - Mobile fuels passenger vehicles & fleets
 - Natural gas consumption reduced space & water heating demands (i.e more energy-efficient buildings)
- 2. Despite YOY decrease (-4.2%), 2011 energy consumption was second highest on record
- 3. Total energy expenditure is now >\$78M/yr (~5%/yr)





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Closing Comments



ROUND TABLE ON THE ENVIRONMENT

Traditional ways of thinking saw conflict between the economy and the environment. No longer. Not only can we reconcile environmental and economic considerations in our public policy choices, but we must.

Environmental and economic matters cannot be considered in isolation from each other. Both are driven by the same objectives - to sustain Canada's prosperity without borrowing from future generations or compromising their ability to live securely.

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Information Report

Recommendation:

That Council receives "Whistler Energy Consumption and Greenhouse Gas Performance Trends – 2011 Annual Report", as attached to Information Report No. 12-082

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Whistler Public Library

Energy Consumption at Whistler Public Library

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



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Lost Lake PassivHaus

Annual Energy Consumption Summary

Lost Lake PassivHaus BC Hydro Acct: 16414114201

February 15th, 2012

Month -	Consumption (KWh)						Expenditure (\$)											
	Heat Plant	per/m2	Remainder of Building	per/m2	Total	per/m2	н	eat Plant	pe	r/m2		emainder of Building	p	er/m2		Total	pe	r/mz
Feb-11	243.2	0.97	1,352.07	5.41	1,595	6.38	\$	19.46	5	0.68	\$	108.17	\$	0.43	\$	127.62	5.	0.54
Mar-11	186.9	0.75	2,189.20	8.76	2,376	9:50	\$	14.95	5	0.06	\$	175.14	5	0.70	5	190.09	3	0.76
Apr-11	94.7	0.38	924.415	3.70	1,019	4.08	\$	7.58	S	0.05	\$	73.95	5	0.50	5	81.53	è	0.33
May-11	74.8	0.36	455.15	1.87	530	2.52	\$	5.98	5	0.65	\$	36.41	5	8.15	\$	42,39	3	0.07
Jun-11	99.8	0.40	920.719	3.68	1,021	4.09	\$	7.99	5	0.08	\$	73.66	5	0.19	\$	81.64	3	0.33
Jul-11	152.5	0.61	1,311.94	5.25	1,464	5.86	\$	12.20	S	0.05	\$	104,96	5	0.43	5	117.16	è	0.47
Aug-11	162.4	0.85	1,168.49	4,67	1,331	5.83	\$	12.99	5	DOS	5	93.48	5	0.67	\$	106.47	3	8,43
Sep-11	104.9	0.42	895.916	3.58	1,001	4.00	\$	8.39	5	0.08	\$	71.67	5	0.19	5	80.07	3	0.32
Oct-11	78.7	0.30	381,454	1.53	460	1.84	\$	6.29	S	0.05	\$	30,52	5	0.11	\$	36.81	5.	0.15
Nov-11	362.8	1.45	554.283	2.22	917	3.67	\$	29.03	5	0.83	5	44.34	\$	0.16	\$	73.37	3	0.25
Dec-11	478.4	1.50	2,207.29	8.83	2,686	10.74	5	38.27	5	0.15	5	176.58	5	0.71	5	214.86	5.	0.86
Jan-12	746.7	2.99	2,290.16	9.15	3,037	12.19	\$	59.74	5	0.24	5	183.21	3	0.73	5	242.95	5	0.97
Feb-12	136.0	0.54	505.00		641	2.56	\$	10.88	5	0.04	\$	40.40	- 5	0.15	\$	51.28	5	0.31
Totals	2 922	11.7	15 156	60.6	18 078	72.3	\$	233.75	5	0.94	5	1 212 49	5	4.85	4	1 446 24	0	5.78

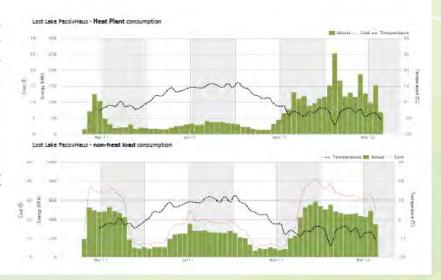


\$ 0.080 per kWh

72.31

NOTES:

- > Heat Plant energy Intensity meets Passive House standard (<15 kWh/m2) > Total energy Intensity meets Passive House standard (<120 kWh/m2)
- > annual energy consumption per m2 (57,7kWh/m2) is about one fifth of the energy intensity of RMOW key building wig (excluding WWTP and MPSC)

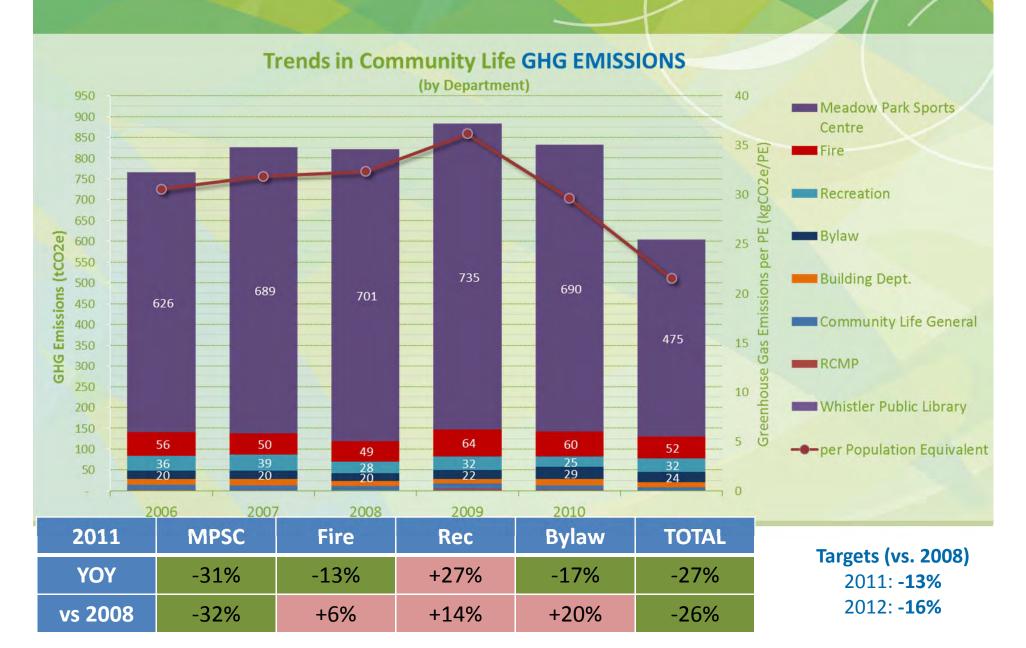


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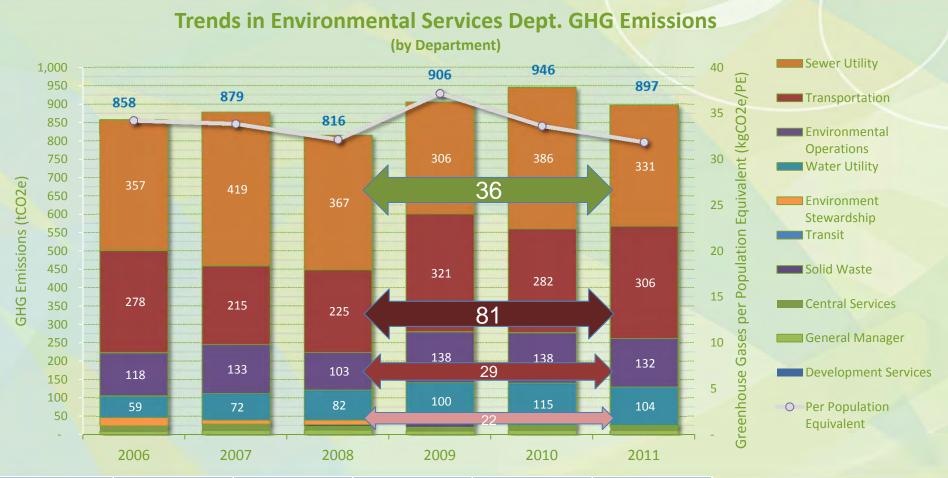
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How about CCS - how are you doing?



How about I.S. - how are you doing?

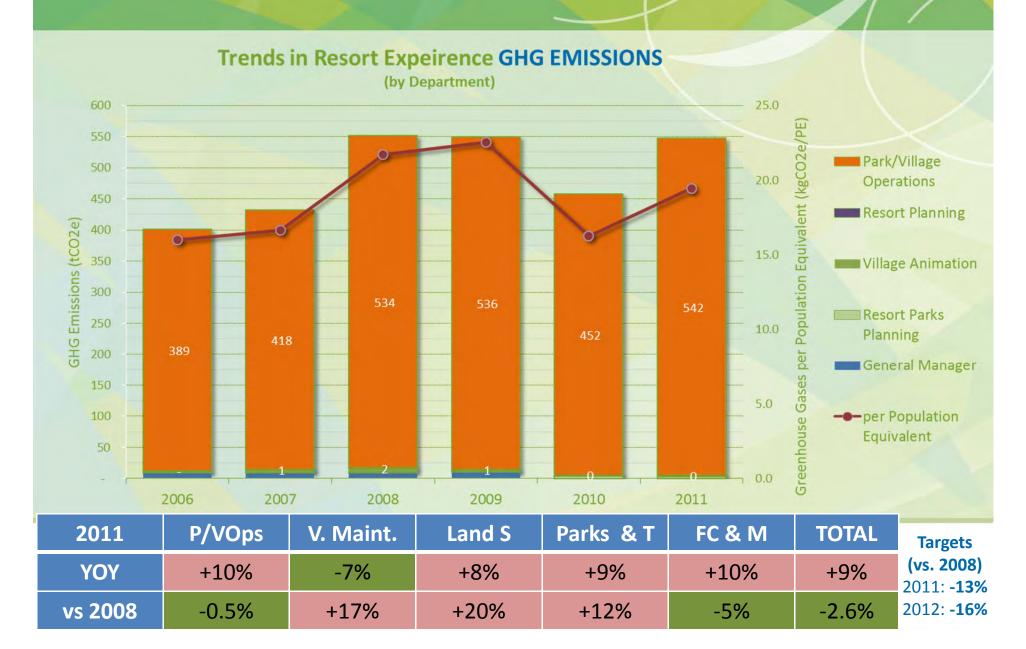


	Sewer	Transport	Env. Ops	Water	TOTAL		
YOY	-14%	+7%	-4%	-10%	-5%		
vs 2008	-10%	+35%	+28%	+27%	+10%		

Targets (vs. 2008)

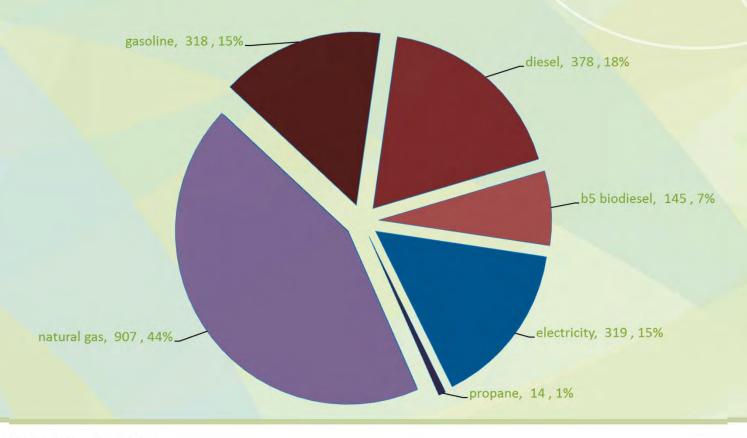
2011: **-13%** 2012: **-16%**

How about REX – how are you doing?



Corporate Performance - GHGs



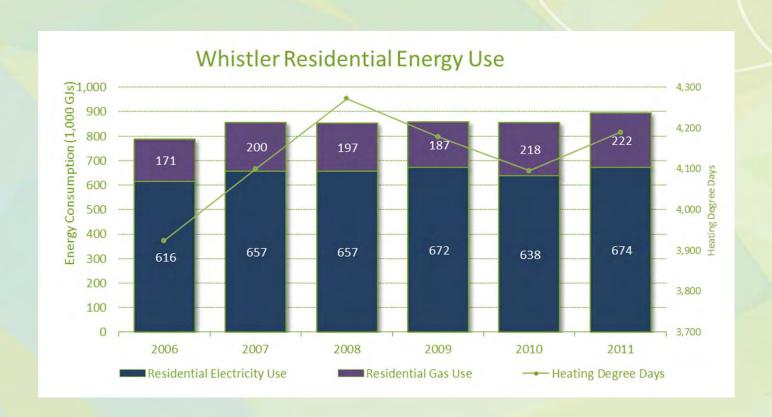


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Residential Energy Consumption



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Residential GHGs



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Residential Energy Expenditures



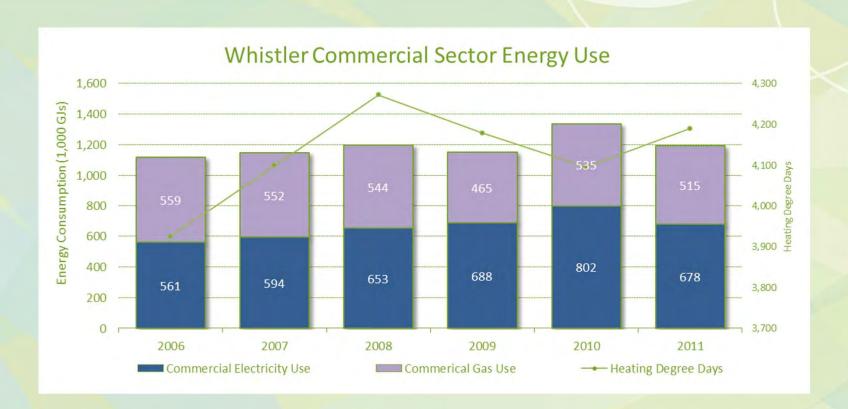
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Commercial Consumption



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Commercial GHGs



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Commercial Expenditures

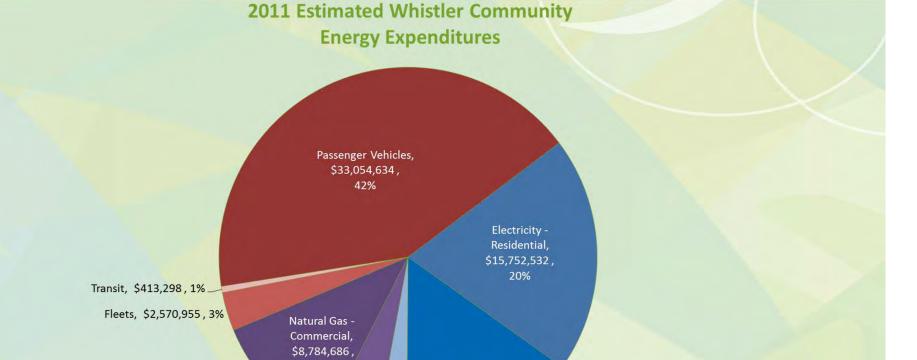


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Community-wide Performance - Expenditure



Electricity - Commercial, \$11,978,744, 15%

Electricity - Industrial, \$3,602,870,5% \$2,183,542,3%

Natural Gas - Residential,

11%

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WHISTLER

REPORT INFORMATION REPORT TO COUNCIL

PRESENTED: August 21, 2012 REPORT: 12-092

FROM: Resort Experience FILE: 7002.7, 7507.4

SUBJECT: MONS SUB-AREA INVENTORY

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receives Information Report No. 12-092 providing an inventory of land area, existing uses and development, development potential under existing zoning, and development proposed under current zoning applications, and comparative development potential by site for the Mons Sub-Area.

REFERENCES

Appendices: "A" Mons Sub-Area Inventory

PURPOSE

This report provides an inventory of land area, existing uses and development, development potential under existing zoning, development proposed under current zoning applications, and comparative development potential by site for the Mons Sub-Area.

DISCUSSION

During the review of the Draft OCP at the July 17, 2012 Committee of the Whole Meeting, Council directed staff to add the development of a sub-area plan for the Mons area. Staff have initiated an inventory of land area, existing uses and development, development potential under existing zoning, and development proposed under current zoning applications, and comparative development potential by site for the Mons Sub-area. This information is attached as Appendix A. The information is sourced from the municipality's GIS, non-residential space inventory and the Rollo Commercial and Industrial Opportunity, Supply and Positioning Assessment. Data is also presented for the Function Junction Sub-Area for comparison and context.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments				
	Limits to growth are understood and respected.	This inventory assists Mayor and Council to understand existing land				
Built Environment	Whistler is globally recognized as a centre of excellence in sustainable community development.	uses and development, development potential under existing zoning, development proposed under current				
Economic	Physical and social infrastructure attract and support work and investment.	zoning applications and comparative development potential.				

Visitor Experience	A comfortable carrying capacity of the resort, its amenities, and the surrounding natural environment is respected.	
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
n/a		

OTHER POLICY CONSIDERATIONS

During the review of the Draft OCP at the July 17, 2012 Council Committee of the Whole Meeting, Council directed staff to add the development of a sub-area plan for the Mons area.

A review of commercial and light industrial land use and the findings of the Rollo and Associates Assessment relative to the OCP update was presented to Council Committee of the Whole on March 20, 2012.

BUDGET CONSIDERATIONS

None.

COMMUNITY ENGAGEMENT AND CONSULTATION

Data is obtained, through in part, consultation with property owners, commercial realtors and leasing agents. Additional community engagement and consultation would be part of further sub-area plan development.

SUMMARY

This report provides an inventory of land area, existing uses and development, development potential under existing zoning, development proposed under current zoning applications, and comparative development potential by site for the Mons Sub-Area.

Respectfully submitted,

Melissa Laidlaw PLANNER for Jan Jansen GENERAL MANAGER, RESORT EXPERIENCE

APPENDIX A

MONS SUB-AREA INVENTORY

The following provides an inventory of land area, existing uses and development, development potential under existing zoning, development proposed under current zoning applications, and comparative development potential by site for the Mons Sub-Area. Data is also presented for the Function Junction Sub-Area for comparison and context. This inventory has been compiled as a first step to initiating a sub-area plan for Mons as directed by Council.

Location

The Mons area lands, as delineated on the Whistler Land Use Map within the Draft OCP are comprised of four parcels of land totaling 9.2 hectares. For the purposes of this Mons Sub-Area Inventory, the adjacent and contiguous BC Hydro lands, RMOW Public Works lands and Terasen Gas Site have been included, as they all have similar uses. The Mons Sub-Area lands are identified in Figure 1. In total, the Mons Sub-Area lands comprise 40 hectares of relatively accessible and flat lands, centrally located in Whistler within 2 km to the north of Whistler Village. Similar to Function Junction, the Mons lands are located adjacent the Highway 99, are bound on one side by rail tracks and are transected by BC hydro transmission lines. The Mons area however, is in closer proximity to existing residential, campground and recreation (golf) development.

For comparison, the Function Junction Sub-Area (Figure 3) comprises 24 hectares of land. Located approximately 8 km south of Whistler Village, Function Junction was originally developed as Whistler's Industrial area. Function Junction has evolved over time to also be a general business district for the community.

Existing Land Uses and Development

The existing zoning on the Sub-Area lands varies (refer to Figure 2 and Table 1), with many permitted uses ranging from resource and service uses, low density detached dwelling residential use, commercial and industrial uses, utility storage and unloading facilities. A description of each zone is attached as Schedule 1.

An inventory of actual existing uses occurring on the lands includes:

- Utility uses
- Public storage and works yard
- Kennel
- Recycling depot for household goods
- Transit maintenance and administration
- Transportation administration
- Contractor services
- Indoor and outdoor storage
- Rental, outdoor equipment recreational equipment and supplies
- Motor vehicle maintenance
- Fuel card lock
- Nursery

Table 1 identifies that there is currently approximately 6,920 square metres (74,500 sq. ft.) of developed gross floor area in the Sub-Area, with an unrealized development potential under existing

Mons Sub-Area Inventory Page 4 August 21, 2012

zoning of approximately 4,742 square metres (51,000 sq.ft.) bringing this total to approximately 11,662 square metres (125,530 sq. ft.) on the 40 hectares of land.

By comparison the existing developed gross floor area in Function Junction is estimated at 42,609 sq. m. (458,654 sq. ft.), with an additional development potential of approximately 13,191 square metres (142,000 sq.ft.) under existing zoning, bringing this total to approximately 55,800 square metres (600,650 sq. ft.) on the 24 hectares of land.

Potential/Comparative Development

An estimate of maximum total potential/comparative development on the lands could range from 86,434 square metres to 102,510 square metres (930,400 sq. ft – 1,103,000 sq. ft.) as demonstrated in Table 1.

Mons Sub-Area Inventory Page 5 August 21, 2012

Table 1: Mons Sub-Area Existing Development and Potential/Comparative Development by Site

Address	Description	Site Area (ha)	Existing Zoning	Commercial	Industrial	Residential	Public	Total Existing	Total Development (existing zoning)	Total Potential Development/ Comparatives (sq. m.)
	Sabre/	` ′							9,	
8021 Mons Road	Whistler Service Park	1.95	RR1	1,198	372			1,570	2,000	14,625
8069 Mons Court	Snowy Mountain Properties	0.635	CI1					0	1,461	4,763
8050 Mons Court	Terasen Gas	0.136	IS3					0	50	1,020
8017 Highway 99	Mons Holdings/ NSW Holdings	6.48	RSE1					0	465	32,144 - 48,220
8005/8011 Highway 99	BC Hydro Substation/ BC Transit Facility	10.7	RSE1				2,367	2,367	2,832	2,832
	RMOW Public Works, WAG, Bottle									
8001 Highway 99	Depot	3.08	RR2	100			2,754	2,854	2,854	23,100
7600 Highway 99	Terasen Gas Site	1.06	RR1		129			129	2,000	7,950
Total Mons Sub-Area		24		1,298	501		5,121	6,920	11,662	86,434 - 102,510

Total Potential Development estimated from the proposed zoning

Development comparatives estimated by applying the 0.75 fsr typical of the IS1 zone in Function Junction to this site area

Mons Sub-Area Inventory Page 6 August 21, 2012

Current and Pending Zoning Applications

There are currently three open rezoning applications and one pending rezoning application for sites in the Mons Sub-Area. Each of the rezoning applications is described below.

8017 Highway 99 (RA466)

In 2007, Mons Holdings Ltd. and NSW Holdings Ltd. applied to rezone 8017 Highway 99 from RSE1 (Residential Single Estate One) to a new CTI1 (Community and Transportation One) zone to provide industrial type uses supporting community and transportation infrastructure and civic uses, and amend the Official Community Plan to support such uses.

On November 15, 2011 Council gave third reading to Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008. Consideration of adoption of these bylaws was made subject to meeting several conditions. The purpose of the zoning amendment bylaw is to rezone the lands from RSE-1 (Residential Single Estate One) to CTI1 (Community & Transportation Infrastructure One), a new zone to provide a wide range of industrial type uses supporting community and transportation infrastructure and civic uses requiring significant storage and yard space. The CTI1 zone would permit:

- a) auxiliary buildings and auxiliary uses
- b) auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed on the premises
- c) fuel service station/fuel card lock
- d) indoor and outdoor recreation
- e) indoor storage for businesses
- f) indoor and outdoor storage and maintenance of construction equipment
- g) landscaping services
- h) messenger or courier service
- i) motor vehicle maintenance and storage facility
- j) nature conservation parks and buffers
- k) parks and playgrounds
- I) storage and works yard including storage of construction equipment
- m) recycling depot for household goods
- n) taxi dispatch and storage yard
- o) vehicle impound yard

An estimate of the absolute maximum building floor area potential in the CTI1 zone ranges from 32,144 square metres (346,000 sq. ft.) if developed with 2 storey buildings to 48,220 square metres (519,070 sq. ft.) if developed with three storey buildings¹.

8011 Highway 99 (RZ1063)

On August 9, 2012 BC Transit applied to rezone the BC Transit Facility, located at 8011 Highway 99, from RSE1 (Residential Single Estate One) to a new CTI2 (Community and Transportation Two) zone to permit passenger transportation vehicle parking, maintenance, repair, fueling and administration facilities, auxiliary buildings and auxiliary uses.

¹ These calculations were based on the proposed plan of subdivision revision P9. Lot area multiplied by site coverage multiplied by potential number of stories was utilized to calculate floor area estimates for Lots 2 and 3. The area of lands remaining after consideration of statutory right-of-ways, building setbacks and setbacks from watercourses multiplied by potential number of stories permitted by height regulations was utilized to calculate floor area estimates for Lots 1 and 4.

Mons Sub-Area Inventory Page 7 August 21, 2012

At Council's direction, Zoning Amendment Bylaw (BC Transit Site) No. 2012, 2012 has been prepared for consideration of first and second readings on August 21, 2012.

The permitted uses of the CTI2 zone would be:

- a) auxiliary buildings and auxiliary uses;
- b) passenger transportation vehicle parking, maintenance, repair, fueling and administration facilities not including taxi facilities.

The maximum density, building height and site coverage regulations accommodate the existing development on the site which is 2,309 square metres (24,850 sq. ft.) of gross floor area.

8069 Mons Court (RZ1003)

In 2008, the owners of 8069 Mons Court applied to amend the CI1 (Commercial Industrial One) zone to add landscaping services, taxi and limousine dispatch, maintenance and storage yard and testing laboratory as permitted uses to legitimize existing uses on the property. There was no request for additional density. This rezoning application was forwarded to Council on June 16, 2008 recommending that Council endorse further processing and authorize staff to hold a public open house. Council referred the application back to staff for possible interim measures. No further processing of this application has occurred since June 2008.

Applying the 0.75 fsr typical of the IS1 zone in Function Junction to this 0.635 hectare site could result in 4,765 square metres (51,290 sq. ft.) of total development potential for this site.

8021 Mons Road (Pending Application)

The Manger of Planning recently met with representatives for 8021 Mons Road. The 1.95 hectare property is currently zoned RR1 and has approximately 1,570 square metres of existing development. The current zoning does not accommodate all of the uses on the site. The owners propose to rezone the site to legitimize the existing uses as well as consider additional development on the site.

Applying the 0.75 fsr typical of the IS1 zone in Function Junction to this 1.95 hectare site could result in 14,625 square metres (157,400 sq. ft.) of total development potential for this site.

Figure 1 - Mons Sub-Area

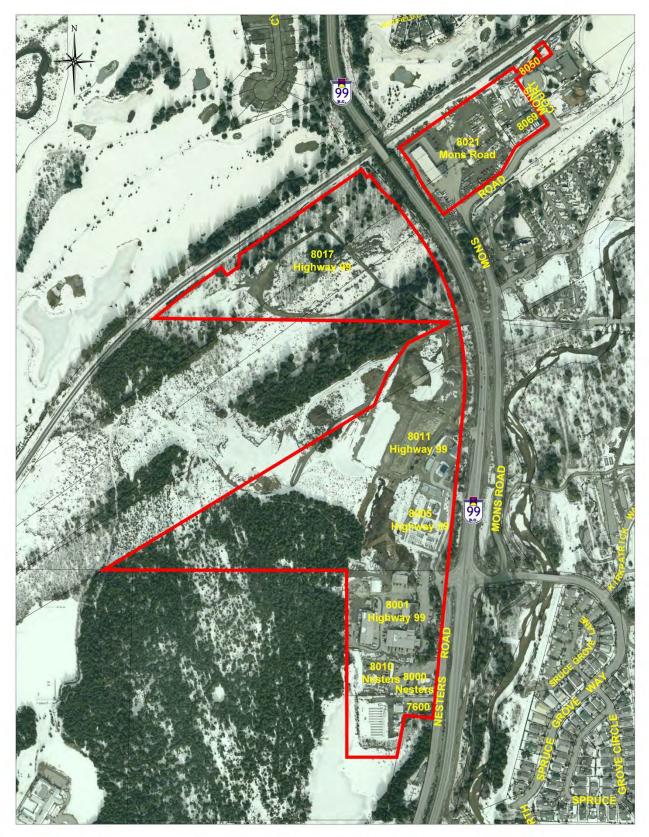


Figure 2 – Mons Zoning

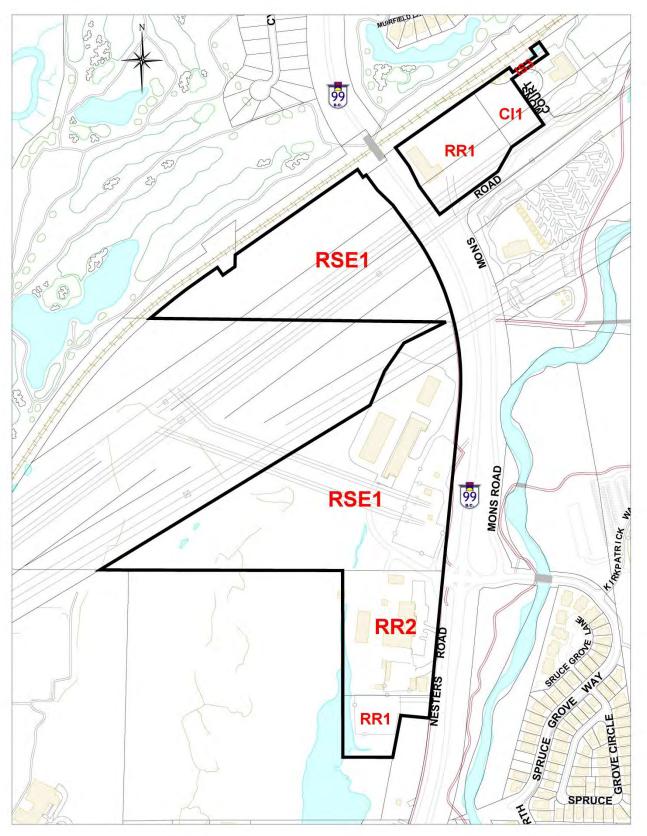


Figure 3 – Function Junction Sub-Area



Section 13 Rural Resource Zones

RR1 Zone (Rural Resource One)

<u>Intent</u>

The intent of this zone is to provide for the development of resource uses and other forms of development that are compatible with resource uses and resort activities in the Municipality.

1 In a RR1 Zone:

Permitted Uses

- 1.1 The following uses are permitted and all other uses are prohibited:
 - (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is contained within a principal residential building; (Bylaw No. 1290)
 - (c) agriculture; (Bylaw No. 380)
 - (d) cemetery;
 - (e) church;
 - (f) detached dwelling;
 - (g) indoor and outdoor recreation;
 - (h) park and playground;
 - (i) public institution;
 - (j) public storage and works yard;
 - (k) rental, outdoor recreation equipment and supplies;
 - (I) school; and (Bylaw No. 1320)
 - (m) storage of explosives

Density

- 1.2.1 The maximum permitted gross floor area for a detached dwelling is 465 square metres. (Bylaw No. 905)
- 1.2.2 The maximum permitted gross floor area of a principal use building, except detached dwellings and schools is 2,000 square metres or a floor space ratio of 0.25, whichever figure is lower. (Bylaw No. 748)(Bylaw No. 1290)
- 1.2.3 The maximum permitted gross floor area of a church is 400 square metres.
- 1.2.4 The maximum permitted gross floor area of a clubhouse ancillary to a golf course is 2,000 square metres. (Bylaw No. 961)

<u>Height</u>

- 1.3.1 The maximum permitted height of a detached dwelling is 7.6 metres. (Bylaw No. 1290)
- 1.3.2 The maximum permitted height of a principal use building, except a detached dwelling is 14 metres. (Bylaw No. 380)(Bylaw No. 1290)

Site Area

1.4 The minimum permitted parcel area is 40 hectares. (Bylaw No. 1246)

Site Coverage

1.5 No regulations.

Setbacks

- 1.6.1 The minimum permitted building setback from all parcel boundaries is 10 metres except as otherwise specified in this Section.
- 1.6.2 The minimum permitted setback for recreation buildings is 30 metres, except where a parcel is located adjacent to a Residential zone, then the minimum permitted setback is 50 metres from a Residential zone. (Bylaw No. 380)
- 1.6.3 The minimum permitted setback for buildings used for public utility, resource use, sewage disposal treatment plant buildings and related activities is 60 metres.

Off-Street Parking and Loading

1.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations (Bylaw No. 1290)

- 1.8.1 The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.
- 1.8.2 An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres or less than 32.5 square metres.
- 1.8.3 An auxiliary residential dwelling unit is not permitted to contain more than one bedroom, one bathroom, one kitchen and one living room. (Bylaw No. 1290)
- 1.8.4 A maximum of one detached dwelling is permitted per parcel.

CI1 Zone (Commercial Industrial One)(Bylaw No. 961)

<u>Intent</u>

The intent of this zone is to provide for limited commercial and industrial uses which complement the adjacent golf course development.

8 In a CI1 Zone:

Permitted Uses

- 8.1 The following uses are permitted and all other uses are prohibited:
 - (a) auxiliary uses;
 - (b) auxiliary residential dwelling unit;
 - (c) auxiliary retail to uses permitted in this zone;
 - (d) auxiliary office to uses permitted in this zone;
 - (e) appliance repair shop;
 - (f) bakery;
 - (g) catering establishment;
 - (h) craft workshop;
 - (i) laundromat;
 - (j) messenger or courier service;
 - (k) nursery or greenhouse;
 - (I) personal service;
 - (m) recreational facility including health club or spa; and
 - (n) sporting goods rental and repair.

Density

8.2 The maximum floor space ratio is 0.23.

Height

8.3 The maximum permitted height of a building is 2 storeys.

Parcel Area and Frontage

- 8.4.1 The minimum permitted parcel area is 3,035 square metres.
- 8.4.2 The minimum permitted frontage of any parcel created by subdivision is 20 metres.

Setbacks

- 8.5.1 The minimum permitted front setback is 7.5 metres.
- 8.5.2 The minimum permitted side setback is 3 metres.
- 8.5.3 The minimum permitted rear setback is 7.5 metres.

Off-Street Parking and Loading

8.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 8.8.1 Only one auxiliary residential unit is permitted on a parcel.
- 8.8.2 The maximum permitted gross floor area for an auxiliary residential dwelling unit is 50 square metres.
- 8.8.3 A maximum of two principal buildings are permitted on a parcel.

IS3 Zone (Industrial Service Three)(Bylaw No. 961)

<u>Intent</u>

The intent of this zone is to provide for a utility storage and unloading site.

5 In a IS3 Zone:

Permitted Uses

- 5.1 The following uses are permitted and all other uses are prohibited:
 - (a) auxiliary buildings and auxiliary uses; and
 - (b) utility storage and unloading facility.

Density

5.2 The maximum permitted gross floor area of all buildings in a parcel is 50 square metres.

Height

5.3 The maximum permitted height of a building is 6 metres.

Parcel Area and Frontage

- 5.4.1 The minimum permitted parcel area is 1,000 square metres.
- 5.4.2 The minimum permitted frontage of any parcel created by subdivision is 15 metres.

Site Coverage

5.5 No regulations.

Setbacks

- 5.6.1 The minimum permitted front setback is 7.5 metres.
- 5.6.2 The minimum permitted side setback is 3 metres.
- 5.6.3 The minimum permitted rear setback is 1.5 metres.

BYLAW No. 303, 1983

Off-Street Parking and Loading

5.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

RS-E1 ZONE (Residential Single Estate One) (Bylaw No. 1508)

Intent

The intent of this zone is to provide for low density detached dwelling residential use.

34 In an RS-E1 Zone:

Permitted Uses

- 34.1.1 The following uses are permitted all other uses are prohibited:
 - (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)
 - (i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or
 - (ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.
 - (c) detached dwelling; and
 - (d) park and playground.

Density

- 34.2.1 The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.
- 34.2.2 Notwithstanding subsection 34.2.1 in this zone, the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.
- 34.2.3 Notwithstanding section 34.2.1 and 34.2.2, the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

- 34.2.4 The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.
- 34.2.5 Notwithstanding s. 5.3.1 (a), the maximum gross floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

Height

34.3.1 The maximum permitted height of a building is 7.6 metres.

Parcel Area

34.4.1 The minimum permitted parcel area is 40 hectares.

Site Coverage

34.5.1 The maximum permitted site coverage is 35 percent.

Setbacks

- 34.6.1 The minimum permitted front setback is 7.6 metres
- 34.6.2 The minimum permitted side setback is as follows:

Gross Floor Area of	Minimum
Detached Dwelling	Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

- 34.6.3 The minimum permitted rear setback is 7.6 metres.
- 34.6.4 Notwithstanding subsections 1.6.1, 1.6.2 and 1.6.3 in this zone, no detached dwelling located within a bare land strata plan shall be less than:
 - (a) 7.6 metres from the boundaries of that plan;
 - (b) 7.6 metres from an internal access road; and
 - (c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

34.6.5 No addition shall be made to a detached dwelling in existence at the date of adoption of this Bylaw which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

34.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 34.8.1 The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- 34.8.2 The maximum permitted number of bedrooms in a detached dwelling is 4.
- 34.8.3 An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)
- 34.8.4 In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)
- 34.8.5 An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)
- 34.8.6 Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section is prohibited.
- 34.8.7 In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)
- 34.8.8 An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

Temporary Commercial and Industrial Uses

34.9 The land in the RSE1 Zone (Residential Single Estate One) located within District Lot 2941 at universal transverse mercator coordinates 493006E/554576N is designated as an area in which temporary commercial and industrial use permits may be issued to permit temporary commercial and industrial uses related to, or associated with, the administration and operation of the 2010 Winter Olympic and Paralympic Games. (Bylaw No. 1792)

RR2 Zone (Rural Resource Two)

<u>Intent</u>

The intent of this zone is to provide for resource and service uses that are compatible with resort activities in the Municipality.

2 On a parcel in a RR2 Zone:

Permitted Uses

- 2.1 The following uses are permitted and all other uses are prohibited:
 - (a) vehicle impound yard;
 - (b) kennel;
 - (c) public storage and works yard;
 - (d) auxiliary office use to the vehicle impound yard provided it is contained within the same building as the auxiliary residential dwelling unit;
 - (e) one auxiliary residential dwelling unit provided it is contained within the building containing auxiliary office use;
 - (f) park and playground; and
 - (g) auxiliary buildings and auxiliary uses.

Density

- 2.2.1 The maximum permitted gross floor area of a building containing auxiliary office use and an auxiliary residential dwelling unit is 100 square metres.
- 2.2.2 The maximum permitted gross floor area for an auxiliary residential dwelling unit is 50 square metres.

<u>Height</u>

2.3.1 The maximum permitted height of a building is 7.6 metres.

Site Area

2.4 The minimum permitted parcel area is 4,047 square metres, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

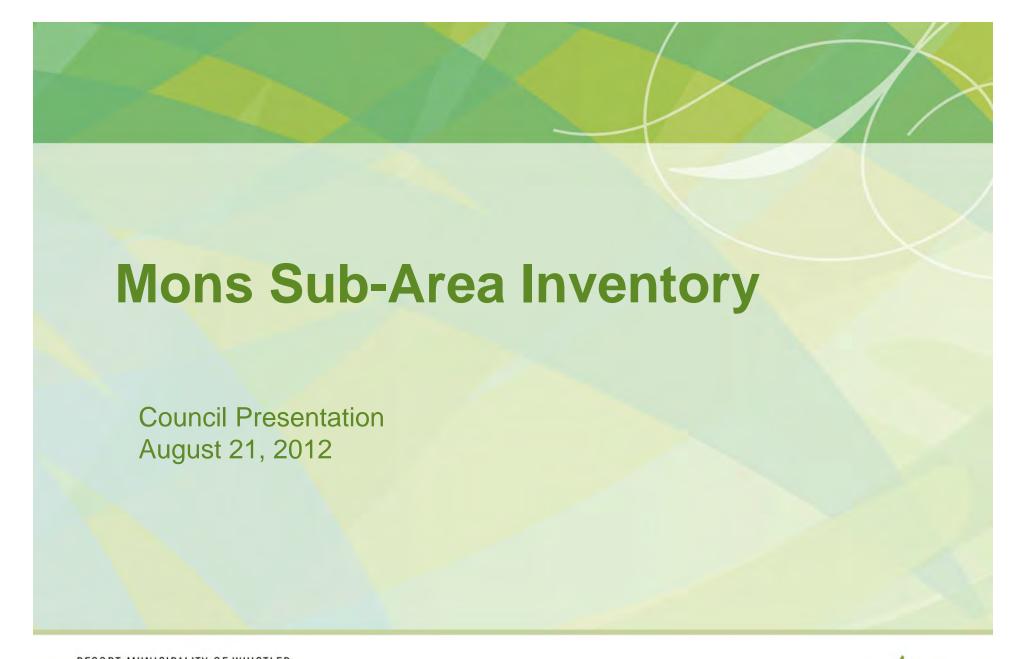
2.5 No regulations.

Setbacks

2.6 The minimum permitted building setback is 10 metres.

Off-Street Parking and Loading

2.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way Whistler, British Columbia TF 1 866 932 5535 Canada VON 1B4 www.whistler.ca



Location

- 7 parcels of land totalling 40 ha
- Relatively accessible and flat
- Centrally located, 2 km north of Village



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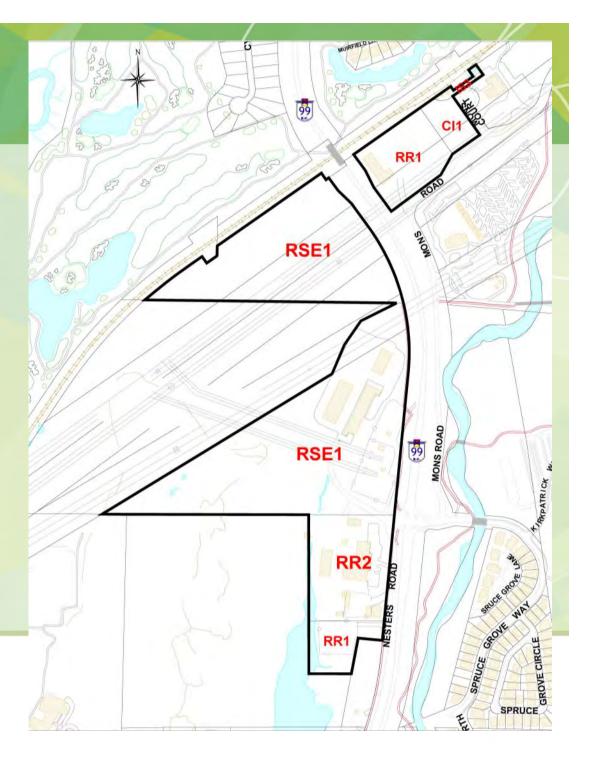
Zoning

Broad range of permitted uses:

- resource + service use
- low density detached dwelling residential use
- commercial + industrial
- utility + storage
- unloading facilities

RESORT MUNICIPALITY OF WHISTLER

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Existing Uses

- Utility uses
- Public storage and works yard
- Kennel
- Recycling depot for household goods
- Transit maintenance and administration
- Transportation administration
- Contractor services
- Indoor and outdoor storage
- Rental, outdoor equipment recreational equipment and supplies
- Motor vehicle maintenance
- Fuel card lock
- Nursery



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Existing Development & Potential/ **Comparative Development**

		Site Area		Existing Development (sq. m.)						
Address			Existing Zoning	Commercial	Industrial	Residential	Public		(existing	Total Potential Development/ Comparatives (sq. m.)
8021 Mons Road	Sabre/Whistler Service Park	1.95	RR1	1,198	372			1,570	2,000	14,625
8069 Mons Court	Snowy Mountain Properties	0.635	CI1					0	1,461	4,763
8050 Mons Court	Terasen Gas	0.136	IS3					0	50	1,020
8017 Highway 99	Mons Holdings/NSW Holdings	6.48	RSE1					0	465	32,144 - 48,220
8005/8011 Highway 99	BC Hydro Substation/BC Transit Facility	10.7	RSE1				2,367	2,367	2,832	2,832
8001 Highway 99	RMOW Public Works, WAG, Bottle Depot	3.08	RR2	100			2,754	2,854	2,854	23,100
7600 Highway 99	Terasen Gas Site	1.06	RR1		129			129	2,000	7,950
Total Mons Sub-Area		24		1,298	501		5,121	6,920	11,662	86,434 - 102,510

Total Potential Development estimated from the proposed zoning

Development comparatives estimated by applying the 0.75 fsr typical of the IS1 zone in Function Junction to this site area

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way Whistler, British Columbia TF 1 866 932 5535 Canada VON 1B4 www.whistler.ca



8017 Highway 99 (RA466)

- Rezone from RSE1 to a new CTI1 zone to provide industrial type uses supporting community & transportation infrastructure & civic uses.
- Zoning Amendment Bylaw 1860 + OCP Amendment Bylaw 1859 have received 3rd readings.



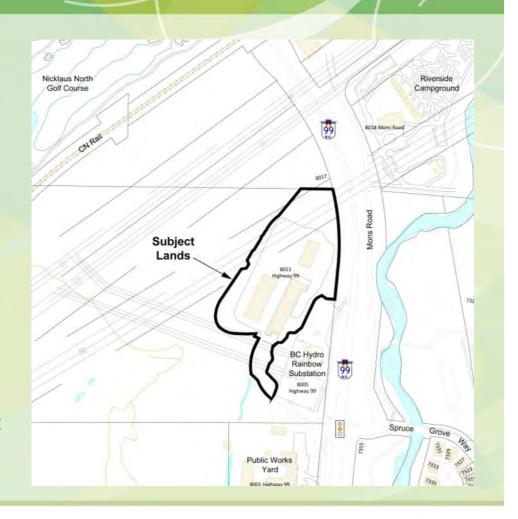
RESORT MUNICIPALITY OF WHISTLER

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8011 Highway 99 (RZ1063)

- Rezone from RSE1 to a new CTI2 zone for uses related to the parking and maintenance of passenger transportation vehicles.
- Zoning Amendment Bylaw 2012 + OCP Amendment Bylaw 2013 prepared for Council consideration of 1st & 2nd readings.



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way Whistler, British Columbia TF 1 866 932 5535 Canada VON 1B4 www.whistler.ca



8069 Mons Court (RZ1003)

- Amend the CI1 zone to add landscaping services, taxi + limousine dispatch, maintenance and storage yard and testing laboratory (legitimize existing uses).
- Referred back to staff in 2008 for interim measures. No further processing since.





4325 Blackcomb Way Whistler, British Columbia TF 1 866 932 5535 Canada VON 1B4 www.whistler.ca



8021 Mons Road (pending)

Owners propose to rezone the 1.95 ha site to legitimize existing uses as well as consider additional development.





WORKING DRAFT OFFICIAL COMMUNITY PLAN

PREPARED FOR COUNCIL REVIEW COMMITTEE OF THE WHOLE JULY 17, 2012

The Resort Municipality of Whistler | July 17, 2012



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RESORT MUNICIPALITY OF WHISTLER | DRAFT OFFICIAL COMMUNITY PLAN, SEPT. 2011

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CHAPTER 1 INTRODUCTION

We are all Mountain People

Mountains are crucial to life. Whether we live at sea level or the highest elevations, we are connected to mountains and affected by them in more ways than we can imagine. Mountains provide most of the world's freshwater, harbour a rich variety of plants and animals, and are home to one in ten people. Yet, each day, environmental degradation, the consequences of climate change, exploitative mining, armed conflict, poverty and hunger threaten the extraordinary web of life that the mountains support. United Nations International Year of Mountains, 2002

The Whistler Experience

On September 6, 1975, the Resort Municipality of Whistler (RMOW) was created – the first of its kind – to facilitate the growth of a destination mountain resort community in British Columbia's Whistler Valley through a series of focused, phased plans and integrated partnerships which included the Province of British Columbia, the municipality, local communities, and mountain owners/operators. In less than a generation, the Whistler model has proven to be a stunning success. The Whistler model has laid the foundation for many other resort communities to be developed in B.C., expanding our provincial tourism capacity and reputation. Whistler is again poised on the *avant garde* of mountain resort communities as we strive for sustained prosperity within our recognized limits to growth.

No successful resort community is developed purely from a focus on needs. Any resort community must make the most of what it has, so that a focus on **what is** rather than **what is not** should be the starting point for resilient, capacity-focused planning and development. For Whistler, resort community planning starts with understanding our quantitative and qualitative capacities and embraces creativity through a positive, open approach. What is Whistler? Above all, it is an experiential place where residents and visitors **feel** this experience as much as they **see** it through an integrated connection among nature, Whistler's built environment and themselves.

Through the hard work and vision of Whistler residents, businesses and resort community stakeholders, Whistler is transitioning from a generation of rapid growth to the next generation where we protect and enhance what is here and all that makes this place special – the Whistler Experience. This transition is made with respect for our past, and building off its strengths, but our responsibility rests with the future. Whistler's capacity for rational, effective planning is surpassed only by our desire to be better.

The connection between the local and provincial governments started with the first elected RMOW Council, in which a provincial appointee sat with elected Councilors to represent provincial interests in

Whistler's land use planning and development. This partnership has been instrumental in enabling focused, carefully managed growth and development, which balances the capacities of municipal infrastructure, accommodation, mountain recreation amenities and resort community offerings.

Whistler's nature as a four-season destination mountain resort community has been structured to support the ongoing success of mountain recreation, a functional four-season tourism economy and to build a strong community. Whistler is the first jurisdiction in contemporary British Columbia to actively refine and integrate the concepts of resort and community, in which the primary resource is not something removed from Whistler but, rather, is a feeling created by experiencing this place and its people. Integrating community and resort has fuelled the growth of a functioning resort community with a global reputation that, in addition to its indirect and intangible benefits, consistently contributes 11 per cent of British Columbia's annual gross tourism revenues.

The Whistler Experience is created, in part, by intangible aspects of Whistler as a "village in the mountains" that Whistler Village designer Eldon Beck envisioned. A place, connected to nature, pervaded with mystery and discovery where development has a human scale designed to integrate, not alienate, the day-to-day lives of Whistler's guests and residents.

This OCP seeks to protect and enhance the qualitative aspects of the Whistler Experience, the quantitative aspects of municipal infrastructure and the capacity of Whistler's environment to continue providing its natural assets like clean air, water, functional ecosystems and unspoiled aesthetic values forever.

Critical to this experience is the concept of balanced resort capacity, defined in the BC All Season Resort Guidelines as "the optimum number of visitors that can utilize a resort's facilities per day in such a way that their recreational expectations are being met while the integrity of the site's physical and sociological environment is maintained on a year-round basis." relevant

The most important imperative in maintaining the Whistler Experience is to identify and maintain what makes Whistler special. Through their collaborative input to this OCP, community members expressed the following core components of the Whistler Experience:

- Community: in the mountains, respectful of the natural energy, identity and vitality the mountains
 provide Whistler's visitors and residents;
- Conservation: of a pristine natural environment;
- Context: as a village in the mountains composed of authentic, primarily non-urban experiences;
- Commitment: to provide an accessible mountain oasis, whether you are a five-minute visitor or fifth-generation resident; and
- Connection: to the world where resilient recreation and responsible tourism, in its manifold forms, enables meaningful connections between visitors and residents and perpetuates Whistler's reputation of sustainability and stewardship.

Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy and healthy, with the entirety

Comment [MK1]: [Resort Development] We think it's appropriate in this section or an alternate section to acknowledge Whistler Blackcomb and its significant past and current contributions to the development of the community, its economy and its recreational offerings. Whistler Blackcomb is the key partner for RMOW as the community moves toward sustained prosperity.]

Response: Reference skiing and mountain development relative to success and growth of resort community. Add this as a point under Economic Development Chapter.

Comment [MK2]: [MJTI] The plan introduces the concept of "balanced resort capacity - the optimum number of visitors that can utilize a resort's facilities per day." In subsequent chapters, goals and strategies mostly pertain to the maximum capacity (through bed unit counts). It is not clear what the ideal balance of resort capacity is. It does suggest in the Visi accommodation section that there are currently facilities that are experiencing less than satisfactory occupancy rates -this is an mportant issue. | [MJTI] Response: balanced resort capacity is term specific to WB tenure and mountain facilities. However, the concept relates at a macro level to Whistler valley and parallel concerns over capacity for further development and its impact on Whistler Experience. Bed units are a key measure of resort community capacity. Edit to

describe applicability. Further discuss resort

community capacity existing conditions in Growth Management Chapter Current Reality.

being viable for the long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up the social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success – the Whistler Experience.

Being the first resort municipality in British Columbia has created challenges as well as the obvious opportunities for Whistler. Today, our biggest challenge and opportunity is to accept the responsibility of being B.C.'s first mature resort community. Through this OCP we understand our limits to growth and transition from a growing resort community to a developed, mature resort community seeking sustained prosperity.

TEXT BOX: SUSTAINED PROSPERITY

A state of economic development in which individuals, families and communities enjoy a high standard of living and a high quality of life, while respecting and preserving the natural environment:

A new balance of economic competition with economic cooperation that promotes the efficient use and sharing of natural resources, technologies, knowledge and capital at the local, national and global levels; and

The highest expression of a free-enterprise system, which affords social, economic, political, cultural and artistic freedoms, side by side with individual responsibility, mutual respect and special consideration for people truly in need.

This Official Community Plan and Our Future Purpose of this Official Community Plan

This Official Community Plan (OCP) creates a policy framework to implement shared community directions from a land use perspective that will guide Whistler's resort community development, meeting our anticipated needs over the next 5-10 years and beyond in support of our Whistler2020 vision:

To be the premier mountain resort community – as we move toward sustainability.

The OCP is a provincially-mandated regulatorystatutory bylaw document and-containing a set of high-level plans and policies, such as land use designations, that guide land use planning, social, economic, and environmental policies, civic infrastructure investments and the provision of services in the community. Municipalities in British Columbia are given the authority to adopt an Official Community Plan under the Local Government Act, section 876. Also, Section 11 of the Resort Municipality of Whistler Act requires the Minister's approval of the bylaw before it can take effect. Section 876.

As required in the Local Government Act, this plan addresses residential, commercial, industrial, institutional, recreational, and utility uses. As part of this OCP, Whistler presents a Global, Provincial and Regional Context Statement. It also addresses social and environmental issues that the Local Government Act indicates municipalities may include in an OCP. These are important additions to the OCP. For a synopsis of the OCP update, see Page 16-21 Snapshot: The OCP at a glance.

Comment [MK3]: Ministry of Jobs, Tourism and Innovation Great to see that the OCP recognizes that the intrinsic value, as well as the Whistler experience value, of the natural environment from both a tourism economic development view and residential view—the natural environment part of the "Whistler Experience".

Comment [MK4]: Keep? This term is not used in policy statements of this plan, only in this introduction where it has significant emphasis. Source?

Comment [MK5]: Edit this section to describe Purposes of OCP, consistency requirements, Vision, relation to Whistler 2020, need for update, current situation. Draw from Council OCP training session.

Comment [MK6]: [Mueller] Authority to adopt an OCP is under section 876 of Act. Section 875 sets out the purposes of an OCP. Also, Section 11 of the Resort Municipality of Whistler Act requires the Minister's approval of the bylaw before it can take offect

Response: comment integrated.

The OCP serves as a framework for all policies, regulations and decisions pertaining to land use and development in Whistler. It provides direction and a framework for the decisions that will shape the future form and character of the resort community. The plan establishes the basis for zoning regulations and development permit requirements applied to future land use and development.

Consistent with the desires of the community expressed through the preparation of this OCP, this OCP is not intended to be revised on a frequent basis. However, individual changes may be warranted from time to time, so it must be expected that revision will occur. Like the community, the OCP must be flexible in responding to changing conditions and new community supported opportunities. Whistler's first OCP, adopted in October 1976, states: "This plan is not a final document – no plan is final. The plan does indicate the best direction of growth for the Municipality based on the information available at this date. The Municipal Council, through a process of review and amendment, will maintain the Community Plan as an up-to-date policy statement reflecting the latest technical information and community needs." The results of this OCP and the relationship of its policies to realities in the community will be routinely measured and monitored in order to continually improve the overall realization of this plan.

Why Update our Official Community Plan?

Whistler's OCP was last comprehensively updated in 1993. Further amendments followed and a vast amount of functional policy has been developed over the last 18 years. This plan contains and reflects the intent of the RMOW's ongoing policy development, including Whistler2020.

In 1993 Whistler's population was below 5,000, Village North didn't exist and the Whistler Public Library was in the basement of Municipal Hall. Skiers and snowboarders had three ways to access the local mountains without hiking: the Wizard Express chairlift on Blackcomb Mountain and the Village Express and Quicksilver Express lifts on Whistler Mountain. The Spring Creek and Spruce Grove neighbourhoods were not planned and Franz's Trail and the Peak to Creek runs had not been developed at the Creekside base area.

Whistler's high school students bused to Pemberton for school and little of the community's summer tourism was yet realized, although a fledgling strategy was in place. The strategy involved a careful mix of summer amenities that fit into the mountain landscape, like golfing and hiking, and a line-up of street shows, concerts and festivals. Mountain biking was just coming into the foreground and a series of user-developed, non-sanctioned trails were popping up within the RMOW. In the late 1990s the RMOW sanctioned many of these trails, spurring the now-burgeoning summer tourism industry's mountain biking component and diversifying our mountain recreation offerings.

With a growing international acclaim, Whistler has gained a solid reputation as a destination resort.

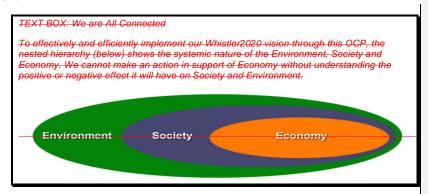
This engoing success has been due, in large part, to the unique experience residents and visitors feel and take away from this place.

In 2010, the resort community shared Whistler with the global community as the Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games. The Games provided us with an unprecedented opportunity to reveal Whistler's success and soul by showcasing the Whistler Experience to the world and sharing it directly with the thousands who visited here to witness 82 nations go for gold.

Comment [MK7]: Integrate key points in Purpose of the Plan.

Now with a population over 10,000 and over two million visitors per year. Whistler has grown and matured as a resort community. Looking to our future, this OCP will help manage the transition from developing a resort community to focused community development in Whistler, to a point when the resort community is economically successful and socially responsible without compromising the integrity of the environmental qualities upon which Whistler was founded pursuing sustained prosperity.

Whistler's Vision



Whistler2020 is our integrated community sustainability plan and highest-level policy since its adoption in 2005. Whistler2020 outlines our shared vision for the resort community, a process to move toward that vision and a program to report and monitor progress on our journey toward continued success.

Created and implemented by the resort community, Whistler2020 frames community decision-making and envisions Whistler as a sustainable, low-footprint community. Whistler2020 is a sustainability plan with a target of 2060. The title year of 2020 is a "check-in" time, established during the plan's development, when the resort community will evaluate progress and consider refinements.

Whistler2020 is intended to help inspire and guide strategic planning and actions over time. It contains five key priorities and sets out how Whistler will achieve its vision through 17 strategies and ongoing community-developed actions and descriptions of success.

Our Whistler2020 Priorities reflect what is important to the resort community, and what the resort community needs to do to achieve its vision for 2020 and beyond to 2060. The priorities are interdependent, with no priority more important than the other:

- Enriching Community Life ensures Whistler remains attractive and livable;
- Enhancing Resort Experience ensures Whistler exceeds our visitors' expectations;
- Ensuring Economic Viability sees tourism remaining the economic driver of Whistler's engoing success, together with complementary diversification ventures;

Comment [MK8]: [MJTI] The inclusion of some statistics on year round population, temporary residents, and seasonal/recreational property residents (second home owners) would provide a greater understanding of the community. It might be good to define each of these community members?]

Response: This is provided in Growth Management Chapter – Current Reality.

Comment [MK9]: [Mueller] Would you be able to add a phrase, "and to ensure consistency with the Master Development Agreement." Response: Integrate concept in introductory section, Whistler Experience. Policy addressed in GM chapter, policy 2.3.2.4 (b).

- Protecting the Environment remains a strong community focus because residents
 understand the importance of the natural environment to the success of the resort, and to the
 health of current and future generations; and
- Partnering for Success focuses on the spirit of cooperation and support among residents, business owners and other stakeholders.

Whistler is working towards its descriptions of success, outlined in Whistler2020, through community action planning and implementation, as well as integration in RMOW decision-making. An engoing Whistler2020 community engagement program enables citizens, key stakeholders and relevant sectors to actively participate in our journey toward Whistler2020.

The RMOW maintains a robust Whistler2020 reporting and monitoring program, which is updated annually. This program tracks and reports our status and progress toward Whistler2020 through 25 Core Indicators, 90 Strategy Indicators as well as other contextual community indicators. The monitoring program tracks progress, informs decision-making, and ensures accountability while educating and engaging community members and stakeholders. Progress is reported at least annually for most indicators. These indicators will be key components in the ongoing assessment and implementation of this OCP. (Click this link to access Whistler2020 Indicators).

The OCP and Whistler2020

Whistler2020 is our integrated community sustainability plan and highest-level policy since its adoption in 2005. Whistler2020 outlines our shared vision for the resort community, a process to move toward that vision and a program to report and monitor progress on our journey toward continued success.

The OCP doesn't replace Whistler2020; they work together to articulate and enshrine our resort community's vision, values and shared commitment to collectively maintain a resilient, four-season tourism resort community and economy.

Whistler2020 is the filter through which the OCP was updated, serving as the overarching guide throughout the OCP update process. Because Whistler2020 takes a systemic view of our resort community and the globe, in which the economy, environment and society are completely interrelated, using it to guide the OCP update focuses our creativity and progression in support of Whistler2020.

Whistler2020 provided direction and framework for the update of the OCP. While Whistler2020 is a vision and policy, it is aspirational, providing a broad strategic scope for our ongoing journey towards success and sustainability.

The OCP has regulatory consequences. The goals, objectives and policies in this OCP articulate our resort community's values and create a growth management framework that adds focus to our land use and development future. This OCP is an integrated land use plan that gives strategic direction to land use and development decisions, in support of the resort community's vision.

TEXT BOX: Whistler's Sustainability Objectives are refined from the four system conditions from The Natural Step framework (TNS). These objectives enable our resort community to strategically progress toward sustainability using shared language and a science-based, systems perspective lens. Through this, our objectives are to reduce and eventually eliminate Whistler's contribution to:



-Undermining the ability of people to meet their basic needs;



Ongoing degradation of natural systems by physical means;



Ongoing buildup of substances produced by society; and



Ongoing buildup of substances taken from the earth's crust.

OCP Community Engagement Process

TEXT BOX: KEY COMMUNITY THEMES: Throughout the collaborative process of updating this OCP, the Whistler community consistently voiced key themes. These themes resonate throughout this plan. Designed to meet Whistler's land use needs for the next five to 10 years, the key themes of this OCP are:

Work together within a limited growth context;

Define, protect and enhance the Whistler Experience;

Implement Whistler2020;

Increase opportunities for accessibility, inclusion and aging in place;

Expand Whistler's global reputation for responsible tourism; and

Promote economic diversification within compatible with Whistler's tourism economy

Whistler Council made the OCP update the highest post-2010 Olympic and Paralympic Winter Games planning project. Driven by the goal of making the OCP as effective as possible, community members, partners, visitors, stakeholders, municipal Council and municipal staff participated in deliberate, community-led conversations designed to develop a community context for this OCP. The OCP update collaborative process kicked off on April 6, 2010 and the community has been involved every step of the way.

Over 1,500 participants were engaged in the update. The passion for Whistler was evident in the clarity, consistency and commonality of residents and other stakeholders who participated through a variety of community engagement initiatives. There were 'backyard brainstorming', five large

Comment [MK10]: Edit this down to higher level. Identify community desires for on-going engagement.

Comment [MK11]: Good to see that the OCP values the tourism economy, as it is Whistler's economic strength. However, having some diversity in the economy would be beneficial during times such as these and possible future "threats". Not clear in the existing policy statements and OCP wording if this is addressed, per the following examples:

Page 11 (text box 2) – "Promote economic diversification within Whistler's tourism economy". There is some inconsistency within the document that would suggest strategies to expand Whistler's economy outside of tourism (learning institutions, etc) and others that talk of diversifying the existing tourism economy (i.e. new forms of tourism).

Response: Changed wording throughout document from "within" to "compatible with"

community events and open houses, eight-chapter-specific OCP update working group sessions, development permit area designation and guidelines open house, Advisory Design Panel review, council working sessions, youth-led community asset mapping, a meeting with second homeowners in North Vancouver and an Aging in Place Community Forum. Add to this 35 committed Whistler citizens – ranging in age from 13 to retirement – who advised the RMOW on the OCP update through their crucial role on the Youth Advisory Group and Community Advisory Group.

The community will continue to be directly involved through the OCP's implementation and monitoring.

TEXT BOX: Community Collaboration: A Snapshot: The OCP collaboration effort was designed to listen to what Whistlerites had to say about Whistler's past, present and future. This community input has been collected, evaluated and reported on, and it provided direction for this document, which was developed in six phases from April 2010 to November 2011.

Phase 1: Issues and Opportunities (April-Sept. 2010) — Whistler property owners gathered in backyards across the valley and in a couple of gardens across the Atlantic in the U.K., to kick off the OCP update by brainstorming about what mattered most to them about Whistler.

Phase 2: Community Directions (Oct. 2010-Dec. 2010) — Issues and Opportunities were gathered and aggregated into a package of Community Directions, including input gathered through a well attended North Vancouver Open House. Whistler opened the powderful 2010-11 winter season in style with a Nov. 24 Community Workshop where attendees identified what community directions should be formed into fledgling policy statements.

Phase 3: Made in Whistler Policy Development (Jan.-Feb. 2011) — Community Directions were shaped further by online submissions that culminated in pre-draft policy working groups. These consisted of eight, intensive four-hour sessions where over 250 participants determined what policy ideas were most important to them. These were dissected, discussed and deliberated, forming the basis for the OCP First Draft.

Phase 4: Defining the Whistler Experience (April-Aug. 2011) — The first of the Draft policies were released on April 7. Through the process of defining the Whistler Experience, the community identified and prioritized Whistler's most valuable resort community assets and updated our efficiency, form and character through conversations about development permit guidelines.

Phase 5: Draft OCP Released (Sept. 30, 2011) — Referral of draft OCP to local government, First Nations, provincial government and agencies and to public.

Phase 6: Bylaw Consideration (Nov. 15, 2011) - RMOW Council receives the OCP Bylaw for first reading.

Global Context

Whistler is part of a global family of destination resorts.

We must not ignore the responsibility that comes with this international context. Many of the over two million visitors who come here annually travel great distances to partake in the Whistler Experience.

As a resort community with a diverse tourism economy, we are actively participating in this broader

Comment [MK12]: Edit down to focus on situational analysis – policy implications. Remove detailed narrative.

global community and the effect of carbon-supported travel and tourism will be a key factor in our decisions.

Global trends set the context for influencing and shaping the futures of resort communities such as Whistler. Changing climate, resource availability and ecosystem quality, increasing globalization and wealth gaps, changing population, demographics and technology will have increasing impacts on Whistler into the future, presenting both challenges and opportunities. Climate change could affect the tourism industry in many ways. Changing weather patterns threaten winter sports and vegetation, and global policies addressing climate change may increase fuel costs, which would affect travel patterns and Whistler's economy.

Whistler has an opportunity to be a global tourism leader by actively demonstrating responsible travel, sustainable tourism and accessible, low-impact land use and lifestyles in our mountain valley. We can develop a Made-in-Whistler conservation ethic that protects and enhances the natural assets that have such value to our residents and visitors. Through our actions here we can help reconnect people to nature and re-shape the way people act when they return home, diffusing the Whistler Experience around the globe. By our nature, we are global tourism leaders. We can now lead global mountain tourism into a successful, low-impact future through the effective application of this OCP.

According to the United Nations Environment Programme and the World Travel and Tourism Council, tourism is one of the largest industries on our planet. Tourism and its related economic activities:

- Generate 11% of global gross domestic product;
- Employ 200 million people;
- Are among the top five exports for 83% of the world's countries; and
- Are the main source of foreign currency for 38% of the world's countries.

Tourism is a resilient industry that transports nearly 700 million international travelers per year, a figure expected to double by 2020. Ht has proven over generations to bounce back from global economic troubles, conflicts and terrorism. As a mature mountain resort community in the Canadian Coast Range, Whistler is poised to lead tourism toward a more sustainable future. The journey has just begun.

Provincial Context

The RMOW is in the traditional territory of Skwxwú7mesh Úxwumixw (Squamish Nation) and L'il'wat7úl (L'il'wat Nation). The RMOW has worked in partnership with the Province of British Columbia and First Nations and wishes to continue and build upon that relationship through this OCP. The RMOW has consulted with the provincial government, the Squamish Nation and the Lil'wat Nation (the Nations) in the development of the OCP to obtain their input.

Comment [MK13]: Identify key historic policy & partnering relationships between Province and RMOW – incorporation (RMOW Act), original OCP, WVLC, BC Ski Policy, Crown Lands in Whistler, Resort Collaborative. LRMP.

Comment [MK14]: FN: delete references to First Nations in this First Nations section. Response: First Nations Context completed as separate section.

⁴ "Tourism and Biodoversity: Mapping Tourism's Global Footprint", Costas Christ, Oliver Hillel, Seleni Matus and Jamie Seeting, United Nations Environment Programme and Conservation International, 2003

The Sea to Sky Land and Resource Management Plan (LRMP) was adopted by the Government of B.C. in April 2008. It provides strategic direction for the management of public lands and natural resources in a plan area covering almost 1.1 million hectares, stretching from Lions Bay to D'Arcy. This includes values such as water, culture, wildlife and recreation. The LRMP identifies land use zones to guide the management of resources including the Frontcountry Area, Cultural Management Areas, Wildand Zones and Protected Areas, each with different use and protection emphases. The Sea to Sky LRMP also serves as the primary land use planning document respecting the Nations and the provincial government.

On July 26, 2007, the Squamish Nation and provincial government ratified an "Agreement on Land Use Planning," which was included in the Sea to Sky LRMP. On April 11, 2008, the Lil'wat Nation and the provincial government ratified a "Land Use Planning Agreement," which was included in the Sea to Sky LRMP. This OCP supports the land use plans that have been agreed by the province, the Squamish and Lil'wat Nations. On May 23, 2007, the RMOW, Squamish Nation and the Lil'wat Nation (the Nations) ratified the "Legacy Land Agreement" with respect to:

- a) "The disposition of certain Provincial lands to the Nations or their nominee, and the planning, servicing and development of those lands; and
- b) The disposition of certain Provincial lands to Whistler." These lands are shown on SCHEDULE XX.

This OCP strives to continue the longstanding partnership between the provincial government, First Nations and the RMOW initiated through the Legacy Land Agreement, further developed through the

Through the process of updating Whistler's OCP, over 20 approximately 15 provincial agencies were asked to provided a high-level position on the province's ongoing interest in the continued success of Whistler. This plan will continue and deepen the integrated, collaborative relationship between the province and the RMOW, initiated through the passage of our first OCP in October 1976.

Provincial Interests in Whistler's Future

Whistler is recognized world-wide as a global resort destination and is a significant contributor to the provincial economy. Whistler and the Province of British Columbia have a long history of collaboration to achieve mutually beneficial goals. The RMOW wishes to continue to build upon that partnership relationship through this OCP. The province has an interest in the continued economic success of Whistler while supporting efforts to achieve its community, social and sustainability goals. To provide clarity to provincial interests in the ongoing success of Whistler, provincial agencies provided vital input to this OCP:the following interest statements. These statements are addressed within the goals, objectives and policies of this OCP.

Supporting Tourism and Economic Development

Seeing Whistler's continued success as a premier resort destination by working with Whistler as it transitions to a mature world-class resort community that remains vibrant, economically successful and sustainable.

Sustainable Community Development

Comment [MK15]: [MFLNRO] References to the ea to Sky LRMP throughout the document var slightly. The following, eg. "This OCP understanding and supports the Sea to Sky LRMP with respect to areas outside the RMOW boundary." -Should this be the WUDCA boundary, rather than the RMOW boundary? Not sure if the OCP can "understand" the LRMP. Probably better way to describe this (eg. 'recognize"). Recommend including the LRMP zoning in a map Response: Add description of Sea to Sky LRMP and link to document in the Glossary. Do not show Map in this plan – may be subject to change, requiring

update to this OCP. Remove all descriptions of LRMP

elsewhere in document.

Comment [MK16]: FN comment: delete Response: This material has been incorporated below in First Nations Context statement.

Comment [MK17]: [Mueller] [Not sure where you got this number from? You received over 30 interest statements from the Ministry but the ber of provincial agencies involved in the elopment of the statements was more like 12-15.1

Response: Reference to number of removed. This text has been incorporated below in Provincial Interest statements.

Comment [MK18]: Insert text box or bulleted list of key historic policy & partnering relationships between Province and RMOW – incorporation (RMOW Act), original OCP WVLC, BC Ski Policy, Crown Lands in Whistler, Resort Collaborative, LRMP.

- Capitalizing on Whistler's leadership in sustainable development to guide sustainable resort development in other areas of British Columbia.
- Creating a compact, complete "green community" to reduce community-wide emissions to help the province meet its GHG reduction target.

Healthy Communities

- Building a healthy community by supporting affordable housing, social cohesion, and public recreation values; and
- Ensuring a <u>potable</u> clean, safe supply of drinking water, applying conservation measures and <u>protecting aquifers and watersheds. mMinimizing and managing outdoor</u> air pollution through local policies and actions as well as through collaboration with other agencies in the <u>airshed</u>.
- Promotinge community planning and design that prevents potential environmental threats, reduces or eliminates actual or potential public exposure to chemicals, metals, industrial contaminants and environmental noise.

Collaborative Governance in the Region

- Collaborating with the Squamish-Lillooet Regional District and other municipalities in the region to support the implementation of the Regional Growth Strategy;
- Working with Whistler and the Squamish and Lil'wat Nations to further develop relationships and to explore opportunities to work together on economic and tourism related initiatives.
- Continue to support the collaborative and community led planning with the community.
- Provide a leadership and facilitation role in collaborating with government and not for profit
 agencies in the region.

Natural Resource Management

- Ensuring consistency between municipal planning bylaws and policies and the Sea-to-Sky LRMP;
- Supporting sustainable forestry and clean energy development; and
- Considering OCP policies that can help protect species at risk and reduce contact between wildlife and people.

Protecting the Existing Community and Future Development from Natural Hazards

 Ensuring the existing built environment and new development avoid natural hazard areas like steep slopes, flood-prone areas, and wildfire interface zones.

First Nations Context Statement

The RMOW is in the traditional territory of *Skwxwú7mesh Úxwumixw* (Squamish Nation) and *L'il'wat7úl* (L'il'wat Nation). The Province and the RMOW are aware that these First Nations have unresolved claims to aboriginal rights and title, which are recognized and affirmed by the Canadian

Comment [MK19]: [VCH] Ensuring potable safe supply of drinking water, applying conservation measures, and protecting aquifers and watersheds. Minimizing and managing outdoor air pollution through local policies and actions, as well as through collaboration with other agencies in the airshed.

Response: Edits accepted.

Comment [MK20]: [VCH] Suggested new additional new bullet (#3): <u>To promote</u> community planning and design that prevents potential environmental threats, reduces or eliminates actual or potential public exposure to chemicals, metals, industrial contaminants and environmental noise.]. This language is from the Ministry of Health's model core program for the Healthy Built Environment.

Response: New bullet added.

Comment [MK21]: FN Comment: delete. Response: Interest statement provided by Province, not deleted.

Comment [MK22]: [VCH] Consider adding a new bullet to emphasize the collaborative and community led planning within the community. For example the annual town hall meeting and consideration of OCP amendments in this format is an innovative commitment that we think should be highlighted.

Response: New bullet added.

Comment [MK23]: [VCH] Consider adding a new bullet about collaborating with government and not for profit agencies in the region (e.g. VCH), acknowledging the leadership and facilitation role of the RMOW in bringing partners together.

Response: New bullet added.

Comment [MK24]: [MJTI] It would have been helpful to have this section for comments.] Response: Section completed, giving consideration to FN comments received.

Comment [MK25]: This section prepared taken into consideration FN comments.

Comment [MK26]: First Nations Comment below addressed in new First Nations Context Statement:

Comment: The RMOW is in the traditional territory of Skwwid7mesh Úxwumixw (Squamish Nation) and L'il'wat7úl (L'il'wat Nation). These lands have been used and occupied by both First Nations since time immemorial. The Province of British Columbia has been notified of the existence of each First Nation's respective traditional territories and that there is substantial unresolved Crown lands within the RMOW boundary. Each First Nation asserts unextinguished title to their respective traditional territories, sovereignty over its traditional territory, and a right to self-determination. The First Nations' asserted aboriginal rights, including title, are protected under s. 35 of the Constitution Act, 1982.

Constitution. There are no First Nations Reserve lands within the RMOW boundary but there are substantial Crown lands within the municipal boundary and in adjacent rural areas which could play a role in settlements of aboriginal rights and title claims.

The RMOW, Squamish Nation and the L'il'wat Nation ratified a "Legacy Land Agreement" in 2007 with respect to:

- The disposition of certain Provincial lands to the Nations or their nominee, and the planning, servicing and development of those lands shown on Schedule " "; and
- The disposition of certain Provincial lands to Whistler shown on Schedule "__".

The Sea to Sky Land and Resource Management Plan (LRMP) adopted by the Government of B.C. in 2008 serves as the primary land use planning document for the First Nations and the Province. The Squamish and L'il'wat Nations have each ratified a land use planning agreement with the Province that is included in the Sea to Sky LRMP. This OCP supports the land and resource management plan including the ratified land use planning agreements.

RMOW recognizes the authority of the provincial and federal governments to address unresolved Aboriginal rights and title and their responsibility to the reach understandings with these First Nations to address their interests. RMOW is prepared to participate in these discussions, where applicable, and to work cooperatively towards solutions that meet the needs of all parties. The provisions of the OCP that protect certain lands from development furthers the opportunities for productive outcomes related to these matters in future.

This OCP strives to continue and build on the effective partnership among the provincial government, First Nations and the RMOW initiated through the Legacy Land Agreement, further developed through the Sea to Sky LRMP and reconfirmed and strengthened by this plan. Consultation with First Nations conducted during the preparation of the plan identified the following specific First Nations interests in relation to matters addressed in the plan:

Supporting Tourism and Economic Development

- Working with Whistler and the Province to further develop relationships and to explore
 opportunities to work together on economic and tourism related initiatives.
- Planning sustainable First Nation developments on existing and future First Nation private lands within RMOW boundaries.
- Working with Whistler and the Province to create appropriate land use planning tools to address
 First Nations economic development interests in Whistler

Natural Resources Management

- Seeking consistency between municipal planning bylaws and policies and First Nations land use agreements with the Province.
- Working with Whistler in supporting sustainable forestry through management of the Cheakamus Community Forest.
- Working with Whistler and the Province to include traditional ecological knowledge in OCP
 policies that can help protect species at risk and reduce contact between wildlife and people.

Comment [MK27]: Provide summary description of agreement in Glossary.

Cultural Resource Management

- Working with Whistler and the Province to develop OCP policies to protect First Nation archaeological, heritage and other cultural interests.
- Working with Whistler and the Province to develop policies for including First Nations participation in trail maintenance and development to ensure First Nations interests are considered, such as access to sensitive cultural and spiritual areas.
- Working with Whistler to integrate First Nations history and culture within the resort community, such as the incorporation of First Nation place names and historical facts into municipal signage.

Regional Context

Whistler lies 140 kilometres north of Vancouver in the Coast Mountains of British Columbia, Canada in the southern portion of the Squamish-Lillooet Regional District (SLRD). Travelling along the scenic Sea to Sky Highway, voted "most romantic road in the world," brings breathtaking views of Howe Sound, North America's southernmost fjord, and expansive mountain vistas. Whistler is home to two of the highest-rated recreational mountains in North America: Blackcomb Mountain, top elevation 2,284 metres, with lifts reaching 1,609 metres and Whistler Mountain, top elevation 2,182 metres, with lifts to 1,530 metres. With five lakes, many rivers, creeks and streams in a forested setting, Whistler is a valley naturally designed for four season mountain recreation and lifestyle.

There are just over 10,000 permanent residents in Whistler (according to the 2006 census, unadjusted). On peak holiday weekends, the population can swell to 45,000. Whistler's permanent residents together with help from the nearby communities of Squamish and Pemberton, provide the 13,500 employees needed by the resort during the busy season. The overall population is youthful: nearly half the population is 25 to 34 years old, compared to 30% in the rest of the province.

The population of the SLRD more than doubled from 16,232 residents to 35,225 residents in the thirty year period from 1976 to 2006 (Census Canada) of whom about 10,000 live in Whistler (though on peak holiday weekends Whistler's population can swell to 45,000). Strong, sustained growth is predicted for the SLRD in the next thirty years. The population of the region is projected to almost double again in the period from 2003 to 2031: from 35,141 residents to 68,153 residents (Urban Futures). Primary factors driving growth include lifestyle choices, increasing demand for recreational services, economic and employment opportunities, natural beauty and environmental qualities, and proximity to the Lower Mainland. Given this projected growth and the associated challenges and opportunities, a collaborative approach to regional growth and land use is essential. This OCP is part of that essence, supporting the SLRD's Regional Growth Strategy (RGS) to guide development and encourage effective regional collaboration.

The SLRD's RGS bylaw 1062, adopted by the SLRD Board on June 28, 2010, is a long-term plan and agreement addressing growth management in the south of the regional district and economic recovery issues in the north over a 20-year period. It was developed and approved by the member municipalities in partnership with the SLRD, provides a long term vision for the region and identifies and prioritizes goals across the region that meet common social, economic, and environmental objectives. With the purpose to "promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources," the RGS will guide the SLRD and its member municipalities with respect to land-use decisions in accordance with their legislative authority and will be primarily implemented through municipal OCPs and zoning bylaws.

Whistler's vision as well as the municipality's overall approach to growth management and the Goals, Objectives and Policies presented in this OCP are consistent with the RGS principles and goals.

The RGS articulates nine goals to strategically address growth management challenges. The goals and objectives of this OCP that correspond to each of the nine RGS goals are as follows:

Comment [MK28]: Section completed to address consistency requirements between SLRD RCS and this OCP. Edits made to focus on policy relationships and remove unnecessary narrative.

Comment [MK29]: [Mueller] Regional context statement needs to be approved by the SLRD after public hearing and before final reading. I am checking to see how our provincial approval fits in as we have never had to deal with this situation before.

Response: Understood.

Comment [MK30]: FN Comment: Insert
"Although the member municipalities approved
the bylaw, the interests of First Nations have not
yet been adequately integrated into that plan,
and further changes may be necessary
following provincial or SLRD consultation."
Response: Consultations between the Province,
SLRD and FNs are not within RMOW
jurisdiction. Further, it's not appropriate for the
RMOW to make comments in its OCP on the
adequacy of SLRD consultation processes. Edit
not recommended for inclusion.

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1. Focus Development into Compact, Complete, Sustainable, Communities.

The overall approach to growth management advocated by this plan is a focus on enhancing and optimizing existing and approved land use and development within an Urban Development Containment Area rather than designating new areas for development. Within that area the plan seeks to protect the natural environment, enhance community character and quality of life, make efficient use of existing infrastructure and facilities, strengthen the local economy and reduce the environmental and energy impacts of the municipality.

2. Improve Transportation Linkages and Options.

In addition to retaining and reinforcing the existing development pattern to ensure that the viability of public transit use is maintained and improved, this plan calls for the continued enhancement of walking and cycling opportunities.

3. Support a Range of Affordable Housing.

This plan states as a goal the housing of at least 75% of the local work force within municipal boundaries, and promotes a diversity of housing forms, densities and tenures including housing that is accessible to all persons.

4. Achieve a Sustainable Economy.

Whistler's overall approach to growth management seeks to reinforce and strengthen the local economy through diversification compatible with tourism and optimal use of existing business, service commercial and light industrial nodes, housing the majority of the work force locally, and supporting sustainable, secure local food systems.

5. Protect Natural Ecosystem Functioning.

Maintaining the existing development footprint of the Resort Municipality enables the effective implementation of a protected areas network through development permit requirements and conditions. The plan seeks to protect local water quality, reduce GHG emissions associated with solid waste management, manage stormwater and sewer infrastructure to minimize environmental impacts, and maintain a governance structure that is conducive to achievement of climate and energy goals

6. Encourage the Sustainable Use of Parks and Natural Areas.

This plan affirms the Resort Municipality's natural setting as the primary foundation of the visitor experience. The protected areas network will enable the balancing of development impacts with environmental values. Whistler will continue to provide a range of parks, trails and other outdoor recreational opportunities emphasizing viewscapes and a close connection with the natural environment.

7. Create Healthy and Safe Communities.

The transportation, affordable housing and sustainable economy objectives of this plan complement this goal of the regional growth strategy. The plan also seeks to maintain a hierarchy of commercial

and light industrial centres serving local and visitor needs, and articulates goals with respect to local learning opportunities, youth and young adult programs and services, community health and social service facilities, secure local food systems and a dynamic and unique Whistler cultural identity.

8. Enhance Relations with Aboriginal Communities.

The plan includes a First Nations context statement that acknowledges and builds on past cooperation in land and resource management planning and legacy lands planning and expresses a range of particular First Nations interests in Whistler's future.

9. Improve Collaboration among Jurisdictions.

The plan contemplates continued co-operation on planning and community development issues between the RMOW and the Province; First Nations; the Squamish Lillooet Regional District; health authorities; and other local, regional and provincial organizations and agencies whose mandates and interests intersect with those of the municipality.

TEXT BOX: The SLRD and its municipal partners recognize the importance of planning for a sustainable future based on long term visioning and the intermediate steps required to take us in that direction. The SLRD vision of a more sustainable future includes:

- · Living within the limits imposed by natural systems;
- Reducing our dependence on non-renewable resources;
- Encouraging zero-waste, re-use and recycling;
- Minimizing disturbance of ecological and physical processes;
- Managing land, water and air wisely and efficiently;
- Recognizing and reducing human impacts leading to climate change;
- Understanding the interconnections among economy, society and environment; and
- Distributing resources and opportunities fairly and with an awareness of future generations.

For a detailed analysis of how this OCP is aligned with the RGS, please go to Schedule XX

Comment [MK31]: Prepared for reference. Too detailed for inclusion in Plan.

Regional Context Statement: Alignment and Application

A more detailed description of how the RMOW's OCP supports and relates to the SLRD Regional Growth Strategy is provided in Schedule XX - Regional Context Statement- Alignment and Application.

OCP Chapter Content Guide to Using this Plan

Each OCP chapter is organized to include the following sections:

Our Shared Future: What Whistler will look like if the goals, objectives and policies for this chapter are applied;

Current Reality: What Whistler looks like today, including current issues and opportunities; and

Goals, Objectives and Policies: What we seek to achieve and guidance for decision-making.

TEXT BOX:

Goal: An ideal or condition to be achieved. Expressed as ends or aspiration.

Objective: Means to achieve a goal or desired result. Achievable. Measurable. Relevant. Time-bound.

Policy: Specific statements which guide decision-making. Represent clear choices that can be made based on Goals and Objectives as well as analysis of pertinent data. May describe standards or measures that should be satisfied.

For interpretation of this OCP, the Our Share Future and Current Reality sections are provided for information only; they are not considered policy and have no legal effect.

Snapshot: The OCP at a Glance

To create a sound understanding about Whistler's land use planning and implementation, this OCP is divided into integrated chapters:

- 1. Introduction The OCP's context sets the course for Whistler's continued success through recognizing the investment and inherent costs associated with our rapid growth period. Whistler needs to manage our assets in a reasonable, respectful, resilient manner. A wide and varied community engagement strategy was carried out to allow the resort community to collaborate in this plan's creation and will help build Whistler's future based on our resort community's shared values and vision. We can achieve continued success through the definition and protection of the Whistler Experience as we seek sustained prosperity.
- 2. Growth Management Whistler residents want to understand our limits to growth in a tangible way. This plan's updated growth management framework is built on three key tools. Policy setting limits to growth using a development boundary, a hard limit on bed units and a map outlining permitted land uses are the key components of the growth management structure contained in this plan. Specifically, they are:
 - The Whistler Urban Development Containment Area (WUDCA);
 - The bed unit limit; and
 - The Whistler Land Use Map.

This OCP calls for an annual review of land use and development potential, which will involve ongoing community engagement and input. This plan addresses how to consider proposals

Comment [MK32]: Indicate that Our Shared Future and Current Reality are provided for information only, are not considered policy and have no legal effect in this OCP.

Identify consistency requirements.

Reference schedules and Glossary for definitions of

Incorporate section on Administration of the Plan. See existing OCP section 3.0.

Formatted: Right: 0", Space Before: 0 pt, After: 6.5 pt, Line spacing: Exactly 15 pt, Tab stops: 6", Right

Comment [MK33]: Consider moving to front of document, as a summary to provide readers with an overview of the plan and key policy content.

Comment [MK34]: VCH We suggest that a short section on health could be added as a subsection in the OCP introductory chapter (under "Snapshot at a Glance", Page 25 to 27) to round out RMOW's intentions for resiliency, protection of natural assets, economic viability, etc. If added, this section would draw out the strength of the Whistler 2020 health and social strategy and the inclusion of health objectives throughout the OCP. Some suggested draft wording for the proposed addition to the list of bullet points under "Snapshot at a Glance": oa healthy community that connects people to one another, and promotes the health and well-being of all residents as well as visitors.][]

Response: This section has changed to be a summary of the chapter content. Community health, safety are identified in Chapter 6 summary.

that depart from the municipality's growth management framework. Such proposals should be considered exclusively through the annual land use and development review process which strengthens the growth management framework. This will create a higher standard in the level of consideration for proposals not in conformance with the OCP, to the resort community's benefit. Whistler residents have expressed a strong desire to protect the fundamental framework of this OCP, including community-determined limits to growth.

3. Land Use and Development - As Whistler seeks to evolve, diversify, stay competitive and continue delivering a high quality of life and resort experience, we need to consider opportunities for new uses and approaches that add value and benefit the resort community.

This plan supports seeking ways to locate particular land uses and developments where they are best-suited to the location and lands in question, and where they generate the greatest public benefit for the resort community. Whistler's core commercial areas, particularly Whistler Village, are crucial to Whistler's success. This OCP highlights the need to facilitate upgrades in the core commercial areas - Whistler Village, the Upper Village and Whistler Creek.

Residential accommodation is a key focus of this plan. Whistler's current supply of resident restricted housing is sufficient for the next 5-10 years and this plan continues the provision of diverse, mixed use neighbourhoods. Connected, yet diverse, neighbourhoods support variety and choice in the resort community.

This plan supports the continued supply of a diverse mix of visitor accommodation intent on providing the highest quality visitor satisfaction and service. Providing latitude for owner investment in properties, sometimes used as visitor accommodation, will continue to allow Whistler's guests choice, security and service.

- 4. Economic Viability After economically challenging years in the 1980s, Whistler experienced dramatic increases in visitation, development of the built environment and economic growth through the 1990s. As a result of external and internal factors, visitation peaked and began to decline in the year 2000. The resort's current economic challenge is to harness its entrepreneurial spirit to continue building a progressive economy and sustaining economic prosperity in a way that integrates the regional economy and optimizes use and stewardship of existing assets, including natural, social and financial capital. Global factors such as increasing competition, plus growing energy and travel costs, must play key roles in our decision-making, Whistler must be creative and proactive in attracting investment, supporting innovative new business ideas and service offerings, and stimulating a vibrant economy that is aligned with community values and contributes to long-term objectives. This OCP includes policies that will strengthen our four-season tourism economy.
- 5. Natural Environment Rich and diverse plant and animal life contributes to the quality of Whistler residents' and visitors' natural experience and strengthens our resort community's ecology. This OCP provides direction for protecting natural areas deemed critical to maintaining sustainable populations of all indigenous plants and animals. The Natural Environment chapter identifies sensitive and important ecosystems integral to Whistler's biodiversity and establishes policies for their protection and enhancement

Comment [MK35]: FN Comment: Insert "The interests of First Nations to legitimate economic development must be considered in any growth management strategy. RMOW must work with First Nations to determine a strategy to prioritize First Nation access to bed units or to exempt them from the restrictions herein on Crown land. This OCP should not be read or applied to exclude or restrict such First Nations development

Response: This plan does not assume the creation of any bed units additional to those allocated in this plan. This is the desire of our community and is expressed in this plan's GM framework

6. Quality of Life: As a mountain resort community, Whistler seeks to continue on a path of consciously integrating Whistler's visitors with the day-to-day lives of our residents and the ecology of this place. Strengthening Whistler Village as the social and commercial core of the Whistler Experience with ribbons of trails, parks and experiential places emanating from this vibrant centre, this plan aims to continue on this successful path, with resort amenities complementary of our tourism culture and commerce, as a part of our evolving experience.

This plan provides policy direction for increasing accessibility and inclusion, protecting community health and safety, enhancing our park and trail system and further developing a resort community well-designed for aging in place. Children and youth services are interconnected with facilities to meet Whistler's needs. Arts, Culture and Heritage policies will allow Whistler to diversify our economy and resort offerings.

- 7. Climate Action and Energy This plan puts Whistler on a course toward a lower carbon future. Whistler has achieved a 20% reduction in GHG emissions over the past four years primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. By comparison, the resort community's energy consumption has increased by 13% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (enough to power more than 4,000 electrically-heated homes in our climate). Polices in this plan provide direction to meet our GHG reduction targets as Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the resort community's current patterns of energy consumption.
- 8. Transportation and Infrastructure Whistler's transportation network and municipal infrastructure, through this plan, will continue to support local residents and visitors from around the corner or around the world while maintaining respect for the natural environment and municipal finances. A commitment to reduced emissions and efficiencies, in transportation, buildings and operations will put Whistler on track to understanding and adapting our energy needs and outputs in a changing world.

First Nations Comment below addressed in new First Nations Context Statement:

Comment: The RMOW is in the traditional territory of Skwxwú7mesh Úxwumixw (Squamish Nation) and L'il'wat7úl (L'íl'wat Nation). These lands have been used and occupied by both First Nations since time immemorial. The Province of British Columbia has been notified of the existence of each First Nation's respective traditional territories and that there is substantial unresolved Crown lands within the RMOW boundary.

Each First Nation asserts unextinguished title to their respective traditional territories, sovereignty over its traditional territory, and a right to self-determination. The First Nations' asserted aboriginal rights, including title, are protected under s. 35 of the Constitution Act, 1982.

A series of recent court decisions have:

upheld the existence of aboriginal title in British Columbia;

declared that aboriginal title coexists with crown title;

limited the instances in which aboriginal title can be infringed by British Columbia or a third party; established strict criteria for any such infringement;

declared that aboriginal title includes the right to choose the use to which the land is put;

placed a legal duty on the Province of British Columbia to undertake meaningful consultation with First Nations and accommodate potential infringement; and

declared that accommodation may have economic and/or cultural components.

The Supreme Court of Canada confirmed in the landmark case of Delgamuukw v. British Columbia": "aboriginal title encompasses within it a right to choose to what ends a piece of land can be put... aboriginal title has 'an inescapably economic aspect',

As a consequence of these decisions, British Columbia is under a legal obligation to consult with and, where appropriate, accommodate the aboriginal title and rights of each First Nation. Therefore, as there is a legal requirement for the Province to recognize First Nations interests within the RMOW boundaries the First Nations require substantial input into RMOW land use planning that has the potential to restrict or infringe on their respective First Nation interests.

On July 26, 2007, the Squamish Nation and provincial government ratified an "Agreement on Land Use Planning," which was included in the Sea to Sky LRMP. This Land Use Agreement did not cover the area of the Resort Municipality of Whistler and Crown land adjacent to it. Discussions between the Province and the Squamish Nation for this area of its territory have been deferred to a Phase 2 Land Use Planning process. Until those discussions have resolved, the status of Crown lands in this area must remain uncertain. On April 11, 2008, the Lil'wat Nation and the provincial government ratified a "Land Use Planning Agreement," which was included in the Sea to Sky LRMP. The Lil'wat – BC Land Use Planning Agreement contemplated that the Province and Lil'wat will be holding discussions to allow Lil'wat Nation to participate in new economic opportunities on Crown lands within the planning area, including within RMOW boundaries. This OCP will be subject to the Lil'wat – BC Land Use Planning Agreement and the land use plans to be agreed by the province, and the Squamish.

On May 23, 2007, the RMOW, Squamish Nation and the Lil'wat Nation (the Nations) ratified the "Legacy Land Agreement" with respect to:

- a) "The disposition of certain Provincial lands to the Nations or their nominee, and the planning, servicing and development of those lands which are shown on Schedule XX; and
- b) The disposition of certain Provincial lands to Whistler." These lands are shown on SCHEDULE XX. The Legacy Land Agreement was specific to those particular lands. The aboriginal title of the Lil'wat and Squamish Nations to the other Crown lands within RMOW boundaries remains unresolved. The Lil'wat and Squamish Nations seek further economic activities on those Crown lands which must be resolved between the Province and the First Nations before this OCP can be effective.

First Nations have economic as well as environmental and cultural aspirations within RMOW's boundaries. The development that has occurred to date within the RMOW has largely been without the participation of the Squamish and Lil'wat Nations. The historical development limits and bed unit caps have been placed without consultation with the First Nations, and without recognition of their legitimate rights to economic development of their aboriginal title lands. As Crown lands are returned to the First Nations through various processes, it would not be fair to apply those fixed development limits and bed unit caps in a manner which would preclude fair opportunities for economic development with the First

Nations. The Lil'wat and Squamish Nations and RMOW will need to work together to identify a means for priority application of remaining bed units to the First Nations, or to ensure that there will be exemptions for any First Nation-lead development.

The constitutional obligations to First Nations have a greater precedence in law than the OCP, and this OCP should not be read or applied to exclude or restrict such First Nations development.

CHAPTER 2 **GROWTH MANAGEMENT**

Our Shared Future:

Understanding our limits to growth has allowed Whistler to focus its efforts to sustain our resort community success and prosperity. The growth management framework that has been adhered to has given clear direction for land use and development and on-going enhancement of the Whistler Experience.

Whistler is proving daily we can sustain prosperity without sustained growth and land use development. Citizens and stakeholders convene on an annual basis to review community priorities and collectively consider new opportunities that advance Whistler's progress towards its vision.

The Whistler Urban Development Containment Boundary, bed unit cap and Whistler Land Use Map have proven to be successful tools in achieving the greatest benefit to the resort community from existing and planned development while preserving Whistler's natural assets. Whistler has a hierarchy of strong mixed use centres with Whistler Village serving as the town centre and hub of the resort community. Sensitive natural areas and green spaces remain intact preserving natural functions, community character and visitor and resident activities. Whistler's residential neighbourhoods are diverse and support healthy living. The local economy has benefited from strategic and collaborative efforts that have leveraged Whistler's existing built and natural assets.

By recognizing and seizing the opportunity created to grow less, innovate and remain true to our values, Whistler continues to break ground as the premier mountain resort community. We are healthy, happy and prosperous. We did this together, and in spite of global economic challenges, we are effectively participating, and adding to, the global tourism sector.

Comment [KD1]: FN comment: insert new paragraph - The interests of First Nations to legitimate economic development must be considered in any growth management strategy. RMOW must work with First Nations to determine a strategy to prioritize First Nation access to bed units or to exempt them from the restrictions herein on Crown land. This OCP should not be read or applied to exclude or restrict such First Nations development. Response: FNs interests are considered by this plan. This plan recognizes aboriginal rights and title and leaves any economic or land based negotiations regarding this in provincial jurisdiction, where it legally rests.

Current Reality

Whistler has experienced tremendous growth over the past 35 years, establishing itself as a major international destination resort community. This period has been characterized by the development of mountain skier facilities, residential and commercial accommodation, commercial and light industrial centres, service infrastructure, seasonal amenities, community facilities and resident restricted housing for Whistler's employees.

Most recently, the 2010 Winter Olympic and Paralympic Games-related infrastructure, competition venues and legacies, as well as two new residential neighbourhoods, have added to the resort community's development footprint.

The bed unit measurement was introduced in Whistler's first OCP adopted in 1976 as a means to manage the future growth of Whistler to be consistent with infrastructure capacity, highway capacity and ski lift capacity. Over time, and through OCP updates, bed units have become enshrined as a critical measure and tool for achieving a progression of community development objectives such as major resort amenities, land acquisition and employee housing. Bed units have become a key reference point for the resort community's understanding of and expectations for Whistler's ultimate size and capacity.

The number of developed bed-units has grown from 6,736 in 1975 to 53,038 in 2009. At year-end 2009, there was a remaining undeveloped potential of 8,196 bed units, with a total approved development capacity of 61,234 bed units.

Whistler's history of growth management policies and development capacity increases are summarized below:

OCP	Key Policy Objectives
1976	Focused development on Whistler and, later, Blackcomb
	Mountain ski facilities, and Village at ski area base. Concept of
	bed units introduced to balance skier, highway and infrastructure capacity.
	"Warm Bed" policy established to secure supply of
	accommodation for overnight visitors - implemented through land
	use regulations and development covenants.
1982	Maximum approved development potential set at 45,000 bed
	units (based on municipal/regional infrastructure capacity and
	recognized concern to preserve natural environment and quality
	of resort experience).
	Accommodation phasing tied to provision of service infrastructure,
	highway and lift capacity. Provision of a variety of commercial
	uses and accommodation focused within Whistler Village and
	Whistler Creek to increase employment opportunities, stabilize
	the local economy and increase mountain utilization.
1989 Major Amendment	A further 7,500 bed units were allowed through zoning
	amendments to secure summer amenities and affordable resident

Comment [MK2]: Edit this section to: reinforce Whistler's history of strong community planning and growth management initiatives first plan – Town Centre, warm beds. Importance of these foundations, Progression of planning and growth mangement policies ability to achieve community objectives. Describe growth and expansion phase - tie to expansion of mountain facilities and capacity importance of future mtn planning to planning of Current size and struggle to maintain viability of

developed capacity. Significant remaining zoned undeveloped potential. Reference beds unit as key measure of capacity; as well as measurements for commercial land uses. Highlight community themes from engagement process - reinforce/strengthen growth limits, pursue new compatible economic opps. Transition from expansion to optimization. Strong community sentiment to be engaged in major decisions affecting the future of the community

Comment [KD3]: FNs comment: Insert "The bed unit measurement limits were introduced and applied without First Nations' involvement, remains to be resolved with the Province and First Natio

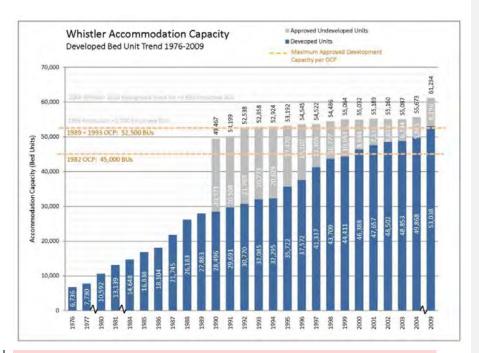
Response: Bed Units have existed since the RMOW was created by provincial law in 1975. They are a measure of Whistler's development capacity and were agreed on as such by both FNs during the formation of the Legacy Lands Agreement May 22, 2007. FNs understand and have applied BUs to their economic benefit in the sale of the Baxter Creek lands. This statement is not recommended for inclusion in this OCP.

Comment [MK4]: Delete this table. Too detailed a history to include in this OCP Information is contained within Growth Management and Land Use Background report prepared as part of the OCP planning proces Summarize evolution in narrative.

	housing. The amendment brings potential development capacity
	to 52,500 bed units, in addition to new employee housing.
1993 CDP and OCP	Community members recognized there was little need to further increase approved development capacity through new rezoning capacity limit of 52,500 bed units is carried forward. Rezoning to increase this capacity only considered under extraordinary circumstances and benefit.
1996 Council Resolution	An increase of 1,700 bed units is approved, allocated 100% to affordable resident housing. Figure based on projected future employee generation and was to be aligned with number of bed units and employees generated under the new Employee Works & Services Charge Bylaw.
2004 Whistler 2020	New resort community vision and sustainability plan provides for up to 6,650 additional bed units to accommodate the resort community's housing needs and the overall goal of maintaining 75% of the workforce living within Whistler.
2011 OCP update	Community members seek fixed development capacity limit measured in bed units. Bed unit capacity policy written into this OCP: Restrict Whistler's accommodation capacity to a maximum of 61,750 bed units. (This capacity limit comprises both market and resident-restricted accommodations.) The growth management framework established within this plan also includes the Whistler Urban Development Containment Area and Land Use Map, providing further direction for growth management decisions.

Comment [KD5]: From FNs: 2 The application of the Whistler Urban Development Containment Area and Land Use Map on Crown lands must take into account First Nations interests, and so may not apply to First Nation activities and developments.

Response: Zoned and unzoned Crown Lands have been designated "non-urban" lands for the purpose of this OCP. It is RMOW's position that this designation clearly does not infringe on aboriginal rights and title by designating these lands for urban development thereby initiating a process that might result in the lands being acquired for development. RMOW has no jurisdiction in treaty, economic or other negotiations between the Province and FNs. IF these lands are the subject of agreements between FNs and the Province regarding economic development or other activities that do not change the constitutional status of the lands, RMOW does have a role and jurisdiction in the zoning and development of these lands in future, and would be involved in the same way that it was involved in the Legacy Lands process.



Whistler's current developed accommodation capacity is 15,380 dwelling/accommodation units comprising 53,038 bed units. Of this total, 49% is for residential and residential tourist accommodation, while 44% is commercial tourist accommodation and 7% is resident-restricted housing. The current developed capacity of non-residential space is 2.4 million square feet (64% commercial, 12% industrial, 20% public/institutional and 4% vacant).

Whistler has significant remaining development potential as part of its already committed and approved capacity under existing zoning for residential, commercial and light industrial land uses. The remaining potential for each land use category as of year-end 2010 was mapped and inventoried as part of the initial phase of this OCP update process and is presented in the Growth Management and Land Use Backgrounder report. This information is documented separately and is to be updated and reported as part of the annual resort community review of development priorities. and consideration of new opportunities.

Through this OCP update process, community members and stakeholders expressed strong support for renewed growth management and land use policies to address:

- Concern over further growth and expansion and potential impacts the effects growth could have onon the resort community's character, experience, quality of life, and property values and viability of existing businesses - the Whistler Experience;
- Desire to look for new, diverse opportunities to strengthen the tourism-based economy;
- Desire to have a forward-looking plan that provides some certainty by setting limits to growth, and anticipating and identifying desired future land use and development; and

Comment [mkirkega6]: Do not include detailed information and data. This is captured in the background reports and is maintained through the municipality's inventorying and monitoring programs. This plan also recommends an annual process for sharing information with the community on development priorities and existing and remaining development potential for all types of land uses.

Insert text that more generally describes growth and expansion that has taken place, current size and issues in ensuring viability of capacity that we have in place, as well as substantial undeveloped zoned capacity.

Desire to better utilize and enhance our built environment in ways that are progressive, optimize space/usage and evolve over time.

These ideas have been supported through policy in this OCP and will help take our resort community from our current reality to our desired shared future.

Goals, Objectives and Policies

Goal 2.1. Guide Whistler's next phase of evolution as a maturing resort community focused on enhancement and optimization of existing and approved land use and development.

Objective 2.1.1. Establish and adhere to community-determined growth limits through this OCP.

2.1.1.1. Policy

Work with the provincial government, local governments and the First Nations to prevent establishment of any new settlement areas and to restrict urban development in the Whistler region of interest (generally described as being north of the District of Squamish municipal boundary and south of the Village of Pemberton municipal boundary).

2.1.1.2. Policy

Contain Whistler's urban development within the boundary of the Whistler Urban Development Containment Area (WUDCA) as shown on the Whistler Land Use Map in Schedule "A" (generally described as encompassing the area from Cheakamus Crossing and Function Junction to the south, through Emerald Estates to the north).

TEXT BOX: These policies establish limits to expansion of human settlement and urban development within Whistler and its region. This is consistent with goals and strategies established by the SLRD Regional Growth Strategy. The policies support a compact regional and local urban development pattern that results in: distinct community boundaries reinforcing community identity; uninterrupted natural areas supporting biodiversity and scenic quality; efficiency in the provision of infrastructure and services minimizing costs to taxpayers; efficiency in transportation reducing energy requirements and GHG emission; and consistency in regulations and polices guiding the character and quality of development.

2.1.1.3. Policy Restrict Whistler's accommodation capacity to a maximum of 61,750 bed units.

Comment [KD7]: [VCH] [General comment, applies throughout the document: The terms and associated figures for 'workforce' and residents' could be defined and distinguished from one another, to be more understandable and transparent. For example, page 31 "Resident Housing" subheading.] Response: Okay. Define terms in glossary and review consistency of usage of terms throughout document.

Comment [KD8]: [Resort Development] Recommend that it be noted that the province is currently reviewing draft Master Plan updates for Whistler and Blackcomb. The updates propose significant upgrades to the recreational offering and guest experience at WB including the addition of 23 lifts, 13 restaurants and 4 mountain lodges to ensure guests have an excellent experience on the mountains. The Province and the RMOW should work together to ensure that there is continued consiste between the OCP and the resort master plans. all of which will be updated from time to time. Recommend that this objective be included in the OCP.1

Comment [KD9]: [Resort Development] [Our th policy of restricting development along the corridor to a resort in order to maintain a sense of arrival; however situations may arise in the future where it is in the provincial or local government interest to permit some form of development outside of Whistler's municipal boundaries. Recommend adding wording that allows for development in certain cases.]

Comment [KD10]: FNs Comment: other than Response: This edit is not recommended for inclusion. Any regional boundary expansion or new urban land designations would contravene the SLRD RGS and would be inconsistent with the Regional Context Statement included in this plan. RMOW does not want to be in conflict with the SLRD RGS which has a mapped schedule outlining all "settlement lands" (... [3]

Comment [KD11]: [While I appreciate that Whistler has interests about resource management, and restrictions on urban development, on the lands surrounding the municipal boundary, Whistler has no direct control over these areas/activities.] [Mueller] Response: Understood. The municipality is stating its interests for consideration. These interests are consistent with the adopted RGS and purpos ... [4]

Comment [KD12]: FNs Comment: Insert "other than those undertaken by First Nations on lands owned or acquired by them." Response: This requested exclusion has been commented on earlier. The plan cannot lawfully apply discriminatory policies based on what persons acquire interests in Crown land. If land outside the WUDCA moves outside Whister's jurisdiction by designation as Reserve or

FULL COMMENTS FROM PAGE 29

Comment KD 8

[Resort Development] [Recommend that it be noted that the province is currently reviewing draft Master Plan updates for Whistler and Blackcomb. The updates propose significant upgrades to the recreational offering and guest experience at WB including the addition of 23 lifts, 13 restaurants and 4 mountain lodges to ensure guests have an excellent experience on the mountains. The Province and the RMOW should work together to ensure that there is continued consistency between the OCP and the resort master plans, all of which will be updated from time to time. Recommend that this objective be included in the OCP.]

Response: In current reality section add paragraph about importance of mountains to success and evolution of Whistler. Identify Master Plan updates underway and importance for consistency with the municipality's OCP. This objective is addressed by policy 2.3.2.4.

Comment KD 9

[Resort Development] [Our Branch understands and generally agrees with th policy of restricting development along the corridor to a resort in order to maintain a sense of arrival; however situations may arise in the future where it is in the provincial or local government interest to permit some form of development outside of Whistler's municipal boundaries. Recommend adding wording that allows for development in certain cases.]

Response: This policy is consistent with the Regional Growth Strategy. It supports the community planning objectives as described in the test box. It does not suggest prohibiting any and all development in the region. See related policy 2.3.2.4 for land uses and development supported by municipality. RMOW seeks to strengthen coordinated planning and reivew of Crown Land tenure applications to achieve provincial and RMOW interests. Urban development is defined in the glossary.

Comment KD 10

FNs Comment: other than those approved by First Nations.

Response: This edit is not recommended for inclusion. Any regional boundary expansion or new urban land designations would contravene the SLRD RGS and would be inconsistent with the Regional Context Statement included in this plan. RMOW does not want to be in conflict with the SLRD RGS which has a mapped schedule outlining all "settlement lands" within the RMOW boundary. Through the Regional Context Statement, RMOW has made the WUDCA and Land Use Map in this plan "consistent" with the goals and associated mapping in the SLRD RGS.

Comment KD 11

[While I appreciate that Whistler has interests about resource management, and restrictions on urban development, on the lands surrounding the municipal boundary, Whistler has no direct control over these areas/activities.] [Mueller] Response: Understood. The municipality is stating its interests for consideration. These interests are consistent with the adopted RGS and purpose and goals established in the Local Government Act. Objective 2.3.2 further sets forth Whistler's

Comment KD 12

FNs Comment: Insert "other than those undertaken by First Nations on lands owned or acquired by them."

Response: This requested exclusion has been commented on earlier. The plan cannot lawfully apply discriminatory policies based on what persons acquire interests in Crown land. If land outside the WUDCA moves outside Whister's jurisdiction by designation as Reserve or treaty settlement land, those lands will be the subject of future discussions between the parties.

TEXT BOX: The development capacity limit established in this plan provides a limited allowance of 477 additional bed units for new rezoning proposals providing the municipality with limited flexibility to achieve recognized resort community benefits and to deal with special circumstances, understanding that the current employee housing inventory provides adequate supply for the next 10 years. Current priorities are:

Protecting and enhancing the existing built and natural environment;

Major renovation and redevelopment projects in high-profile areas; and

New resort offerings which Initiatives that strengthen the local tourism economy and are compatible with tourism.

Comment [MK13]: Broaden. Also not just

2.1.1.4. Policy

Strive to achieve targets specified through the OCP consultation process for the following key indicators:

- a) Percentage of area within the WUDCA that is undeveloped. Target: Minimum of 56%.
- b) Whistler Blackcomb visitor capacity. Target: 2.8 million annual visits.
- c) Average annual commercial accommodation occupancy. Target: Minimum of 65%.
- d) Net promoter score. Target: Minimum of 8.5 out of 10.
- Percentage of Whistler employees residing in Whistler. Target: Minimum of 75%.
- GHG emissions. Target: 33% below 2007 levels by 2020 measured in tonnes of CO2 equivalent.
- g) Energy use. Target: 10% below 2007 levels by 2020 measured in GJ.
- h) Average potable water consumption. Target: Maximum of 425 litres/person/day.
- Solid waste disposal. Target: Zero waste.
- Hectares of disturbed land returned to natural conditions. Target: 10 hectares in next five years.

POLICY TEXT BOX: Community-wide key indicators with targets provide focus and will assist the community in achieving the goals, objectives and policies in this

Objective 2.1.2. Optimize the use and function of existing and approved development.

Comment [KD14]: FNs Comment3 Insert: "Other than those undertaken by First Nations on lands owned or acquired by them." Response: This concept has been commented on previously. Land acquired by First Nations but still within Whistler's jurisdiction would be counted and Whistler cannot lawfully exempt land from the calculation by reference to who

Comment [MK15]: Review validity of this indicator - how calculated. Is there a better measure that reinforces desire to focus new development to existing impacted areas, minimize new 'greenfield development' and remaining green spaces a buffers.

2.1.2.1. Policy	Support flexibility, diversity, adaptability and efficiency in land use and development so the resort community can derive the greatest benefit from existing development.
2.1.2.2. Policy	Seek creative solutions for optimizing land use and respective interests such as land exchanges, dedications, amenity zoning and transfers of development rights.
2.1.2.3. Policy	Ensure new land use and developments are complementary to existing development and add to Whistler's success; avoid expansion and duplication that contributes to oversupply, diminishes the success of existing uses and development, and creates additional burdens on the resort community.
2.1.2.4. Policy	Support needed reinvestment, renovation and redevelopment of aging properties in Whistler's core commercial areas as a means to enhance the Whistler experience and individual building performance, both of which are recognized as public benefits.
2.1.2.5. Policy	Do not support land use and development proposals that will have unacceptable negative environmental, social, health, or economic impacts.

Comment [KD16]: The Resort Development Branch supports this approach.

Goal 2.2. Manage land use and development to protect the natural environment, enhance the mountain resort community's character and quality of life, support efficient use of infrastructure and facilities and strengthen the local economy.

Objective 2.2.1. Reinforce Whistler's mountain resort character, compact development pattern, social fabric, economic vitality and diversity.

2.2.1.4. Policy

2.2.1.1. Policy Maintain the natural forested mountain character and scenic quality of Whistler and its surrounding areas.

2.2.1.2. Policy Protect and rehabilitate natural areas critical to local biodiversity and ecological form and function, as described in the Natural Environment chapter.

2.2.1.3. Policy Minimize land disturbance and conversion of remaining undisturbed natural areas to development.

> Support land uses and development that contribute to a diversified tourism economy compatible with Whistler's resort community character and values.

Comment [MK17]: [VCH] Add "health" to the list. Also, VCH has available health impact assessment criteria that can be adapted to assess health impact of major development proposals, which could be drawn upon as needed.] [VCH] Resort Development: Does Whistler 2020 cover this? I would think that it

Response: Health added to list. A copy of the health impact assessment criteria would be appreciated for review of proposals. Criteria too detailed for inclusion in OCP. Ultimately, unacceptable negative impacts decided by bylaws and Council consideration of rezonings.

Comment [MK18]: Policies related to wildfire and hazards protection are located in the Quality of Life Chapter under Public Safety. Consider moving or repeating here. They pertain primarily to land use and development.

2.2.1.5. Policy

Respect and reinforce Whistler's single Town Centre concept, complemented by designated sub-centres each with a defined role, scale, mix of uses and development character as established in the Commercial and Light Industrial Land Use chapter.

POLICY TEXT BOX: The Town Centre concept established in Whistler's initial Official Community Plan has been fundamental to the success of the resort community.

2.2.1.6. Policy

Support a diversity of attractive and distinctive residential neighbourhoods with varying densities and dwelling types that fit the natural landscape, are separated by green buffers and conservation areas and are linked by trail networks.

2.2.1.7. Policy

Encourage home-based businesses that support quality of life and the

2.2.1.7. Policy2.2.1.8. Policy Reinforce land use and development patterns that support the objectives set out in the Transportation and Infrastructure chapter; GHG emissions and energy consumption targets; and efficient use of infrastructure and services.

2.2.1.8. Policy 2.2.1.9. Policy Enhance the high visual quality along the highway corridor through Whistler, through measures including:

- a) Prevent urban development sprawl.
- b) Seek to protect scenic views and mitigate visual impacts of resource activities.
- c) Maintain and reinstate vegetative buffers and screening of development adjacent to the highway travel corridor. Maintain a minimum 20-metre buffer width.
- d) Control signage proliferation and excessive lighting, except as required by the Province for the safety and operation of the Highway.
- e) Develop a highway corridor enhancement plan and development design guidelines for adjacent development, in consultation with the Province.

POLICY TEXT BOX: The highway corridor through Whistler is our community's "front door" and is therefore critical to the impression people form of Whistler and to their overall experience.

Objective 2.2.2. Protect human safety and property from natural hazards.

Comment [MK19]: From Rollo policy review.

Comment [MK20]: [MFLNRO] [Enhance the high visual quality along the highway corridor through Whistler, through measures including: Adopting this policy to enhance visual quality has potential to impact forest harvesting. The existing scenic area designations and visual quality objectives provide some guidance through the corridor. Visual quality may not be enhanced by attempting to hide resource activities. Measures such as buffers may not be appropriate (eg. May blow down, not provide expected screening). Consider this as an opportunity for education (interpretive signs) in recognition for resource activities such as forestry. 1

Response: New policy added to address comments.

Comment [CDaniels21]: [MFLNRO] Consider the statement to protect green buffers as screens for aesthetics. 20 metre leave strips along highways would probably not screen development, in addition to being susceptible to blowdown. Consider greater setback distances from travel corridors for development. [MFLNRO]

Response: 20 metre minimum. Corridor enhancement plan and guidelines to further

Comment [MK22]: [MOTI] [except as required by the Minsitry of Transportation and Infrastructure for the safety and operation of Response: suggested text added.

Comment [MK23]: [MOTI] [in consultation with the Ministry of Transportation and Infrastructure. [Is the obejective to develop design guidelines for developments along the highway or design guidelines for the highway -this should be clear!

Response: Suggested text added. Policy clarfied to apply to development along highway not highway design.

Comment [MK24]: This objective and related policies have been moved here from Quality of Life. Public Safety.

2.2.2.1. Policy	A hazard assessment report prepared by a qualified professional may
	be required for applications for zoning amendments, subdivision,
	development permits and building permits.
2.2.2.2. Policy	Create wildland/urban interface guidelines based on Whistler's forests,
	topography, access, built form and wildfire characteristics and
	situations.
2.2.2.3. Policy	Encourage an integrated approach with Cheakamus Community
	Forest Society to use the future Whistler wildland/urban inerface
	guidelines, once developed, in the community forest.
2.2.2.4. Policy	Coordinate wildland/urban interface guidelines with the OCP's natural
	environment policies.

Goal 2.3. Guide the type, location, amount and timing of land use and development to move towards the resort community's Whistler2020 vision, priorities and descriptions of success.

Plan land use and development to complement and Objective 2.3.1. better capitalize upon Whistler's existing development and remaining natural areas.

2.3.1.1. Policy

Designate the general land uses that are supported by this OCP for each parcel of land within the municipal boundaries as shown on the Whistler Land Use Map and associated descriptions of map designations contained within this plan as Schedule A. Establish and maintain a the Whistler Land Use Map that depicts all parcels of land within the municipal boundaries and designates general land uses that are supported by this OCP for each parcel.

- Map.
- Require an amendment to this OCP and the Whistler Land Use b)a) Map for any proposed use departing from the general uses depicted for that parcel.
- e)b) Recognize the municipality's commitments between the municipality and the Squamish and Lil'wat First Nations under the Legacy Land Agreement, as amended, with Squamish and Lil'wat First Nations dated May 23, 2007, as provided for within that agreement. The lands that are the subject of this agreement are shown on Schedule ' '.
- d)c) Community facilities, utilities, parks, schools, daycare facilities and places of worship may be located anywhere within the municipality

Comment [MK25]: [Mueller] [Question: Not sure what role this has and the link to Schedule B. What regulatory direction can this give if it is not contained within the OCP bylaw itself?1 Response: Text revised to clarify, Note, description of map designations to be placed in plan on next page after map.

Comment [MK26]: [Resort Development] suggest inserting (d) Recognize developments as identified in Whistler and Blackcomb approved

Response: Comment is addressed in Policy 2.3.2.4.

Comment [MK27]: Prepare new schedule and include for reference along with use designations.

subject to municipal zoning requirements and any additional regulatory approvals and permitting criteria-

Land use and development of the lands commonly known as the Tennis Resort Lands shall be subject to amenity zoning requirements supporting Whistler's resort community economy and quality of life.

POLICY TEXT BOX: The zoning of properties is to be consistent with these general land use designations. A proposed use or development not permitted under current zoning requires rezoning. If the proposed use or development is not generally consistent with the OCP Whistler Land Use Map designation, then an OCP amendment is also required.

The Whistler Land Use Map will provide strategic direction, certainty and transparency for land use and development within the municipality. The map establishes general categories of land use designations providing some flexibility for more detailed zoning and development permit guidelines that are customized for specific parcels of land to meet the goals, objectives and policies of this OCP. Uses listed are for general guidance only and don't exclude ephemeral uses, special events, festivals, and uses similar to those listed.

2.3.1.2. Policy

Establish the Cheakamus Crossing neighbourhood as the primary location for any new resident restricted residential development.

POLICY TEXT BOX: Cheakamus Crossing is a master-planned neighbourhood with a significant undeveloped land base that is owned by the municipality and is committed to resident restricted housing use under the Community Land Bank agreement with the Province. It has been developed with additional infrastructure and services capacity to meet future demand. Municipal ownership of the land and infrastructure provides for the most cost-effective delivery of additional resident housing and supports existing investments. Any employee housing obligations associated with other developments, as required under the municipality's policies and bylaws, should be directed to this site. The Phase I area of Cheakamus Crossing has the potential for an additional 166 dwelling units, estimated at 695 bed units. The Phase II residential reserve lands are undeveloped and have the potential for 419 dwelling units or 1,674 bed units under existing zoning. Any future development should proceed according to an amended phased master plan for this

2.3.1.3. Policy

Develop sub-area plans for Whistler Village, Whistler Creek and Function Junction as delineated on the Whistler Land Use Map.

Objective 2.3.2.

Seek to coordinate land use development and redevelopment outside of the Whistler Urban Development Containment Area and within the municipality's regional of interest adjacent to the municipality_to maximize consistency with Whistler's vision, policies and bylaws.

2.3.2.1. Policy

Strengthen relationships with agencies and stakeholders that have interests or authority in Whistler or the Sea to Sky corridor.

Comment [MK28]: .[VCH] suggest add "[and Response: Text added.

Comment [KD29]: FNs Comment: Insert f) Recognize that for Crown lands now owned or subsequently acquired by First Nations will not be restricted by the Land Use Map or this OCP Response: This concept has been commented on previously. The edit is not accepted.

Comment [MK30]: [Additional restricted resident development in the Cheakamus Crossing neighbourhood is a concern because of the land use conflict and impact on residents health from the neighbouring resource gravel extraction and removal uses. Designation of this area for future residential development conflicts with Policy 3.10.1.1 that discourages land uses or development that may be adversely affected by rock and mineral extraction operations located near them (Other policies referring to Cheakamus Crossing residential development include 3.1.1.2, etc.) VCH is supportive of plans to enhance and add neighbourhood amenities within areas that are intensified and further developed with residential uses. This encourages people to be more physically and mentally healthy by being physically active, interacting, and accessing healthy and affordable food.] [VCH] Response: The Cheakamus Crossing

neighbourhood has significant additional capacity for development with land granted from the Province under the legacy land agreement, and infrastructure and servicing investments funded in part through the 2010 Games. This location is now an established neighbourhood with the best opportunity for delivering cost effective 'affordable' housing. A new park amenity for the neighbourhood is currently under development. The municipality is working to minimize the impact of adjacent resource extraction uses.

Comment [MK31]: Revised to correctly define area to which objective and policies apply.

2.3.2.2. Policy Support implementation of the Squamish-Lillooet Regional District Regional Growth Strategy

Implement directions established in the Provincial Sea to Sky LRMP.

2.3.2.4. Policy

2.3.2.3. Policy

Restrict land use and development outside of the WUDCA to public open space, non-urban development, low impact recreation and carefully managed resource uses, in order to protect environmentally sensitive lands, hazardous areas and aesthetic values, with the following provisos:

- a) Recognize the municipality's commitment under the Legacy Land Agreement for potential development of the Callaghan Valley Lands for golf course and outdoor recreation facilities, as provided for within that agreement-
- Consider First Nations economic development objectives
- b)c)Support Whistler and Blackcomb Mountain Controlled Recreation Area land uses and development as approved by the provincially adopted Master Plan Update for each mountain subject to conformance with Whistler2020, this OCP, building permit regulations, employee housing requirements and infrastructure and services capacity limits.
- e)d)Support municipal co-management of provincially directed timber resource harvesting through the municipality's participation in the Cheakamus Community Forest.
- Establish and maintain an inventory of Crown land tenures and associated master plans within the region.
- e)f) Update and apply procedures and guidelines by which to review and provide comment on referrals by the provincial government in respect of applications for Crown land tenures.
- f)g) Work with relevant agencies and stakeholders to prepare a sub-area plan for the Callaghan Valley.
- Amend the Rural Resource One zone to allow only non-urban a)h) land uses and development densities.

POLICY TEXT BOX: The use and development of lands outside of WUDCA are critical to Whistler's success and sustainability and the goals and objectives of this OCP. It is important, therefore, to articulate Whistler's vision for these lands. This policy supports policy 1.1.1, Whistler's limits to growth, and the desires to prevent any new settlement areas and to restrict urban development outside the containment area. Crown lands comprise the vast majority of lands outside WUDCA (approximately 85%). The use and protection of these lands is critical for maintaining visual quality and recreation values

Comment [KD32]: FNs Comment: Insert rategy has received the support of "once such strate the First Nations

Response: Not recommended for inclusion. The RMOW is required to include in the OCP a Regional Context Statement with which the rest of the OCP including this statement is consistent, and this edit makes the RMOW's support of the RGS conditional on the FN's acceptance of other entities. The SLRD has its own First Nations consultation obligation towards the FNs.

Comment [MK331: FNs Comment: Insert new b) Respect and encourage First Nations economic development objectives; Response: Add text, be open to consideration of

proposals that are consistent with objectives of Comment [MK34]: [General Comments:

Terry Pratt, Resort Development
The OCP Update process was very inclusive and is a good model for other destination resorts as they move from a growth phase to a community development phase with limited growth. The document is clear and very welllaid out and provides a good foundation for Whistler's future. Our key interests are to ensure the OCP update is aligned with what is existing at Whistler and Blackcomb resorts and what is being proposed in their Master Plan updates as both the RMOW and the Province have a keen interest in ensuring the continued ss of the resorts. The Master Plan updates include conceptual plans for additional residential and commercial development in the South Base of Whistler and a park and ride concept at Cheakamus Crossing however, the company is aware that future development in those areas will require additional municipal and provincial approvals and an amendment to the bed unit cap. Our Branch appreciates that the OCP update provides for some flexibility in land levelopment options within the Whistler Urban Development Containment Area.]

Comment [MK35]: FNS comment: and for allowing fair economic development opportunities for First Nations. Response: Not accepted

2.3.2.5. Policy

Evaluate and pursue expansion of the municipal boundary as deemed appropriate, considering municipal interests, associated responsibilities and fiscal impacts, and the interests of First Nations.

2.3.2.6. Policy

Establish municipal OCP policy and zoning regulations for any lands incorporated within the municipality as a result of boundary expansion.

Objective 2.3.3. Apply clear fair and objective procedures and criteria for consideration of community priorities and opportunities including proposed land uses and developments.

[VCH is interested and supportive of the annual review process for the OCP, particularly the community engagement piece for consideration of OCP amendments. Perhaps there is a role in this process for participation by agencies that work in the corridor (including VCH) to be included in the process by providing comments on health impacts of proposed OCP amendments.]

2.3.3.1. Policy

Conduct an annual review process for updating and engaging the community on land use and development that includes community input on new opportunities and resert community priorities, including a review of future development potential and consideration of significant land use and development proposals that require an amendment to this OCP, require rezoning for additional bed units or require rezoning for a significant change in permitted use or density.

POLICY TEXT BOX: The proposed annual process responds to the resort community's desire to be engaged in considering new opportunities and proposals for enhancing the success of the resort community.

2.3.3.2. Policy

Any proposed OCP or zoning amendment must address and be evaluated against the relevant goals, objectives and policies expressed in the OCP, Whistler2020 and any other relevant municipal policies or bylaws.

2.3.3.3. Policy

When dealing with consultation matters under s.879 of the Local Government Act, provide to First Nations an opportunity to comment on significant amendments to this plan in relation to previously undeveloped lands, that could reasonably be expected to affect Spirited Ground Areas, Wild Spirit Places or sites of cultural significance to First Nations that are within the lands that are the subject of the proposed amendments, or that could potentially be inconsistent with the cultural values of First Nations.

2.3.3.4. Policy

Any land use or development proposal that:

Does not conform to WUDCA; or

Comment [MK36]: [Mueller] [Comment: As you probably know, regional district bylaws that are in place at the time of a boundary expansion are inherited by the municipality. They can of course be subsequently amended.]

Response: Recognized. Municipality's objective is to achieve consistency and recognize existing land uses and developments that have been permitted under SLRD zoning.

Comment [KD37]: FNS comment: delete policies 2.3.2.5 and 2.3.3.6

Response: RMOW will consult FNs on any proposed boundary extension. RMOW proposes to retain these policies, adding to 2.3.2.5 "and the interests of First Nations".

Comment [mvance38]: Great idea

Comment [MK39]: Wording revised to capture intent and provide flexibility – existing wording too prescriptive.

Comment [KD40]: FNs Edit: Replace existing to read: When dealing with consultation matters under s.879 of the Local Government Act have substantive consultation with First Nations on significant amendments to this plan in relation to previously undeveloped lands.

Response: This change is not acceptable.

Comment [MK41]: [MFLNRO] [Cultural areas were identified through the LRMP and could be included in the OCP maps. However this would not replace consultation with First Nation on any new areas. I [MFLNRO]

Response: Refer to FN for inclusion of maps.

Comment [KD42]: FNs Comment: Insert "other than a proposal by First Nations" Response: This addition is not being recommended for inclusion in the revised draft OCP. RMOW looks at this plan, and the FNs opportunities associated with it relative to: "benefits to the resort community and will substantially strengthen Whistler's progress towards achieving its vision." RMOW does not want to exclude FNs from this policy for the future mutual benefit of both parties.

- Proposes to raise the bed unit limit; or
- · Does not conform to the Whistler Land Use Map,

Should not be favourably considered unless it is a strategic opportunity that demonstrates extraordinary benefits to the resort community and will substantially strengthen Whistler's progress towards achieving its vision. Any such proposals shall be subject to significant community engagement to obtain the views of community members and stakeholders, and this shall be in addition to the statutory public hearing process. ould only be considered through the annual review process.

Comment [MK43]: Existing wording was too narrow and prescriptive. This reflects input from OCP engagement process.

2.3.3.5. Policy

Evaluations required for considering land use and development proposals should be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the municipality.

2.3.3.6. Policy

Such evaluations are deemed advisory to provide staff and Council with the information needed to evaluate a proposal. Council is not bound by them.

RESIDENTIAL ACCOMODATION

Our Shared Future

Whistler is a community of distinct neighbourhoods each with a unique character supporting diversity, variety and choice in housing. Neighbourhoods have a harmonious relationship with the natural landscape which remains predominant.

Green buffers between neighbourhood pods contribute to neighbourhood identity, pride and social-wellbeing. Trail networks provide connections and promote walkability. They also extend access into nature for peace and tranquility, recreation, leisure and healthy living. Easy access to nature is fundamental to Whistler's quality of life and has been a primary consideration in development and protection of Whistler's residential neighbourhoods.

Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency. While single family housing remains the largest segment of housing in Whistler, densities in selected areas have increased with the support of the neighbourhood adding further variety in housing choice.

Whistler's employees enjoy a secure supply of resident restricted housing that includes a range of housing types, prices and tenures. This supply has maintained at least 75% of employees living in Whistler and contributing to resort community vibrancy.

New housing and renovations incorporate a variety of green building features helping to reduce energy demand and GHG emissions and providing healthy homes.

Current Reality

Owing in part to its rapid evolution, from a rustic wilderness getaway to an internationallyacclaimed four-season resort, Whistler is characterized by an eclectic mix of residential developments. In many neighbourhoods small chalets, cabins and condominiums built in the 1970s and 1980s remain alongside newer, larger and more significant dwellings in detached and multi-unit buildings. The variation in building type reflects a range of residential uses and ownership.

Whistler's resort community context and local government housing affordability policies have shaped residential land use and responded to four distinct markets including the recreation, local resident, local resident-restricted and investment markets. Given the limited supply of land for development and the large number of recreation home buyers, developers have preferred to target the high end recreational market. Increasing land prices precluded the private sector development of rental housing and more affordable housing units for the local workforce. As a result, home ownership and quality rental accommodations have historically been a challenge for the local resident market.

The Whistler Housing Authority (WHA), formed in October 1997, was created to oversee the development of resident restricted housing in Whistler for Whistler employees and retirees. Through a steadfast commitment, the resort community now has approximately 2,000 units of resident-restricted housing (both rental and owner occupied units). The municipality also has a substantial land bank for future resident restricted housing that may be developed on an as needed basis to continue to achieve Whistler's goal of housing 75% of its employees within the resort community.

Goal 3.1. House at least 75% of the local workforce within the resort community.

Objective 3.1.1.	Maintain and augment an inventory of resident- restricted housing in perpetuity, for rental and ownership tenures to be available for resident employees and retirees.
3.1.1.1. Policy	Collaborate with the WHA in reviewing and delivering the housing needs of the resort community.
3.1.1.2. Policy	Establish Cheakamus Crossing as the primary location for any new resident-restricted development.
3.1.1.3. Policy	Notwithstanding Policy 3.1.1.2 designate and maintain additional Residential Reserve lands as identified on the Whistler Land Use Map for potential future resident-restricted housing, as required to support Whistler's evolving housing needs.
3.1.1.4. Policy	New developments, other than residential, must include resident- restricted units on or off-site, or pay the cash in lieu contribution in accordance with municipal bylaws.

Goal 3.2. Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.

special care facilities.

sidential land uses.
Encourage residential neighbourhood and building design to meet accessibility and inclusivity standards and best practices.
Support additional "Live/Work" zoning in appropriate locations.
Encourage the development of seniors' housing to help meet the needs of retiring workers and support aging-in-place.
Encourage Collaborate with appropriate agencies and organizations to investigate requirements and provide on an as-needed basis, affordable housing for residents, special needs housing including emergency shelter, transitional housing and/or special care facilities. housing, including emergency shelter, transitional housing and/or

Comment [MK1]: [VCH strongly supports this policy, and we encourage RMOW to reference or articulate the standards that are referred to in order to strengthen this policy Response: Standards are subject to change and on-going updates. Policy speaks to "best practices". Staff to develop policy outside of OCP that consider authority for requirements for different types of development and approval requirements.

Comment [MK2]: VCH suggest inserting Response: text added. The municipality's resident housing program is directed at providing and securing affordable housing for resident employees.

Comment [MK3]: [VCH] [We recommend that this policy should be strengthened with additional commitment and acknowledgement that RMOW will work collaboratively with local agencies and partners to strategically facilitate meeting and supporting identified needs of people in the community through partnerships, collaboration and leadership.] Response: Text revised to collaborate with.

3.2.1.5. Policy Recognize market housing, including second homeownership, as a critical component of Whistler's housing mix.

Goal 3.3. Reduce the environmental and energy impacts of residential neighbourhoods to improve the quality of life and sustainability of the resort community.

Objective 3.3.1. Encourage environmentally friendly and energyefficient design, construction and renovation standards for both new development and redevelopment of residential areas.

3.3.1.1. Policy	Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies representing best practices.
3.3.1.2. Policy	Discourage zoning for low-density detached dwellings and increase efficient use of existing infrastructure in developed areas as a means to prevent urban sprawl.
3.3.1.3. Policy	Consider designating additional areas within existing neighbourhoods for infill housing subject to infrastructure review and community consultation.
3.3.1.4. Policy	Ensure neighbourhoods are well connected to local transit, trails, green space, amenities and services.

VISITOR ACCOMODATION

Our Shared Future

Whistler's diverse accommodation offerings provide exceptional value with a variety of locations, amenities and services exceeding visitor expectations and helping maintain Whistler's position as a premiere destination resort. Visitor accommodations and tourism capacities have achieved a healthy balance resulting in increased occupancy rates and revenues.

A supportive reinvestment strategy has facilitated maintenance and enhancement of visitor accommodation properties. Reinvestment has incorporated green building practices helping Whistler to remain internationally competitive as a global tourism leader through the provision of a diverse and accessible visitor accommodation sector.

Comment [MK4]: [VCH strongly supports policy 3.3.1.4: Ensure that neighbourhoods are well connected to local transit, trails, green space, amenities and services. This policy is included with an objective for environmental efficiency, but significant physical and mental health benefits are also achieved when people living close to healthy food, places to meet and ather, transit, etc.1

Response: Addressed. Point recognized by edit to goal 3.3 to recognize benefits to quality of

Current Reality

Whistler's early introduction and on-going commitment to its 'warm bed' policy has been instrumental in the growth of the resort as an international destination. This policy, supported by zoning and title restrictions, has provided a secure supply of overnight accommodation available to Whistler's visitors in proximity to its amenities.

The visitor accommodation base now includes developed bed units, including a diverse offering of commercial accommodations such as hotels, inns and lodges, as well as accommodations that may be used for either residential use or visitor use. Within this capacity approximately X percent have title restrictions requiring availability of the unit for visitor use under various terms.

After an extended period of increasing visitation that supported an expanding accommodation base, Whistler experienced its first declines in overnight visitation in the Spring of 2001. Since then the resort community has worked hard to return to healthy occupancy rates and revenues.

Goals, Objectives and Policies

Goal 3.4. Maintain an adequate supply and variety of visitor accommodation to support Whistler's year-round tourism economy.

Objective 3.4.1. Maintain a broad range of accommodation offerings to serve the needs of visitors.

3.4.1.1. Policy Provide a diverse supply of visitor accommodation that meets visitor needs, responds to market trends and provides a variety of locations, unit types, and associated amenities compatible with adjacent uses.

3.4.1.2. Policy Utilize zoning and covenant restrictions to maintain an adequate and diverse supply of visitor accommodation.

3.4.1.3. Policy Apply guidelines to bed and breakfast and pension locations to ensure compatibility with adjacent residential uses; discourage new locations in residential neighbourhoods.

Objective 3.4.2. Balance the visitor accommodation supply with Whistler's resort and tourism capacity.

3.4.2.1. Policy Restrict Limit further expansion of the of the supply of visitor accommodation to support the viability of existing accommodations supply.

Comment [MK5]: Edit to be more descriptive of current situation and issues confronting accommodation sector. Overall supply and capacity, distribution of accommodation types, core areas, viability, challenges.

Comment [MK6]: [MJTI] [Page 43-44 (Visitor Accommodation - Shared Future & Current reality). In this and other Future vs. Reality sections, the described states are not aligned.

- For example, in the Visitor Accommodation the Shared Future talks of a sustainable annual occupancy rate, visitors perceiving good value for their stay, longer visits to Whistler, high visitor satisfaction, adequate services/amenities, energy efficiency in properties etc.
- In the Current Reality, none of these current states are described. Rather, the Current Reality section describes the current bed unit environment (caps, developed, approved, undeveloped) and visitor to resident accommodation ratios
- Also, what is the Shared Future targets for visitor to resident accommodation rati besides the 75% of employees living in the RMW area). Are there any

unit/dwelling/ownership targets?] [MJTI] Response: Address through edits to current reality. Target 65% year-round occupancy for TA. Room rates also important factor.

Comment [MK7]: [Mueller] [Question: How does this policy align with the MDA and the

Response: Proposed WB on mountain accommodation may introduce unique product that may be of overall benefit to the resort Provided for in CRA Land Use designation. Subject to Bed Unit and zoning requirements.

POLICY TEXT BOX: Approximately 94% of Whistler's currently designated visitor accommodation capacity has been built. Given the current economic climate and below-target average occupancies, development of additional visitor accommodation in the near term could be expected to compromise the viability of and dilute the success of Whistler's stock-existing supply of visitor accommodations.

Comment [MK8]: [Page 45(Policy text Box) -The percentage of Whistler currently built visitor accommodation capacity (94%) does not match what is previously stated in paragraph 3 on page 44 (92%).] [MJTI] Response: This figure is accurate only to a specific reference date. Delete reference.

3.4.2.2. Policy	Conduct annual updates of the accommodation land use inventory, and utilize key visitor accommodation trends and performance indicators to inform policy and guide future land use decisions.
3.4.2.3. Policy	Work with resort partners and the accommodation sector to enhance utilization of existing visitor accommodations.
3.4.2.4. Policy	Consider opportunities to support alternative uses of visitor accommodation, at owners' request, where it is to the benefit of the resort community and consistent with this OCP.
3.4.2.5. Policy	Review and establish policy for consideration of proposed changes in ownership and tenure models for existing visitor accommodation to enhance the mix of visitor accommodations.

Comment [MK9]: [Page 46 (policy 3.4.2.5 -"enhance mix of visitor accommodations" - this is mentioned a few times but the desired mix of visitor accommodation is never stated. What is the preferred mix? Or will this be fluid with the fluctuating visitor demand/markets??] [MJTI] Response: This is fluid based on -going monitoring and defined through identified policy review.

Goal 3.5. Support provision of visitor accommodation facilities, amenities and services that exceed visitor expectations across a range of service levels.

Objective 3.5.1

3.5.1.3. Policy

Objective 3.3.1.	experience.
3.5.1.1. Policy	Support an adequate supply of full-service visitor accommodation.

3.5.1.2. Policy Investigate opportunities to facilitate the private sector in providing an enhanced visitor accommodation experience for all visitor accommodation types.

Support provision of a consistently high-quality visitor

Encourage and support the provision of adequate space and facilities within visitor accommodation developments for operations and guest services and consider alternative service delivery models, such as shared facilities, where appropriate.

Goal 3.6. Support on-going renewal and renovation of visitor accommodations, to remain internationally competitive.

Objective 3.6.1. Facilitate property maintenance and reinvestment to ensure visitor accommodations provide a high-quality visitor experience.

3.6.1.1. Policy Require a high standard of quality for building maintenance and all

renovation, redevelopment and development projects.

3.6.1.2. Policy Encourage collaboration to facilitate continued reinvestment,

enhancement and maintenance of visitor accommodation properties.

Goal 3.7. Support sustainable management and use of materials, energy and water in Whistler's visitor accommodations.

Support Whistler's targets for GHG emissions Objective 3.7.1. reduction and energy and water conservation.

3.7.1.1. Policy Encourage new construction and renovations to meet Whistler's

Green Building Policy.

Support provision of adequate space within visitor accommodation 3.7.1.2. Policy

developments for waste reduction (recycling and composting)

operations and services.

COMMERCIAL AND LIGHT INDUSTRIAL

Our Shared Future

Complementary commercial and light industrial centres have been created, each with a distinct role, character and mix of uses, achieved through neighbourhood-level planning and community input.

Whistler Village is the municipality's commercial and social hub. Collaborative work with business owners on "place-making" has resulted in distinct neighbourhoods being created within the Village. Vibrant public spaces and unique local businesses work symbiotically to intensify the Whistler Experience.

Meanwhile, Whistler Creek is a thriving mixed-use centre, while Function Junction continues to be the general-purpose business district and "Back-of-House" area for the resort community. Centrally located pockets of service commercial and light industrial provide convenient and accessible space and facilities for local businesses. The social connections and walkability of neighbourhoods have been strengthened through appropriately-scaled convenience commercial that work to meet the day-to-day needs of Whistler's neighbourhoods. High-quality mountain design, architecture, landscaping and green building Comment [MK10]: [VCH supports this, and acknowledges that VCH staff plays a regulatory role with business licensing, complaints

Response: Comment recognized, no edit

required.

Comment [MK11]: [VCH notes that RMOW will likely require additional volume to ensure continuous water supply, keeping in mind longterm risks of drought years and climate change

Response: Recognized and addressed in Transport and Infrastructure chapter Goal 8.5 are a common thread throughout the resilient resort community commercial and light industrial sectors.

Current Reality Commercial

Whistler's commercial space is concentrated in its primary commercial nodes in Whistler Village (66,414 m2 or 46% of all commercial space), the Upper Village (16,712 m2 or 12%) and Whistler Creek (14,333 m2 or 10%). Function Junction has another 23,264 m2 or 16%. Neighbourhood-serving commercial centres include Nesters (total developed commercial are of 2,266 m2), Rainbow (approved undeveloped commercial area of 2,100 m2) and Cheakamus Crossing (1,780 m2 approved of which 1,076 m2 is built) There are additional small local commercial areas at Alpine South (483 m2) and Mons (1,993 m2).

Since 2000, commercial floor area has grown by 27,688 m2, with the largest growth occurring in the categories of personal service, food/restaurant and recreation/tourism uses. Additions include Franz's Trail commercial, a 77-unit lodge at Nita Lake, a Scandinavian-style spa, the Athlete Centre at Cheakamus Crossing, as well as additions to support Whistler Blackcomb operations and the new Peak 2 Peak terminal building.

Light Industrial

Approximately 68% (18,520m2) of Whistler's approved total industrial floor space of 27,197 m2 is located in Function Junction, with another 2,175 m2 at Mons. The remaining area is scattered throughout the municipality in maintenance facilities and on-mountain operations space.

Industrial area has increased by 4,274 m2 since 2000, predominantly due to a shift in use to wholesale/storage primarily in Function Junction as well as an addition of approximately 680 m2 of new storage and light manufacturing capacity.

Growth potential in both categories

Committed and approved capacity for additional undeveloped non-residential floor area potential includes:

- 4,360 m2 (~47,000 ft2) of commercial (Rainbow, RMOW Olympic Plaza Lot 9, and an additional allowance of 20 m2 per CC1 property within Whistler Village);
- 2,300 m2 (~25,000 ft2) of public/institutional (Whistler Olympic Plaza Lot 1 Master Plan estimate); and,
- 32,516 m2 (350,000 ft2) of light industrial, service commercial, restricted office and restricted retail (Function Junction)

These figures do not include commitments under the First Nations Legacy Land Agreement for tourism and resort-related opportunities in the Callaghan Valley (potential for golf course and outdoor recreation facilities excluding accommodation development) and existing gravel pit operations at the Cougar Pit Lands. A number of rezoning applications are in process that may

Comment [MK12]: Too much detailed data. Edit to focus on hierarchy and distribution of centres; importance of Whistler Village as Town centre; high level analysis of supply, performance and viability. Draw from Rollo Study. Summary, high level directional.

to add capacity, including Mons Light Industrial, Tennis Resort Lands, and Rainbow Commercial.

Goals, Objectives and Policies

Goal 3.8. Achieve a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses tailored to reinforce Whistler's mountain resort community character, enhance resident and visitor experience and support the local economy.

Objective 3.8.1. Achieve a balanced supply of commercial space and reinforce Whistler's historic nodal development pattern, commercial hierarchy and mountain resort community character.

Over the next five years, limit the addition of new commercial space 3.8.1.1. Policy that is not currently zoned, to support optimization and ongoing success of existing commercial developments.

3.8.1.2. Policy Conduct on-going monitoring of supply, economic viability and consumer spending.

3.8.1.2. Policy 3.8.1.3. Policy Evaluate any proposed rezoning for additional commercial space for consistency with the intended purpose and role of its location and potential impacts on the vitality and success of other existing commercial developments.

3.8.1.3. Policy 3.8.1.4. Policy Do not support further commercial development with frontage along Highway 99 beyond currently designated developments as shown on the Whistler Land Use Map.

3.8.1.4. Policy 3.8.1.5. Policy Develop updated sub-area plans for the Whistler Village (including the Upper Village), Whistler Creek and Function Junction sub-areas as delineated on the Whistler Land Use Map. Sub-area plans encompass land use, parking and circulation, form and character of development, green building standards, facilities and amenities, and programming.

Apply development permit guidelines to achieve high quality urban 3.8.1.6. Policy design, architecture, landscape architecture and green building that reinforce Whistler's mountain resort character.

Comment [MK13]: [Resort Development] [WB is proposing significant increases for its guest services including 13 restaurants over the 60 year build out term. These could be referenced here as future commitments.] Response: Identify WB Master Plans and proposed additional development to meet guest services as potential, subject to OCP consistency and rezoning requirements.

Comment [MK14]: Policy does not address WB commercial facilities, role and relationship to other commercial. Consider adding a policy under Objective 3.8.1,e.g., "Support development of on-mountain commercial facilities to meet the needs of mountain guests and benefit the resort economy.

Comment [MK15]: From Rollo policy review.

Comment [KD16]: FNs Comment: or for First

Comment [KD17]: Not recommended for inclusion. Whistler's character and success is determined by the ongoing policy level support for existing core commercial areas. The community spoke against any future highway frontage commercial development.

3.8.1.7. Policy Seek to enhance the character and local culture of Whistler's commercial centres.

Comment [MK18]: From Rollo policy review

3.8.1.8. Policy Work collaboratively with property owners and the business

community to support the economic viability and success of Whistler's

commercial centres.

Comment [MK19]: From Rollo policy review

Goal 3.9. Position and optimize Whistler's commercial, business, service commercial and light industrial centres and nodes.

Objective 3.9.1. Reinforce Whistler Village as Whistler's Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering a dynamic and authentic resort experience for residents and visitors.

OBJECTIVE TEXT BOX: Designed to support the ongoing success of Whistler Village as the Town Centre and commercial core of the resort community, these polices will reinforce Whistler Village as the resort community's key asset. The form, character and function of Whistler Village determine the strength of this asset, which is crucial to Whistler's continuing success as a destination resort community. Oft-copied by our competition, but hard to reflect, the look and feel of Whistler Village will be protected and enhanced so that the Village may progressively evolve.

3.9.1.1. Policy Reinforce and protect Whistler Village as the primary centre for retail, office, service, food and beverage, entertainment, recreation, leisure, institutional, cultural and visitor accommodation uses. 3.9.1.2. Policy Establish and advance the concept of distinct neighbourhood areas within Whistler Village, each with a unique character and offering, applying principles for successful place-making, and working collaboratively to achieve success for each neighbourhood. 3.9.1.3. Policy Pursue strategies to support the success of unique local businesses. 3.9.1.4. Policy Limit store sizes in Whistler Village to maintain the village character. 3.9.1.5. Policy Support and protect important food and beverage locations that are important to the life and vitalityvibrancy, experience and economic

success of Whistler Village.

3.9.1.6. Policy Facilitate use of the Village's network of squares, plazas and other public spaces for festivals, events and other programming, consistent with the characteristics of each location.

Comment [MK20]: [VCH] [From an environmental health perspective, we recommend that an integrated pest management plan would be helpful to maintaining and supporting these amenities and public health. See more information below in this letter, under the subheading "Infrastructure".]

Response: Health generally addressed through edit to policy 3.9.1.8. Integrated Pest management Plan is specific proposal that will be considered outside of OCP to support

policies of OCP.

3.9.1.7. Policy	Facilitate the evolution of the retail streetscape to create a visually interesting and dynamic environment reflecting Whistler's mountain resort character.
3.9.1.8. Policy	Support reinvestment, enhancement and redevelopment of Village properties to maintain a high quality built environment that is attractive, safe, healthy, accessible and sustainable.
3.9.1.9. Policy	Maintain the commitment to enhancing the Village's public spaces to help achieve an exceptional Whistler experience.
3.9.1.10. Policy	Work with relevant agencies to maintain a safe and comfortable Village experience.
3.9.1.11. Policy	Work with relevant agencies and stakeholders to reduce negative impacts of liquor-related issues associated with late-night entertainment uses.

Objective 3.9.2. Integrate the Upper Village as a visitor-oriented extension of the Whistler Village pedestrian experience.

- 3.9.2.1. Policy Recognize the Upper Village as a unique extension and a key component of the Whistler Village sub-area. 3.9.2.2. Policy Encourage retail, dining, food and beverage, entertainment and service uses specifically serving adjacent visitor accommodation and the Blackcomb base area, while also serving as a broader resort community destination. 3.9.2.3. Policy Strengthen the pedestrian experience and connections to Whistler Village, the Squamish-Lil'wat Cultural Centre and adjacent amenities. 3.9.2.4. Policy Work to enhance the retail streetscape's quality to be consistent with the character of visitor accommodation developments in this neighbourhood. 3.9.2.5. Policy Support programming of public spaces that adds vitality to the experience in this neighbourhood, such as the Whistler Farmer's
- Objective 3.9.3. Strengthen the village character and function of Whistler Creek as a mixed-use resort community destination for visitors and residents, anchored by the Creekside ski base.

Market and the Family Activity Zone.

3.9.3.1. Policy Encourage a range of visitor and resident accommodations, restaurants, retail, entertainment, leisure, and convenience goods and services uses.

- 3.9.3.2. Policy Integrate the Creekside Base, Franz's Trail, highway gateway commercial, and Lake Placid Road to the Nita Lake Lodge and the train station within this sub-area.
 3.9.3.3. Policy Encourage renovation and redevelopment of commercial and multiple-accommodation properties to enhance the attractiveness, character and experience of this sub-area.
 3.9.3.4. Policy Investigate the longer-term potential for Lake Placid Road to evolve into a commercial and residential mixed-use street.
 3.9.3.5. Policy Encourage programming at the Creekside base to enhance the visitor experience and strengthen Whistler Creek as a resort community destination.
- Objective 3.9.4. Reinforce Function Junction as Whistler's generalpurpose business district and "Back-of-House" area for the resort community.

OBJECTIVE TEXT BOX: Originally developed as Whistler's industrial area, Function Junction has evolved over time to a mixed-use, general business district. As Function Junction evolves, so too does its planning context. This OCP will enable a rationalization and reasonable application of ongoing mixed uses for this sub-area that support the resort community in general plus Cheakamus Crossing. In addition we must maintain our commitment to focus the "Back-of-House" support for the resort community in this sub-area.

- 3.9.4.1. Policy Review and rationalize zoning designations to provide flexibility and compatibility for a wide range of uses appropriately located in Function Junction.
- 3.9.4.1. Policy 3.9.4.2. Policy Support optimization and repurposing of exisiting development.

3.9.4.2. Policy 3.9.4.3. Policy Maintain Function Junction as the primary location for business, service commercial, light industrial, wholesale, warehousing and storage uses. Support compatible retail, office and services uses that primarily serve the needs of Whistler's residents and businesses and cannot be supported do not duplicate or detract from in Whistler Village.

- 3.9.4.3. Policy 3.9.4.4. Policy Support retail and service uses that provide for the extended day-to-day convenience needs of the Cheakamus Crossing neighbourhood.
- 3.9.4.4. Policy3.9.4.5. Policy Review and address provisions for auxiliary residential use to ensure compatibility and safety.
- 3.9.4.5. Policy3.9.4.6. Policy Investigate the potential for Function Junction to have a greater role as a creative cultural precinct.

Comment [MK21]: Rollo policy review.

Comment [MK22]: Rollo policy review – add clarity.

3.9.4.6. Policy 3.9.4.7. Policy Protect, rehabilitate, and maintain and augment as necessary vegetated buffers to screen outdoor storage areas and to enhance the visual quality along Highway 99.

3.9.4.7. Policy 3.9.4.8. Policy Support a Local Service Area that would include installation of sidewalks and streetlights to enhance the neighbourhood character and pedestrian safety.

Objective 3.9.5. Establish pockets of land in the Mons area that are well-suited for service commercial and light industrial uses that have significant yard space, circulation, storage and transportation requirements, serve the resort and community and benefit from the central location.

> OBJECTIVE TEXT BOX: Mons is a central location easily accessible from Highway 99 with the infrastructure capacity and land area suited to meet the needs of transportation, maintenance and resort community service providers.

3.9.5.1. Policy Support transportation, heavy equipment, works yard and facilities, and businesses requiring significant yard space, circulation and storage space for sites in the Mons area designated on the Whistler Land Use Map. 3.9.5.2. Policy Review and rationalize zoning designations to allow for uses appropriate for the designated Mons area sites. 3.9.5.3. Policy Ensure that the appearance and attractiveness of the Mons area is consistent with Whistler's desired resort community image and character. 3.9.5.4. Policy Rehabilitate and maintain vegetated buffers to screen developed areas to protect and enhance the visual quality along Highway 99. 3.9.5.5. Policy Mitigate and manage noise and light disturbances associated with permitted uses to minimize their impact on the surrounding area.

Objective 3.9.6. Support neighbourhood serving commercial development that meets the day to day convenience oriented goods and services needs of neighbourhood residents and do not detract from the core commercial

3.9.6.1. Policy Designate Nester's Square and Rainbow as locations for expanded convenience commercial centres that are scaled to serve a larger market area beyond the immediate neighbourhood.

Comment [CDaniels23]: [MFLNRO] Consider the statement to protect green buffers as screens for aesthetics, 20 metre leave strips along highways would probably not screen development, in addition to being susceptible to blowdown. Consider greater setback distances from travel corridors for

Response: Policy does not limit to 20 metres. Text added to augment vegetated buffers to achieve policy objective.

3.9.6.2. Policy	Do not support any additional expanded convenience commercial centres.
3.9.6.3. Policy	Designate Alpine Meadows and Cheakamus Crossing as locations for convenience commercial development scaled to meet the day-to-day needs of the respective neighbourhoods.
3.9.6.4. Policy	Ensure that all convenience commercial centres and development are designed to complement the surrounding neighbourhood and reinforce the resort community character, including considerations related to traffic, access and parking, and scale and massing of development.
3.9.6.5. Policy	Limit other locations of convenience commercial development to small amounts of space for local convenience-commercial uses, personal service uses, and food and beverage uses that strengthen Whistler's residential neighbourhoods by enhancing walkability and social connections and support the reduction of GHG emissions by reducing automobile trips.
3.9.6.6. Policy	Allow for small amounts of space for convenience commercial uses associated with visitor accommodation and recreation developments.

Goal 3.10. Support sustainable management and use of materials, energy and water in Whistler's commercial and industrial developments.

Objective 3.10.1.	Support Whistler's targets for GHG emissions
	reduction and energy and water conservation.

3.10.1.1. Policy	Encourage new construction and renovations to meet Whistler's
	Green Building Policy.

3.10.1.2. Policy Support provision of adequate space within developments for waste reduction (recycling and composting) operations and services.

RESOURCE EXTRACTION

Our Shared Future

Whistler has identified and managed the use of extractable natural resources wisely. Protection and enhancement of the natural environment are the key factors in resource-use decisions designed to provide Whistler with adequate and accessible rock, sand and gravel for localized use in the maintenance of the municipality's transportation routes and other infrastructure. Resource extraction operations minimize intrusion on human settlement areas while maximizing value to the resort community.

The Cheakamus Community Forest is a leading example of partnership and ecological forestry practices through the application of ecosystem-based management - establishing a new best practice in community forestry operations that has been applied in other jurisdictions.

Current Reality

Whistler has a variety of resource extraction, processing activities and forestry operations at several locations throughout the municipality and nearby area as shown on the Whistler Land Use Map. The uses include rock quarrying, rock crushing, sand and gravel extraction and processing, and forestry operations. They contribute directly or indirectly to the local and/or provincial economy and job market. They also have significant potential to impact the environment and the Whistler Experience.

Goals, Objectives and Policies

Goal 3.11. To minimize the negative environmental, community, and economic impacts associated with rock and mineral extraction operations.

Objective 3.11.1. Cooperate with provincial government regulators to insist that all rock and mineral extraction operations. both active and inactive, abide by industry best practices and codes of conduct in order to reduce the negative environmental, community, and economic impacts.

3.11.1.1. Policy Discourage land uses or developments that may be adversely impacted by existing rock and mineral extraction operations from locating near them.

3.11.1.2. Policy Discourage new rock and mineral extraction operations that may adversely affect existing land uses and development from locating near them.

3.11.1.3. Policy Encourage provincial regulators to insist that active rock and mineral extraction operations use industry best practices and codes of conduct.

3.11.1.4. Policy To the greatest extent possible, encourage provincial regulators to ensure that rock and mineral extraction operation are not visible on the landscape in order to protect the intrinsic aesthetic value that the landscape contributes to the Whistler Experience.

Goal 3.12. Achieve a sustainable community forest balancing forest harvesting, recreation, visual management, watershed protection, Comment [MK24]: Add high level summary of CCF and partnership with First Nations.

Comment [MK25]: [See above in 3.2.1.4, re VCH concerns about incompatibility of Cheakamus Crossing residential growth with rock and mineral extraction uses.] Response: addressed above.

First Nations' cultural values, and environmental values in the Cheakamus Community Forest (CCF).

•	omote sustainable, efficient and effective uses of CCF.
3.12.1.1. Policy	Promote timber harvesting and land management practices within the CCF guided by the ecosystem-based management (EBM) plan on the lands designated for this use.
3.12.1.2. Policy	Encourage the CCF to obtain and maintain its Forest Stewardship Council (FSC) certification as a commitment to and recognition of best management practices.
3.12.1.3. Policy	Encourage the CCF to request that the provincial government include a broader range of management responsibilities that are reflective of community values, such as commercial recreation, within CCF activities tenures.

Comment [MK26]: [Resort Development] Although not a part of the CCF, there will be additional land clearing and timber removal to facilitate run clearing and other developments in accordance with existing and future approved WB Master Plans. In addition, there will be timber removal as required for forest health reasons (insects, disease, etc.). It is recommended that these activities be referenced in this section so the public is aware that it will be occurring within the Controlled Recreation Areas (CRA's). Timber extraction in the CRA's will be done in accordance with the Resort Timber Administration Act (RTAA). Response: Reference in Current Reality

[Resort Development] There is also no reference to other types of resources or resource extraction eg. Independent power projects or wind power developments.
Fitzsimmons Creek run of river project is within the WB CRA's so you may want to include a statement about Whistler's view on these kinds of developments in the municipality.]
Response: Position on these uses has not been developed. Addressed generally in growth Management chapter under Objective 2.2.1

Comment [MK27]: [Wording should be updated to something such as "Encourage the CCF to consider a broader range of management responsibilities that are reflective of community values, such as commercial recreation, in CCF activities."] [MFLNRO] Response: edit made.

CHAPTER 4 **ECONOMIC VIABILITY**

Our Shared Future

Whistler is a bustling resort community with stable year-round visitation and business activity. Local businesses flourish and generate sustainable livelihoods for our residents and economic returns for investors. Tourism remains the primary driver of Whistler's economic success, supported by complementary compatible activities that provide a healthy diversified marketplace.

Whistler was designed as a destination resort and the community supports building on that foundation and continues to expand into ventures that complement tourism to increase its attractiveness as a destination resort. Whistler has proven to be resilient through collaboration and partnerships. The resort's success continues to be based on its ability to promote meaningful and vibrant experiences and offerings, from the core recreational activities to shopping and dining along with numerous festivals, events and arts and cultural activities, corporate conferences, spa and wellness retreats.

Whistler's resilience is due in part to its ability to track and adapt to external trends such as globalization, demographic change, upward pressures on energy and transportation prices, and growing competition. Through proactive strategies and commitment to community values, Whistler maintains its position as a global leader amongst destination mountain resort communities.

Community investments in municipal facilities, works and services, operations, maintenance levels and resort community programming including events are an important factor in maintaining the Whistler Experience. Investments undergo scrutiny to maximize benefit to the resort community and minimize taxpayer impact. Costs are shared equitably among visitors, residents and investors through a user-pay and pay-as-you-go approach for services such as recreation, parking and utilities. Revenues from this approach are placed in capital reserve funds to pay for infrastructure projects, avoiding debt financing and associated borrowing costs. These are the foundations to the Five-Year Financial Plan, Whistler's plan for efficient fiscal planning and investment.

Current Reality

Designed as a destination resort community centred on a pedestrian-friendly village at the foot of two world-class alpine skiing mountains, Whistler's economy is based on tourism. In 2009 Whistler attracted approximately 2.6 million visitors.

Although the number of visitors to Whistler has recently rebounded, and continues to set new records in the summer-time, Whistler has seen a decline in the average length of stay per visitor and decreases in visitor expenditures. Year-round visitor accommodation occupancies and revenues remain below industry targets for a healthy accommodation sector.

As a tourism-dependent local government, the RMOW faces inherent revenue uncertainty greater than that faced by municipalities with more diverse local economies. Revenue sources to maintain the Whistler Experience are primarily tied to visitation and associated tax mechanisms. While Whistler was experiencing its extended period of growth and expansion, the impact to taxpayers of cost increases or required new services was cushioned through increasing visitation and development generated revenues. With declines in these revenue sources, alternate sources of revenue and/or reduced expenditures are required.

Economic Development. Great to see that the OCP recognizes that the intrinsic value, as well as the Whistler experience value, of the natural environment from both a tourism economic development view and residential view —the natural environment part of the "Whistler Experience". Ministry of Jobs, Tourism and Innovation (MJTI)

Economic Development - Good to see that the OCP values the tourism economy, as it is Whistler's economic strength. However, having some diversity in the economy would be beneficial during times such as these and possible future "threats". Not clear in the existing policy statements and OCP wording if this is addressed, per the following examples:

- Page 11 (text box 2) "Promote economic diversification within Whistler's tourism economy". There is some inconsistency within the document that would suggest strategies to expand Whistler's economy outside of tourism (learning institutions, etc) and others that talk of diversifying the existing tourism economy (i.e. new forms of tourism).
- Goal 4.6.1 is this just focused on tourism related business?] [MJTI]

Labour Market – Suggestions for possible policy consideration; or perhaps you have an economic development plan or the Whistler 2020 plan already addressed these?

- Attract and retain skilled tourism workers to support the economy of Whistler
- · Attract and welcome temporary workers into the community
- Ensure the Whistler experience through tourism training. [MJTI]

Visitor Accommodation – mix of visitor accommodations addressed in Goal 4.4. Is there a desired or preferred mix? Or will this be fluid with the fluctuating visitor demand/markets??]? [MJTI]

Comment [mvance1]: We are now saying compatible with Whistler's tourism economy, which learning is.

Comment [mvance2]: compatible

Comment [BM3]: I think that 4.6.1.1 is broad enough that it addresses this. If the business community supports this specific initiative, they will let us know as we move forward.

Comment [BM4]: This seems to be a bit of a gap in the policies that I have read. Does it belong here or in the QoL section? I have inserted: "Recognize the importance of Whistler's tourism economy by supporting tourism related education programs" after policy 4.5.1.2 for consideration. I am also mindful of the post secondary opportunities review that REX is leading on behalf of Council and appreciate that my wording suggestion may presuppose an outcome.

Comment [mvance5]: Fluid based of regular performance monitoring

Goals, Objectives and Policies

Goal 4.1. Provide effective, appropriate municipal infrastructure (including facilities and amenities) that minimize taxpayer costs.

Objective 4.1.1. Ensure capital reserves are maintained at levels sufficient to fund infrastructure construction or replacement.

OBJECTIVE TEXT BOX: The RMOW makes plans for annual replacement of certain infrastructure components. We prefer to fund this with money on-hand in our reserves. These reserves have been built-up over time to fund infrastructure replacement using a savings approach rather than a borrowing approach. Further, instead of being based on historical costs, reserve amounts are established at levels calculated to be sufficient to meet projected future costs.

OBJECTIVE TEXT BOX 2: Timely reinvestment in infrastructure in part recognizes Whistler's importance beyond its boundaries. As such, it is appropriate in some circumstances to seek cost-sharing from senior levels of government.

4.1.1.1 Policy Maintain Whistler's proven method of infrastructure financing through a savings approach and continue to save for future infrastructure needs on an annual basis, funding future replacement using accumulated capital reserves.

4.1.1.2. Policy Maintain the policy of basing contributions to infrastructure replacement reserves on projected replacement cost, not historical cost.

4.1.1.3. Policy Pursue and maximize senior government contributions in funding municipal infrastructure.

Objective 4.1.2. Ensure that Whistler's infrastructure continues to contribute to the superior quality of experience for our visitors and residents, and to maintaining Whistler's competitive position.

4.1.2.1. Policy Rationalize and prioritize capital investments that have the greatest impact in enhancing the resort community and its appeal to visitors and residents.

4.1.2.2. Policy Where required and/or prudent, consider borrowing to finance new infrastructure projects.

Goal 4.2. Implement and monitor the Five-Year Financial Plan.

Comment [BM6]: . CCS is going to be working to develop a "reserves policy" that will flesh out some of this in the future.

Objective 4.2.1.	Ensure alignment among the existing Long-Term
	Financial Plan, the Five-Year Financial Plan and the
	OCP

Comment [BM7]: Review.

4.2.1.1. Policy	The Five-Year Financial Plan will provide the framework for efficient
	financial planning and investment consistent with the goals, objectives
	and policies of the OCP.

4.2.1.2. Policy Review economic indicators to gauge the economic health of the community in order to ensure that Whistler's economic performance is aligned with the OCP's vision.

Goal 4.3. Reduce reliance on property taxes.

4.3.1.1. Policy	Support the user-pay approach to municipal services.
4.3.1.2. Policy	Identify alternative revenue streams, in part by allowing development of fee-generating industries that are compatible with tourism and the overall goals, objectives and policies of the OCP.
4.3.1.3. Policy	Prioritize entrepreneurship across the Resort Municipality's organization while delivering affordable service excellence.
4.3.1.4. Policy	Implement new tools and procedures to minimize revenue uncertainty related to provincial revenue sources.

Goal 4.4. Maintain a balance of visitor accommodation types to serve the range of visitor markets.

Objective 4.4.1. Continue to monitor the mix and performance of accommodation types in Whistler.

4.4.1.1. Policy	Continue to support and promote the required mix and performance of
	accommodation types in Whistler.

4.4.1.2. Policy Identify alternative ownership types and covenant restrictions for nightly accommodation once the Resort Municipality is confident the overall amount and mix of the original ownership types supports the success of the resort community and enhances the Whistler Experience.

Goal 4.5. Support sustainable diversification and growth within compatible with the tourism economy.

Objective 4.5.1. Support the accommodation and commercial sectors through economic diversification within compatible with Whistler's four-season tourism economy. 4.5.1.1. Policy Support increased cultural, arts, entertainment, events, sport tourism and health and wellness opportunities that diversify our tourism-based economy. 4.5.1.2. Policy Support diversification opportunities through an enhanced learning sector. 4.5.1.2. Policy4.5.1.3. Policy Recognize the importance of Whistler's tourism economy by supporting tourism related education programs. 4.5.1.3. Policy4.5.1.4. Policy Work with resort stakeholders to pursue diversification opportunities that are appropriate and complementary to our infrastructure. 4.5.1.4. Policy4.5.1.5. Policy Support off-site experiences and/or virtual tourism that provide sustainable growth in tourism and complementary revenue sources. 4.5.1.5. Policy4.5.1.6. Policy Support shoulder-season tourism development opportunities based on recreation, arts events and festivals that use existing infrastructure. 4.5.1.6. Policy4.5.1.7. Policy Develop and support strategies and technologies that reduce energy consumption and emissions by focusing on local sourcing, waste reduction, energy and land conservation and low carbon emissions that connect sustainability to our tourism economy. 4.5.1.7. Policy4.5.1.8. Policy Provide leadership in sustainability and a progressively sustainable tourism-based economy. Support the development and implementation of a 4.5.1.8. Policy4.5.1.9. Policy comprehensive Sport Tourism Strategy by Tourism Whistler.

Goal 4.6. A vibrant, growing and successful local business community.

- Objective 4.6.1. Strengthen support for local business.
 - 4.6.1.1. Policy Support new and existing businesses that utilize local Whistler skills and expertise and support the Whistler Experience.
- Objective 4.6.2. The Resort Municipality will support local business through effective land use and supporting programs.

4.6.2.1. Policy

Support and encourage the development and/or acquisition of commercial real estate to support community-based business start-up and incubation that enhance Whistler's character and authenticity.

Goal 4.7. Sustain efficient, appropriate and revitalized Whistler land uses.

Objective 4.7.1. Ensure that the resort community's investments in the built environment provide optimum levels of service and are continually renewed.

4.7.1.1. Policy Support repurposing, reusing and/or optimizing built space instead of constructing new buildings.

4.7.1.2. Policy Consider rezoning or repurposing land and buildings, including municipal lands, for lease or use by businesses and organizations that showcase business practices that are:

- a) Sustainable.
- b) Financially viable.
- c) Supportive of the community.
- d) Community development-oriented.
- e) Environmentally friendly.

CHAPTER 5 NATURAL ENVIRONMENT

Our Shared Future

Whistler's natural environment is one of the resort community's greatest assets, and residents and visitors continue to understand the its importance of the natural environment to Whistler's success and to the health of current and future generations. Whistler's stewardship ethic has informed land use decisions to maintain healthy ecosystems, beautiful landscapes and a close connection between developed and natural areas.

Sensitive ecosystems with high biodiversity values are protected through legal and policy tools. Native plants continue to thrive in the Whistler valley. Invasive species are, wherever possible, eliminated and prevented.

Residents enjoy clean water thanks to a municipal strategy that focuses on the entire water system from sourcing, through distribution and use, to treatment/disposal, as well as the state of infrastructure and management practices. Whistler's air quality exceeds provincial guidelines, due in part to a reduction in particulates and other emissions from transportation, industry, home heating and other human-created sources. At night, residents can enjoy the night sky through conservative use of lighting that still meets safety needs.

Current Reality

Protecting Whistler's natural beauty and environmental resources has been identified as a priority since Whistler's creation as a resort municipality. Through significant development over the last 40 years, Whistler's natural areas and local biodiversity are challenged by land conversion and habitat fragmentation but the municipality is committed to mitigating the impacts and restoring habitats where possible by careful land management and better understanding of the species that live here. Whistler identified its most sensitive and important ecosystems, and initiated its Protected Areas Network strategydeveloped rigourous guidelines and planning practices to protect remaining sensitive and important ecosystems which and support local biodiversity and ecological functions. This is part of the ecosystem based management approach that the municipality has adopted for protection of the natural environment.

The Sea to Sky Corridor also enjoys relatively clean, healthy air but trends indicate that air quality could deteriorate if emissions are not proactively managed. To offset the trend, the municipality has partnered with the Sea to Sky Clean Air Society in planning and implementing the Sea to Sky Air Quality Management Plan which, identifies priorities and goals for air quality to protect the airshed throughout its growth and development. The management plan actions include integrating corridor transit systems, reducing vehicle idling, encouraging transit providers to reduce emissions, and promoting opportunities for residential and visitor access to public transportation and transportation initiatives. which will rely on good planning principles such as limiting

Comment [HBeresfo1]: from the provincial referral suggestions. The first 2 paragraphs they provided were too detailed compared to the rest of the section so not included.

sources.

Whistler works to maintain, protect and enhance ecological assets such as water quality, biodiversity, clean air, ecosystems, viewscapes. The community acknowledges that water quality in lakes, streams and groundwater sources are vital to safe drinking water supply, recreational use, and the protection of functioning ecosystems. The municipality is engaged in reducing human-bear conflicts through partnership with key organizations, as well as actively protecting ecosystems and viewscapes through initiatives such as the Cheakamus Community Forest.

Content has changed, but here are the comments that applied to this section:

- a) In the Current Reality section (Page 63), could add to the paragraph regarding air quality by mentioning transportation strategies, woodstove exchange program, and anti-idling bylaw.
- b) Natural Environment Current Reality (page 63): We note that 21 Mile Creek does not have a watershed protection plan as of yet and is recommended
- Below is some context information about air quality and the Sea to Sky Air Quality Management plan, which we suggest that RMOW consider adding to context information (i.e. our shared future, and/or current reality) for this chapter:

The geographic features and climate conditions in the Sea to Sky corridor can result in air pollutants being trapped. 2009 ambient levels of pollution levels in BC communities indicate PM 2.5 and Ozone levels in Whistler are below current objectives and standards; however, in Sea to Sky 54 days exceeded the PM 10 health reference level and 19 days exceeded the PM 2.5 level (based on 24 hour rolling average).

According to the Sea to Sky Clean Air Society the main source of air pollution in the Sea to Sky airshed is from cars and trucks. Although indoor heating and burning contributes significantly to PM 10 levels, transportation fuel combustion contributes to PM 2.5 and Ozone. It is interesting to note that during the period of the 2010 Games, the B.C. Ministry of Environment monitored air quality in the Sea-to-Sky Corridor at three established stations (Squamish, Whistler Meadow Park, and Pemberton) and at two temporary sites (Whistler Olympic Park and Whistler Function Junction). During this time transportation in the corridor was atypical; mass transit was employed for most guests, volunteers, athletes and many commuters. Corridor air quality monitoring results showed an improvement during 2010, some of which was also attributed to industrial factors.

An air quality management plan prepared by the Sea to Sky Clean Air Society has identified priorities for air quality actions in the corridor to reach air quality goals and for the protection of the airshed throughout its growth and development. The management plan actions include: integrate corridor transit systems, reduce vehicle idling, lobby transit providers to

Comment [HBeresfo2]: done

Comment [HBeresfo3]: Added Policy 5.3.1.3 relating to protecting surface water supplies (21 Mile not the only source)

Comment [HBeresfo4]: I included info from the last paragraph, rest is too detailed.

reduce emissions, promote opportunities for residential and visitor access to public transportation and transportation initiatives, etc.] [VCH]

Goals, Objectives and Policies

[MFLNRO]

Goal 5.1. Implement an ecosystem based management system protected areas network (PAN) as a primary element of Whistler's commitment to the environment. [Explore the "Protected Areas Network" more and weigh it against the values and policy direction in the LRMP.] [MFLNRO] [The "protected areas strategy" was a provincial process that identified parks and has been completed. Further protection of old growth and biodiversity in the Whistler Landscape Unit will be managed through Ecosystem Based Management plan (EBM) by the Cheakamus Community Forest (CCF). Other protected areas exist for wildlife. It is not clear how additional protected areas of

Comment [HBeresfo5]: Outcome of meeting with Mike and Bill Brown was to remove references to PAN and replace with a more generic term.

Comment [HBeresfo6]: The sensitive ecosystems are identified by TEM mapping for entire RMOW. In reality, DP guidelines for protection will only be activated on private land. not Crown land (unless there is a conversion of Crown land to private). The OCP can identify them but doesn't mandate steps to more formally protect or designate them.

Objective 5.1.1. Recognize that ecosystem mapping and the development permit area guidelines for protection of the natural environment are the foundation to Whistler's PAN as an ecosystem-based approach -to protecting the natural environment during land development, with a hierarchy of protection measures.

Crown forest will be identified or designated by the OCP.]

Ensure that future development respects the importance of the PAN 5.1.1.1. Policy approach.

5.1.1.1. Policy Review development permit applications against objectives, best management practices and guidelines that seek to ensure ecologically-sensitive development and the protection of Whistler's PAN.

5.1.1.2. Policy Update the municipal ecosystem mapping as new information becomes available.

5.1.1.2. Policy 5.1.1.3. Policy Review the development permit area guidelines periodically against current best management practices.

**The Lil'wat and Squamish First Nations wish to further discuss the inclusion of the PAN process within the OCP. To the extent that PAN encompasses wilderness and undeveloped Crown lands, the function of land use planning for such lands is a matter to be resolved between the Province and First Nations. RMOW has no jurisdiction for land use planning on such lands. (FN)

Goal 5.2. Maintain and prioritize healthy ecosystems, beautiful viewscapes and a close connection between developed and natural areas in the land use planning process.

Objective 5.2.1. Recognize the physical and visual value of a harmonious, interconnected, built and natural environment.

[Consider specifying the preferred 'qualified environmental professional' to conduct assessments, e.g. Professional Biologist, Registered Professional Forester, Professional Engineer, etc.] [MFLNRO]

5.2.1.1. Policy Identify the most important natural areas in Whistler for biodiversity, recreation and aesthetic values., in consultation with First Nations (FN).

POLICY TEXT BOX: The Resort Municipality's Terrestrial Ecosystem Mapping identifies the location of Whistler's sensitive and important ecosystems as defined through the Protected Areas Network strategy. These ecosystems are those that are rarest and have been identified to bethat are most important to local biodiversity and ecological function: wetlands, riparian areas; old

> growth and mature forests; early succession forests; high mountain ecosystems; and avalanche tracks. See Development Permit Areas

section for further details and guidelines -

5.2.1.3. Policy Make land and resource decisions in consultation with relevant agencies and stakeholders to protect the natural environment in alignment with Whistler's values as a nature-based resort community.

5.2.1.4. Policy 5.2.1.2. Policy Seek and apply best management practices to new development, significant redevelopment, and operations/maintenance of existing infrastructure.

5.2.1.5. Policy 5.2.1.3. Policy When considering changes to the landscape, ensure that new development or significant redevelopment assesses the cumulative environmental effects of the proposal and uses the information to minimize negative environmental impacts.

Comment [MK7]:

By letter dated August 18, 2009 Chief Phillips, then Lil'wat Land and Resources expressed support for PAN. This land is in within RMOW's jurisdiction and RMOW is required under the Fish Protection Act to protect the extensive portions of this land that constitute riparian habitat. The LGA (s. 877) also requires the OCP to include statements and map designations regarding the protection of land that is environmentally sensitive. Thus there is a statutory duty to adopt these types of policies. If the status of wilderness and undeveloped Crown land under the Constitution changes in the future then jurisdiction may change but until then these policies are both appropriate and required.

Comment [mvance8]: Ok In 5.2.1.4?

Comment [HBeresfo9]: This detail will be included in the Environmental Assessment process being developed for the Fees & Procedures Bylaw. Plus QEP definition in OCP clearly states need for appropriate area of expertise for the work required.

Comment [MK10]: FN Comment not recommended for inclusion based on policy edit below in 5.2.1.2 BB

Comment [HBeresfo11]: Move this text box to sit under Objective 5.1.1

Comment [MK12]: Deleted. KD/BB review.

- 5.2.1.6. Policy 5.2.1.4. Policy Limit development to the least environmentally sensitive lands within the WUDCA.
- 5.2.1.7. Policy 5.2.1.5. Policy During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts. followed by minimization/mitigation, thirdly by restoration and lastly by compensation for impacts.

Policy TEXT BOX: The RMOW will clearly identify its preference for avoiding negative environmental impacts and require a qualified environmental professional to conduct an assessment in all significant development or redevelopment proposals. In determining whether to grant permit approval, the municipality shall determine whether less-intrusive methods have been adequately evaluated and shown not to be feasible.

- 5.2.1.8. Policy 5.2.1.6. Policy _To promote long-term ecosystem integrity and human health, land use decision-making shall apply the Precautionary Principle.
- 5.2.1.9. Policy 5.2.1.7. Policy Support sustainable forest harvesting using ecosystem-based management (EBM) in the Ceakamus Community Forest, in partnership with Squamish and Lil'wat First Nations.
- 5.2.1.10. Policy 5.2.1.8. Policy Apply targets, indicators, monitoring and evaluation to maintain the integrity of the natural environment and to reverse negative environmental trends.
- 5.2.1.9. Policy Reduce the use of night-time lighting and contain glare to retain the quality of the night sky, while meeting safety needs.
- 5.2.1.11. Policy 5.2.1.10. Policy Promote a stewardship ethic and awareness of environmental issues through public education.

Objective 5.2.2. Maintain and enhance native species, habitat and biodiversity.

- 5.2.2.1. Policy Support the development of a Whistler biodiversity protection plan that builds upon the objectives, goals and actions of the Whistler Biodiversity Challenge.
- 5.2.2.2. Policy Encourage the use of native plant species for development and significant redevelopment as a means of protecting local biodiversity and minimizing watering requirements, subject to policy 5.2.3.1 and avoidance of wildlife attractants.
- 5.2.2.3. Policy Protect biodiversity by prohibiting the use of invasive plant species and support eradication of existing invasive plants.

POLICY TEXT BOX: An invasive plant has the potential to pose undesirable or detrimental impacts on humans, animals or ecosystems. Invasive plants have the capacity to establish quickly and easily on both disturbed and undisturbed sites, and can cause widespread negative economic, social and environmental impacts. Second to habitat loss, invasive species have been identified as the most significant threat to biodiversity. Controlling invasive plant species in the Resort Municipality assists in protecting the natural environment that is integral to the success of our community.

5.2.2.4. Policy Protect and, where possible, restore the habitats, ecosystems and connectivity that sustain biodiversity including populations of species

at risk.

5.2.2.5. Policy Apply an ecosystem-based management approach that focuses on maintaining the interconnected components, functions and processes

of local ecosystems.

5.2.2.6. Policy Minimize habitat fragmentation during development and significant

redevelopment.

Objective 5.2.3. Minimize human/wildlife conflict.

5.2.3.1. Policy Avoid-In landscape plans requiring municipal approval, avoid using

approving plants in areas of concentrated human use that are known

to be highly attractive as food sources for bears in areas of

concentrated human use.

[Consider change of text, from "Avoid using plants..." to "Avoid the establishment of plants..."] [MFLNRO]

5.2.3.2. Policy Ensure that the municipal solid waste management system is

inaccessible to wildlife.

5.2.3.3. Policy Collaborate with community partners to continue minimizing

human/bear conflicts.

Goal 5.3. Protect water quality and quantity in local water bodies, streams and groundwater.

Objective 5.3.1. Maintain water quality in Whistler's water bodies and groundwater to provincial standards or better.

[Note: Schedule B - Land Use Designations Map - identifies a community water supply area within Blackcomb's CRA. There will be development within the CRA that is consistent with existing and future approved Master Plans so those objectives will likely conflict with a protective area. This designation should be removed from the OCP Update if it will conflict with resort development activities.] [Resort Development]

Comment [mvance13]: ok

Comment [mvance14]: Is this an issue? Will the master plan permit activities that will compromise water quality? Can they not

Comment [HBeresfo15]: On the WB Masterplan, two ppotential lifts are identified high in the Blackcomb Creek watershed. I agree with Mike that the two can co-exist and do not see need to change policy wording.

5.3.1.1. Policy	Continue to monitor Whistler streams and lakes, compare results to provincial water quality objectives, and take action to improve trends when necessary.
5.3.1.2. Policy	Implement the recommendations in the RMOW Groundwater Resource Protection Plan (2008).
5.3.1.3. Policy	Continue to monitor and implement best management practices to protect Whistler's surface water supply zones as identified in Schedule "E".

Comment [HBeresfo16]: Citation style confirms that the plan is in existence.

Comment [HBeresfo17]: Added to address earlier comment calling for a 21 Mile Creek watershed management plan. That was too narrow a focus, so added this more general policy statement for all surface water supply zones.

[The OCP's (draft) goals that relate to groundwater (5.3 to protect groundwater and 8.5 go ensure safe and reliable drinking water) appear consistent with typically accepted standards and practices (i.e., well protection planning, using the Living Water Smart guidelines, promoting groundwater recharge). However, a point of clarification may be required: The OCP (draft) recommends implementation of a "Groundwater Resource Protection Plan (GWPP)"- no details of this plan are provided, though it is assumed that it would be similar to a "Well Protection Plan" and that the GWPP would be developed with reference to the province's Well Protection Toolkit, available online at: http:

www.env.gov.bc.ca/wsd/plan protect sustain/groundwater/wells/well protection/wellprotect. html] [MFLNRO]

Objective 5.3.2. Promote water conservation to achieve Whistler2020's water consumption targets.

5.3.2.1. Policy	Develop a "Whistler Water Wise" policy that meets the provincial government's Living Water Smart program commitments.
5.3.2.2. Policy	Encourage the use of native landscape plants, xeriscaping and water conservation technologies.
5.3.2.3. Policy	Collaborate with relevant agencies and stakeholders to implement water conservation technologies and programs.

Objective 5.3.3. Maintain overland and in-stream water flows during development and significant redevelopment.

5.3.3.1. Policy

5.3.3.2. Policy	Maintain pre- and post-development groundwater recharge and stream base flow rates.
5.3.3.3. Policy	Evaluate the use of the Water Balance Model or other appropriate model as a land use decision-making tool for assessing effects of development on streams and the watershed

Maintain natural stream channel alignments and riparian areas unless a significant environmental benefit can be gained through alteration.

Comment [mvance18]: ok

5.3.3.4. Policy Require a stormwater management plan for development and

significant redevelopment that balances pre- and post-development

surface flows.

5.3.3.5. Policy Control access to watersheds used for municipal water supply, and

seek cooperation from relevant agencies and stakeholders to comply

with access restrictions.

Goal 5.4. Protect air quality.

Objective 5.4.1. Maintain Whistler's air quality so that it exceeds provincial guidelines.

[We commend RMOW's progressive and health promoting second hand smoke bylaw.]

Comment [mvance19]: ok

5.4.1.1. Policy Reduce particulates and other emissions from transportation,

industry, building heating and other human-created sources.

5.4.1.2. Policy Continue to partner with the Sea-to-Sky Clean Air Society in planning

and implementing the Sea-to-Sky Air Quality Management Plan.

[VCH supports the implementation of the Sea to Sky Air Quality Management Plan as stated in this policy.] [VCH]

Comment [mvance20]: ok

CHAPTER 6 QUALITY OF LIFE

[Throughout the document especially when referring to public transportation, recreation, housing, food accessibility, daycare, etc. it is important to stress "affordability for residents" when creating or maintaining amenities.] [VCH]

Our Shared Future

Our resort community's high quality of life is supported by the widespread availability of social, health, recreational and educational facilities and services. As a mountain resort community that attracts more than two million guests annually, Whistler continues to make significant investment in infrastructure and services not found in most other similar-sized communities.

Our wide array of recreation, parks and wilderness experiences remains a cornerstone of the Whistler experience for visitors and of the quality of life for residents. Parks and recreation planning continues to address the need for a mix of community and visitor-related recreational and cultural facilities.

Current Reality

Changes in our community's demography are increasing demand for existing services and changing the types of services needed. These trends are especially the case for seniors' health and support care facilities and services, day care, and family support services.

This chapter is organized into a number of sub-chapters, reflecting the key categories of quality of life.

Public Safety

Our Shared Future

Whistler is kept safe for visitors and residents alike through the provision of police, fire, rescue and emergency services. In addition, the community is prepared for potential emergency events from man-made to naturally occurring emergency situations. Whistler is a healthy community and residents and visitors enjoy resort community amenities peacefully and safely.

Current Reality

Whistler provides public safety services through its own efforts and in partnership with other agencies and senior levels of government. Public safety planning must address the unique characteristics of Whistler as a resort community, with large influxes of visitors and temporary residents from around the world, which can more than quadruple the local population.

Although Whistler is located in a temperate coastal rainforest, its climate is characterized by dry summers which contribute to extreme risk of forest fires. Whistler's emergency plan and wildfire guidelines have been prepared to protect public safety and minimize potential damage to property from wildfire hazards.

Comment [KD1]: [Throughout the document especially when referring to public transportation, recreation, housing, food accessibility, daycare, etc. it is important to stress "affordability for residents" when creating or maintaining amenities.] [VCH] This comment is addressed through the Health and Social and Resident Affordability Descriptions of Success in Whistler2020. Falls outside the scope of this OCp update. This update was to create an implementation land use plan for Whistler2020, not to restate existing policy from Whistler2020. Perhaps this could be addressed in an email to the agency.

Goals, Objectives, and Policies

Goal 6.1. Ensure that Whistler is a safe and secure resort community.

•	Maintain a safe and secure resort community through effective law enforcement and good design practices.
6.1.1.1. Policy	Review and maintain RCMP detachment location to ensure effective service delivery. Location of the RCMP detachment is shown on the Municipal Facilities Map (Schedule C).
6.1.1.2. Policy	Encourage best practices for crime reduction through design for all development in the municipality.
•	Maintain a safe community through the provision of sufficient fire, rescue and emergency services.
6.1.2.1. Policy	Review and maintain Whistler Fire Rescue facilities in appropriate locations to ensure effective service delivery. Locations of current fire rescue facilities are shown on the Municipal Facilities Map (Schedule C).
6.1.2.2. Policy	Review fire and safety considerations for all significant development.
6.1.2.3. Policy	Review and maintain the RMOW Emergency Plan to identify high-risk facilities or situations in the community and to plan for a coordinated emergency response.
6.1.2.4. Policy	Facilitate a centrally located, multi-agency Emergency Operations Centre.

Objective 6.1.3. Enhance the safety of the community and surrounding forest through the development of Whistler-specific wildland/urban interface guidelines.

[Fuel management projects are under way and will continue throughout the CRA and Municipality. Much of the developed lands abuts dense, second growth forests with a high urban interface fire potential. RMOW has an approved Community Wildfire Protection Plan which recommends various treatments in various areas within the municipality and the CRA. It may be appropriate to reference the CWPP here.] [Resort Management]

6.1.3.1. Policy Create wildland/urban interface guidelines based on Whistler's forests, topography, access, built form and wildfire characteristics and situations.

6.1.3.2. Policy Encourage an integrated approach with the Cheakamus Community
Forest Society to use the future Whistler wildland/urban interface
guidelines, once developed, in the community forest.

Comment [MK2]: Objectives 6.1.3 and 6.1.4 and related policies relate to land use and development and have been moved to

Comment [BM3]: I support this deletion as it describes operational action rather than policy.

Coordinate wildland/urban interface guidelines with the OCP's natural environment policies.

Enhance the safety of the community by protecting Objective 6.1.4. property from natural hazards as part of rezoning approvals, subdivision approvals, and the issuance of development permits and building permits.

Applications for zoning amenments, subdivision, development permits and building permits may require a hazard assessment report prepared by a qualified professional.

Accessibility

Our Shared Future

Supported by many community partners and the provincial government, the RMOW is a fully accessible and inclusive resort community for residents and visitors. Everyone, regardless of background or ability has the opportunity to enjoy the Whistler Experience.

Current Reality

Preparing for and hosting the 2010 Paralympic Winter Games helped to accelerate Whistler's journey toward accessibility and inclusion. Implementation of accessibility initiatives have been supported by the municipality's participation in the Government of B.C.'s Measuring Up program and through its own initiatives including the creation of a Measuring-Up Select Committee of Council.

Goals, Objectives, and Policies

Goal 6.2. Ensure that Whistler is an inclusive and accessible resort community.

Objective 6.2.1. Implement inclusive and accessible design principles in the development and maintenance of Whistler's commercial centres, neighbourhoods, parks, trails, and municipal facilities.

6.2.1.1. Policy Encourage development and redevelopment to implement and support best practices of accessibility and inclusivity for all potential users to be served by the development/redevelopment in question, including barrier-free and accessibility design principles.

6.2.1.2. Policy

Encourage the establishment of land use patterns, transportation routes and community facilities, amenities and spacesfacilities that meet the needs of a changing demographic in the resort community.

IVCH supports the sections of the OCP that support and encourage accessibility throughout the community (page 70, Objective 6.2.1) and would recommend a specific and additional commitment to accessible public amenities and spaces.

Children and Youth

Our Shared Future

The health and well-being of Whistler's children and youth are supported by a variety of programs, facilities and services facilitated by the municipality and resort community partnerships. Youth are proud of where they live and are actively engaged in the future of the resort community.

Current Reality

The resort community has been able to maintain young families living and working in Whistler as a result of the municipality's resident restricted housing initiatives. Whistler continues to have demand for child care programs and services for working parents. This demand is provided for by a wide range of programs from licensed care facilities, to private home care, to on the mountain ski school programs. The municipality and the resort community work collaboratively to address child care needs.

Whistler youth are actively involved in a variety of endeavors from outdoor leadership, competitive athletics, arts and culture, and employment and mentoring opportunities. The municipality has created opportunities for youth engagement in its resort community planning initiatives and operates a youth centre providing a safe, stimulating and fun environment for youth aged 13 to 18.

Goals, Objectives, and Policies

Goal 6.3. Support a variety of childcare opportunities for Whistler's children.

Objective 6.3.1. Improve access to preschool and childcare facilities and services

With respect to child and youth facilities, we encourage an active role by RMOW in meeting these needs, by acting in coordination with community partners. We note the following (Objective 6.3.1, Improve Access to preschool and childcare facilities and services, Page 73):

i) Family daycare is needed in Whistler. Family daycare provides care for younger children, and these needs are not met by other day cares unless they are dedicated to this particular younger age group. It has been noted by VCH staff that family

Comment [KD4]: [VCH supports the sections of the OCP that support and encourage accessibility throughout the community (page 70, Objective 6.2.1) and would recommend a specific and additional commitment to accessible public amenities and spaces.]

Comment [BM5]: I support this change

care requirements have conflicted with fencing bylaw requirements, resulting in rejection of some proposals in the past.

ii) Particularly regarding Policy 6.3.1.3, it may be useful to clarify that family daycares must be operated out of a home and not from the facilities that are mentioned here (e.g. multi use facilities)] [VCH]

6.3.1.1. Policy	Encourage the availability of licensed childcare facilities, including a location in Whistler Village.
6.3.1.2. Policy	Support childcare programs within municipal facilities with licensing, as deemed appropriate.
6.3.1.3. Policy	Consider neighbourhood multi-use facilities with space for childcare programs.
6.3.1.4. Policy	Encourage development of a network of n-home family childcare, with appropriate licensing, throughout the community.
6.3.1.5. Policy	Consider requiring new development and redevelopment to provide dedicated space that may be leased at affordable rates to licensed childcare operators.

Goal 6.4. Support the health and well-being of Whistler's youth and young adults and their active participation in the resort community.

Objective 6.4.1. Promote initiatives for youth and young adults that support their developmental needs, health and wellbeing.

6.4.1.1. Policy	Explore the development and implementation of a youth engagement strategy in the resort community.
6.4.1.2. Policy	Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.

[Adult care facilities do not appear to be addressed in this section of the OCP. (We note that there is mention of housing for retiring workers in the resident accommodation section.) There is only one long-term care facility in the Sea to Sky corridor, Hilltop House in Squamish, and it has a waiting list. Corridor residents who require care in a long-term care facility are relocated to North Vancouver. This has a negative impact on their health and is also a hardship for their families. We would suggest that RMOW's OCP address this need.] [VCH]

Comment [BM6]: I agree with the decision to not include these comments. RMOW "acting in coordination with community partners" potentially gets us further into a service that rests with senior levels of government

Comment [KD7]: Comment not integrated. Fencing is regulation and does not fit within the scope of an OCP. These policies would allow for the relaxation of some regs if a proposal was being denied because of them, at Council's discretion. These i) Family daycare is needed in Whistler. Family daycare provides care for vounger children, and these needs are not met by other day cares unless they are dedicated to this particular younger age group. It has been noted by VCH staff that family day care requirements have conflicted with fencing bylaw requirements, resulting in rejection of some proposals in the past.

Comment [KD8]: Policy includes language supportive of this comment: ii) Particularly regarding Policy 6.3.1.3, it may be useful to clarify that family daycares must be operated out of a home and not from the facilities that are mentioned here (e.g. multi use facilities)] [VCH]

Comment [BM9]: It is key that we note that daycares need to be licenced.

Comment [KD10]: [With respect to child and youth facilities, we encourage an active role by RMOW in meeting these needs, by acting in coordination with community partners. We note the following (Objective 6.3.1, Improve Access to preschool and childcare facilities and services, Page 73):

Education

Our Shared Future

Whistler offers residents and visitors a variety of options for diverse and accessible lifelong learning. The community boasts a learning culture that is nurtured and promoted locally and regionally through these opportunities.

Families choose Whistler because the community's education system is designed to support students who are striving to achieve excellence in all aspects of education, including personal-growth and self-esteem. The resort community provides high quality learning opportunities and facilities by supporting and collaborating with relevant school administrations, the BC Ministry of Education and post-secondary institutions. Many additional learning opportunities are available, such as speaker series, conferences and community forums. Education is an important contributor to Whistler's culture and local economy.

Current Reality

Whistler has a well-educated population that expects high-quality and diverse opportunities to meet lifelong learning and formal education needs. Its schools include Myrtle Philip Community School, Spring Creek Community School, Whistler Secondary, École la Passerelle and the Whistler Waldorf School, as well as a variety of private educational enterprises. The Whistler Public Library, the Squamish-Lil'wat Cultural Centre, Whistler Museum and Archives, Millennium Place, the Whistler Centre for Sustainability and Whistler Forum also provide learning opportunities.

The resort community has identified and is supportive of pursuing and growing learning opportunities in the areas of: tourism, English-as-a-second language, culinary, sustainability, event management and film. These opportunities complement and diversify Whistler's tourism economy, support local learning initiatives, and enhance the visitor experience.

Goals, Objectives, and Policies

Goal 6.5. Ensure that an array of learning opportunities is available for residents and visitors.

Objective 6.5.1. Collaborate with relevant school administrations and the BC Ministry of Education to ensure that high quality kindergarten, elementary and secondary school facilities are provided in the resort community.

6.5.1.1. Policy Identify potential sites to be reserved for future kindergarten, elementary and secondary schools, if required. Existing permanent school locations are shown on the Municipal Facilities Map (Schedule C).

Comment [KD11]: FNs Comment: Squamish-Lil'wat Cultural Centre,

Comment [KD12]: Accept this comment in revised draft.

Comment [BM13]: OK

- 6.5.1.2. Policy Encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the resort community.
- 6.5.1.3. Policy Consider independent school proposals for additional kindergarten, elementary or secondary school facilities that enhance the resort community.
- Objective 6.5.2. Support improved access to post-secondary educational opportunities that enhance the resort community.
 - 6.5.2.1. Policy Support post-secondary opportunities that complement the resort
- Support the Whistler Public Library as an important Objective 6.5.3. resort community asset.
 - 6.5.3.1. Policy Continue to work with the Whistler Public Library Board to identify new means and methods to improve Whistler Public Library services.

Health and Wellness

Our Shared Future

Whistler's focus on health has evolved to treat the physical body, mind and spirit holistically. Whistler benefits from a healthy natural environment and abundant recreation and leisure activities.

The provincial medical health system is viable and provides high-quality service that meets the diverse needs of residents and visitors. In addition, the resort community has a wide range of world class health and wellness services provided by private practitioners. These services benefit resort community quality of life and enhance the attractiveness of Whistler as a resort destination.

Current Reality

Whistler residents consistently rate their health status as very good or excellent.

Vancouver Coastal Health, Sea to Sky Authority (VCHA) operates the Whistler Health Care Centre which provides urgent and emergency health care services. There are also onsite radiology, CT scanner and laboratory services. The demand for services and the number of admittances has grown as the resort community population and visitation have grown. There are also a relatively high number of incidents of medical visits due to injuries associated with high risk recreation activities. please refer to Vancouver Coastal Health, Sea to Sky. Also please refer to "VCH" rather than "VCHA" throughout the document.]

Comment [KD14]: please refer to Vancouver to "VCH" rather than "VCHA" throughout the document.1

As the resort community's population ages, Whistler is confronted with finding ways to accommodate more people with mobility, cognitive, visual and hearing limitations. The community's most vulnerable groups, including children, seniors, people with disabilities, the homeless and youth at risk also have needs that must be addressed.

Goals, Objectives, and Policies

Goal 6.6. Strive to ensure community health and social service facilities meet the physical, mental, spiritual and social needs of residents and visitors.

[We are supportive of the objectives and policies that support the overall goal "to have community health and social service facilities that meet the physical, mental, spiritual, and social needs of residents and visitors". VCH would suggest that RMOW add and to promote and enable collaboration in the community to meet the needs of those who are most vulnerable.]

Objective 6.6.1. Engage with health service providers to maintain a? high quality services and to promote and enable collaboration in the community to meet the needs of those who are most vulnerable.

Objective 6.6.1. Engage with health service providers to maintain a high quality services.

6.6.1.1. Policy Review with the Vancouver Coastal Health Authority, Sea to Sky (VCHA) expansion of the existing site for additional health services, as necessary. The Whistler Health Care Centre is shown on the

Municipal Facilities Map (Schedule C).

6.6.1.2. Policy Explore with the VCHA future healthcare sites for additional health

services, if required.

6.6.1.3. Policy Engage the VCHA in reviewing health care infrastructure capacity in

conjunction with future community development, resort development

and activities.

Comment [KD15]: [We are supportive of the objectives and policies that support the overall goal "to have community health and social service facilities that meet the physical, mental, spiritual, and social needs of residents and visitors". VCH would suggest that RMOW add and to promote and enable collaboration in the community to meet the needs of those who are most vulnerable.]

Comment [BM16]: Consider rewording to: Engage with health service providers and the community to maintain high quality services with a particular focus on the needs of those who are most vulnerable.

Formatted: No bullets or numbering

POLICY TEXT BOX: The VCH, Sea to SkyA is responsible to the provincial government for all health budget and program decisions for its region, which includes Whistler. The municipality will communicate with all relevant agencies in regard to their health care resource, infrastructure and service needs as well as their land use needs and impacts within the municipal boundaries. Other levels of government and agencies are responsible for health service decisions which impact land use within the municipal boundaries. The municipality needs to play an active role to ensure these organizations keep our community's values and objectives in mind.

6.6.1.4. Policy Support the private sector in providing a full range of specialized health and wellness services that complement the public health care system.

6.6.1.4. Policy 6.6.1.5. Policy Work with relevant agencies and stakeholders to assess the need and delivery strategies for adult and senior care facilites in the resort community.

Objective 6.6.2. Engage with social service providers to ensure an adequate level of social services is maintained through RMOW leadsership and partnerships

[VCH recomments that RMOW consider strengthening the policy with a commitment to leadership and partnership with local agencies.]

6.6.2.1. Policy Support the coordinated and comprehensive delivery of social services by the relevant agencies and stakeholders.

Objective 6.6.3. Engage with providers to ensure adequate animal care facilities are maintained for the wellbeing of residents' and visitors' pets.

6.6.3.1. Policy Support responsible animal control, shelter and care through a local shelter program.

Food

Our Shared Future

Whistler enjoys a community-supported local food system, whether it's at the local farmer's market, hobby farm, community garden, local restaurant or grocer.

Whistler supports regional agricultural land being preserved and enhanced for increased production. Opportunities for food production on protected farmland and developed lands are encouraged and are supported by Whistler's population of residents and visitors. Regional food producers, retailers and First Nations food traditions are celebrated and supported in the marketplace as valuable components of the region's identity, health, vitality and economic prosperity.

Comment [KD17]: [Adult care facilities do not appear to be addressed in this section of the (We note that there is mention of housing for retiring workers in the resident accommodation section.) There is only one ong-term care facility in the Sea to Sky corridor, Hilltop House in Squamish, and it has a waiting list. Corridor residents who require care in a long-term care facility are relocated to North Vancouver. This has a negative impact on their health and is also a hardship for their families. We would suggest that RMOW's OCP address Comment integrated.

Comment [BM18]: Interesting - while I am wary of downloading and how this might get interpreted, it is hard to argue that this is not a need that may have a similar demand to childcare in the next twenty years. I think that we should begin to address this in our plan.

Comment [KD19]: . [VCH recomments that RMOW consider strengthening the policy with a commitment to leadership and partnership with ocal agencies 1

Response: Comment integrated as RMOW does work in partnership with local agencies, WCSS in particular

Current Reality

Local and regional stakeholders have been working on a strategy to bring Whistler's food system closer to home, with a shift in emphasis to healthier food choices and regional or local production to improve food security and community sustainability.

With a focus on integrating the agricultural history, production capacity and local knowledge of our neighbour communities of Mount Currie, Pemberton, the Squamish Valley and Whistler's internationally recognized food service industry, food policy is a coordinated, collaborative regional effort to create stronger bonds among food producers, retailers and consumers.

Through enhanced food security and the support of our regional partners, our communities will look at food, its delivery and preparation as an integral part of our regional identity and market opportunity. The protection of capable and suitable farmland throughout the Squamish-Lillooet Regional District is necessary for the long-term sustainability of the community and the food security of residents in the Sea-to-Sky Corridor.

Goals, Objectives, and Policies

Goal 6.7. Support and value sustainable, secure local and regional food systems.

[VCH supports Goal 6.7. VCH commends the policy supporting access to healthy food. A suggestion is to add a policy (or refer to earlier sections in the OCP) about the importance of retail sale of convenient local healthy food and amenities in each neighbourhood, i.e. groceries. Evidence shows that the availability of healthy food _ _ makes a significant and positive impact with more physical activity, obesity, and eating healthier food.]

Objective 6.7.1. Improve access, education and initiatives to increase the sustainability and resiliency of the resort community's food system.

6.7.1.1. Policy Investigate the creation of a sustainable food plan that encourages awareness, initiatives and the expansion of the local food system—, notably within a 50 km driving distance of Whistler.

[The Commission's only interest is in the OCP's goals, objectives and policies related to food systems. It is noted that goal 6.7 highlights the importance of food systems. I have noted a suggestion in the attached copy of that goal, objectives and policies, under which Policy 6.7.1.1 would specifically support nearby food production in the Upper Squamish Valley, Pemberton Valley and other arable lands in Electoral Areas C and D.] [Agricultural Land Commission]

6.7.1.2. Policy Work with resort community partners and stakeholders to provide increased access to safe, nutritious and affordable food.

6.7.1.3. Policy Collaborate with regional and provincial agencies and stakeholders in support of regional food security initiatives.

Comment [BM20]: This is so not our mandate! Also – we are not resourced to evaluate the healthfulness of food choices.

Comment [KD21]: The Commission's only interest is in the OCP's goals, objectives and policies related to food systems. It is noted that goal 6.7 highlights the impo rtance of food systems. I have noted a suggestion in the attached copy of that goal, objectives and policies, under which Policy 6.7.1.1 would specifically support nearby food production in the Upper Squamish Valley, Pemberton Valley and other arable lands in Electoral Areas C and D.] [Agricultural Land Commission]

Comment [KD22]: Objective 6.1.1.Comment not integrated. This policy supports the provision of food, in neighbourhoods if that is where the demand is. No need to specify neighbourhoods in the policy as it may limit other opportunities during the scope of this plan. This is supported by LuD Objective 3.9.6: "Support neighbourhood serving commercial development that meets the day to day convenience oriented goods and services needs of neighbourhood residents and do not detract from the core commercial areas."

[VCH supports Goal 6.7. VCH commends the policy supporting access to healthy food. A suggestion is to add a policy (or refer to earlier sections in the OCP) about the importance of retail sale of convenient local healthy food and amenities in each neighbourhood, i.e. groceries. Evidence shows that the availability of healthy food makes a significant and positive impact with more physical activity, obesity, and eating healthier food.]

6.7.1.4. Policy	Explore additional opportunities for farmers' markets in Whistler.
6.7.1.5. Policy	Encourage small-scale, neighbourhood-level food production within the resort community.
6.7.1.6. Policy	Showcase local and regional food and beverage offerings through resort community celebrations and events.

Arts, Culture & Heritage

Our Shared Future

Whistler has a unique cultural identity with a rich and diverse offering of arts, cultural and heritage events and programs for the enjoyment and enrichment of residents and visitors. Whistler's people, history, First Nations culture, natural environment and sport heritage are showcased and celebrated. The resort community's spirit is alive with creative energy and aesthetic appreciation. Cultural tourism initiatives attract visitors and contribute to the Whistler Experience and local economy. Local and regional artists contribute to the resort community's health, vitality and economic prosperity. Whistler's community organizations and businesses regularly showcase the work of local and regional artists in the resort. Thanks to non-profit as well as private-sector participation, Whistler offers many opportunities for education and participation as well as enjoyment of arts, culture and heritage.

Whistler is further enriched by an array of stunning public art placed throughout the resort community. The municipality continues to encourage the installation of art throughout the resort community.

Current Reality

The resort community has recognized the importance of arts, culture and heritage to its local economy and quality of life. Cultural tourism is a significant and growing market opportunity for Whistler that complements its world class sport and recreation offering.

Whistler's arts, culture and heritage infrastructure and resources have demonstrated an increasing capacity and capability to execute high quality events and programs. Festivals and events are an important part of the Whistler Experience providing visitors and residents with memorable experiences.

Whistler has a number of organizations and facilities dedicated to the enhancement of arts, culture and heritage within the resort community. Private enterprise is also active and plays a vital role in the promotion, production and advancement of this sector.

Community building and cohesion can be strengthened through further support for Whistler's arts, culture and heritage programs and services, activities and events that bring people together to create individual involvement and community partnerships.

Goals, Objectives, and Policies

Goal 6.8. Support and enhance the growth and vitality of Whistler's arts, culture and heritage sectors.

Objective 6.8.1.	Support programs and venues for furthering Whistler's arts, culture and heritage sectors.
6.8.1.1. Policy	Support collaborative efforts within the resort community to strengthen Whistler's arts, culture and heritage sector.
6.8.1.2. Policy	Promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.
6.8.1.3. Policy	Support the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.
Objective 6.8.2.	Increase opportunities for education, participation and enjoyment of arts, culture and heritage for residents and visitors.
6.8.2.1. Policy	Support non-profit and private-sector efforts to increase arts, culture, and heritage opportunties.
6.8.2.2. Policy	Collaborate with the appropriate agencies and stakeholders to develop a strategy to showcase local and regional artists and their achievements.
Objective 6.8.3.	Enrich the built environment through public art that promotes awareness, understanding, access to and enjoyment of art as part of everyday life.
6.8.3.1. Policy	Continue to showcase public art as an integral component of the resort community.
6.8.3.2. Policy	Encourage the installation of art on or within the built environment, including private properties, public spaces, parks, trails and streets, where appropriate.
6.8.3.3. Policy	Encourage public and private art installations to include First Nations themes and topics.
Objective 6.8.4.	Celebrate, protect and commemorate Whistler's diverse heritage including First Nations.
6.8.4.1. Policy	Maintain an inventory of Whistler's heritage resources and ensure these are considered in the review of new development proposals.
6.8.4.2. Policy	Encourage appropriate agencies and historical organizations to identify, manage, interpret, preserve and promote Whistler's heritage.

6.8.4.3. Policy Work with the Squamish and Lil'wat Nations to integrate First Nations

history and culture within the resort community, and to consider _ _ _ documented heritage and cultural resources for First Nations use. _ _

[The Resort Development Branch is very supportive of this policy and RMOW's continuing efforts to support the Squamish Lil'wat Cultural Centre] [Resort Development]

Community Cemetery

Our Shared Future

Whistler's cemetery design and development is in response to the sloped topography, and preserves the tranquil forested nature of the site and provides a greater range of service options.

Current Reality

The municipality has owned and operated a cemetery since 1986. A plan has been developed for the cemetery site that maintains the natural forested character of the site and meets the resort community's long term needs.

Goals, Objective, and Policies

Goal 6.9. Continue to offer commemoration opportunities within the Whistler Cemetery.

Objective 6.9.1. Ensure an adequate provision of land for the resort community's needs and maintain the cemetery's tranquil character.

6.9.1.1. Policy Continue to manage the Whistler Cemetery to provide a range of service options within a forested setting. The cemetery is located as

shown on the Municipal Facilities Map (Schedule C).

6.9.1.2. Policy Manage land uses adjacent to and within the cemetery site to

preserve its tranquil and forested character.

Comment [KD23]: (The Resort Development Branch is very supportive of this policy and RMOW's continuing efforts to support the Squamish Lil'wat Cultural Centre] [Resort Development]

Comment [BM24]: I have added the word "documented".

Comment [MK25]: First Nation comment,

Recreation & Leisure

Our Shared Future

Whistler is globally recognized as a leader in offering innovative and unique recreation, sport and leisure activities. Residents and visitors of all ages and abilities enjoy year-round opportunities that encourage an active resort community lifestyle.

Whistler's outdoor recreation and leisure opportunities take advantage of Whistler's mountain landscape and natural beauty. The resort community is recognized for its efforts to minimize impacts on the natural environment associated with recreation and leisure infrastructure and operations. Whistler is best known throughout the world for its alpine skiing, snowboarding and mountain biking, in addition to a broad range of other activities. An extensive network of open space, trails and parks is continually enhanced and provides an abundance of opportunities for recreation and leisure. The municipality's Recreation Master Plan (RMP) reflects the needs of Whistler residents and achieves a balance between recreation and leisure infrastructure and protection of the natural environment. With input from relevant stakeholders and agencies, the plan provides direction for municipal council to ensure that Whistler's natural and recreational resources are preserved and that parkland is set aside for future use. The RMP allows the resort community to be strategic in the provision of recreation and leisure infrastructure. Recreational trends, issues and opportunities are always changing, but Whistler remains at the leading edge, continually providing new or refreshed reasons to come to the resort.

Current Reality

Recreation and leisure in the natural mountain environment are at the heart of Whistler's culture and a major driver of the local economy. Whistler and Blackcomb mountains regularly attract more than two million visitors annually for on-mountain activities.

Whistler's recreation and leisure opportunities are diverse and innovative. Residents and visitors choose from an impressive variety of physical and leisure activities supported by Whistler's natural areas, open spaces, trails, parks and recreation facilities. The diversity of opportunities is delivered through the combined efforts of private enterprises, local government, community members and dedicated not-for-profit groups.

Many of the recreational opportunities enjoyed and planned for by the community cross a variety of jurisdictional boundaries. Cooperation amongst all jurisdictions is essential for all to achieve individual goals that are often mutually beneficial to all.

Recreation and leisure foster psychological, social, economic and spiritual benefits that support the wellbeing of Whistler's residents and visitors. This focus is a natural extension from the community's roots in recreation-based active lifestyles.

Content has changed, but this is the commentary that applied to this section:

[VCH supports the importance and health benefits of accessing the natural environment, active transportation, and use of parks to people's health.]

[Objective 6.1.1 (page 69) re Safety on Streets: We suggest that policies could be augmented with commitments to safe design of streets and trails for all modes of transportation, with particular attention to safety and injury prevention for people using non-motorized modes like walking and cycling. Some of these items are addressed in the Transportation chapter as well, and perhaps a link could be added.] [VCH]

[Currently many of the recreational opportunities enjoyed and planned for by the community cross a variety of jurisdictional boundaries, private land, crown land, provincial parks, etc. Perhaps this current reality section should include a paragraph reflecting this challenge and the need for cooperation amongst all groups for all our benefit. [LFNR:EX]

Comment [mvance1]: ok

Comment [mvance2]: ok

Comment [MP3]: included above

Goals, Objectives, and Policies

Goal 6.10. Continue to affirm our unique natural setting as the primary foundation for Whistler's recreation and leisure experience.

Objective 6.10.1. Value and preserve Whistler's scenic qualities.

6.10.1.1. Policy Identify, preserve, improve and maximize areas of special scenic

importance within municipal boundaries in participation with relevant agencies and stakeholders in accordance with and to the extent

permitted by legislation.

6.10.1.2. Policy Strive to preserve viewscapes and scenic corridors as part of the

development approval and rezoning process.

[Consider clarification of this point. Should we interpret 'development' strictly as defined, to not include forest harvesting? Otherwise, there would be concern that the policy to 'preserve' viewscape and scenic corridors will be more restrictive than the existing visual quality objectives established for forest harvesting in the corridor.] [MFLNRO]

Comment [MP4]: Development is defined in part "as altering the land". In my opinion no change to policy required.

6.10.1.3. Policy Retain scenic views to and from key open spaces to the extent

permitted by legislation.

6.10.1.4. Policy Prioritize non-motorized and low-environmental-impact recreation and

leisure activities over motorized activities while recognizing the key contribution of mechanized lift access on Whistler Blackcomb to the

local economy and to the overall Whistler Experience.

[OCP encourages growth and diversification in the tourism economy yet discourages motorized recreation which generally has a stronger economic model than non-motorized commercial activities.] [MFLNRO]

Comment [MP5]: . This has been clear direction from the community for some time.

[If there is a desire within the community to strongly favour non motorised recreation within the RMOW it may be wise to work with RSTBC and other outside agencies to promote the use of established motorised recreation areas around Pemberton and Squamish. —There is undoubtably a portion of the Wistler recreation community the is interested in motorised recreation. Helping to provide direction for optionsoutside the RMOW may help you achieve higher compliance with non motorised goals.] [FLNR: EX]

6.10.1.5. Policy Support provincial and federal regulations that restrict motorized boat use and fishing on Whistler's water bodies.

Comment [MP6]: A worthwhile consideration but not part of our OCP. The RMOW certainly provides input on crown referrals around municipal boundaries and is actively working with RSTBC on trails crossing municipal boundaries onto crownlands.

[What are these "regional and water specific regulations" in 6.10.1.5 and their relationship to boating? [[MFLNRO]]

Objective 6.10.2. Preserve large areas of natural environment through a variety of means and in cordination with the Cheakamus Community Forest.

[Consider that the objective or the policies associated with this objective may not be in line with the objective of the CCF. Wholesale preservation of natural areas in the absence of CCF forest planning may cause conflict. Consider rewording the policies to include the CCF requirements for certified forest management following [EBM.] [MFLNRO]

6.10.2.1. Policy Promote the preservation of public lands through park designations or other regulatory and legislative means.

6.10.2.2. Policy Designate natural areas for preservation, where appropriate and in

alignment with OCP objectives.

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

Objective 6.10.3. Retain a variety of open spaces for resort community needs.

6.10.3.1. Policy Promote retention of a variety of open spaces, ranging from natural forests to open lawn areas to constructed urban spaces as shown on Schedule "J".

Goal 6.11. Continue to provide a variety of high quality recreation and leisure amenities.

Objective 6.11.1. Maintain a variety of recreation and leisure amenities.

6.11.1.1. Policy

Maintain and improve where feasible Whistler's overall recreation and leisure infrastructure as generally shown in Schedules "I" and "J".

Comment [MP7]: Several Lakes in Whistler are governed by provincial and federal regulations, hence the policy to acknowledge those and raise awareness to them. Refer to BC Freshwater Fishing Regulations defined by provincial and federal regulators. www.env.gov.bc.ca/fw/fish/regulations/docs/1011/fish-synopsis_2010-11_region2.pdf

Comment [MP8]: good point, included above.

Objective 6.11.2. Utilize a proactive and consultative approach in the planning, development and maintenance of recreation and leisure amenities and guiding documents.

6.11.2.1. Policy Integrate planning and development with relevant agencies and stakeholders.

[VCH is committed to support park planning and development logistics as required, as described in Policy 6.11.2.1. For example, VCH can assist from a regulatory perspective to advise about infrastructure requirements (e.g. plumbed water, sewer required if there are food premises in parks and amenity spaces).]

6.11.2.2. Policy	Review recreational amenities on an on-going basis to ensure that
	they remain sufficient in scale and relevant to the resort community.

6.11.2.3. Policy Utilize best practice design principles to integrate parks with overlapping and adjacent land uses.

6.11.2.4. Policy Maintain an active role with relevant agencies and stakeholders in reviewing proposals for recreational activities and development within and adjacent to Whistler's municipal boundaries.

<u>Policy used to read (see how comments were applied):</u> Continue an active role with relevant agencies and stakeholders in reviewing recreational and development proposals on crown land within and FLNR:EX beyond Whistler's municipal boundaries.

Comment [mvance9]: good

Comment [MK10]:

Objective 6.11.3. Strategically provide recreation and leisure infrastructure.

6.11.3.1. Policy Utilize the Recreation Master Plan (RMP) as the guiding document for Whistler's recreational and leisure amenity needs.

6.11.3.2. Policy Review and update the RMP periodically.

[Will the updated RMP be open to comment by stakeholder groups When expanding trail networks on or within crown land work collaboratively with RSTBC to authorize and establish those trail under Sec 56,57 of FRPA to ensure the continued enjoyment of said trails by future generations.] [FLNR:EX]

Objective 6.11.4. Acquire lands to realize the RMP's objectives.

6.11.4.1. Policy Explore opportunities to acquire and or access lands in support of the RMP.

Comment [MP11]: Yes the RMP will include stakeholder consultation and partner agencies reviews. Specific to trails the RMOW is in the process of establishing a Trails Working Group to develop a 5 year strategic plan regarding trails in the Whistler area. The Working Group includes area stakeholders including RSTBC and BC Parks and is intended to upload into the RMP >

6.11.4.2. Policy Require recreational trails (shown on Schedule "I") to be dedicated as a public right-of-way or otherwise provided to the RMOW, in

accordance with and to the extent permitted by provincial legislation.

[On crown land purse FRPA sec 56,57 authorisation/establishment ,through RSTBC, of new and existing trails before development takes place to achieve this [FLNR:EX]

Comment [mvance12]: Ok, whatever this means

Comment [MP13]: Yes, see comment above.

6.11.4.3. Policy Require recreation areas or open space (as shown on Schedule "J")

to be dedicated as park or otherwise provided to the RMOW, in accordance with and to the extent permitted by provincial legislation.

6.11.4.4. Policy Maintain a park acquisition reserve fund to secure properties in

support of the RMP.

Goal 6.12. Achieve a balance between users' needs and the natural environment in providing recreational opportunities.

Objective 6.12.1. Ensure that recreational opportunities highlight and respect Whistler's natural environment.

6.12.1.1. Policy Allow for public use and enjoyment of natural watercourses, water

bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP policies, wetland and rRiparian Aarea Regulations protection guidelines, and other legistaltion regulations and best management practices.

[...OCP Objectives, Riparian Area Regulations, other legislation and best management practices.] [FLNR:EX]

6.12.1.2. Policy Promote use of preferred modes of transportation to access recreation and leisure amenities in order to reduce vehicle parking

requirements, with site-by-site accessible parking maintained.

Goal 6.13. Whistler provides diverse parks, trails and recreation opportunities.

Objective 6.13.1. Ensure that an appropriate range of recreation and leisure amenities is available to visitors and residents.

6.13.1.1. Policy Provide a variety of recreation and leisure amenities for the use and

enjoyment of the resort community as shown in Schedules "I" and "J".

6.13.1.2. Policy Provide opportunities in the natural environment for organized and

passive activities.

Comment [MP14]: Included see above

6.13.1.3. Policy	Integrate and prioritize new recreation and leisure activities with existing recreation and leisure amenities where feasible.		
6.13.1.4. Policy	Provide accessible information and features within municipal parks and facilities so people may choose the type of recreation opportunities that best meet their needs.		
for	ovide a system of major and neighbourhood parks visitor and resident use and enjoyment in support the RMP.		
6.13.2.1. Policy	Continue to designate, develop and maintain major parks possessing unique and or highly popular qualities as shown in Schedule "J".		
6.13.2.2. Policy	The planning, design and programming of major parks will reflect the broad needs and opportunities of the resort community.		
6.13.2.3. Policy	Achieve a balance between neighbourhood and resort community needs in major parks located within or adjacent to residential neighbourhoods.		
6.13.2.4. Policy	Support sport and tournament facilities within major parks in consideration of sport tourism strategies and adjacent uses.		
6.13.2.5. Policy	Continue to designate, develop and maintain neighbourhood parks as shown in Schedule "J".		Comment [mkirkega15]: reference
6.13.2.6. Policy	The planning and design of neighbourhood parks will reflect the recreation and leisure needs of the neighbourhood's residents.		
Objective 6.13.3. Pro		One and finished and (1) artists	
6.13.3.1. Policy	Continue to develop, maintain and protect a comprehensive network	/	Comment [mkirkega16]: refernce
,	of non-motorized multi-use recreational trails that link built and natural	11	Comment [mvance17]: good
	amenities as shown in Schedule "I".	/ //	Comment [MP18]: copy and pasting comment from above:
the RMOW for the bene	nate the development of new trails with existing and new trails outside of fit of all users. Collaborate with RSTBC to plan the development of trails d outside of the RMOW boundary.] [FLNR:EX]		Specific to trails the RMOW is in the process of establishing a Trails Working Group to develop a 5 year strategic plan regarding trails in the Whistler area. The Working Group includes area stakeholders including RSTBC and BC Parks and is intended to upload into the RMP.>
6.13.3.2. Policy	Further improve the recreational Valley Trail network to efficiently link	_	·
	commercial centres, neighbourhoods, schools, parks, trailheads and	\	Comment [KD19]: FNs Comment: Further With the prior consent of the First Nations,
	lakes where reasonably practical and in support of the RMP and the Transportation Cycling Plan (Schedule H).	1	further Response: Network shown to provide certainty as part of OCP.
6.13.3.3. Policy	Continue to participate with other relevant agencies and stakeholders in the planning of the recreational Sea to Sky Trail.	\ \ \ \	Comment [KD20]: I think this comment was meant for the policy above, which deals mostly with forested terrain away from the valley
6.13.3.4. Policy	Continue to lead the implementation of the recreational Sea to Sky Trail within municipal boundaries and in support of the RMP.	\ \ \ \ \	bottom. Suggest revising Objective 6.13.3 to: Provide a network of recreational trails that protect First Nations heritage and cultural resources through consultation.
		\ \	

Comment [mkirkega21]: refernce

6.13.3.5. Policy Continue to collaborate with relevant agencies and stakeholders regarding recreational cycling and trail management issues in Whistler and the Sea to Sky corridor.

Objective 6.13.4. Visitors and residents integrate non-motorized recreation into their daily lives.

6.13.4.1. Policy Encourage non-motorized recreation to promote the health and wellbeing of residents and visitors.

6.13.4.2. Policy Provide and maintain a network of on and off-road cycling routes supporting recreation and transportation as shown in Schedules "H"

and "I".

Comment [mkirkega22]: reference

Goal 6.14. Balance the commercial use of public amenities with resort community values and the needs of residents and guests.

Objective 6.14.1. Ensure that commercial uses are consistent with overall resort community values and are respectful of potential impacts to use by residents, guests and adjacent lands and facilities.

6.14.1.1. Policy

Use of public amenities by commercial operators is to be consistent with overall resort community values as defined by Whistler2020 and this OCP.

6.14.1.2. Policy Consider residents' and guests' use and enjoyment of public amenities, adjacent land uses, and the OCP's general preference for no negative impact and non-motorized activities, when assessing commercial operators' use of a given amenity.

CHAPTER 7 CLIMATE ACTION & ENERGY

Our Shared Future

Across Whistler, residents and businesses are using less energy and are reducing emissions while enjoying unprecedented success as a resort community. Whistler has effectively decoupled energy consumption from economic progress, and continues to thrive, becoming a richer, healthier, lower-carbon society.

Whistler has dedicated itself to energy conservation as a core strategy for achieving its climate change mitigation commitments. While maintaining tourism as its primary economic engine, the resort community took the lead in reducing GHG emissions from passenger vehicle transportation, commercial fleets, transit, residential and commercial buildings, as well as municipal and community infrastructure. Committing to our community-adopted targets, Whistler has reduced its community-wide energy consumption by more than 10% from 2007 levels. Whistler has concentrated development within the area bounded by Function Junction in the south and Emerald Estates in the north, utilizing existing infrastructure systems and avoiding the negative traffic and GHG emission impacts characteristic of a more spread-out development pattern. Usage of preferred modes of transportation such as public transit, bicycles and walking have increased considerably, leading to greater use of our commuter trail networks, reduced single-occupant vehicle use, and an increasingly successful public transit system.

Small-scale, renewable energy production has become prominent across the community, with cost-effective rooftop solar water heating making up the largest share an increasing share. Green building techniques and energy-sharing solutions like district energy systems have reduced energy consumption and GHG emissions – while proving cost-effective. A community-supported new district energy system is being evaluated for integration into the higher-density areas of Whistler Village – a community investment that could further reduce energy consumption in the core commercial area, generating operating cost savings and still further GHG emissions cutsreducing our contribution to a changing climate.

Moreover, Whistler has recognized that despite our best efforts, the climate is unfortunately changing – and with these changes, comes the need to strategically adapt. Ongoing vulnerability assessments for all key social, economic and environmental systems have become core to informed planning and decision making, and collectively increasingly shape the way the community prepares for its ongoing prosperity and well-being.

In sum, the simultaneously higher-quality and lower energy visitor experience in Whistler continues to set the resort apart from other places in North America and has helped to ensure its success as a world-class resort community – all while decreasing the emissions associated with traditional tourism patterns and infrastructure, as well as limiting <a href="mailto:energy_energ

Comment [TBattist1]: fact need to be changed

Current Reality

As a mountain town, Whistler has long been concerned about climate change. The community has a special dependence on weather patterns that deliver sufficient snowfall throughout the winter season. This almost life-or-deathintrinsic relationship to the weather has heightened awareness about Whistler's shared responsibility to managing our GHG emissions – and the potential impacts if we do not.

The RMOW is a signatory of the BC Climate Action Charter committing to a 33 percent reduction in <u>community-wide</u> GHG emissions by 2020. In 2010, the main source of our community GHG<u>s</u> was passenger vehicles (49%), followed by commercial natural gas use (24%), and residential natural gas use (10%).

Whistler's has achieved a 20% reduction in GHG emissions over the past four years, primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. By comparison, the resort community's energy consumption has increased by 13% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (32%) -(enough to power more than 4,000 electrically-heated homes in our climate). To meet our GHG reduction targets, Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the community's current patterns of energy consumption.

There are many signs that the resort community is taking energy efficiency and climate protection seriously. Private-sector initiatives have included Whistler's first net-zero home. Passivhaus-certified residential construction, as well as many other innovative green building and highly energy efficient projects, increasing residential uptake of home energy improvement grants as well as over 1,000 local registrations in BC Hydro's residential Team Power Smart program. Moreover, numerous local businesses have integrated energy and emission inventories into their quality assurance and operational management systems.

In the public sector, leadership has included a new PassivHaus-certified community building at Lost Lake, an innovative alternative energy-based district energy system at Cheakamus Crossing, LEED-certified public buildings and substantial energy efficiency upgrades_to our community pool. Other large-scale emission reduction projects include the cap-and-capture of landfill methane, a new organics recycling facility as well as work supporting Terasen Gas (Whistler) Inc.'s (now FortisBC) propane to natural gas conversion and pipeline installation project.

[Good to see adaptation within policy; however the shared future and current reality does not directly speak of adaptation. Climate change impacts could create threats and opportunities for Whistler.] [MJTI]

Comment [TBattist2]: paragraph added

Goals, Objectives and Policies

Goal 1.1. Substantially reduce GHG emissions from stationary sources.

GOAL TEXT BOX: Emissions from Stationary Sources include emissions from commercial and residential buildings as well as from key municipal and community infrastructure. Stationary Sources in Whistler (primarily buildings) represent approximately 65% of total community energy use, and 45% of GHG emissions. Increasing the energy performance of local buildings is an important opportunity for reducing community-wide emissions and energy consumption.

Objective 1.1.1. Make energy conservation the core strategy and highest priority for achieving our GHG emission reduction goals.

1.1.1.1. Policy	(Schedule ⊎√) for the purposes of promoting energy and water conservation as well as the reduction of GHG emissions.
1.1.1.2. Policy	Maintain, update and apply the RMOW Green Building Policy to reflect current trends in energy efficiency and local government jurisdiction, and support our community-wide commitment to GHG reduction and energy performance.
1.1.1.3. Policy	Encourage increased uptake of building energy retrofit programs (provincial, federal and utility-based).
1.1.1.4. Policy	Remove barriers to higher building envelope insulation standards from local regulations and standards.
1.1.1.5. Policy	Encourage opportunities and approaches that reduce the direct heating of outdoor areas such as through open shop doors, patio

Objective 1.1.2. Create an incentive structure to encourage energyefficient, low-carbon construction and development practices.

heaters and heated driveways.

1.1.2.1. Policy Create and deploy incentives to facilitate upgrades of existing infrastructure and buildings that improve energy efficiency.

1.1.2.2. Policy Work to structure municipal fees and charges on development to reflect energy efficiency and lower-environmental-impact development.

Comment [TBattist3]: fixed Comment [mkirkega4]: reference

Objective 1.1.3. Evaluate opportunities for low-carbon, district-based energy systems.

- 1.1.3.1. Policy Designate Whistler Village as a District Energy Investigation Area.
- 1.1.3.2. Policy Catalogue and develop strategies for maximizing the re-use of waste heat resources across the resort community.
- 1.1.3.3. Policy Where sufficient demand exists, support the development of district heating and cooling systems that increase energy efficiency, increase the share of energy production from renewable sources, reduce operating costs and decrease GHG emissions.
- Objective 1.1.4. Work with senior levels of government to encourage carbon fuel reduction and energy conservation policies in jurisdictional realms beyond local government control.
 - 1.1.4.1. Policy

 Support provincial building code extensions and other tools that maximize the extent that local building regulation can require or support renewable energy systems in local development and construction.

POLICY TEXT BOX: Increasing the renewable energy share in Whistler is an important strategy for reducing the consumption of higher carbon fuel sources (especially fossil fuels). As the integration of renewable energy infrastructure in building design is outside local government jurisdiction, working with the provincial government through building code extensions (such as a solar-hot-water-ready code) is one of our best strategies for furthering such regulations.

- Objective 1.1.5. Support local and regional low-carbon energy production that includes a careful assessment of potential negative impacts on ecosystem function, air quality, community character and visual aesthetics.
 - 1.1.5.1. Policy Encourage increased energy self-sufficiency through on-site renewable energy generation opportunities for existing and new buildings.
 - 1.1.5.2. Policy Support local and regional renewable electricity production opportunities.

Goal 1.2. Substantially reduce GHG emissions from mobile sources.

- Objective 1.2.1. OBJECTIVE: Treat land use as a primary determinant of transportation-based energy use.
 - 1.2.1.1. Policy Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.

Comment [KD5]: FNs Comment: 4 The application of the Whistler Urban Development Containment Area and Land Use Map on Crown lands must take into account First Nations interests, and so may not apply to First Nation activities and developments. Response addressed in FN context statement and Growth Management chapter.

1.2.1.2. Policy	Proposals for new development or significant redevelopment should be required to quantify future GHG emissions and energy consumption and incorporate measures to minimize and/or mitigate projected increases.
1.2.1.3. Policy	Consider extended application of residential infill policies as a means of reducing GHG emissions.
1.2.1.4. Policy	As a strategy to reduce commuting emissions, investigate opportunities to include live-work use designations within existing zones where this inclusion would not have adverse impacts on the neighbourhood's character.
1.2.1.5. Policy	Consider approval of new development or significant redevelopment only near settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.
1.2.1.6. Policy	Reduce regional transportation emissions by supporting appropriate opportunities for increasing local food production
su	oritize infrastructure development and policies that poport preferred modes of transportation for intra- mmunity travel.
1.2.2.1. Policy	Use every reasonable opportunity to further the use of preferred modes of transportation.
1.2.2.2. Policy	Continue to support transportation demand strategies that pass the infrastructure, servicing, environmental and land use opportunity costs of parking onto parking users.
1.2.2.3. Policy	Consider use of cash-in-lieu parking fees for improvement of pedestrian, cycling, and transit infrastructure.
1.2.2.4. Policy	Increase year-round connectivity for active transportation modes throughout the community – especially in areas near convenience services.
1.2.2.5. Policy	Investigate potential sites, facility requirements and alternative funding models to support developing one or more centralized multimodal transportation hubs, potentially including the Whistler Village Visitor Centre, to enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally.
Objective 1.2.3. Inc	crease integration of lower-impact technologies for

community mobility.

OBJECTIVE TEXT BOX: The reduction of energy use as well as the reduction of GHG emissions produced by passenger vehicle travel patterns will require both fewer, 'vehicle-kilometres-travelled' across the community, as well as fewer GHG emissions per kilometre that is travelled. Both strategies will be required to achieve our community targets for GHG reduction.

1.2.3.1. Policy	Integrate support for electric vehicle charging infrastructure into relevant municipal development policies.
1.2.3.2. Policy	Support the development of and increased access to reduced-carbon mobile fuel options such as natural gas, appropriate biofuels and electricity.
1.2.3.3. Policy	Encourage commercial recreation and leisure operators to minimize the GHG emissions associated with their activities

Goal 1.3. Substantially reduce GHG emissions associated with solid waste management.

Objective 1.3.1. Continue to develop policies, practices, and targets designed to help Whistler meet its Zero Waste Goal.

1.3.1.1. Policy Develop, expand and promote programs and infrastructure that increases local recycling diversion rates, especially of organics.

Goal 1.4. Ensure municipal decision-making is structured to achieve energy goals and GHG reduction targets.

Objective 1.4.1.	Achieve community-level GHG reduction targets.
1.4.1.1. Policy	Lead a community-wide effort to reduce total community GHG emissions to a level 33% lower than 2007 levels by 2020; 80% lower than 2007 levels by 2050; and 90% lower than 2007 levels by 2060.
1.4.1.2. Policy	Lead a community-wide effort to reduce total energy consumption to a level 10% below 2007 levels by 2020.
1.4.1.3. Policy	Monitor and report annually on both community-wide and corporate energy and GHG emission performance.
1.4.1.4. Policy	Respect the resort community's adopted GHG reduction target when evaluating changes to development and land use patterns.
1.4.1.5. Policy	Ensure that the Resort Municipality's Energy and Climate Action Plan is updated every five years.

- Objective 1.4.2. Support community marketing and outreach programs that raise awareness of the benefits of reducing personal energy use and decreasing our collective GHG emissions.
 - 1.4.2.1. Policy Promote awareness of climate change mitigation and adaptation, as well as the importance of energy efficiency, through community outreach that targets personal energy and emission reduction opportunities.
- Objective 1.4.3. Ensure that climate change adaptation planning is integrated in community decision-making.

OBJECTIVE TEXT BOX: Adapting to climate change is a new, inevitable reality, particularly in mountain resort communities. Despite genuine efforts to mitigate climate change, leading scientists tell us that a changing climate is inevitable and we can expect increasing temperatures, more frequent storms and sea level rise. Rising mobile fuel costs and consequent impact on travel and tourism patterns need to be understood for continued resort success. Failure to strategically evaluate and act upon these issues could substantially and unnecessarily increase the vulnerability of Whistler primary economic engine - tourism.

- 1.4.3.1. Policy Pursue strategic adaptation planning that regularly assesses the potential impacts of climate change, carbon pricing and rising fuel costs on Whistler's tourism economy.
- 1.4.3.2. Policy Ensure that strategic directions related to climate change risk management and climate change adaptation are considered in decision-making processes.

CHAPTER 8 TRANSPORTATION & INFRASTRUCTURE

Our Shared Future

Whistler's transportation and infrastructure systems are integral to the livability and success of Whistler as a resort community. Whistler residents are encouraged to use walking, cycling and public transit, supported by an excellent transportation infrastructure oriented to these modes. As a result, residents and visitors increasingly choose preferred modes over single-occupancy vehicle trips.

Whistler's transit system continues to experience the highest ridership in British Columbia and is delivered efficiently and cost effectively while maintaining affordability and the highest possible service levels. With a wide range and frequency of regional bus services, it's never been easier to travel to Vancouver and beyond.

Whistler's water, wastewater, rainwater management, and solid waste infrastructure systems set a high standard, consistent with the resort community's standing as a world class destination that is steadily moving towards sustainability. Whistler residents and visitors enjoy high quality drinking water and do their best to conserve this valuable resource. A dependable water supply is in place for personal, commercial and fire protection needs. Rainwater management and flood control measures replicate natural hydrological systems and functions as much as possible. Continual innovation in solid waste treatment as well as aggressive composting and recycling programs ensure that Whistler's Zero Waste Goal has been met and is being sustained.

Current Reality

Whistler relies on an efficient transportation infrastructure to people and goods to, from and within the resort community. Initiatives have been undertaken to promote shifts away from the private automobile to preferred modes of transportation. Recent upgrades have been completed to Highway 99, BC Transit facilities, the Valley Trail system and pedestrian and bicycle networks.

Whistler has relatively high participation in preferred modes of transportation including carpooling, transit, walking and biking. The Whistler Transit System has been a strong success, experiencing the highest ridership per service hour in British Columbia and consistently serving almost 3 million riders per year.

Whistler has also completed major infrastructure upgrades to its wastewater treatment facility, water supply system, rainwater management systems, and solid waste management facilities that incorporate sustainability measures and meet Whistler's future needs.

Goals, Objectives and Policies

Transportation

Goal 8.1. Encourage walking, cycling and transit as Whistler's preferred modes of transportation.

Objective 8.1.1.	Create engineering systems and supporting systems that make preferred modes attractive by being affordable, convenient, safe and enjoyable throughout the year, while minimizing environmental impacts.
8.1.1.1. Policy	Encourage residents and visitors to shift from personal motor vehicles towards preferred modes of transportation through incentives, disincentives, supportive land use, education and awareness.
8.1.1.2. Policy	Collaborate with the provincial government to enhance the character of Highway 99 in key areas to ensure the highway approach to the resort community is as interesting and vibrant as Whistler itself, including measures such as vegetative buffers, medians, landscaping, public art and safe pedestrian, bicycle and transit facilities, in a manner that is compatible with encouraging preferred modes of transportation.
8.1.1.3. Policy	Work with the provincial government to upgrade and develop safe crossings for pedestrians and cyclists in the Highway 99 corridor through the improvement of sightlines, crossing distances, lighting, visibility and other measures.
8.1.1.4. Policy	Monitor crosswalks and intersections in the resort community to identify safety issues and implement measures, such as improved lighting, that make crossings more comfortable for pedestrians, cyclists, and those in wheelchairs or having other mobility challenges.
8.1.1.5. Policy	Ensure the needs of pedestrians, cyclists and those using wheelchairs or having other mobility challenges are given equal consideration to the needs of those using motor vehicles during construction and maintenance activities.
8.1.1.6. Policy	Maintain a pedestrian and bicycle network throughout the valley as shown in Schedule "H" that encourages year-round use of preferred modes of transportation.
8.1.1.7. Policy	Use the recommendations of the Whistler Transportation Cycling Plan and the Whistler Recreational Cycling Plan in planning for the pedestrian and bicycle network.
8.1.1.8. Policy	Reduce conflicts between different types of users on sidewalks and the pedestrian and bicycle network, and continue to develop bicycle and pedestrian infrastructure in areas with demonstrated need.

8.1.1.9. Policy	Work with resort community stakeholders to develop and implement outreach and awareness measures to improve the safety of all road users.
8.1.1.10. Policy	Continue to operate a successful and accessible transit system in collaboration with funding and operating partners, expanding service area coverage and frequency as demand and resources permit.
8.1.1.11. Policy	Work with the provincial government and regional stakeholders to develop an equitable regional transit model.
8.1.1.12. Policy	Work with regional passenger carriers and provincial regulatory bodies to encourage greater frequency and more affordable choices for regional bus travel.
8.1.1.13. Policy	Accommodate the staging and parking requirements of buses transporting visitors to, from and within Whistler in a manner that minimizes impacts to the resort community and enhances visitor experience.
8.1.1.14. Policy	Recognizing that current technologies are unlikely to permit the immediate return of passenger rail service, continue to encourage the provincial government and private sector to pursue the return of higher-volume, affordable and more frequent passenger rail service to Whistler and to continue to develop infrastructure compatible with the return of higher-volume passenger rail service.
8.1.1.15. Policy	Support the development of fiscally responsible facilities that centralize multi-modal transportation within Whistler Village, enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally.

POLICY TEXT BOX: Studies have indicated and community businesses have suggested that an impediment to using preferred modes for travel is the requirement for multiple ticketing, multiple modes and several luggage transfers, which can be particularly difficult during long-haul travel and for certain user groups such as seniors, the disabled and families with multiple children. This policy supports partnerships to allow visitors to "check in" once at their origin and receive single ticketing and continuous luggage transfers all the way to their Whistler accommodation.

8.1.1.16. Policy Encourage t

Encourage the development of infrastructure required for passenger arrival and departure from preferred travel modes to, from and within the resort community.

[To further support the sustainability, transportation, accessibility – policy does not clearly speak to infrastructure supports within residential and visitor accommodation – particularly in strata condo/townhouse/other rental units developments (new and incentives) to support bike storage, scooter (ageing population, ageing in place) storage within

accommodation unit, electrical charging stations both bikes, scooter, and possible cars. [MJTI]

Comment [mvance1]: Sure. Could be new policy 3.5.1.4

Goal 8.2. Accommodate general-purpose traffic in a way that supports economic viability, environmental protection and community liveability.

- Objective 8.2.1. Support appropriate levels of service for generalpurpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.
 - 8.2.1.1. Policy Develop a safe local network road system, as shown in Schedule "G", which services development anticipated within this OCP in a way that minimizes negative impacts on neighbourhoods, subdivisions or other developed areas.
 - 8.2.1.2. Policy Work with the provincial government to develop the local network road system to provide access to Highway 99 in a way that minimizes delays and congestion.
 - 8.2.1.3. Policy Enable the following priorities when reviewing local network road system modifications:
 - a) Preserve opportunities to modify Highway 99, such as queuejumper lanes for transit vehicles, while providing for local uses.
 - b) Complement the provincial roles and priorities for Highway 99.
 - Minimize negative circulation impacts on established neighbourhoods and subdivisions resulting from new developments.
 - d) Avoid modifications that compromise Whistler's liveability, attractiveness or economic viability.

POLICY TEXT BOX: Highway 99, a provincially controlled road, is an integral part of Whistler's transportation system serving local, regional and long-distance traffic for many purposes, including personal and commercial. Whistler and the provincial government understand these multiple roles and work together to ensure that the local uses of the highway are compatible with the regional and long-distance roles.

8.2.1.4. Policy Provide alternate routes [away from Highway 99] for [all modes of] local traffic to provide choice to local residents and emergency access alternatives [in order to reduce congestion and improve safety on Highway 99] during periods of congestion on Highway 99. [MOTI]

Comment [mvance2]: ok

8.2.1.5. Policy	Monitor use by all transportation modes of Highway 99 and the local network road system and work to improve transportation to and from Vancouver.	
8.2.1.6. Policy	Maintain construction standards for local roads that are consistent with the unique needs of a mountain resort community, such as maintaining a natural setting and facilitating snow clearing and removal.	
8.2.1.7. Policy	Evolve technical standards and best practices for more sustainable neighbourhood infrastructure when designing the road network.	
8.2.1.8. Policy	Incorporate appropriate traffic-calming measures that improve liveability when reconstructing existing roads or developing new roadways in accordance with the Municipal Traffic Calming Policy.	
8.2.1.9. Policy	Manage parking, including day-visitor parking, throughout the resort community in a manner that supports municipal transportation objectives.	
8.2.1.10. Policy	Support the creation of one or more future satellite skier parking areas at the periphery of the resort community, provided that any such facilities support the resort community's objectives of preserving economic viability and positive visitor experiences.	
[With large visitor markets coming from Metro Vancouver (residents and airport) – a		

Comment [mvance3]: Addressed in 8.2.1.5

Goal 8.3. Accommodate other transportation modes that support economic viability, environmental protection and community liveability.

Objective 8.3.1. Support appropriate levels of service by transportation

Vancouver (buses and trains).] [MJTI]

1	modes other than preferred modes and general- purpose traffic for trips to, from and within Whistler while minimizing community and environmental impacts.
8.3.1.1. Policy	Work with the railway companies and government regulators to improve the safety of railway crossings by roads and the Valley Trail within the Resort Municipality.
8.3.1.2. Policy	Maintain ownership/leasehold of the Municipal Heliport and continue to work with the Whistler Heliport Society to concentrate helicopter

stronger policy statement could focus on working to improve transportation to and from

	activity at this location as a means of protecting the community from noise and other helicopter traffic impacts.
8.3.1.3. Policy	Support the operation of the existing float plane site at Green Lake in cooperation with Transport Canada, the aviation community, and the provincial government as the issuer of Crown land tenure.
8.3.1.4. Policy	Discourage further helicopter/aircraft facilities within the developed areas of Whistler, particularly Whistler Village and Whistler Creek.
8.3.1.5. Policy	Discourage float plane activity at other locations within the Resort Municipality.

Infrastructure

Goal 8.4. Maintain and enhance Whistler's sewer and stormwater systems and infrastructure in a way that is cost-effective and minimizes or eliminates environmental impacts.

Objective 8.4.1. Develop sewer and drainage systems to service planned development in a manner compatible with the environmental sensitivities of Whistler's natural areas, by setting exceptionally high standards consistent with Whistler's move toward sustainability.

[Related to Objective 8.1.1. (page 99) regarding the water system, VCH provides the following information and recommendations:

We understand that RMOW is pursuing an updated engineering study to review a long-term water supply strategy. We support this project, which builds on several previous engineering studies and updates knowledge as growth and development occurs. We believe that RMOW will require additional volume to assure continuous supply of water, taking into consideration long-term risks of drought years and climate change. The study is expected to involve a sophisticated engineering analysis to develop the best long-term approach. Perhaps RMOW would find it valuable to include in the OCP a policy directing this study, its rationale and parameters.

VCH's sources of concern with respect to water supply are noted below with our suggestions:

a) 21 Mile Creek - This source of supply has dual disinfection and essentially meets our expectations. As yet however it does not have a watershed protection plan, nor is it capable of providing water during any naturally occurring turbidity events. Current accepted practice is to shut down the intake when water turbidity > 1 ntu. Long term plans should be developed to provide filtration to meet additional water flow needs

Comment [mvance4]: The design brief is underway. I don't think adding it to the OCP is necessary

during episodes of elevated turbidity. Further, we suggest a building site should be identified and held in reserve for future construction if necessary.

- b) Agnew Creek We understand this source of water supply has informally been decommissioned, and suggest that it should be confirmed. This source does not meet VCH current expectations for treatment (chlorination only).
- c) Blackcomb Creek We acknowledge that this water source is typically operated on a seasonal basis, providing water for 3 to 4 months of the year. It also does not meet our treatment expectations (chlorination only). Accordingly, plans will need to be developed to either decommission this source or provide enhanced treatment.
- d) Additional / new volumes of water are likely available from the aquifer in the vicinity of the RMOW wastewater treatment plant. This aquifer has been studied in considerable detail during the construction of the Cheakamus Crossing development, and is thought not to be under the influence of pathogens. Any potential increase in extraction rates will necessitate a further hydrogeological assessment in this regard. Further, should volumes > 75 L/sec be required, a Project Certificate through the Environmental Assessment Office will be required.
- e) Emerald Estate Wells (W202 1. 2 and 3): It now appears (based on bacteriological sampling, etc) that 2 of the 3 wells serving the Emerald Estates area may be GUDI potentially at risk of pathogens. The current treatment includes chlorination with full CT values being met, however enhanced disinfection (ie UV) is likely required. It expected that a hydrogeologist will review this need in the neat future, an that appropriate follow up will occur. The DWPA/R provide sufficient authority to assure this work is followed (assuming it is required) and may not require comment within an OCP document.
- f) The RMOW Groundwater Resource Protection Plan is an important document and must be reviewed and updated on a regular basis as new data and information becomes available. VCH strongly recommends that this document be given high level consideration to assure land use and zoning do not conflict with the protection of the valuable aquifer resource.]
 - 8.4.1.1. Policy

 Construct and maintain only tertiary-level wastewater treatment facilities and an advanced sewage collection system to serve existing and planned development within the sewer system service area with a sewage treatment facility at the location shown on Schedule "D".

 8.4.1.2. Policy

 Evaluate the cost-effectiveness of conservation measures and compare them to the capital and operating costs of developing new capacity through conventional means, before developing the sewer system capacity required to serve the development identified in this OCP.

 8.4.1.3. Policy

 Maintain sewage and drainage systems that minimize impacts on the natural environment and receiving streams.

8.4.1.4. Policy	Require lands within the sewer system service area, as shown in Schedule "D", to be connected to the sewer system when considering land development applications.
8.4.1.5. Policy	Withhold approval of any proposed development outside the sewer system service area that would have a sewage disposal system that would result in negative environmental impact.
8.4.1.6. Policy	Assess the capital and long-term operating costs of providing sewer services to areas outside of the sewer system service area when reviewing new land development proposals.
8.4.1.7. Policy	Implement sewage and stormwater volume reduction measures.
8.4.1.8. Policy	Reduce odours in the sewer system.
8.4.1.9. Policy	Adhere to the requirements set out in the liquid waste management plan and update the plan and best practices as required by the provincial government.

Goal 8.5. Ensure safe and reliable drinking water and water supplies for Whistler's residential and commercial needs and for its fire protection using methods that consider conservation measures, maintain a high quality infrastructure and minimize environmental impacts.

Objective 8.5.1.	Maintain a water system that continues to produce safe drinking and domestic water supplies sufficient
	for planned future development in a manner
	compatible with Whistler's environmental stewardship
	ethic

et	hic.
8.5.1.1. Policy	Maintain a healthy water supply system, as shown on Schedule "E" that is capable of providing high-quality water for domestic uses and sufficient quantities to provide for fire protection for the built environment plus future development.
8.5.1.2. Policy	Evaluate the cost-effectiveness of conservation measures before developing the water supply system capacity required for planned development through conventional capital means.
8.5.1.3. Policy	Require lands within the water service area shown in Schedule "E" to be connected to the water supply system for the provision of potable water when considering land development applications.
8.5.1.4. Policy	Assess the capital and long-term operating costs of providing water supply and treatment services to areas outside of the WUDCA when

	reviewing and considering approval of new land development proposals.
8.5.1.5. Policy	Pursue water conservation and demand-side management measures in an efficient and cost-effective manner.
8.5.1.6. Policy	Implement the recommendations in the Groundwater Resource Protection Plan. This plan, developed using the province's "Well Protection Toolkit" as a guideline, was endorsed as a Council Policy in 2008.

[The OCP's (draft) goals that relate to groundwater (5.3 to protect groundwater and 8.5 go ensure safe and reliable drinking water) appear consistent with typically accepted standards and practices (i.e., well protection planning, using the Living Water Smart guidelines, promoting groundwater recharge). However, a point of clarification may be required: The OCP (draft) recommends implementation of a "Groundwater Resource Protection Plan (GWPP)"- no details of this plan are provided, though it is assumed that it would be similar to a "Well Protection Plan" and that the GWPP would be developed with reference to the province's Well Protection Toolkit, available online at: http:

www.env.gov.bc.ca/wsd/plan protect sustain/groundwater/wells/well protection/wellprotect. html] [MFLNRO]

8.5.1.7. Policy	Recognize the importance of groundwater and address impacts that land uses may have upon the well protection areas by applying the requirements identified in the Acquifer Protection Development Permit Area as shown on Schedule "F".
8.5.1.8. Policy	Restrict human, industrial and commercial activities in the surface water supply zones identified in Schedule "E".
8.5.1.9. Policy	Evaluate the development of infrastructure that allows recycled water to be distributed for non-potable uses, to the extent accommodated by evolving provincial legislation and in a manner considering the overall capital and operating costs.

Goal 8.6. Move progressively toward zero solid waste in a costeffective, efficient and environmentally sound manner.

Objective 8.6.1. Limit, minimize impacts of, and eventually eliminate in a cost-effective manner Whistler's contribution of substances and materials returned to the earth.

8.6.1.1. Policy	Continue moving towards the Zero Waste goal endorsed in 2005, and continue to monitor and update Zero Waste indicators, objectives and goals.
8.6.1.2. Policy	Operate and encourage the private sector to participate in innovative, cost-effective and environmentally sustainable solid waste and recycling programs in support of achieving our Zero Waste goal.
8.6.1.3. Policy	Make land use decisions that can accommodate facilities for evolving extended producer responsibility programs.
8.6.1.4. Policy	Require new development or significant redevelopment to incorporate measures minimizing solid waste, and encourage alternative and evolving methods of waste diversion.
8.6.1.5. Policy	Require new development to implement waste reduction programs during demolition, construction and land clearing.
8.6.1.6. Policy	Solid waste incineration will not be supported, as the environmental trade-offs required are not acceptable to our community.

POLICY TEXT BOX: Incineration (including gasification and plasmafication) of solid waste is utilized in other jurisdictions. In some cases it also generates energy. The negative trade-offs include impacts on air quality and, when energy is being produced, creation of a disincentive to divert waste from the incineration stream. This would move our resort community away our Zero Waste goal. This type of facility is not compatible with a healthy resort community environment.

8.6.1.7. Policy Operate centralized community drop-off facilities for domestic solid waste disposal, recycling and composting at the locations shown in Schedule "C".

Comment [mkirkega5]: reference

8.6.1.8. Policy Evaluate and implement efficient and convenient methods of collecting solid waste, recyclables and compost for people utilizing preferred methods of transportation.

POLICY TEXT BOX: Whistler promotes use of preferred transportation modes, and it is currently inconvenient for many of those users to access collection facilities. Whistler Transit prohibits transportation of solid waste. This policy promotes alternatives to support preferred mode users, which supports community livability and, by reducing travel to central collection facilities, GHG emission

8.6.1.9. Policy Operate a solid waste transfer station and drop-off facility for commercial, industrial, and institutional solid waste and recycling at the location identified in Schedule "C", in recognition of the business, industrial and institutional sectors' special waste disposal needs.

8.6.1.10. Policy

Continue to operate a regional composting facility at the location shown in Schedule "C" to process compostable materials from

Comment [mkirkega6]: reference

adjacent communities and regional businesses, industries, and institutions.

8.6.1.11. Policy Manage solid waste in accordance with the Regional Solid Waste Management Plan.

8.6.1.12. Policy Collaborate with regional and provincial agencies and stakeholders regarding zero waste issues locally and regionally.

8.6.1.13. Policy Encourage the use of the Re-Build-It Centre for the reuse of building materials and support of community services.

Goal 8.7. Ensure Whistler is adequately serviced with telecommunications and energy services in a way that minimizes environmental and resort community impacts.

Objective 8.7.1. Support the provision of a full range of high-quality energy and telecommunications offerings to support community livability and economic viability, while minimizing costs and potential resort community and environmental impacts resulting from infrastructure installations.

8.7.1.1. Policy

Utilize BC Hydro as the primary supplier of electrical energy within the municipality, while considering appropriately-scaled, small-scale electrical generation facilities that are in alignment with other policies (particularly in the Natural Environment and Climate Change and Energy Conservation chapters) in this OCP and do not impose negative impacts on the resort community.

8.7.1.2. Policy

Support one primary supplier of piped natural gas.

8.7.1.3. Policy Discourage the use of exterior propane tanks to provide gas energy for interior cooking and heating in the resort core areas.

8.7.1.4. Policy Encourage choice in telecommunications for residents and visitors to the community, provided that the number of service providers and the impacts of their infrastructure do not degrade liveability or the resort experience or increase costs to the Resort Municipality.

8.7.1.5. Policy Recover costs from energy and telecommunications providers, taking into consideration actual ongoing costs to the Resort Municipality, to ensure that telecommunications providers install, maintain, operate and renew their infrastructure within public lands.

Objective 8.7.2. Protect the resort community's aesthetics by discouraging new overhead telecommunications and electrical energy installations within the municipality.

8.7.2.1. Policy Partner with provincial agencies and regulators to discourage any new overhead telecommunications and electrical energy installations within the municipality.

Goal 8.8. Ensure the safety and protection of humans, property and infrastructure in Whistler from floods.

Objective 8.8.1. Require development to be adequately protected from flood hazards.

8.8.1.1. Policy Collaborate with provincial and federal organizations with respect to evolving standards for the operation, maintenance, renewal and restoration of flood-protection infrastructure.

POLICY TEXT BOX: Whistler, like many mountain communities, is surrounded by waterways that can present serious risks to persons, property and infrastructure. As navigation on these waterways is usually regulated by senior governments and frequently traverses varying jurisdictions, it is important to work with such relevant organizations to address upstream and downstream flooding issues using best practices and funding mechanisms.

[Supporting Active Transportation

We recognize and applaud that active transportation objectives and policies are included throughout the plan. In particular we support:

- a) Objective 3.9.6 (page 53) and policies for neighbourhood serving commercial areas The availability of daily needs (healthy food options, services, opportunities to connect socially) is important for people's physical as well as mental health.
- b) Objective 6.13.4 (Page 87) regarding the convenient incorporation of non-motorized recreation into daily life, because it is a significant contributor to people's health, reduction of chronic diseases etc.
- b) Objective 7.2.1 and the policies that prioritize active transportation modes (for utilitarian and leisure trips), and promote coordination between land use and transportation and infrastructure design.
- c) The objectives and policies in Chapter 8 (Transportation) that emphasize active modes of transportation and transit, are well aligned with Health interests in an active population and health benefits.] [VCH]

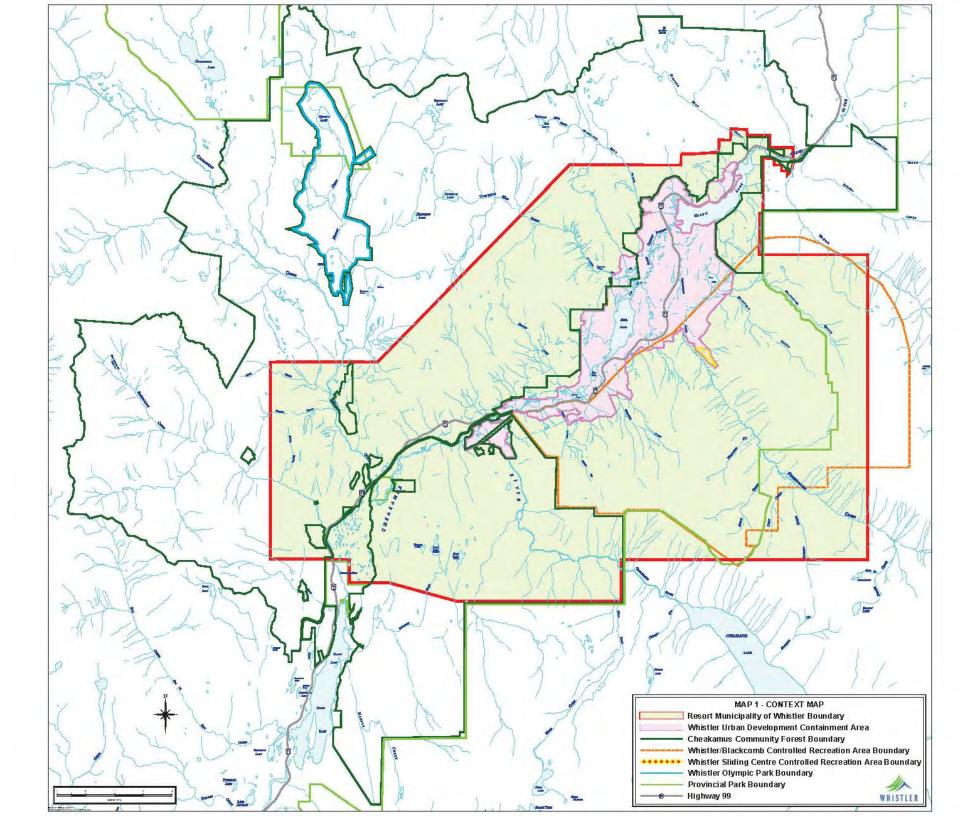
Schedule Comments from Provincial Ministries

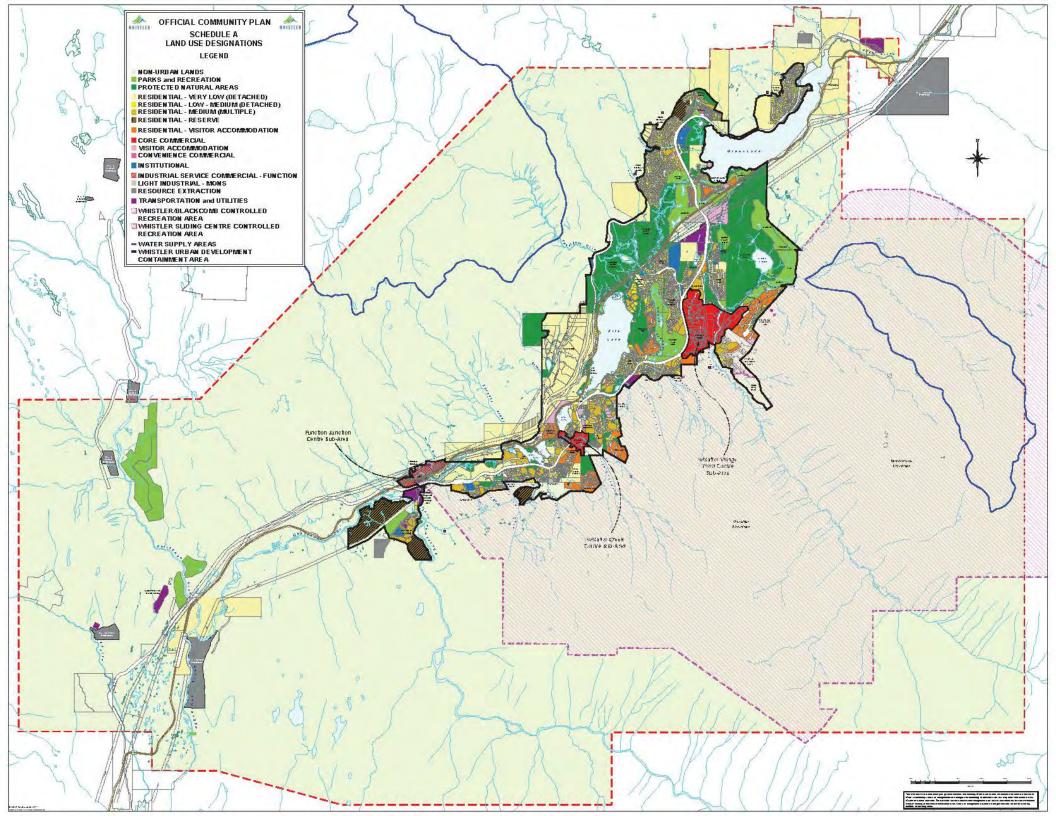
Schedule G - Transportation Network

- **Highlight Highway 99 as a distinct route** depicted by a distinct colour and added separately to the legend. Highway 99 is not jurisdictionally part of RMOW's network and serves other purposes than simply moving residents around the resort.
- The Alta Vista frontage road appears to indicate a Hwy connection at the old location not where it currently connects to the Highway (via Hillcrest).

Schedule H - Transportation Cycle Plan

- Legend currently reads "Highway 99 Shoulder Bikeway (Existing)" and "Highway 99
 Shoulder Bikeway (Proposed)". These should read "Highway 99 Shared Use Shoulder (Existing)" and "Highway 99 Shared Use Shoulder (Proposed)". These are not dedicated bike lanes.
- The map depicts a cross section (Diagram 1) of a Hwy 99 Shoulder Bikeway. Diagram should be labelled "HWY 99 Shared Use Shoulder". This is not a dedicated bike lane.
- Cross Section (Diagram 1) Caption Edit as follows: On uncurbed roads, cyclists have a
 demarcated lane dedicated to bikes. This lane is signed and stencilled and is also used
 as an emergency stopping lane for vehicles". This is a "Shared Use Shoulder" not just
 dedicated to bikes and is not signed.
- Cross Section (Diagram 1) The lane widths indicated are not correct. Was the Ministry
 consulted in the development of this diagram and give approval for its use? Ministry
 input and approval, to ensure adherence with standards, should be received for any
 features along Highway 99. Widths referenced in drawing should be removed.
- The map shows a proposed bike lane along highway 99 north of Village Gate Boulevard.
 Has a review of the current conditions and reviews/reports of the feasibility of this proposal been completed? It would be a concern is by including this in the OCP we draw more attention to the use of this corridor without having the proper facilities in place.

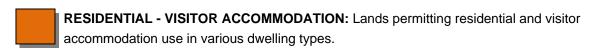




Schedule B1: Land Use Designations



be included as outlined in the Community Land Bank Agreement.



CORE COMMERCIAL: The Whistler Village and Whistler Creek subareas are the resort community's multiple-use commercial centres. Whistler Village is the Town Centre serving visitors and residents with a diverse mix of retail, business, office, service, food and beverage, entertainment, institutional and accommodation uses and associated parking areas as well as parks and leisure space. Whistler Creek is anchored by the Whistler Mountain Creekside ski base with visitor accommodation, restaurants, retail entertainment, leisure and convenience goods and services primarily serving adjacent visitor accommodation and residential neighbourhoods.

VISITOR ACCOMMODATION: These lands provide commercial visitor accommodation outside of the core commercial areas and may include limited auxiliary commercial uses and resident-restricted housing.

convenience commercial development at a scale with uses that meet the day to day convenience oriented goods and services needs of the neighbourhood. Uses include retail, restaurant, office, and personal service functions. Convenience commercial centres at Nester's Square and Rainbow are scaled for an expanded market area beyond the immediate neighbourhood. Conveniently located neighbourhood convenience commercial at Cheakamus Crossing and Alpine Market serve their respective neighbourhoods.

INSTITUTIONAL: These lands are designated for institutional uses located outside of the Core Commercial areas. These uses include civic, education, cultural, religious and recreation uses.

INDUSTRIAL SERVICE COMMERCIAL — FUNCTION JUNCTION: Function Junction is the general purpose business district and 'Back of House' for the resort community and is the primary location for business, service commercial, light industrial and manufacturing, wholesale, warehousing and storage uses. Function Junction also provides for retail, office and service uses that do not fit the form, character and function of the Core Commercial areas and is designated to support the extended day-to-day needs of the Cheakamus Crossing neighbourhood. This designation also allows for auxiliary residential uses and employee housing.

LIGHT INDUSTRIAL — MONS: Centrally located service commercial and light industrial area for transportation infrastructure, distribution, maintenance, storage and rental of equipment along with related activities for a variety of "back-of-house" uses requiring significant yard space, circulation, equipment and other storage requirements.

RESOURCE EXTRACTION: Lands that are designated for aggregate (rock, gravel and sand) extraction.

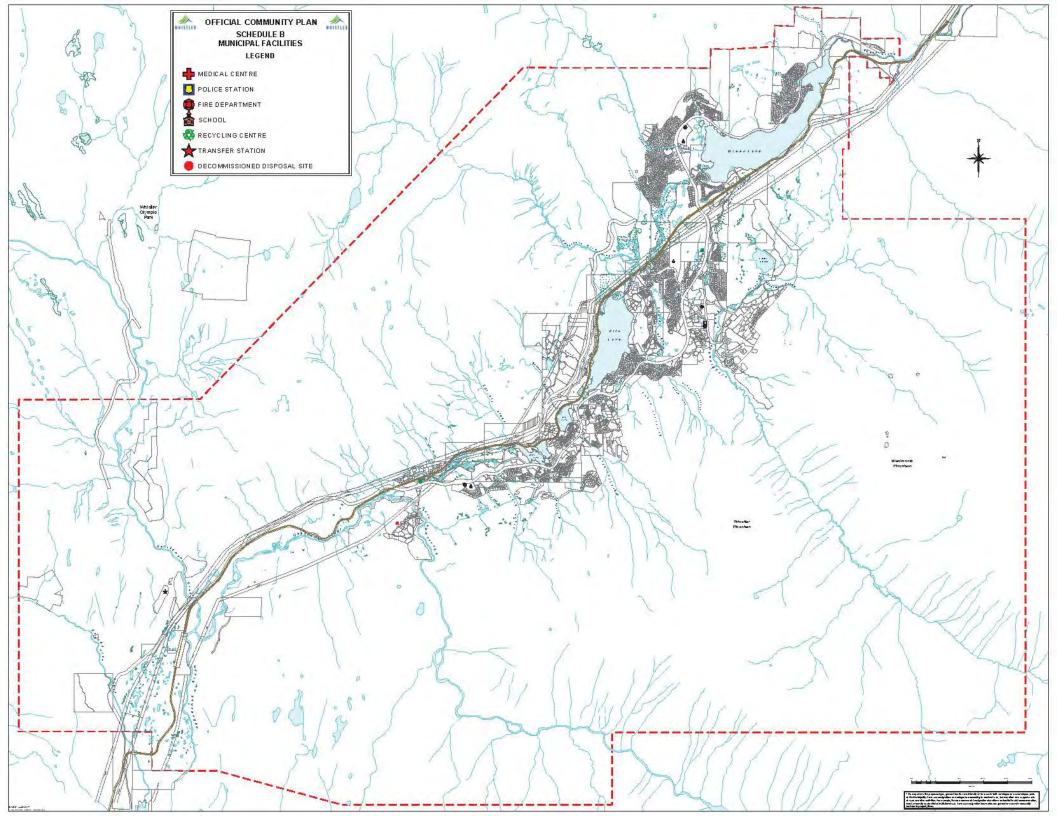
TRANSPORTATION & UTILITIES: Lands that are designated for transportation, utility and communication uses. This designation includes the BC Transit facility, municipal heliport and Whistler Health Care Centre helipad, parking areas, the municipal waste transfer station and community waste and recycling facilities, reservoirs, Hydro substations and telecommunication facilities.

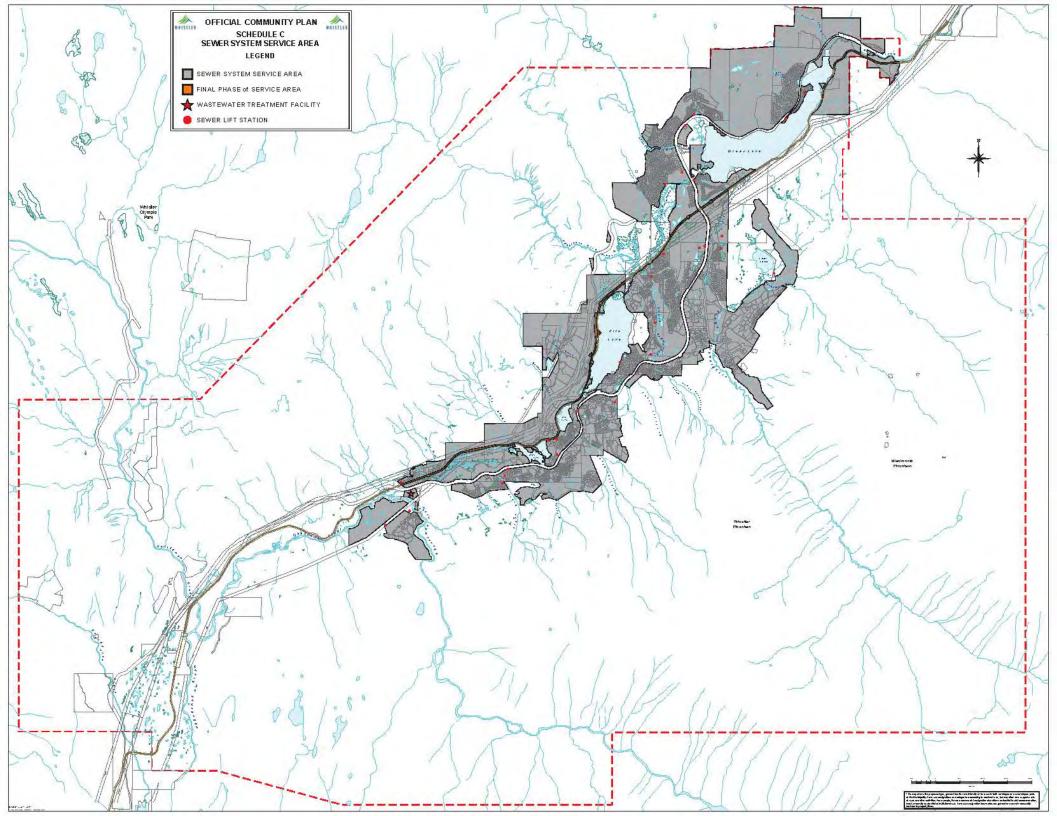
CONTROLLED RECREATION AREAS (CRAs):

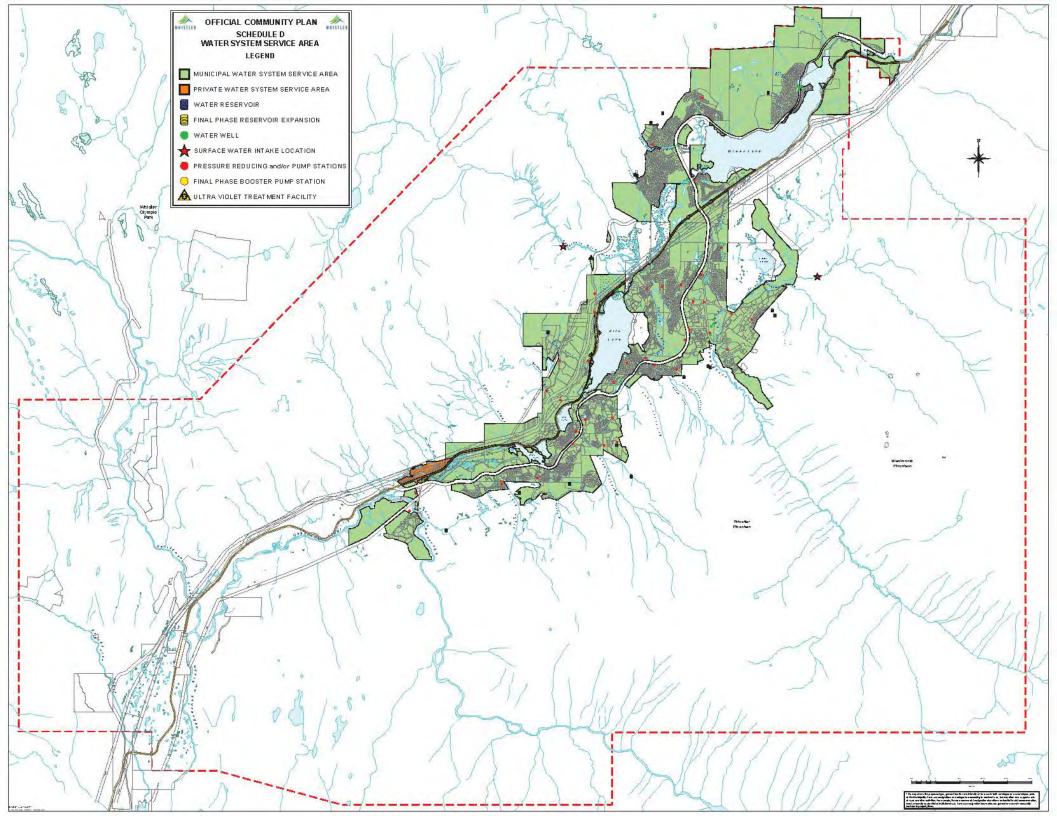
WHISTLER/BLACKCOMB CRA: Crown lands leased to Whistler Blackcomb for recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, snow school facilities, mountain lodges and accommodations.

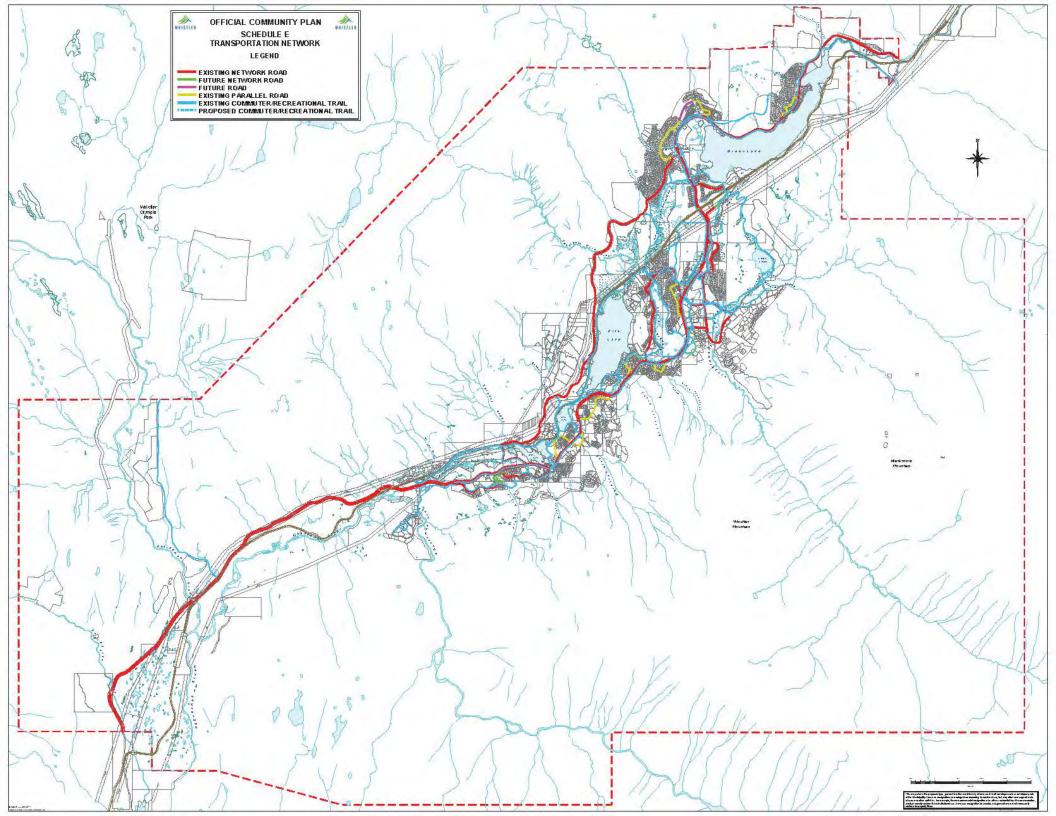
WHISTLER SLIDING CENTRE CRA: Crown lands leased to the Whistler Sport Legacies Society for a high-performance sport training and competition facility consisting of the sliding track for bobsleigh, luge and skeleton and public sport/leisure rides, operations facilities (track operations and control buildings, refrigeration plant) as well as associated outdoor recreation, assembly, entertainment, auxiliary retail, office and parking uses.

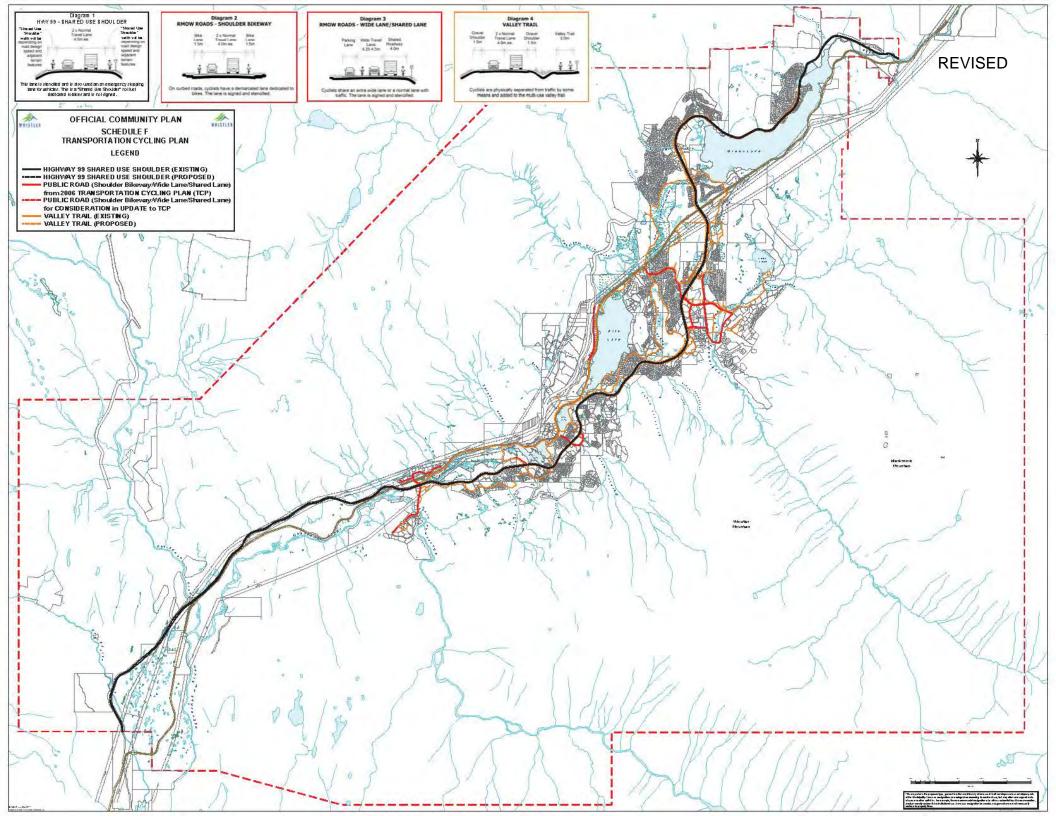
WUDCA: The area within the Municipal boundary within which all urban land uses and development including residential, commercial, industrial, institutional and recreational are contained. This area also includes lands designated as protected area, open space and park that are not designated nor intended for urban development but are recognized as part of the resort community activity area.

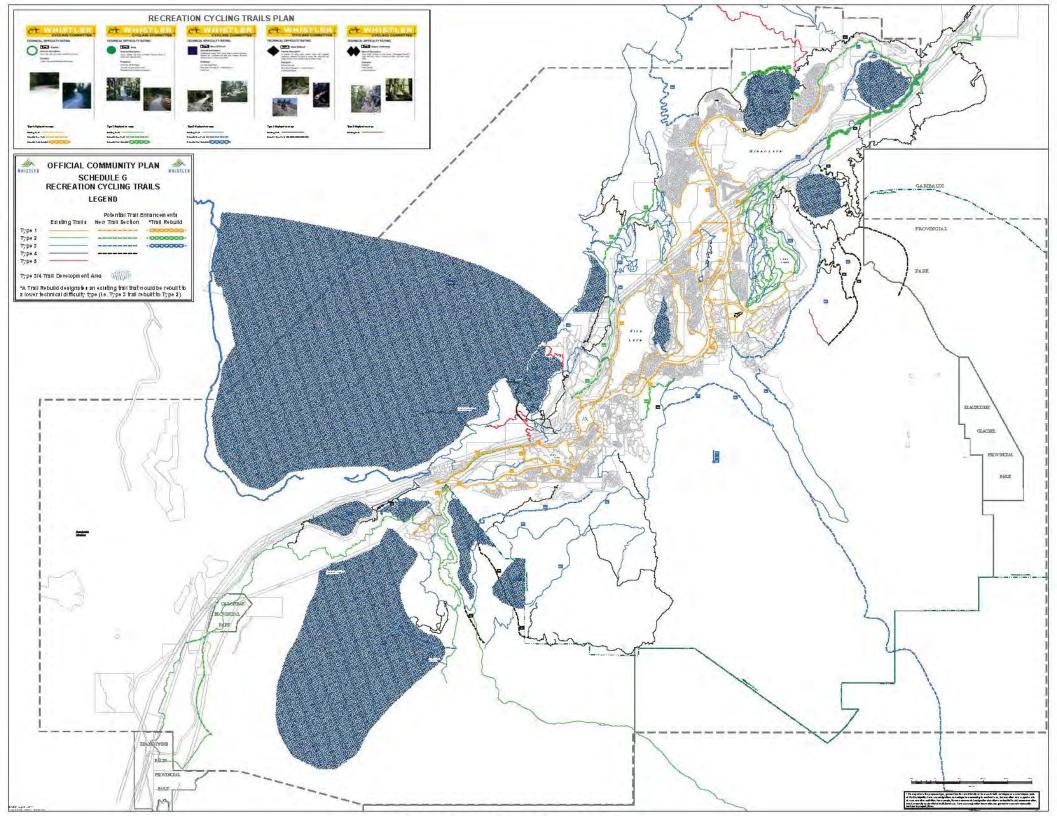


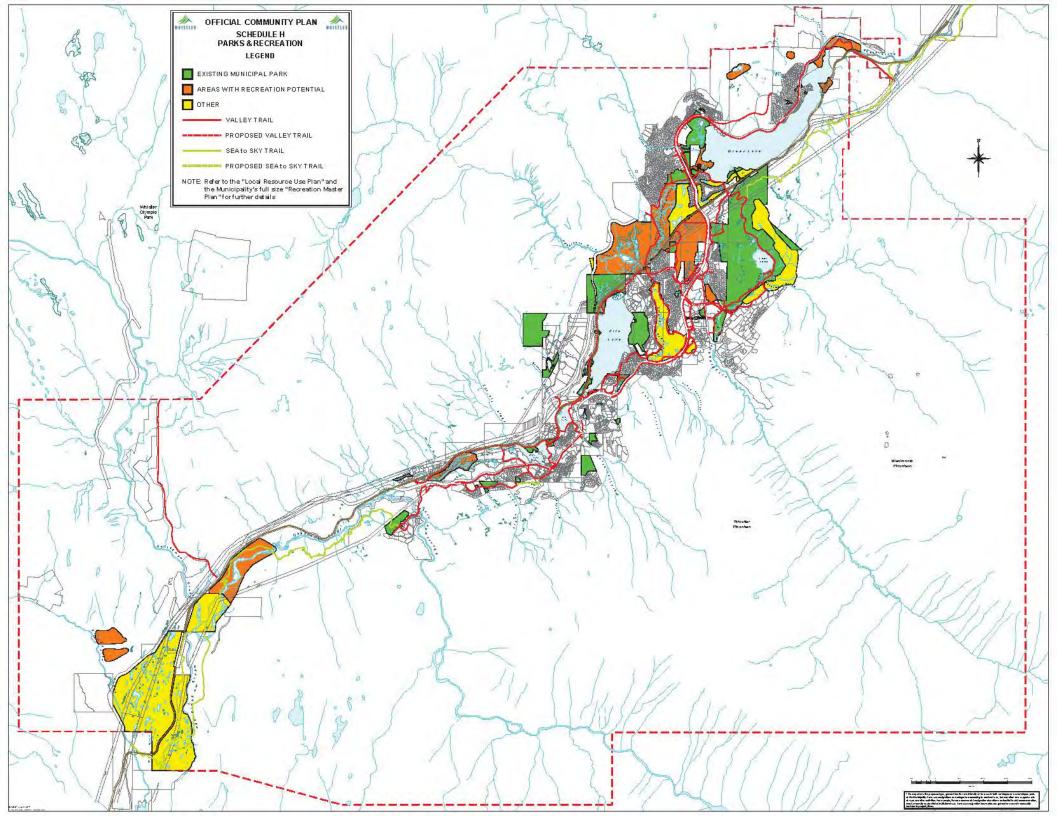


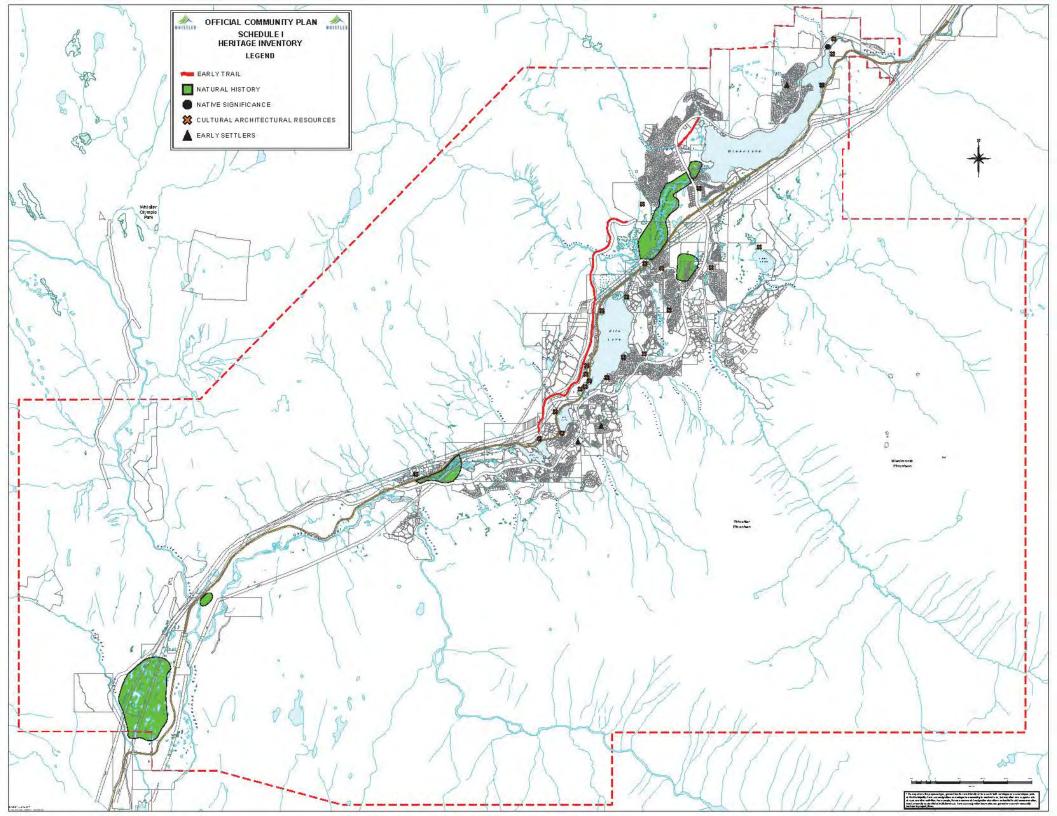


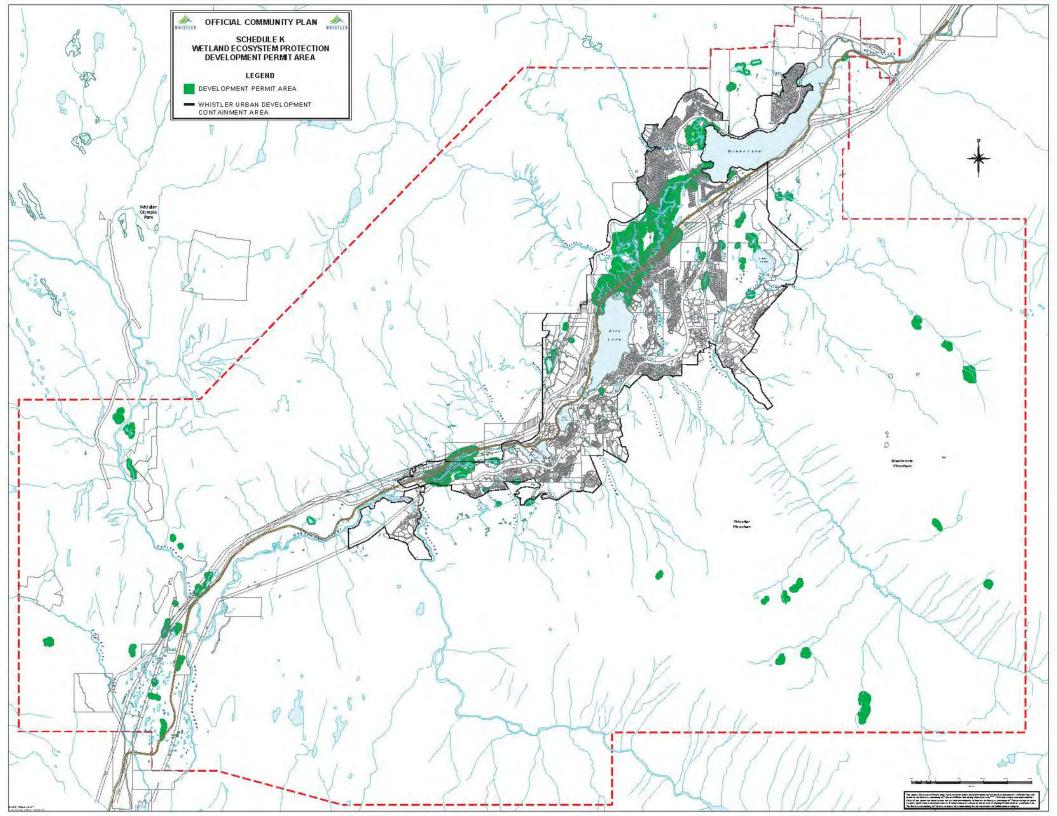


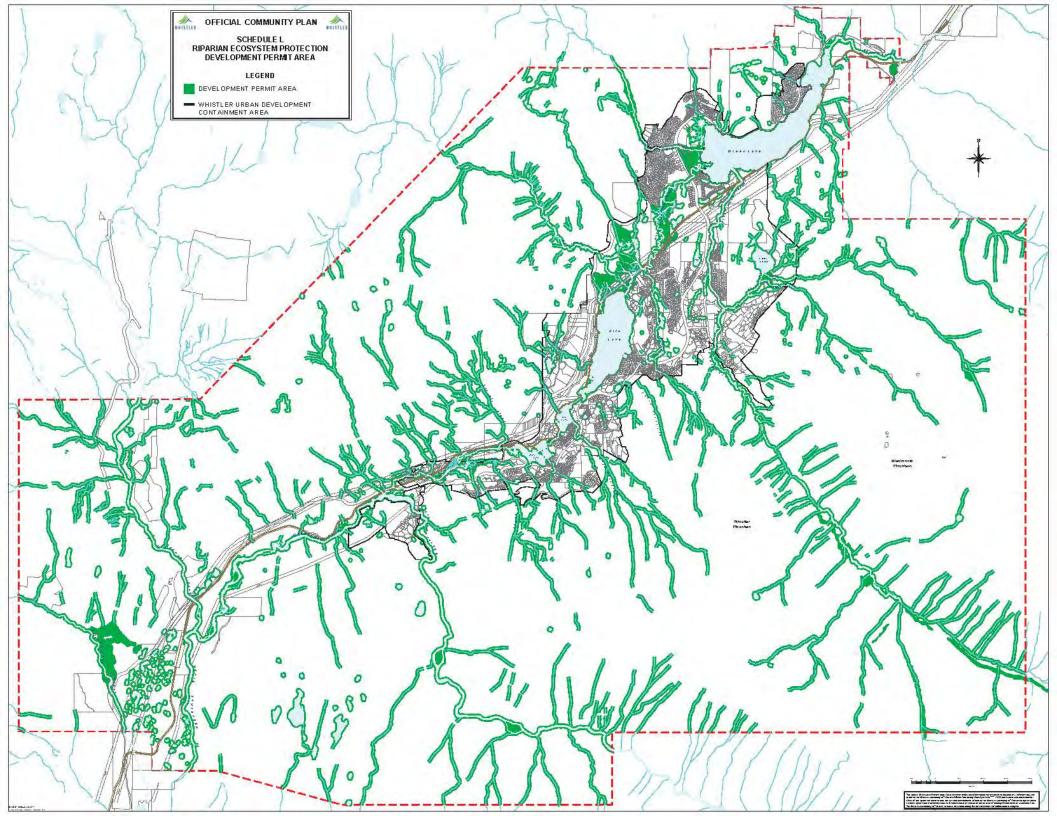


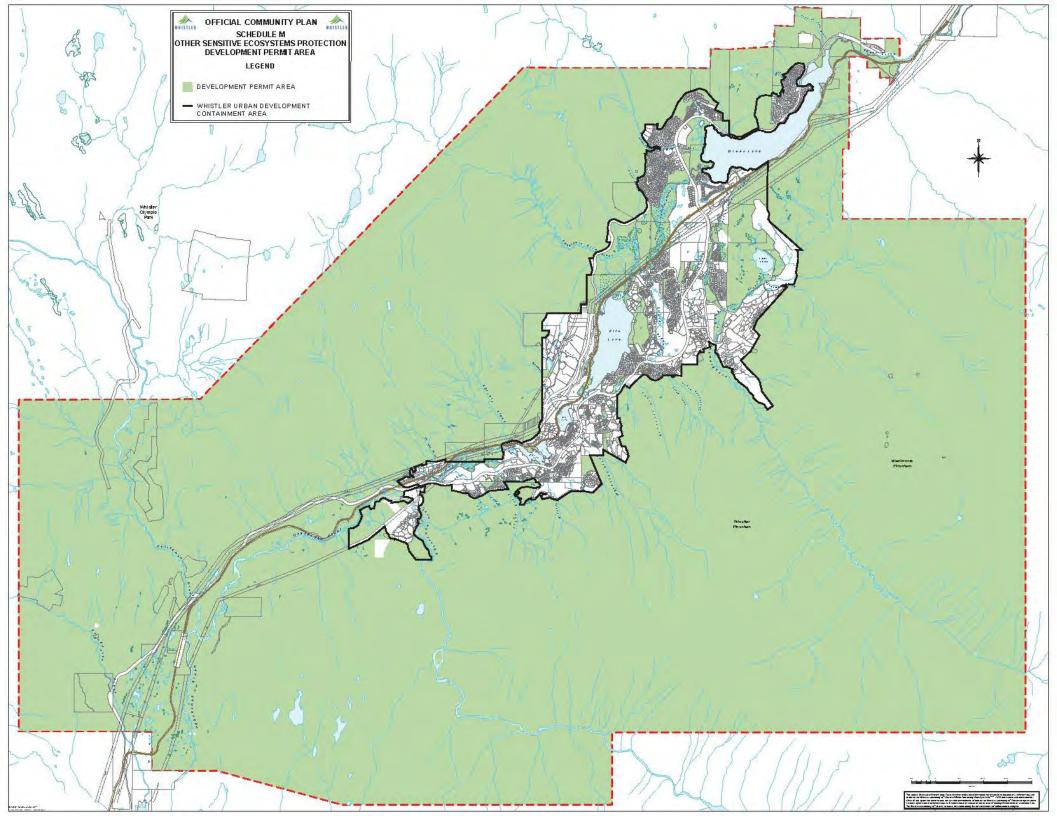


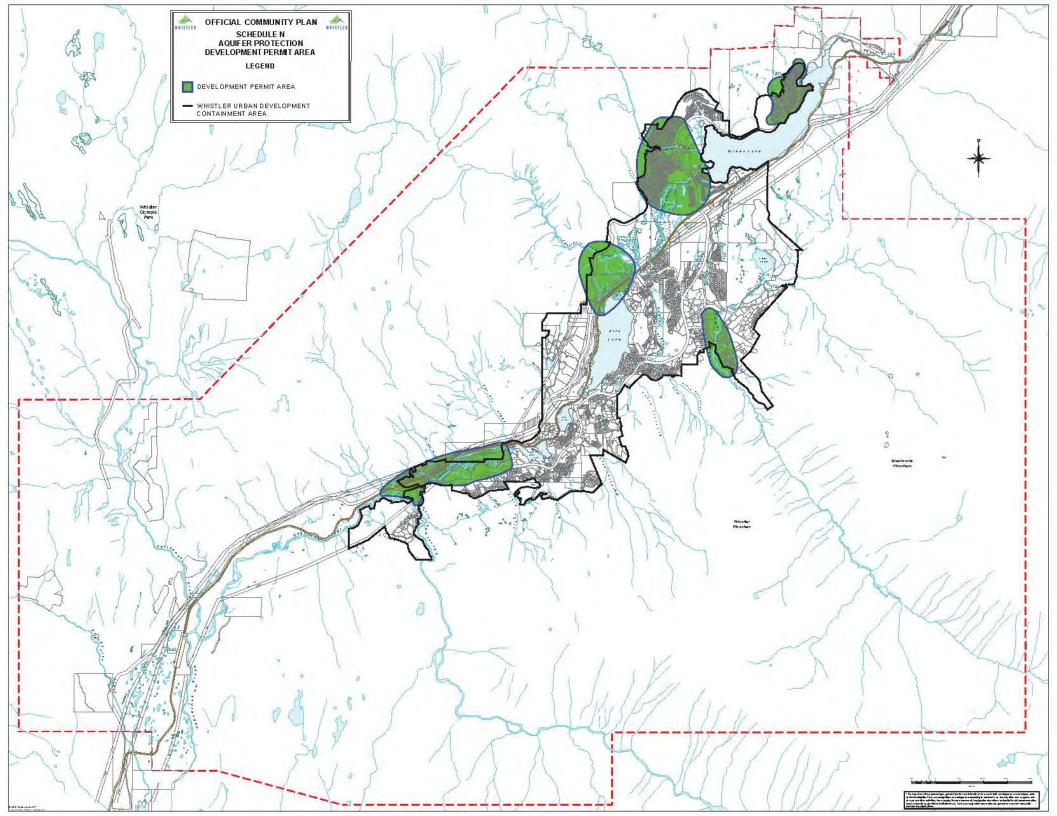


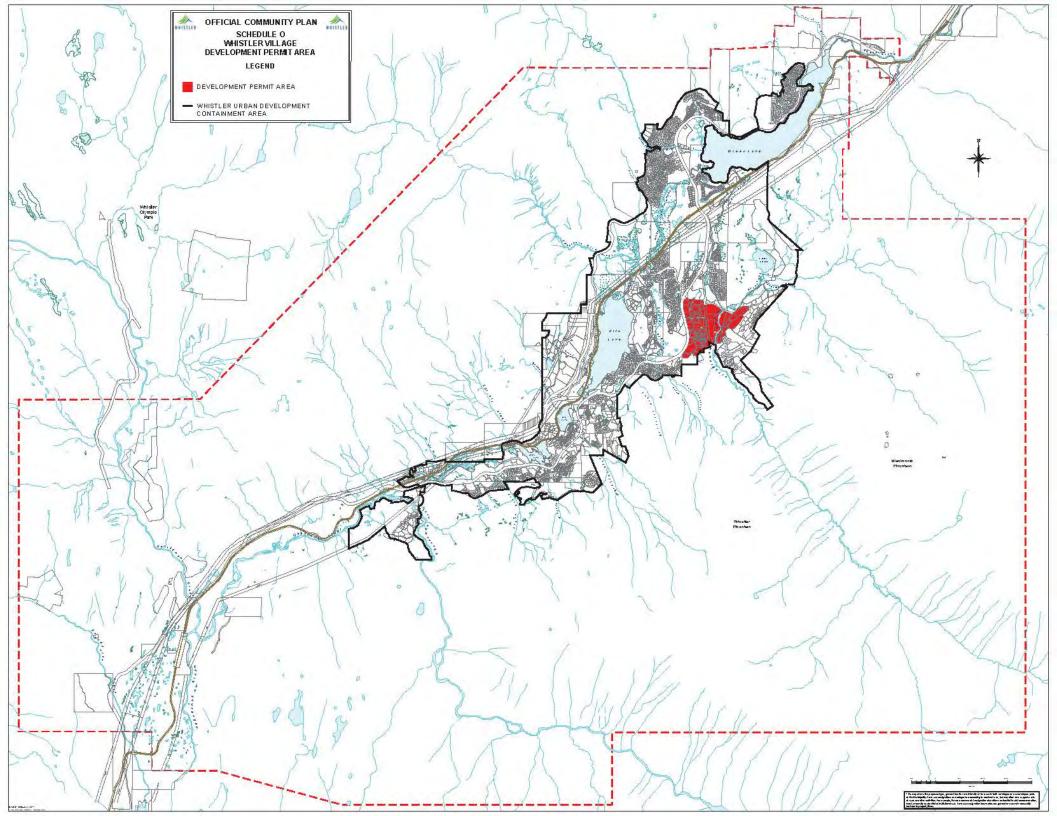


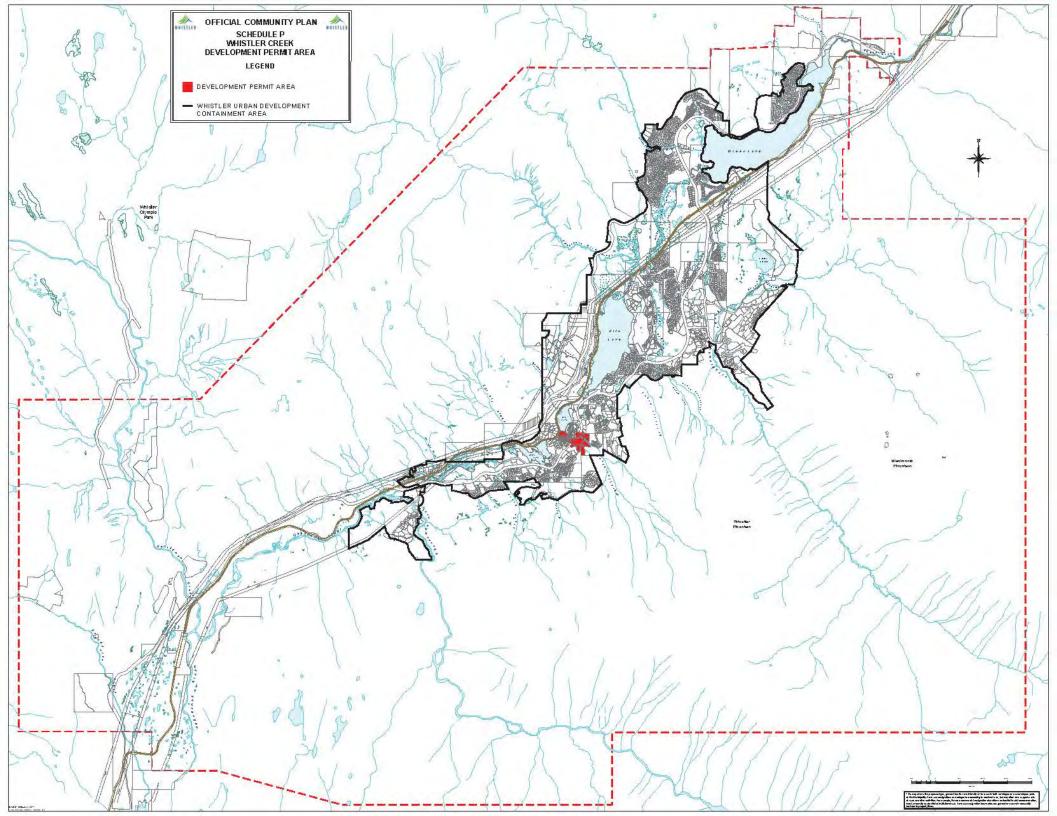


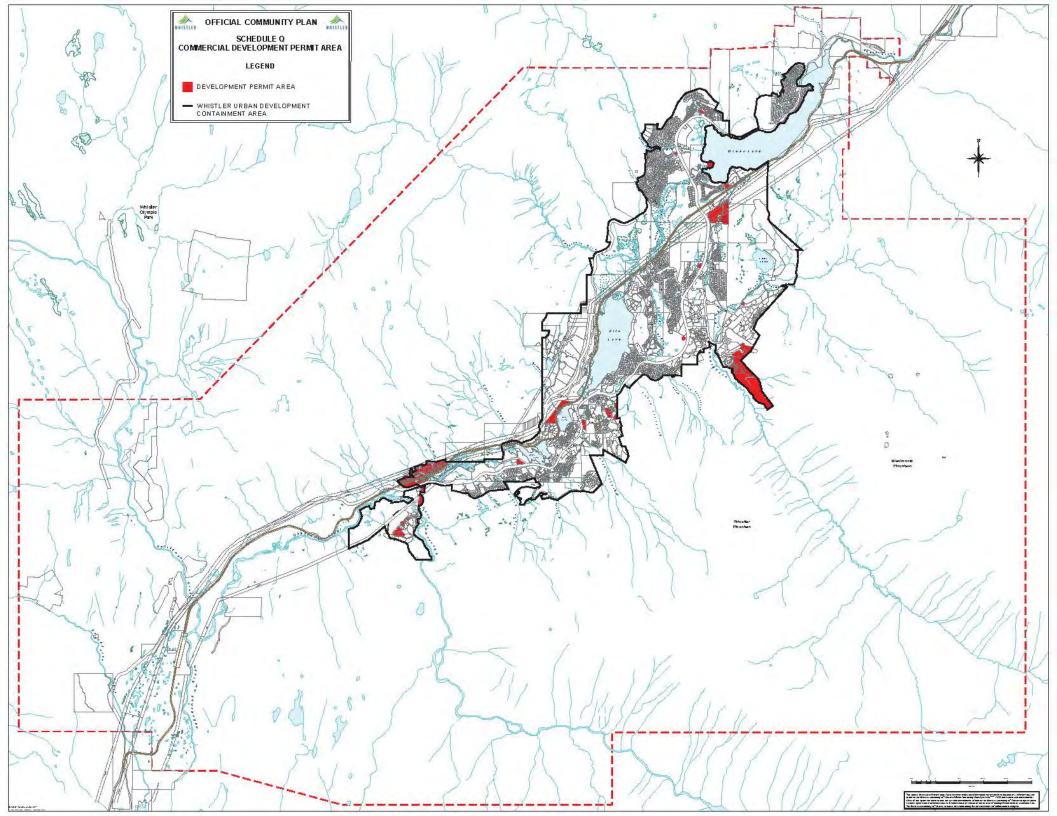


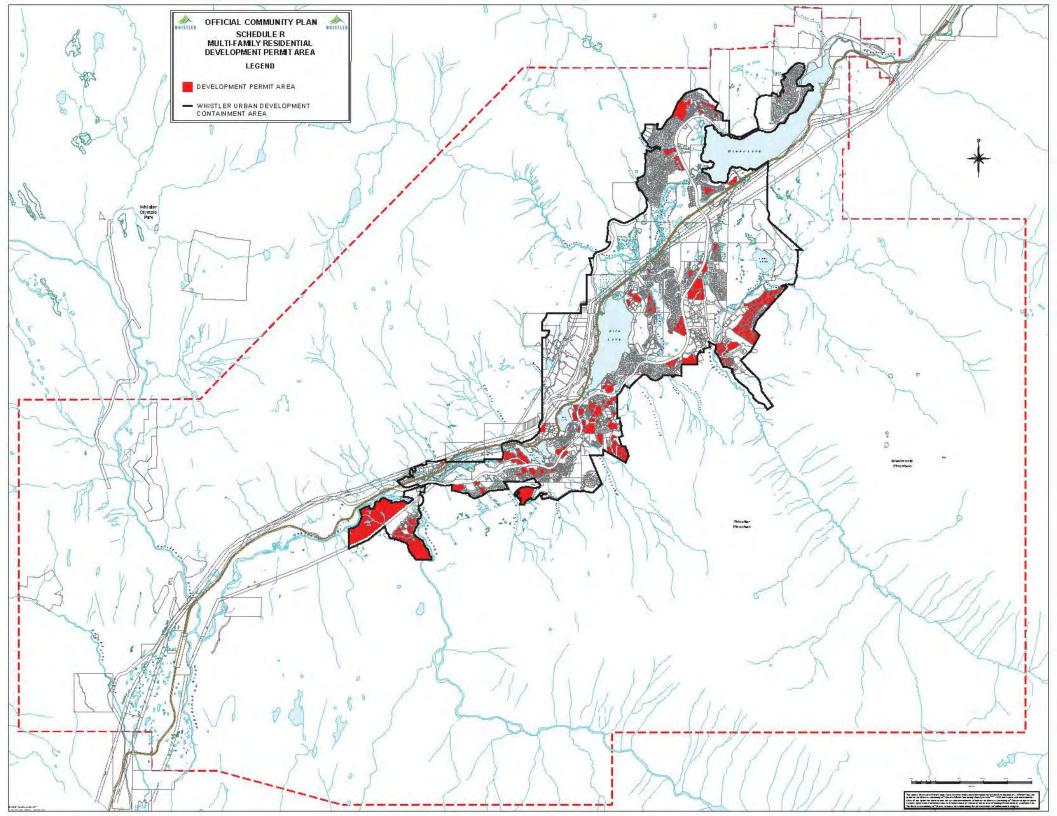


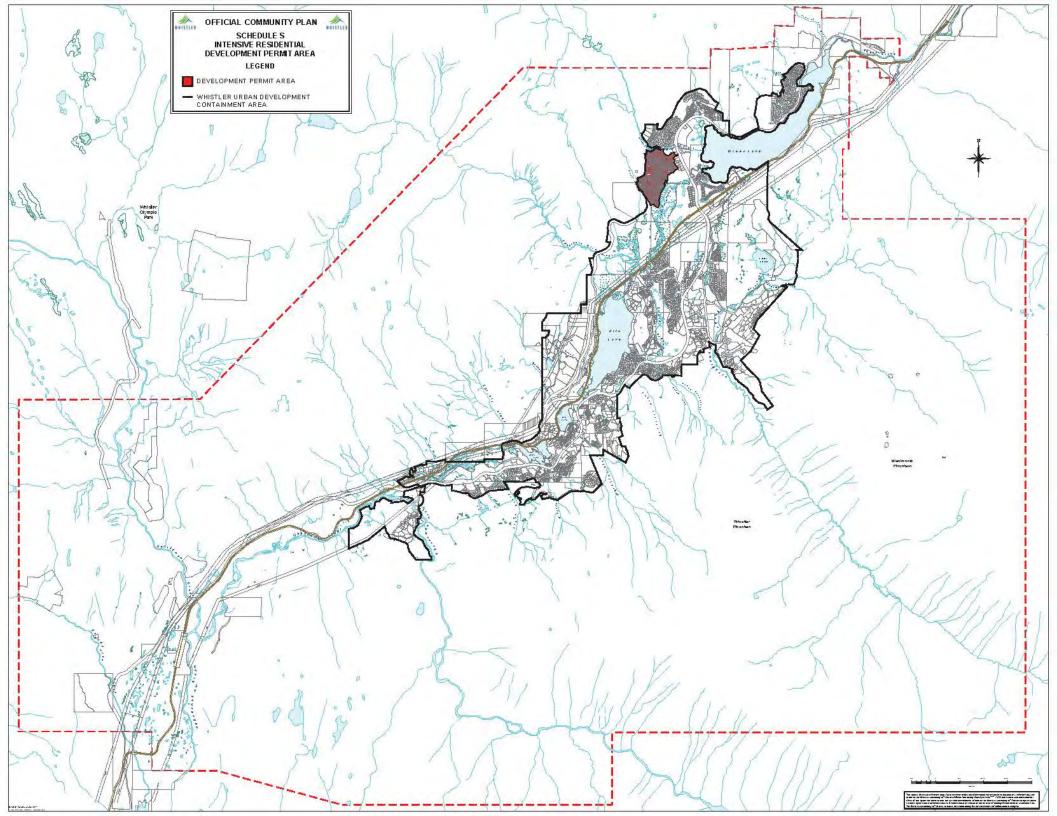


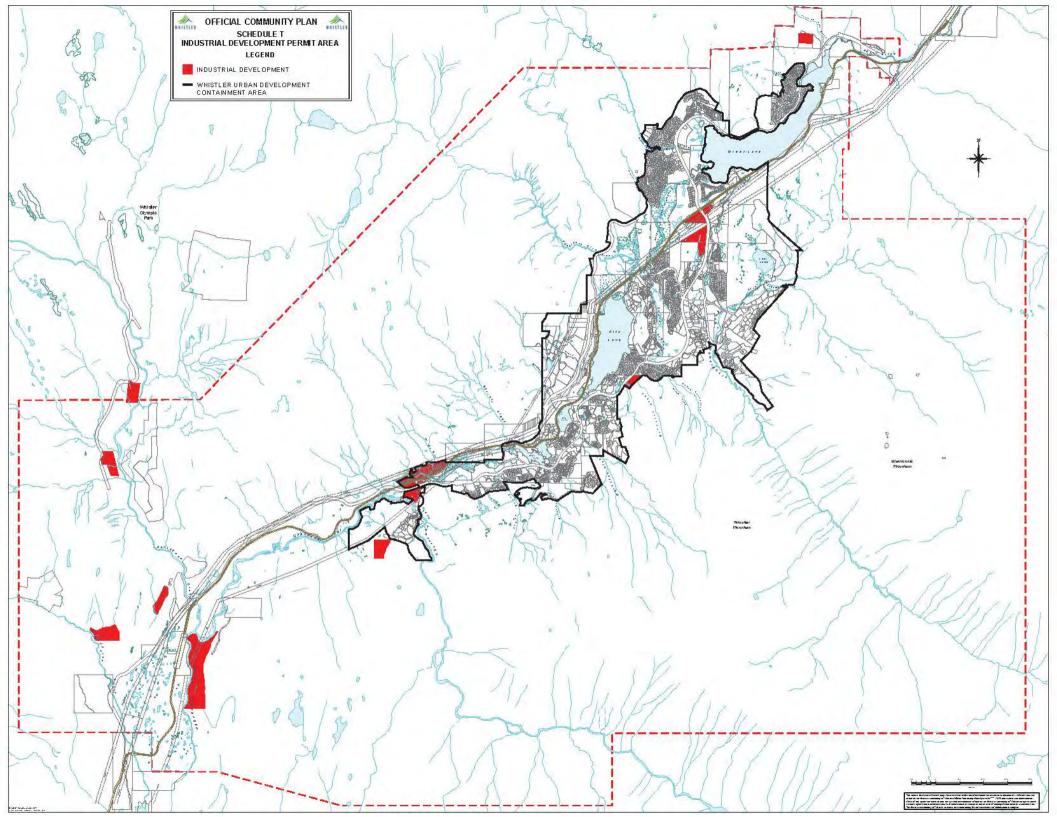


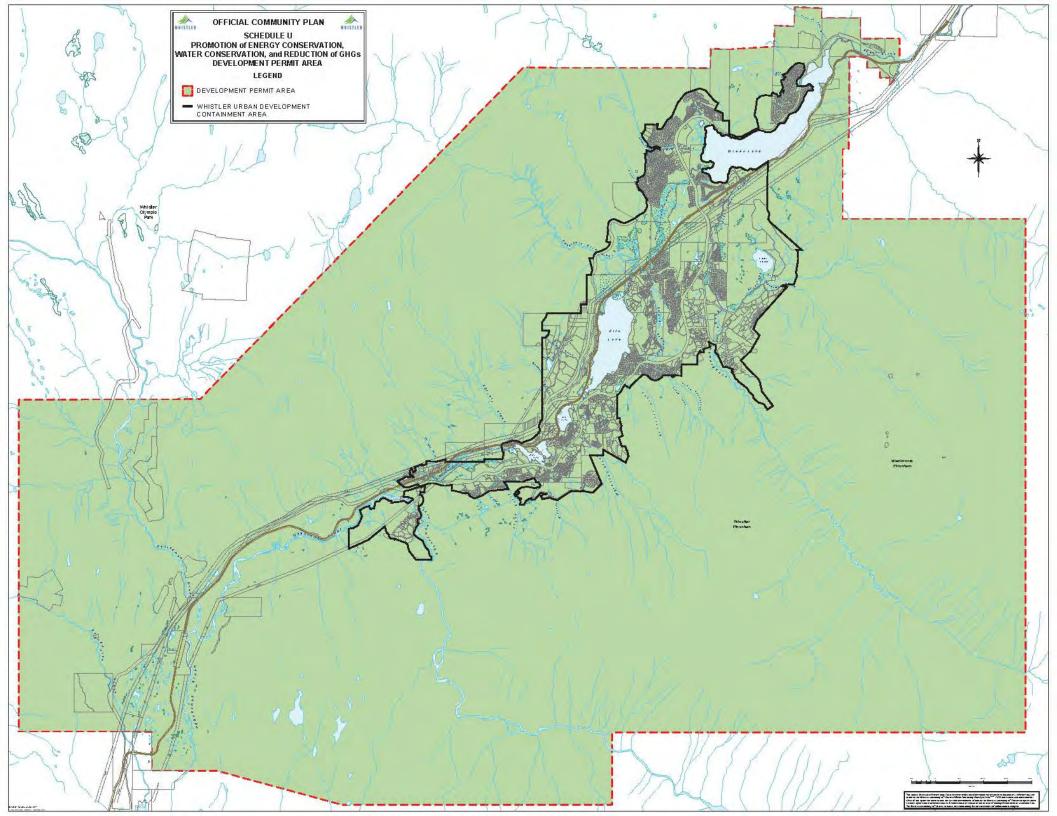


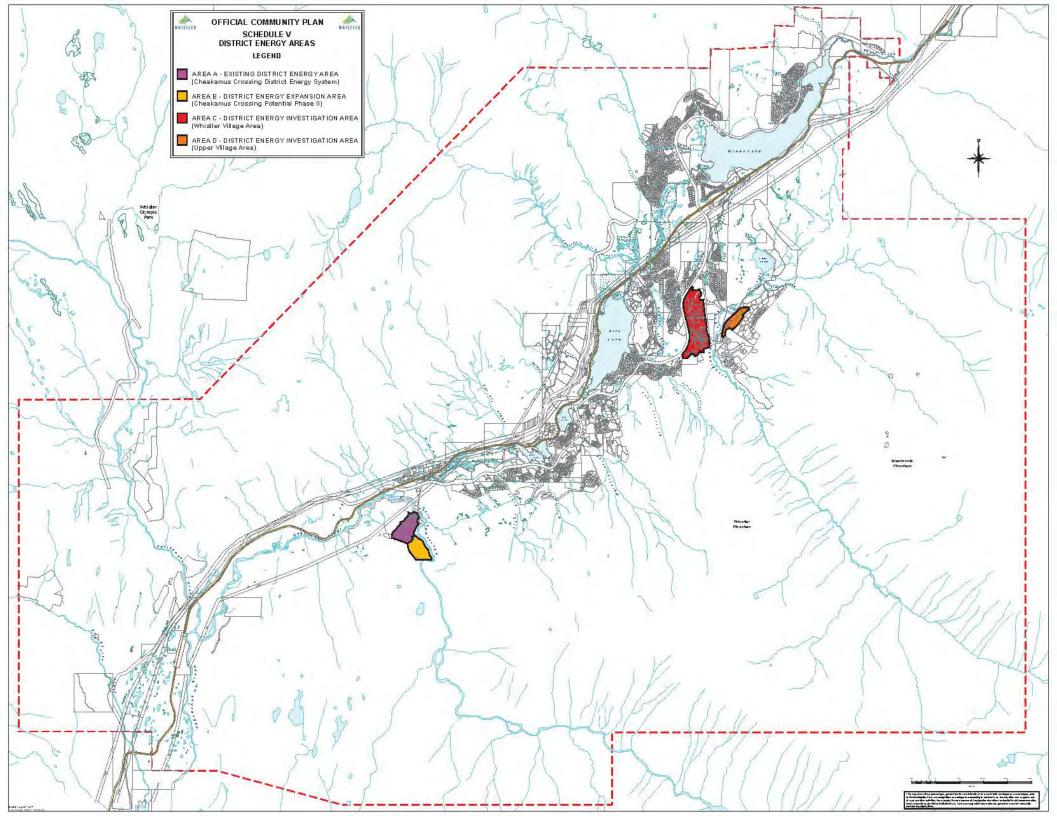












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Comment [MK1]: Need to do complete review of glossary. Ensure all land use terms are defined.

Terms and Definitions

Α

Accommodation Means development for permanent or

temporary residential purposes, including without limitation sleeping units, guest rooms or dwelling units, but excludes a campground.

Active Transportation Active Transportation refers to any form of

travel that is self-propelled, it may include inline skating, walking, jogging, cycling, hand propelled wheelchair use, cross-country skiing

and/or skateboarding.

Auxiliary Residential Accommodation Means residential accommodation which is

auxiliary to the principal use of the building in

which it is located.

Avalanche 30 Metre Buffer Means an area measured 30 metres from the

boundary of the avalanche track.

Avalanche Track Means an area on upper mountain slopes

created by the slidepath of avalanche(s), consisting of plant communities dominated by shrub, herb, young conifer and brushy talus

slopes.

В

Bed and Breakfast Use of a detached dwelling for the rental of

three or less guest rooms for the temporary lodging of paying guests and the use of common living and dining areas by such guests (adapted from zoning bylaw 303 and

existing OCP definition).

Bed Unit Means a measure of a quantity of development

intended to reflect servicing and facility requirements for one person, calculated as

follows:

The bed unit measure means "a measure of development intended to reflect servicing and facility requirements for one person." Different accommodation types and sizes are allocated

Comment [CDaniels2]: Need to fill this in.

a specified number of bed units – six bed units for single-family detached and duplex dwellings, and two to four bed units for multifamily dwellings and commercial accommodation units based on the gross floor area of the unit.

Best Management Practices

Means approaches based on known science that, if followed, should meet the required standard or achieve the desired objective.

Best Practice Design Principles

Generally-accepted, informally-standardized design techniques, methods, or processes that have proven themselves over time to accomplish desired results.

Biological Diversity (or Biodiversity)

Means the range of variation found among microorganisms, plants, fungi and animals. Also the richness of species of living organisms.

Business

Means the use of land, buildings or structures in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and includes the administrative offices of a non-profit or charitable organization.

C

Campsite Means a site within a campground intended for

occupancy by travel trailers, tent trailers, tents, or similar transportable accommodation.

Commercial Means the use of land, buildings or structures

for the purpose of buying and selling commodities and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction or other

similar uses.

Commercial Accommodation Means a hotel or other development offering

short-term lodging with a guest registry and

lobby facilities.

Commercial Use of Public Amenities

Licensed or otherwise permitted auxiliary uses upon municipally controlled lands that act in a for-profit, private or charity capacity. Includes but not limited to rental of outdoor recreation equipment and supplies, food and beverage services, sale of retail merchandise, recreational experience providers (i.e. guided watercraft tours, tree ropes course etc), other services (i.e. dog walking business, fitness training etc).

Community Emissions

Means the greenhouse gas emissions resulting from activities that occur within the boundary of the Resort Municipality of Whistler.

Connectivity

Means contiguous tracts of wildlife habitat that provide continuous structural linkages among habitats, and provide habitat connectivity by allowing or facilitating movement among habitat patches, as well as latitudinal or elevation movements responding to seasonal climate change.

Corporate Emissions

Means greenhouse gas emissions associated with the Municipality's operations including administration & governance; drinking, storm and waste water management; solid waste collection, transportation; roads and traffic operations; arts recreation and cultural services; and fire protection.

Cumulative Environmental Effects

Means changes to the environment that are caused by an action in combination with other past, present and future human actions.

D

Dangerous Wildlife Means bear, cougar, coyote or wolf, or a species of wildlife that is prescribed as

dangerous under the BC Wildlife Act.

Detached Dwelling Means a residential building containing one

principal dwelling unit.

DevelopmentMeans construction of a building or structure, alteration of land or a building or structure, or a

change in use of land, a building or structure.

District Energy Investigation Area

Comment [CDaniels3]: Needs to be defined

Dormitory Means a building or part of a building including

a hostel containing a room or rooms forming one or more habitable units which are used or intended to be used by residents for living or sleeping, with common kitchen or washroom

facilities.

Duplex DwellingMeans a building consisting of two principal

dwelling units placed one above the other or

attached side by side.

Dwelling Unit Means a self-contained set of habitable rooms

with one set of cooking facilities in a building.

Early Succession Ecosystems

Ε

Means areas that have been previously disturbed by human or natural activity, and includes vegetation structural stages ranging from sparse/bryoid to forests less than 80

years old.

Ecosystem Means a portion of the landscape with

relatively uniform vegetation and soils, comprising the biotic (living) organisms and abiotic (non-living) components of the landscape, together with the processes that link them including nutrient cycling and energy

flow.

Ecosystem Based Management (EBM)

Means an adaptive management approach to managing human activities that seeks to ensure the coexistence of healthy, fully functioning ecosystems and human

communities. The intent is to maintain those spatial and temporal ecosystems such that component species and ecological processes can be sustained, and human well-being

supported and improved.

Environmental Impact Assessment

Means an impact analysis prepared in accordance with the submission requirements and process described in Schedule oto determine the potential impact of a proposed development in a particular area.

Comment [CDaniels4]: Need to fill in.

Environmental Review

Means an environmental inventory and assessment prepared in accordance with the requirements and process as described in Schedule O.

Comment [CDaniels5]: Need to fill in.

F

Forested Floodplain Sites <2ha Means forested floodplain sites less than two

hectares in area that are designated PAN 2

Conservation.

Forested Floodplain Sites >2ha Means forested floodplain site units greater

than two hectares in area that are designated

PAN 1B Preservation.

Forested Floodplains Means low, medium and high bench floodplain

sites on rich, wet areas with poorly drained

alluvial soils.

Full Service (visitor accommodation) Visitor accommodations that focus on

consistent service quality, providing userfriendly reservations, full check-in/out facilities, as well as other guest amenities such as concierge, 24-hour room service, turn down service, business centre and other related services and generally exhibit a high level of

maintenance and refurbishment.

G

Greenhouse Gas (GHG) Means any or all of carbon dioxide, methane,

nitrous oxide, hydrofluorocarbons,

perfluorocarbons, sulphur hexafluoride and any other substance prescribed as a greenhouse

gas by Provincial regulation.

Guest Room Means one habitable room that is used for

temporary accommodation of paying guests and may include a bathroom and some uses

may include cooking facilities.

Н

Habitat

Means the place or type of site where an organism or population naturally occurs.

High Mountain Ecosystems

Means areas that consist of alpine krummholz, alpine meadow, sub-alpine parkland, and transition parkland site units, that occur on upper slopes above the treeline.

High Water Mark

Means the visible high water mark of a stream where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct form that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

ı

Impervious Surface

Means any constructed surface that has a runoff coefficient greater than 0.8, including, but not limited to, rooftops and surfaces covered by asphalt and concrete, such as parking lots, driveways and roads. The runoff coefficient is a multiplier that is a function of rainfall intensity, catchment relief, catchment storage and ground characteristics.

Important Ecosystem

Means habitat for species at risk including ecosystems that are at risk, and/or are biologically diverse, and/or that provide linkages between natural areas.

Infill Housing

The incremental addition of new Dwelling Units within existing developed areas (from Bylaw

1913, 2009).

Invasive Species

Means flora and fauna that colonize and dominate the habitats of native species.

J K L

Light Industrial Means the use of land, buildings or structures

for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses, but does not include uses, which generate noxious waste or

materials.

Live-Work Use of a dwelling unit for the conduct of a

home occupation; home occupation means a craft or occupation conducted as an accessory use subordinate to the principal use of a residential dwelling (adapted from zoning

bylaw 303).

Legacy Land Agreement

Comment [CDaniels6]: Needs to be defined

M

Maximum Potential Industrial uses typically do not build to the

maximum permitted densities, due to parking,

loading and storage requirements.

Major Park Municipally controlled land possessing unique,

diverse and highly popular recreation and leisure amenities and opportunities including lakefront. Major parks cater to the resort community and consequently attract people from beyond neighbourhood boundaries because of their special amenities.

Material Extraction Means the extraction of material for

construction, industrial or manufacturing purposes, including but not limited to rocks,

gravel, sand, clay and soil.

Multiple Residential Means a residential building containing three

or more dwelling units.

Municipality Means the Resort Municipality of Whistler.

Ν

Natural Areas A subset of Open Space that is primarily in a

natural and undeveloped condition.

Native Plant Species

means plants that occur naturally in a given area or region.

Neighbourhood Park

Municipally controlled land with space, recreation and leisure amenities designed specifically for the immediate neighbourhood in which it is located.

No Net Habitat Loss

Means the amount of habitat within the RMOW remains the same through the active conservation of the current productive capacity of habitats, the restoration of damaged habitats and the development of habitats.

Non-motorized

Travelling without electric or fossil-fueled powered means. Includes <u>walking</u>, cycling, <u>small-wheeled transport</u> (skates, skateboards, push scooters and hand carts) and <u>wheelchair</u> travel (motorized wheelchairs permitted). These modes provide both recreation (they are an end in themselves) and transportation (they provide access to goods and activities), although users may consider a particular trip to serve both objectives.

0

Occupancy Rate

Represents the proportion of occupied visitor accommodation on a seasonal or annual basis, calculated as the total number of paid room nights divided by the total number of rooms available within the resort community (TW; definition adapted from Whistler 2020 'occupancy rate' core indicator measure).

Old Growth and Mature Forests

Low Elevation Old Growth (>50%) means areas of forest below 1,000 metres in elevation, in which more than 50% of the trees are over 250 years old, and including a 30 metre buffer

Low Elevation Old Growth (<50%) means areas of forest below 1,000 metres in elevation, in which less than 50% of the trees are over 250 years old, and including a 30 metre buffer

Low Elevation Mature Forest means areas of forest below 1,000 metres in elevation, containing predominantly trees between 80 and 250 years old.

High Elevation Old Growth & Mature

Forests means areas of forest above 1,000 metres in elevation, containing both old growth and mature forests (containing predominately trees older than 80 years old).

A parcel of land that is suitable for passive, active, programmed, or un-programmed recreation and leisure purposes. Includes forested natural areas to urban spaces.

P

Pension

Open Spaces

Precautionary Principle

Preferred Modes of Transportation

Use of a building for visitor accommodation for the rental of four to eight guest rooms for the temporary lodging of paying guests and the use of common living and dining areas in the building by such guests. (adapted from zoning bylaw 303 and existing OCP definition.)

Means the avoidance of environmental risk in the face of uncertainty. Where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those taking the action.

The key element of the precautionary principle is avoidance of environmental risk in the face of uncertainty. Where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those taking the action.

Whistler2020 prioritizes preferred modes of transportation in the following order: (1) pedestrian, bicycle and other non-motorized means, (2) mass transit (3) private automobile (high occupancy vehicles and leading lowimpact technologies), (4) private automobiles (single occupancy vehicles, traditional technologies).

Public Lands

Lands whose responsibility lies with the municipality or Crown.

[Definition of "Public Lands" is inappropriate: Lands under the Crown's responsibility are not automatically public.][MFLNRO]

Q

Qualified Environmental Professional (QEP) Means an applied scientist or technologist,

acting alone or together with another qualified environmental professional to prepare an environmental review or environmental impact assessment, if:

- a) The individual is registered and in good standing in British Columbia with a recognized professional organization, acting under that association's code of ethics and subject to disciplinary action by that association;
- b) The individual's area of expertise is recognized in the environmental report's terms of reference as one that is acceptable for the purpose of providing all or part of a report in respect of the particular development proposal that is being assessed; and
- c) The individual is acting within that individual's area of expertise.

R

Recreation and Leisure Amenities

(modified from W2020) Any naturally occurring or constructed feature that supports activities for residents and visitors to freely choose to do with their time, including: engaging in physical activities; participating in organized sports; participating in un programmed, self-directed, passive or free flowing activities; visiting parks and natural areas; and nature appreciation.

Recreation Master Plan

A document that outlines municipal level strategies and direction for the development and management of park, recreation, and leisure amenities.

Renewable Energy

means an energy resource that is naturally regenerated over a short time scale and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources1.

1http://www.treia.org/mc/page.do?sitePageID= 49495 OR

Renewable energy is derived from natural processes that are replenished constantly. In its various forms, it derives directly from the sun, or from heat generated deep within the earth. Included in the definition is electricity and heat generated from solar, wind, ocean, hydropower, biomass, geothermal resources, and biofuels and hydrogen derived from renewable resources.

International Energy Agency

Resident Accommodation

Means residential accommodation restricted pursuant to a lease, covenant or other instrument to occupancy by persons employed or residing within the Municipality.

Residential Accommodation

Means a fixed place of living, excluding any temporary accommodation, to which a person intends to return when absent.

Regional and Water Specific Regulations

BC Freshwater Fishing Regulations defined by provincial and federal regulators.

www.env.gov.bc.ca/fw/fish/regulations/docs/10 11/fish-synopsis_2010-11_region2.pdf

Relevant Agencies and Stakeholders

Organizations that have interests within and outside of Whistler's municipal boundaries. Includes but not limited to Whistler Blackcomb, Tourism Whistler, Whistler Chamber of Commerce, Squamish Lil'wat Cultural Centre, BC Hydro, Terasen Gas, CN Rail, BC Ministry of Transportation and Infrastructure, BC Parks, TELUS, Whistler Sport Legacies 2010, Whistler Museum and Archives, Vancouver Coastal Health Authority, BC Transit, Department of Fisheries and Oceans, BC Ministry of Environment, Conservation Officer, RCMP, and a variety of non profit community organizations.

Resort Community Values (from W2020)

Our values are the foundation for all we do. They represent what is important to us as a resort community. Guided by our values, we are able to make difficult decisions about Whistler's future, and formulate the priorities and actions necessary to achieve our vision.

A sustainable community – where social and ecological systems are sustainable and supported by a healthy economy, today and in the future.

A strong, healthy community – where the needs of residents are met, where community life and individual well-being are fostered, where the diversity of people is celebrated, and where social interaction, recreation, culture, health services and life-long learning are accessible.

A well-planned community – where growth and development are managed and controlled.

Our natural environment – and our role as responsible stewards of it, respecting and protecting the health of natural systems today and for generations to come.

Comment [MK7]: [Not sure what the purpose of this is? Some I think you at least need to add Forests Lands, and Natural Resource Operations if you are not going to list all agencies. Perhaps along with our Ministry (Community, Sport and Cultural Development) because of the Minister's approval role.] [Mueller]

Response: Delete. Impossible to reference all agencies and stakeholders.

A strong tourism economy – where a healthy, diversified tourism economy is sustainable through thoughtful, long range planning, strategic marketing and business partnerships.

A safe community – where diverse residents and guests are comfortable and secure.

The people who live work and play here – our families, children, neighbours, colleagues and friends.

Our guests – and our desire to provide exceptional service in all we do.

Our partners – and the positive, cooperative relationships that recognize the values of all the communities in the corridor.

Individuals who qualify as an eligible employee or retiree under the WHA eligibility requirements and have ceased active employment but who have been an employee for five of the six years, within the boundaries of the Resort Municipality of Whistler, immediately preceding the date on which the individual ceased employment. Employees are either employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located with the boundaries of the Resort Municipality of Whistler which holds an RMOW business license or recognized equivalent (WHA).

Retiree

Retirees and Resident Employees

Individuals who qualify as an eligible employee or retiree under the WHA eligibility requirements and have ceased active employment but who have been an employee within the Resort Municipality for five of the six years preceding the date on which the individual ceased employment. Employees are individuals who are either employed or self-employed for an average of not fewer than 20 hours per week on an annual basis at a business located within the Resort Municipality which holds a local business license or recognized

Riparian 100 Metre Assessment Area

Means an area within 100 metres of high water mark of a permanent stream.

Riparian Areas Regulation

Means the B.C. Riparian Areas Regulation, BC Reg. 837/2004.

Riparian Buffer

Means an area within 30 metres of the high water mark of permanent streams and non-permanent streams connected to fish habitat, or within 30 metres of top of ravine bank in the case of a stream in a ravine, or within 15 metres of the high water mark of non-permanent streams not connected to fish habitat, or within any polygon identified as a riparian area by terrestrial ecosystem mapping (TEM).

Riparian Ecosystem

Means an area of land adjacent to a stream, river, lake or wetland that contains vegetation that, due to the presence of water, is distinctly different from the vegetation of adjacent upland areas.

S

Sea to Sky LRMP

Comment [CDaniels8]: Needs to be defined

Seniors Housing

Housing for individuals who are at least 65 years of age, and have met the eligibility requirements to be a member of the Mature Action Committee or who qualify as an eligible employee or retiree under the WHA eligibility requirements (Seniors Housing Task Force report definition; note Council resolution December 15, 2003 includes age restriction of 65 years). Consideration for the location of seniors housing generally include proximity to services, amenities and access to transportation.

Sensitive Ecosystem

Service Commercial

Means an ecosystem that is fragile and/or rare.

means the use of land, buildings or structures for repairing, installing, servicing or renting things and equipment, wholesaling, and

ancillary office use.

????

????

Significant Redevelopments

Significant Waterfront

Means environmentally sensitive rivers, creeks, streams or lakes which currently offer important fish or wildlife habitat and/or riparian vegetation.

Sleeping Unit

Means not more than two habitable rooms that are used for accommodation and which may include a bathroom and one set of cooking facilities.

Species at Risk

Means flora and fauna that are considered nationally and/or provincially at risk.

Spoza7

Stream

Means a watercourse, whether it usually contains water or not, a pond, lake, river, creek or brook; and a ditch, spring or wetland that is connected by surface flow to a watercourse, pond, lake, river, creek or brook that provides fish habitat.

Comment [CDaniels9]: Define.

T

Transportation Centre

Means a building or premises where commercial motor vehicles pick up and discharge fare-paying guests. Accessory uses may include ticket offices, luggage checking facilities, and similar uses.

Urban Development

Development means the construction of a building or a structure, or a change in use of land, a building or a structure. Urban development is defined to be any development for which any of the following conditions apply:

1) a development that is connected to municipal water and sanitary sewer service, or

2) a development with a density of greater than one dwelling unit per 40 hectares, or 3) a development with a building or structure larger than 465 m², or 4) a development for any non-resource use with a land disturbance affecting an area of greater than 1 hectare. (Move to glossary – also define non-urban, as anything that is not urban)

V

Viewscape and scenic corridors

Areas of scenic value as visible from public lands to be in the broader public interest and a backbone to the Whistler Experience.

Visitor Accommodation

Means accommodation available for nightly rentals and used for temporary lodging by visitors, including hotel, inn and lodge accommodations, as well as bed and breakfast and pension guest rooms, campgrounds, hostel and club cabins.

W

Water Body ????

Comment [CDaniels10]: Define. If necessary, see Heather B.

Warm Bed Policy

Comment [CDaniels11]: Needs to be defined

Wetland 100 Metre Assessment Area

Means an area within 100 metres of a wetland that is larger than 10 hectares, measured horizontally to the outer limit of vegetation tolerant of saturated soil conditions.

Wetland 30 Metre Buffer

Means an area within 30 meters of a wetland, measured horizontally from the outer limit of vegetation tolerant of saturated soil conditions.

Wetland Ecosystems

Means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream. PAN adheres to the Canadian Wetland

Classification System for defining wetlands.

Whistler Experience

An experiential place where residents and visitors feel this experience as much as they see it through an integrated connection among nature, Whistler's built environment and themselves. (W2020) Providing exceptional experiences and excellent value to increase repeat visitation and recommendations, setting Whistler apart from its competitors. Authentic differentiation is particularly important as an increasing number of destinations attempt to replicate the Whistler model.

X

Xeriscaping

Means landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation.

Zero Waste Goal

"Zero Waste is a goal that is ethical, economical, efficient and visionary, to guide people in changing their lifestyles and practices to emulate sustainable natural cycles, where all discarded materials are designed to become resources for others to use. Zero Waste means designing and managing products and processes to systematically avoid and eliminate the volume and toxicity of waste and materials, conserve and recover all resources, and not burn or bury them. Implementing Zero Waste will eliminate all discharges to land, water or air that are a threat to planetary, human, animal or plant health." Zero Waste International Alliance, 2004.

DRAFT DEVELOPMENT PERMIT AREA GUIDELINES

The Resort Municipality of Whistler | November 15, 2011



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DEVELOPMENT PERMIT AREA: PROTECTION OF WETLAND & RIPARIAN ECOSYSTEMS

1.1. **AREA**

All lands shown on Schedules K and L together with all land on the same parcel as such lands are designated as a Development Permit Area for Protection of Wetland and Riparian Ecosystems. In the case of wetland ecosystems, Schedule K is intended to illustrate the designation of all areas of land within 35 metres of the natural boundary of the wetland, and 100 metres in the case of wetlands with an area greater than 10 hectares. In the case of riparian ecosystems, Schedule L is intended to illustrate the designation of all areas of land within 35 metres of the natural boundary of a watercourse.

1.2. DESIGNATION

Pursuant to Section 919.1(1)(a) of the Local Government Act, these lands are hereby designated a development permit area for protection of the natural environment, its ecosystems and biodiversity, and in particular wetland and riparian ecosystems. These lands are also designated under section 920.01 of the Local Government Act as areas in which the RMOW may require development applicants to provide information on the anticipated impact of development activities on the natural environment of the area affected.

1.3. JUSTIFICATION

Wetland and riparian ecosystems represent areas of high biological function offering a range of habitat features, including access to water. They provide an important nutrient cycling function between land and water and are important components of the hydrological cycle, as well as functioning in natural erosion, deposition, metabolism, photosynthesis, and succession processes. They are also important as areas within which energy is stored and released into the environment. Riparian areas may also function as corridors for movement of wildlife, from insects to large mammals, as well as genetic material for Protista, fungus and plants. They provide local microclimates, and aesthetic and economic values of great significance to the RMOW. For all these reasons, wetland and riparian ecosystems warrant protection from development. In addition, the RMOW is obliged by the Fish Protection Act to protect riparian areas from the effects of residential, commercial and industrial development. This development permit area protects and enhances habitat for vegetation and other species of wildlife, as well as for fish species. The RMOW's development permit application procedures require applicants to provide environmental impact assessments that result in a level of protection of wetland and riparian ecosystems. comparable or exceeding that described in the Riparian Areas Regulation.

EXEMPTIONS 1.4.

The following activities are exempt from the development permit requirement established by this section, but other development permit requirements may apply.

a. Activities on land that is subject to a land use contract

- b. Construction of trails for non-motorized use, consistent with the Whistler Trail Standards as amended from time to time
- Maintenance of existing trails in accordance with best trail maintenance practices for environmentally sensitive areas
- d. Erection of fencing to prevent human access to environmentally sensitive areas, provided that the design and installation of fencing has been reviewed and approved by a biologist knowledgeable and experienced in the habitat requirements of wildlife species inhabiting the area in question.
- e. Activities conducted under the Provincial Emergency Program or the Resort Municipality's emergency plan.
- Works in or about a stream approved under Section 9 of the Water Act.
- Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dykes, drainage works and other utility works.
- h. Reconstruction, repair or alteration of a permanent structure on its existing foundation in accordance with any building permit required by the RMOW.
- Alteration of land or construction of a building in accordance with the conditions of approval resulting from a federal or provincial environmental assessment or review process.
- Alteration of land or construction of a building or structure that has been approved through a resort master planning process administered by the Province of British Columbia.
- k. Activities conducted in the Cheakamus Community Forest pursuant to the Province of British Columbia Forest Act.
- Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of Official Community Plan Bylaw No. 1983, 2011.
- m. The following activities when carried out in accordance with the recommendations of and under the supervision of a Qualified Environmental Professional:
 - i. Ecological restoration and enhancement projects
 - ii. Vegetation management related to wildfire hazard reduction
 - iii. Removal of dead, terminally diseased, damaged or dangerous ground cover, hazard trees or invasive plant species, when carried out in accordance with the recommendations of an environmental professional

GUIDELINES 1.5.

GENERAL GUIDELINES

- a. Require that development be carried out in accordance with any recommendations of an environmental professional contained in development approval information provided with the development permit application, including:
 - i. recommendations as to areas of the land that should remain free of development
 - ii. recommendations that specified natural features or areas on the land be preserved, protected, restored or enhanced
 - iii. recommendations that the bed of any privately-owned natural water courses on the land be dedicated to the Crown
 - iv. recommendations that works be constructed on the land to preserve, protect or enhance wetlands or riparian areas or restore degraded habitat
 - recommendations for protection measures, including the retention or planting of ٧. vegetation or trees on the land to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage or erosion, or protect the banks of watercourses
 - vi. recommendations as to when any such work should be carried out on the land
- vii. recommendations that the performance and completion of such work on the land be monitored by the environmental professional
- Require provision of compensatory habitat where permanent impact to a wetland or riparian ecosystem cannot be avoided. Compensation should be provided at a 2:1 ratio. On-site compensation is preferred but not mandatory. Compensation for lost habitat and ecological functions may involve either or both restoration of existing habitat and creation of new habitat.
- c. Require that the applicant provide security in the amount of 110% of the environmental professional's estimate of the cost of any of the foregoing work.

WETLAND ECOSYSTEMS GUIDELINES

- Maintain the natural groundwater and surface water hydrologic systems that support the wetland's ecological processes
- b. Protect water quality by preventing pollutants, deleterious substances, sediment and nutrients from entering the water either directly or indirectly
- c. Maintain or restore historic flood frequency and storage capacity
- d. Maintain or restore wildlife and plant habitat including breeding, nesting and feeding areas for wildlife, especially species at risk
- e. Maintain or enhance the water recharge and discharge and nutrient exchange functions of wetlands
- Maintain the original vegetative composition, soil characteristics, nutrient cycling, and water chemistry features of the wetland, or restore them if they have been altered

- g. Do not locate buildings, structures or impervious surfaces within 35 metres of the wetland unless an environmental professional has advised that such development will not harmfully alter, disrupt or destroy fish habitat.
- h. Consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent the loss of habitat within 35 metres of the wetland and 100 metres for wetlands with an area greater than 10 hectares.
- Protect wetland buffers and connectivity corridors with development permit conditions.
- Install, where appropriate, appropriately designed permanent fencing, rails, signage and access controls to identify and protect wetland ecosystems, without impeding wildlife access.
- k. Identify the outer boundary of the wetland buffer area with brightly coloured, secure snow fencing or equivalent, and appropriate signage, to prevent disturbance during construction or land alteration activities.

RIPARIAN ECOSYSTEMS

- a. Avoid harmful alteration, disruption or destruction of natural features, functions and conditions that support riparian plant and animal life.
- b. Locate development on portions of the land that are least environmentally sensitive.
- c. Allow the continuation of the natural processes of disturbance events and ecological succession such as natural flow regimes of streams, seasonal flooding, stream channel movement, senescence of seral species, windthrow or blowdown of trees, and natural slope failures.
- d. Retain all natural vegetation that contributes to the normal functioning features and conditions of riparian ecosystems.
- e. Avoid the net loss of riparian habitat within 35 metres of the top of bank of the watercourse.
- f. In redevelopment situations, locate replacement buildings, structures and impervious surfaces no closer to the watercourse than existing or previously existing buildings, structures and surfaces.
- g. Do not locate buildings, structures or impervious surfaces within 35 metres of the top of bank of the watercourse unless an environmental professional has advised that such development will not harmfully alter, disrupt or destroy fish habitat.
- h. Consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent the loss of habitat within 35 metres of the top of bank of the watercourse.
- Preserve natural wildlife corridors and connectivity of riparian species and habitats with adjacent upland ecosystems.
- j. Avoid locating trails, roads and utility corridors along, parallel to or across riparian ecosystems, and if such crossings are unavoidable, design riparian area crossings that:

- i. are perpendicular to the riparian area, as narrow as practically possible, and elevated where possible
- ii. provide passage for fish and wildlife
- iii. are sited so as to minimize impacts on the stream channel and riparian vegetation
- iv. are sited so as to conform to the natural topography as much as possible
- are constructed and maintained so as to prevent erosion and allow the natural ٧. movement of surface water and groundwater
- k. Design and construct permitted lakefront docks in accordance with best practices for lakeshore development and applicable provincial and federal regulations.
- Schedule all work in and around riparian ecosystems to minimize negative impacts.
- m. Incorporate into construction plans measures to protect against erosion, sedimentation of watercourses, uncontrolled drainage, infiltration of deleterious substances into watercourses or groundwater, restriction of groundwater movement, slides, habitat disturbance, and excessive excavation or deposit of fill or removal or disturbance of vegetation.
- n. Use brightly coloured snow fencing or equivalent temporary measures during construction to identify the boundary of riparian buffer areas.
- o. Conduct fuel reduction and management of ladder fuels for wildfire hazard protection without degrading riparian habitats, by trimming lower dead branches and maintaining green, shrubby vegetation.
- p. Install, where appropriate, appropriately designed permanent fencing, rails, signage and access controls to identify and protect riparian ecosystems, without impeding wildlife access.

DEVELOPMENT PERMIT AREA: PROTECTION OF OTHER **ECOSYSTEMS**

1.6. Area

All lands shown on Schedule M are designated as a Development Permit Area for Protection of Other Ecosystems, other than wetland and riparian ecosystems.

1.7. **DESIGNATION**

Pursuant to Section 919.1(1)(a) of the Local Government Act, these lands are hereby designated a development permit area for protection of the natural environment, its ecosystems and biodiversity. These lands are also designated under section 920.01 of the Local Government Act

as areas in which the RMOW may require development applicants to provide information on the anticipated impact of development activities on the natural environment of the area affected.

1.8. **JUSTIFICATION**



Whistler's Protected Areas Network (see Goal No. 1.0 under "Natural Environment") has identified five sensitive ecosystem types located throughout the municipality, in addition to the wetland and riparian ecosystems. Lands shown on Schedule "O" represent the municipality's best opportunity to manage development so as to preserve, protect, restore and enhance these other sensitive ecosystems; land in other designations has generally been developed or altered such that protection and restoration opportunities in redevelopment or new development are very limited. The RMOW's objectives for this designation are to protect sensitive ecosystems from the effects of development and to restore and enhance degraded ecosystems where possible.

Forested floodplains provide essential ecosystem functions including flood control and water storage and purification. They provide critical upland habitat for riparian organisms, promoting connectivity across the landscape. Old growth and mature forest ecosystems are very important to biodiversity, accommodating highly specialized species of plants and animals. Early succession forest ecosystems support high levels of local biodiversity, providing habitat for species that are generally more adaptable and tolerant to change. High mountain ecosystems, while they tend to escape development due to their location and site conditions, are well-used recreation areas and need to be managed to protect their fragile nature. Avalanche tracks are formed by dramatic and intense releases of energy resulting in alterations to the edges of adjacent forests and the establishment of specialized flora and fauna that are sensitive to development. The municipality's development permit application procedures require applicants to identify specific sensitive ecosystem types in the vicinity of proposed development and assess the impact of proposed development on those ecosystems, so that appropriate development permit conditions may be established.

1.9. **EXEMPTIONS**

The following activities are exempt from the development permit requirement established by this section, but other development permit requirements may apply.

- a. Activities on land that is subject to a land use contract
- b. Construction of trails for non-motorized use, consistent with the Whistler Trail Standards as amended from time to time.
- c. Maintenance of existing trails in accordance with best trail maintenance practices for environmentally sensitive areas
- Erection of fencing to prevent human access to environmentally sensitive areas, provided that the design and installation of fencing has been reviewed and approved by a biologist knowledgeable and experienced in the habitat requirements of wildlife species inhabiting the area in question
- e. Activities conducted under the Provincial Emergency Program or the RMOW's emergency plan

- f. Works in or about a stream approved under Section 9 of the Water Act
- g. Maintenance of existing permanent infrastructure within its established footprint, including existing paved surfaces, dykes, drainage works and other utility works
- h. Reconstruction, repair or alteration of a permanent structure on its existing foundation in accordance with any building permit required by the RMOW
- Alteration of land or construction of a building in accordance with the conditions of approval resulting from a federal or provincial environmental assessment or review process
- Alteration of land or construction of a building or structure that has been approved through a resort master planning process administered by the Province of British Columbia
- k. Activities conducted by in Cheakamus Community Forest pursuant to the Province of British Columbia Forest Act.
- I. Alteration of land or construction of a building or structure in accordance with a development or building permit issued prior to the adoption of Official Community Plan Bylaw No. 1983, 2011.
- m. Alteration of land or construction of a building or structure involving, in any period of 5 or fewer calendar years, the disturbance of soil or vegetation or the placement of fill affecting an aggregate land area of less than 1000 m², including in any disturbance of soils or vegetation or placement of fill within an area wholly or partially contiguous to the area of the alteration of land and on a separate parcel, whether or not related to the development in question, and any disturbance of soils or vegetation or placement of fill on any highway or statutory right of way providing access or services to the land being developed
- n. The following activities when carried out in accordance with the recommendations of and under the supervision of a Qualified Environmental Professional:
 - i. Ecological restoration and enhancement projects
 - ii. Vegetation management related to wildfire hazard reduction
 - iii. Removal of dead, terminally diseased, damaged or dangerous ground cover, hazard trees or invasive plant species, when carried out in accordance with the recommendations of an environmental professional

1.10. GUIDELINES

(If proposed development within this Development Permit Area is within an area comprising a wetland or riparian ecosystem on Schedule "M" (Wetland Ecosystems) and "N" (Riparian Ecosystems), the guidelines for Development Permit Area Protection of Wetland and Riparian Ecosystems also apply.)

GENERAL GUIDELINES

- a. Require that development be carried out in accordance with any recommendations of an environmental professional contained in development approval information provided with the development permit application, including:
 - i. recommendations as to areas of the land that should remain free of development
 - ii. recommendations that specified natural features or areas on the land be preserved, protected, restored or enhanced
 - iii. recommendations that the bed of any privately-owned natural water courses on the land be dedicated to the Crown
 - iv. recommendations that works be constructed on the land to preserve, protect or enhance environmentally sensitive areas or restore degraded habitat
 - recommendations for protection measures, including the retention or planting of ٧. vegetation or trees on the land
 - recommendations as to when any such work should be carried out on the land vi.
- recommendations that the performance and completion of such work on the land be vii. monitored by the environmental professional
- b. Require that the applicant provide security in the amount of 110% of the environmental professional's estimate of the cost of any of the foregoing work

FORESTED FLOODPLAIN ECOSYSTEMS GUIDELINES

- a. Plan, design and implement development in a manner that will not lessen the natural function of forested floodplains, including by removing vegetation, altering surface water and groundwater regimes, and separating forested floodplain habitat from upland habitat
- b. Schedule work in forested floodplains to occur when impacts to wildlife, hydrology and other ecosystem elements will be minimal
- c. Maintain or restore the historical pattern of inundation
- d. Manage runoff from development by filtering and infiltration into the soil
- e. Minimize impervious surfaces in forested floodplains, ensuring that at least 90% of the site area remains permeable
- Install appropriate permanent signage indicating the environmentally sensitive nature of the area

OLD GROWTH AND MATURE FOREST ECOSYSTEMS GUIDELINES

- a. Ensure that old growth and mature forests continue to provide interior conditions unaffected by nearby human activity
- b. Preserve to the greatest extent possible remaining low elevation old growth forest; consider variance of applicable zoning or parking regulations, including lot line setbacks and building height restrictions, to prevent loss of low elevation old growth forest.

- c. Ensure that areas of mature forest are managed to develop into old growth forest.
- d. Manage natural disturbance regimes including wildfire to ensure the environmental integrity of old growth and mature forests while minimizing damage to human infrastructure and values.
- e. Plan, design and implement development activities to minimize impact to ecosystem functions and connectivity by protecting large old trees, snags, large woody debris on the forest floor and understory vegetation while minimizing life safety hazards, and designing linear utility corridors to be as narrow as possible.
- f. Keep free of development old forest ecosystems that are red or blue-listed by the Conservation Data Centre, or are otherwise identified as regionally rare or at risk.
- g. Conduct harvesting and tree removal in accordance with site-specific minimum patch size evaluations based on the specific characteristics of the forest ecosystem and its contribution to local biodiversity and ecosystem integrity, including the amount of interior habitat, proximity to connectivity corridors and other old growth or mature forest patches, constituent elements of the patch including the presence of red or blue-listed ecological communities, and patch condition.

EARLY SUCCESSION FOREST ECOSYSTEMS

- a. Provide for a mix of succession stages within Whistler forests.
- b. Design development so that early succession forest ecosystems maintain connectivity of forest functions, species and habitats with adjacent ecosystems.
- c. Design transportation and utility corridors to be as narrow as possible, and configured to allow for wildlife crossings.
- d. Manage early succession and second growth forests to develop mature and eventually old growth forest characteristics to improve habitat quality and connectivity and, where appropriate, wildfire management.
- e. Manage natural disturbance regimes including wildfire to ensure the environmental integrity of early succession forests and minimize damage to human infrastructure and values.

HIGH MOUNTAIN ECOSYSTEMS

- a. Plan, design and implement development in a manner that does not diminish slope stability.
- b. Manage development on individual sites with a view to conserving high alpine forests within the municipality in an undisturbed state.

AVALANCHE TRACK ECOSYSTEMS

a. Plan, design and implement development in a manner that does not diminish slope stability or disturb natural drainage patterns.

b. Plan, design and implement development in a manner that does not adversely affect or disturb biodiversity or ecosystem function.

DEVELOPMENT PERMIT AREA: AQUIFER PROTECTION

1.11. Area

Any land use that involves the use, storage, processing, manufacturing or sale of chemicals, substances, compounds, whether in solid, liquid or gaseous form, that could accidentally or intentionally migrate into the ground and affect the groundwater aquifer, within those areas identified as Aquifer Protection Development Permit Area shown on Schedule "N", must adhere to the guidelines contained herein.

1.12. Justification

The designation of this development permit area, will ensure that development applications identify the proposed land uses, the local drainage measures that can be carried out to protect the aquifer, spill protection measures, transportation of dangerous goods techniques that can be implemented to minimize risk of aquifer contamination, and spill response plans

1.13. **Exemptions**

Aguifer Protection Guidelines shall apply to all zones except the following:

- a) Subdivision of land.
- b) Activities within those areas identified as Aquifer Protection Areas on Schedule "N" that do not involve the use, storage, processing, manufacturing or sale of chemicals, substances, or compounds, whether in solid, liquid or gaseous form, that could migrate into the ground and affect the groundwater aquifer.
- c) Activities of all types in the following zones:

All zones within Section 10 Leisure Zones

All zones within Section 11 Residential Zones

All zones within Section 12 Multiple Residential Zones

All zones within Section 14 Tourist Accommodation Zones

All zones within Section 15 Tourist Pension Zones

The following zones in Section 16 Lands North Zones: LA1, LA2, LA3, HA1, HA2, LNR, LNP, CNL, LNRTA1, LNRTA2, LNRTA3

All zones within Section 19 Institutional Zones

All zones within Section 21 Parking Zones.

1.14. Guidelines

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

DEVELOPMENT PERMIT AREA: WHISTLER VILLAGE

1.15. AREA

All lands located within the Whistler Village Development Permit Area, as shown on Schedule "O".

1.16. DESIGNATION

Pursuant to Section 919.1(1) (d) and (f) of the Local Government Act, these lands are hereby designated a development permit area for revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial or multifamily residential development.

1.17. JUSTIFICATION

Whistler Village is a master planned town centre designed as a pedestrian-oriented environment for people's comfort, convenience, interest and experience.

This original design has endured, establishing the foundation for a unique identity that has truly set Whistler apart. While a natural desire exists to preserve and protect this Village "gem", there is recognition that ongoing rejuvenation, revitalization, and evolution is needed in order to remain vital and alive and continue to be competitive in the destination resort market.

The elements of the character, quality and identity of Whistler Village which help to make it a unique and special place requires coordinated site planning, architecture and landscaping.

1.18. EXEMPTIONS

Pursuant to Section 919.1(4) of the Local Government Act a development permit is not required in respect of the following:

- a. interior renovations, except renovations that impede views into a store per Section 5.2.3 of Schedule 1;
- b. lands regulated by a land use contract and;
- c. all roads and municipal parks.

1.19. GUIDELINES

Any proposed development shall be in accordance with the Whistler Village Design Guidelines attached as Schedule 1.

- a. Development, including construction and alterations that will inconvenience or jeopardize the use of public areas in Whistler Village by creating construction noise or the placement of construction materials or barriers in public areas shall not be carried out between July 1 of any year and September 5 of the same year, except as specified in the Development Permit.
- b. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.

DEVELOPMENT PERMIT AREA: WHISTLER CREEK

1.20. AREA

All lands located within the Whistler Creek Development Permit Area, as shown on Schedule "P".

1.21. DESIGNATION

Pursuant to Section 919.1(1)(d) and (f) of the Local Government Act, these lands are hereby designated a development permit area for revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial or multifamily residential development.

1.22. JUSTIFICATION

Whistler Creek is the historical gateway to Whistler anchored by the Creekside ski base. The area has evolved into a mixed use destination for visitors and residents, encompassing recently developed ski base area visitor accommodations and a village-scaled mixed commercial development with day skier parking facilities, known as Franz's Trail. The area extends to include mixed commercial development on adjacent corners at the Highway 99 and Lake Placid Road intersections, and runs along Lake Placid Road to the recently developed Nita Lake Lodge and train station, where the area is connected to the Valley Trail to Alpha Lake and Nita Lake. Revitalization of remaining aging commercial and multi-family residential properties and further improvements to enhance the interconnectivity and pedestrian-orientation of the area through high quality urban design, architecture and landscape architecture will reinforce and strengthen the character, economic viability and historic value of Whistler Creek.

1.23. EXEMPTIONS

Pursuant to Section 919.1(4) of the Local Government Act a development permit is not required in respect of the following:

- a. interior renovations, except renovations that close in storefront windows with display walls and cabinets that impede views into a store;
- b. construction of, addition to or alteration of a detached or duplex dwelling;
- c. lands regulated by a land use contract;
- d. all roads and municipal park lands.

1.24. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

SITE PLANNING

- a. Provide for a mixed commercial, residential, cultural and recreational character for both visitors and residents on a year round basis.
- b. A pedestrian scale should be maintained by limiting commercial, retail and mixed use facilities to three storeys, and restricting the larger building forms to designated anchor points.
- c. Minimize the overall mass appearance of any one building. Building height, massing and setbacks should ensure view corridors, view opportunities and solar access.
- d. Building siting and design should reflect the importance of separating vehicular and pedestrian circulation. Service bays and waste storage should be contained within the building or suitably screened.

- e. Provide visible outdoor activity areas to reinforce social activity and interaction. All development should maximize sun penetration to pedestrian and outdoor activity areas.
- Pedestrian oriented routes and street patterns through Whistler Creek should be created providing strong pedestrian routes from the train station to the Creekside ski base to integrate the area. The pedestrian system should provide accessible routes to an acceptable standard.
- g. Valley Trail connections through Whistler Creek should be strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.
- h. All surface parking areas should be screened by a combination of landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.

SITE DESIGN

- a. Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.
- b. Existing vegetation should be preserved wherever possible. Replant and re-landscape areas that have been cleared. Coordinate planting to create a pleasing composition and cohesive look.
- c. All landscaping should be designed, installed, and continuously maintained and managed to current BCSLA/BCNTA standards.
- d. Planted areas must incorporate programmable automatic irrigation system to current IIABC and BCSLA/BCNTA standards. Drip irrigation is required for hanging planters. Irrigation lines should be concealed.
- e. Streetscape elements should be located along pedestrian routes to include: boulevard trees, lighting, planters and planting displaying seasonal variety and colour, all able to withstand Whistler's harsh climatic conditions.
- Special features such as public art, fountains, water, exterior display kiosks, flags and banners are strongly encouraged provided they contain no commercial message.
- g. Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted. Illumination levels should be of sufficient intensity to provide safe pedestrian passage and property identification but not over-power the nightscape. Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cutoff and fully shielded fixtures that shield the light source to reduce glare. Use warm lighting. Coloured lighting is restricted to seasonal festive lighting and public amenities.

BUILDING DESIGN

a. Roof form should be modulated and suited to mountain shapes and views and have a sloped appearance to reduce the apparent bulk of a building and to create more visual interest. Small areas of flat roofs are acceptable. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material

- selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour must be generally neutral or muted to blend with the colours of the natural landscape.
- b. Building materials should be consistent with the mountain character, complementary to those of adjoining buildings and sufficiently durable and detailed to withstand Whistler's harsh climate. Materials including stone, wood, acrylic, stucco and treated/textured concrete are appropriate. Other materials may be acceptable in limited areas subject to particular technical and design justification. Reflective or heavily tinted glass is not permitted. Large areas of glass and singular materials are discouraged. Building colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
- c. Use variety, texture, scale and modulation in building façade design to create pedestrian interest. Blank walls on street-fronting building façades are discouraged.
- d. Building entrances should front the street and pedestrian routes and should be visible and identifiable from both. The ground level of a building should be as close as possible to street/pedestrian route grade.
- e. Building façades that front streets should be developed with active ground floors to ensure businesses are easily identifiable and to promote pedestrian-friendly streets.
- f. Design shop façades as individual entities to strengthen their character and interest to the pedestrian. Inviting entrances and clear window glazing offering visibility into a store are especially important to enhance indoor/outdoor connections. Interior renovations that close in storefront windows with display walls and cabinets that impede views into a store are discouraged.
- g. All stairs and ramps accessing buildings are encouraged to be roofed. Notwithstanding Development Permit Area Guidelines for Energy and Water Conservation and Reduction of Greenhouse Gases, building access ramps steeper than 5% slope should be heat traced if not roofed.
- h. Roof mounted equipment should be planned as part of the roof so they are concealed from pedestrian viewpoints.

SIGNAGE

- a. Signage programs must be integrated in design and coordinated with the architectural features of the building and character of the area.
- b. The size, number and placement of signs pertaining to a development should ensure a hierarchy of signage. Within this hierarchy, there should be a balance between consistency and individual creativity. Consistency may come in the location, size, and materials of signage and lighting to create a rhythm; creativity may come in the shape, colour, materials, and individual mounting brackets to create interest and individual business expression. Signs that visually exhibit or express the character of their site or location or the business enterprise to which they pertain are encouraged.

- c. All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged. Lighting fixtures should be quality, unobtrusive fixtures.
- d. Signs may support fairly intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated.
- e. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

DEVELOPMENT PERMIT AREA: COMMUNITY COMMERCIAL

1.25. AREA

All lands located within the Community Commercial Development Permit Area, as shown on Schedule "Q".

1.26. DESIGNATION

Pursuant to Section 919.1 (1)(f) of the Local Government Act these lands are hereby designated a development permit area for the establishment of objectives for the form and character of commercial development in the resort community outside of the Whistler Village and Whistler Creek core areas.

1.27. JUSTIFICATION

The objectives of the Community Commercial Development Permit Area designation are to:

- a. Encourage visually attractive commercial development for visitors and residents.
- b. Encourage economic viability of commercial developments.
- c. Encourage commercial developments that are compatible with adjacent land uses.
- d. Create and strengthen highly livable commercial areas, where commercial development is human-scaled, pedestrian friendly and respects the form and character of adjacent residential uses.
- e. Maintain and enhance the commercial areas of Whistler.
- Reinforce the Whistler mountain resort community character.

1.28. EXEMPTIONS

Pursuant to Section 919.1 (4) of the Local Government Act, a development permit is not required in respect of the following;

- Lands regulated by Land Use Contracts.
- b. Regular building and landscape maintenance.
- Emergency works, including tree cutting to remove an immediate danger.
- d. Tree cutting pursuant to a valid tree cutting permit.
- e. Signs authorized by permit under the Sign Bylaw.
- Minor site clearing for topographic or other surveys for site and servicing work.
- Whistler Sliding Centre track.

1.29. GUIDELINES

These guidelines illustrate various design elements which need to be considered by prospective developers and set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands. In the case of mixed-use developments that are subject to guidelines for more than one type of use (multi-family residential, commercial or industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner than results in an effective and coherent overall design.

SITE DEVELOPMENT AND BUILDING DESIGN

- a. Mass and scale of commercial development should fit with the surrounding neighbourhood character and mountain resort community character.
- b. Minimize the overall mass appearance of any one building. Building height, massing and setbacks should be oriented to view corridors, view opportunities and solar access.
- c. At least one building face of each building, should be sited at the lot boundary abutting a street, to create the defined street edges common to attractive commercial areas.
 - i. Buildings may be set back further from the street to accommodate outdoor seating areas and open spaces.
 - ii. Where buildings front major streets the building should relate to the street through design features such as large windows that allow building occupants to observe street life and people on the street to observe what is happening in the building.

- iii. Buildings on corner sites, or a portion of these buildings, should be sited at both street edges. These buildings should be massed to strongly define the corner and exhibit visually prominent architectural elements.
- d. Building faces that directly abut streets and corner locations should be developed with 'active' ground floors, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly streets. For example:
 - i. Offices, reception areas and other public uses, located at-grade and along building faces that front streets, should have entrances with direct street access and clear window glazing.
 - ii. If additional offices, reception and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to located these areas.
 - iii. Blank walls on street-fronting building façades are discouraged.
 - Architectural features/articulation of the elevation and window glazing should be ίV. used.
- e. Innovative and interesting façade treatments, consistent with the resort community experience, are strongly encouraged on all commercial buildings, to create identifiable, attractive commercial areas. For example:
 - i. Stepping back or providing balcony and terrace areas on the building above the ground floor.
 - ii. Use of a variety of colours, roof lines, architectural features and building materials including stone, wood, recycled composites and treated or textured concrete. Large areas of unvaried material such as stucco are strongly discouraged.
 - iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
 - Use of attractive and innovative signage. iv.
 - Large areas of mirrored surfaces, singular material, such as stucco, sheet or profiled ٧. metal cladding, standard concrete block and blank walls are strongly discouraged.
 - vi. Design shop facades as individual entities to strengthen their character and interest to the pedestrian.
- vii. Entrances to shops and building lobbies should be clearly identifiable from sidewalks and other public areas.
- Building materials should be sufficiently durable to withstand Whistler's harsh climate.
- Roof form should be modulated and suited to mountain shapes and views and have a sloped appearance to reduce the apparent bulk of a building and to create more visual interest. Small areas of flat roofs are acceptable. Whistler's extreme freeze/thaw cycle

- and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.
- h. Commercial developments should provide usable, public and private open spaces to create pedestrian interest, opportunities for social activity, and should provide buffers between commercial and other uses.
- Commercial developments should provide user amenities such as seating, waste and recycling receptacles, public art, ambient lighting and bicycle racks.
- j. Building lighting
 - i. Use of high pressure sodium bulbs is discouraged.
 - ii. All lighting should use cut-offs to prevent light from escaping into the night sky or onto adjacent properties.
 - iii. All entrances and exits should be illuminated with lighting that renders colours properly and allows enough light that occupants can see the faces of people outside the building.
 - iv. Parking areas should be adequately illuminated to allow people to safely access and egress their vehicles at night.
- k. Building form and character should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity.
- Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- m. All disabled parking spaces should be located as close as possible to building entrances.
- n. Bicycle storage facilities, should be provided on commercial building sites and within buildings themselves, where possible.
- o. Diminish the visual impact of parking and the car-oriented nature of a development by reducing the scale and visual impact of the parking lots and placing an emphasis on pedestrian-oriented scale and development. Locate parking areas to minimize the visual impact of parking on the streetscape and from adjacent roadways.
- p. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.
- q. All surface parking should be screened and enhanced with landscaping and berms.
- r. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- s. Parking areas must provide adequate areas for snow storage and drainage.

- t. Garbage and recycling areas should:
 - i. Be contained within the commercial building where possible or within a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the sites needs and RMOW programs;
 - ii. Use building design and material selections that can effectively manage Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow;
 - iii. Be secured from bear access; and
 - iv. Be screened and enhanced with landscaping.
- u. Service bays should be contained within the building and suitably screened.

SIGNAGE

- a. Comprehensive sign plans should consider the following design objectives:
 - i. Signage should be designed to be architecturally consistent with associated buildings and complements the character of the local commercial area.
 - ii. Street-fronting buildings' signage should be directly integrated into building façades or hung perpendicular to building façades.
 - iii. Signs that visually exhibit or express the character of their site or location or the nature of the business enterprise to which they relate are encouraged.
 - iv. All aspects of signage should be coordinated including sign brackets/mounting, lighting and materials.
 - All signage must also meet the requirements of the RMOW Sign Bylaw, except that ٧. the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

FENCING

- a. Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.
- b. Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize its visual impact.
- c. The use of chain link fencing is discouraged and such fencing should not be visible from pedestrian areas, a municipal road or highway.

ON-SITE LANDSCAPING

- a. Properties adjacent to Highway 99 should maintain a 20 metre wide treed area adjacent to the highway.
- b. Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.
- c. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of commercial development sites, should be preserved and integrated with new landscaping.
- d. Landscaping, tree plantings and screening methods should be used to screen:
 - i. Surface parking lots;
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - iv. Commercial buildings and structures from streets and adjacent development.
- e. Coordinate planting to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.
- f. The use of 'Green roof' technology is encouraged to reduce site stormwater runoff and reduce energy costs.
- Landscaped areas with the capacity to infiltrate and accommodate stormwater runoff, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from commercial building surface parking lots and rooftops.

STREETSCAPE

- a. Pedestrian areas, including sidewalks and pathways located on or adjacent to building sites should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered travel for both pedestrians and mobility impaired persons.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the building site. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.
- c. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

NEIGHBOURHOOD CONVENIENCE CENTRES

- a. Design of neighbourhood convenience centres should reinforce their role as neighbourhood-orientated centres providing for daily shopping, business, and community needs of residents in a setting complementary to the local neighbourhood character. Developments should reinforce the image of a neighbourhood gathering place as a pedestrian-oriented, community focal point.
- b. Development should be designed to reinforce its relationship with the surrounding community, and to help integrate it with existing pedestrian and vehicular circulation routes, open spaces, and other public amenities.
- c. Development should be pedestrian-orientated.
- d. Form of development should typically be low-rise buildings in scale with surrounding development, with pedestrian-scale building facades, articulated to enhance visual interest.
- e. Upper storeys of buildings should be set back where appropriate to provide pedestrian scale and allow sunlight access to the street.
- Diminish the visual impact of parking and the car-oriented nature of the development by reducing the scale and visual impact of the parking lots and placing an emphasis on pedestrian-oriented scale and development.
- g. Developments should include special open space, landscape, street furnishing, and landmark features which enhance the character and reinforce the role of the service centre as a neighbourhood focus.

DEVELOPMENT PERMIT AREA: MULTI-FAMILY RESIDENTIAL

1.30. AREA

All lands located within the Multi-Family Residential Development Permit Area, as shown on Schedule R.

1.31. DESIGNATION

Pursuant to Section 919.1 (1) (f) of the Local Government Act, these lands are designated as a development permit area for the establishment of objectives for the form and character of multifamily residential development.

1.32. JUSTIFICATION

The objectives of the Multi-Family Residential Development Permit Area designation are to:

- a. Encourage visually attractive multi-family residential developments that respond to natural features, and enhance and strengthen the character of existing neighbourhoods for visitors and residents.
- b. Encourage multi-family development designs that complement adjacent land uses.
- c. Create and strengthen highly livable multi-family developments that are human-scaled, pedestrian friendly and compatible in form and character with adjacent uses.
- d. Ensure the mass and form of individual buildings are scaled and organized to respect Whistler's mountain village character and enhance the resort experience of Whistler.

1.33. EXEMPTIONS

Pursuant to Section 919.1 (4) of the Local Government Act a multi-family development permit is not required in respect of the following;

- Lands regulated by a Land Use Contract.
- b. Routine maintenance of buildings and landscaping.
- c. Minor building additions or alterations (under 10 square metres of gross floor area) that do not require a Building Permit.
- d. Patio and outdoor improvements.
- Emergency works, including tree cutting to remove an immediate danger.
- Tree cutting pursuant to a valid tree cutting permit.
- Signs authorized by permit under the Sign Bylaw.
- h. Minor site clearing for topographic or other surveys for site and servicing work.

1.34. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands. In the case of mixed-use developments that are subject to guidelines for more than one type of use (multi-family residential, commercial or industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner than results in an effective and coherent overall design.

SITE DEVELOPMENT AND BUILDING DESIGN

- a. Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.
- b. Site planning is required to minimize disturbance to natural contours and existing vegetation. Extensive site excavation and alteration are discouraged
- c. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.
- d. Building setback requirements may be varied in response to site conditions, for example to preserve vegetation, grades and views, or to optimize solar access.
- e. Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family developments. For example:
 - i. Stepping back or providing balcony and terrace areas on the building above the ground floor.
 - ii. Use of a variety of colours, roof lines, architectural features and building materials including stone, wood, recycled composites and treated or textured concrete. Large areas of unvaried material such as stucco are strongly discouraged.
 - iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.
- Building materials should be sufficiently durable to withstand Whistler's harsh climate.
- Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive multi-family developments. For example:
 - i. Roof forms should be broken up with the use of dormers or other architectural features.
 - ii. Ridgelines should not be continuous but varied in height or broken with chimneys, cupolas, towers or other features.
 - iii. Roof colour should be generally neutral or muted in order to blend with the natural landscape.
 - iv. All roofs should be designed to safely handle snow accumulation.
 - Sloped roofs are encouraged and sloping sections may vary from 5/12 to 12/12 pitch. ٧. The integration of flat roofs is acceptable for certain types of buildings.
 - vi. All roofs should be designed to safely handled snow accumulation and snow shedding. Roof snowshedding areas incorporated into the design should avoid

- conditions which result in ice build-up, and ensure the attic space is properly ventilated.
- vii. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- viii. Roof appurtenances such as, exit stairs, chimneys, vents, air conditioning and water cooling units, T.V. satellite dishes, and similar items, are permitted to project above the roof height; provided they are adequately screened and integrated with the overall roof design of the building.
- h. Designers of multi-family residential developments should consider the provision of usable, public and private open spaces to create pedestrian interest, opportunities for recreation and social activity, and provide buffers between multi-family residential developments and other uses.
- Building designs should incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.

VEHICLE ACCESS, PARKING AREAS AND RECYCLING FACILITIES

- a. Access roads to parking areas should be constructed at minimum available grade differentials.
- b. Parking areas should be located to provide convenient access during heavy snow conditions.
- c. The majority of apartment building parking should be provided in parking structures beneath the buildings.
- d. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.
- e. All surface parking should be screened and enhanced with landscaping and berms.
- f. Townhouse parking may be a combination of covered parking attached to or within the dwelling unit and surface clusters as site conditions permit.
- g. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- h. Parking areas **must** provide adequate areas for snow storage and drainage.
- i. All disabled parking spaces should be located as close as possible to building entrances.
- Bicycle storage facilities, should be provided within apartment buildings for residents' use.
- k. Garbage and recycling areas should:

- i. Include a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the site's needs and RMOW waste management programs;
- ii. Use structure design and material selections that can effectively manage Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow;
- iii. Be secured from bear access; and
- Be screened and enhanced with landscaping and berms. iv.

EXTERIOR LIGHTING

- a. Low level or indirect lighting should be used to avoid "hot spots" and contrasting shadow areas, and to reduce lighting glare.
- b. No flashing, blinking, or coloured lighting is permitted,
- Walkways should be adequately lit for both winter and summer use.
- d. Security lighting should be carefully integrated with landscape design and building planning. It is not necessary to over-light, nor to uniformly light everything to achieve security.

SIGNAGE

- a. All signage associated with multi-family sites should achieve the following design objectives:
 - vi. Signs should be designed to be architecturally consistent with associated buildings and complements the character of the local commercial area.
- Signs that visually exhibit or express the character of their site or location or the vii. nature of the business enterprise to which they relate are encouraged.
- viii. All aspects of signage should be coordinated including sign brackets/mounting, lighting and materials.
 - i. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.

FENCING

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

c. The use of chainlink fencing is discouraged, and such fencing should not be visible from pedestrian areas, a municipal road or highway.

ON-SITE LANDSCAPING

- a. Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.
- b. Coordinate planting to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.
- c. Landscaping and screening elements such as seating, lighting, planter design, and plant types must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- d. Properties adjacent to Highway 99 should maintain a 20 metre wide treed area adjacent to the highway.
- e. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of multi-family development sites, should be preserved and integrated with new landscaping.
- Landscaping, tree plantings and structures should be used to screen:
 - i. surface parking lots;
 - ii. surface storage areas; and
 - iii. buildings and structures from adjacent development.
- g. The use of 'Green roof' technology is encouraged where appropriate.
- h. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from multifamily building surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

STREETSCAPE

- a. Pedestrian areas, including sidewalks and pathways located on or adjacent to the site should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered travel for both pedestrians and persons with accessibility challenges.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the site. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.
- c. Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, gentle pedestrian access grades, more generous steps, and heavier more durable materials should be provided to accommodate skier traffic.
- d. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

DEVELOPMENT PERMIT AREA: INTENSIVE RESIDENTIAL DEVELOPMENT

1.35. AREA

All lands located within the Intensive Residential Development Permit Area, as shown on Schedule "S".

1.36. DESIGNATION

Pursuant to Section 919.1 (1) (e) of the Local Government Act, these lands are designated as a development permit area for the establishment of objectives for the form and character of intensive residential development.

1.37. JUSTIFICATION

The objectives of the Intensive Residential Development Permit Area designation are to:

- a. Encourage visually attractive residential development that enhance and strengthen the character of existing neighourhoods.
- b. Encourage intensive residential developments that are compatible with existing neighbourhoods, by creating infill solutions such as smaller lots and duplex dwellings,

- using careful site planning and design to maintain or approximate a forested mountain setting.
- c. Create compact, efficient dwelling units relying on existing amenities, services and infrastructure that contribute to the long-term affordability and supply of restricted housing for employees.
- d. Maintain and enhance the mountain resort character of Whistler.

1.38. EXEMPTIONS

A Development Permit within the Intensive Residential Development Permit Area is required only in respect of the following:

- a. A subdivision that would create one or more parcels smaller than 695 square metres;
- b. Development of detached dwellings and auxiliary buildings on parcels smaller than 695 square metres, unless the parcel was created by a subdivision plan deposited prior to January 2009;
- c. Development of a duplex dwelling.

1.39. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands. In the case of mixed-use developments that are subject to guidelines for more than one type of use (multi-family residential, commercial or industrial), the application of land use-specific guidelines to particular buildings and portions of buildings is a matter of discretion and the designer should apply the guidelines in a manner than results in an effective and coherent overall design.

SITE DEVELOPMENT AND BUILDING DESIGN

- a. Buildings should use layout, orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring buildings and properties.
- b. Front parcel line dimensions may be varied to permit subdivisions resulting in the creation of at least one employee-restricted parcel.
- c. Setback requirements may be varied in response to site conditions, for example to preserve vegetation, grades and views, or to optimize solar access.
- d. Any variances to front parcel width and setbacks should consider potential impacts on adjacent properties including views and solar access.

- e. Buildings and landscaping should be sensitively located and designed to minimize disturbance to natural topography, hydrology and existing vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.
- Site design should include adequate snow storage areas.
- g. Surface parking areas, driveways and garages should be designed to minimize their visual impact on the streetscape. Shared driveways are encouraged for adjacent parcels to reduce driveway width at street.

ON-SITE LANDSCAPING

- a. Wherever possible, mature trees and significant specimens, including those along property lines, should be preserved and integrated with new landscaping.
- b. Landscape designs should preserve existing native vegetation where appropriate, or use plants suited to the local climate, to minimize irrigation requirements.
- c. Disturbed portions of a development site should be re-vegetated to maintain a forested setting.
- d. The use of 'Green roof' technology is encouraged to allow rainwater collection systems for irrigation purposes.

DEVELOPMENT PERMIT AREA: INDUSTRIAL DEVELOPMENT

1.40. AREA

All lands located within the Industrial Development Development Permit Area, as shown on Schedule "T".

1.41. DESIGNATION

Pursuant to Section 919.1 (1)(f) of the Local Government Act, these areas are designated as a development permit area for the establishment of objectives for the form and character of industrial development.

1.42. JUSTIFICATION

The objectives of the Industrial Development Permit Area designation are to:

- a. Encourage visually attractive industrial development for visitors and residents.
- b. Encourage industrial developments that are compatible with adjacent land uses.

1.43. EXEMPTIONS

An industrial development permit is not required in respect of the following;

- a. Regular maintenance of buildings, structures, and landscaping;
- b. Patio and outdoor improvements;
- c. Tree removal pursuant to a valid Tree Cutting Permit;
- d. Signs authorized by permit under the Sign Bylaw;
- e. Emergency works, including tree cutting to remove an immediate danger; and
- f. Minor site clearing for topographic or other surveys for site and servicing work.

1.44. GUIDELINES

The general intent of these design guidelines is to illustrate various design elements which need to be considered by prospective developers. These guidelines set out the intended character and theme of all development on the lands. They are not intended to be exhaustive; other imaginative design solutions are encouraged provided they meet the general design intent. Applicants should review these guidelines and meet with planning staff at the outset of the of the design process to discuss the design objectives and issues. Each design will be reviewed in the context of surrounding development, and the specific design objectives for the lands.

Development permits issued under this designation should comply with the following guidelines:

SITE DEVELOPMENT AND BUILDING DESIGN

- a. The design of proposed building or redevelopment of existing industrial buildings should ensure minimum exposure or visibility as viewed from Highway 99.
- At least one building face of each building should be sited at the lot boundary abutting a street, to create a defined street edge common to attractive industrial areas.
 - i. Buildings may be set back further from the street to accommodate outdoor seating areas and open spaces.
 - ii. Where buildings front major streets, an additional setback area may accommodate one row of surface parking and one associated maneuvering aisle.
 - iii. Buildings on corner sites, or portions of these buildings, should be sited at both street edges. These buildings should be massed to strongly define the corner and exhibit visually prominent architectural elements.
 - iv. Visually unattractive portions of industrial sites, such as loading bays and exterior storage areas, should be located behind buildings, architectural treatments, and/or landscaping whenever possible.

- ٧. Industrial developments, involving large vehicle and other surface storage yards, should be designed to ensure that street fronting portions of a building are occupied by reception or office uses whenever possible, and any remaining unoccupied portions of the street fronting building are treated with architectural or landscaping features to maintain a defined and attractive street edge.
- c. Building faces that front streets and corner locations should be developed with 'active' ground floors, to create a positive public image, ensure businesses are easily identifiable, and promote more pedestrian-friendly streets. For example:
 - Offices, reception areas and other public uses, located at-grade and along building faces that directly abut streets, should have entrances with direct street access and clear window glazing.
 - ii. If additional offices, reception and other public areas are above the ground floor, easily identifiable, at-grade entrances should be used to located these areas.
 - iii. Blank walls on street-fronting building façades are discouraged. Architectural features/articulation of the elevation and window glazing should be used.
- d. Innovative and interesting façade treatments are strongly encouraged on all industrial buildings, to create identifiable, attractive industrial areas. For example:
 - i. Stepping back or providing balcony and terrace areas on the building above the ground floor.
 - ii. Use of a variety of colours, roof lines, architectural features and building materials including stone, wood, recycled composites and treated or textured concrete. Large areas of mirrored surfaces, uniform material such as stucco, sheet or profiled metal cladding, standard concrete block and blank walls are strongly discouraged.
 - iii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
 - iv. Use of attractive and innovative signage.
 - ٧. Roof materials should be non-reflective.
 - vi. Flat sections on roofs are permissible for functional reasons and for design effect. Flat roofs should have a cornice that directs water away from the building face.
- vii. Roofs may be a surface for energy collection and designers should consider how to incorporate the physical elements that allow photovoltaic cells, solar hot water heaters, or other solar energy collection devices to be attached in the future.
- viii. Neutral non-reflective colours are preferred for roofs.
- e. Building materials should be sufficiently durable to withstand Whistler's harsh climate.

- f. Industrial buildings should provide usable, public and private open spaces to create pedestrian interest, opportunities for outdoor seating, and should provide buffers between industrial and other uses.
- g. Building form and character should address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.
- h. Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- i. Vehicle circulation should be designed to avoid conflicts between trucks or other heavy vehicles and employees' and visitors' passenger vehicles.
- j. All accessible parking spaces should be located as close as possible to building entrances.
- Bicycle storage, should be provided on industrial building sites and within buildings themselves, where possible.
- I. Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements;
- m. All surface parking should be screened and enhanced with landscaping and berms. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.
- n. Parking areas must provide adequate areas for snow storage and drainage.
- o. Parking area must provide adequate area for industrial traffic and circulation.
- p. Garbage and recycling areas should:
 - Be a roofed and enclosed structure, designed to complement the overall building design and adequately sized for the sites needs and RMOW programs;
 - ii. Use building design and material selections that can effectively manage Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow;
 - iii. Be secured from bear access; and
 - iv. Be screened and enhanced with landscaping and berms.
- q. Lighting:
 - i. High pressure sodium lighting is discouraged.
 - ii. Light must not be cast or reflected onto adjacent properties.
 - iii. High cut off fixtures that are night-sky friendly are encouraged.
 - iv. Entrances and parking lots must be lit to ensure personal safety of occupants and visitors who access and egress the building at night.

SIGNAGE

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

ON-SITE LANDSCAPING

- a. Properties adjacent to Highway 99 to maintain a 20 metre wide treed area adjacent to the highway.
- b. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of industrial development sites, should be preserved and integrated with new landscaping.
- c. Landscaping, tree plantings and screening methods should be used to screen:
 - i. surface parking lots;
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - Industrial buildings and structures from streets and adjacent development. iv.
- d. Planting of new trees is strongly encouraged.
- e. The use of 'Green roof' technology is encouraged where appropriate.
- Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from industrial building surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

g. Chain link fencing adjacent to a public road should be screened with vegetation.

STREETSCAPE

- a. Pedestrian areas, including sidewalks and pathways located on or adjacent to building sites should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered travel for both pedestrians and mobility impaired persons.
- b. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street on to the building site. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.
- c. Adequate lighting should be provided in all areas frequented by pedestrians and vehicles and not shine directly into adjacent properties.

DEVELOPMENT PERMIT AREA: PROMOTION OF ENERGY & WATER CONSERVATION AND THE REDUCTION OF GREENHOUSE GASES

1.45. **AREA**

All lands shown on Schedule 'U' are designated as a Development permit area for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

1.46. DESIGNATION

Pursuant to Section 919.1(1)(h),(i) and (j) of the Local Government Act, the entire Municipality is hereby designated as an area for the establishment of objectives for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs).

1.47. **JUSTIFICATION**

The justification for a development permit area designation for the purposes of promoting energy and water conservation and the reduction of GHGs is as follows:

a. It is in the community interest that all new development and significant redevelopment should be consistent with the community's overarching goals for energy and water conservation as well as the reduction of greenhouse gases. The construction and operation of buildings has a substantial impact on the natural environment and collectively produces a significant contribution to the municipal carbon footprint. In 2010, approximately 66% of the total energy consumption in the municipality, and 43% of the total GHG emissions are attributable to the operation of local buildings.

- b. The community has committed to reducing its community GHG emissions by 33% from 2007 levels by 2020, 80% by 2050, and 90% by 2060. These reductions will be achieved through the combined impact of local government influence (land use and transportation planning, development/building guidelines as well as waste reduction strategies), as well as the programs and initiatives of both senior levels of government and progressive private sector initiative.
- c. The community has also committed to leading a community-wide effort to reduce total energy consumption to a level 10% lower than 2007 by 2020.
- d. Encouraging the development and building community to integrate measures designed to reduce a building's impact on the environment is an important step for reducing the portion of Whistler's energy consumption and GHG emissions attributable to the construction and operation of our built environment.
- e. Water-saving measures are also encouraged to minimize the burden on municipal utilities, reduce local water abstraction levels, as well as to reduce the potential for negative impacts on local hydrological cycles and ecosystem function.

1.48. EXEMPTIONS

Development Permits for the promotion of energy and water conservation and the reduction of greenhouse gases (GHGs) will not be required for any properties within this DPA except those that meet one or more of the following conditions:

- a. new building construction with a gross floor area greater than 200 square meters,
- b. alteration of more than 25% of the exterior surface area of a commercial, industrial or institutional building,
- c. subdivision of land

Exempted projects are not required to comply with the following guidelines. However, designers are still encouraged to consider these guidelines in the design and implementation of their projects.

1.49. GUIDELINES

Development Permits issued for new buildings or significant renovations should be undertaken in accordance with the following Guidelines in Section 0.

NOTE: If this Development Permit application is associated with a 'significant renovation or alteration of a building' (1.4(b) above), this Development Permit review process will only apply or pertain to the portion of the building or property that is being proposed for renovation/alteration.

Subdivisions should be designed such that the resultant subdivision plan achieves the Guidelines in Section 0.

FOR BUILDINGS: ENERGY CONSERVATION AND GHG REDUCTIONS

Building Orientation and Access to Sunlight

- a. Buildings should be located, oriented and designed to facilitate the retention of passive solar heat (e.g. south facing windows), reduce heat loss and support natural ventilation.
- b. While acknowledging that buildings should be oriented to the street, whenever possible encourage building massing/shape to improve the passive solar performance of the structure, recognizing that a more compact form and a longer shape along an east/west axis is more appropriate for maximizing passive heat gain.
- c. Reduce the energy consumption of electric lighting by maximizing opportunities for the distribution of natural daylight into a building's interior spaces (excluding the use of skylights).
- d. Avoid the use of heavily tinted or reflective glazing that reduces solar heat gain but also reduces the penetration of daylight.
- e. Placement and retention of deciduous trees is encouraged such that these trees provide summer-season shading, and winter-season solar access.
- f. While respecting the importance of Whistler's naturally forested character encourage the design of on-site landscaping to minimize negative shading impacts on the potential for solar thermal or photovoltaic systems on the site and surrounding properties.

Roof Design

- g. Roof overhangs and window placement should be coordinated to provide cooling and shade during the summer and solar access for passive heating in the winter.
- h. Roof surfaces should be designed to accommodate solar energy collection devices.
- Skylights are discouraged, as the benefit of natural daylight penetration is not sufficient from an energy perspective, to outweigh their heat loss due to low insulation value.
- Green roofs are encouraged where they can be shown to reduce heating and cooling needs, enhance biodiversity, reduce fire hazards, or realize other benefits.

Renewable and Alternative Energy

- k. Strongly support the installation of on-site renewable energy systems wherever feasible (e.g. solar thermal hot water, solar photovoltaic (PV) panels, micro-wind turbines and ground source heat pumps).
- Design mechanical systems to enable interconnection with future district energy systems in those areas identified as having potential for such systems - refer to OCP Schedule V (District Energy Areas Map).
- m. Encourage the recovery of available waste heat resources as a strategy to preheat incoming ventilation or domestic potable water supply.

Outdoor Areas

- n. Snow management should be premised on sound design principles and not be reliant on the integration of heat trace devices. Heated driveways, stairs, or pedestrian walkways are strongly discouraged.
- o. While still supporting safe pedestrian mobility, all outdoor lighting should minimize wattage and be directed downward with full cut-off fixtures.
- p. The control of all outdoor lights with motion detectors or timers is encouraged.
- q. Outdoor lighting should be well designed to protect dark skies and avoid light pollution.

Materials Management

- r. Recycling infrastructure and bear-proof storage areas especially for organics recycling are encouraged.
- s. Building materials which are durable for the use intended should be sourced locally or regionally to reduce transportation requirements whenever possible.
- Reuse existing building materials where practical.
- u. Encourage construction waste diversion planning as part of the development process, including the identification of designated areas for the collection of recyclable materials during construction.

Preferred Transportation Choices

v. Bicycle storage and racks are strongly encouraged for multiple-family residential, commercial, institutional and industrial developments.

FOR BUILDINGS: WATER CONSERVATION

On-site Landscaping

- a. Landscaping design should preserve existing native vegetation wherever appropriate, or use plant species suited to the local climate, requiring minimal irrigation. Measures should include:
 - i. incorporating drought-tolerant, native plants and other xeriscaping techniques to minimize the need for landscape irrigation;
 - maximizing the use of topsoil or composted waste for finish grading to assist in ii. infiltration and to increase the water holding capacity of landscaped areas;
 - iii. maximizing the use of mulch layers above soil for all landscape planting areas; and utilizing rainwater capture systems for appropriate end uses where possible.
- b. Use or manage as much stormwater and building water discharge on site as possible. Site and building design measures should include:
 - i. maximizing pervious surfaces to enhance stormwater infiltration opportunities by reducing building footprints, paved parking areas and pedestrian pathways,

- ii. incorporating stormwater capture measures including bioswales and rain gardens for infiltration
- c. Utilize automated control systems where temporary or permanent mechanical irrigation systems are required.

FOR SUBDIVISION: ENERGY CONSERVATION AND GHG REDUCTIONS

Parcel Orientation and Access to Sunlight

- a. Parcels should be subdivided and oriented to take advantage of opportunities for improving passive solar heating, reducing heat loss and supporting natural ventilation.
- b. Lot layout should minimize negative shading impacts on surrounding properties.
- c. While acknowledging that buildings should be oriented to the street, whenever possible encourage lot layout permitting building massing/shape to improve the passive performance of the structure, recognizing that a more compact form and a longer shape along an east/west axis is more appropriate for maximizing passive heat gain.

Renewable and Alternative Energy

d. Encourage lot layouts that enable interconnection with future district energy systems in those areas identified as having potential for such systems - refer to OCP Schedule V (District Energy Areas Map).

Preferred Transportation Choices

e. Neighbourhood design and subdivision layout that supports convenient use of preferred modes of travel is encouraged.

SCHEDULE 1 WHISTLER VILLAGE DESIGN GUIDELINES

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Whistler Village Design Guidelines is to convey a sense of the expected quality and image of the built environment and landscape for Whistler Village and describe its important design principles and features in order to facilitate the ongoing evolution of Whistler Village as a successful people-place integrated within its mountain setting. The guidelines are intended to assist property owners, business owners, architects, landscape architects and other design consultants to understand the expectations regarding Whistler's built environment and landscape.

These guidelines have been updated in 2011 to incorporate lessons learned from previous projects, recognize a focus on renovation and redevelopment, and recognize advances in building technologies and materials. The guidelines pertain to the original area of Whistler Village, Village North and the Upper Village lands. They continue to place significant emphasis on landscape and design at the human scale, and carry forward the original planning and design principles fundamental to the success of the original Whistler Village, as well as detailed

guidelines for solar access protection, view protection and building colour specific to the original area of Whistler Village.

Applicants are invited to submit creative and imaginative proposals which build on these guidelines and contribute to the overall form and character of Whistler Village. Applicants should review the guidelines and meet with municipal planning staff at the outset of the design process to discuss the design objectives/issues relative to their property and immediately surrounding area. Each design will be reviewed in the context of surrounding development and specific design objectives for the property.

1.2 HISTORY AND EVOLUTION OF WHISTLER VILLAGE

Whistler Village is a master planned mountain resort village and community town centre that has been developed over multiple phases with a consistent vision and application of village design principles.

The economy of the Whistler area is based on tourism, and the original area of Whistler Village was designed as a focal point for destination visitors. Begun in 1978, the original area of Whistler Village was conceived as a winter destination featuring direct skier access to both

An inspiring and enduring Vision

In 1978, the vision was charted for a multi-use pedestrian town centre set in the forest and the mountains; offering visitors a setting distinct from their everyday environment, Whistler Village was to be a place of life and excitement in all seasons; a social place, a restful place, a place of discovery and delight, a place to catch the sun, a place to be entertained, and a place to participate. Carefully situated buildings responsive to light and landscape, linked by a meandering central pedestrian promenade connecting lively public plazas and squares, were central to this vision of the Village as a journey of constant discovery and a destination in and of itself.

Whistler Mountain and Blackcomb Mountain, two of North America's largest ski mountains. The quality and continuity of the pedestrian system and the location and scale of public spaces was, and still is, the controlling fabric of the Village. These spaces were to have sunlight even in winter months, views of mountains, comfortable human-scaled proportions, architectural design appropriate to the mountain environment and the presence of a mountain landscape throughout. The design encouraged meandering and discovery through the careful placement and orientation of the pedestrian system, public spaces and buildings. Each development parcel had very specific design parameters including building siting, massing, volumetrics, density and specific uses. The idea was to build a nucleus of essential services in the town centre that would draw both residents and tourists to the areas.

By the mid 1980's the original Village was substantially complete and construction began for the Upper Village, a pedestrian oriented environment located at the base of Blackcomb Mountain and a short walk over Fitzsimmons Creek from the original Village. Shortly thereafter, a design plan for Village North was developed including building volumetrics and parcel specific design guidelines. Village North was designed to be of a scale consistent with the original Village and an extension of the pedestrian oriented environment. In 1991 construction began and by the end of 1997 virtually all of the development parcels in Village North had been constructed.

With all parcels developed in accordance with approved development permits and designs, Whistler Village has evolved and matured into a successful four-season destination mountain resort village and community town centre.

Through this evolution and maturity, the master plan vision and design guidelines have endured, establishing the foundation for a unique identity that has truly set Whistler apart. While a natural desire exists to preserve and protect this renowned Village "gem", there is recognition that ongoing rejuvenation, revitalization, and evolution is needed within the framework of these design guidelines to remain vital and alive and continue to be competitive in the destination resort market. While the basic village scale, structure and organization is fixed and there is limited opportunity for increases in building massing, there are opportunities to add detail, richness, diversity and functionality to the existing built environment as well as create distinct neighbourhoods or subareas within the larger Whistler Village.

2.0 OBJECTIVES

To foster Whistler Village's unique character and sense of place, the following objectives should be considered in all development:

- 1. Continue the high standard of urban design, architecture and landscape architecture, which is the trademark of the Village and the basis for its success with visitors.
- Consider that Whistler is a year round destination resort. Respond to the existing and future needs and interests of a broad range of visitors and residents through the four seasons.
- 3. Build upon the sense of a small and dynamic town centre that has grown and continues to evolve, while ensuring that all development is planned and designed as an integral part of the Village.
- 4. Create a street scene with significant texture in building facades. Maintain variety in the size of building sites and developments and design larger buildings as a series of smaller modules.
- 5. Create a "user friendly" atmosphere in the Village: continue the prominent pedestrian orientation; provide open space amenities (outdoor seating areas, activity areas, site features, etc.) that will contribute to its success.
- 6. Organize spaces, orient buildings and continue the scale of the Village to maximize mountain views and sunlight in public spaces.
- 7. Express individuality, yet contribute to the image of a cohesive village, yet still. To reinforce mountain village character, some uniformity of form, scale, proportion, texture, materials and colour is necessary.
- 8. Build on the existing character and image, i.e., "mountain village" built by local craftsmen of local materials, incorporating elements of "West Coast" architecture.
- 9. Respond to extreme climatic conditions, intensive use and the surrounding mountain environment.
- 10. Provide substantial landscape planting throughout the Village that links to the mountain environment and creates seasonal variety in colour and texture. Manage this landscape over time to complement the built environment.
- 11. Create a fully accessible and inclusive built environment.

3.0 SITE PLANNING

3.1 BUILDING SITING, FORM AND MASSING

Whistler Village contains variety in the size of development sites and building form and massing, with each site being unique depending on its location and context. The siting, form and massing of buildings in Whistler Village have been established through the master planning process to create a pedestrian oriented town centre with a "village scale". All future development shall give consideration to these master plans and continue this scale, structure and organization as described in these guidelines; there is limited opportunity for increases in building massing.

Building siting, form and massing must be responsive to:

- 1. the overall Village development context, scale, structure and organization;
- 2. adjacent development;
- 3. pedestrian and vehicular access and circulation;
- 4. topography;
- 5. geology/soils conditions;
- 6. hydrology, drainage and flood plain considerations;
- 7. vegetation;
- 8. views and view corridors;
- 9. solar and micro-climatic considerations; and
- 10. seasonal response and snow management.

Encroachments onto public lands beyond the property line must be noted on the drawings and considered by the municipality at an early design stage.

3.2 PEDESTRIAN AND OUTDOOR ACTIVITY AREAS

The scale, quality and continuity of the pedestrian spaces are instrumental to the pedestrian experience and are of highest priority.

The unifying element of the village is the central pedestrian mall, which comprises the pedestrian stroll and plaza areas. Buildings and landscape forms should create a sequence of stopping and sitting places along this space.

1. Provide inclusivity and choice

For ease of pedestrian movement throughout the Village, provide a pedestrian system that offers diversity and choices, and includes accessible routes to an acceptable standard.

2. Create outdoor activity areas

Provide visible outdoor activity areas accommodating a range of ages and activities to reinforce social activity and interaction

Seating areas and restaurants overlooking pedestrian areas create special comfort areas and are encouraged to contribute to the social life and vitality of the Village.

Optimal locations for restaurant patios are adjacent to a plaza, a pedestrian crossroad or bend on the central pedestrian mall. These locations should be preserved as they assist to activate the pedestrian mall, leverage views and sun exposure, create view terminuses, and create an active and interesting environment to entice people to walk further along the pedestrian mall.

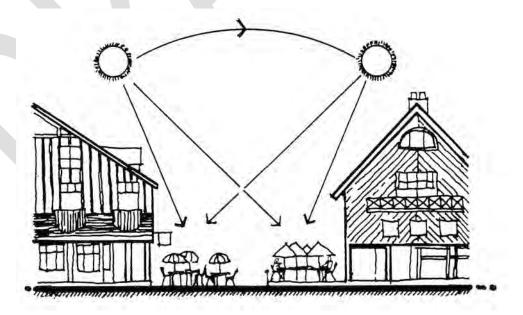
In some instances, there may be overall advantages to the pedestrian experience for an extension of a restaurant patio or other individual property use into the pedestrian mall. Such proposals will be considered on an individual basis by the municipality.

3. Preserve solar access

Building volumetrics should preserve and enhance year-round sunlight on pedestrian and outdoor activity areas and neighbouring indoor spaces. To encourage winter use, design building volumetrics to create sheltered sunny pockets in public spaces.

Landscape features and plantings should provide for maximum solar access.

Detailed solar access guidelines applicable to the original Whistler Village area are provided in the Whistler Village Solar Access Protection Guidelines, attached as Appendix A.



4. Preserve and enhance views

Preserve and enhance public views to the mountains and the natural landscape beyond the village precinct. Public views are views from public locations within and adjacent to Whistler Village that contain view characteristics that make a positive contribution to the aesthetics, character, identity or image of Whistler and contain special view features to protect (ski runs, ski lifts, peaks, ridgeline, mountainsides).

Detailed guidelines applicable to the original Whistler Village area are provided in the Whistler Village View Protection Guidelines, attached as Appendix B. Development within the other areas of Whistler Village shall meet the same criteria and guidelines established in Appendix B.

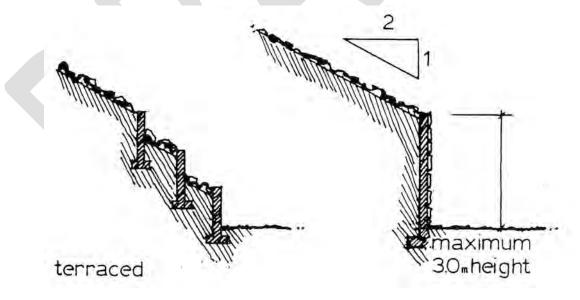
3.3 GRADING

Grading requirements should be resolved within the property boundary.

Cuts and fills should be minimized and blended into the existing terrain.

Slopes of cut and fill banks should be determined by soil characteristics for the specific site to avoid erosion and promote re-vegetation opportunities. Maximum allowable slope is 2:1 (3:1 grass).

No retaining wall should be higher than 1.0 metres adjacent to pedestrian corridors or patios. Walls up to 3.0 metres in height may be permitted elsewhere. Timber retaining walls are generally discouraged, especially where they front onto public property. Terraced or battered retaining walls are preferred.



3.4 DRAINAGE

The very heavy snowfalls and precipitation of the Whistler area requires special attention to drainage.

1. Site Drainage

No surface drainage shall be directed off the site.

Runoff from impervious surfaces such as roofs and pavement areas should be collected and directed to planting areas or drains. Internal storm drainage or storm water retention may be required.

2. Area Drains

Positive drainage of all public and private plaza and walkway areas is required. Drains should be full catch basins or trench drains. Balcony floor type drains are not acceptable.

3.5 SERVICING INFRASTRUCTURE

The predominant pedestrian orientation and compactness of the Village warrants special consideration to servicing infrastructure.

1. Service bays and loading docks should be unobtrusive

Locate service bays within the building or parking structure. If exterior service bays are necessary, avoid locations visible to the central pedestrian mall and main entrances to hotels or commercial businesses. Provide permanent visual screening where exterior service bays are located.

Service vehicle access, circulation, queuing and loading must be organized to address functionality, aesthetics and minimize impacts on the pedestrian experience.

2. Service bay design should be durable

Select materials to withstand wear and tear.

Design service bay entries to prevent ice and snow build-up.

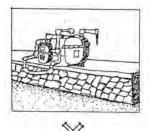
3. Solid waste storage should be internal

Provide adequate space within a building or parking structure for an enclosed solid waste (garbage, recycling and compost) storage room. Ventilation should be provided (exhaust to roof).

If exterior storage is necessary, it must be in a wildlife resistant container or enclosure, and locations visible to the central pedestrian mall and main entrances to hotels or commercial businesses should be avoided. Provide permanent visual screening where exterior storage facilities are located.

4. Minimize the visual impact of utilities

Confirm locations at an early stage of the design process and locate utilities such as transformers, condensers and







utility meters outside the viewscape of the pedestrian realm, or screen with planting or other landscape features.

Incorporate fire hose connections and utility meters directly into exterior building walls to avoid damage from snow clearing.

3.7 VEHICULAR ACCESS AND PARKING

Vehicular access, circulation and parking must be designed to minimize conflicts between vehicle and pedestrian circulation.

1. Underground parking prevails

All parking must be underground. For convenience purposes, small amounts of surface parking may be permitted to complement the underground parking.

Refer to Zoning and Parking Bylaw 303 for additional parking and loading regulations.

2. Parking entrances designed to be easily identifiable

Parking entrances should be easily identifiable from the street. Consider the use of landscaping, materials and signage to make parking entrances a positive feature of the Village architecture. Signage should be illuminated and clearly indicate parkade use for either public or private parking. Consider colour coding to identify proposed use.

Consider automatic garage doors for aesthetic and security reasons.

Consider making underground parkade clearance higher than usual, given the prevalence of larger vehicles made taller with ski racks.

3. Driveways

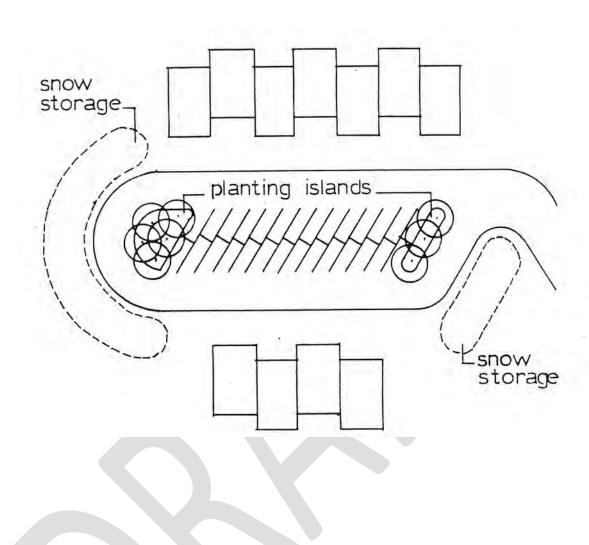
Refer to Zoning and Parking Bylaw 303 for permitted driveway gradients.

4. Surface Parking

Surface parking must be screened by a combination of landscaping and berms, sufficiently illuminated and appropriately drained. Designated snow storage areas should be provided. Large surface parking lots should incorporate planted islands. Refer to Zoning and Parking Bylaw 303 for specific surface parking regulations.

Ensure accessible pedestrian connections from parking lot to adjacent sidewalks.

Consider providing separate pedestrian circulation routes within large surface parking areas.



4.0 SITE DESIGN

4.1 PEDESTRIAN MALL

1. Create variety and continuity of interest at ground level

The pedestrian experience is that of stopping, sitting, looking, strolling, as well as walking with directness to distant destinations. As such the pedestrian system should have variation in width and character. There should be small places for sitting, as well as larger gathering places for groups of people with potential to accommodate street entertainers and small events. Pedestrian movement should be able to pass comfortably around entertainment places.

2. Consider views

Walkways and sitting places should be carefully organized to direct views toward the mountains as well as specific spaces or objects. The physical layout of buildings and landscape spaces must consider the composition of views within spaces and of views to the mountains and the nearby landscape.

3. Year round seating/social organization

Sitting places must be frequent. Benches should be organized, in some places, to permit and promote talking between people on adjacent benches. In other places, single and private benches are appropriate. Within a given area, at least 50% of the available seating should be on benches with backs and at least one armrest. Other surfaces, such as steps, low walls and lawn areas should be designed to permit casual seating.

Increase opportunities for year round seating.

4. Other street amenities

Garbage and recycling containers should be of the Village standard and be frequently located.

Ski and bicycle racks for use by the general public should be provided near entries to commercial spaces (stores, restaurants).

Street amenities should be placed in areas that do not impede pedestrian movement, maintenance, or winter snow clearing.

5. Surface treatment

Unit paving, to the municipal standard, is the predominant surface treatment on the pedestrian mall.

In some places, a mixture of surface types can be interesting and effective in modulating the scale of a space.

There should be a course of pavers at the base of walls, stairs and ramps to neatly edge the paver to wall/stair/ramp relationship.

6. Stairs and Ramps

All stairs and ramps accessing buildings are encouraged to be roofed. Notwithstanding Development Permit Area Guidelines for Energy and Water Conservation and Reduction of Greenhouse Gases, building access ramps steeper than 5% slope should be heat traced if not roofed.

It is recommended that exterior steps be wider and shallower than those used within buildings such that the tread can accept the size of a ski boot.

4.2 LANDSCAPING

1. Landscape standards

All landscaping shall be designed, installed, and continuously maintained and managed to current BCSLA/BCNTA standards. Landscaping should be replaced when damaged.

A landscape security may be required.

2. Integration and coordination

Landscaping is a major, integral part of a project design and planting should be substantial to emphasize the natural setting.

Preserve and protect existing vegetation, especially significant trees wherever appropriate. Replant and re-landscape areas that have been cleared.

Coordinate planting to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.

Incorporate managed 'higher impact' planting with texture and bold colour in the central pedestrian mall area.

Landscaping along the outer forested edges of the Village, along primary roadways including Highway 99, and around surface parking lots should be densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.

In a few instances outside of the central pedestrian mall area a more orderly planting is appropriate; in particular, at hotel entrances and along Main Street.

The Owner/Developer must install parking, curbing, landscaping and lighting to municipal standards beyond the edge of the parcel boundary up to the centreline of any pedestrian system or adjacent street.

3. Planters

The pedestrian mall is to have substantial planting in raised beds a minimum of 1.5 metres in width to create transition from the building to the pedestrian mall.

Planter walls integral to building designs are encouraged. Walls should be primarily stone, at heights varying from .200 to .800 metres. Higher walls discourage seating and are not in scale with pedestrian areas, and should be stepped.

Where appropriate, visually break up long linear planter beds or walls and consider alternative plant bed edge treatment to give relief to the rigidity of continuous walls and curbs.

Planter beds located over structures must be drained into the storm drainage system and cannot be drained through weep holes in walls creating surface water flow over pedestrian areas.

4. Plants and Planting

Use plant species suited to the local climate, requiring minimal irrigation, which also provides dynamic seasonal interest.

A mix of evergreen and deciduous trees is required. Planting used for screening must be primarily coniferous. Understory plants are required to add to the seasonal variety of colour and texture. Spring, summer and fall floral displays are encouraged in feature areas. Lawn is acceptable if it works well in response to social use.

Trees should have minimum size for immediate effect. Deciduous trees should be a minimum of 75mm (3") Caliper and 3.6m (12') height. Conifer trees should be a minimum of 2.0m height. Deciduous trees greater than 100 mm (4") Caliper and conifer trees greater than 5 m height are not advised on account of winter snow load.

Trees must have sufficient soil volume for long term health consistent with BCSLA/BCNTA standard. Trees in planters overtop of structures or where the subsoil drains poorly shall have 1000 mm soil depth. Trees in hard surfaced areas must use silva cell type or other approved equal to meet soil volume requirements.

Plants located in snow dump areas must be sufficiently durable to survive the effects of snow dump.

6. Irrigation

Planted areas must incorporate programmable automatic irrigation system to current IIABC and BCSLA/BCNTA standards.

Drip irrigation is required for hanging planters. Irrigation lines should be concealed.

7. Landscape elements

All landscape elements adjacent to areas which require snow clearing by machinery should be designed to resist damage by incorporating durable materials, rounded edges and eliminating unnecessary protrusions.

Special features such as public art, fountains, water, exterior display kiosks, flags, banners and graphics are encouraged provided they contain no commercial message.

4.3 LIGHTING

Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is also supported.

Use the correct amount of light. Illumination levels should be of sufficient intensity to provide safe pedestrian passage and property identification but not over-power the nightscape. The overall preference is for a soft, lower illumination level and even lighting experience.

Direct light downward by selecting full cut-off and fully shielded fixtures that shield the light source to avoid light pollution and protect dark skies. Notwithstanding Development Permit Area Guidelines for Energy and Water Conservation and Reduction of Greenhouse Gases, limited applications of up lighting may be permitted to illuminate architectural and landscape features where downward lighting cannot be accommodated if light pollution is minimized.

Select the correct light source (bulb type) to create good colour rendition and warm colour temperature. Coloured lighting is permitted, but is restricted to seasonal festive lighting and public amenities. Flashing and blinking lights and, with the exception of window signs, neon, are not permitted.

Utilize shut off controls such as sensors and timers.

Design interior lighting so that it sufficiently illuminates window displays but does not illuminate the outdoors.

4.4 SIGNAGE

Well executed and creatively designed signage of durable, high quality materials is an important component of the Village visual interest and character.

The design and placement of signs shall be carefully coordinated with the architectural elements of the facade and associated storefronts, and complement, not obscure architectural details.

The size, number and placement of signs pertaining to a building or development should ensure a hierarchy of signage. Within this hierarchy, there must be a balance between consistency and individual creativity. For instance, consistency may come in the location, size, materials or lighting to create a rhythm, and creativity may come in the shape, colour, materials, and individual mounting brackets to create interest and individual business expression; character signs are encouraged.

All sign materials and mounting brackets should be high quality, textured and durable. Raised or recessed letters or symbols are strongly encouraged.

Lighting fixtures should be quality, unobtrusive fixtures.

Signs may support fairly intense colour applications, but should be harmonious with the colour scheme of the building with which they are associated

All signage must also meet the requirements of Whistler's Sign Bylaw.



5.0 BUILDING DESIGN

5.1 BUILDING CHARACTER AND SCALE

The continuity, enjoyment, and excitement of the pedestrian areas are to be created in large part by thoughtful massing, scale and detail of each building.

Buildings are usually restricted to 3-1/2 storeys or less. Higher buildings must be stepped back or otherwise respond to pedestrian scale.

Consider a large building as a series of smaller modules; the objective is to create a street scene with significant texture in building facades, rather than long buildings featuring a single design idea.

Façade design must display a consideration of the building's appearance on all sides of the building: there are very few buildings in the Village with only a "front" and "back".

5.2 PEDESTRIAN LEVEL DESIGN

The ground floor building design, in coordination with the related landscape design, provides the opportunity for the greatest visual interest. All design efforts should focus on the organization of form and materials so that the pedestrians relate clearly to the retail shops and pedestrian level activities.

1. Continuous covered walkway system

The ability for a pedestrian to walk undercover throughout the central pedestrian mall area is important for visitor weather protection and comfort and covered walkways on one or two sides of all commercial buildings are typically provided.

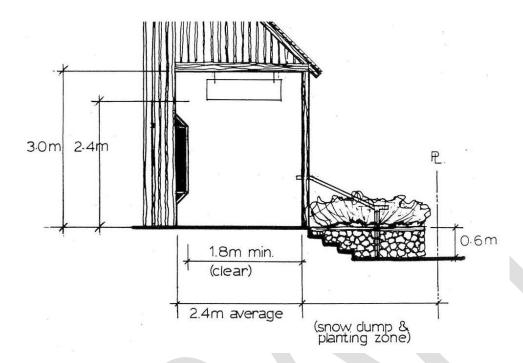
In some instances, covered walkways may be changed and storefronts may extend outward to the edge of the pedestrian mall if weather-protected access into the retail space is provided.

Covered walkways should have a varied width to enable pedestrian circulation and provision for outdoor displays and amenities. Covered walkways shall have a 1.8 metre minimum clear width and 3.0 metre minimum clear height. Doors shall not swing into this required width.

Walkways may be within the building (i.e. set in from the face of upper storeys) or may extend partially or fully outwards from the building face. Walkway roof and column design should be an integral part of the building design and strike a balance between the creation of a strong building base and unobstructed views of storefronts from the pedestrian mall.

The ceilings and the space of the covered walkways should be illuminated in a creative way to create a welcoming and engaging environment between the pedestrian mall and the store interior.

Canvas or acrylic awnings in lieu of structural covered walkways are not acceptable; however, may be used to add to visual interest, storefront identity and character.



2. Inviting building entrances and storefront access

Building entrances should front the street and pedestrian mall and be visible, identifiable and inviting from both.

Although the main entrances into buildings from the pedestrian mall should be noticeable, they should not be monumental such that they disrupt the continuity and flow of retail façades and the harmony of the pedestrian mall. Street entrances may be more prominent and may include a porte-cochere. The ground floor level of the building should be as close as possible to the pedestrian mall grade. In many instances, the ground floor level is typically a minimum of 0.6 metres above the adjacent pedestrian mall for floodproofing. Where the vertical separation is greater than 0.6 metres, intermediate terraces should be created to break up the vertical separation and enhance the connection between storefronts and the pedestrian mall; in no event should the vertical separation exceed 1.2 metres.

In some instances, there may be overall advantages to the pedestrian experience to permit encroachments into the pedestrian mall to enhance stair and/or ramp access to building and storefront entrances. Such proposals will be considered on an individual basis by the municipality.

3. Façade design requires variety, scale and modulation while achieving visual harmony

Create pedestrian interest with use of scale and modulation in the placement and detailing of architectural elements such as canopies, entrances, doorways, windows, lighting and signage.

The quality of individual storefronts is of highest priority. Design shop facades as individual entities, to strengthen their character and interest to the pedestrian. Continuous linear storefronts are not acceptable. The organization of the upper floors does not have to dominate the order of the retail level; allow retail frontages to be evident in the architecture of the building at street level and break up the structural rhythm of the building. This may be achieved by stepping of façades, by material change, or by colour change.

Inviting entrances and clear window glazing offering visibility into a store are especially important to enhance indoor/outdoor connections. Windowpanes should be divided with a muntin or mullion bars to add detail and expression. Glass should not extend to the ground level. Interior lights should illuminate the merchandise to reduce the mirror effect of dark interiors. Interior renovations that close in storefront windows with display walls and cabinets and that impede views into a store are discouraged.

4. Consider outdoor displays

High quality outdoor displays that contribute to Village visual interest and storefront character are encouraged. Ensure 1.5 metre metre minimum clear width is maintained for pedestrian circulation.

5.3 UPPER FLOOR DESIGN

The design of the upper façade of buildings is important to the scale and texture of the Village. The building faces are envisioned as a rich collection of varied yet harmonious façades, adding interest, scale and rhythm to the Village.

1. Façade elements must reflect "Village scale"

Building façades must include architectural features including bay windows, balconies, dormers and facade detailing as textural elements which strengthen the Village scale and resort image.

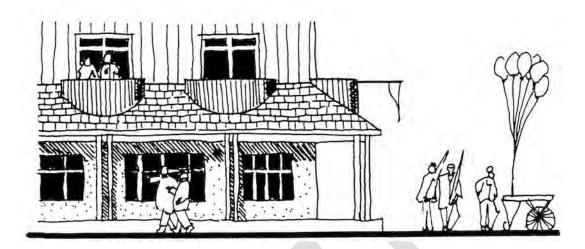
Building facades should give a substantial appearance consisting of "punched" openings. Curtain walls or façades incorporating long horizontal strip windows are not permitted. Long, motel-like balconies and exterior circulations systems are not permitted.

2. Every living unit should have a spot to catch the sun

Decks, balconies, and porches are strongly encouraged as they provide sunny usable outdoor space and add life and interest to the street.

In the design and positioning of elements such as decks, balconies, bay windows, and living area windows, incorporate the opportunity of formal and informal "overlooks" to activity outside.

Decks and balconies should consider proper protection to minimize snow catching, interior leakage, water staining and improper runoff.



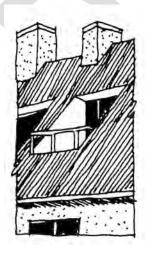
5.4 ROOF DESIGN

Roof design is important for snow management, and is a major contributor to Village visual harmony and character. Roofscapes are an important design element, which are viewed from the pedestrian level, the ski slopes above the Village, Highway 99 and the Village approaches.

The skyline of the Village is conceived as a unified composition of sloping roofs in a limited variety of materials and colours.

1. Roof form should be modulated

Roof form should be suited to mountain shapes and views, and broken up with the use of dormers, or other architectural features to reduce the apparent bulk of a building and to create more visual interest. The ridgeline should not be continuous but should be varied in height or broken with chimneys, cupolas, towers or other features.







2. Roofs must have sloped appearance and sufficient overhangs

A composition of sloped roofs is required for each development with small areas of flat and/or mansard roofs acceptable. Roof slopes should be between 5:12 and 12:12; lower sloped roofs may be permitted subject to design justification that meets the objectives of the Roof Design guidelines. Large areas of flat roofs are not acceptable.

Roof overhangs should be sufficient to protect the building fascia from rain and snow.

3. Roofs of connected and adjacent buildings must be fully coordinated

Consider coordination with adjoining eaves, peaks, gables and slopes.

Minimize exposure of party walls. Where present, consider them as an important design feature designed in a manner to complement the overall building design while minimizing flashing workmanship problems.



4. Flat roof design

All flat roofs shall incorporate a neutral or muted coloured roof membrane or roof aggregate.

5. Roof materials and colour

Roof materials should be of high quality and architectural dimension and texture, and sufficiently durable to withstand Whistler's harsh climate.

The colour of roof materials must be generally neutral or muted to blend with the colours of the natural landscape. Brightly coloured enamelled metal roofs will not be considered.

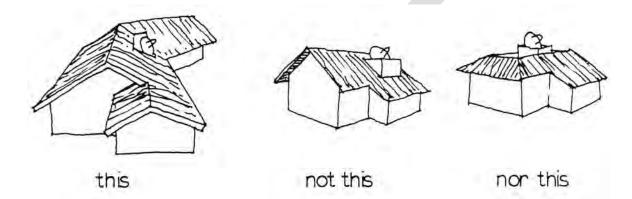
All roof flashing materials shall be pre-finished metal to match roof colour.

All chimneys should be enclosed in a material identical or similar to the building cladding (or other architectural treatment incorporated).

6. Roof mounted equipment must be concealed

Satellite dishes, communications antennae and mechanical equipment should be planned as part of the roof so they are concealed from pedestrian viewpoints and overlooking development.

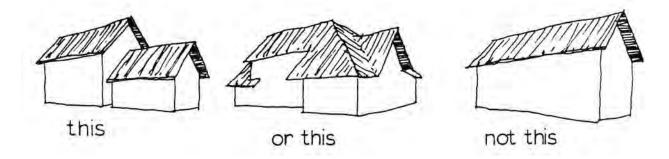
Venting stacks, flues and other similar projections should be concealed or integrated within the roof form as sculptural elements.



7. Trim and Eave lines

Trim and eave lines should have substantial appearance for visual interest; thin wood trim sections are discouraged..

Eave lines or a major cornice/trim line should be located below the third storey to bring the building face down to a pedestrian scale.



5.5 BUILDING MATERIALS

A consistent use of a small number of materials chosen for their durability and natural quality is an important component of the Village visual harmony and character. The materials and their method of application must reflect the regional style and ruggedness of the Whistler region and convey the image of a mountain village.

- Materials should be complementary to those of adjoining buildings.
- 2. Primary exterior materials include stone, wood, stucco and architectural concrete. Other materials may be acceptable subject to particular technical and design justification that meets the objectives of the Building Materials guidelines.
- a) Stone

The use of natural stone is required at ground level; both for building base and for streetscape elements. Artificial or "cultured" stone is not acceptable.

b) Wood

Wood siding is strongly encouraged. Priority is given to resawn or rough sawn vertical boards. Board and batten is recommended. Wood may also be present as timber elements and for infill panels in non-wood frame buildings. Small area of wood shingle is appropriate.

Plywood or particle board is not acceptable as exterior cladding.

c) Stucco

Stucco must be acrylic based and incorporate an acrylic (as opposed to painted) finish.

Stucco must incorporate heavy reveals and expansion joints. Stucco must be protected from weather exposure by deep overhanging eaves.

Stucco is acceptable for large areas, only where it is combined with heavy timber, wood or stone cladding.

d) Concrete

Exposed concrete must be trowel finished, heavily ribbed, textured or bushhammered; unfinished exposed concrete is not acceptable.

Seal all finished concrete.

Special finish concrete block may be used in limited areas with complementary materials; standard concrete block shall not be exposed.

3. All building materials are to be sufficiently durable and shall be detailed to withstand Whistler's harsh climate.

4. Windows.

Reflective or heavily tinted glass is not permitted.

5.6 BUILDING COLOUR

Building colours consisting of muted tones or shaded tints, neutrals and earth tones that are drawn from Whistler's surrounding natural environment contribute to the Village visual harmony and character. Building colours should also be complementary to neighbouring buildings.

Colour schemes should accent the architectural detailing of the building.

Deeper shades and more vibrant colours may be used in the design of individual retail storefronts to create a sense of uniqueness and visual interest at the street level. Storefront colour schemes however, should acknowledge, and be harmonious with adjacent storefronts as well as the general colour scheme of the larger building to which it is a part.

Building accessories such as awnings and signs may support fairly intense colour applications drawn from the surrounding natural environment, but should be harmonious with the colour scheme of the building with which they are associated.

Detailed guidelines applicable to the original Whistler Village area are provided in the Whistler Village Colour Guide, attached as Appendix C. Development within the other areas of Whistler Village shall meet the general colour principles as established in Appendix C.

5.7 NOISE CONTROL

The relatively high density of Whistler Village, combined with the mix of residential, commercial and entertainment facilities creates the potential for noise problems.

1. Locate nightclubs below grade.

Nightclubs must be located primarily below grade unless exceptional noise isolation measures are included.

2. Locate entrances to nightclubs, licensed lounges and pubs away from tourist or residential accommodation.

Provide vestibule (double door) entrances.

No operable windows are permitted facing a public street or mall for nightclubs. Other licensed premises may have operable windows facing a public street or mall subject to limiting noise escaping to the street.

Nightclubs must be sound-isolated from any tourist accommodation or residential uses.

5.8 BUILDING RENOVATION AND REDEVELOPMENT CHECKLIST

Renovation and redevelopment creates opportunities for improvements that could produce measurable benefits to the Village character and quality, contributing to the overall success of the Village. Targeted improvements are categorized and listed below:

1. Enhancement of the pedestrian precinct

- Changes that promote social life in public spaces
- Improvements in ease of access to stores
- Improvements in storefront visibility, life, colour and interest
- Changes to the base of buildings, improvement of the building connection to the land
- Entrance improvements (shelter, welcoming, personality)
- Preservation/creation of intimate, close up views
- Preservation/creation of distant mountain views
- Improvements in solar access, brightness, colour, delight
- Improvements to the landscape
- Accessibility improvements

2. Modification of roof forms

- Forms better suited to mountain shapes and views
- Resolution of snow dump issues (which impact on the form and usability of pedestrian spaces)
- Improved forms that contribute to Village visual harmony
- Forms that protect the building envelope

3. Modification of building façades

- Changes that emphasize horizontal features rather than vertical
- Windows and balconies that are direct, well shaped, not cute
- Surface colours and textures that catch the light, are not dull
- Façades that are weather resistant

6.0 SNOW MANAGEMENT

The effects of snow and ice build-up, if improperly handled, can be destructive to buildings, pose risks to pedestrians and vehicles, and impose high ongoing snow removal and maintenance costs. The heavy snows and extreme freeze/thaw cycle of Whistler combine to make snow management an important design consideration. Designers not thoroughly familiar with snow country design should retain an expert consultant early in the design process.

1. Snow management is the responsibility of each developer

Snow and drainage from roofs must not be dumped onto adjoining streets or properties.

Snow must be positively shed or positively retained. Snow diverters or snow retainers should be designed as an integral part of the roofscape.

Building entrances and pedestrian routes must be fully protected.

Snow dump areas must not be accessible to pedestrians.

Building projections below the main roof must be durable. Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snowshed.



WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2012 **REPORT:** 12 - 063

FROM: Resort Experience FILE: 10600

SUBJECT: OCP Update – Process and Timeline for Completion

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct staff to move forward with the expeditious completion of the updated OCP and its further consideration through the statutory review and approval process, working towards the process and timeline presented within this report.

PURPOSE OF REPORT

This report presents the recommended process and timelines for completing the update of the municipality's Official Community Plan, and for bringing forward the associated bylaw, Official Community Plan Bylaw 1983, 2011 for further consideration and adoption.

BACKGROUND

On November 15, 2011, Council gave first reading to Official Community Plan Bylaw 1983, 2011, a bylaw to adopt a new updated Official Community Plan for the Resort Municipality of Whistler, replacing the existing plan adopted in 1993. The draft plan presented for consideration was the product of a comprehensive and extensive planning and community engagement process conducted by municipal staff working with the community, as well as in consultation with the First Nations and Provincial government. This process, initiated in April 2010, is described within the November 15, 2011 report to Council and the Introduction chapter of the updated plan.

The Official Community Plan is a critical policy document for guiding land use and development within the municipality. It is in the best interests of the resort community to complete the update and adoption of the new OCP as expeditiously as possible. The new plan helps implement Whistler 2020, the resort community's vision for success and sustainability; it reflects the community's stated desires for managing future growth and development; addresses provincial legislation not adequately addressed within the existing OCP (Riparian Areas Regulation); and provides policy for Whistler's currently reality and near term future over the next 5 to 10 years. The municipality and the community have made a large investment in time and resources in developing the new, updated OCP. Further, the municipality has a significant number of active and potential land use and development proposals that warrant consideration under the updated OCP policies.

The February 2012 Council Action Plan identified moving forward adoption of the Official Community Plan as a Key Deliverable under the Progressive Resort Community Planning priority area. To initiate this process, staff presented Council with an overview of the updated OCP at a Council training session held June 4, 2012.

OCP Update – Process and Timeline for Completion Page 2 June 19, 2012

This report seeks to establish the remaining process and timeline to work towards for completing and adopting the new, updated OCP, and to communicate this information to the public. The process and timeline have been prepared pursuant to the high priority given to this Key Deliverable within the Council Action Plan. A key next step is a workshop session with Council to obtain Council's feedback on the plan and direction for any desired revisions. This workshop session is proposed for July 17, 2012, and is further described below within the context of work to be completed in advance.

DISCUSSION

The completion and adoption of the OCP can be broken into three general categories of activities:

- 1) Engagement and Consultation;
- 2) OCP Review and Revisions; and
- 3) Statutory Approval Process.

The key considerations and tasks for each are described as follows. The proposed timeline is then presented for completion of the updated OCP document and adoption of the OCP bylaw.

Engagement and Consultation

The goals, objectives and policies contained within the updated OCP document that was given first reading on November 15, 2011 are a reflection of the extensive input received from Whistler's citizens and resort community stakeholders through the six phase community engagement process conducted over a 20 month period.

No further community engagement to obtain further input on the updated OCP is considered necessary unless there are significant revisions to the policy content of the plan, and in particular the fundamental growth management framework established to guide future land use and development within the municipality.

Some revisions to the OCP document are anticipated as described below under item 2) OCP Review and Revisions. Staff recommends that upon its completion, the final revised plan be made available for public review prior to recommencing the statutory approval process and consideration of the further readings of the OCP bylaw. Staff also recommends that a public open house be held where staff members are able to explain the content of the plan and respond to questions from interested members of the public.

Staff also recommends that the final revised plan be shared with the members of the OCP Citizen Advisory Group, including a presentation from staff on the Development Permit Area designations and guidelines contained within the plan for their information.

Subsequent to first reading, the municipality has received comments on the updated OCP from Provincial agencies and First Nations. These comments are under review by staff. Where appropriate, comments will be integrated through revisions to the plan document. In all cases, a response will be prepared and forwarded to the referring agency or First Nations to indicate how their comments have been addressed and, if required, staff will further engage with First Nations.

Staff is also to finalize a First Nations consultation record to submit to the Ministry of Community, Sport and Cultural Development. This is necessary as the municipality's adoption of its OCP is subject to Ministerial approval, and part of the Minister's approval consideration is this consultation record.

OCP Update – Process and Timeline for Completion Page 3 June 19, 2012

As is the case for community engagement, it is expected that further consultation with Provincial agencies and First Nations would be necessitated by any significant changes to the policy directions contained within the plan.

OCP Review and Revisions

Subsequent to first reading, staff has identified a number of edits and revisions to the plan document to enhance readability and clarity, to better respond to legislated mandatory plan content, and to further develop the applicability, information requirements and procedures for Development Permit requirements. Some revisions are also anticipated to respond to Provincial agency and First Nations comments. A review of the document will also be conducted relative to the 'drafting tips' provided by the municipality's legal counsel throughout the development of the plan Staff proposes to make these revisions and then present the revised plan to Council for its review and discussion in a Committee of the Whole workshop session. The desired outcome of this session would be to obtain clear direction on revisions to the plan that may be desired by Council to prepare a final draft plan. This final draft plan would then be presented to the CAG and be made available for public review at the proposed Public Open House, prior to bringing the plan forward for consideration through the statutory approval process.

Statutory Approval Process

Upon incorporation of final revisions as may be directed by Council, staff proposes to make the revised plan available for public review, share the plan with the Provincial agencies and First Nations, conduct the public open house, and then resume the statutory approval process.

Staff proposes that the November 15, 2011 first reading of the OCP bylaw be rescinded and that Council then give consideration to first and second reading of the OCP bylaw containing the revised plan document. The bylaw must then be referred to the Board of School District No. 48 for its input with regard to school planning matters set out under s. 881(2) of the *Local Government Act*. Subsequently, a public hearing is to be scheduled, advertised and conducted, and Council then gives consideration to third reading. At that point the bylaw is to be referred to the SLRD for acceptance of the Regional Context Statement and the OCP bylaw is then forwarded to the Ministry of Community, Sport and Cultural Development for review for Ministerial approval. Upon obtaining Ministerial approval, the OCP bylaw may then be presented to Council for consideration of fourth reading and adoption.

Proposed Timeline

The major steps and targeted timeline are summarized as follows:

-	Council workshop on revised OCP	July 17, 2012
-	CAG Presentation and Public Open House for final draft OCP	August 8, 2012
-	First Nations Engagement	TBD
-	Council consideration of 1 st and 2 nd readings of OCP bylaw (as amended for final OCP)	August 21, 2012
-	Referral to School District No. 48 for input regarding	August 22, 2012

OCP Update – Process and Timeline for Completion Page 4 June 19, 2012

school planning matters

-	Public hearing for OCP bylaw	September 4, 2012
-	Referral to SLRD for Regional Context Statement	September 5, 2012
-	Council consideration of 3 rd reading of OCP bylaw	September 18, 2012
-	SLRD Board acceptance of Regional Context Statement	September 17 or October 22, 2012
-	Referral to Ministry of Community, Sport and Cultural Development for review and Ministerial approval	October 23, 2012
-	Council consideration of fourth reading and adoption	December 2012 (dependent upon duration of Ministerial review and approval)

Through this process staff will be having on-going communication with staff at the SLRD and the Ministry of Community, Sport and Cultural Development to facilitate an expeditious process consistent with the targeted timeline.

WHISTLER 2020 ANALYSIS

The OCP update reinforces and serves to implement Whistler 2020 through the planning and land use authorities provided for Official Community Plans under the Local Government Act.

OTHER POLICY CONSIDERATIONS

The OCP update process identified and has taken into consideration all relevant municipal policy.

BUDGET CONSIDERATIONS

The work to complete and adopt the new OCP is to be achieved within the budget provided.

COMMUNITY ENGAGEMENT AND CONSULTATION

The community engagement and consultation that has been conducted and is proposed is described within this report.

OCP Update – Process and Timeline for Completion Page 5 June 19, 2012

SUMMARY

This report presents the recommended process and timeline for completing and adopting the municipality's new Official Community Plan.

Respectfully submitted,

Mike Kirkegaard, MANAGER OF PLANNING for Jan Jansen GENERAL MANAGER RESORT EXPERIENCE

OCP UPDATE **Process and Timeline for Completion**

Administrative Report to Council 12-063 Presented June 19, 2012

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way Whistler, British Columbia TF 1 866 932 5535 Canada VON 1B4 www.whistler.ca

TEL 604 932 5535 FAX 604 935 8109



OCP Update – Council Priority

- OCP is critical policy document for guiding decisions on planning, land use and development within municipality.
- Adoption of new, updated OCP is Key Deliverable of February 2012 Council Action Plan.
- Will replace existing OCP adopted in 1993.
- Adoption of new plan is subject to Ministerial approval.









OCP Update – Current Status

- Draft plan given 1st reading November 15, 2011.
- Product of extensive planning and community engagement process over 20 month period.
- Referral comments from Provincial agencies and First Nations have been received.
- Overview of OCP legislation and draft plan presented to Council at training session June 4, 2012









Process to Complete and Adopt OCP

Three categories of activities:

- **Engagement and Consultation.**
- OCP Review and Revisions.
- Statutory Approval Process.

Key considerations and tasks for each presented in report.



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Process Highlights

- Community engagement process complete.
- Draft plan to be revised to enhance readability, address referral comments, address mandatory content and 'drafting tips'
- Revised plan presented to Council for review and further direction.
- Any significant changes in key policy directions expected to warrant additional engagement/consultation
- Final draft plan available for public review/information Open House, CAG – prior to statutory process









Proposed Timeline – Major Steps

Council workshop on revised OCP	July 17, 2012
CAG Presentation/Public Open House final draft OCP	Aug. 8, 2012
First Nations Engagement	TBD
Council consideration of 1 st and 2 nd readings OCP	August 21, 2012
Referral to School District No. 48	Aug. 22, 2012
Public Hearing for OCP	Sept. 4, 2012
Referral to SLRD for Regional Context Statement	Sept. 5, 2012
Council consideration of 3 rd reading of OCP	Sept. 18, 2012
SLRD Board Acceptance of RCS	Sept. 17 or Oct. 22, 2012
Referral to Ministry of Community, Sport and Cultural	
Development for review and Ministerial approval	Oct. 23, 2012
Council consideration of fourth reading and adoption	Dec. 2012 (subject to Ministerial approval)

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Recommendation

That Council direct staff to move forward with the expeditious completion of the updated OCP and its further consideration through the statutory review and approval process, working towards the process and timeline presented in this report.





WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2012 **REPORT:** 12 - 067

FROM: Resort Experience FILE: 7007.1

SUBJECT: RESORT MUNICPALITY OF WHISTLER LAND USE PROCEDURES AND

FEES AMENDMENT BYLAW NO. 2006, 2012

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, second, and third readings to Resort Municipality of Whistler Land Use Procedures and Fees Amendment Bylaw No. 2006, 2012.

PURPOSE OF REPORT

This report presents Resort Municipality of Whistler Land Use Procedures and Fees Amendment Bylaw 2006, 2012 for consideration by Council to streamline the approval process for single family and duplex properties in existing Development Permit Areas. The bylaw amendment will delegate development permit approvals to the General Manager of Resort Experience for lands within the twenty-one Development Permit Areas (DPAs) listed in Table 1 attached. This delegated authority is consistent with the authority delegated for development permit approvals for single family and duplex properties in Development Permit Area Nos. 19 (Residential Estate Lands) and 24 (Rainbow Neighbourhood).

BACKGROUND

Under the Local Government Act a municipality can choose to designate a geographical area as a development permit area for one or more of the following reasons:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation;
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

Within the municipality the existing OCP designates many neighbourhoods as development permit areas for the protection of the natural environment and for the protection of the development from hazardous conditions (Table 1). These DPAs cover large areas of the developed areas of the municipality. For these types of DPAs, no buildings, structures or development of lands may be placed, erected, constructed or made on or to lands until a development permit application is made and approved.

Many of these same DPAs are also designated for the establishment of objectives for the form and character of multi-family residential development (Table 1). These areas contain both multi-family residential development and single family and duplex development and it has been clear that the form and character designation did not apply to single family or duplex development. However, in the past staff had also interpreted this to mean that these properties were also not subject to the development permit area requirements relating to the protection of the environment and protection of the development from hazardous conditions.

As part of the review to update the OCPs' DPAs and DP guidelines, the municipal solicitor advised staff that the existing DPA designations for protection of the natural environment and protection of development from hazardous conditions do apply to single family and duplex properties and that development permits are required for each property unless the DP guidelines include exemptions. The existing OCP does not provide any such exemptions. Therefore, the updated OCP Bylaw 1981, 2011 at first reading includes more clarity with respect to what types of development will be exempt from obtaining development permits in each designated DPA type.

Until the updated OCP is adopted, the current process is time consumptive on staff and applicants, as each Development Permit must be forwarded with a staff report to Council for review and approval. An interim solution is proposed until the updated OCP is adopted and the new DP guidelines with exemptions are enacted.

DISCUSSION

Under the Community Charter, Council may, by bylaw, delegate its powers, duties and functions to an officer or employee of the municipality.

In order to streamline the development approval process for lands within the listed Development Permit Areas in Table 1, staff has prepared an amendment to the municipality's lands use procedures and fees bylaw to delegate certain Development Approvals to the General Manager of Resort Experience as follows:

 Development Approval for all development permits authorizing the construction of single family and duplex dwellings may be approved by the General Manager to the same extent as the authority delegated for development permit approvals in Development Permit Area Nos. 19 (Residential Estate Lands) and 24 (Rainbow Lands) as established in the current land use procedures and fees bylaw.

Development Approval by the General Manager must address the development permit guidelines as outlined in each Development Permit Area in the existing Official Community Plan. This is an interim measure undertaken to streamline the processing of these development permit applications. The alternative would be to bring forward a bylaw to amend the existing OCP which requires readings, a public hearing, First Nations consultation and ministerial approval. This would be a duplication of efforts currently in progress with the updated OCP, Bylaw 1981, 2011 at first reading. Staff recommends it is more efficient to amend the procedures bylaw and delegate the approval of these development permits to the General Manager in the interim period.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behaviour that moves Whistler toward success and sustainability	The more efficient and streamlined development approval process proposed by the bylaw amendment will reduce the amount of staff resources necessary to process each development approval and result in more efficient delivery of services.
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character and evoking a dynamic sense of place.	The more efficient and streamlined development approval process proposed by the bylaw amendment will reduce the amount of staff resources necessary to process each development approval and result in more efficient delivery of services.

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

OTHER POLICY CONSIDERATIONS

There are no other policy considerations associated with this bylaw amendment.

BUDGET CONSIDERATIONS

There are no budget implications associated with this bylaw amendment.

COMMUNITY ENGAGEMENT AND CONSULTATION

Staff has communicated this bylaw amendment to building permit applicants who have inquired about the approval process for lands regulated by the listed Development Permit Areas and the municipality's obligations to issue the development permits. This bylaw does not require a public hearing.

SUMMARY

This report presents Resort Municipality of Whistler Land Use Procedures and Fees Amendment Bylaw No. 2006, 2012 a bylaw to delegate development permit approvals for single family and duplex dwellings throughout the municipality to the General Manager of Resort Experience.

Respectfully submitted,

Robert Brennan, MCIP PLANNER for Jan Jansen Amendment to Land Use Procedures and Fees Bylaw Page 4
June 19, 2012

GENERAL MANAGER RESORT EXPERIENCE

DP Area No.	Amending Bylaw No.	Name	Designations	Locations
DP Area No. 2		Whistler Creek Area	Form & character of commercial and multi- residential development.	Whistler Creek.
			Protection of the natural environment.	
			Protection of development from hazardous conditions.	
DP Area No. 3		Nordic Estates	Form & character of development.	Nordic Estates.
			Protection of the natural environment.	
DP Area No. 5		Blackcomb Benchlands	Form & character of commercial and residential accommodation development.	4811 Glacier Lane.
			Protection of the natural environment.	
			Protection of development from hazardous conditions.	
			Promotion of Energy & Water Conservation.	

DP Area No. 6	Bylaw 1312	Secondary Commercial & Multiple Residential Areas	Form & character of development. Protection of the natural environment. Protection of development from hazardous conditions.	8115 McKeever's Place.
DP Area No. 7		Service Commerical	Form & character of development. Protection of development from hazardous conditions.	Seven lots on Muirfield Drive.
DP Area No. 8		Lorimer Hill	Form & character of development. Protection of the natural environment. Protection of development from hazardous conditions.	Tree Lane Seppo's Way Piccolo Drive Oboe Place
DP Area No. 9		Blueberry Hill	Form & character of development. Protection of the natural environment.	3449, 3452, 3453, 3456, 3457, 3460 Blueberry Drive. Most of Falcon Crescent.
DP Area No. 11		Millar's Pond	Form & character of development. Protection of the natural environment.	Millar's Pond.
DP Area No. 12		Whistler Heights	Form & character of commercial and multiresidential development.	Taluswood.

			Protection of the natural environment.	
			Protection of development from hazardous conditions.	
DP Area No. 14	Bylaw 1069	Sunridge	Protection of the natural environment. Protection of development from hazardous conditions.	3104, 3106, 3108, 3112, & 3116 Panorama Ridge. All of Sunridge.
DP Area No. 17	Bylaw 1428	Spring Creek	Form & character of development. Protection of the natural environment, its ecosystems & biological diversity. Protection of development from hazardous conditions.	Spring Creek.
DP Area No. 18	Bylaw 1536	Residential Estate Lands (BC Rail Lands)	Protection of the natural environment, its ecosystems & biological diversity. Protection of development from hazardous conditions.	Alta Lake Road Area.
DP Area No. 19	Bylaw 1524	Residential Estate Lands	Protection of the natural environment, its ecosystems & biological diversity. Protection of development from hazardous conditions.	Throughout the valley. Includes: RSE1 lots. Lakecrest
1				7226 Fitz Rd N.

				7104 & 7192 Nancy Greene Drive. Nita Lake Estates. Cheakamus North. Zen Lands. Bunbury Lands. Baxter Creek
DP Area No. 21	Bylaw 1698	Mt. Whistler Lodge	Form & character of development. Protection of the natural environment, its ecosystems & biological diversity. Protection of development from hazardous conditions.	Lakecrest
DP Area No. 22	Bylaw 1614	Callaghan Valley	Form & character of commercial and multi-residential development. Protection of the natural environment, its ecosystems and biological diversity. Protection of development from hazardous conditions.	Callaghan Valley.
DP Area No. 23	Bylaw 1614	South	Form & character of commercial and multi-	Cheakamus Crossing

		Cheakamus Bench	residential development. Protection of the natural environment, its ecosystems and biological diversity. Protection of development from hazardous	
			conditions.	
DP Area No. 24	Bylaw 1726	Rainbow Residential Housing	Form & character of development. Protection of the natural environment, its ecosystems & biological diversity. Protection of development from hazardous conditions, including wildfire hazard.	Rainbow Neighbourhood.
DP. Area No. 27	Bylaw 1879	Alpine North Legacy Lands	Form & character of multi-family residential development. Protection of the natural environment, its ecosystems & biological diversity. Protection of development from hazardous conditions, including wildfire hazard. Promotion of Energy & Water Conservation. Exemptions: 1. Detached & Duplex dwellings are exempt from compliance with guidelines for the form & character of multi-family development.	Baxter Creek

			No development permit is required for subdivision.	
DP. Area No. 31	Bylaw 1913	Alpine South Infill Housing	Form & character of intensive residential development.	Alpine South.
			Promotion of Energy & Water Conservation.	
			Exemptions:	
			DP's are only required for the following:	
			 A subdivision that would create one or more parcels smaller than 695 m2. Development of detached dwellings on parcels smaller than 695 m2, unless the parcel was created by a subdivision prior to January 2009. Development of a duplex dwelling. 	
Schedule "S"		Tennis Resort Lands	Form & character of commercial and multi- residential development.	4901 Blackcomb Way.
			Protection of the natural environment.	
			Protection of development from hazardous conditions.	
Schedule "U"		Blackcomb Phase V	Form & character of commercial and multiresidential development.	4669, 4671, 4673, 4677, 4681 Blackcomb Way.

	Development		
		Protection of the natural environment.	
		Protection of development from hazardous	
		conditions.	

RESORT MUNICIPALITY OF WHISTLER

LAND USE PROCEDURES AND FEES AMENDMENT BYLAW NO. 2006, 2012

A Bylaw to amend the Land Use Procedures and Fees Bylaw in relation to Delegated Development Permit Approvals

WHEREAS the Council has adopted Resort Municipality of Whistler Land Use Procedures and Fees Bylaw No. 1821, 2007; and

WHEREAS the Council may, by bylaw, delegate its powers, duties and functions to an officer or employee of the Municipality;

The Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

1. **SHORT TITLE**

This Bylaw may be cited for all purposes as "Resort Municipality of Whistler Land Use Procedures and Fees Amendment Bylaw No. 2006, 2012".

2. **AMENDMENT**

Resort Municipality of Whistler Land Use Procedures and Fees Bylaw No. 1821, 2007 is amended by replacing the last bulleted point in Schedule B with the following:

- All development permits authorizing the construction of a single family dwelling or a duplex dwelling
- 3. If any section or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST, SECOND and THIRD r	eadings this	day of	, 2012
ADOPTED by the Council this	day of	2012.	
Mayor:	Corpo	orate Officer:	
I HEREBY CERTIFY that this is a true of Resort Municipality of Whistler Land Procedures and Fees Amendment Bylaw No. 2006, 2012.	1 7		
Corporate Officer			

Land Use Procedures and Fees Amendment Bylaw No. 2006, 2012

Delegation of Development Permit approvals to the General Manager of Resort Experience for single family and duplex properties in existing **Development Permit Areas**

June 19, 2012



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PURPOSE OF BYLAW AMENDMENT

- To streamline the approval process for all single family and duplex properties subject to Development Permit approval requirements in Development Permit Areas (DPAs).
- Delegate approval authority to the General Manager of Resort Experience.
- An interim measure until OCP update completed









BACKGROUND

Existing OCP designates 21 areas as DPAs for:

- the protection of the natural environment and
- the protection of the development from hazardous conditions (Table 1).

LGA legislation for these types of DPAs states:

no buildings, structures or development of lands may be placed, erected, constructed or made on or to lands until a development permit application is submitted and approved unless exemptions are identified within the guidelines.

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BACKGROUND - Interpretation

- Many of these areas are also designated DPAs for establishing design objectives for the form and character of multi-family residential development (Table 1).
- The form and character requirements do not apply to single family or duplex development.
- However, this does not mean that single family or duplex properties in a Multi-Family DPA are not subject to DPA requirements relating to protection of the environment and protection of the development from hazardous conditions.

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BACKGROUND - Procedural advise

- Existing DPA designations for protection of the natural environment and protection of development from hazardous conditions do apply to single family and duplex properties and development permit issuance is required, as there are no exemptions in the existing DP guidelines.
- All permits currently require Council approval, except for development permits in DPAs No. 19 (Residential Estate Lands) and 24 (Rainbow Neighbourhood).

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OCP - Update

OCP Bylaw at 1st Reading includes:

- Updated and streamlined DP guidelines:
 - Number of individual DPAs reduced from 31 to 11
 - Exemptions for each DPA Type are specified.
- Protection of development from hazardous conditions will be addressed at time of subdivision and/or Building Permit submission instead of as a DPA.





Interim Measure – Delegated approvals

- Under the Community Charter, Council may, by bylaw, delegate its powers, duties and functions to an officer or employee of the municipality.
- Delegated authority to the General Manager is consistent with authority already delegated in DPA No. 19 (Residential Estate Lands) and No. 24 (Rainbow Neighbourhood).

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Interim Measure - Timeline

- Procedures Bylaw amendment versus an OCP Bylaw amendment:
 - a Public Hearing is not required for Procedures Bylaw amendment.
 - reduces processing time for required Development Permits; Council approval not required.
 - OCP Amendment would require consultation, public hearing and Ministerial approval, duplicating current efforts to complete the new OCP.









Interim Measure - Summary

- Development Approvals by the General Manager will:
 - address the development permit guidelines as adopted by Council and outlined in each DPA in the existing OCP.
 - reduce processing time for required Development Permits as Council approval not required.





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WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2012 **REPORT:** 12 - 068

FROM: Resort Experience **FILE:** RZ 1055

SUBJECT: RZ 1055 – Function Junction Legacy Lands

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse further review and authorize staff to schedule a public information meeting to obtain input on Rezoning Application 1055 – Function Junction Legacy Lands; and further

That Council direct staff that, should the proposed rezoning proceed through zoning amendment bylaw consideration, any consideration of adoption must be consistent with the municipality's new, updated Official Community Plan which is currently being completed.

REFERENCES

Application: Rezoning Application 1055

Applicants: 0775448 BC Ltd

Civic Address: N/A

Legal Description: District Lot 8078, PID 027-021-891

Current Zoning: Commercial Service Two (CS2) and Industrial Service Five (IS5)

Appendices: "A" Location Plan

"B" Analysis of Proposed Amendments to Zoning Bylaw

"C" Site Concept Plan

PURPOSE OF REPORT

This report presents rezoning application RZ. 1055 – Function Junction Legacy Lands, an application to amend the permitted uses and density provisions of the Commercial Service Two (CS2) and Industrial Service Five (IS5) zones in Function Junction. The report recommends that Council endorse further review of the application and authorize staff to schedule a public information meeting to obtain input on the proposed zoning changes. The report also directs staff that any consideration of adoption of a zoning amendment bylaw associated with the proposed rezoning, be consistent with the municipality's new, updated OCP which is currently being completed.

DISCUSSION

Background

The subject property, referred to as the Function Junction Legacy Lands, was transferred to the Squamish Nation and Lil'wat Nation in fee simple title as a legacy of the 2010 Winter Olympic and Paralympic Games. The May 2007 Legacy Land Agreement between the First Nations and the Resort Municipality of Whistler set forth provisions for the use and development of these lands. The municipality agreed to designate the lands within its OCP for Light Industrial uses as specified within the agreement. The agreement also contemplated future discussions between the First Nations and the municipality regarding development opportunities for uses consistent with the OCP, and the municipality committed to considering a development application from the First Nations consistent with Guiding Principles specified in the agreement. These principles include stipulations that land use decisions concerning these lands are to be consistent with the municipality's Official Community Plan, regulations under the Local Government Act, and Whistler's other planning policies, guidelines and standards, and that RMOW Council's discretionary authority for land use decisions pertaining to the subject lands cannot be fettered.

Pursuant to the Legacy Land Agreement the municipality subsequently designated the lands within its OCP for specified Light Industrial uses with adoption of OCP Amendment Bylaw (Resort Land Trust) No. 1846, 2008, adopted in January 2009. The Squamish and Lil'wat Nations then applied to rezone the lands from the existing RR1 zone designation to a new split zoning, with a portion of the lands zoned to accommodate a proposed service station and a portion zoned to accommodate a range of service commercial uses. On April 7, 2009 Council adopted Zoning Amendment Bylaw (Function Junction Legacy Land) No. 1882, 2008 establishing a new Commercial Service Two (CS2) zone, which permits a service station development with ancillary convenience commercial uses, and a new Industrial Service 5 (IS5) zone which permits a range of light industrial, service commercial, restaurant and limited retail, office, personal service and indoor recreation uses, as well as employee housing. This rezoning was expedited to be completed in advance of the 2010 Winter Games.

Subsequently the Lil'wat Nation obtained sole ownership of the subject lands, and in January 2012 through a subsidiary company, 0775448 BC Ltd, applied to amend the CS2 and IS5 zoning to better correspond with more recent developments in Function Junction and a desire to broaden the range of commercial uses. The proposed zoning changes are discussed as follows.

The subject property is 2.15 hectares (5.3 acres) and is located at southwest corner of the entrance to Function Junction and is bounded by Highway 99, the CN railway line and Alpha Lake Road. The CS2 portion of the site is approximately 0.5 hectares and the IS5 portion is 1.6 hectares as shown on the Location Plan included as Appendix "A".

Proposed Zoning Changes

A number of changes are proposed to the permitted uses and density provisions for the two existing zones. These proposed changes are intended to: provide greater clarity as to the site development potential and consistency with a preliminary site development concept plan that has been prepared; remove uses that are not contemplated or desired; and to add greater flexibility by removing restrictions on the types of retail, office, personal service and indoor recreation uses that are permitted. The details of the proposed changes, along with a summary of staff's review of these changes are presented in Appendix "B". The preliminary site development concept plan is presented in Appendix "C". The proposed changes for each of the two zones are highlighted as follows.

Function Junction Legacy Lands Page 3 June 19, 2012

The CS2 zone currently permits a service station and is intended to also provide for limited ancillary convenience commercial uses. The zoning density provisions require a minimum parcel area of 5,000 square metres and provide for a maximum floor space ratio of 0.25 yielding a potential gross floor area for development on the site of 1,250 square metres or approximately 13,500 square feet. The permitted ancillary uses are not defined, however, the density provisions refer to an ancillary restaurant use and specifies that this use may be a maximum of 25 percent of the gross floor area for the parcel, effectively 3,375 square feet.

The proposed CS2 zoning changes seek to establish greater clarity around the types of ancillary uses permitted and their maximum permitted densities by expressing them in terms of a maximum gross floor area. The maximum gross floor area of all development for the zone is proposed to be reduced to 400 square metres from 1,250 square metres, with 250 square metres designated for service station and convenience store use, and 150 square metres designated for restaurant use. The proposed zoning also seeks to specifically establish a drive-through restaurant as a permitted restaurant use, which is currently not permitted under the existing zoning. Specifying maximum gross floor areas by use also provides greater certainty in determining traffic generation and potential traffic impacts associated with the proposed development.

The proposed changes to the IS5 zone include a request to delete some of the permitted uses and a request to broaden other primarily commercial uses. Notably employee housing and restaurant uses are proposed to be deleted. The deletion of restaurant uses helps reduce traffic trip generation for the site. Retail, office, personal service and indoor recreation are generally proposed to be permitted without limitations to specific use types within these categories. The applicant position is that business that would choose to locate in Function Junction within these categories would generally not be serving or relying upon visitor expenditures and would not be competing with businesses in Whistler Village. Staff recommends that this be further considered.

Staff is supportive of bringing forward the rezoning for further consideration and to obtain the views of the public on the proposed zoning changes. Staff concerns that require further review are related to the proposed drive-through restaurant, the proposal to generally allow retail as a permitted use with no limitations on the type or size of retail use, potential traffic impacts, and impacts on the forested buffer screening Function Junction development in this gateway location. Concerns with respect to the drive-through relate to potential impact on community character in this gateway location and typically high vehicular energy use and GHG emissions associated with drive-through restaurants. Concerns with respect to the proposal for unlimited retail uses relate to the potential impact on retail in Whistler's core commercial centres and in particular Whistler Village. Staff proposes to work with the applicant to address these concerns, along with traffic and vegetative screening issues, prior to preparation and consideration of a zoning amendment bylaw for the proposed rezoning.

Official Community Plan

The commercial and light industrial uses proposed by the rezoning are not consistent with the "Land Reserve – Light Industrial" designation that applies to the lands within the existing OCP established by OCP Amendment Bylaw (Resort Land Trust) No. 1846, 2008. The OCP designation identifies specific light industrial activities and does not include office, retail, personal services and other commercial uses. Within the new, updated OCP currently under completion, a greater range of light industrial, service commercial, and commercial uses is generally contemplated throughout Function Junction including the subject lands. However, the land use policies and designations do maintain an objective that seeks to insure these uses do not detract from Whistler's core commercial areas.

Development Covenant

A development covenant was registered on title as part of the initial rezoning for the subject property. The covenant is proposed to be amended to allow for a freestanding sign to be built within the 20 metre highway buffer required under the covenant. The highway buffer is proposed to be cut back 20 metres from the corner of Highway 99 and Alpha Lake Road to allow for the signage to be viewed from the highway by traffic in either direction. The covenant also has a requirement for a landscape plan to reinforce the 20 metre setback and ensure adequate vegetative screening of the development from Highway 99.

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 long-term uses.	Broadening the range of commercial uses provides greater flexibility for the longer term evolution of Function Junction.
Built Environment	Residents live, work and play in relatively compact neighbourhoods that reflect Whistler's character and are close to the appropriate green space, transit, trails, amenities and services.	The convenience store and service station and other commercial uses are in close proximity to residents of the southern end of the community including Spring Creek, Function Junction and Cheakamus Crossing.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The development of the site for commercial and light industrial uses will create opportunities for local owned businesses.
Resident Housing	Quantity and mix of housing	Potential for employee restricted live-work units proposed to be built off-site at Cheakamus Crossing.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	To maintain vibrancy, Whistler Village is the core of the resort community.	Proposed commercial uses for Function site could detract from Whistler Village; zoning designations of permitted uses may be refined to mitigate.
Built Environment	The built environment is attractive and vibrant, reflecting the resort community character, protecting viewscapes and evoking a dynamic sense of place.	Proposed commercial and industrial uses adjacent to Highway 99 at entrance to the community will be subject to landscape screening and design guidelines.
Built Environment	Continuous encroachment on nature is avoided.	New development can be designed to minimize development impacts and protect certain ecologically significant features.
Natural Areas	A policy of no net habitat loss is followed, and no further loss is preferred.	New development disrupts habitat but careful planning and design is proposed to protect certain key features and corridors.

Transportation	Whistler policy, planning and development prioritize preferred methods of transportation in the following order: 1. Pedestrian, bicycle and other nonmotorized means, 2. Transit and movement of goods, 3. Private automobile (HOV, and leading lowimpact technologies), 4. Private automobile (SOW, traditional technology)	Proposed service station and drive thru is primarily focussed on traditional technologies and fuels.
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OTHER POLICY CONSIDERATIONS

Official Community Plan

Whistler's existing OCP outlines specific items for review with respect to rezoning applications. These are summarized in the following table and are described in greater detail below.:

Traffic volumes and patterns on Highway 99	Updated traffic study in progress.
Traffic volumes and patterns on local road system	Updated traffic study in progress.
Overall patterns of development of the community and resort	Range of uses proposed requires further consideration.
Municipal Finance	New development generates property tax revenue.
Views and Scenery	Visual impact analysis and landscape plan will be required for 20 metre buffer.
Employee Housing	Potential development will create a 'charging event' and trigger employee hosing requirements. These have been proposed to be developed on available sites in Cheakamus Crossing
Heritage Resources	No known impacts.
Environmental Considerations	Initial Environmental Review submitted with original rezoning identifies key issues and recommendations. Mitigation plans will be required.

Employee Housing

The potential commercial and industrial development of the subject lands will generate a requirement to provide employee housing as per RMOW Bylaw 1507. Existing zoning would permit employee units to be built on site. However, staff and the applicant agree that the site situated between the railroad tracks and Highway 99 is not a good location for employee housing. A site at Cheakamus Crossing has been proposed, which warrants further consideration with the Whistler 2020 Development Corporation and the Whistler Housing Authority to determine whether or not this may be feasible. The developer would purchase the site and develop the required employee housing for sale or rental at negotiated rates. The number of employee units to be built will depend on the amount of commercial and industrial floor area that is developed. The timing of the provision of the employee housing and required security is subject to negotiation.

Function Junction Legacy Lands Page 6 June 19, 2012

Traffic Study

Vehicular access to the site is proposed from a new public road intersecting Alpha Lake Road. Given the volume of traffic expected in association with the proposed service station/drive thru restaurant use for the eastern end of the site, a more detailed traffic study and intersection design will be required. This is currently in progress. Because the land uses and densities permitted on the site will affect potential traffic patterns, staff will work with the applicant to address these items prior to proceeding with zoning changes.

Views and Scenery

The site is prominently visible at the southern entrance to the Municipality and its visibility from Highway 99 and certain other viewpoints in the Function Junction area require attention to the form and character of light industrial and commercial development. A 20 metre tree buffer is required by a Section 210 covenant on title. A freestanding sign for the gas station within the 20 metre buffer is requested.

BUDGET CONSIDERATIONS

Budget implications associated with the proposed development relate to works and services charges to be collected at time of building permit application and future increase in tax revenues to be generated by the completion of the improvements through development of the properties.

COMMUNITY ENGAGEMENT AND CONSULTATION

A public open house is proposed prior to preparation of any proposed zoning amendment bylaws for Council consideration. An information sign has been posted at the subject property to allow for public inquires about the application. A public hearing subject to public notice requirements is required as part of the statutory process for bylaw consideration and adoption.

SUMMARY

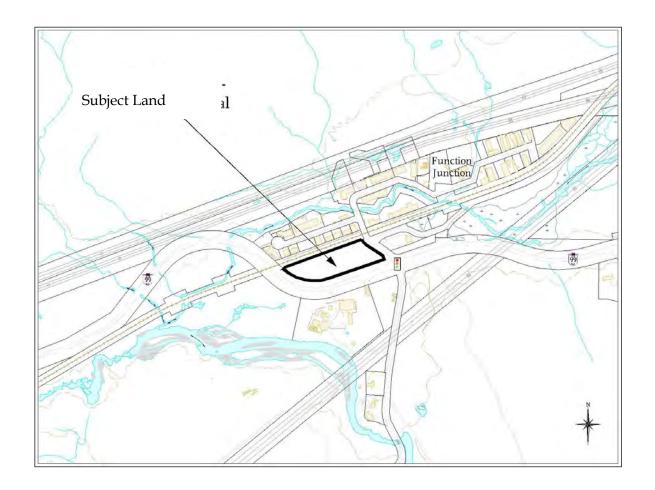
To summarize, Planning Staff is supportive of this rezoning application proceeding for further review and authorize staff to schedule a public information meeting for the proposed rezoning and ocp amendments.

Respectfully submitted,

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

Appendix A: Location Plan

RZ. 1055 (Function Junction Commercial / Light Industrial)



Appendix "B" Proposed Amendments to Zoning Bylaw

CS2 zone		
Existing	Proposed	Staff Comments
The maximum permitted floor space ratio is 0.25. No maximum gross floor area is established.	The maximum permitted gross floor area is specified to be 400 square metres.	Supportive of direction of stating maximum gross floor area of site instead of floor space ratio maximum. Service station would be 2500 square feet and restaurant would be 1500 square feet for a total of 4000 square feet.
Maximum permitted gross floor area for restaurant uses on a parcel is 25 percent of the total gross floor area of all buildings on a parcel.	Maximum permitted gross floor area for restaurant uses on a parcel is 50 percent of the total gross floor area of all buildings on a parcel.	Maximum gross floor area would be reduced to 1500 square feet for the restaurant down from a potential of 7000 square feet. Establish max gross floor area for restaurant use. Include back of house requirements. Provide rationale for size. Prepare site concept plan with proposed size and addressing circulation and parking for all combined uses on site. Prove out feasibility as part of zoning.
Drive thru restaurant not permitted.	Permit Drive-Thru Restaurant use	Support further consideration. Concern over potential traffic issues on site (access, parking, circulation) and on road network. Traffic study should be updated to reflect drive through and max restaurant GFA requested. Consider all vehicle types – i.e., new stop for charter buses. MoT review and approval required prior to bylaw readings. Applicant to pay for all required improvements. Address OCP GHG emissions and energy policies and air quality considerations. Provides diversity, choice, convenience, affordable food offering. May become anchor supporting visits to Function businesses. Does not contribute to unique, resort community character.

	1	
Industrial Service Five (IS5) Zone		
Existing	Proposed	Staff Comments
Dance, fitness, martial arts or yoga studio	Permit indoor recreation	Less restriction on indoor recreation supported.
Local personal service	Permit personal service	Support further consideration. Support request to provide increased flexibility and clarify overlapping uses.
Manufacturing, processing, assembling and repairing limited to a certain list of permitted uses.	Do not limit types of manufacturing, processing assembling and repairing	Support flexibility and clarity in uses. Consider removing list and generally allow manufacturing, processing, assembling and servicing of products provided uses are enclosed. Building code addresses potential safety uses? Standards to address noise, emissions? Provide additional clarification and rationale for proposed change. Concern over potential
Restaurant use	Delete restaurant use	for nuisance, noise, odour etc. associated with unenclosed manufacturing and processing. Support removing restaurant
ixestaurant use	Delete restaurant use	use and limiting restaurant use to the CS2 zone.
Retailing and Rental are limited to certain permitted uses.	Do not limit retail and rental uses. Intent to be non-tourist oriented	Support flexibility but do not want to duplicate services and amenities available in the village core. Consider generally allowing retail and rental. Provides additional flexibility and clarity. Expected will serve more local market, not visitors. Visitor accommodation, amenities and services are in Village. Uses serving visitors will not relocate to Function. Rollo study recommends flexibility but not duplication of Village uses. Whistler retail study survey showed support for larger format retail in Function.

		Is a significant change. Bring forward for public input.
Auxiliary dwelling units permitted.	Delete auxiliary dwelling units	Auxiliary dwelling units proposed to be built off site. Staff supports this direction.
The maximum permitted floor space ratio for all office uses on a parcel is 0.1	Permit office use to .20 of Floor Space Ratio	Allows for flexibility for new businesses. Support further consideration. Consider generally allowing office as a permitted use with no density limit other than subject to parcel density limits. Allows flexibility for new business complementary to tourism economy. Change should be addressed in traffic study.
The maximum permitted density for any ground level retail or rental use is a floor space ratio of 0.02 or a gross floor area of 185 square metres, whichever figure is lower.	Permit retail and rental use to .10 of Floor Space Ratio	Support removal of ground level restriction. Consider generally allowing retail and rental use with no floor area restriction on each use or on total area for these uses, subject to maximum density limits for all uses on site. Provides for larger format retail that may support affordability and diversity of offerings. Change should be addressed in traffic study.
The intent of this zone is to provide for light industrial uses, commercial services and certain office uses having similar space requirements or close business ties with light industrial activities	The intent of this zone is to provide for industrial uses, commercial services, retail, educational and office uses.	Support change in intent statement. Suggest intent is to provide for wide range of potential uses. Education uses should be directed to Village centre.

Development Covenant Proposed Changes

Development Covenant	Existing	Proposed	Staff Comments
9.Highway Buffer modification to make development visible from	Highway Buffer plan required prior to any development – to maintain 20 metre buffer	Cut back forested buffer to 30 metres from the corner of Highway 99 and Alpha Lake Road.	Important to retain forested corridor experience in key gateway location. Proposed development and use does not enhance character. Require buffer and vegetative screening of

Function Junction Legacy Lands Page 11 June 19, 2012

highway	development and use to maintain
	visual quality. Support opportunity
	for freestanding signage visible
	from Highway to identify use.
	Signage and associated
	landscaping subject to
	Development Permit approval.

Appendix C: Site Concept Plan



RZ. 1055: **Function Junction Legacy Lands**

June 19, 2012

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RZ. 1055



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Background

- The property is designated as Light Industrial within the current OCP.
- Commercial Service Two (CS2) permits a service station development with ancillary convenience commercial uses and;
- Industrial Service Five(IS5) zone permits a range of light industrial, service commercial, restaurant and limited retail, office personal service and indoor recreation uses.







Background

- Lands included in First Nations Legacy Land Agreement
- Lil'wat Nation applied to rezone subject lands in January 2012 and retains sole ownership of subject lands.
- Applicant wants zoning to correspond with more recent developments in Function and broaden the range of commercial uses.





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Proposed Zoning Changes

- CS2 zone proposes to reduce maximum gross floor area from $1250m^2$ to $400 m^2$.
- Drive through restaurant would be added as a permitted use in CS2 zone.
- IS5 zone would delete restaurant and employee housing.
- Retail, office, personal service and indoor recreation proposed to be generally permitted in IS5 zone.
- IS5 zone development potential approx. 7900m²



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Site Concept Plan



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Official Community Plan (OCP)

 The commercial and light industrial uses proposed by the rezoning are not consistent with the Land Reserve-Light Industrial designation in existing OCP.

 Proposed zoning must be consistent With updated OCP.





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Considerations

- Employee Housing- move offsite potentially to Cheakamus Crossing.
- Updated traffic study- full build-out potential to be addressed.
- Views and Scenery 20 metre buffer required to screen development from Highway.
- Allow for signage in 20 metre buffer at the corner of Highway 99 and Alpha Lake Road.
- Concern over unrestricted commercial uses on core commercial, in particular retail.





Staff Recommendation

- That Council endorse further review and authorize staff to schedule a public information meeting,
- That Council direct staff that should the proposed rezoning proceed that it must be consistent with the updated Official Community Plan.



RZ. 1047

Questions?

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WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2012 **REPORT:** 12 - 064

FROM: Resort Experience FILE: 7725.1; RA 438

SUBJECT: PLANNING AND COMMUNITY ENGAGEMENT FOR EDUCATION

OPPORTUNITIES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct staff to undertake the planning and community engagement process outlined in this report to develop a strategic framework for evaluating and pursuing education opportunities for the benefit of the resort community.

REFERENCES

Appendix "A": RMOW Post-Secondary Education Opportunities Study, Academica Group, June

25, 2011

Appendix "B": Capilano University, The Whistler Centre, Concept paper, September 2011

Appendix "C": Whistler U Preliminary Rezoning Package, April 5, 2012

PURPOSE OF REPORT

The purpose of this report is to obtain direction from Council to undertake a planning and community engagement process for evaluating and pursuing education opportunities for the benefit of the resort community. The rationale, key components, timeline and expected outcomes for this process are described in this report.

DISCUSSION

Background

Post-secondary education has been identified as an opportunity to complement and diversify Whistler's tourism economy. High level municipal policies in support of pursuing this opportunity are found within Whistler 2020, the municipality's existing OCP and the updated OCP given first reading November 15, 2011.

As part of the planning process to update the OCP, the municipality engaged Academica Group to undertake a RMOW Post-Secondary Education Opportunities Study. The report documenting the results of this study was presented to Council at its regular meeting September 11, 2011. A copy of the study is included for reference as Appendix "A".

The primary purpose of the Academica study was to examine the viability and sustainability of higher education and learning opportunities in Whistler. The study also offered recommendations as

to the type and nature of post-secondary opportunities that would best "fit" with the Whistler resort community. These recommendations were received by Council and provide good direction for consideration. However, they do not address other community development considerations such as growth management and the development capacity of the resort community, land use, fiscal impacts or risk analyses, and they have not been translated into specific goals or criteria that may be used to pursue and evaluate various education opportunities.

Coincidental with the Academica study, various parties have expressed interest in pursuing postsecondary education opportunities within Whistler, both in partnership with the municipality and independently. The two most prominent proposals, in order received, have been from Capilano University and Whistler U.

At the Council meeting September 11, 2011 Capilano University appeared as a delegation before Council to express its interest and present its vision referred to as Capilano University: The Whistler Centre. A copy of this Vision document is included as Appendix "B". Capilano University seeks to initiate its program utilizing existing facilities.

On April 2, 2012 the RMOW received a preliminary rezoning package that presents the proposed Whistler U development concept. This package is included as Appendix "C". As described in the applicant submittal, the proposed Whistler U development would result in the creation of a full service learning campus including university buildings (including a 400 seat lecture theatre/performance venue), an international school (complete with gymnasium, indoor running track, and a weight training/fitness/yoga facility), a leadership centre and leadership cabins, an environmental research and development centre, a building and grounds maintenance facility and a full complement of student and staff housing and related support facilities.

As described in the Whistler U submittal, the materials presented focus on the broader high level issues of campus planning and density and are intended to gauge the acceptability and future consideration of the proposed Whistler U development prior to further major investment by the applicant. The planning and community engagement process recommended in this report supports this objective.

Recommended Planning and Engagement Process

It is recommended that the municipality take a strategic approach to pursuing and evaluating education opportunities for the benefit of the resort community. The proposed approach is to build upon the municipality's higher level policies and the recommendations contained within the Academica study to establish a strategic framework with clear goals and criteria for what the RMOW seeks to achieve and realize from potential education opportunities. The approach would also involve a significant community engagement process commensurate with the importance and interest in such opportunities by the community.

The major components of the proposed planning process are summarized as follows:

- 1. Establish a new Council-appointed Education Task Force with a specific mandate to establish a strategic framework for the municipality to pursue and evaluate education opportunities for the benefit of the resort community.
- 2. Utilize various community engagement and input methods such as a Town Hall type meeting, on-line questionnaires and a random survey.
- 3. Obtain additional professional expertise as may be deemed to be appropriate.

- 4. Consider directions that may be developed through separate but related municipal processes pertaining to economic development.
- 5. Consider a proposal call to solicit interest and selectively pursue opportunities consistent with the goals and criteria that will be established.

The product of the first four components is intended to be a Council approved RMOW Strategic Framework for Education Opportunities policy document that clearly establishes the municipality's goals and criteria for evaluating and pursuing education opportunities.

To help insure completion of the process in a timely fashion, staff proposes that a dedicated Project Manager with specialized expertise be contracted to conduct the process and prepare the policy document. This position would be provided for within the Planning Department's staffing budget as described under the Budget Considerations section of this report.

Although staff would seek to expedite this work, it is important to recognize the necessary steps that would need to be undertaken so as not underestimate the time required. Also, taking into consideration the timeline and resources required to complete the municipality's updated OCP, a realistic timeline for completion of the Education Opportunities process is nine months, with the Strategic Framework policy document targeted for Council consideration in March 2013.

POLICY CONSIDERATIONS

As indicated above there is strong support for pursuing post-secondary education opportunities found within Whistler 2020, the existing OCP and the updated OCP given 1st reading November 15, 2011. The Academica report also provides guidance. Collectively this material provides good policy direction, however, it does not provide the strategic framework with specific goals and criteria that are required to properly evaluate and pursue education opportunities for the benefit of the resort community.

Staff does not recommend that the planning and community engagement process for post-secondary education be delayed pending completion of the municipality's new, updated OCP. It should be noted that through the OCP update process, community members expressed a strong desire for significant engagement on major new opportunities under consideration by the resort community.

BUDGET CONSIDERATIONS

To conduct this process will require a dedicated Project Manager with specialized expertise that are currently not available within the organization. However, a Project Manager can be provided for within the Planning Department staffing budget.

The proposed process is expected to have additional costs associated with community engagement activities such as public notice, facility rental and a survey, as well as potential costs associated with specialized expertise and analysis that may be deemed to be appropriate to inform development of the strategic framework. Staff recommends that these activities and associated costs will be defined in consultation with the Task Force once established, and then brought forward to Council for budget considerations at a later date.

Education Opportunities Planning Process Page 4 June 19, 2012

COMMUNITY ENGAGEMENT AND CONSULTATION

The recommended process proposes significant community engagement and consultation. Methods of engagement process are a Council appointed Education Opportunities Task Force, Town Hall type meeting, on-line questionnaire, and random survey. The specifics of the process will be developed in consultation with the Task Force. Staff proposes to bring forward the Task Force Terms of Reference for Council endorsement in the near future.

SUMMARY

This report seeks Council's authorization to undertake the recommended planning and community engagement process for education opportunities described in this report.

Respectfully submitted,

Mike Kirkegaard MANAGER PLANNING for Jan Jansen General Manager of Resort Experience

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Resort Municipality of Whistler

Post-Secondary Education

Opportunities Study



Resort Municipality of Whistler

Post-Secondary Education Opportunities Study

June 25, 2011

Attention:

Mike Vance

PREPARED BY:

Rod Skinkle President and CEO Academica Group Inc.



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Introduction

Background

The Post-Secondary Education (PSE) environment has evolved significantly, undergoing more change in the past 50 years than in the preceding 500. The overall market has grown very substantively; from roughly 10% participation in the 1960's to the current levels 50-60% of Canadian adults with some level of PSE. Some credible sources predict that this level of participation is sustainable and will grow. While the "echo boom" generation of students has now largely passed through postsecondary education, this decline in the number of college-aged students will be more than offset by increased participation among future generations of high school student students. In fact, both immigration growth and increasing numbers of adults seeking additional education are likely to drive even more growth over the coming decade. The Ontario government, for example, recently set a target of 70% participation in PSE, requiring 60,000 new spaces in colleges and universities over the next five years. Similarly, British Columbia's Campus2020 effort sets forth substantial enrolment goals that would create the highest postsecondary educational attainment in North America.

Along with this growth in the consumer base (PSE demand), however, we have seen explosive growth in the number of PSE providers (PSE Supply) and other factors that have influenced the overall market. While there are numerous influential factors, three can be considered the 'perfect storm' of conditions which, taken together, have dramatically increased overall marketplace volatility.

- 1. Increasing costs decreased overall funding, together with the closer coupling of funding to enrolment, has resulted in higher costs to the consumer.
- 2. Increasing uncertainty in employment outcome statistically there is a substantial income advantage associated with a PSE credential, but, from the ground-level view of the individual student there is great uncertainty in employment outcomes associated with various PSE pathways.
- 3. Increasing choice competition between institutions of higher education now span increasingly greater geographies, and include on-line degree providers, articulations between colleges and universities, and an increasing presence of satellite campuses, ultimately providing the consumer with many more options.

As a result consumers have become increasingly focused on outcomes and a host of cost (i.e., tuition and cost of living) and benefit (i.e., employment and institutional reputation) considerations. According to Academica Group's proprietary University Applicant Survey UCAS™ (2010) – the largest ongoing PSE applicant study in North America – institutional reputation, program reputation, employability, and location/community factors are consistently among the most influential selection drivers.

The overall competitive landscape within the context of British Columbia government policy directives also provides an important set of considerations. As noted above, BC offers a wide range of college-to-university articulation agreements. These

articulation agreements strengthen the attractiveness of the participating institutions by offering students more alternatives. As well, the BC government in 2008 conferred new degree granting powers to five provincial colleges. The net impact of these policy directives is that BC, more than any other province, offers prospective students a complex and wide array of institutional and program choices, making it even more challenging to differentiate post-secondary offerings in this province.

What does this mean for higher education providers? It means that institutions must increasingly understand and monitor higher education trends and market demand characteristics if they are to compete effectively. It means too that the start-up, ongoing maintenance, and operational costs associated with a bricks and mortar institution must be carefully vetted in relation to the market opportunities and challenges. It means that the era of "build it and they shall come" is no longer a viable proposition. In the current era, it is more accurate to say "offer the right programs, in the right format, at the right time, in the right location, and price... and they shall come."

PSE & the Resort Municipality of Whistler

In recent years, several higher education providers have approached the Resort Municipality of Whistler (RMOW) with opportunities to develop programs and establish satellite campuses. More recently there has been a suggestion from private interests to establish an entire university campus within the community. As the RMOW has one of the leading resort destination brands in the world and an entrepreneurial mandate, the community leaders recognize the potential value of a post-secondary presence within the community.

The RMOW administration recognizes this potential, both in terms of personal/professional development opportunities for local residents and in terms of the potential revenue associated with attracting students to the community. However, they also recognize the potential for risk, given the volatile higher education marketplace.

To examine this important opportunity area carefully, the RMOW administration commissioned this study to provide objective research and insight. This research will ultimately inform the development of the Official Community Plan (OCP) with respect to higher education and community development. The central question of this study is:

• What, if any, type of higher education partnership opportunity will provide the best overall value for the RMOW community.

This can be viewed as a two-part question. The first part concerns the viability and sustainability of the higher education enterprise itself. The relative success or failure of this venture has significant implications for the community both in terms of potential costs associated with accommodation and sustainability of the enterprise, and in terms of lost opportunity (i.e., if the wrong partnership is supported). It is useful to elaborate briefly on this latter point.

We are not in this study examining the cost side of this equation. An analysis of costs would involve a detailed review of specific partner plans which is beyond the scope of this research. As noted in the proposal to this study: "... this study does not provide engineering, land use, tax base and community development costs/benefit,

or risk analyses. Each of these is a legitimate consideration and each requires a distinct approach and expertise that are beyond the scope of this project."

The second part of this question concerns the "fit" between the higher education market and the community of RMOW. This refers to the character of the community (e.g., population demographics, employment, retail, housing, and similar factors), the community's vision/strategic plans, and – a factor that may be particularly important – the RMOW brand itself. Therefore, the refined research objective of this investigation is:

Considering the range of possible higher education partnerships, which will
best meet the community's needs, align with its future plans, and leverage its
existing strengths to be most successful, that is, to provide the highest
value to the community.

Given the above objective, the overall purpose of this study is to provide the RMOW with a high quality review and assessment of the post-secondary education landscape so that the RMOW administration can review the value of various PSE ventures available to the municipality in light of the current and anticipated future marketplace dynamics. The overall deliverables are two-fold:

- 1. Specific data analysis and commentary relevant to PSE opportunities, including but not limited to regional, national, and international demographic considerations, PSE enrolment data and trends, relevant provincial and federal government policy directives, and the PSE competitive environment, in relation to RMOW community characteristics, resources, planned growth, and directions.
- 2. Our recommendations concerning the direction(s) and specific opportunities we feel offer the best overall PSE partner potential for RMOW and why.

Methodology

This study was designed and executed in four phases, as follows:

Phase 1: Consultation & Background Research

This phase involved three activities: 1) initial consultations to identify the list of potential PSE providers, refine the project parameters, methodology, and specific research objectives; 2) identification and review of RMOW background data and existing reports; and 3) refining a list of key stakeholders to be interviewed in Phase 2, below.

Phase 2: Stakeholder Interviews

The list of key stakeholders was established in consultation with the RMOW project Coordinator, Mr. Mike Vance. This component involved 22 in-person interviews. Potential respondents were contacted by letter (sent via email), which provided an explanation of the project and requested the recipient's participation.

The following table provides the list of interviewees (see page 8).

Phase 3: Environmental Scan

The Environmental Scan component of this study provides an overview of the higher education landscape and related industry trends focusing on the hospitality and tourism industry in Canada. Specifically, the environmental scan examined workforce trends, changing consumer expectations, industry standards and certification, interest among students, emerging postsecondary programs, and industry-postsecondary partnerships.

Phase 4: Analysis & Reporting

Phase 4 involved the analysis and consolidation of the findings of the preceding phases reported here (see Results below) and the review and recommendations section of this report

List of Interviewees

Organization	Name	Title
Mayor	Ken Melamed	Mayor
Council + (Restaurant Assoc)	Chris Quinlan	Councilor
RMOW Admin	Mike Vance	General Manager of Community Initiatives
RMOW Admin	Bill Barratt	Chief Administrative Officer
RMOW	Mike Kirkegaard	Manager, Resort Planning
MLA	Joan McIntyre	BC Liberals MLA
Chamber	Fiona Famulak	President
Whistler Blackcomb	Doug Forseth	Sr. VP, Operations
Tourism Whistler	Barrett Fisher	President and CEO
Fairmont Chateau Whistler	Roger Soane	General Manager
Whistler Forum	William Roberts	Founder & President
Whistler Sports Legacy	Keith Bennett	President and CEO
Whistler Centre for Sustainability	Cheeying Ho	Founding Executive Director
Housing Authority	Marla Zucht	General Manager
Capilano University	Chris Bottril	Dean of the Faculty of Tourism and Outdoor Recreation
George Brown College	Chandi Jayawardena	Associate Dean for the Centre of Hospitality & Culinary Arts
Quest University	David Helfand	President
Simon Fraser University	Dr. Peter Williams	Director of the Centre For Tourism Policy and Research
Vancouver Island University	Ralph Nilson	President
Whistler University	Doug Player	Project Director

Academica President & CEO, Rod Skinkle provided overall project management, onsite consultations, and stakeholder interviews. Assisting Rod with background research analyses and writing was Oded VanHam, Director of Research.

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Results

Section 1: Stakeholder Interviews

As described above, the central purpose of this research is to review higher education opportunities within the context of the RMOW's needs, aspirations, and unique circumstances. This project began with a week of on-site visits and in-person interviews with select key stakeholders. The visit to the community and the bulk of the interviews took place between March 23 and March 30, 2011. This site visit proved to be an extremely valuable component of the project, providing the principle investigator (PI), with a genuine feel for the community, its residents, and its unique character.

The interviews averaged about one hour in length and the majority were conducted in-person, although a few had to be conducted by telephone due to scheduling challenges. The interviews were structured around a general discussion guide designed to provide consistency and breadth in the topics discussed.

In reviewing the following summary the reader is cautioned about several important methodological and reporting limitations. First, individual perspectives and comments were aggregated and summarized in an anonymous format for purposes of this report. Second, these are qualitative data and while we will sometimes provide quantitative descriptors – for example, a "majority" of respondents identified a particular issue – such references are provided only to assist with interpretation and do not provide statistically quantitative data. Direct quotes are inserted throughout the summary sections to illustrate and reinforce various points. These are in quotations and italic. Finally, these interviews focused on *perceptions* concerning the topics noted above; we did not ask interviewees to evaluate or provide an opinion concerning the probable success of a given PSE venture.

The guide and the following interview summary report are divided into three broad areas: 1) Perceived Need/Benefits (of PSE for RMOW); 2) Issues and Concerns; and 3) Expectations and Desired Outcomes.

Perceived Need and Benefits

It is noteworthy that not a single respondent indicated that there was no need for some form of PSE within the community. The perceived needs and related benefits are grouped into several broad categories with multiple themes within each.

Community Development

The most top-of-mind and frequently cited needs and benefits can be broadly grouped into the category of *community development*, particularly the potential financial benefits associated with students living and spending in the community.

- Economic diversification was a major theme. PSE would provide local business with a non-tourism related source of customers. The spreading-out of revenues into the "shoulder" and off-season were seen as particularly valuable.
- Greater use of existing "commercial bed units" was also frequently noted here.

o "Best outcome is to have higher use of existing inventory".

Additional related perceived needs and benefits:

- A major theme was the potential contribution to professional development/training. Two areas were most frequently mentioned: 1) customer service and 2) management development.
- Employee recruitment, retention, and development
 - o "keep and develop the best entry level staff"
 - o "We could adjust academic year to suit community employer's needs".
- Service Quality
 - o "increase the overall quality of service(s)".
- A significant number of stakeholders anticipate overall benefits to the community's reputation -
 - "this should enhance our reputation as a world-class tourist destination".
 - "Not only a worldwide reputation as a resort community but also best in class post-secondary institution".

Personal Education

A relatively small number of individuals identified personal development as an important benefit. This category included ongoing continuing education primarily for personal interest as well as training opportunities targeting both permanent and seasonal residents.

- This category included suggestions that access to arts and cultural programing through PSE would potentially support the community's aspirations to further develop as an arts and culture destination, and would provide support to local artisans.
- There was some suggestion, although less frequent, that a full-time PSE campus presence would enable some community youth to pursue higher education without having to move away.

Also in regard to personal education, respondents were asked:

From your perspective as a community member, are there PSE options you believe may be particularly interesting / valuable?

This prompt resulted in a wide array of suggestions, which tended to fall into the topics including: subject areas, delivery and resources, and PSE consumer targets.

Subject Areas

An overwhelming majority of respondents prefaced their response with a comment suggesting that "any PSE should be focused on areas that are aligned with The RMOW's strengths".

- The RMOW brand fit was a common concern.
 - o "Education is a particularly nice fit; it has real value while staying true to our brand".

Hospitality and Tourism were by far the most frequently noted subject/program focus. Within this category however, there were a number of specialty areas noted. For convenience, the subject areas are listed below in order roughly reflecting frequency of occurrence, from most to least.

- 1. Hospitality / Tourism
 - a. Hotel/Resort Management
 - b. Food & Beverage
 - c. Adventure tourism
 - d. Cultural tourism
 - e. Wilderness Leadership
 - f. Eco Tourism
 - g. Educational Tourism
 - h. Ski Resort Management
 - i. Golf Course Management
- 2. Culinary Arts
- 3. Sustainability
 - a. Sustainable Communities
- 4. Sports
 - a. High Performance Training
 - b. Golf
 - c. Sports medicine / injury / physiotherapy
 - d. Mountain Biking
- 5. Recreation
- 6. Film / Acting

Partnerships / Resource Comments

Equally as frequent were comments related to the type of institutional partnerships, as well as to resources and curriculum.

- Diversity is important
 - "we should partner with multiple schools and schools that are consistent with our community strengths".
 - "It could be possible to partner with multiple institutions perhaps with Switzerland".
- Focus on practical applications
 - "experiential learning would be our strength".
 - o "Tourism incubator focus on co-op aspect".
- Should include both classroom and experiential learning

- o "Our chefs could be teaching in the summers".
- International flavour
 - o "we could partner with US and International Institutions"
 - o "We are a world-class resort community and can attract the best"
 - o "Whistler is a pretty special place we have brand on our side".
- Combining PSE and business
 - "we should be partnering with business to offer short, focused programs like the Aspen Institute does - we could be the Whistler Institute."
 - "We could be the Whistler Centre for Business and Arts like the Banff Centre".
 - o "Executive Leadership Programs"
 - o "A Centre of Excellence around customer service".
- Combining PSE and sports given the community's emphasis on healthy lifestyle, outdoor recreation, sports and the recent Olympics, a number of people referred to the potential of leveraging these strengths in building connections to PSE.
 - "We have the facilities to develop a 'Canadian Sports Institute' with a National Training Centre".
 - "We could attract top performance athletes, and coaches, to live/study and train here".
- Satellite Campuses The vast majority of respondents felt that partnering with an existing institution would make the most sense and most referred to having a satellite campus.
- Capilano University was the most frequently suggested prospective partner, however, a number of other institutions were offered (see tables 1 and 2, below).

Table 1: Named Prospective Canadian PSE Partners

Capilano University	Camosun College
Simon Fraser University	Royal Roads University
Thompson Rivers University	University of British Columbia
Vancouver Island University	Whistler University
British Columbia Institute of Technology	Whistler Forum for Leadership & Dialogue
Quest University	

Table 2: Named Prospective International PSE Partners

Sweden - MA in FSSD	Switzerland – Luzern University
Aspen Institute	Switzerland - Glion Inst. of Higher Education

PSE Consumer Targets

A number of interviewees mentioned prospective student consumer target groups. These were most often in relation to suggested institutional partners, i.e., targeting managers and executives for "Executive/Management Development Programs". A significant number of interviewees mentioned other specific targets, including international student:

- International Students
 - o "with young people coming here from all over the world to work/ski, it would be a natural extension to add post-secondary".
 - Australian Students
 - Chinese Students
- Athletes
 - o "to offer competitive high performance sports programs, you have to draw from all over Canada and the world".
- Community Employees
 - "we would have a sizable potential market just in young people working in local business. These young adults may be very interested in the opportunity to complete a degree/diploma while living here".

Issues / Concerns

As noted above, there was uniform support for the development of some form of PSE within the RMOW community. There was also a good deal of homogeneity with respect to the issues/concerns. The majority of comments centre on the need to mitigate risk with careful planning and execution. Highlights include the following:

- · Need for clarity of objectives and planning
 - "we need a plan and whatever we do needs to be done well very well".

Risk concern

- "we should be very careful with investment and risk in resources, money, and reputation"
- "The 'Whistler Factor" this has to be cost-effective".
- o "We need a measured, careful approach".
- "Building a state-of-the-art culinary facility, for example, is a very expensive undertaking – who will make that investment".

Debt

- o "how do we do this without incurring big debt".
- o "Be wary of any bricks & mortar expense".
- "Students could be accommodated in existing dorm-style properties thus reducing expense and improving current occupancy levels".
- Don't want to duplicate existing schools and programs
 - o "we must be careful not to reinvent the wheel".
 - o "a satellite campus is a lower risk than a new facility".

Building partnerships

- o "Building a brand from scratch will take time, better to partner with existing".
- Satellite Campus Concerns
 - "Perhaps Whistler should do its own school because satellites can get the short shrift from the parent institutions".
 - "The Whistler U proposal would be much larger and offer commensurate benefits than a satellite campus would".

Expectations

With respect to expectations, the respondents were fairly concise and quite uniform. These comments tended to reflect the main issues and concerns, as noted above. There were essentially five main themes, as follows.

- Use Existing Infrastructure
 - o "we should use existing infrastructure".
- Community Economic Development/Diversification
 - o "I would expect students to be living/spending in the heart of the community".
 - o "Enhance the overall vibrancy of the community".
 - "Help business to smooth out the income uncertainty associated with the ups & downs of our tourism based economy".
- Mitigate Risk
 - o "Start small and build it step-wise".
- Expect Focus on current strengths
 - o "programs that are true to our brand strength".
- Enhanced Reputation
 - "whatever we do it must be best-in-class, something that enhances our reputation".

Section 2: Environmental Scan

In order to better understand RMOW's options in regard to postsecondary education, an environmental scan was conducted. It was agreed that this E-Scan would be focused on Hospitality and Tourism industry in Canada as well as the educational systems in place to support this industry. Specifically, the environmental scan examined workforce trends, changing consumer expectations, industry standards and certification, interest among students, emerging postsecondary programs, and industry-postsecondary partnerships.

Several themes emerged from the environmental scan with significant implications for RMOW's interest in working with postsecondary education including:

- Anticipated labour shortages
- Changing consumer expectations call for professionals with specialized knowledge
- Increased emphasis on industry standards and certification
- Steady interest among students in the tourism sector careers
- Emerging postsecondary education programs
- Enhanced partnerships between industry and postsecondary education

Workforce Trends

The tourism sector is comprised of five industry groups as defined by the International Standard Industry Classification System and the North American Industry Classification System – accommodations, food and beverage services, transportation, recreation and entertainment, and travel services. The report *Canada's Tourism Competitiveness: A Call for Action for Canadian Tourism* by the Tourism Industry Association of Canada (2008) described Canada's tourism sector as on the "brink of crisis", noting a decline in Canada's competitiveness as a tourist destination. While some concerns were related to government policy and infrastructure, the report asserted that tourism was "facing very real and serious challenges in attracting labour to the sector, and the labour supply challenge [was] predicted to become more acute going forward" (p. 2). The Canadian Tourism Human Resource Council suggested that investing in better compensation packages, professional development, and formal career planning would give individuals a sense of the career possibilities inherent in tourism.

Over the past few years, the Canadian Tourism Human Resource Council has identified several trends in the tourism sector workforce.

- While the economic downturn created a surplus of labour in 2009 and 2010, Canada's tourism sector will see labour shortages return in 2012. These shortages will increase in severity over the next 15 years.
- Spending on tourism goods and services in Canada could rise from \$145 billion in 2007 to more than \$201 billion in 2025.
- Labour demand could grow 27% from 1.67 million jobs in 2007 to 2.12 million jobs in 2025.
- By 2025, the sector's supply of labour could fall short of potential demand by an estimated 219,000 jobs, leaving 10.3% of potential labour demand unfilled.

- Food and beverage services would suffer the largest labour shortage among all tourism industries.
- In 2006, Ontario accounted for a significant share of Canada's labour shortages in the tourism sector, experiencing a shortfall equivalent to 9,974 full-year jobs. By 2025, tourism labour shortages in that province could reach nearly 98,000 full-year jobs. Toronto's supply of labour alone could fall short of potential demand by nearly 50,000 full-year jobs by 2025.
- The supply of tourism labour in Alberta could fall short of demand by 8.6% in 2025.
- By 2025, British Columbia's tourism sector could see a potential labour shortage of more than 38,200 full-year jobs.
- Atlantic Canada is expected to endure the most acute shortages in tourism labour, as a percentage of overall potential labour demand. By 2025, potential labour shortages are projected to range from 12.8% in Prince Edward Island to 17.1% in New Brunswick.
- By 2025, potential labour shortages in the tourism sector in Newfoundland and Labrador are projected to hit 13.4% for the entire province and 13.9% for St. John's.

Changing Consumer Expectations

The Canadian Tourism Human Resource Council's primary strategy with offsetting the anticipated labour shortage is overcoming the stereotype of tourism as a deadend career and promoting greater professionalization of the field. In this regard the industry is at a turning point. Traditional tourism and hospitality occupations will likely decline in importance as demand grows for more sophisticated, high-end tourism experiences such as boutique hotels, specialty cuisine and wineries, spas and wellness centres, golf facilities, and helicopter-based backcountry skiing and hiking experiences.

"Ecotourism" or "Sustainable Tourism" is a growing endeavour in Canada and its potential impact should be noted. Parks Canada and the Tourism Industry Association of Canada (2001) have defined "sustainable tourism" as: "tourism which actively fosters appreciation and stewardship of the natural, cultural and historic resources and special places by local residents, the tourism industry, governments and visitors. It is tourism which can be sustained over the long term because it results in a net benefit for the social, economic, natural and cultural environments of the area in which it takes place". Over the past decade Canada's ecotourism industry has gained international recognition. For example, in 2002, the International Year of Ecotourism, the World Ecotourism Summit was held in Quebec City. Additionally, the British Columbia Ministry of Advanced Education has noted that in some formerly resource-dependent communities, from Vancouver Island to the Okanagan to the Kootenays, service industries such as ecotourism have spurred economic revitalization and have helped diversify local economies.

While future growth in established tourism-related occupations such as hotel management and culinary arts is anticipated to be somewhat stable, emerging tourism experiences such as culinary tourism, ecotourism, and adventure tourism will progressively redefine the field. Individuals who have the skills and training to

work in these new endeavours will be better positioned for the changing tourism industry.

British Columbia appears to be ahead of other provinces in this regard; a review of the over 150 postsecondary programs in British Columbia related to the tourism industry reveal efforts to anticipate these trends. Programs such as Mountain Adventure Skills, Outdoor Recreation and Ecotourism, Mountain Bike Operations, and Aboriginal Culinary Arts which did not exist only a decade ago are now readily found. In the areas of adventure tourism and ecotourism, British Columbia leads program growth nationally, with twenty programs offered by public and private institutions.

Industry Standards and Certification

There are several important trends concerning industry standards and certification that may be particularly relevant to this project as they have implications for PSE in the province.

The first concerns the development occupational standards. The Canadian Tourism Human Resource Council has developed occupational standards for 48 professions that include the frontline, supervisory, and managerial levels across all segments of the industry. The organization has also introduced the *emerit* Certified Occupations initiative in order to establish a nationwide industry-certification system. The *emerit* certification is currently available for 27 tourism occupations, and has been widely recognized across Canada.

A good example of the impact of *emerit* certification can be seen in the food and beverage services occupations. In order to establish this industry segment as a viable career, the *emerit* initiative reviewed cooking credentials across Canada to establish a common core of skills, and identified learning and career paths within the field. The aim was to bring order to existing qualifications available in Canada and to demonstrate how they relate in order to increase the transferability of qualifications across Canada. Within British Columbia, many culinary art programs have been recently revamped in order to meet these new requirements for culinary arts professionals.

A second development that is particularly relevant within British Columbia is the LinkBC Tourism and Hospitality Education Network (www.linkbc.ca). This is a partnership among 20 postsecondary institutions along with the leading industry and government associations. The network has four goals: promoting British Columbia as a tourism/ hospitality learning destination, connecting industry to students and graduates, strengthening the tourism learning system, and serving as an industry and education information hub.

The LinkBC effort goes well beyond the *emerit* Certified Occupations program when it comes to establishing educational standards, setting forth core curriculums for four areas of study –Adventure Tourism, Culinary Arts, Hospitality Management, and Tourism Management – that have been developed and agreed to by member institutions in collaboration with industry partners. The core curriculum was devised to align postsecondary training with the needs and expectation of tourism employers and to prepare students for the rapidly changing tourism industry. Additionally, establishing these criteria helps to promote tourism and hospitality as a sustainable career option with a clear trajectory. Such undertakings intend to create a steady, reputable, well-trained workforce for the growing tourism industry in British Columbia.

Interest among Students

While tourism and hospitality education are relatively new disciplines, students are recognizing them as sustainable career paths. For instance, the Student Transitions Project, under the B.C. Advanced Education Ministry, has discovered that programs related to Recreation, Tourism and Hospitality experienced 5% growth between 2004 and 2008 across the entire BC college sector making it among the four areas with the most significant enrolment growth within the province.

The trend is similar across Canada:

- In Ontario, Ryerson University's Bachelor of Commerce degree in Hospitality and Tourism Management has experienced nearly 49% growth in FTE since 2001-2002, and has consistently accounted for 2.6% or more of total enrolment annually. Meanwhile, Brock University's Tourism and Environmentalism program, which focuses on sustainable tourism, has grown over 6% in enrolment since its introduction in 2006.
- Colleges Ontario graduated 1,032 students from its travel and tourism programs in 2008, which was a 15.4% increase over the previous year. Culinary arts programs in Colleges Ontario graduated 1,231 students, an increase of 7.8% over the previous year.
- In British Columbia, Thompson Rivers University's enrolment in its School of Tourism grew 42% between 2003 and 2009. Meanwhile, Douglas College has seen a 5% increase in enrolment in its Hotel and Restaurant Management courses since 1998, and Camosun College has seen enrolment increases since 2008 of 20% or more in programs related to golf resort management, culinary arts, and hotel and restaurant management.
- In Newfoundland and Labrador, the College of the North Atlantic system has seen steady annual enrolment growth in its Tourism and Natural Resources programs for several years, with 4.6% growth from the 2007-2008 to the 2008-2009 academic year alone.

Among the 20 or so institutions across Canada whose enrolment trends in programs related to Tourism, Hospitality, and Culinary Arts were examined as part of this scan, nearly every institution grew or maintained enrolments over the past few years. It should be noted that although there appears to be increased interest among postsecondary students in courses of study related to the tourism industry, this is not expected to offset the labour shortfall anticipated in these areas.

Emerging Post-Secondary Education Programs

To address labour shortages in the tourism sector and growing student interest in tourism-related occupations, Canadian postsecondary institutions have expanded tourism and hospitality educational programs. For example, in Alberta there are 45 educational programs related to tourism and hospitality and 8 related to culinary arts housed in accredited colleges and universities. In Ontario, there are 289 programs related to tourism, hospitality, or culinary arts offered through accredited colleges and universities. Within British Columbia, there are 153 programs offered through accredited colleges and universities which prepare students for tourism industry occupations.

In addition, there is also a trend toward the growth of more specialized programs in an effort to meet changing expectations among consumers. For example, in the last few years:

- Mount Royal University in Alberta has introduced a Bachelor of Applied Ecotourism and Outdoor Leadership.
- The College of the North Atlantic has established a school of Tourism and Natural Resources which offers two- and three-year diploma programs of study encompassing forest management, fish and wildlife monitoring, environmental remediation, fisheries enforcement, hospitality management and adventure tourism.
- Several colleges have introduced sommelier certificate programs, including Fanshawe College, Niagara College, and Algonquin College. George Brown College and Vancouver Community College have both introduced tea sommelier programs.
- Vancouver Community College has introduced a program in Aboriginal Culinary Arts.
- Capilano University and Thompson Rivers University have also introduced programs related to Aboriginal Tourism.

Industry-Post-Secondary Partnerships

The key to sound tourism education is assisting students in supplementing their classroom instruction with quality work integrated learning (WIL) experiences. There is a substantial research literature regarding tourism education, with a few models dominating the discussion and informing practice in postsecondary programs. Chen and Groves (1999) suggested that training programs should distinguish between hospitality - which focuses on the actual management of hotels, restaurants, and other services - and tourism, which should be more focused on economic and infrastructure development. Riegel and Dallas (1999) recommended that hospitality programs could be categorized into five "approaches": Craft/skill approaches (which involves functional training for front-line staff), Tourism approaches (which emphasize tourism content such as recreation and social activities), Food Systems/Home Economics approaches (which focus on culinary arts and restaurant and hotel operations), Business Administration approaches (which emphasize management functions such as finance and accounting), and Combined approaches. Ritchie (1995) noted that tourism and hospitality programs tend to fall into one of three types: "hotel school" models which emphasize preparing individuals for management roles in resort properties through on-site training, "general management" models in which students take a traditional business administration course of study with some coursework related to the tourism industry, and "liberal arts programs with a tourism focus" which place greater emphasis on language training, environmental issues, and recreation.

A significant discussion in the literature also centres on the quality of WIL and/or coop experiences. It is suggested that tourism industry linkage strategies in many education institutions are often haphazard and lack vision, focus, commitment and resources. Industry partners are often seeking cheap labour, while the educational institution is seeking a structured training experience for their students. This leads to students engaging primarily with tasks and staff at relatively low levels in the organization (Solnet, Robinson, & Cooper, 2007).

Internationally, there are several exemplary industry-postsecondary partnerships that enable students to have a wider range of experiences. For example:

- The Bermuda Hospitality Institute is a government-sponsored non-profit organization that coordinates efforts among government, the local tourism industry, and Bermuda College to provide training to unemployed Bermudians for the hospitality industry, recruit for the hospitality professions, and work with Bermuda College to develop curricula and course offerings to fulfill industry needs.
- The Fairmont Hotels and Resorts Leadership Development Program was designed as an internship program that would recruit top talent to be trained as future General Managers and support the organization's global growth strategy. Participants select an area of specialization, develop an Individualized Development Plan, rotate throughout a given department to gain expertise, and are assigned a mentor from the site Executive Committee.
- Disney's Theme Parks and Resorts Internships and Programs initiative is internationally recognized as the leading on-site training program in hospitality and tourism. The program is unique in that the Walt Disney Company has been able to leverage its reputation in customer service and hospitality to attract applicants from among higher education institutions globally, rather than depend on agreements with specific institutions.
- The Culinary Institute of America is noted for the use of "externships". Externships are experiential learning opportunities, similar to internships, offered by educational institutions to give students multiple short practical experiences in their field of study. CIA partners with more than 1,000 restaurants and resorts to provide this experience.

Implications for RMOW

The trends that have emerged from the environmental scan are mirrored in the RMOW community. Here are a few highlights.

- Industry growth The Resort Municipality of Whistler accounts for about 11% of the entire tourism industry revenue in British Columbia. While much of the tourism trade in the RMOW takes place over the winter ski season, the community has a growing summer tourism trade. For example, according to the Mountain Bike Tourism Association, total visitor spending in RMOW attributable to mountain biking exceeded \$34.3 million over the period June 4 to September 17, 2006 supporting an estimated \$39.1 million in new economic activity. As of 2010, the RMOW has 115 hotels, condos, and bed and breakfasts; 93 restaurants, and 207 retail businesses. At the core of RMOW's tourism and hospitality industry is the Whistler Blackcomb ski resort. The largest ski resort in North America, Whistler Blackcomb averages 2 million visitors during the ski season, and another 2.5 million during the remainder of the year.
- Labour shortages There has been a consistent shortfall of workers in RMOW for several years; the 2006 shortfall was estimated at 3,500, which was greater than the current workforce capacity of the whole Squamish-Lillooet area. Even accounting for the recession-related decline in tourism in 2008-2010, the shortfall is expected to increase to an additional 2,500 by 2015. However, the nature of seasonal peaks in the RMOW tourism market,

- which is greatest in winter, makes it difficult to recruit students, who would be an ideal short-term solution to this labour shortfall.
- Changing consumer expectations RMOW is in a unique position to respond to the changing trends in Canada's tourism industry. For example, the community is celebrated for its local cuisine and its alpine skiing and mountain biking opportunities, which can be leveraged to meet the increasing interest in culinary and adventure tourism. Additionally, especially since the 2010 Winter Olympics, the RMOW has even greater international recognition as resort community.
- Postsecondary education Of the 153 academic programs related to Recreation, Tourism, Hospitality, and Culinary Arts in British Columbia, fortyone are in the Lower Mainland and are within a reasonable drive to the RMOW. It is interesting to note that in addition to the accredited university and college programs discussed above, there are several proprietary schools within the municipality. According to the Private Career Training Institutions Agency, there are four registered proprietary schools in the RMOW. These proprietary schools leverage the RMOW's identity as a tourist attraction. For instance, Advantage J/E English School offers four programs, ESL TOEIC Certificate, English for Resort Hospitality Certificate, Ski Instructor Certificate, and Snowboard Instructor Certificate.
- Industry-postsecondary partnerships There are currently a few collaborative efforts between the local tourism and hospitality industry and postsecondary education. For example, Whistler Blackcomb ski resort offers the opportunity for postsecondary students to apply for co-op opportunities in Employee Experience, Food and Beverage, Guest Services, Marketing, Operations, Public Relations, and Retail Rental during both the winter and summer. While several of the internships are unpaid, many feature discounted or free accommodations as well as discounted or free access to services and attractions. Similarly, there is a 12-week winter season work experience program for high school students -The Peak Experience Program which involves working in three operations divisions as front-line staff, including areas such as Food and Beverage, Lift Operations, Rentals, and Guest Services. These programs involve students making direct application to the program; there appear to be no specific agreements between Whistler Blackcomb and any postsecondary institutions.

Review and Recommendations

In this section, we consolidate and summarize key points from the research described above, draw conclusions from this information, and finally make several recommendations for the consideration of RMOW's stakeholders. For convenience the key learning points are summarized in bullet point format.

Stakeholder Perspectives

- All stakeholders agree that there is significant interest and real <u>potential</u> benefits associated with further development of some form of postsecondary initiative for the community.
- Stakeholders were uniform in their insistence that the RMOW should "stay true to its brand".
- There is uniform agreement among the key stakeholders that Hospitality & Tourism is the one subject area most aligned with the RMOW's perceived brand strengths and community needs. This is followed closely by Culinary Arts. Coming in substantially behind the above two were the Sustainability and Sports related subjects, which were tied for third in terms of frequency. Taken together, the Hospitality/Tourism and Culinary Arts represent the 'core' brand identity. These sub-identities of sustainability/environment and sports/physical fitness are brand attributes that are closely aligned with the core brand. See Brand Footprint for further discussion of this notion.
- In terms of benefits or outcomes, the vast majority of stakeholders focused their comments on economic benefits to area business. A number of different categories of economic benefits were envisioned.
 - Student spending with particular reference to helping business with off-season cash-flow.
 - Employee recruitment, retention, and development, particularly for the hospitality, resort, restaurant, and retail sectors.
 - <u>Customer Service</u> related benefits to the development of management talent and overall customer service quality across the community.
 - Improved occupancy of area guest housing (commercial bed-units)
 was very frequently noted. Although there were variations across
 these comments, the general theme was that the community should
 strive to accommodate students through the creative re-purposing of
 current infrastructure. This included branded resorts and nonbranded property, as well as the possibility of existing Olympic
 residence units.
 - Community vitality including diversity and general progressiveness associated with having post-secondary institution within the community were also frequently mentioned.
- The key issues/concerns revolved almost entirely around various types of investment risk. Most people favoured a cautionary approach that would

mitigate risk. Some emphasized the need for research and planning (including the current study), while others stressed the need to take a 'stepwise' approach, building gradually to minimize risk and learn from mistakes.

• In terms of approach/delivery models, it is no surprise that the majority proposed partnering with existing PSE institutions both to capitalize on their resources and spread out the risk of failure, or alternatively, to increase the potential for success. Some favoured promoting a single school (most often Capilano University) to fund a satellite campus. However, a roughly equal number preferred finding a way to partner with multiple institutions. It was felt that this latter approach actually reduced risk by not relying on a single institution while simultaneously offering the potential to be associated with internationally recognized institutions.

It should be noted however, that there were also a minority that favoured a "go big or stay home" approach, including the Whistler U proposal. It was felt that, although riskier, this would provide the community with the most long-term benefits.

 A matter closely related to the risk concerns is captured in comments regarding the focus of the curriculum. It is clear that the most see 'Work Integrated Learning' (i.e., co-op education) as a particular strength that the RMOW can offer a PSE partner. That is, everyone agrees that the community has an exceedingly strong hospitality/culinary sector that would be both capable of providing excellent experience and attractive to prospective students.

However, there is some division as to whether the community should invest in building, or even re-purposing, classroom facilities and the requisite learning equipment and resources. Some observed that it would not be possible to develop any real PSE institution without investment in physical space. Moreover, they expressed that WIL component alone would not constitute a PSE enterprise, without a classroom component. Others, however, felt that it was the WIL component at which the community could excel, and that it would be possible to partner with PSE to provide the WIL programming. The advantages with this approach would be that the community would avoid infrastructure costs but still benefit from student residency and collateral spending.

PSE Environmental Trends

Several trends identified through the environmental scan appear relevant when examined alongside stakeholder comments.

- Anticipated labour shortages The workforce trends indicated that labour demand in the tourism sector could grow 27% from 1.67 million jobs in 2007 to 2.12 million jobs in 2025. In contrast, by 2025 the sector's supply of labour could fall short of potential demand by an estimated 219,000 jobs, leaving 10.3% of potential labour demand unfilled.
- Changing consumer expectations call for professionals with specialized knowledge - Ecotourism, adventure tourism, culinary tourism and other niche areas appear to be growing industries as a result of changing

consumer expectations. In addition to sustaining the tourism economy, these forms of tourism generally require the services of professionals with specialized knowledge and skills.

- Increased emphasis on industry standards and certification In an effort to professionalize the tourism sector, increase student interest, and improve the quality of tourism and hospitality services, the Canadian Tourism Human Resource Council has developed a qualifications framework that has been adopted across Canada. This framework forms the core curriculum of many tourism and hospitality-related postsecondary programs.
- Steady interest among students in the tourism sector careers Even with concerns within the tourism industry about labour shortages, there has been steady enrolments in postsecondary programs related to tourism, hospitality, and culinary arts. A number of schools have experienced increased modest but incremental increases in enrolments in these areas.
- **Emerging postsecondary education programs** There is a growing number of newly established programs related to tourism in colleges and universities. These programs emphasize more specialized knowledge in an effort to meet changing expectations among consumers.
- Enhanced partnerships between industry and postsecondary education The secondary literature on hospitality and tourism education has frequently examined how WIL (co-op and internship experiences) were inadequate. However, over the past several years some organizations have created exemplary internship programs, partially in an effort to attract talented students to the field to address labour shortage concerns.

Recommendations

Based on the stakeholder interviews and the environmental scan results, we identified several themes that highlight the alignment between the stakeholder perspectives and PSE opportunities.

- 1) Needs and opportunities to meet student and tourism industry demand. According to the environmental scan, the current labour market trends indicate a substantive demand through 2025 for highly trained tourism professionals. Postsecondary institutions are expanding their current programs and introducing new programs to meet student and tourism industry demand. Additionally, tourism associations are becoming more active in efforts to attract students to the industry. The steady increase of student enrolment in Hospitality/Tourism and Culinary Arts programs in PSE institutions further confirms the market needs in this area. The RMOW community's desire to participate in efforts to expand PSE tourism programs would help address this demand from the profession and the market. Additionally, the RMOW would also be considered an attractive co-op partner to those PSE institutions with existing tourism programs or who are considering introducing tourism programs.
- 2) Work Integrated Learning opportunities building upon community brand/strengths. The environmental scan reveals that it is the experiential learning component of PSE where the need and opportunity is greatest. The

inadequacy of WIL education in tourism training has been noted among professional associations as well as postsecondary educators. As a community with a brand and reputation associated with areas such as hotel and resort management, culinary arts, and adventure tourism, RMOW could offer students WIL opportunities that would strengthen their PSE experience.

3) Opportunities to offer co-op training for PSE students. Based on themes that emerged from the environmental scan and the stakeholder interviews, the RMOW's greatest opportunity appears to reside in establishing an institute or center for WIL education for postsecondary students. Stakeholder perspectives and sector needs align well with this opportunity. Additionally, the WIL focus offers the RMOW the opportunity to benefit from student labour support and spending in the community while avoiding the risk of duplicating, and competing directly with, existing postsecondary education programs.

Based on these identified alignments, we would recommend the RMOW community consider establishing an **Institute for Experiential Learning**¹. The establishment of such an institute will allow community to:

- a) Offer collaborative opportunities with local and geographically distant PSE programs that build upon the existing community strengths;
- b) Identify and develop a unique extension of its brand through its partnerships with PSE programs.
- c) Diversify its partner institutions by creating organized student cohorts drawn from across a number of schools who participate in WIL education.

When considering the prospect of implementing an Institute for Experiential Learning, we recommend several guiding principles, including:

1). Careful branding of the institute to focus on quality

The RMOW has been successful in establishing a brand that is associated with unique, high-quality tourism experiences. Care must be taken to preserve this brand. By being deliberate and selective in developing partnerships, establishing rigorous criteria for programming and student admission, and employing a measured approach in the expansion of WIL programming, the RMOW can extend this reputation for quality to its PSE initiatives.

In following a gradual approach to maintain quality, the RMOW must identify which areas to leverage first for the initial establishing of the institute and then build momentum from this foundation.

About the RMOW Brand Footprint - To be sure, brand is more intangible than tangible and different stakeholders expressed somewhat different impressions of the "Whistler Brand". For the most part, these differences where a matter of emphasis rather than distinctly different brand identities. Some key community stakeholders placed more emphasis on the "ecosensitivity" aspect, others on the "physical/sport" aspect, and still others on a more general "healthy lifestyle" image. However, no one of these sub-

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¹ Although the WIL term has been used throughout this report, we believe the Experiential Learning would be preferable as a name; however, this is a placeholder name for purposes of this report.

identities was as central as the overall Resort, Hospitality, and Tourism identity.

That being said, these sub-identities do align well within the overall brand footprint. It may be useful to elaborate on this notion further. The term 'brand footprint' refers to the totality of a brand identity. The answer to the following question defines a brand's footprint: Is a given brand footprint sufficiently broad so that it can credibly be extended to related product areas or attributes? For example, Volvo automobiles have long been associated with the attributes: Solid and especially SAFETY. It is more difficult for the Volvo brand to extend to attributes such as "sleek, speed, and/or high performance". It's not that this is impossible, but because these attributes are outside of the Volvo brand for most consumers, (not within the brand footprint) it requires a larger marketing spend to broaden the brand footprint in minds of consumers.

For the RMOW, the above mentioned sub-identities are NOT, in our opinion too far outside the core brand identity. That is to say, the Resort, Hospitality /Tourism brand can reasonably surround these nuanced identities because they can be seen to support and even to further refine the core identity. Thus, Whistler is a Resort destination but one associated with "physically fit", "healthy", and "environmentally conscious" lifestyles. These attributes are visible with every step one takes throughout the community, so they are credible. Furthermore, these nuances may eventually become focused niche type identities that help the community differentiate from other resort brands.

That being said, this research is not about brand development per se, but rather, about identifying/assessing PSE opportunities that: a) best fit the community and b) are viable and sustainable given the market dynamics in the higher education industry. It is the core brand that best leverages RMOW's identity while also aligning with the growth opportunities in Hospitality and Tourism PSE sector. Furthermore, we have identified that it is the "experiential learning" component within the overall Hospitality and Tourism PSE sector, that best meets the RMOW's needs. We have argued that this more defined focus on the experiential learning aspect has the potential to bring in students, along with most of the related benefits for the community (i.e. housing, retail, employees) while minimizing the risks associated with building campuses or even supporting satellite campuses. There are a host of additional synergies that have been described in this report.

2). Provide credit and credentialed programs

Providing a RMOW-specific course of study certificate would highlight the unique experiences the institute offers and help establish the brand of The RMOW as a center for WIL. Being selective in enrolling students and in developing partnerships to control quality is essential because program quality needs to be recognized as a hallmark of the brand. Targeted courses of study leading to certificates in distinctive tourism-related areas (such as certificates in customer service) would allow the institute to provide an industry-wide recognition as exemplar of quality in specific programs.

Transferability of academic credits is also important. British Columbia has a well-developed credit articulation system in place. Additionally, efforts by groups such as LinkBC and the Canadian Tourism Human Resource Council to standardize tourism industry certifications and develop a core curriculum of

study offer an advantage when developing articulation agreements with partner institutions. These standards and transferability of credits across institutions need to be taken into consideration while developing relevant curricula.

3). Developing and including collateral curricula

For example, consider developing in-class curricula to provide supportive learning in collateral areas such as customer service. The institute could partner with the local Chamber of Commerce to provide all practicum students with a 'customer service credential' that would accompany their WIL Credential. The collateral programming could also include the design and supervision of a 'Student Experiential Learning Journal Program' to document and test students' on key experiential learning dimensions. This curriculum component can be expanded over time and in collaboration with business and PSE partners.

4). Align the institute with multiple institutions (selective partnerships)

Internationally, some of the premier examples of industry-postsecondary experiential learning partnerships involve industry-based WIL providers accepting students from a number of institutions. There are several advantages to this approach. First, because the program is not dependent on one institution, it allows the building of a "critical mass" of students from across a range of institutions and avoids the risk of the institute having to suspend operations if a single partner has to break off the relationship or if enrolments decrease significantly. Second, this approach allows the institute to be more selective in the acceptance of participants in order to grow gradually and maintain quality.

Some relationships may be ready-made. For example, partnering with LinkBC would quickly align the experiential learning institute with industry associations, a network of postsecondary institutions, and a coordinated effort to strengthen and standardize tourism education curricula provincewide. However, care should be taken in forming these types of partnerships in order to maintain the independence and integrity of the RMOW's efforts.

5). Institute established as not-for-profit partner within the PSE landscape of BC

Incorporating as a non-profit organization carries several benefits. In addition to having tax-exempt status, it protects the liability of its members, encourages continuality as the organization's membership changes, and assures partner institutions of the stability and educational mandate of the institute.

6). Cost recovery and self-sustaining financial model

This is vital for the sustainability of the project. Implementing a cost-sharing model with partnering institutions may be an efficient model for maintaining the viability of the institute. For example, fees that students pay for participation in the institute may be shared between the proposed institute and the sponsoring postsecondary institution in order to offset expenses. Additional fees may also be realized through the development of collateral curricula as described above and associated student services (see below).

7). Develop student services to assist incoming students with orientation, housing, curriculum learning, and problem resolution

Since the proposed institute will involve students coming from a number of institutions, the community may need to consider what student services should be provided. In forming partnerships, consider to what degree PSE partners should offer faculty and student services staff to support the institute, and what faculty and student services should be selected and maintained by the RMOW. Collaboration between local tourism experts and faculty from partnering institutions may be important for developing curricula that support WIL, and using "faculty-on-loan" from partner institutions may be an efficient way to provide training. However, in order to protect and enhance the RMOW brand for quality and to support WIL for students from a number of institutions, consider offering services related to areas such as orientation, student housing, curriculum, practicum supervision, registration, and similar areas related to both the provision of education and enrolment management.

Whistler Institute for Experiential Learning - Core Services Provided

The discussion of recommendations related to the establishing of a Whistler Institute for Experiential Learning naturally leads to the question of what specific core services the Institute would provide to partners. We suggest focusing on the following core services.

- a) Recruiting Practicum Business Partners and Establishing Advisory Groups

 identifying and organizing participating practicum providers from among businesses in the RMOW and establishing an advisory group comprised of RMOW stakeholders.
- b) **Designing WIL Programs** scanning for practicum opportunities and providing leadership and direction in developing WIL experiences.
- c) **Designing Collateral Curriculum** initiating and developing supportive programming and certification opportunities from community resources.
- d) **Program Supervision and Quality Control** organizing, supporting, providing criteria for, and monitoring WIL programming and pedagogy around experiential learning.
- e) **Housing** finding and developing housing opportunities with the goal of assisting local commercial bed providers to increase year round occupancy levels.
- f) Overseeing student services and student housing programming organize and provide student services in areas such as orientation, housing, registration, and related functions.

Concluding Remarks

Our fundamental position is that the proposed Institute for Experiential Learning offers many important community benefits, while minimizing investment and therefore exposure to risk. The E-Scan results also speak to the level of risk, or alternatively, the likelihood of success. The study demonstrates that while there are literally 1000's of competing programs offered through well established institutions (over 150 in BC alone), all require quality 'work integrated learning' opportunities. The research clarifies that finding such WIL placements is a challenge across the sector. These circumstances when combined with the RMOW's resources and brand positioning together create the ideal opportunity. We furthermore believe that once the Institute is up and running it can be readily extended to some of the other key sector opportunities that align with the RMOW needs and strengths. However, the key to success initially will be to build on the community's strength in the core disciplines of Hospitality, Tourism, and Culinary arts.

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Concept Paper: September, 2011

The Vision

Capilano University is leading a collaborative initiative that will contribute directly to the *Whistler 2020* goal of becoming a preferred learning destination. The project will offer a range of top-quality educational opportunities that will attract many new visitors to the resort, provide high-appeal opportunities for residents, and will assist with the long-term diversification of the community's economy.

The vision is simple: *Capilano University: the Whistler Centre (working title only)*. A community partnership that builds upon our 40-year shared history, combines resources and expertise, adds value to all partners, provides world-class learning, and helps fulfil the *2020* goal.

The project will utilize existing community infrastructure, collaborate with Whistler-based education providers and community partners, and cooperate with other universities and colleges in our post-secondary network. The outcome will be:

- an immediate strong and vibrant university presence in the community
- a strengthening of existing community educational and professional development providers, and
- the delivery of leading destination education programs in a world famous resort environment.

Proposed Partnership

Over the years, Capilano University has developed a long-standing, mutually-beneficial relationship with Whistler. We regard Whistler as a key community in our region and we are constantly participating and contributing to community initiatives through our programs in Mountain Biking, Destination Resort Management, Event Management, Aboriginal Tourism, Wilderness Leadership, and Motion Picture Arts, to name a few.

The time has come to further enhance our presence in the Whistler community. Three years ago, Capilano College became Capilano University—guided by new legislation, strategic goals, and objectives. We are a teaching-focused university and recognize that the unique learning environment of Whistler is appealing to a broad audience of learners—from recent graduates to advanced professionals. We want to serve Whistler more fully by helping to coordinate the highest quality of educational destination programming possible. We believe the time is right for Whistler as well. The community has matured, is focused on gaining a stronger presence for post-secondary education, and has resources that can be utilized for educational purposes, particularly in shoulder seasons.

From Whistler 2020

Whistler is committed to becoming a learning community. The Learning Strategy addresses resident and visitor needs for formal and informal learning opportunities, and includes school programs, distance learning, professional learning, and learning to enhance personal fulfilment and community participation.

By 2020, learning opportunities contribute to the local economy and attract visitors to the resort community for learning.

Our proposed partnership is based on sharing existing community infrastructure in ways that will facilitate positive learning experiences. We will also work collaboratively with our partners in British Columbia's post-secondary network and beyond to bring additional expertise in many applied-study areas that are a strong fit with the nature and culture of the Whistler resort area.

Collectively we will bring together a number of program development, delivery, and marketing partners with the goal of creating a learning centre of international significance.

Innovative Use of Space

This proposal recognizes the need for innovation in Whistler's post-Olympics era. It acknowledges the need to build business for the resort by attracting new kinds of visitors, while at the same time making better use of the under-utilized accommodation and meeting space that currently exists. The first phase of the proposed learning centre will require no new buildings or major capital expenditures. A dedicated set of offices, reception area, and a small number of seminar rooms will be required to serve as a stable base for programming. All accommodation needs, and other required meeting spaces, will be out-sourced within the community through a working relationship with community partners, including the RMOW. This will create additional revenue for hotels and other facilities during off-peak periods.

Responding to Community Goals

The Capilano University: the Whistler Centre concept is a direct and pro-active response to one of the key goals of the Whistler 2020 Learning Strategy. We also look forward to reviewing the recently undertaken RMOW Post-Secondary Education Opportunities Study (2011, RMOW) and are committed to understanding and addressing the key recommendations from this soon-to-be released report.

Recognizing Community Partners

Capilano University shares this vision, and is proposing to play a lead role in the concept development and administration of the proposed collaborative learning centre. It realizes that to be successful, it will need mutually-beneficial connections with organizations already providing learning opportunities in the community. Program development synergies and possibilities for collaboration have already been explored with the following groups:

- The Whistler Forum for Leadership and Dialogue
- The Whistler Centre for Sustainability
- The Squamish Lil'wat Cultural Centre
 Preliminary discussions have also been had with
- The Whistler Chamber of Commerce

We propose to generate a working group of key community partners to fulfil the broad objectives of this strategy, and will move forward with this in consultation with the RMOW once our proposal has been endorsed by council. We will explore and encourage dialogue with all relevant community partners to ensure that we have widespread support and that we are generating programming that complements the needs, interests, resources, and character of the community.

B.C. University Program Partners

While Capilano University can offer a range of the selected programs listed below, the strength of the Centre will lie in the fact that it will offer the highest quality of programming drawing upon expertise from around the province and beyond. A number of B.C. colleges and universities have indicated strong interest in participating in this venture, and will collaborate to help make Whistler a learning destination of the highest international regard.

Initial discussions on program collaboration and delivery have been held with tourism programs at Selkirk College, Royal Roads University, Okanagan College and the BC Institute of Technology. Also, through *LinkBC:* the tourism & hospitality education network, professional development programs that are available through other post-secondary partners can be introduced to Whistler-bound learners.

Program Categories

Capilano University: the Whistler Centre is proposing to offer a range of learning opportunities under these broad categories and as resources are identified:

1. Destination Programs

- Bring students to Whistler for extended periods of time for University-level programs
- Deliver programs are semesterbased or compressed delivery
- Offer with selected delivery partners
- Utilize modestly-priced housing and purpose-developed classroom space

2. Continuing Professional Education

- Attract students for a range of shorter-term, high-end professional development courses, based on successful CapU Continuing Professional Education model
- Include the potential of numerous delivery partners
- Utilize modestly-priced housing or group-booked hotel accommodation
- Serve local residents

3. International Executive Development

- Target the North American and overseas executive training market to Whistler, using the high appeal of the resort as a learning destination
- Utilize hotel accommodations and meeting space

Program Themes

A variety of potential credit and non-credit programs could be delivered at *Capilano University: The Whistler Centre* that would capitalize on the local mountain environment and utilize available resources in the resort. Many would be short-term, but some selected resort-themed semester-based programs could be offered where there is demand and capacity for delivery.

Capilano University and its partners have access to a wide-range of programming possibilities, a selection of which could be delivered at different points in time as market demand is determined. Some examples include:

Destination Management and Development

- Tourism and Hospitality
 Operations Management
- Resort Development and Management
- Sustainable Management, including Carbon Analysis and Reduction
- Special Event Management and Production
- Aboriginal Tourism Product Development
- Golf Tourism Management
- Ski Resort Operations
- Culinary Skills and Production

- Culinary Tourism
 Development
- Wine Industry
 Management and
 Development
- Resort Spa Management
- North American Business Fundamentals

Outdoor Recreation and Mountain Sports Management

- Olympic Destination Preparedness and Management
- Mountain Bike Terrain Park Management

- Adventure TourismSelected Skills Programs
- Mountain Sports Event Management

Film and Fine Arts

- Still Photography Skills Programs
- Nature Photography
- Adventure Film Making
- Arts and Entertainment Management
- Visual and Performing Arts

In addition, Whistler will be an appealing destination for some elements of the University's existing Continuing Professional Education programs, such as the *BC Local Government Administration Program* and the *Winter and Summer Institutes of the British Columbia Government Employees Union*.

Roles and Collaboration

This is long-term investment in Whistler's future. Discussions during the fall with the working group will evaluate the details and viability of the proposed operations and programming partnerships. Steps may include:

- Feasibility/business case: Broad objectives, milestones, and a business case for the Centre will be generated by Capilano in consultation with the RMOW and other key education delivery partners to determine feasibility of implementation
- Utilizing space: If considered feasible and resources are made available for the partnership, the
 Resort Municipality of Whistler will work with Capilano to identify and support the retrofitting of
 appropriate and available existing space for conversion into base operations
- **Programming options & partnerships:** Capilano University and delivery partners will coordinate all programming and administrative services for the Centre and be the lead marketing partner
- Collaborative marketing: Discussions will be held with Tourism Whistler to tap into the available marketing expertise in the resort. The goal: jointly promoting the available learning opportunities as a supplementary product in Whistler's key markets. The proposed Whistler Centre will build upon the internationally-recognized Whistler destination brand
- Meeting Whistler's needs: Other relationships identified that fit with the objectives of the community, and the proposed Capilano University Centre, will be developed between the RMOW, Capilano, and its education partners

Next Steps

Approval in principal to pursue this concept, in collaboration with staff and other Whistler partners, is currently being sought from the RMOW mayor and council.

We are proposing that a working group be established in October 2011, and that a draft development strategy be prepared for consideration by the RMOW in March-April 2012.



Contacts

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Dean, Tourism &Outdoor Recreation,
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604 983-7586

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Supported by:

Mr. Terry Hood General Manager, LinkBC: the tourism & hospitality education network c/o Capilano University terry@linkbc.ca 604 990-7962

DRAFT FINAL

MEMORANDUM OF UNDERSTANDING

between



and the

Resort Municipality of Whistler



ATTRACTING NEW VISITORS TO WHISTLER THROUGH POST-SECONDARY EDUCATION

This Memorandum of Understanding (MOU) is hereby made and entered into by Capilano University and the Resort Municipality of Whistler, hereafter referred to as "CapU" and the "RMOW" respectively.

1. Purpose

The purpose of this MOU is to explore productive ways for CapU to establish effective post–secondary education programming in Whistler in collaboration with public post-secondary education partners and the RMOW. The objective is to create new opportunities for local economic growth while supporting Whistler's stated 2020 goal of creating a learning community. This MOU is in response to a CapU presentation to Mayor and Council on September 20, 2011, and provides a foundation to move forward and assess the feasibility of programs incorporating an operational model that will provide mutual benefit for parties to this MOU.

2. Parties to the Agreement

Capilano University is a public university accredited and funded by the governments of British Columbia and Canada and has a 40-year history of delivering quality educational programming. The university offers a variety of academic and career preparation programs at the diploma, undergraduate and post-graduate level in areas such as Business Administration, Tourism and Outdoor Recreation Management, Arts & Sciences, Film & Media Arts and Music as well as continuing professional and community education. Capilano University has worked productively with the community of Whistler for many years providing programming within the community and working with community partners in education/training activities in a variety of subject areas.

About the Resort Municipality of Whistler

The Resort Municipality of Whistler (RMOW) is Whistler's local government led by an elected council and administered by an executive team and staff on behalf of 10,000 residents and two million annual visitors. The RMOW manages municipal planning and development, park and Village operations, sports facilities and recreation, public utilities and environmental services, bylaws and enforcement, fire rescue, fiscal planning and financial services, legislative services, human resources, communications and the administration of the Whistler2020 Comprehensive Sustainability Plan and Whistler's Official Community Plan.

Whistler's vision is to be the premier mountain resort community as it moves toward sustainability. Whistler was the proud Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games.

3. Intent

The intent of this MOU is to strengthen working relationships and combine resources and expertise of all parties to the agreement.

The initiative will consider innovative ways to

- utilize existing community infrastructure for instructional space and accommodation
- collaborate with Whistler-based education providers and community partners, and
- cooperate with other universities and colleges in CapU's post-secondary network

The goals of the initiative are to:

- provide an immediate strong and vibrant university presence in the community
- attract new markets to Whistler of travelers focused on world-class learning opportunities
- strengthen existing community educational and professional development providers, and
- deliver leading destination education programs in a world famous resort environment that offer a unique and positive learning experience.

4. Areas of Cooperation

CapU and the RMOW will collaborate and cooperate to:

- Facilitate the development of post-secondary programming consistent with themes outlined in Schedule 1 attached
- Explore cost-effective programming and program delivery that is of benefit to the community of Whistler, Capilano University, and other public post-secondary partners
- Work toward long-term success by identifying an operational model that provides mutual benefit to all
 parties involved in the agreement
- Identify and secure the use of appropriate physical space that meets the needs of CapU and associated education partners for providing a positive learning environment.

5. Outcomes of Cooperation

Key outcomes of cooperation will include:

- Preparation of a feasibility analysis and business plan supported by pro-forma budget covering a three-year period to include:
 - o proposed operational framework for the *Capilano University: the Whistler Centre* that identifies partners and defines partner roles to encompass the period 2012 to 2015
 - o proposed administrative model
 - identification of the initial focus, the following phases of programming, and an optimal delivery model
 - o identification of financial and physical space requirements to operate programs successfully
- Securing of facilities by the Whistler resort municipality and the partners to operate education programs and related services consistent with those identified in the business plan
- Securing of promotion and marketing support from RMOW partner agencies and organizations for the education opportunities offered by the learning centre.

It is expected that this MOU will be replaced with formal partnership Letters of Agreement by the end of the MOU term when, if proven feasible by Capilano University and its public post secondary partners, implementation of phase one programming will commence.

6. Partnership Process

- 1. CapU and the RMOW agree to:
- Ensure monthly updates on progress between parties
- Ensure ongoing discussion and consultation on preparation of business case analysis, that is from December, 2011 to July 2012
- Undertake a mutual effort to access resources required to fulfill the goals of the proposed initiative.
- 2. CapU and the RMOW identify the following contacts as lead on partnership process.
 - i. Representing CapU

Dr. Chris Bottrill
Dean, Faculty of Tourism and Outdoor Recreation
Capilano University
2055 Purcell Way
North Vancouver, BC
V7J3H5

Tel: 604 9837586

Email: cbottril@capilanou.ca

ii. Representing the RMOW

Name

Director and/or Project Coordinator, Resort Municipality of Whistler [address and contact info]

7. General

This MOU is valid for one year from the date of signing. It will be reviewed upon completion of the feasibility analysis and business plan. It may be revised if necessary and renewed or terminated as agreed by the Partners.

Both parties recognize the collaborative nature of the relationship contemplated in this memorandum of understanding (MOU), and shall provide assistance to each other, consistent with the partnership principles contained herein.

The undersigned agree to the terms of this memorandum of understanding.

Date:	Date:
Dr. Kris Bulcroft	<pre></pre>
President,	< <title>></td></tr></tbody></table></title>

Capilano University North Vancouver, BC

CICAPILANO

Resort Municipality of Whistler Whistler, BC









Executive Summary

The purpose of this report is to provide a planning rationale in support of the application made to amend the Resort Municipality of Whistler (RMOW) Zoning By-law to permit the development of the property located in the Resort Municipality of Whistler, specifically:

- Lot C (except portions in Plan 18236), DL's 1754 & 3361, Plan 17731;
- Lot 1 plus an undivided 1/2 share in Lot 4 of Block C, DL's 1754 & 3361, Plan 18236; and
- Lot 2 plus an undivided 1/2 share in Lot 4 of Block C, DL's 1754 & 3361, Plan 18236.

A request has been made in this report to rezone the subject property from RS-E1 (Residential Single Estate One) to CD (Comprehensive Development). OKA Holdings Inc., the owner / developer, is proposing to develop the subject property into a learning campus, anchored by a university, called WhistlerU.

WhistlerU is a proposed learning campus representing economic sustainability, employment, environmental responsibility and lifelong learning opportunities for the Resort Municipality of Whistler.

The proposed development concept consists of university buildings (including a 400 seat lecture theatre / performance venue), an international school (complete with gymnasium, indoor running track, and a weight training / fitness / yoga facility), a leadership centre, leadership retreat cabins, staff / student housing, support / convenience commercial, an environmental research and development facility, and a building and grounds maintenance facility. The proposed development will incorporate significant sustainable design elements, potentially including geothermal energy, innovative on-site treatment of waste water, gray water system recycling, and significant reuse of existing materials. The proposed development will be built to Leadership in Energy and Environmental Design – New Construction (LEED®-NC) Gold equivalency or higher.

The proposed development represents good planning. It is generally consistent with the goals, objectives, and policies outlined in the relevant policy documents, inclusive of: both the existing and in-force RMOW Official Community Plan (OCP) (1993) and the Draft OCP (First Reading November 2011), Whistler2020 Comprehensive Sustainability Plan (2008), and the RMOW's Zoning and Parking Bylaw (1983). The proposed development will assist the RMOW and its residents in achieving greater sustainability through:

1. Increasing Access to Post-Secondary Education & Lifelong Learning Opportunities

- a. The WhistlerU campus includes three different learning facilities: an international school, university, and leadership centre. There will be a maximum of 1,500 students studying on the campus at any one time. The student body is expected to be composed of 30% (450 ±) local students and 70% (1,050±) national and international students.
 - i. The international school will provide educational opportunities for local, national and international high school students in grades 10 through 12.
 - ii. The university will provide students with a number of degree and certificate granting programs directly related to the needs of the work force in Whistler and Whistler's First Nations residents / neighbours including:
 - Tourism (incl. but not limited to sports administration; hotel management; resort management; and event management);
 - Culinary arts;
 - Leadership;
 - Sustainability;
 - MBA Business; and

- First Nations University / College transfer program developed in consultation with the local First Nations communities.
- iii. The leadership centre will play host to professionals in a retreat-like setting, with supportive cabins.
- b. Whistler residents will be provided with access to lifelong learning opportunities by participating in the academic or non-academic programming available throughout the calendar year at WhistlerU.

2. Preserving and Enhancing the Natural Environment

- a. Environmental analysis has preceded master planning of the site to identify potentially developable lands and those that that are to be preserved and enhanced. As part of this process we have confined site disturbance, including buildings, roads and surrounding landscaping to a maximum of 23 acres (9 ± ha) leaving the majority of the site 70% (54 acres [22 ± ha]) to be preserved and enhanced.
- b. WhistlerU will preserve and enhance sensitive lands on the site. Environmentally sensitive lands will be preserved in perpetuity for current and future Whistler generations. Some of the creeks present on the site have been disturbed, as part of this proposal WhistlerU will undertake rehabilitation work.
- c. The natural areas in the WhistlerU campus will also function as a natural classroom, as all students will engage in environmental stewardship learning.

3. Diversifying and Contributing Whistler's Year-Round Economy

- a. WhistlerU will create short-term construction related jobs as well as long-term professional, support, and maintenance positions.
- b. WhistlerU will create a new user group that will consume local goods and services in Whistler throughout the year. A study conducted for Thompson Rivers University found that the 1,600 international students infused \$88 million annually into the local Kamloops economy.
- c. Family, friends, and alumni will visit Whistler stay in the locally offered accommodation and make use of the goods and services throughout the year.
- d. The municipality will benefit directly from increased tax revenue to the RMOW.

4. Providing Other Public Benefits

- a. Whistler residents will be able to take university accredited courses from University of Northern British Columbia, Canada's Greenest University™, and technical training and diploma programs that can ladder into full degrees from the British Columbia Institute of Technology.
- b. WhistlerU is offering a collaboration with RMOW to provide a permanent home for the Whistler Centre for Sustainability with enhanced facilities, display / workshop space.
- c. WhistlerU will inject many new student visitors, with attendant family and friends, into the Resort.
- d. WhistlerU's 400 seat lecture theatre will augment Whistler's stock of lecture / performance / movie venues, which will be a bonus to the community including the Whistler International Film Festival.
- e. The community will benefit from WhistlerU's cultural offerings, including visiting lecturers, artists, performers and chefs.
- Local residents will benefit from access to WhistlerU's full size gymnasium, indoor running track, weight and fitness training facilities.







- g. Local hotels will benefit from extended stays from WhistlerU's MBA candidates, visiting professionals / professors and visiting friends and family of students at WhistlerU.
- h. Additional conferences will be drawn to Whistler because of the presence of the university.
- Local landlords will benefit from rentals from students who choose not to reside on campus.
- WhistlerU childcare facilities may be developed in the future dependent on demand.







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1.0 Introduction

OKA Holdings Inc. is proposing to develop the property located at:

- Lot C (except portions in Plan 18236), DL's 1754 & 3361, Plan 17731;
- Lot 1 plus an undivided 1/2 share in Lot 4 of Block C. DL's 1754 & 3361. Plan 18236; and
- Lot 2 plus an undivided 1/2 share in Lot 4 of Block C, DL's 1754 & 3361, Plan 18236.

In the Resort Municipality of Whistler (RMOW). The property is under ownership by OKA Holdings Inc.

OKA Holdings Inc. is proposing to develop the undeveloped subject property as an educational campus referred to as WhistlerU. The proposed development would result in the creation of a full service learning campus including university buildings (including a 400 seat lecture theatre / performance venue), an international school (complete with gymnasium, indoor running track, and a weight training / fitness / yoga facility), a leadership centre and leadership retreat cabins, an environmental research and development centre, a building and grounds maintenance facility and a full complement of student and staff housing and related support facilities. The preservation and enhancement of wetlands and other sensitive areas is also included as part of this proposal.

2.0 Purpose

The proposed development concept submitted in this report is preliminary and intended to commence a dialogue with the RMOW on the mechanisms for turning WhistlerU into a reality. The proposed development concept will be refined and the document augmented, as required, through the approval process.

As this is a major project, we recognize that there is much study left to be completed which will take time and financing from the developer. Therefore, this preliminary rezoning application which focuses on the broader high level issues of campus planning and density, is brought forward to the RMOW to gauge the acceptability and future consideration of the proposed WhistlerU development by members of Council and Resort Municipality of Whistler (RMOW) staff prior to further major investment.

The purpose of this report is to present the proposed development concept for the subject site as well as the planning rationale for the Zoning Bylaw amendment. The planning rationale considers the proposed development in light of the existing and in-force RMOW Official Community Plan (OCP) (1993) and the First Reading of the Draft RMOW OCP (November 2011). The Municipality's Whistler 2020 Plan is also considered. Finally, the planning rationale reviews the RMOW's Zoning and Parking Bylaw (No. 303, 1983).

The subject property is designated Development Permit Area #19 - Residential Estate Lands in the current and in-force Official Plan and presently zoned RS-E1 (Residential Single Estate One). The purpose of this Zoning Bylaw amendment application is to:

 Amend the Zoning Bylaw to rezone the subject property to CD (Comprehensive Development) to permit the development of a post-secondary educational institution, an international school, a research and development facility, a leadership centre with attendant support facilities, and staff / student housing.

The proposed rezoning will permit the RMOW to tailor the zoning to support the specific needs of the development. WhistlerU is seeking a flexible zoning, which will allow the campus to evolve with the ever changing need of students over the five to ten year build out and into the future.

This report reviews the condition and use of the subject property, as well as abutting properties, and

presents the proposed WhistlerU concept. The report then summarizes the relevant policy and regulatory context affecting the proposed development concept. Based on this context, the proposed development is rationalized. The finding of this rationale is that the proposed development concept represents good planning and is consistent with the future goals for the community as expressed in the objectives and policies of the RMOW's existing and in-force Official Community Plan (1993) and its Draft First Reading OCP (November 2011).

3.0 Introducing WhistlerU

WhistlerU is a proposed learning campus anchored by a university that represents economic sustainability, employment, environmental responsibility, educational opportunities and community based learning, lifelong learning, as well as community benefits for the RMOW and its residents. WhistlerU will accommodate a maximum of 1,500 of local and international students. Approximately 30% (450) of the students will be local with the remaining 70% (1,050) national and international students. WhistlerU will be a world-class facility that will provide its students with access to the world through the availability of wireless internet throughout the campus.

3.1 Economic Sustainability & Employment

Anchored by a university, WhistlerU is a learning campus that will support Whistler's primary industry of tourism while building a more sustainable economy and community. It will bolster Whistler's local economy through the increased use of accommodation, retail and service facilities by students, parents and visiting professionals.

The capital cost to construct WhistlerU is estimated at \$250 – \$300 million and the annual operating budget is estimated at \$30 million. WhistlerU will generate short and long-term employment. Construction jobs will be created in the near term, as well as professional, support, and maintenance positions created over the long-term.

WhistlerU will be privately developed and managed with no cost to the taxpayer or RMOW. OKA Holdings Inc. endeavours to develop the site and will retain ownership. The owner / developer will take on leases with the university, international school and other organizations present on the site.

3.2 Environmental Responsibility

In recognition that portions of the site contain wetlands, creeks, and environmentally sensitive areas, all site planning has been preceded by environmental analysis to identify potentially developable lands and those that are to be preserved and enhanced.

WhistlerU has the potential to be a model of sustainable development, environmental preservation, stewardship and enhancement of the natural environment. WhistlerU will develop in an environmentally responsible manner through the guidance of the environmental review process to establish areas that are eligible and not eligible for development. Sensitive lands will be preserved and enhanced, e.g. upgrading creeks located on the site. A core component of each program at WhistlerU will be the teaching of environmental management / stewardship.





3.3 Educational Opportunities and Community **Based Learning**

WhistlerU has formed partnerships with established and highly regarded post-secondary institutions and will be collaborating on program delivery with these partners. The current partners include British Columbia Institute of Technology (BCIT) and University of Northern British Columbia (UNBC), Canada's Greenest UniversityTM. The developer will initiate other partnerships with post-secondary institutions, if required, to provide other world-class educational opportunities.

Certificate and degree programs will be available to local, national and international students. UNBC will provide students access to university level courses and BCIT will provide students access to technical training and diploma programs that can ladder into full degrees. WhistlerU will provide local residents with the opportunity for lifelong learning opportunities.

WhistlerU will provide an opportunity for local youth to access educational opportunities and community based learning, while playing host to national and international students. University transfer programs will also be provided for First Nations youth to orient them to university life. These programs will utilize WhistlerU's facilities resulting in a combination of classroom style and experiential learning opportunities. Outstanding world-class professors and brand new state-of-the-art facilities with high-quality accommodation for students and faculty will be provided as part of the WhistlerU experience.

3.4 Community Benefits

WhistlerU will provide a number of benefits to the local community, including a community learning centre, lifelong learning opportunities, and an expanded tax base, employment opportunities (short and long-term), the injection of many new visitors (family and friends of students), childcare facilities dependent on future



demand, and an opportunity to collaborate with the RMOW to provide a permanent home for the Whistler's Centre for Sustainability. These benefits are more fully detailed in Section 6.4.

3.5 Role of the Learning Campus

Universities are places of idea formation, inspiration, and opportunity. They are hubs of activity and vibrancy that provide a forum for discovery, interaction and exploration for students, faculty, residents, and visitors. Universities provide cultural and intellectual opportunities that invigorate the local community.

Universities can be centres of innovation that support collaboration with business and academic institutions to support further academic pursuits in the field of research and development. These potential uses as well as related incubator space and studio spaces for artist residencies for artists working in the field of environmental arts in the environmental research and development facility are included in the master plan.

Universities by their nature are mixed-use developments. They provide a complimentary mix of integrated uses including academic, recreational, residential, commercial support, and research space. Any commercial space developed at WhistlerU will be intended to meet the immediate convenience needs of students. Therefore these complimentary support uses are not intended to be stand-alone, destination commercial uses that would otherwise compete with other local businesses in established commercial precincts. WhistlerU will invite local Whistler businesses to provide these services.

3.6 WhistlerU Components

WhistlerU will be composed of precincts including: Academic, Housing, Leadership Centre, and Environmental Research and Development. Each precinct includes planned spaces and buildings that are detailed below (See: Zoning/Land Use Precincts, page 23).

Academic

- University
 - 400 seat lecture theatre / performance / movie venue, complete with video production and editing
 - State-of-the-art, technologically advanced, flexible classrooms and seminar spaces
 - Culinary training lab and teaching kitchen
 - Student dining refectory hall and self-service scramble
 - Open study / collaborative areas (small learning communities based on small 21st century learning principles)
 - Lounge spaces and other inform social spaces
 - Library
 - Common areas/support (e.g. corridors, display areas, washrooms and mechanical spaces)
 - Administrative spaces
 - Outdoor gathering and lounging spaces
- International school (grades 10, 11, and 12)
 - Classrooms / science labs
 - Arts / multi-purpose / yoga spaces
 - Open study / collaborative areas
 - (small learning communities based on small 21st century learning principles) Music learning studio and practice spaces

 - Administrative spaces







- Recreational support for the use of the entire campus
 - Fitness / weight training facility
 - Full sized gymnasium with indoor running track
 - Potential skating pond
 - Multi-purpose / yoga spaces
 - On-site trail system

Housing

- High quality staff and student housing for the users and employees of WhistlerU
- Support convenience commercial/social spaces

Leadership Centre

- Leadership centre / conference retreat facility
- Leadership centre retreat / meeting cabins

Environmental Research and Development

- High-quality research and development buildings
- Incubator spaces for environmentally innovative or related businesses
- Artist studio spaces for artists working in the field of environmental arts
- Potential permanent home for the Whistler Centre for Sustainability
- Building grounds and maintenance facility

4. Consulting Team

OKA Holdings Inc. has assembled a team of highly qualified Whistler and Vancouver based consultants combining both local knowledge and perspective with current regional and national environmental practice and with international experience with smart growth and sustainable planning:

EDUCATIONAL CONSULTANT / WHISTLERU PROJECT LEADER

Doug Player EdD

ARCHITECT & MASTER PLANNER

Peter Lang MAIBC, IBI / HB Architects (IBI Group)

PLANNER

Holly Foxcroft MCIP, IBI / HB Architects (IBI Group)

ENVIRONMENTAL CONSULTANT

Dave Williamson, Cascade Environmental Resource Group

ENVIRONMENTAL SPECIALIST

Philip Dearden PhD, SEACON

ECONOMIC BENEFIT CONSULTANT

Dr. Ed Mansfield PhD, MNP LLP

A full complement of consultants (e.g. landscape architects, civil engineering, and transportation engineers) will be brought on to augment the report through the review process as required.

5.0 Property Analysis

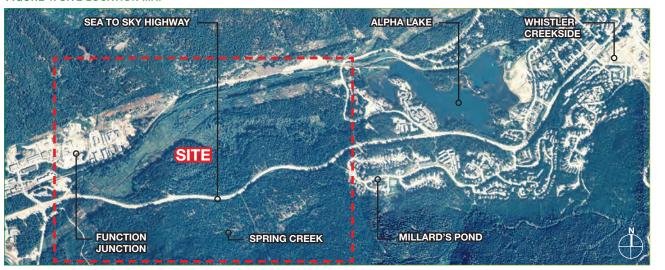
5.1 Location

The subject property is located in the RMOW and is legally described as:

- Lot C (except portions in Plan 18236), DL's 1754 & 3361, Plan 17731;
- Lot 1 plus an undivided 1/2 share in Lot 4 of Block C, DL's 1754 & 3361, Plan 18236; and
- Lot 2 plus an undivided 1/2 share in Lot 4 of Block C, DL's 1754 & 3361, Plan 18236.

The subject site is displayed in Figure 1 (See also: Base Mapping, page 35).

FIGURE 1: SITE LOCATION MAP



5.2 Site Conditions and Surrounding Land Use

The total area of the subject property is 31.16 hectares (77 acres). These lands are the residual of a larger property which originally included the 10.92 hectare (27 acre) TV1 Parcel (Alpha Creek Wetlands) sold in 1991 to Nita Lake Lodge Corporation along with its attendant bed units in order to facilitate the Nita Lake Lodge project. Twenty-five of the 27 acres are currently preserved in an environmental trust and the remaining two acres are zoned to provide resident employee housing.

The residual site extends from Function Junction in the west almost as far as Alpha Lake Road in the east and is bounded on the south be Highway 99 and the Alpha Creek wetlands and upper reaches of the Millar Creek wetlands to the north.

The site is divided into identifiable sub-areas by natural watercourses including Miller Creek, Spring Creek and Alpha Creek. Lot C encompasses a significant portion of the Millar Creek wetlands area. There are some lower lying boggy areas of Lot 1 with attendant ephemeral watercourses.

Contrary to public perception the site is not all sensitive wetlands. This perception may be due to the fact that the most visible portion of the site is the Millar Creek wetlands as viewed from Highway 99. In fact, the site is composed, to a great extent, of upland (undulating, sloping or benched) forested areas on shallow soils over bedrock.

Although much of the property contains ecologically significant habitats, the upland areas have been





identified as having lower environmental sensitivity and thus offer potential development sites. These upland areas comprise approximately 19 hectares (47 acres) with wetland areas comprising the residual approximately 13.4 hectares (33.2 acres) of the site.

The site has been disturbed historically for logging purposes and there are a significant number of old logging roads in evidence. Recent site cleaning for roads has taken place to support the development of two single family houses. The forest areas are primarily coniferous ranging from pole sapling through young forest to areas of mature forest growth.

Rigorous environmental analysis demonstrates that utilizing legislated standards and good practice to identify sensitive watercourses, wetlands and mature forest and applying recommended setbacks to ensure their protection, results in the identification of significant areas where development could potentially occur. These areas are no different than many typical sites that have been developed or are under consideration for development in Whistler. It is in these areas and the potential for preservation of the remainder that the opportunity of the subject site resides. (See: Opportunities and Environmental Constraints Map, page 21)

6.0 Proposed Development Concept

OKA Holdings Inc. has retained IBI Group to prepare the master plan of the learning campus and to pursue the planning approvals necessary to advance the proposed development. The proposed master plan concept, and this supporting planning rationale, represent the careful consideration of the desired future urban fabric, built form, and land use goals for the area as expressed in the objectives and policies of both the existing and in-force RMOW Official Community Plan (OCP) (1993) and the Draft OCP (First Reading November 2011); Whistler2020 Comprehensive Sustainability Plan (2008), and the RMOW's Zoning and Parking Bylaw (1983).







6.1 Master Plan

The proposed development involves the partial development of the subject property located to the west of Function Junction and north of Highway 99. As shown in Figure 2 and in page 22, the proposed master plan includes university academic buildings, international school, staff and student housing, recreational, cultural, and commercial support space, village square, leadership centre, research and development centre, and President's residence. Table 1 (See also: Development Program, page 32) summarizes the proposed development statistics.

FIGURE 2: CONCEPTUAL MASTER PLAN



TABLE 1: PROPOSED DEVELOPMENT CONCEPT - SUMMARY STATISTICS

PROPOSED USES	APPROXIMATE DEVELOPABLE AREA (M ² /FT ²)
Academic & Recreation Support	17,790/191,490
Staff / Student Residential	67,166/722,975
Support Commercial	1,784/19,200
Environmental Research & Development	2,720/29,279

6.1.1 Master Planning Features

Smart planning principles have been applied to the master planning of this site to make best use of the land available with maximum potential for preservation. Features of the master planning for WhistlerU are as follows:

• Density: The site planning has directed density to areas in the site that can accommodate development as determined by thorough environmental analysis.





- Phased Development: Phased development allows the land to be developed on an as-needed basis in response to market demands and minimizes site disruption.
- Discrete Development Precincts: The site planning occurs in discrete precincts, that respect environmental preservation zones and permit the campus uses to sit comfortably in the forested setting.
- Mixed-Use Development: Allowing overlapping land uses in the two central core areas of the site the Academic Precinct and the Student Housing Central Village Precinct - promotes greater vibrancy, encourages more compact building footprint, reduces development sprawl and permits the gradual development on the site on an as-needed basis driven by market demand.

6.2 Density

Proposed project densities have been calculated based on the forms and building sections selected, with emphasis on human scale and the creation of positive space within the university community. Therefore, as noted above, the development potential is determined by good planning principles and sensitivity to environmental constraints as opposed to applying a preconceived yield to the site. Preliminary development statistics are detailed in Preliminary Rezoning Development Program, page 32.

The master plan concept and rezoning development program propose that areas of non-revenue generating spaces, such as parking and parking access, mechanical, student / staff recreational / social spaces that are located below grade level of the residential buildings, and reasonably contained within the footprint of the building above, are excluded from the density control.

6.3 Phased Development

The property owner / developer proposes to develop WhistlerU in three phases, as depicted in Figure 3 and

FIGURE 3: PHASED DEVELOPMENT



Conceptual Phasing, page 24. WhistlerU will be built out with the core academic buildings, its associated staff / student housing and support uses forming the foundation. The current campus phasing concept contemplates three phases of building over a five to ten year period. Phase 1 is comprised of two subdevelopment phases.

Phase 1A:

- University academic spaces including the main concourse, 400 seat lecture theatre, culinary arts and dining facilities and including student residences on the top two floors and underground parking (Buildings U1, U2.1, U2.3 and U4)
- Central village including student housing and support commercial (Buildings R1.1, R1.2, R1.3)
- Leadership centre and leadership centre retreat cabins (Buildings LC1, LC2)

Phase 1B:

- International school including recreational components (fitness centre, gymnasium, etc.) (IS)
- President's residence (Building PH1) Housing for the President and Vice President of the University

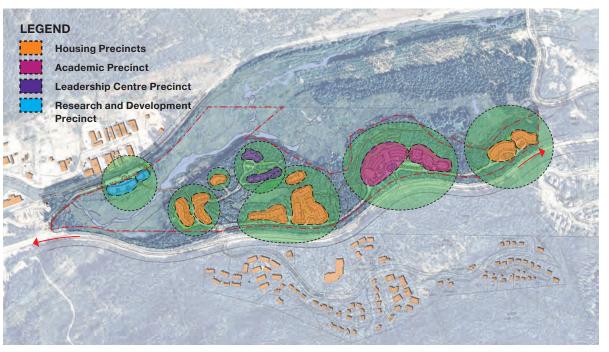
Phase 2:

Additional staff / student housing (Buildings R1.4, R1.5, R1.6)

Phase 3:

- Second phase of the university core building space with attendant student housing above (Buildings U 2.1, U 2.2)
- Staff student housing parcels (R1.7, R1.8, R1.9, R2.1, R2.2)
- Environmental research and development facility (FJ1, FJ2, FJ3)
- Building and grounds maintenance facility (FJ4)

FIGURE 4: WHISTLERU DEVELOPMENT PRECINCTS







6.4 Potential Development Precincts

The consulting team has identified four development precincts types on the WhistlerU site as illustrated in Figure 4 and Zoning/Land Use Precincts, page 23. The development of the precincts has been laid out in a manner that respects the natural spaces present on the site, while creating positive outdoor spaces with good solar access and possibilities of views. Each precinct is intended to be designed to create a unique identity while inspiring pride of place. Care has been taken during the master planning to ensure a human scale is achieved. Development on the site will only occur in these development precincts, which are separated by largely undisturbed forested buffers. The key features of the development precincts are detailed in the following sections.

6.4.1 Academic Precinct

The Academic Precinct will be located east of the Central Village Core Precinct and will be accessed by a secondary point of access (right in / out and a bus stop). The Academic Precinct includes the university buildings and the international school and is a mixed-use precinct including student housing. The university buildings include classroom spaces, a 400 seat lecture theatre, collaboration spaces, common spaces, a culinary lab, rectory, and support spaces. The international school includes classrooms, a gymnasium including an indoor running track, fitness facility, common spaces, and support spaces. Surface and underground parking will be provided. Student housing will be located on the top floors of the university and international school buildings.

UNIVERSITY ENTRY VIEW



6.4.2 Central Village Core Precinct

The Central Village Core Precinct is conceived of as a mixed-use precinct located at the main entrance of the learning campus and convenient to both the university and international school facilities. It is envisioned as the student housing village core, with support commercial, passive recreational spaces, and underground parking. The character of this space will be more village-like with a combination of hard space gathering areas to ensure vibrancy and more passive sunny green spaces. This precinct will be developed as part of the first phase of development with the university facilities.

FUNCTION ENVIRONMENTAL RESEARCH AND DEVELOPMENT FACILITY



6.4.3 Staff/Student Housing Precincts

Staff / Student Housing Precincts will be located in three areas of the site. The Staff / Student Housing Precinct located in the western portion of the site. The two buildings will house university staff and students. This precinct also includes the president's residence. The president's residence has been designed as a duplex to accommodate both the President and Vice-President of the university. The western housing precinct is connected via the boardwalk trail to the environmental research and development facility and Function Junction. The central Staff / Student Housing Precinct is addressed as part of the Central Village Core Precinct. The eastern Staff / Student Housing Precinct is intended to provide housing for students and staff of the international school.

All of the staff / student housing will be provided in a variety of accommodation types (primarily studios and one bedroom units) and will be equipped with common lounge facilities and underground parking. The housing will be connected to other areas of the campus through the single road that passes through the site or via an internal trail system.

STUDENT HOUSING VILLAGE SQUARE







6.4.4 Leadership Centre Precinct

The Leadership Centre Precinct will be located to the north of the Central Village Core, adjacent to undeveloped land and will provide views to the surrounding natural areas to promote the feeling of a discrete, retreat location. Users of the Precinct will be able to connect to other areas in the learning campus through the single road on the site or via the internal trail system.

The Leadership Centre Precinct is composed of the main Leadership Centre and Leadership Retreat Cabins. The Leadership Centre will be composed of meeting rooms and smaller break out rooms. Indoor / outdoor gathering spaces will be provided to promote interaction in a relaxed atmosphere. Common areas and support kitchen facilities for catering will also be provided. The Leadership Retreat Cabins will supply additional break out spaces for meetings, as well as overnight accommodation for visiting lecturers and staff. The cabins will be outfitted with bedrooms, a self contained kitchen and common / living spaces.

LEADERSHIP CENTRE



6.4.5 Environmental Research And Development Precinct

The Environmental Research and Development Precinct will be located adjacent to Function Junction and connected to the university campus via the boardwalk trail.

The Environmental Research and Development Precinct includes the Environmental Research and Development facility and the Building and Grounds Maintenance facility. The Environmental Research and Development Precinct includes high quality research and development buildings, incubator space for environmentally innovative or related businesses, and art studio residency space for artists specializing in environmental arts or other arts related directly to the university mandate. The Building and Grounds Maintenance facility will provide storage and workshop space for the WhistlerU grounds maintenance staff.

6.5 Project Benefits

Development of the WhistlerU site makes economic, social, and environmental sense. The proposed development of WhistlerU will protect sensitive lands, provide local residents with access to local education and cultural facilities, and increase the economic diversity of Whistler. The advantages presented by WhistlerU are detailed in the following sub-sections.

6.5.1 Economic

There are numerous economic benefits in the creation of WhistlerU. These benefits are both short-term (construction) and long-term (operation), including:

Increasing the municipal tax base. WhistlerU will expand the tax base through the annual remittance of property taxes to the RMOW from the owner / developer.

Increasing direct expenditure in Whistler by adding another user group. Economic benefit analysis forecasts that the annual spending of international students studying at WhistlerU will be \$32,865,000 (an average of \$31,300 per student). The annual impact of visitors - family, friends, and alumni - on the local Whistler economy will be \$466,454 (an average of \$444 per student).

Increasing local employment. The construction of WhistlerU will result in short-term local employment of construction and support staff, the generation of tax revenues for local, provincial, and federal governments, and direct expenditures on goods and services. WhistlerU will create local long-term jobs in for professionals, support, and maintenance staff. It is estimated that construction employment alone will generate approximately 2,220 full time equivalent positions, and that approximately \$2,300,000 will be generated in municipal taxes during construction.

Supporting year-round tourism. WhistlerU will operate throughout the year, extending beyond the typical ski / tourism season, continuing to attract students and visiting parents throughout the year. Visiting families and friends will make use of the accommodation facilities and local goods and services and continue to engage in tourism activities during these times. Short-term, high interest programs will also be offered during the off-peak tourist season.

WhistlerU will enhance the international reputation of Whistler. The addition of WhistlerU will increase Whistler's profile internationally, making it not only a world-class ski resort community, but also a centre for educational excellence. WhistlerU may be the first learning campus in Canada that is proposed to be built to LEED® Gold equivalency. Consequently, the proposed development will contribute to achieving Whistler's sustainability goals by "walking the talk".

Diversifying Whistler's local economy by creating a new market. WhistlerU will create a new economic sector in Whistler that will result in greater economic resiliency. Research findings from the market research conducted by the developer's educational consultant, research commissioned by the RMOW, and ongoing market research undertaken by students at BCIT demonstrate that there is a market for postsecondary education in Whistler. Cooperation of the municipality will be critical to the success of ensuring that WhistlerU becomes a reality. In the case of Thompson Rivers University a recent study found that the 1,600 international students contributed an \$88 million annual injection into the Kamloops economy.

Privately financed learning campus. WhistlerU will be privately financed including the design, development, and operation. There will be no cost or risk for the RMOW or its residents in the development of WhistlerU.









6.5.2 Social

The addition of a post-secondary institution in Whistler will result in direct social community benefits including:

Supporting local youth to stay in their community. Providing post-secondary education opportunities in Whistler will benefit local youth as they can stay in their communities. WhistlerU will offer a university transfer program as well as complete academic course offerings leading to degrees or certificates.

Supporting local First Nations youth to stay in their community. A University / College transfer program will be tailored for First Nations youth to nurture a "linguistically and culturally-appropriate holistic learning environment" that will allow them to attain education locally, while remaining on reserve or living off reserve in the local community. To ensure the success of this program, it will be developed in consultation with local First Nations governments.

Providing opportunities for life-long learning through continuing education course offerings.

Whistler community members will be able to satisfy their desire for lifelong learning at WhistlerU. Continuing education courses will be comprised of non-credited special interest courses, personal enrichment, and non-degree career training.

Providing additional facilities for use by the local community. Community members will be able to use campus facilities including recreational spaces, classrooms, lecture facilities, outdoor spaces, and potentially the dining area.

Improving recreational trails. The Expo Trail traverses the WhistlerU campus. This Trail will be upgraded by shifting portions of the trail away from environmentally sensitive areas that it currently infringes on and connecting it to Function Junction via a boardwalk trail. Other on-site trails will be developed and linked to other areas of the site, e.g. Central Student Village to Leadership centre.

Providing a permanent home for the Whistler Sustainability Centre. The Whistler Sustainability Centre is currently housed in the Resort Municipality of Whistler City Hall. A permanent enhanced home for the Whistler Sustainability Centre is proposed to be provided at WhistlerU subject to negotiations with the RMOW and may provide in addition to office space, a storefront, and display/meeting/workshop space.







6.5.3 Environmental

Preserving in perpetuity all wetland areas, creeks, and other sensitive areas located on the site. These lands form an important part of Whistler's natural history and will be preserved and protected for current and future generations.

Rehabilitating creeks that have been previously disturbed or have suffered the impacts of uphill development. Through the preliminary environmental study we are aware that some of the on-site creeks have been disturbed from their natural state. As part of the proposed development the natural state of on-site creeks will undergo further study and remediating actions will be taken to rehabilitate the creeks.

WhistlerU will foster a culture of environmental stewardship and learning amongst its students. All WhistlerU students will be required to take, as part of their core courses, a course on environmental stewardship that will be comprised of field study on the WhistlerU site and traditional classroom instruction.

Upgrading and connecting the trails systems. The Expo Trail traverses the WhistlerU site; however the Trail infringes on Alpha Creek and may be leading to some degradation of the sensitive lands adjacent to the creek. The Trail will be re-routed away from the immediate area adjacent to the creek.

Environmental analysis preceded master planning. The environmental analysis undertaken by our Environmental Consultants determined what land was eligible and ineligible for development. Consequently, WhistlerU will be built out on 30% of the land, leaving the remaining, majority of the site (70%), undisturbed. WhistlerU will preserve and enhance the wetlands and sensitive areas on the subject site. These areas will be protected for future generations, provide opportunities for environmental stewardship for WhistlerU students, as well as educational opportunities for residents and visitors.

Clustering of buildings will minimize impact on the natural environment. WhistlerU will also reduce the impact of development on the Alpha Creek lands by locating the buildings close together. Clustering buildings will maximize the developable lands, while minimizing the amount of land that is developed, keeping more land in its natural state.

Enhancement of the creeks and waterways that have been degraded over time. The proposed development includes repairing the adverse effects to creeks and waterways of the highway, gas line, and uphill development.

Implementing LEED® Gold equivalency in building and site design. WhistlerU will be built to the equivalency of LEED® Gold standards or better.

Studying the potential for on-site wastewater treatment. Developing an on-site wastewater treatment facility that uses natural process, such as were used in the Dockside Green development in Victoria will be explored. This may be an opportunity to showcase Whistler's commitment to sustainability in its public and private treatment of wastewater.

Supporting the local food industry. WhistlerU will adopt a policy regarding local food procurement to provide students and staff access to local, healthy food.

Investigating the potential of geothermal energy. The owner / developer proposes to investigate the capabilities of providing geothermal energy to partially or fully fulfill the energy demands of the campus.













6.6 Need and Demand

6.6.1 Business Case

WhistlerU will create a new economic sector in Whistler that will result in greater economic resiliency. Research findings from the market research conducted by the developer's educational consultant, research commissioned by the RMOW, and on-going market research undertaken by students at BCIT demonstrate that there is a market for post-secondary education in Whistler. Cooperation of the municipality will be critical to the success of ensuring that WhistlerU becomes a reality.

6.6.2 Proposed Course Offerings

WhistlerU will offer a suite of programs that complements the Whistler experience. In recognition of Whistler's unique and pristine environment, a core component of each program will be the teaching of environmental management / stewardship. The program offerings include:

- Tourism (including but not limited to sports administration; hotel management; resort management; and event management)
- Culinary arts
- Leadership
- Sustainability
- MBA Business
- First nations university/college transfer program

These programs will utilize WhistlerU's facilities resulting in a combination of classroom style and experiential learning opportunities.

Flexibility and responsiveness to new learning needs are important considerations of WhisterU's mandate. Changing trends in learning will inform the lifelong learning opportunities available to residents. The same holds true for students attending WhistlerU for academic courses.







6.7 Neighbourhood Compatibility

A learning campus will complement the existing subdivisions of south Whistler, and support the creation of a complete community in Whistler as a whole. The students and faculty of WhistlerU will foster a better utilization of existing facilities, in turn local residents will also benefit from the provision of new facilities at WhistlerU that are not present in the community.

Utilizes Existing Nearby Facilities

- Community facilities at the school
- Transit system
- Highway intersection (upgrade)
- Municipal services (upgrade)

Provide New Facilities:

- University buildings (lecture halls, common spaces, etc.)
- Indoor and outdoor recreational facilities and meeting spaces
- A community learning centre
- A permanent home for the Whistler Sustainability Centre
- Potential future daycare (dependent on demand)
- Enhanced transit service opportunities
- Valley Trail connections

Due to the suite of proposed new facilities, as well as the other benefits that come with the development of a learning campus, there will be significant public benefit to WhistlerU's immediate neighbours and the larger Whistler community.

6.8 Services

It is the understanding of the WhistlerU consultants that additional capacity was allocated to the wastewater treatment plant during the expansion of the facility for the previous site rezoning and will to accommodate 500-700 employee units. This allocation needs to be confirmed with the municipality. It is our understanding that on-site waste water treatment may be required. Providing this treatment may be an opportunity to create an environmental demonstration project that showcases innovation in wastewater treatment.

6.9 Application of Bed Units to WhistlerU

The question of bed units is an inevitable discussion but one, we believe, to be of little relevance with respect to WhistlerU. The provision of dependable, conveniently located, high quality, and reasonably priced housing on site is a prerequisite for a leaning campus such as WhistlerU, catering primarily to an international student market. It is expected by the clients and staff of WhistlerU. It is also a major cornerstone of the economic business plan for this proposal. Without the housing component the university is unsustainable. The community benefits - economic social and environmental - offered by this proposal are considered to be significant enough for the RMOW to overcome any shortfall of bed units that may be required for this site.

The WhistlerU site currently has an allotment of approximately 24 bed units.





6.10 Environmental Considerations

Environmental considerations have been the guiding force in the determination of development potential of the WhistlerU site.

Operating from a framework where environmental analysis precedes planning, WhistlerU will preserve and enhance the wetlands and sensitive areas on the WhistlerU site. Consequently, WhistlerU will be built out on a maximum of 30% of the land, leaving the remaining, majority of the site, or 70%, to be preserved or enhanced. While the majority of the sensitive lands will be protected, one creek ephemeral located between the buildings R1.2 and R1.2 (Figure 2 and page 22) will be realigned. The purpose of the realignment is to support the creation of an outdoor common space for students that will add to the university atmosphere. The ephemeral is proposed to be shifted south of the R1.2 and R1.2 buildings via a culvert and then daylighted outside of the building footprints. In recognition of this infringement, the owner / developer proposes to enhance other sensitive areas on the site that have been degraded. Overall the sensitive areas on the site will be protected for future generations, provide opportunities for environmental stewardship for WhistlerU students, as well as educational opportunities for residents and visitors.

WhistlerU will also reduce the impact of development on the WhistlerU site by locating the buildings close together. Clustering buildings will maximize the developable lands, while minimizing the amount of land that is developed. Therefore, more land will be kept in its natural state.

6.10.1 A Timeline of the Environmental Review

March 2000 Talisman Environmental Report: RMOW commissioned report from Talisman Land Resource Consultants Inc. that identified the potential for development on bench platforms.

March 2004 Comparative Evaluation of Potential Residential Housing Sites: Undertaken by Whistler Housing Authority and RMOW. The evaluation identified the WhistlerU site as one of the best remaining buildable sites in Whistler.

March 2005 Environmental Consultant Cascade Environmental Resource Group (CERG): Review based on the established ecological, social and economic criteria, each site was evaluated within the four system conditions of the Natural Step Framework. This study gave the Alpha Creek Lands site their highest rating: "Good" as defined "sites for which appropriate development could occur." The review determined that 33 acres of land are potentially developable. This study formed the basis for site master planning and eventually rezoning application. 2005 Ministry of Environment confirmed that the CERG report was completed to appropriate standards.

July 2010 Dearden Report: The environmental analysis was vetted by third party environmental experts in protected areas and was found to be compliant and fully compatible with the proposed educational use. (See: Appendix 3)

March 2012 Environmental Consultant Cascade Environmental Resource Group: This report is an update of the 2005 Cascade report that includes background data as well as the environmental opportunities and constraints present on the site. (See: Appendix 2)







6.11 Building Forms

Buildings will be stepped where possible to suit the site grades. Stepping the building mass down natural slopes reduces the building height; and allows units on both sides of the building to meet grade, providing opportunities for private patios and yards. (See: Site Sections, page 25–27)

6.12 Concrete Construction

All of the mixed-use buildings are contemplated to be concrete construction with accents of engineered heavy timber. Advantages of this material include security, longevity, low maintenance, soundproofing, fire protection, and preferential insurance plans. Additionally, underground-parking structures can be accommodated directly under the buildings, minimizing site disturbance.

6.13 Highway Access

The existing highway intersection created at Spring Creek is ideally located to provide, and was designed to accommodate, access to WhistlerU. Some modifications will be required to accommodate full channelization and the conversion of the existing fire signal light to a full traffic light system. A secondary highway intersection (restricted to right in / right out) will be provided further east at the Academic Precinct. These site access and intersection upgrades will be the responsibility of by the developer. A full traffic analysis will be supplied with a full rezoning submission.

The Function Junction environmental resource and development / grounds and maintenance facility will be accessed via an extension of Lynham Road along the existing municipal right of way. The construction of this road extension, including the replacement of the bridge over Millar Creek, will be undertaken by developer at no cost to the RMOW. Maintenance of this road extension is also proposed to be borne by the developer, until such time as the roads is further extended by the RMOW to access other properties.

6.14 Parking

In every case, except for the environmental research and development facility, underground parking will be provided, with some surface convenience parking. Underground parking eliminates the common streetscape of a series of garage doors, allows preservation of natural spaces surrounding the buildings for complimentary amenities and recreational landscapes. A complement of surface convenient parking is provided for the proposed developed to serve the short-term needs of the university / international school facilities.

To minimize site disturbance we propose that the parking for the Function Junction Environmental Research and Development facility be developed on the municipal Lynham Road right of way. The extension of Lynham Road to the site, development of parking, and maintenance of this infrastructure would be the responsibility of the developer.

6.15 Visual Buffers

It is recognized that the visual buffers at the highway edge have been significantly disturbed by the recent gas line extension. Therefore enhancement of the visual buffers on the site will be required.

The WhistlerU buildings will be screened with existing and enhanced vegetation to maintain the forested visual corridor along the highway. Vegetation buffers are reserved along the highway edge, and many of the buildings drop down from the highway elevation, minimizing visual impacts and noise concerns.







6.16 Recreational Opportunities

Indoor and outdoor recreational amenities will be provided for students and staff to access. These would include a fitness facility, indoor running track, full size gymnasium, space for yoga, skating pond, and connections to the Expo Trail.



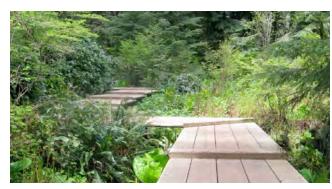






6.17 Trails

The recreational trails that have long been enjoyed by the neighbourhood residents will be retained and enhanced to a non-paved nature trail status and formalized through the creation of public rights-of-way. These include the Expo Trail frequented by hikers, mountain bikers, and dog walkers with access for Spring Creek and Function Junction commuters via the pedestrian overpass. Trails and park development will be done in consultation with the RMOW to balance the need to restrict access into sensitive wetland and other significant natural habitat areas with public enjoyment of nature and environmental educational opportunities.





6.18 Civil Servicing

The site is easily serviced by extension of existing sewer and water lines from the site property line. A single road serves all Precincts, minimizing the footprint of development. The phased approach will include the extension of the access road. Initial site servicing concepts and preliminary road layouts have been studied by Webster Engineering to ensure that the master plan is workable. Formal submission of site servicing design for this site will be made with a full rezoning submission.

6.19 Transit Service

The site is located near good transit service and is currently serviced by two routes (1 Valley Connector and 2 Creekside / Cheakamus). The added student and staff population proposed at the WhistlerU site will enhance the existing transit service for South Whistler by enabling greater bus frequency. It is envisioned that south bound transit service will loop through the site with potential stops at the university main entrance and in the Student Village Core. A bus loop is currently indicated at these locations. Enforcements to the north bound transit service strategy will need to be redeveloped in consideration with the municipality.







6.20 Sustainable Building and Site Design

WhistlerU will meet or exceed the Council Green Building Policy requirements by being design and constructed to LEED® Gold equivalency or higher.

WhistlerU is intended to be a showcase of sustainable development. The developer of WhistlerU would like to develop the site as sustainably as possible, while balancing economic prudence. Although the Whistler Green Building Policy does not specifically require the registration of buildings with LEED®, this has been the precedent set by staff for other approvals. We propose an alternative to the municipal approvals precedent of LEED® registration which would ensure increased direct allocation of financial resources to the development of green buildings and supporting systems (e.g. geothermal ground source energy). Registering a LEED® project results in additional costs, therefore we propose that the funding that would be used for registration be redirected back to the design and construction of the green buildings. This will result in our ability to meet and/or exceed the Council policy across the campus.

The owner / developer is committed to sustainability and green building strategies. Recycled content will be incorporated in the design and construction of WhistlerU, such as using concrete (which has a very high recycled content) in the building construction. The use of flyash additive concrete will also be considered to reduce carbon dioxide off gassing thereby reducing greenhouse gas emissions. OKA Holdings Inc. has also expressed a desire to finish the units in recycled materials, which it has stock piled in storage. Materials such as reclaimed wood and stone tile for flooring will add quality and warmth as well as durability to the units and reduce the requirements for extracting resources from the earth.

Energy is an important consideration of sustainability. Consequently, we will investigate the possibility of geothermal ground source energy. Depending on the feasibility of this energy source on the site it may partially or fully fulfill WhistlerU's energy needs. The campus will be fitted with energy efficient fixtures, appliances, and low flow toilets.





Sustainable site practices will be exercised with storm water management and water quality management strategies including permeable paving used where appropriate, bioswales, rain gardens, and storm water detention structures. Appropriate native drought resistant plant materials will be selected for landscaping to minimize the requirements for irrigation. Recycling of gray water for irrigation will be explored.

6.21 Hydrology Study

A preliminary hydrological analysis of the site and the effects of the potential development as recommendations for storm water and water quality management strategies was undertaken for the original rezoning submission for the site (March 31, 2005) by Brian LaCas of LaCas Consultants. The preliminary report will be updated as the processing of the current rezoning application proceeds.

6.22 Whistler Sustainability Centre

As part of the WhistlerU development proposal the owner / developer proposes to provide a permanent home for the Whistler Sustainability Centre. The Whistler Sustainability Centre could be housed in the environmental research and development facility. Space may be provided for the Centre to have a storefront, display areas, and meeting / workshop space. The relocation of the Centre onto WhistlerU land is pending negotiations with the Whistler Sustainability Centre and the RMOW.

6.23 Whistler U Tools for Success

As we have outlined there are numerous benefits associated with WhistlerU that will result in short and long-term benefits for the RMOW and its residents. To realize the benefits of WhistlerU we request that Council and staff consider the following tools for success:

- A streamlined rezoning and approvals process that permits sufficient time for review, comment, and consultation while recognizing the sensitivity of timing to our educational partners; and
- Realistic expectations for off-site services. WhistlerU is proposing significant on-site services that will benefit the nearby neighbourhood of Spring Creek as well as the wider Whistler community, therefore off-site services should not be required.





7.0 Planning Analysis

This section considers the proposed development concept in light of the RMOW land use planning framework, including:

- RMOW Official Community Plan (1993);
- RMOW Draft Official Community Plan (November 2011);
- Whistler2020 Comprehensive Sustainability Plan (2008); and
- RMOW Zoning Bylaw (No. 303, 1983).

7.1 Official Community Plan

The Official Community Plan includes general policy directions as well as detailed development policies relating to specific areas of Whistler (development permit areas). These policies are meant to supplement both the general development and land use policies of the Plan.

7.1.1 General Official Plan Policies

Section 4.2 Resident Housing notes that the municipality will support the provision of a range of housing types, encourage innovative approaches to meet the needs of permanent, semi-permanent, and seasonal residents of the municipality.

 WhistlerU proposes to develop staff / student housing that will be occupied on a semi-permanent basis. Only current students and staff will be permitted to reside in the rental housing, thereby ensuring that this user group has access to on campus housing. A variety of housing configurations will be provided and may include dormitory, studio, and one / two bedroom apartments.

Section 4.3 Commercial Development identifies the locations and types of permitted commercial developments in the RMOW. While the majority of commercial uses are directed to Whistler Village, Blackcomb and Whistler Creek precincts, the policy does permit small amounts of space for local convenience commercial uses.

 WhistlerU proposes to add a small amount of support/convenience commercial space to the campus. Providing convenience commercial will permit staff and students to meet their short-term needs while not detracting from the established commercial precincts.

Section 4.6 Education provides direction to the RMOW to ensure that there is a wide range of educational opportunities locally available. Included in this policy is the statement that the municipality will encourage post secondary institutions in the community and further that the municipality will consider private education facilities, which will enhance the community and the resort.

WhistlerU is a learning campus anchored by a university that will provide residents local access to post-secondary education, while playing host to international students. Lifelong learning opportunities will be available to residents to support their access to a wide range of educational opportunities. The learning campus will be privately owned and operated; therefore no risk would be borne by the RMOW or its residents.

Section 4.12 Natural Environment specifies that the preservation of the natural environment is fundamental in reviewing new development applications. Development is not permitted on any sensitive areas (lands subject to geologic hazards, water quality, or quality in water courses, water quantity) and a buffer is required between the proposed development and these sensitive areas. The municipality encourages outdoor recreation in natural areas (i.e. natural watercourses, water bodies, and wetlands)







where such use is compatible with preservation and enhancement objectives.

• While there are sensitive lands located on the WhistlerU site, these lands will be protected in perpetuity and enhanced. Environmental review has preceded master plan development, and is only proposed in areas that are eligible for development, and do not infringe on sensitive areas or their buffers. Development will not be undertaken in the sensitive areas on the site and a sufficient buffer will be provided. As part of the WhistlerU development proposal the owner / developer proposes to upgrade the Expo Trail, move it away from sensitive areas (where it has been deemed problematic through environmental review).

Section 4.13 Evaluating Proposals for OCP and Zoning Amendments outlines the mandatory conditions that all proposals must adhere to.

- a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by alternate means satisfactory to the municipality. The WhistlerU site is serviced by municipal water; the previous rezoning application for this site secured an allocation of 500-700 employee housing units for waste water; the developer / owner is considering treating some of the waste water on the site. The site is located within the fire protection catchment area.
- The project must be accessible via the local road system. The WhistlerU site will be accessed by two entrances off of Highway 99.
- c) The project must comply with all applicable policies of the OCP. The WhistlerU proposal adheres to all applicable policies of the OCP.
- d) The applicant must have complied with the Environmental Impact Assessment process in Schedule O and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality to assess impacts on:
 - Traffic volumes and patterns on Highway 99;
 - Traffic volumes and patterns on the local road system;
 - Overall patterns of development of the community and the resort;
 - Municipal finance;
 - Views and scenery;
 - **Existing community and recreation facilities;**
 - **Employee housing; and**
 - Heritage resources. Extensive environmental review has been undertaken on the WhistlerU site, including an Initial Environmental Review undertaken in 2005 and updated in 2012.
- e) The project must exhibit high standards of design, landscaping, and environmental sensitivity. WhistlerU will be a world-class development that will showcase Whistler's commitment to sustainability through green building and site design and the protection and enhancement of sensitive areas located on the site.

7.1.2 Development Permit Area

Section 23.0 Development Permit Area #19 - Residential Estate Lands The subject site has been designated as Development Permit Area #19 - Residential Estate Lands. Residential Estate Lands are located in areas that contain natural watercourses, wetlands and mature forests. These lands encompass important fish and wildlife habitats and require protection of the natural environment. Development of these lands must result in no net loss of natural areas with buildings placed on portions of the site that area not environmentally sensitive to development. Large tracts of wildlife habitat or continuous corridors should be preserved. Storm water runoff or natural drainage patterns should not be altered. Natural environmental

features should be enhanced or expanded to support wildlife habitats. Development adjacent to watercourses, waterbodies, or wetlands will comply with provincial regulations.

 The site planning of WhistlerU has been preceded by environmental analysis to identify potentially developable lands and those that are to be preserved and protected. The proposed buildings are located in areas that have been deemed developable, and are not infringing on environmentally sensitive lands. By clustering the buildings into precincts the proposed development supports the preservation of wildlife habitat on the site. As part of the WhistlerU proposal we will rehabilitate creeks that may have been disrupted resulting in deviations from natural drainage patters. The development of WhistlerU will be undertaken in accordance with provincial regulations related to watercourses, waterbodies, and wetlands.

7.1.3 Conclusions

The proposed development concept is consistent with the RMOW Official Community Plan (1993) in that:

- It provides a range of housing types for staff and students who will be occupying the units on a semi-permanent basis;
- It would provide support/convenience commercial that will satisfy the immediate needs of staff/students while not detracting from the commercial precincts;
- It would contribute to achieving the RMOW's education goals; and
- It respect the natural environment, and preserve and enhance sensitive lands located on the sites.













7.2 RMOW Draft Official Community Plan

7.2.1 General Official Community Plan Policies

The RMOW Draft OCP provides much more detailed direction than the existing and in-force plan that spans a number of important policy areas within Whistler. The Draft OCP is no longer arranged by Development Permit Areas, but by land uses. The Draft Plan has been reviewed in its entirety for relevance to this application, although the plan has not yet been adopted by RMOW Council. In some cases we respond to the broad goals of the plan, objectives and/or policies.

7.2.1.1 CHAPTER 3 - RESIDENTIAL ACCOMMODATION

WhistlerU will host local and international students, visiting professionals, staff, and visiting lecturers. Students by their nature are neither permanent residents nor visitors, but fall into a category between these two groups. Consequently, we have reviewed the residential and visitor policies and have noted those which are applicable to the WhistlerU application.

Goal 3.1. House at least 75% of the local workforce within the resort community.

WhistlerU will provide staff housing for staff working on the WhistlerU campus including the university and the international school.

Goal 3.2. Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.

The WhistlerU development proposal includes housing for staff, students, and visiting staff and lecturers. Residential housing will be provided above the classroom units in the university and the international school. The housing will take on a number of different forms which may include: dormitories, studios, and one / two bedroom apartments. Retreat cabins will also be available for short-term stays for visiting professionals and staff.

Goal 3.3. Reduce the environmental and energy impacts of residential neighbourhoods to improve the sustainability of the resort community.

Policy 3.3.1.1. Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies representing best practices.

WhistlerU's buildings will be designed and constructed to LEED® Gold equivalency standards, or higher. Responsible site development is a key consideration of the WhistlerU proposal; this is achieved, in part, through the clustering of development into nodes and the phasing of development to minimize site disruption. WhistlerU may also be partially powered by geothermal power sources, and use innovative methods to treat waste water on-site.

Policy 3.3.1.4. Ensure neighbourhoods are well connected to local transit, trails, green space, amenities and services.

WhistlerU would be well connected to local transit service as two existing transit routes provide service near the site. The proposed development concept includes improving the Expo Trail as well as creating a natural trail system throughout the campus to connect the nodes. Staff and students will have access to planned passive recreation spaces clustered around the housing precinct. On-site amenities will be developed to ensure that staff and students can meet their immediate needs, while not detracting from the commercial precincts.

Goal 3.5. Support the provision of visitor accommodation facilities, amenities and services that exceed visitor expectations across a range of service levels.

Objective 3.5.1. Support provision of a consistently high-quality visitor experience.

Students and staff at WhistlerU will benefit from the sustainable building and site design resulting in better indoor environments, smarter site design, and durable buildings.

Policy 3.5.1.2. Investigate opportunities to facilitate the private sector in providing an enhanced visitor accommodation experience for all visitor accommodation types.

As WhistlerU is a privately owned / operated university it will be able to provide high quality accommodation for the range of anticipated users.

Goal 3.7. Support sustainable management and use of materials, energy and water in Whistler's visitor accommodations.

Objective 3.7.1. Support Whistler's targets for GHG emissions reductions and energy and water conservation.

WhistlerU endeavours to be a model learning campus, internationally known for its sustainable practices. In addition to geothermal power as a partial or full power source (depending on the availability and dependability) it will also use low-flow toilets, reuse gray water, and have landscaping elements planted with drought resistant local plants.

Goal 3.9. Position and optimize Whistler's commercial, business, service commercial and light industrial centres and nodes.

Objective 3.9.4.6. Protect, rehabilitate and maintain vegetated buffers to screen outdoor storage areas and to enhance the visual quality along Highway 99.

The vegetated buffer that once lined the WhistlerU site was disturbed to the extension of the gas line. The proposed development will re-establish the buffer adjacent to the highway.

Objective 3.9.6. Support neighbourhood serving commercial development that meets the day to day convenience oriented goods and services needs of neighbourhood residents and do not detract from the core commercial areas.

Objective 3.9.6.6. Allow for small amounts of space for convenience commercial uses associated with visitor accommodation and recreation developments.

WhistlerU will provide convenience / support commercial uses for staff and students of WhistlerU to meet their immediate needs, while not detracting from the established commercial areas (e.g. Whistler village).











7.2.1.2 CHAPTER 4 - ECONOMIC VIABILITY

Goal 4.5. Support sustainable diversification and growth within the tourism economy.

Objective 4.5.1 Support the accommodation and commercial sectors through economic diversification within Whistler's four season tourism economy.

As previously noted WhistlerU will extend beyond the typical peak tourism period, and be a place of activity year-round. Consequently, staff, students, family, friends, and alumni will visit Whistler throughout the year using local services and accommodation.

Objective 4.5.1.2. Support diversification opportunities through an enhanced learning sector.

WhistlerU will support the diversification of the Whistler economy as it will produce locally trained graduates.

7.2.1.3 CHAPTER 6 - QUALITY OF LIFE

Goal 6.5. Ensure that an array of learning opportunities is available for residents and visitors.

Objective 6.5.2. Support improved access to post-secondary educational opportunities that enhance the resort community.

WhistlerU will provide local and First Nations youth with access to post-secondary educational opportunities, while attracting international students. WhistlerU has partnered with two established post-secondary institutions - BCIT and UNBC - and will continue to build partnerships with other postsecondary institutions to deliver programs that are of the highest quality.

Goal 6.8. Support and enhance the growth and vitality of Whistler's arts, culture and heritage sectors.

Objective 6.8.1. Support programs and venues for furthering Whistler's arts, culture and heritage sectors.

Policy 6.8.1.1. Support collaborative efforts within the resort community to strengthen Whistler's arts, culture and heritage sector.

WhistlerU will educate its students about Whistler's rich arts, culture, and heritage sectors. This includes providing instruction on the nearby natural heritage and First Nations cultures.

Policy 6.8.1.3. Support the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.

WhistlerU will provide spaces on campus for local festivals and events that promote and celebrate Whistler's rich arts, culture, and heritage sectors.

Goal 6.10. Continue to affirm our unique natural setting as the primary foundation for Whistler's recreation and leisure experience.

Objective 6.10.2. Preserve large areas of natural environment through a variety of means.

Approximately 70% (54 acres ±) of the WhistlerU site will be preserved, with the disturbed area on the site encompassing 30% (23 acres±).

7.2.1.4 CHAPTER 7 - CLIMATE ENERGY AND ACTION

Goal 7.1. Substantially reduce GHG emissions from stationary sources.

Objective 7.1.1. Make energy conservation the core strategy and highest priority for achieving our GHG emission reduction goals.

As WhistlerU will be built to RMOW Green Building Policy standards it will result in less energy consumption therefore resulting in less GHG emissions produced from its buildings. It will reduce GHG emissions through better, more efficient performance of its mechanical systems (HVAC systems), solar orientation, and access to natural lighting resulting in less energy demand.

Objective 7.1.1.2. Maintain, update and apply the RMOW Green Building Policy to reflect current trends in energy efficiency and local government jurisdiction, and support our community-wide commitment to GHG reduction and energy performance.

WhistlerU will be built to the RMOW Green Building Policy standards achieving LEED® Gold equivalency or

Goal 7.2. Substantially reduce GHG emissions from mobile sources.

Objective 7.2.1. Treat land use as a primary determinant of transportation-based energy use.

Policy 7.2.1.1. Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.

WhistlerU is located in the WUDCA and therefore will generate shorter trips within the RMOW.

Policy 7.2.1.5. Consider approval of new development or significant redevelopment only near settled areas that are well served by transit, pedestrian and cycling routes, amenities and services.

WhistlerU is currently served by two public transit routes (1 Valley Connector and 2 Creekside / Cheakamus) and is located near the Valley Trail. WhistlerU staff and students will also be able to access local amenities at Function Junction via the on-site boardwalk trail. As part of its sustainability mandate WhistlerU will encourage staff and students to use transit and non-motorized transportation as their primary modes of transportation.

Policy 7.2.1.6. Reduce regional transportation emissions by supporting appropriate opportunities for increasing local food production.

WhistlerU will support local food production through the creation of a new market in Whistler as it will prepare and serve local food in the culinary school and rectory.











7.2.1.5 CHAPTER 8 - TRANSPORTATION & INFRASTRUCTURE

Goal 8.1. Encourage walking, cycling and transit as Whistler's preferred modes of transportation.

Objective 8.1.1. Create engineering systems and supporting systems that make preferred modes attractive by being affordable, convenient, safe and enjoyable throughout the year, while minimizing environmental im-

Policy 8.1.1.1. Encourage residents and visitors to shift from personal motor vehicles towards preferred modes of transportation through incentives, disincentives, supportive land use, education and awareness.

As noted above, WhistlerU is well served by transit and connected to non-motorized transportation facilities.

GOAL 8.6. Move progressively toward zero solid waste in a cost-effective, efficient and environmentally sound

Policy 8.6.1.4. Require new development or significant redevelopment to incorporate measures minimizing solid waste, and encourage alternative and evolving methods of waste diversion.

WhistlerU will include a recycling program, as well as propose measures to reduce waste consumption that have been used effectively at other universities such as UBC's successful reduction in paper consumption.

Policy 8.6.1.5. Require new development to implement waste reduction programs during demolition, construction and land clearing.

As part of the LEED requirements, waste generated during construction will be re-used, recycled, or diverted from the landfill.

7.2.2 Conclusions

The proposed WhistlerU development assists the RMOW in achieving the goals, objectives, and policies of the Draft Official Community Plan (First Reading November 2011). The WhistlerU proposal is considered good planning as it will:

- Provide appropriate housing that is designed to green building and site standards (LEED® Gold equivalent or better);
- Reduce GHG emissions generated through buildings, water use, and transportation by exploring options for geothermal power, reducing and reusing water, and encouraging students to use local and readily available public transportation;
- Diversify the local economy by creating a new user group that will contribute to the sustainability of the year-round economy, as well provide newly trained graduates;
- Provide a space for the community celebration of Whistler's arts, culture, and heritage;
- Support the expansion of local food production through the creation of a new market;
- Encourage students and staff to use transit and non-motorized forms of transportation as their primary modes of transportation;
- Reduce consumption of materials, thereby creating less waste; and
- Responsibly reduce and manage construction generated waste.

7.3 Whistler2020

Whistler2020 is the RMOW's comprehensive, community-wide, long-term vision and strategic plan. It sets the course for the future of Whistler and guides the future policy development in the community including growth and development. The document is divided into sixteen strategy areas that range from supporting the local economic diversification, green design, environmental preservation and restoration, creating opportunities for lifelong learning, to supporting creativity on the local arts scene. WhistlerU achieves or positively contributes to all sixteen strategy areas. As depicted in Figure 3 WhistlerU achieves or positively contributes to 74% of the strategy area objectives.

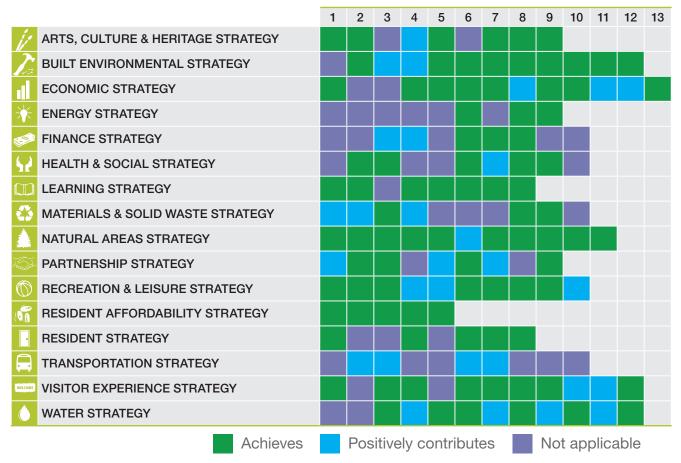


FIGURE 5: WHISTLER2020 STRATEGY - WHISTLERU COMPLIANCE

A complete appraisal of the Whistler2020 objectives against the proposed WhistlerU development has been conducted and is located in Appendix 1.

7.3.1 Conclusions

WhistlerU positively contributes to Whistler2020 policy areas and objectives and will assist in moving Whistler towards its desired future.







7.4 RMOW Zoning Bylaw

The Resort Municipality of Whistler Zoning Bylaw (No. 303, 1983) zones the subject property as RS-E1 (Residential Single Estate One), see Table 2. It is requested that the subject property be rezoned from RS-E1 (Residential Single Estate One) to CD Comprehensive Development Zone in order to permit a university campus and to allow for other variances in the requirements of the Bylaw.

The current zoning provisions apply to the development of Estate Residential Development which permits development of the following to occur:

- a) Auxiliary buildings and auxiliary uses;
- b) Auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by:
 - i. A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day or;
 - ii. A sewage holding tank, the installation an operation of which complies in all respects with Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.
- c) Detached dwelling and
- d) Park and playground.

The proposed development does adhere to the permitted uses, consequently site-specific zoning is sought to permit the development of a university inclusive of its associated buildings, an international school, a leadership centre, an environmental research and development facility, and student and faculty housing. Table 2 lists the other zoning provisions under the existing zoning and the propose development.

TABLE 2: TABLE 1: ZONING PROVISIONS – RS-E1 AND PROPOSED DEVELOPMENT

KEY ZONING PROVISIONS	RS-E1 ZONE	PROPOSED DEVELOPMENT	
Minimum permitted parcel area (ha)	40	31.1	
Maximum site coverage (%)	35	30	
Minimum front setback (m)	7.6	To be negotiated with RMOW	
Minimum side yard (m)	6	To be negotiated with RMOW	
Minimum rear setback (m)	7.6	To be negotiated with RMOW	
Maximum building height (m)	7.6	To be negotiated with RMOW	
Maximum permitted gross floor area	465 metres of a floor space	To be negotiated with RMOW	
Area/density (m or ratio)	Area of 0.35 to 465 m max	0.30±, to be negotiated with RMOW	
Minimum unit size (m²)	46.5	To be negotiated with RMOW	
	2 / unit <235 m²		
Parking rate (spaces/unit)	3 / unit <325 m²	To be negotiated with RMOW	
	4 / unit >325 m ²		
Location of parking	Front yard	Underground and at-grade	

Source: IBI Group, 2012

The specific zoning requirements will need to be negotiated with the RMOW as a number of different uses have been proposed for the site that will require the creation of site specific zoning.

7.4.1 Conclusions

The proposed development does not meet the pre-existing zoning requirements of the RS-E1 (Residential Single Estate One) zone and as such, site-specific zoning has been requested to be negotiated with the RMOW to address all of non-standard items. Developing site-specific zoning will accommodate the proposed development while supporting the intent of the Official Community Plan policies and the regulatory policies within the Zoning Bylaw.

8.0 Public Consultation

WhistlerU's Educational Consultant, Dr. Doug Player, has met extensively with members of the Whistler community, provincial government, and numerous attended international agent and student fairs to gauge support and to promote WhistlerU.

8.1 Whistler Council, Staff and Advisory Committees

- Mayor Nancy Wilhelm Morden (prior to election)
- RMOW Councillors (prior to November election)
 - Jack Crompton
 - Jayson Faulkner
 - John Grills
 - Andree Janyk
 - Roger McCarthy
- RMOW CAO: Mike Fury
- Design Advisory Committee Past Chair: Dennis McGuire
- Community Advisory Committee Past Chair: Wally Raepple
- Whistler Health Foundation Chair: Brian Cleaver

8.2 First Nations

- Squamish Nation Chief: Gibby Jacobs
- Squamish and Lil'wat Educational Coordinators
- Squamish and Lil'wat Cultural Centre Executive Director: Casey Vanden Heuvel and Manager of Training and Program Development: Sarah Goodwin

8.3 Local Educational Associations

- Acetech Executive Director: Kathy Troupe and Past President Shannon Byrne Susko
- Waldorf School: Laura Street, Vicky Bunbury
- School District 46 Superintendent of Schools: Rick Erickson/Dallas Cristofoli

8.4 Local Whistler Associations

- The Hoteliers Association
- The Restaurant Association
- Rotary Club of Whistler
- Rotary Club of Whistler Millennium







- Whistler Legacies Sports Society CEO: Keith Bennett
- Mature Action Committee (MAC): Gord Leidal
- Tourism Whistler Chair: Roger Soane
- Whistler Film Festival: Shauna Hardy Mishaw and Jane Milner
- Chamber of Commerce President: Fiona Famulak
- Realtors: John Ryan, Pat Kelly, Maggie Thornhill
- Peter Alder Enterprises: Peter Alder
- Whistler Question Publisher: Stephanie Matches
- Whistler Blackcomb CEO: Dave Brownlie
- WCCC Executive Members
- Whistler Forum President: William Roberts

8.5 Post-Secondary Institutions

- Capilano College: Kris Bulcroft
- British Columbia Institute of Technology
- University of Northern British Columbia
- Canadian Learning Council CEO: Paul Cappon

8.6 Provincial Government Representatives

- Minister of Jobs, Tourism and Innovation: Pat Bell
- MLA: Joan McIntyre
- Degree Quality and Assessment Board Executive Director (4X)

8.7 International Representation

Attendance at agent and student fairs during the last three years in:

- Korea
- Japan
- China
- Taiwan
- Germany
- Czech Republic
- Hungary

9.0 Summary

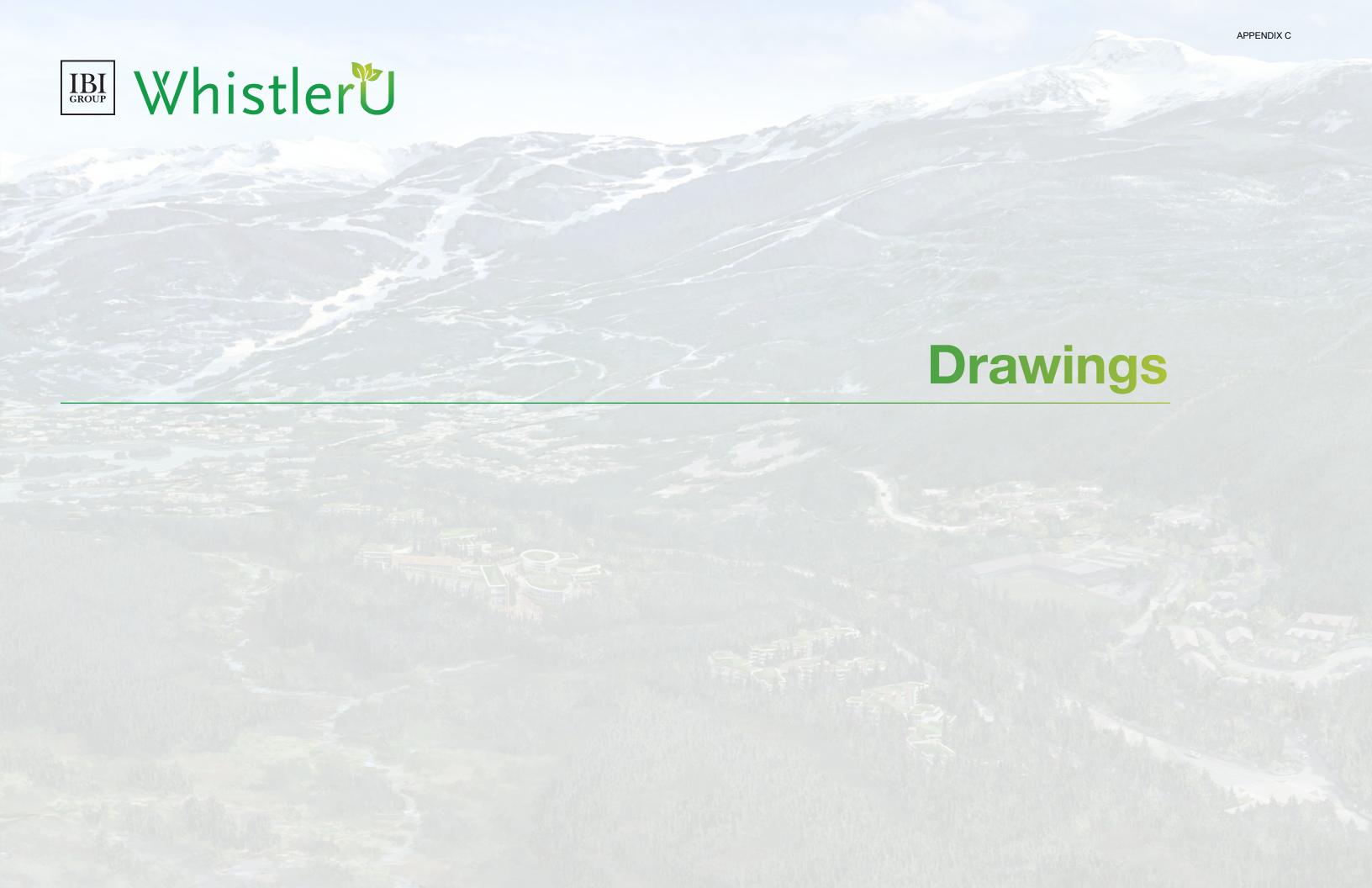
The proposed development by OKA Holdings Inc. of a learning campus, anchored by a university requires a Zoning Bylaw amendment. The Zoning Bylaw amendment will rezone the subject property from RS-E1 (Residential Single Estate One) to CD (Comprehensive Development) with site-specific provisions. The Zoning Bylaw amendment will permit an international school, university buildings, leadership centre, leadership retreat cabins, staff / student housing, and an environmental research and development facility.

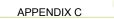
The rezoning of the subject property supports the goals and objectives of the existing and in-force Official Community Plan (1993), the forthcoming Draft Official Community Plan (November 2011), Whistler2020 Comprehensive Sustainability Plan (2008), and the Zoning and Parking Bylaw (1983). This report submitted in support of the application for the Zoning Bylaw amendment, finds that the amendment as proposed is valid and with foundation for the following reasons:

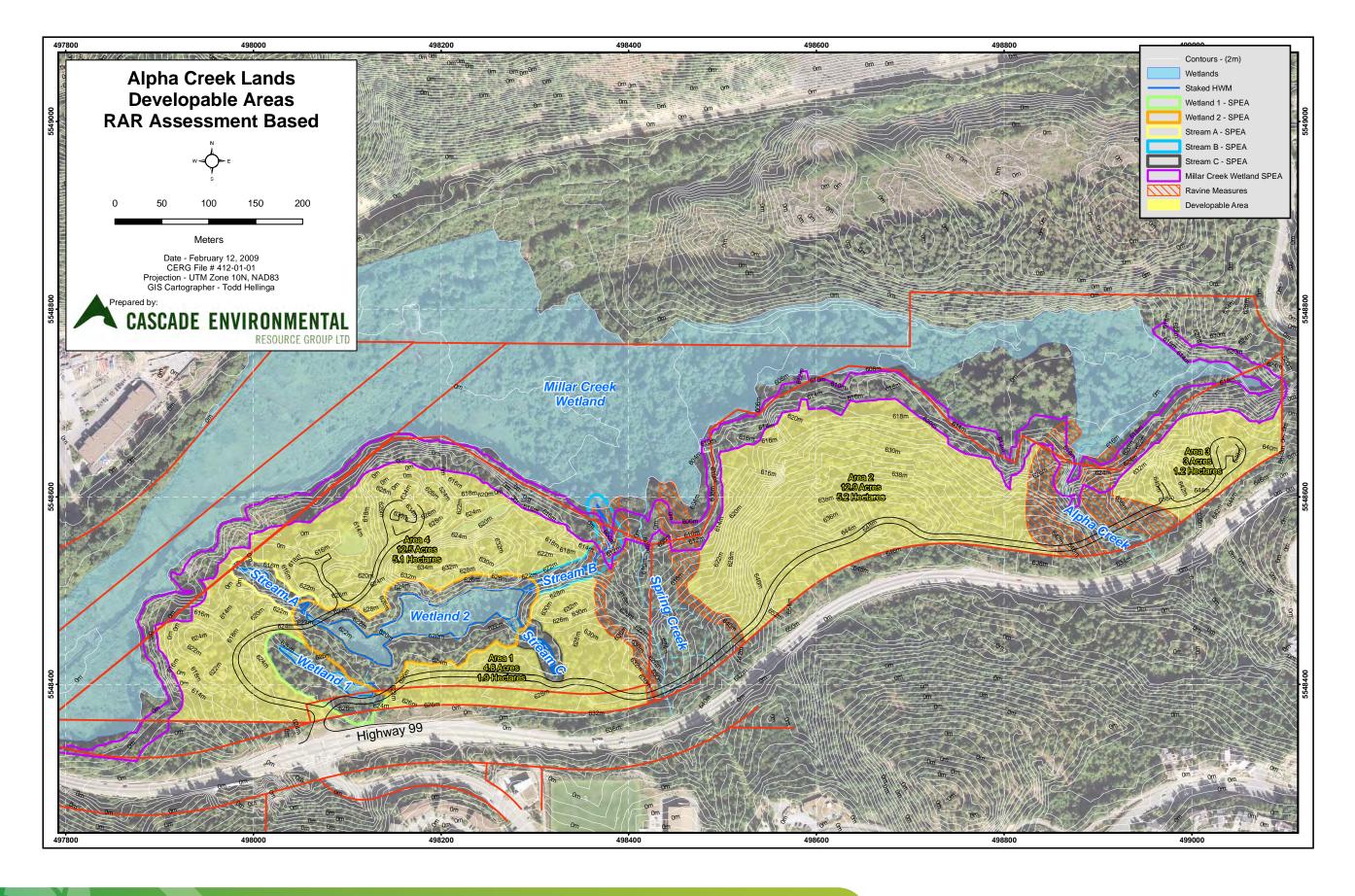
- The proposed development is consistent with the existing and in-force Official Community Plan and the forthcoming Draft Official Community Plan (November 2011), goals and objectives relating to residential development, economic viability, quality of life, climate energy and action, and transportation and infrastructure.
- The proposed development achieves or positively contributes to all sixteen strategy areas in the Whistler 2020 Comprehensive Sustainability Plan (2008) and achieves or positively contributes to 74% of the strategy area objectives.
- The proposed development will provide significant community benefit, including: opportunities for local and life-long learning opportunities, short and long-term employment, community use of the university facilities, space for visiting artists, a permanent home for the Whistler Sustainability Centre, a worldclass sustainably designed and constructed learning campus that residents can be proud of.
- The proposed development is of high-quality architectural design that will be compatible and complementary to the character of the area. The proposed design reflects the RMOW's Green Building Policy for the development of new buildings. The proposed design creates a unique and interesting sense of place by integrating interior and exterior spaces in a manner that preserves and celebrates Whistler's natural heritage.
- The proposed development will incorporate a number of innovative sustainable elements including potential geothermal energy, gray water system reuse, landscaping with drought resistant plantings, fostering a culture of transit users, clustering development in nodes and leaving the majority of the site undisturbed. The proposed development will be built to LEED® Gold equivalency or higher and has the potential to be the first learning campus in Canada built to these standards.
- The proposed development represents good planning, as it is strongly consistent with the RMOW's existing and in-force planning policy and regulatory framework; is of high-quality architectural design; is environmentally sustainable in its design and development format; and provides significant benefits to Whistler residents.



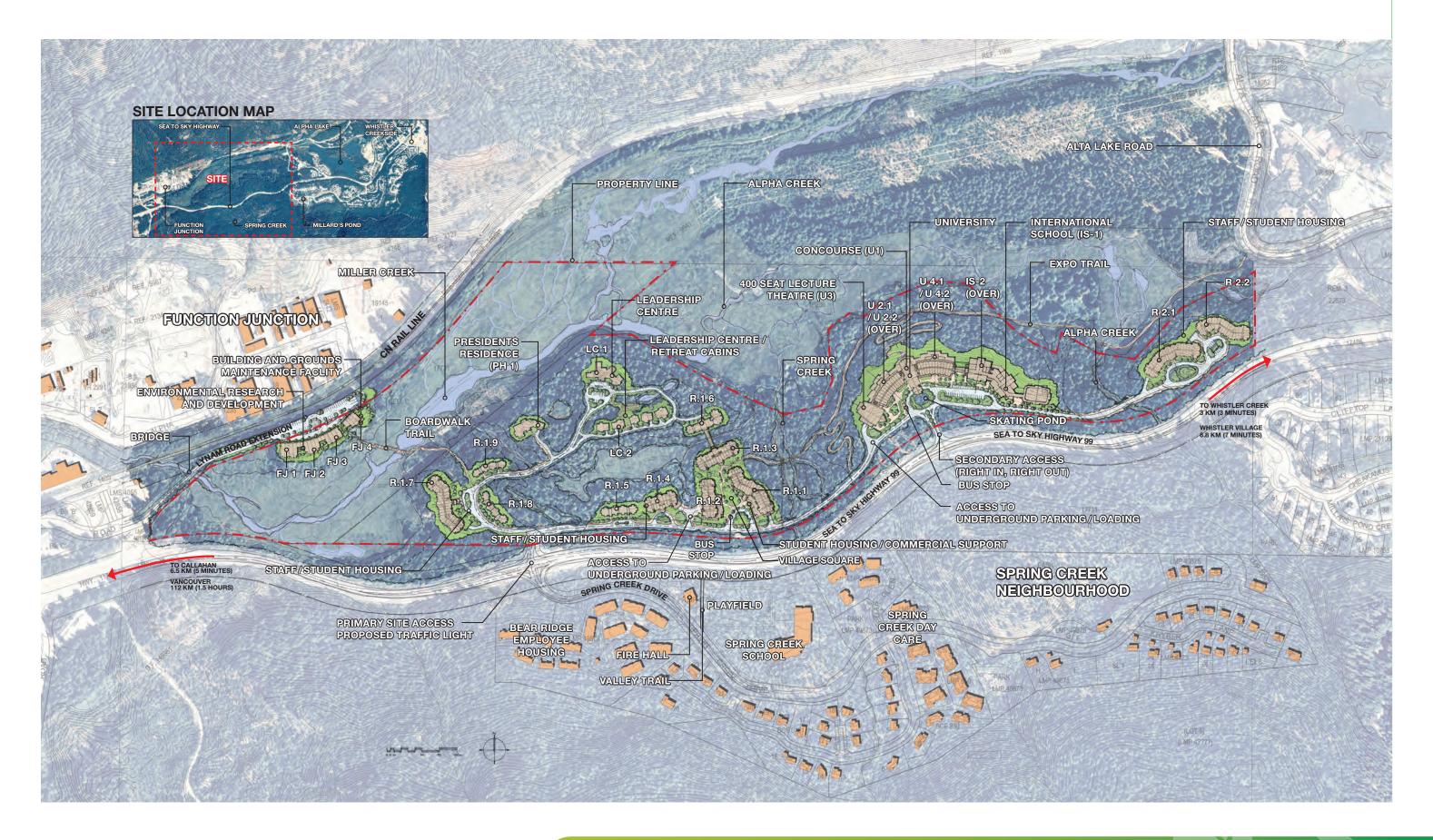




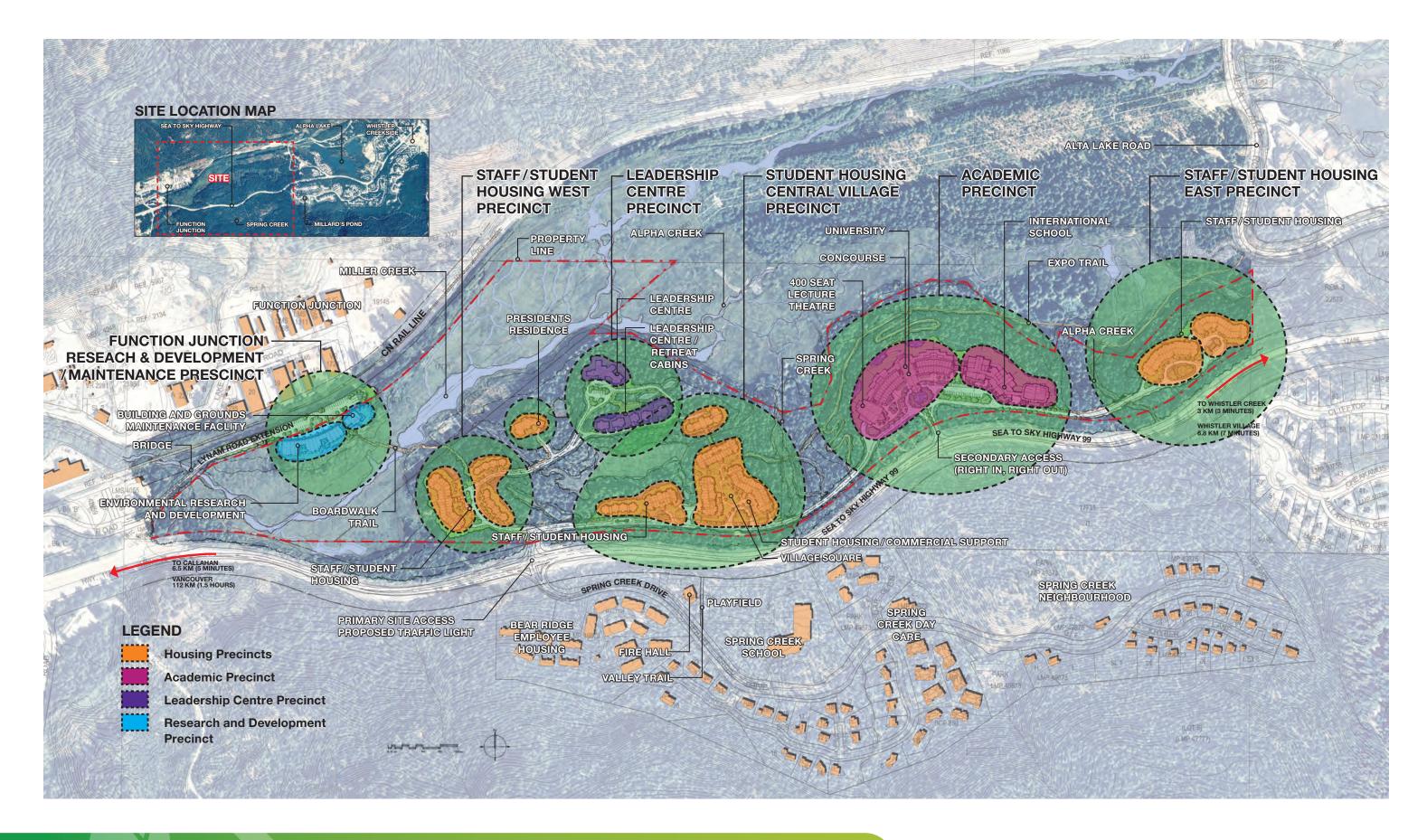






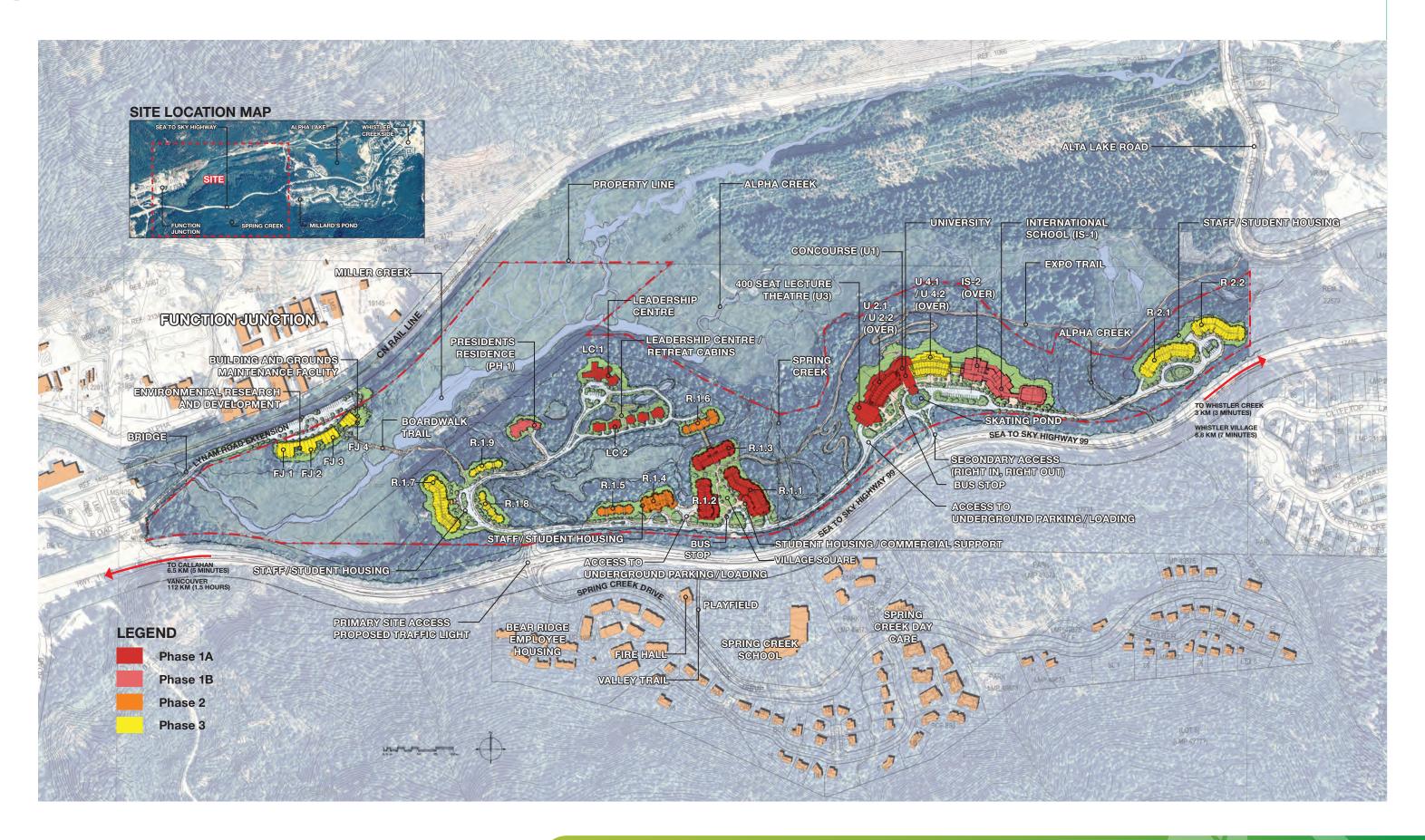


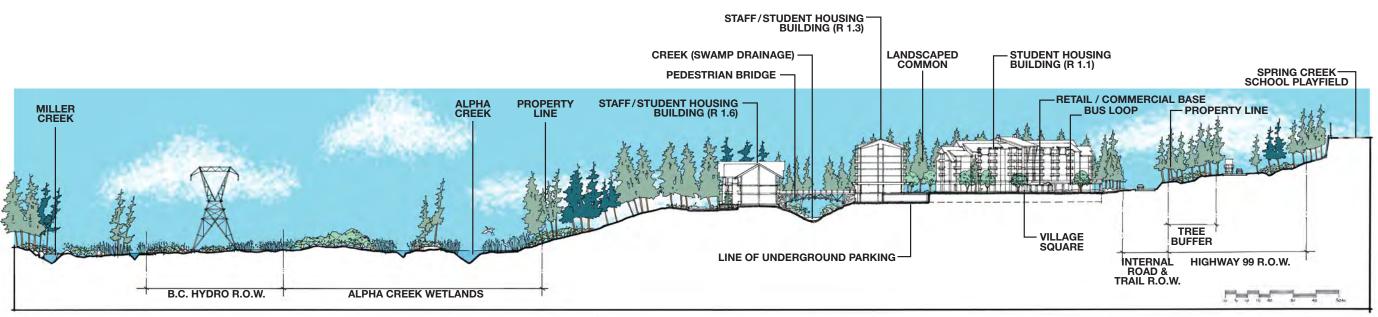




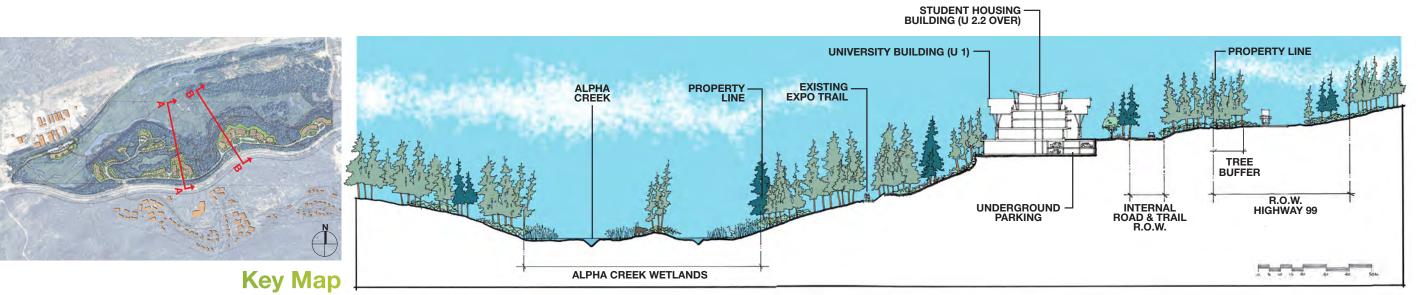






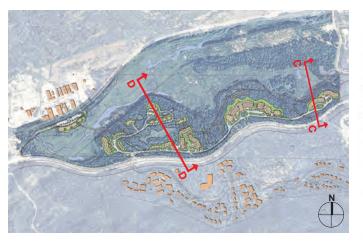


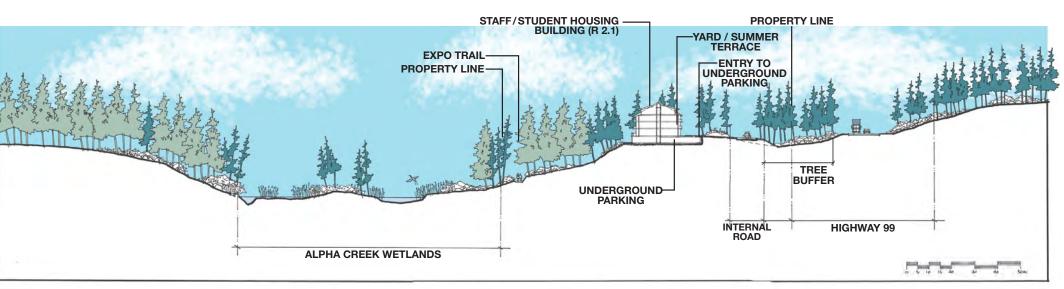
Section A - A: Village Core



Section B - B: Central Sloping Bench

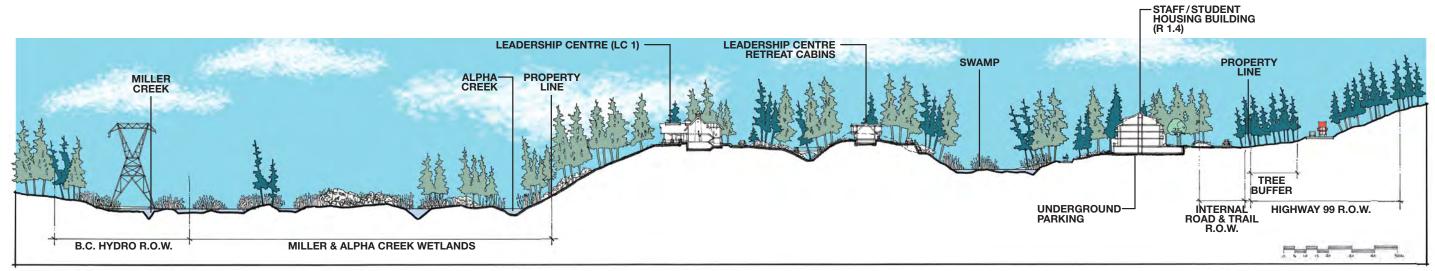






Key Map

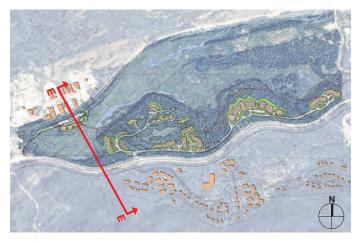
Section C - C: Eastern Knoll



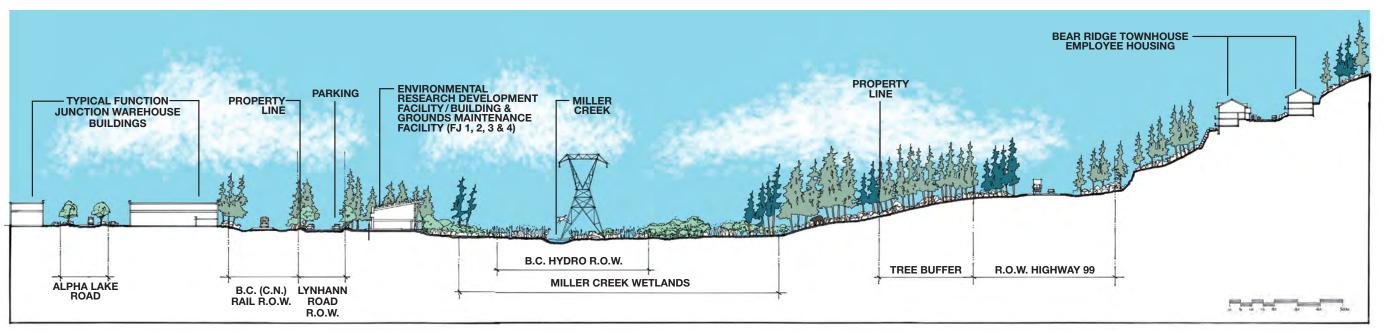
Section D - D: Livework Core & Flex Zone







Key Map



Section E - E: Function Junction Site







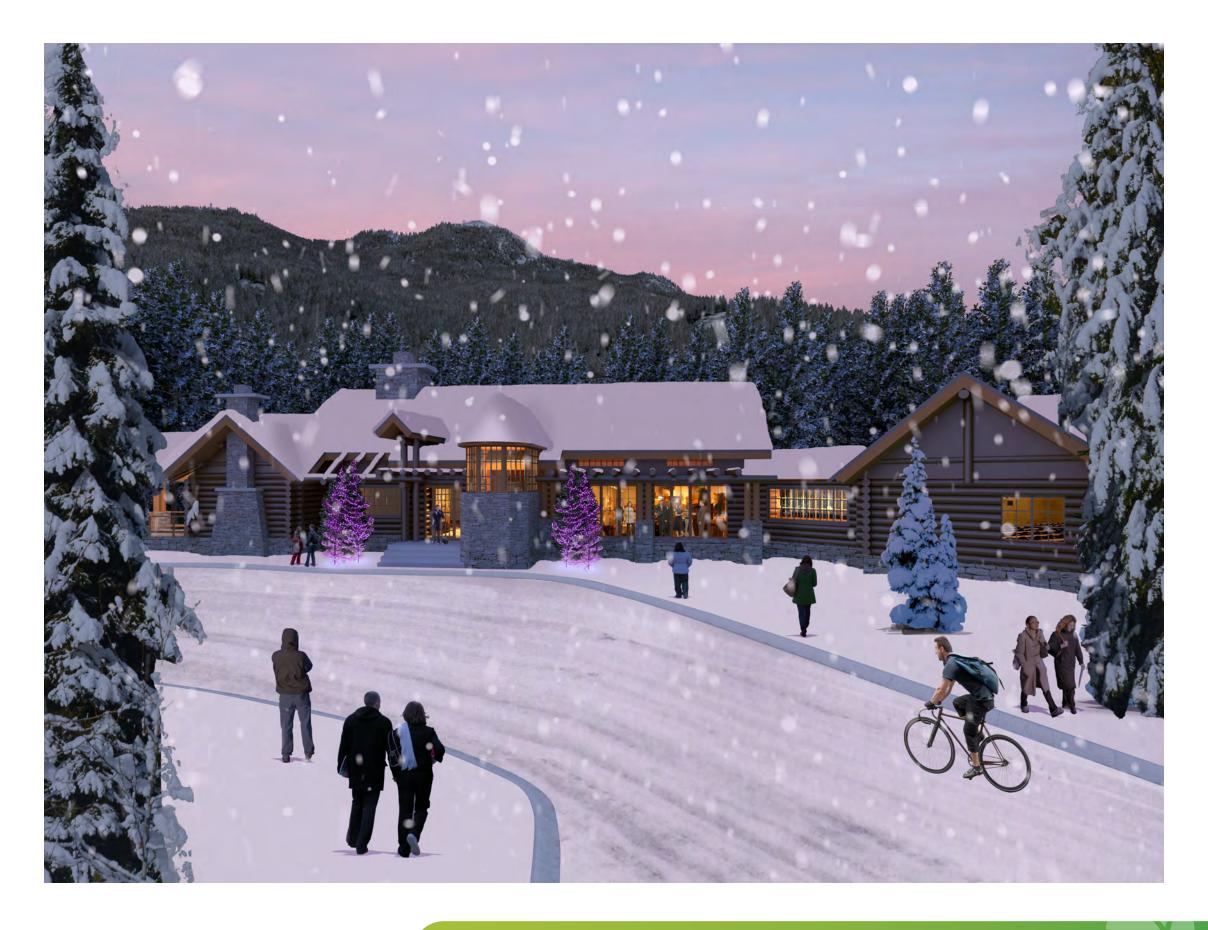
























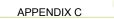
WHSITLER U ALPHA CREEK LANDS Whistler BC

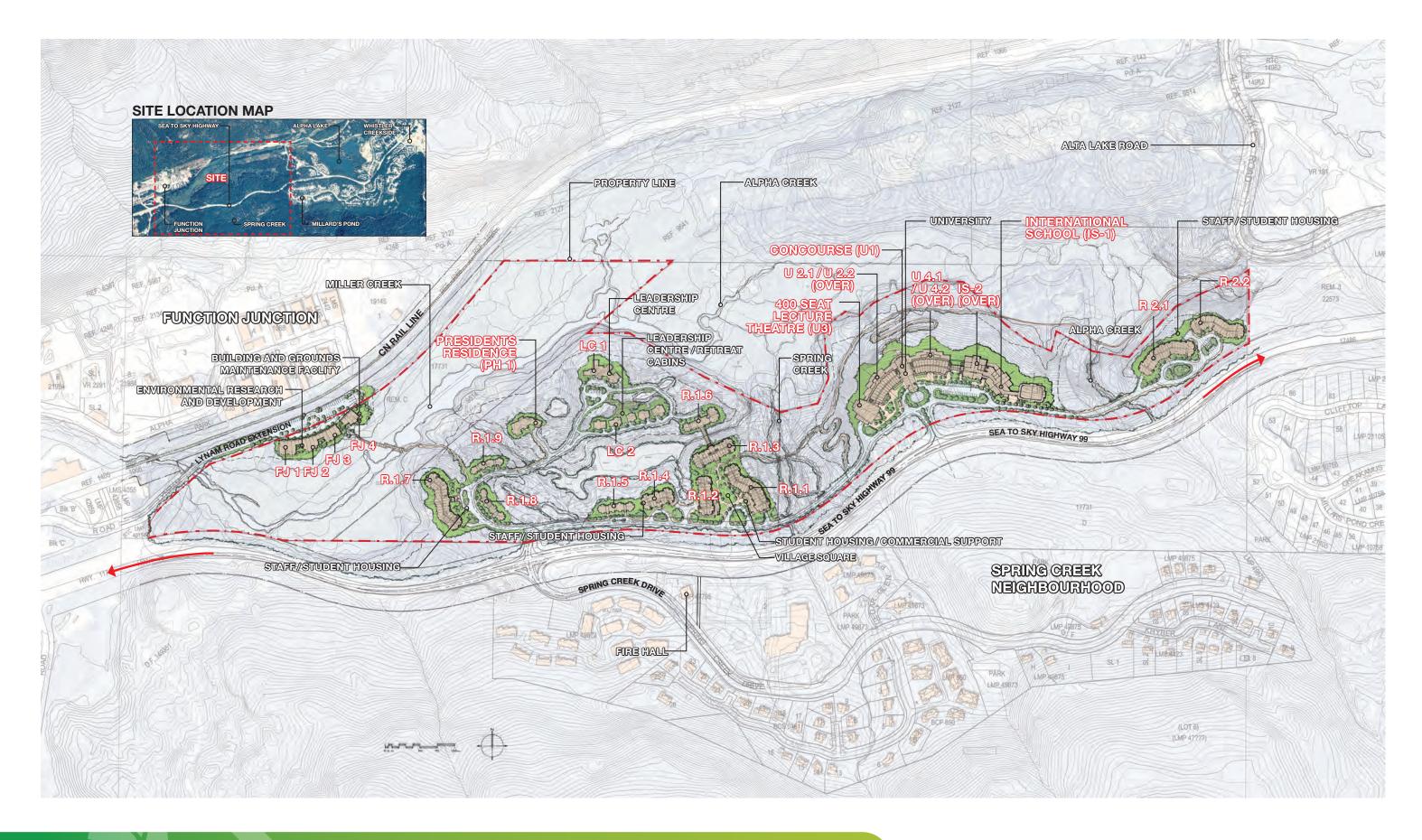
PRELIMINARY REZONING DEVELOPMENT PROGRAM

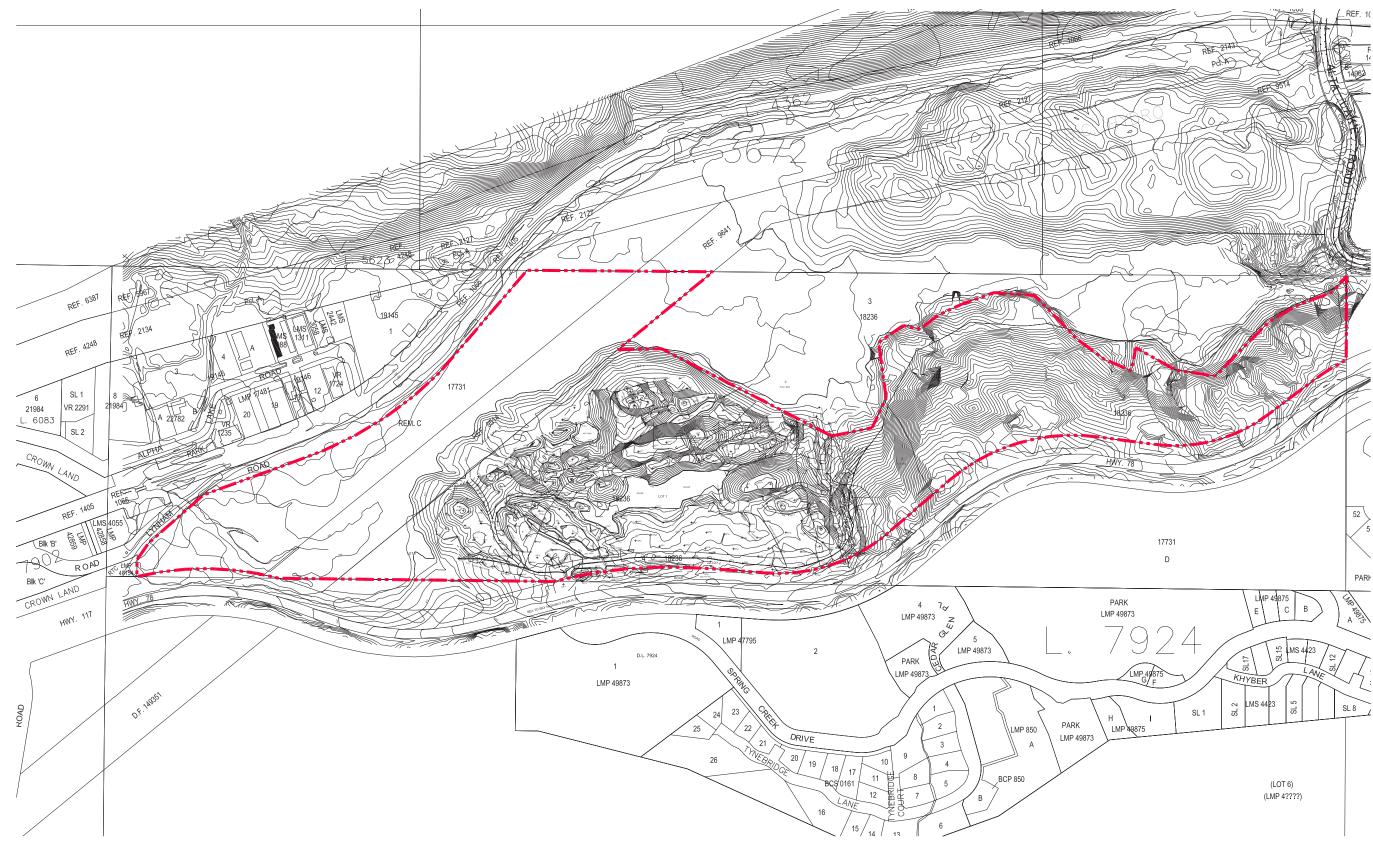
12-03-30 VO 1350

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R1.5 16125 13706						85470	STUDENT HOUSING APARTMENTS	5.5	UNDERGROUND PARKING
	87					43000	STUDENT HOUSING APARTMENTS	4	UNDERGROUND PARKING
							STUDENT/STAFF HOUSING STACKED		
	24					16125	WALKUP APARTMENTS	3.0	U/G PARKING INCLUDED IN R1.4
R1.6 20670 17570	40					20670	STUDENT HOUSING APARTMENTS	3.0	U/G PARKING INCLUDED IN R1.3
							STAFF/STUDENT HOUSING		
R1.7 121940 103649	247					121940	APARTMENTS	6.5	UNDERGROUND PARKING
LOT 1 121940 103043					<u> </u>		STAFF HOUSING STACKED WALKUP		
R1.8 16125 13706	24					16125	APARTMENTS	3.0	U/G PARKING (INCLUDED IN R1.)
10120 10100						10120	STAFF HOUSING STACKED WALKUP	0.0	C/OT/WWW.COMEDIA
R1.9 16125 13706	24					16125	APARTMENTS	3.0	U/G PARKING (INCLUDED IN R1.7
10120 10700					 	10125	PRESIDENTS/VICE RESIDENCE HOUSE	3.0	G/G I ARRAING (INCLUDED IN ICI.
PH-1 7000 7000			2			7000	(DUPLEX)	2.0	GARAGE
LC-1					8000	8000	LEADERSHIP CENTRE	2.5	GARAGE/SURFACE
LO-1					8000	8000		2.5	GARAGE/SURFACE
100		•				4575	LEADERSHIP CENTRE RETREAT	4.0	OADDODT
LC-2 4575 4575		9				4575	CABINS (4X 2BED & 1X1BED)	1.0	CARPORT
SUBTOTAL LOT 1 494755 422278	970	9	2	19200	8000	521955			
U-1					6620	6620	UNIVERSITY CONCOURSE / ENTRY	3.5	UNDERGROUND PARKING
U-2.1					47150	47150	UNIVERSITY	3.5	UNDERGROUND PARKING
							STUDENT HOUSING APARTMENTS		
U-2.2 21615 18373	48					21615	OVER UNIVERSITY U-2.1	2.0	UNDERGROUND PARKING
							LECTURE THEATRE (400 SEATS)		
U-3					11500	11500	INCLUDING VIDEO PRODUCTION/EDIT	2.0	UNDERGROUND PARKING
U-4.1	-				47150	47150	UNIVERSITY	3.5	UNDERGROUND PARKING
0 4.1					47 100	47100	STUDENT HOUSING APARTMENTS	0.0	CHEEK CHOONE I / KKKING
U-4.2 21615 18373	48					21615	OVER UNIVERSITY U-4.1	2.0	UNDERGROUND PARKING
LOT 2						21010	MECHANICAL/ELECTRICAL SERVICE	2.0	CENTRAL GEOTHERMAL PLANT
U-5					5300	5300	UNDERGROUND	1.0	AND WASTE WATER TREATMEN
0-5					3300	3300	INTERNATIONAL SCHOOL	1.0	NONE: INCLUDED IN UNIVERSIT
IS-1					59150	59150	(GRADES 10, 11, 12)	2.5	PARKING
13-1					39130	39130			-
10.0	00					00000	STUDENT HOUSING APARTMENTS	l .	NONE: INCLUDED IN UNIVERSIT
IS-2 28000 23800	60					28000	OVER INTERNATIONAL SCHOOL IS-1	2	PARKING
7440	170					00070	STAFF APARTMENTS/STUDENT		LINIDED OD OLINID DA DIKINO
R2.1 83670 71120	176					83670	HOUSING	4.5	UNDERGROUND PARKING
	.==						STAFF APARTMENTS/STUDENT		
R2.2 73320 54990	152					73320	HOUSING	4.5	UNDERGROUND PARKING
SUBTOTAL LOT 2 228220 186655	484	0	0	0	176870	405090			
							ENVIRONMENTAL RESEARCH AND		
FJ1				10054		10054	DEVELOPMENT	2	SURFACE PARKING
					<u> </u>		ENVIRONMENTAL RESEARCH AND		
LOT C FUNCTION FJ2				9957		9957	DEVELOPMENT	2	SURFACE PARKING
JUNCTION SITE				0007		0001	ENVIRONMENTAL RESEARCH AND		CONTROL FAMILIA
FJ3				9268		9268	DEVELOPMENT / ART STUDIOS	2	SURFACE PARKING
100				3200		3200	BUILDING & GROUNDS MAINTENANCE		CONTROLITATION
FJ4					6620	6620	FACILITY	2	SURFACE PARKING
					3320	3320		_	55.47.6217444115
SUBTOTAL		•		00070	2000	05000			
FUNCTION 0 0 JUNCTION SITE	0	0	0	29279	6620	35899			
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TOTAL WHISTLER U	4454			40.470	404400	000044			
CAMPUS 722975 608933	1454	9	2	48479	191490	962944			
							el have not been included in the above deve		
	It is proposed that non-revenue generating area (mechanical, parking access/exit, storage, and staff/student recreational/social space) located below the entry grade level of a residential building, and reasonably contained within the foot print of the					ned within the foot print of the			
2 building above, whether or not it is p	rovided with daylight, b	e excluded from de	nsity control						







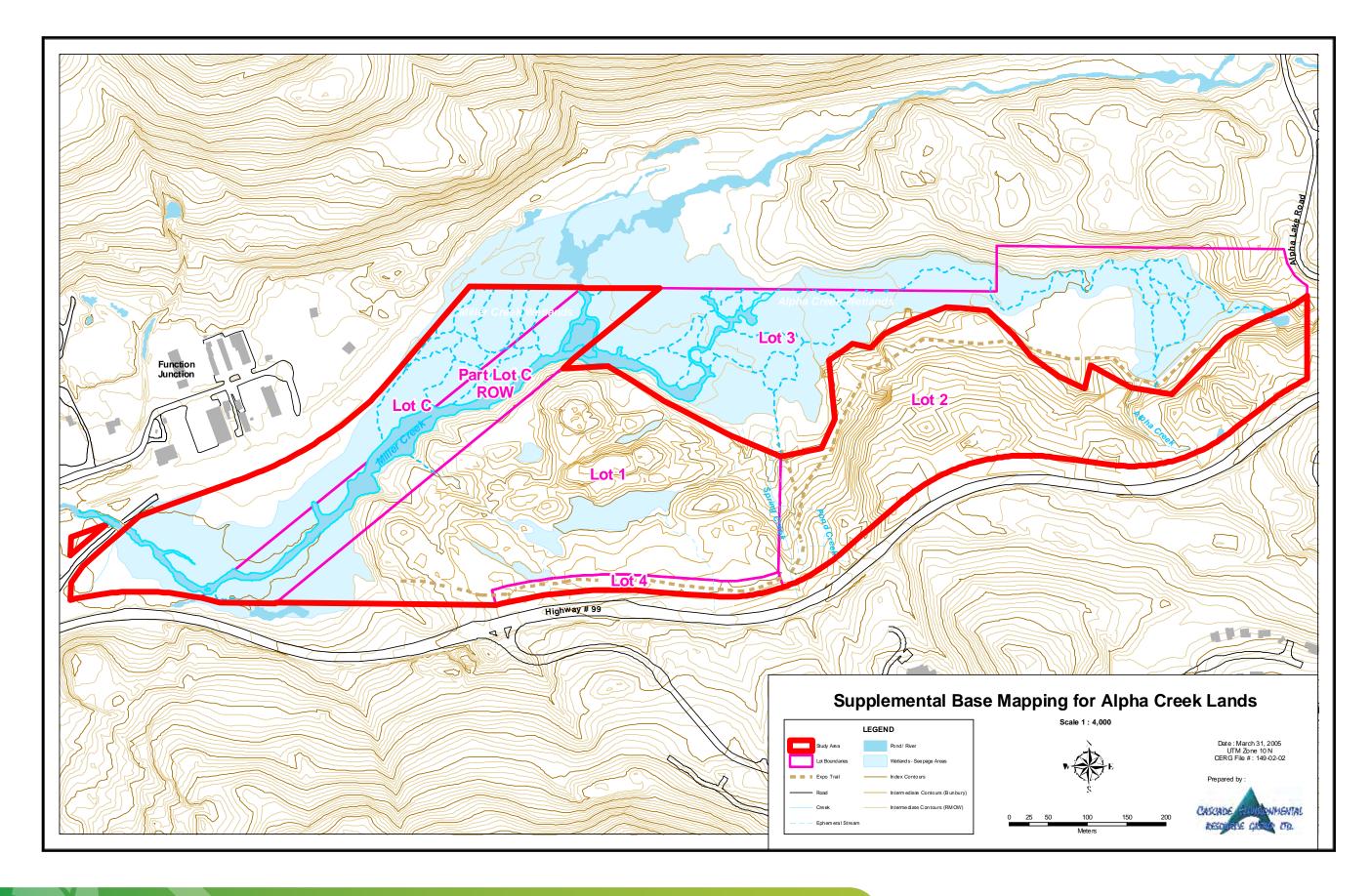


Sources – RMOW and Bunbury Associates









IBI/HB ARCHITECTS APRIL 5th, 2012





























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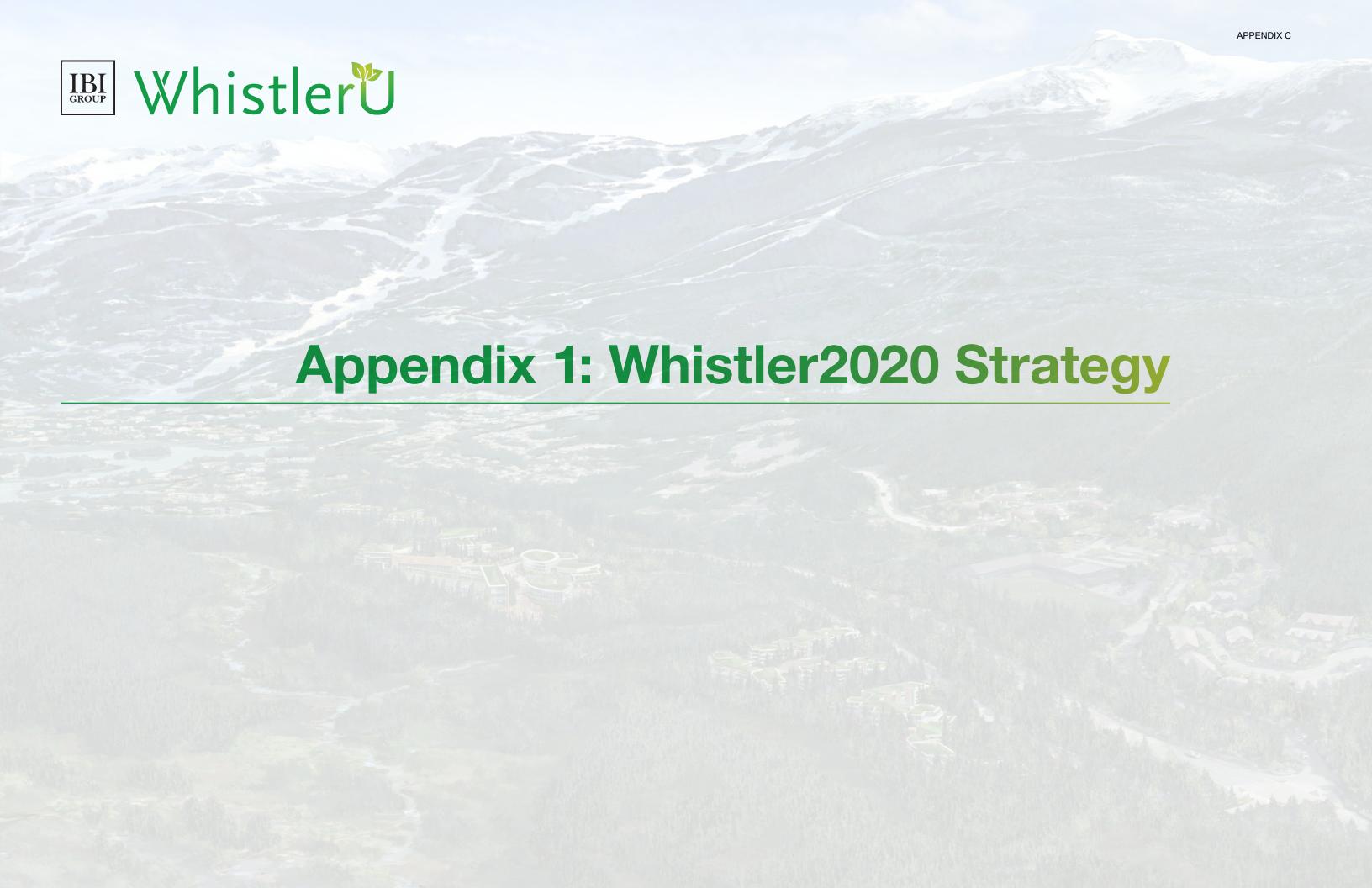


Please note: Images shown are not produced by IBI/HB Architects and are used to indicate character, quality and scale only.















Whistler2020 Strategy: WhistlerU's Response

ARTS, CULTURE & HERITAGE	
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:
The Community is passionate about arts, culture and heritage, which have become a part of Whistler's spirit and community life, and is alive with creative energy and aesthetic appreciation.	Will host public lectures, debates and concert series. Will provide and opportunities for highlighting Whistler's arts and culture and heritage in its programs and public spaces.
A range of authentic and creative arts, cultural and heritage opportunities are meaningful, accessible and financially affordable to residents and visitors.	Will provide cultural activities accessible and affordable to residents and visitors. Will attract international thinkers and artists to create and teach.
Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy.	Will contribute to the experience of Whistler, draw visitors, and these visitors will contribute to the local economy.
Whistler is renowned for world-class arts, cultural and heritage opportunities and has become a magnet for international artists who come here to perform, create, teach and be inspired.	Will be a venue for arts and cultural activities and provided a draw for international thinkers and artist to create and teach. The international marketing of WhistlerU will ensure a worldwide reputation.
There is a physical and organizational focal point for the diversity of arts, cultural and heritage activities that spread throughout the community.	Will foster partnerships with other arts, cultural and heritage organizations to provide community wide programs.
Ecologically harmful substances and practices are replaced with more sustainable alternatives	Will provide students with a foundation in environmental stewardship and sustainability.

BUILT ENVIRONMENT		
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:	
Limits to growth are understood and respected.	Is located within the Growth Management Boundary Area, located near municipal services, transit and employment opportunities for students. Is located on land deemed developable.	
The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	Will use site sensitive, sustainable architecture.	
Community spaces encourage personal interaction and shared activities.	Will be a place of inspiration where students and the community at large can come together to share ideas and activities. Will provide an important learning commons area within Whistler.	





BUILT ENVIRONMENT CONTINUED			
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:		
Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.	Will include student and staff housing that is of a compact nature and will provide access to the existing trails, green space, and nearby transit connections as well as amenities and services.		
Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	Will be designed, constructed, and operated through best practices for sustainable buildings.		
The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.	Will be designed, constructed, and operated through best practices for sustainable buildings. Will be universally accessible and the entire public will		
	have access to the grounds and trails.		
The new and renovated built environment has transitioned towards sustainable management of energy and materials.	Will act as a steward of the natural environment through the careful management of energy and materials consumption.		
Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space	Will compliment the closest neigh¬bourhood of Chekamus Crossing and provide residents access to campus facilities.		
	Will be a walking campus with access to transit, the Expo Trail, Valley Trail and campus greenspaces.		
Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	Will integrated with the natural environment through xeriscape landscaping, drought tolerant species, and irrigation from recycled/storm water systems		
Whistler's green building sector contributes to the local economy.	Will provide local employment and experience in more complex building type for green building industry.		
	Will be designed and built to LEED® Gold or better equivalency for new construction.		
Whistler is globally recognized as a centre of excellence in sustainable community development.	Will be a showcase of sustainable development, facility operations, and education delivery.		
	Will provide a permanent home to the Whistler Centre for sustainability.		









Whistler2020 Strategy: WhistlerU's Response

DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:
Whistler has a diversified and year-round tourism economy.	Will attract local, national and international students year round that will support Whistler's economy.
	Will attract visiting family and friends of international students who make use of existing accommodations, goods and services.
Whistler proactively seizes economic opportunities that are compatible with tourism, and effectively adapts to changing external conditions.	Will create another user group in Whistler for the consumption of local goods and services.
Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services.	Will support Whistler to continue as one of the premier winter sports destinations through educational tourism.
Products and services that offer high net value to users drive Whistler's economic activities.	Will provide programs that support Whistler's local economy (e.g. tourism, hotel management, etc.).
Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	Will invite local businesses to provide the on campus convenience commercial.
Physical and social infrastructure attract and support work and investment.	Will be a significant economic investment in Whistler and will contribute to the physical and social infrastructure.
Whistler's core accommodation base and long-term investments made in the community are protected.	Will attract professionals to the MBA program and parents /friends of students who will make use of the existing accommodation and services in Whistler.
Whistler is an integral part of the region's economy and works collaboratively with stakeholders.	Will be an accredited university that will strengthen Whistler's reputation for excellence.

WHISTLER U MARCH 30, 2012



ENERGY	
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:
The energy system is continuously moving towards a state whereby a build up of emissions and waste into air, land, and water is eliminated.	Will be built to LEED® Gold equivalency or better thereby reducing green house gas emissions as well as incorporating water saving and gray water reuse strategies.
Whistler's energy system is transitioning to renewable energy sources.	May incorporate geothermal energy, other technologies such as use of solar power will also be considered as appropriate. Will be a centre for sustainable education and a showcase and resource centre for sustainable practices.
Residents, businesses and visitors understand energy uses.	Will educate students, visitors and the community in energy awareness.
Whistler's actions will positively influence other communities' and stakeholders' movement toward sustainability.	Will be a showcase of sustainable university development in the resort context and with an international market, positively contributing to Whistler's influence on other communities and stakeholders.

FINANCE			
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:		
Whistler has a health economy that generates revenue to contribute to the resort's funding base.	Will bring new visitors (students, parents and friends) to the community, who will recreate and spend money in the community. Will help drive higher occupancy rates, increased length of stay, increased rooms sold, and which results in increased Municipal revenue from hotel and other commercial taxes. Will contribute to financial sustainability of the Municipality through increased property taxes and local employment.		
Financial principles, practices, and tools employed by both the public and private sectors encourage behavior that moves Whistler toward success and sustainability	Will offer MBA courses and degrees in tourism will provide the local community with the tools to succeed and move toward economic sustainability. Will be a model for sustainable resort educational business practices.		
Senior levels of government recognize the value of the resort community and support its success.	Has gained the support of the highest level of government in the Province.		









Whistler2020 Strategy: WhistlerU's Response

HEALTH & SOCIAL			
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:		
Community members and visitors learn about and enjoy experiences with other cultures and generations through activities and events.	Will be a place for community interaction, co-learning, and sharing for people from around the world.		
Community members understand and respect diverse views and are encouraged to do so through a variety of initiatives.	Will be a forum for discussion and encourages a diversity of opinions and forms of expression.		
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.	Will provide students access to numerous opportunities for passive and active recreation to promote well-being. Will provide local, healthy food through the culinary arts program and dining hall.		
Whistler is accessible and inclusive for community members and visitors with disabilities.	Will be universally accessible and inclusive to students, visitors, and the public.		
Whistler organizations and stakeholders work together to meet the health and social needs of community members and visitors.	Will foster healthy lifelong habits in students that promote the formation of upstream health benefits.		

LEARNING	
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:
Diverse, affordable and accessible lifelong learning opportunities exist to meet the community's needs.	Will provide opportunities for lifelong learning to residents through local programs.
A learning culture is nurtured and promoted locally and regionally through diverse formal and informal opportunities and leverages Whistler's international stature.	Will promote lifelong educational opportunities for the community and the region. With international marketing and as a showcase of sustainability WhistlerU will contribute to Whistler's international stature.
A high quality kindergarten through post-secondary education system offers a diversity of programs that meet the needs and expectations of the community.	Will provide programs that suit the needs of the community and region, providing resort industry training and in the community cooperative work programs. Will offer programs to meet the needs of local First Nations.
Residents and visitors have many opportunities to actively learn about the resort community, the natural environment and First Nations culture.	Will provide programs to meet the needs of local First Nations through learning opportunities while being able to stay on or near their territorial homelands. Will provide programs in environmental sustainability and stewardship. By providing training for jobs in the community WhistlerU promotes awareness of the resort community, its issues, needs and opportunities.

WHISTLER U MARCH 30, 2012



LEARNING CONTINUED	
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:
Opportunities exist within developed and recreational areas for people to learn about the natural environment.	Will highlight the importance of the natural environment through its programs, as well as website. Will use its site as an educational laboratory to promote environmental awareness and stewardship.
Learning opportunities contribute to the local economy and attract visitors to the resort community for learning vacations.	Will attract students from Whistler, BC, Canada and other countries for long term study, professional study (i.e. a weekend a month for two years), and may offer exchange programs as well. Will create a new market in Whistler, educational tourism.
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.	Will engage students in the study of Whistler will produce a number of creative opportunities to achieve Whistler's vision of success. Will foster partnerships with other local organizations
	to promote lifelong learning, arts, cultural and heritage programs and opportunities

MATERIALS AND SOLID WASTE	
DESCRIPTIONS OF SUCCESS	TO CONTRIBUTE TO THIS SUCCESS, WHISTLERU:
Whistler is using durable materials that are less environmentally harmful, preferring recycled, natural and sustainably harvested materials, and plentiful metals	Proposes to use durable, recycled and locally sourced, natural, rapidly renewable and sustainably harvested materials to create a healthy indoor and outdoor environment.
Local businesses, residents and visitors are knowledgeable about material flows, and demonstrate a strong ethic of responsibility and stewardship toward resources and materials	Will provide a core class for all students that will studies sustainability and the interaction with local natural environment and environmental stewardship. Will be built and operated to high environmental standards appropriate to a showcase of sustainable development and operations.
Substances and chemicals that are harmful to human health are being eliminated, replaced, or managed in a way that they do not disperse in nature.	Will use low/no VOC products, and other interior/exterior natural materials and finishes will be specified to reduce off gassing and promote a healthy indoor environment. Landscape maintenance standards will be adopted to eliminate pesticides and harmful fertilizers.







Whistler2020 Strategy: WhistlerU's Response

NATURAL AREAS	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
An ecologically functioning and viable network of critical natural areas is protected and, where possible restored.	Will not develop any lands that are environmentally sensitive.
Testorea.	Will restore creeks from the negative effects of the Highway and uphill development.
Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem integrity.	Will act as the steward to the sensitive wetland area (Millar Creek wetlands) located on the site. Of the 22.25 ha (77 ac) in ownership only 8.9 ha (22 ac) are proposed for development of WhistlerU with buffers to sensitive areas. The remainder of site will be protected in perpetuity.
Indigenous biodiversity is maintained.	Provide instruction as part of the core environmental course about the importance of protecting the biodiversity present on the site.
	By clustering the development into four precincts, the majority of the site will be left undeveloped (70.5% \pm of the total site area).
The protected natural areas of the Corridor include a full spectrum of locally representative ecosystems.	Will become a natural lab for students and an education area for locals and tourists of the locally representative ecosystem.
A policy of no net habitat loss is followed, and no further loss is preferred.	Has undergone multiple environmental reviews that have identified sensitive lands that contribute to Whistler's overall natural habitat. These lands will be protected in perpetuity and enhanced.
Indigenous biodiversity is maintained	Will protect environmentally sensitive areas of the site. Building development will apply high standards of environmental sensitivity will respect the site character and make up.
	Will be appropriate to the site utilizing local indigenous species to ensure that biodiversity will be maintained and enhanced.
Developed and recreational areas are designed and managed to protect as much of the natural environment within and around them as possible	Is located to minimize impact on and preserve natural tree buffers and all sensitive wetlands and creek ecosystems. WhistlerU as the steward of the subject site will ensure that the site is managed and protected.
Corridor partners adopt Natural Areas Strategies consistent with the intent of this document.	Will be consistent with the Natural Areas Strategies.
Natural systems guide management approaches.	Will provide a core class for all students that will studies sustainability and the interaction with local natural environment and environmental stewardship.

WHISTLER U MARCH 30, 2012



RECREATION AND LEISURE	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community.	Will provide opportunities for residents and visitors to engage in year-round activities on and off campus.
Recreation and leisure are part of the Whistler lifestyle and all community members are able and encouraged to participate.	Will allow students to make use of the ample opportunities for seasonal recreation. The Whistler recreational context will be a major reason for students to come to Whistler.
Visitors are aware of and have access to a variety of recreation and leisure offerings at a range of price points.	Will orient students to the many recreational opportunities available in Whistler.
The resort community is globally recognized as a leader in innovative recreation products and services.	Will attract students from across the globe. These students bring with them friends and family visitors and take with them great experiences to share with others thereby increasing Whistler's global stature.
Quality recreation and leisure activities are delivered with exceptional service.	Will provide high quality recreation activities to its students and the general public.
Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts.	Will partner with other local stakeholders such as the HPI in developing recreational offerings to its students.
Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials.	Will be located on land that is eligible for development, not on environmentally sensitive lands.
	Will use sustainable energy and materials sources in the design, construction, and operation of WhistlerU.
Recreation and leisure is a core contributor to the Whistler economy.	Students and visitors of WhistlerU will make use of the existing recreation and leisure opportunities, injecting additional resources into the local economy.

PARTNERSHIPS	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Decisions consider the community's values as well as short and long-term social, economic and environmental consequences.	Will be an important public institution within Whistler that will contribute to the community's long-term success.
Partners work together to achieve mutual benefit.	Will be an active and beneficial partner to the RMOW and the community.
Stakeholders work together on decisions that affect them and collaborate with neighbouring municipalities and First Nations.	Will form partnerships with the First Nations communities and neighbouring municipalities.











Whistler2020 Strategy: WhistlerU's Response

RESIDENT AFFORDABILITY	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Income and innovative benefits help make it affordable to live and play in Whistler.	Will provide local job opportunities for Whistler residents and will be an innovative employer. WhistlerU will provide affordable housing on site for students and staff.
Residents have access to affordable goods and services that meet their needs.	Will allow residents to have an opportunity to study at WhistlerU, make use of the facilities, and attend open
Diverse and affordable opportunities for recreation, leisure, arts and culture exist.	community events. Local residents will not have to leave their homes/community to study or partake in the cultural offerings at WhistlerU.
A buy-local culture helps to circulate wealth within Whistler and the region.	Will support a buy-local culture and provide goods and services (where available) from sustainable sources.
Products and services offered to meet residents' needs move continuously toward meeting our sustainability objectives.	Will develop programs to meet the needs of Whistler's employers and community. Coopera-tive work programs directly support local employers needs for trained staff. Will provide programs at WhistlerU will support Whistler's focus on environmental sustainability and provide life-long learning and other cultural offerings for social sustainability. WhistlerU represents clean industry and investment in Whistler contributing to economic sustainability of the community.

DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.	Will provide a complement of resident staff housing for it employees on site.
Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).	
Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.	Is strategically located near transit and bike path/Valley Trail system and other municipal services along HWY 99.
Housing is healthy and livable, and housing design, construction and operations are evolving toward sustainable and efficient energy and materials management.	Will provide student and staff housing that is of high qualit design, construction, and operation that will promote durability, a comfortable healthy indoor environment and will use sustainable materials.
	Will adhere to high environmental standards for all buildings at WhistlerU targeting LEED® Gold equivalency or better.





RESIDENT HOUSING CONTINUED	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Developed areas are designed and managed to be sensitive to the surrounding environment.	Will be located to minimize impact on and preserve natural tree buffers and all sensitive wetlands and creek ecosystems. WhistlerU, as the steward of the Alpha Creek lands, will ensure that the site is managed and protected.

TRANSPORTATION	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Transportation preferences and options are developed, promoted and supported so that inter community mobility minimizes the negative impacts of traditional modes of travel.	Will educate all students and staff by actively promoting transit, bicycling and walking as well as car-pooling to minimize negative impacts of travel. International student to WhistlerU will be less likely to own vehicles in Whistler.
Residents, businesses and visitors are increasingly aware of the importance and benefits of preferred transportation choices.	

VISITOR EXPERIENCE	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Visitors feel genuinely welcome.	Will help to enliven communities through the infusion of students and through welcoming / orientation events.
Community members' passion for Whistler inspires visitors, and interaction among the two groups creates memorable experiences.	Will be a venue for the community and the world to come together to share ideas, points of view and cultural identities. These meetings of minds create memorable
Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations.	experiences. Will partner with other community organizations to provide experiences of the arts, culture and heritage that exceed expectations.
Whistler proactively anticipates market trends	Will create a new market in educational tourism. Will proactively seek to keep ahead of the curve on educational offerings and needs of the community.
Visitors perceive Whistler products, services and activities to be excellent value.	Will deliver an educational experience of exceptional value to visitors and locals alike.
A diverse range of year-round activities is developed and offered.	Will deliver programs and activities year-round for students, visitors, and residents alike.
Visitors choose Whistler to actively participate in recreation, learning, and cultural opportunities.	Will attract students study at WhistlerU because of the recreation and leisure opportunities.







Whistler2020 Strategy: WhistlerU's Response

VISITOR EXPERIENCE CONTINUED	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	Will facilitate memorable educational and social experiences will encourage alumni and their friends and relatives to return to Whistler.
The resort is comfortable, functional, safe and clean and well maintained.	Will provide an exceptionally comfortable and safe environment for learning and will meet or exceed the high standards for the RMOW for maintenance, cleanliness.
A comfortable carrying capacity of the resort, its amenities and the surrounding natural environment is respected.	Is located within the Growth Management Boundary Area as described by the proposed OCP. Site planning will consider the realistic carrying capacity of the site and site development will be limited to respect the natural environment.
The visitor experience is based on practices and systems that efficiently use sustainable materials and energy.	Students and visitors at WhistlerU will experiencing buildings and site works constructed to high environmental standards (LEED® Gold equivalency or better) incorporating sustainable materials and energy sources.

WATER	
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	COMMENTS
Residents and visitors are educated about, and encouraged to protect and conserve natural water resources.	Will create a mandatory program for all students and staff to teach them about the natural environment, to encourage respect, stewardship and conservation of natural water resources. Water efficient appliances and operations practices will be utilized. Recycled gray water /retained storm water will be used for irrigation where required.
All potable water is used sparingly and only to meet appropriate needs	
Waste water and bio-solids are readily assimilated in nature	WhistlerU will explore systems to recycle gray water and environmental programs provide the potential for experimental on site waste treatment demonstration projects.
Water supply, wastewater management and flood control infrastructure minimize energy requirements, and favour sustainably managed materials and resources.	May implement the following water conservation strategies: • Gray/storm water storage and reuse for irrigation • Dual flush toilets • Low flow plumbing fixtures • Waterless urinals • On-site waste water treatment • Student/ staff education program
Wastewater and bio-solids are readily assimilated in nature.	Will use state of the art systems to ensure the assimilation of bio-solids in nature.

WHISTLER U MARCH 30, 2012



WATER CONTINUES	
TOWARD TOWARD	COMMENTS
DESCRIPTIONS OF SUCCESS THAT RESOLUTION MOVES TOWARD	
Effective stormwater management and flood control measures are in place, and replicate natural hydrological systems and functions as much as possible.	Will have an innovative plan to address stormwater management and runoff.
With respect to water resources, capital and long-term costs are managed in a financially prudent and fiscally responsible manner.	Will be fiscally responsible in everything it does using a phased program to development.
Healthy streams, rivers, lakes and wetlands support thriving populations of fish, wildlife and aquatic invertebrate.	Will provide an economic incentive to restore and upgrade the Creeks systems on the site from negative effects of the Highway and uphill development.
	Will protect on-site wetlands systems in perpetuity.
	Will foster environmental stewardship of the sensitive lands on the site through its programs, management/maintenance practices and through partnering with other community stakeholders.







Appendix 2: Environmental Review

Cascade Environmental Resource Group LTD



Initial Environmental Review Update

Alpha Creek Lands

(Lot 1, Lot 2, Lot 4, District Lots 1754 and 3361 Plan 18236 and Lot C except portions in Plan 18236, District Lots 1754 and 3361, Plan 17731) Whistler, BC



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File #: 149-04-01 Date: March 23, 2012



Statement of Limitations

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This document should not be construed to be:

- A Phase 1 Environmental Site Assessment;
- A Stage 1 Preliminary Site Investigation (as per the Contaminated Sites Regulations of the *Environmental Management Act*);
- An Environmental Impact Assessment.

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APPENDIX C



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1.0 Introduction

Oka Holdings Inc. is interested in the development potential of a 31.94 ha parcel that consists of forest and wetlands located between Highway 99 and Function Junction, in Whistler, BC. The parcel is locally known as the Alpha Creek Lands. The study area is bounded by vacant, private and Crown land to the north; residential properties to the east; Highway 99 and the Spring Creek subdivision to the south; and Function Junction industrial area to the west (Map 1). The property is comprised of 4 parcels characterized by slightly to moderately steep rocky terrain with rocky outcrops and benches, pocket wetlands and drainage areas, fish and non-fish bearing streams and a large stream-fed wetland.

The legal description of the subject property is Lot 1, Lot 2, and Lot 4, Block C, District Lots 1754 and 3361, Plan 18236, and Lot C, except portions in Plan 18236, District Lots 1754 and 3361, Plan 17731, Whistler, BC.

Roger Zen, agent for Oak Holding Inc., retained Cascade Environmental Resource Group Ltd. (Cascade) to update the Initial Environmental Review (IER) of the subject site (CERG, 2005). The assessment includes the documentation of existing environmental conditions on the subject property as well as the identification and delineation of environmentally sensitive areas (ESA's) and ecologically significant habitats. As part of the assessment, measures to assist the protection of identified ESA's are outlined, which include but are not limited to riparian and wetland retention.

1.1 Scope

The intent of the baseline inventory is to document and provide background bio-physical information to the proponents and their design team to enable development that protects and enhances the valued ecosystem components of the property.

The purpose of the environmental assessment is to identify and document the existing environmental conditions of the property. Knowledge and understanding of the environmental value and possible legal protection of various environmental aspects will aid in sustainable town planning and avoid costly design changes further in the planning process.

Existing environmental conditions are documented by identifying likely ecosystems from existing mapped data with field verification. The methodology followed for ecosystem identification is the provincially accepted Standard for Terrestrial Ecosystem Mapping in British Columbia (RIC, 1998). Further research included field inspection of stream habitats, and a review of provincial online resources for fisheries values and the potential for rare and endangered wildlife presence. All information was compiled to identify potential environmental opportunities and constraints for development.

1.2 The Project Team

The field study team that contributed to the IER prepared in 2005 consisted of Mike Nelson, R.P.Bio, Elizabeth Kovics, R.P.Bio., Byron Andres, R.P.Bio., Brenda Andres, B.Sc., Andrew Preston, B.Sc., and Jonathan Turner, B.Sc., with support and review provided by Dave Williamson, B.E.S., Karina Andrus, M.Sc., and Chris McDougall, B.Sc.(GIS).

The IER update of 2012 was conducted by Dave Williamson, B.E.S., Q.E.P., Lori Homstol, M.Sc, Vicki Legris, B.Sc., and Reid Williamson, with GIS support provided by Todd Hellinga, B.Sc., GIS-AS.

All project team members have extensive experience in conducting environmental inventories, reviews and assessments.

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1.3 Methodology

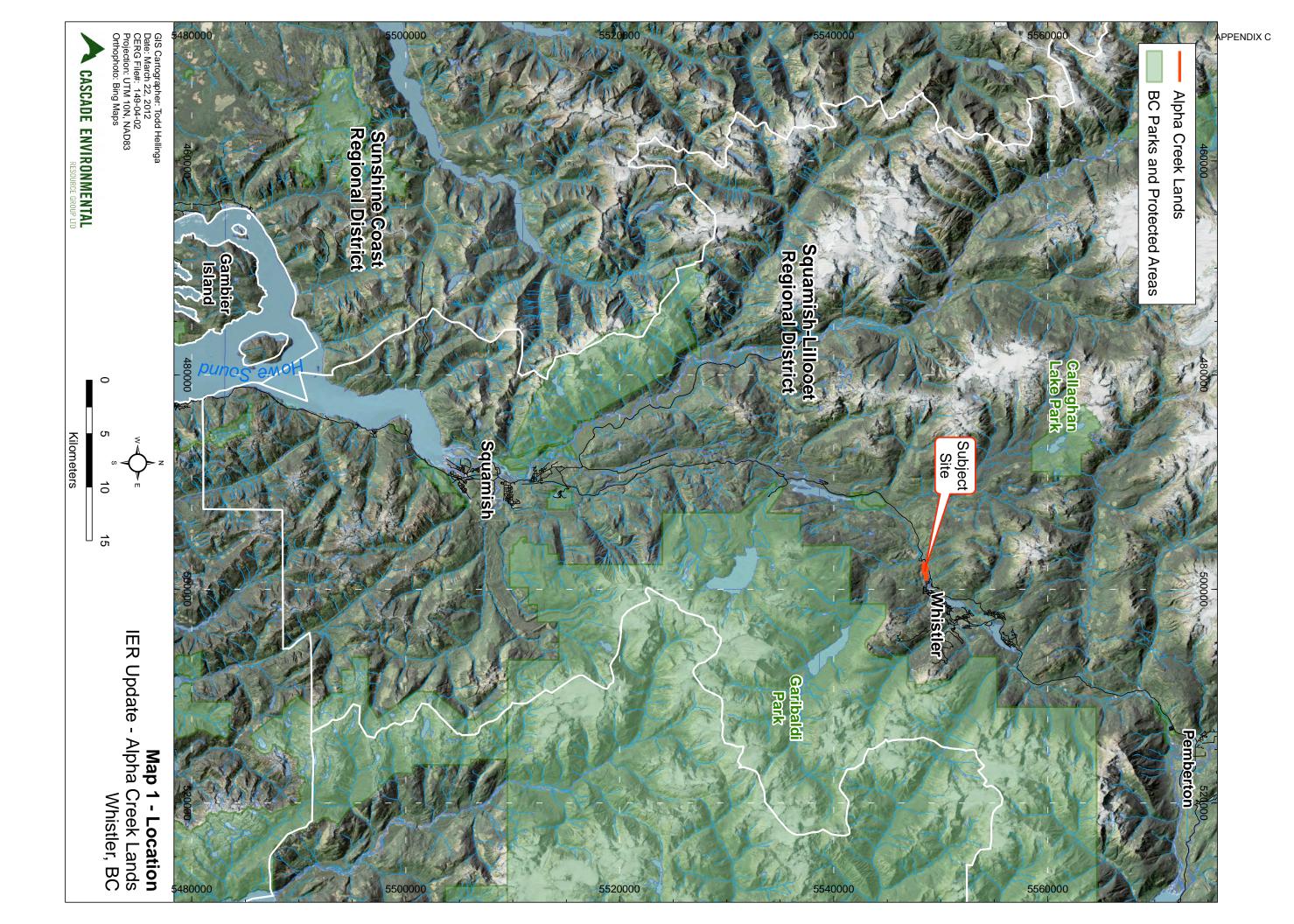
Site reconnaissance of the study area was conducted on October 3, 6, 7 and 10, 2003, with further site studies conducted on January 15, 16, and 20, 2004, which included a tree survey to establish overstory species, canopy height, stem density. A top of bank survey was completed for Alpha Creek on March 19, 2004. Field assessments under the Riparian Area Regulation (RAR) were conducted on October 18, 19, 29, 31 and November 1, 2007. Additional ecological site surveys and GPS survey of cleared areas associated with road building activities was conducted on February 28, and March 7, 2012.

Terrestrial ecosystem mapping (TEM) principles (BC MELP, 1995, 1998) were employed to identify and delineate ecosystem units and show their distribution within the study area. TEM principals use a three-level classification hierarchy of ecological units, including ecoregion units and biogeoclimatic units at a broader level with site units and vegetation development stages at a more detailed scale. Within these broader units, site-level polygons describe ecosystem units composed of site series, site modifiers, and structural stages. Polygons were identified on the subject site via four transects that passed through all of the ecological units found in the study area. Additionally, prior studies and reports conducted on the study area were reviewed.

Ground Inspection Forms (GIF) field forms were used to describe the site vegetation, soil, mensuration, and geomorphic features unique to each ecosystem unit within the study area. To ensure accurate descriptions of the current environmental conditions on the property and to reflect updated environmental reporting standards, a recent high definition (0.3 m pixel size) colour orthophoto (McElhanney, 1999) was used for ecosystem unit interpretation.

Wildlife was identified by visual observation, songs, tracks and feeding signs. Potential wildlife use not observed during the site reconnaissance was inferred from available habitats, local information, and known distributions. Valued ecosystem components such as riparian corridors, and first growth (i.e., veteran) trees, if any, were also noted during the survey.

While much of the terrestrial ecosystem and wildlife information included in the original 2005 IER will remain unchanged, this updated IER also includes details of the RAR survey that was conducted in 2007 on Millar Creek and wetland, Spring Creek, Alpha Creek and other drainage areas and swamp wetlands in the study area, and land clearing activities that were conducted in 2010.





2.0 Existing Environmental Conditions

2.1 Cultural Environment

2.1.1 Heritage

Site reconnaissance for the initial IER revealed that portions of the subject properties (Polygons 3 and 4) were logged approximately 70 to 90 years ago as seen in photos 1 and 2. As such, the existing vegetation is primarily naturally regenerating second growth forest, however veteran trees are found on the northern portions of Lots 1 and 2 in Polygons 2 and 5. The remnants of old logging roads are used as informal trails throughout the subject site and access a number of squatter cabins found throughout the study area.

In past years, the property has been investigated for the presence of the Old Wagon Road (possibly the Pemberton Trail) as an area adjacent to the subject site has yielded remnants of rock-built road embankments. The logging roads located on the property were examined for similar historic artifacts, however no evidence of the wagon road was found.





Photo 1: Evidence of logging on Lot 1

Photo 2: Evidence of logging on Site 2

2.1.2 Anthropogenic Features

Site investigations for the initial IER revealed that portions of the subject lands have been modified in the recent years. In 2005, Lots 1 and 2 contained inhabited squatter cabins as well as the remnants of older shelters including an A-frame cabin (Photos 3 and 4). The upland sections (Polygon 1) of Lot C near Lynham Road currently possess a vegetable garden as well as a bike park made with dirt jumps and ramps (Photos 5 and 6). Additionally, a DNA hair trap, maintained by Michael Allen of the Whistler Black Bear Project, was located on Lot 1 in Polygon 5 (Photos 7 and 8).





Photo 3: Inhabited squatter cabin on Lot 2 (Polygon 2)



Photo 4: Abandoned squatter cabin on Lot 2 (Polygon 2)



Photo 5: Vegetable garden on Lot C (Polygon 1a)





Photo 7: Whistler black bear research area (Polygon 5)



Photo 8: DNA bear hair trap at Lot 1 (Polygon 5)



2.1.3 Recreation

Recreation within and around the subject site consists of land-based activities such as mountain biking, hiking, dog-walking and nature viewing. Opportunities for land-based activities appear limited to the "Expo" trail that previously extended the length of Lots 1, 2 and 4, although is now restricted to Lot 2 due to recent land clearing. The remaining portion of trail exists along the Alpha Creek wetland connecting the Spring Creek riparian area to Alta Lake Road (Photo 9). Nature viewing occurs from rock bluffs that overlook the Alpha Creek wetlands.



Photo 9: The "Expo" trail (possible Pemberton Trail)

2.2 Physical Environment

2.2.1 Climate

The study area lies within the Eastern Pacific Range Ecosection, within the Coast and Mountains Ecoprovince in southern British Columbia (Demarchi, 1996; BC MNRO, 2012). The climate is principally influenced by frontal systems moving in from the Pacific Ocean and over the Coast Mountains to the Interior. Summers are typically warm and dry and winters cool and moist with significant snowfall (Green and Klinka, 1994). The growing season is moderately short due to significant snowfall accumulation in the winter months. Mean annual snowfall is 411 cm falling from October to April, and mean annual precipitation for this zone is 1229 mm (Environment Canada, 2012).

The mean annual temperature is 6.3℃ with August being the warmest month with an average of 16.1°C, and January being the coldest months with an average of -3°C. Daily maximum temperatures in August increase to 23.5℃, and mean daily minimum temperatures in January decrease to -6.1℃ (Environment Canada, 2012).

2.2.2 Geology

The study area is underlain by granitic rock of the Coast Plutonic Complex. In general, the Whistler area is underlain by Cretacious granite and granitic bedrock (90 – 100 million years ago) of the Jurassic to Tertiary Coast Plutonic Complex (MWLAP, 1999). Resting on this granitic bedrock are surficial deposits that are glacial and colluvial in origin; with lowland portions of the Millar Creek wetland consisting of fluvial deposits.

2.2.3 Geomorphology

The surficial character of Lots 1 and 2 is controlled by prominent rock outcroppings. Because of the dominance of bedrock, the topography is variable, consisting of slightly to moderately steep

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terrain with bedrock knolls, benches and gullies. Lot C is located primarily on the lowland portions of the study area and is derived from both fluvial and alluvial deposits.

2.2.4 Hydrology

2.2.4.1 Streams

The Alpha Creek Lands support the water features: Alpha Creek, Spring Creek, Millar Creek, associated tributaries, bedrock contained wetlands, and the Millar Creek wetland.

Alpha Creek flows north from Whistler Mountain, to the eastern portion of Lot 2 through two 900 mm culverts at Highway 99, draining into the Alpha Creek wetland. While Alpha Creek passes through the property, the Alpha Creek wetlands are located outside of the property boundary. The Alpha Creek wetlands flow back onto the property as they flow into the Millar Creek wetlands. Alpha Creek supports a moderate flow rate, as observed during the October 2003 site visits.

Spring Creek flows in a generally northern alignment from Whistler Mountain, through a 900 mm culvert at Highway 99 to the western edge of Lot 2. Spring Creek eventually drains into the Alpha Creek wetlands. The upper portions of Spring Creek contain heavily eroded side channels which were dry during the 2003 site reconnaissance. A low flow rate was observed in Spring Creek during the October 2003 site visits. Pond Creek is an ephemeral tributary to Spring Creek and flows under Highway 99 through a 600 mm culvert to confluence with Spring Creek 100 m downstream of the highway. Historical data on stream flows was not found for Alpha Creek, Spring Creek or Pond Creek.

Millar Creek flows in a general westward direction from Alpha Lake to the Cheakamus River, located approximately one kilometre west of the study area. Millar Creek flows into the project boundary at the Millar Creek wetland. At this point, flows from Alpha Creek, Spring Creek, Pond Creek and the unnamed tributaries, converge. Historical stream flow information from Environment Canada (1991) was documented from 1980 to 1985 at the outlet of Alpha Lake. The mean monthly discharge between April and September ranges from 0.41 to 2.83 cubic metres per second.

2.2.4.2 Wetlands

The majority of Lot C is comprised of the Millar Creek wetland. This wetland tends southwestward from Alpha Lake to the Cheakamus River. Anthropogenic factors such as timber harvesting, culvert installation on Highway 99, channel alteration and surrounding developments, such as the Spring Creek subdivision, have impacted the drainage.

Bedrock controlled pocket wetlands and ephemeral drainages are found throughout Lot 1 (see Polygon 6a – e). These wetlands generally drain in a northward direction to the Alpha Creek wetlands and originate from seepage south of Highway 99 and Whistler Mountain. A larger pocket wetland (6a) is centrally located on Lot 1 with overland drainage occurring northeast to Spring Creek. Other smaller ephemeral catchments are located throughout Lot 1. Lot 2 contains a small ephemeral wetland located in the northeast corner. This wetland likely originates from seepage from Alpha Lake and flows northwest into the Alpha Creek Wetland.

2.3 Terrestrial Environment

2.3.1 Soils

The soil type for the Coast Mountain and Islands physiographic region is of the Podzolic Order, residing in the Ferro-Humic Great Group (Luttmerding, 1971). These soils overlay igneous intrusive rock which is resistant to weathering, thus retarding soil development. Over time



however, physical and chemical weathering has produced a coarse textured acidic soil. Ferro-Humic Podzols are characterized by the prominent grey (Ae) layer of eluviation beneath the organic surface layer and overlaying a reddish brown iron rich B horizon.

The study area is subject to moderate levels of precipitation, resulting in a mesic soil moisture regime. The site falls within the moderately cool boreal temperature class $(8 - 15^{\circ}\text{C})$ and the subaquic moisture regime (Clayton et al., 1977). Soils are generally well drained Podzols with accumulations of organic material, largely conifer litter, with iron and aluminum dominating the B Horizon. Mor humus forms are typical of the area.

Field investigations determined there were three soil types found within the upland areas of study area (Photos 10-11). As described in *Soil Survey of The Alta Lake Area* (Luttmerding, 1971), Lithic Orthic Humo-Ferric Podzol soils are shallow, well drained with a thin layer of forest litter, and a stony, gravelly colluvium or glacial till over bedrock. These soils are typically found on strongly to very steeply sloping and moderately rolling topography. Lithic Folisol soils occur in areas where bedrock is within 10 cm of the mineral soil surface and is most commonly found at the top or upper slopes of knoll and ridges. These soils primarily consist of shallow origanic material over bedrock. The Orthic Humo-Ferric Podzol profile is similar to the Lithic Orthic Humo-Ferric Podzol described above with the exception of a deeper soil horizon before reaching bedrock. It consists of a layer of organic litter material, followed by stony colluvium or glacial till over bedrock.

Soils found in the high bank lowland areas of the Millar Creek wetland can be described as Orthic Regosol. Regosolic soils are poorly developed typically due from the instability or youthfulness of the material or recent alluvium (Agriculture Canada, 1987). Properties of these soils include a thin organic layer underlain by a silty clay loam or silt loam.





Photo 10: Upland soils on Lots 1, 2 and 4, March 4, 2005

Photo 11: Lowland soils on Lot C, March 4, 2005

2.3.2 Biogeoclimatic Zone Classification (CWHms1)

A standard method of land classification used in BC is the Biogeoclimatic Ecosystem Classification system (BEC). "The biogeoclimatic ecosystem classification describes the variation in climate, vegetation, and site conditions occurring within ecosections. BEC is also hierarchal, with separate climate and site levels" (RIC, 1995). There are six levels of organization with increasing specificity: zone, subzone, phase, variant, site association, and site series. At the highest level, biogeoclimatic zones are classed based on broad macroclimatic patterns; while at the lowest level, site series describes the vegetation potential of the land area based on its ability to support the



same climax plant association, and displaying the same soil moisture and nutrient regimes (RIC, 1995). For the purposes of this report, descriptions are set at the biogeoclimatic subzone, variant, and site series levels of detail.

The proposed development area is classified within the Southern variant (1) of the moist submaritime subzone (ms) of the Coastal Western Hemlock Zone (CWH) (Green & Klinka, 1994). Occurring at elevations between 650 and 1200 m, this biogeoclimatic variant (CWHms1) includes the eastern portion of the Coast Mountains and the upper Fraser River.

The CWHms1 has a climate transitional between the coast and interior. Climatic factors, in conjunction with existing soil conditions, result in a productive coastal forest. Typical tree species of this subzone include western hemlock (*Tsuga heterophylla*), Douglas-fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), and amabilis fir (*Abies amabilis*). The subject site is mostly characterized by zonal conditions for this variant, resulting in a forest dominated by western hemlock, western redcedar, western yew (*Taxus brevifolia*), and amabilis fir. Alaskan blueberry (*Vaccinium Alaskaense*), black huckleberry (*Vaccinium membranaceum*), and oval-leaved blueberry (*Vaccinium ovalifolium*) are the dominant understory species, with lesser amounts of cascara (*Rhamnus purshiana*)), falsebox (*Paxistima myrsinites*), and salmonberry (*Rubus spectabilis*). The moss layer is well developed with step moss (*Hylocomium splendens*), lanky moss (*Rhytidiopsis robusta*) and red-stemmed feather moss (*Pleurozium schreberi*).

Within this biogeoclimatic variant, five site series were identified. The site series classification reflects subtle changes in microclimate and soil conditions, which reflect on the plant species composition within the unit. The different site series are further classified into Terrestrial Ecosystem Mapping (TEM) units based on the structural stage of the vegetation and the geomorphology of the site. The TEM units found on the subject site are summarized in Table 1 and are shown on Map 2 – Existing Environmental Conditions. A detailed explanation of TEM unit terminology is appended to Table 1.

2.3.3 Site Classification

Within each bigeoclimatic subzone there are a finite number of recurring site types that occur dependent on variations in soil and physiographic properties. Sites with similar environmental properties, particularly soil moisture and soil nutrient regimes, will produce similar plant communities at late successional stages. Therefore, sites can be classified using characteristic environmental properties in addition to characteristic stable plant communities. Keeping in mind that plant communities will vary from the characteristic plant communities at younger successional stages, but should result in one kind of climax plant community.

Site Series classification is the most common category used in field reconnaissance. A site series is specific to the subzone, although the same stable, late seral or plant community may occur in more than one subzone. General site classification is the typical sequence of site series and covers dry/nutrient-poor to wet/nutrient rich soils. Special site classification includes site series with atypical soil moisture and nutrient processes or unique environmental properties such as floodplains, sites with strongly fluctuating water tables, or shoreline and ocean spray sites.

The project area contains a single biogeoclimatic subzone: Coastal Western Hemlock Southern Moist Submaritime CWH variant (CWHms1). Occurring at elevations between 650 m and 1200 m, this biogeoclimatic variant occurs at higher elevations in drainages of the upper Fraser River east and north of Chilliwack, and in the eastern portion of the Coast Mountains from upper Harrison Lake to the Homathko River. This variant is characterized by moist, cool winters and cool, but relatively dry, summers. Snowfall is relatively heavy, particularly in the upper elevational ranges of the variant (Green and Klinka, 1994).



Tree cover for zonal sites is dominated by western hemlock (Hw), Douglas-fir (Fd), western redcedar (Cw), and amabilis fir (Ba) with typical shrubs including Alaskan blueberry and a well developed moss layer. Less commonly occurring species include black huckleberry, oval-leaved blueberry, falsebox, bunchberry, queen's cup, five-leaved bramble, and one-sided wintergreen. Higher elevations featureing greater snowfall and cooler temperatures are dominated by Hw, Ba, and Cw, with Fd restricted to drier sites (Green and Klinka, 1994).

2.3.4 Terrestrial Ecosystem Mapping

Terrestrial Ecosystem Mapping (TEM) is built on the foundation of the BEC system principles. TEM provides the framework in which biotic and abiotic elements can be integrated to provide information on the spatial distribution of ecological units on the ground. Aerial photos and field surveys are used to delineate ecosystem polygons containing features with the similar site conditions, using variables such as vegetation, soil, aspect, and vegetation structural stage. This information can then be used to develop wildlife habitat capability / suitability mapping based upon individual species habitat preferences.

The derivation of the TEM code is described as:

TEM code abbreviations				าร		
ſ	2	RS	kf	5	S	В

- A 2 refers to decile (i.e., 20%);
- A RS is the TEM unit that refers to the *site series* designation, which denotes subtle changes in microclimate and soil conditions, as reflected by changes in vegetation present;
- A k and f are *site modifier* designations, which reflect geomorphological variation within a given site series;
- △ 5 refers to the *structural stage* designation;
- A s refers to the structural stage modifier;
- A B refers to the structure of the forest stand.

Table 1: Site Series at the Alpha Creek Lands - Typical Conditions

TEM Code Designation	BEC Site Series	Interpretation
AM	01: HwBa – Step moss	significant slopes; middle slope position; deep medium - textured soils (use aspect modifiers)
AD	06: BaCw – Devil's club	gentle slope; lower slope position, deep medium - textured soil, richer nutrient regime; receiving moisture
SS	07: Ss - Salmonberry	active floodplain, high fluvial bench, deep, medium - textured soil
CW	09: Act - Willow	active floodplain, low bench, deep coarse - textured soil
RC	11: CwSs - Skunk cabbage	treed swamp, poorly drained, level to depression, deep medium - textured soil

Table 2: Site Series Site Modifiers

TEM Code Designation	Interpretation	
а	active floodplain – the site series occurs on an active fluvial floodplain (level or very gently sloping surface bordering a river that has been formed by river erosion and	



	deposition), where evidence of active sedimentation and deposition is present
С	coarse-textured soils – the site series occurs on soils with a coarse texture, including sand and loamy sand; and also sandy loam, loam, and sandy clay loam with greater than 70% coarse fragment volume
f	fine-textured soils – the site series occurs on soils with a fine texture including silt and silt loam with less than 20% coarse fragment volume; and clay, silty clay loam, clay loam, sandy clay and heavy clay with more than 35% coarse fragment volume
S	shallow soils – the site series occurs where soils are considered to be shallow to bedrock (20-100 cm)
d	deep soil: the site series occurs on soils >100 cm to bedrock
m	medium soil: sandy loam, loam and sandy clay loam <70% coarse fragment volume
V	very shallow soils – the site series occurs where soils are considered to be shallow to bedrock (20-100 cm)
р	peaty material – the site series occurs on deep organics or a peaty surface (15-60 cm) over mineral materials (e.g., on organic materials of sedge, sphagnum, or decomposed wood)

Table 3: Vegetation Structural Stage Definitions

TEM Code Designation	Interpretation
2 – Herb	Herbaceous communities dominated (greater than ½ of the total herb cover)
3b – Shrub/Herb	Shrub dominated communities maintained by environmental conditions or disturbance, vegetation < 10 metres tall, tree cover <10%, time since disturbance < 40 years.
4 – Pole/Sapling	Trees greater than 10 m tall, typically densely stocked, have overtopped shrub and herb layers; younger stands are vigorous (usually greater than 10-15 years old); older stagnated stands (up to 100 years old) are also included; self-thinning and vertical structure not yet evident in the canopy.
5 – Young Forest	Self thinning has become evident and the forest canopy has begun differentiation into distinct layers, trees between 40 and 80 years old.
6 – Mature Forest	Trees established after the last disturbance have matured; a second cycle of shade tolerant trees may have become established; under-stories become well developed as the canopy opens up, and tree age ranges between 80-250 years.

Source: MOELP & MOF, 1998.

Table 4: Structural Stage Modifiers

TEM Code Designation	Interpretation
c - aquatic	Floating or submerged aquatic plants; does not include sedges growing in marshes with standing water
s – single-storied	Closed forest stand dominated by the over-storey crown class (dominant and co- dominant trees); intermediate and suppressed trees comprise less than 20% of all crown classes combined; advanced regeneration in the understory is generally sparse.
t – two-storied	Closed forest stand co-dominated by distinct overstorey and intermediate crown classes; the suppressed crown class is lacking or comprised less than 20% of all
m – multi-storied	Closed forest stand with all crown classes well represented; each of the intermediate



and suppressed classes comprise greater than 20% of all crown classes combined; advance regeneration variable.

Source: MOELP & MOF, 1998.

Table 5: Stand Composition Modifiers

TEM Code Designation	Interpretation
C – Coniferous	Greater than 75% of total tree layer cover is coniferous
B - Broadleaf	Greater than 75% of total tree layer cover is broadleaf
M – Mixed	Neither coniferous or broadleaf account for greater than 75% of total tree layer cover

Source: MOELP & MOF, 1998.

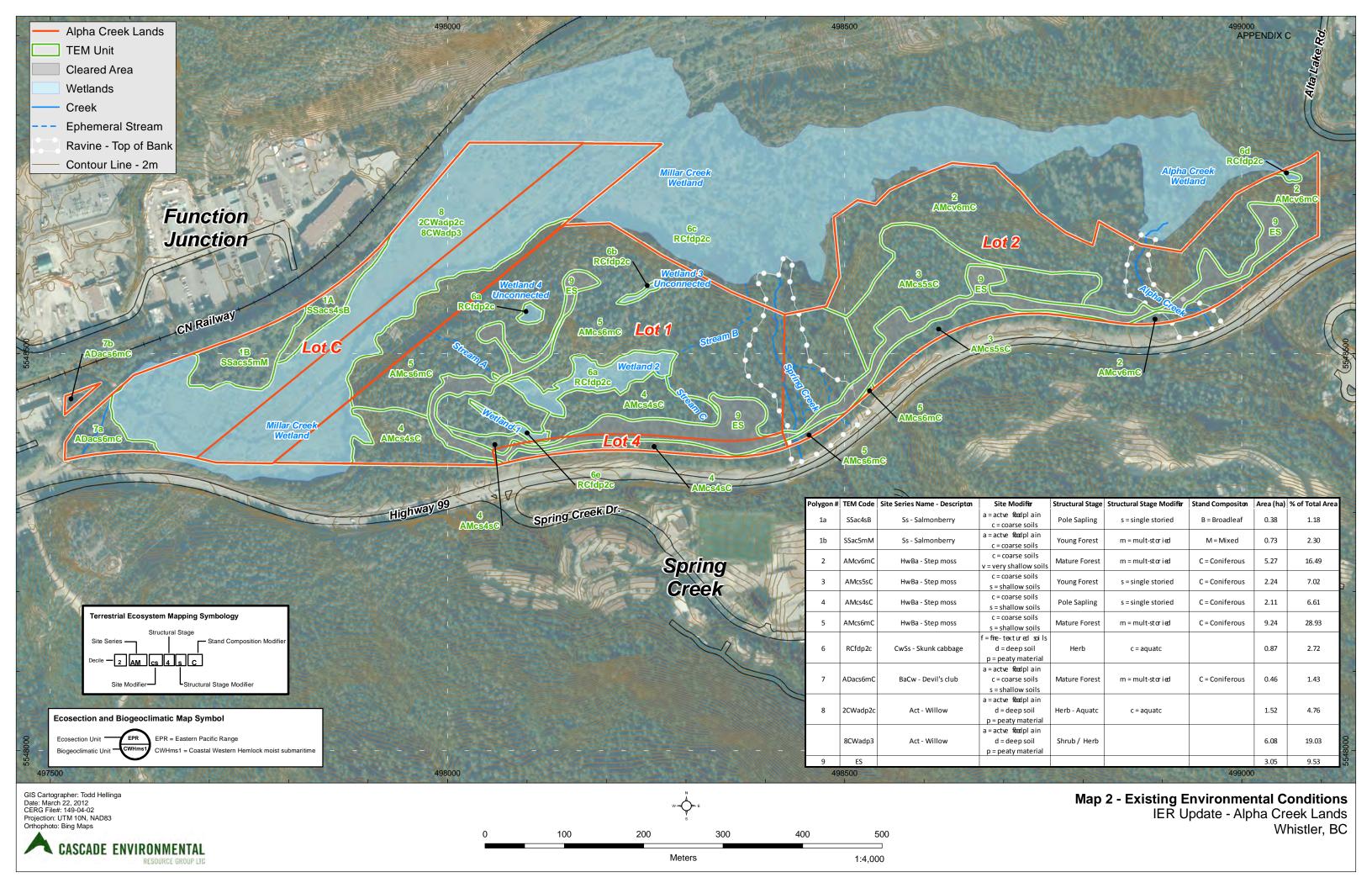
Table 6: Terrestrial Ecosystem Units at the Alpha Creek Lands

Polygon	TEM unit and modifiers	Name	Area (ha)	Structural stages
1a	SSac	Salmonberry – active floodplain, coarse textured soils	0.38	4 broadleaf
1b	SSac	Salmonberry - active floodplain, coarse textured soils	0.73	5 mixed
2	AMcv	Western hemlock, amabilis fir, step moss - coarse textured soils, very shallow soils	5.27	6 coniferous
3	AMcs	Western hemlock, amabilis fir, step moss - coarse textured soils, shallow soils	2.24	5 coniferous
4	AMcs	Western hemlock, amabilis fir, step moss - coarse textured soils, shallow soils	2.11	4 coniferous
5	AMcs	Western hemlock, amabilis fir, step moss - coarse textured soils, shallow soils	9.24	6 coniferous
6	RCfdp	Western redcedar, skunk cabbage – fine textured soils, deep soil, peaty material	0.87	2
7	ADacs	Amabilis fir-,western redcedar, devil's club – active floodplain, deep soil, peaty material	0.46	6 coniferous
8	2CWadp 8CWadp	Black cottonwood, willow - active floodplain, deep soil, peaty material	1.52 6.08	2 3
9	ES	Exposed Soil	3.05	n/a
Total			31.95	

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APPENDIX C





2.3.4.1 Vegetation Associations

Vegetation associations identified on the property consist of aquatic and water influenced site series and drier, terrestrial site series. Each association is described in detail below and the typical situations and modifiers of the TEM units are described in section 2.3.4 and in Tables 1-6. A summary of the plant species observed on the property is provided in Table 6, and results of the tree density survey is provided in Table 7.

Polygon 1a

TEM Code SSac4sB - Site Series 07 - Ss - Salmonberry

Polygon 1a is 0.38 ha, and consists of an early seral stage forest with deciduous overstory vegetation consisting of red alder (*Alnus rubra*) and black cottonwood (*Populus trichocarpa*). The canopy is open and single-storied in structure with a crown closure of approximately 35%. Tree height of the overstory canopy was estimated to range from 15 to 33 m with dbh (diameter at breast height) values ranging from 24 to 84 cm.

The shrub layer is dominated by stands of Douglas maple (*Acer glabrum*), cascara (*Rhamnus purshiana*), salmonberry (*Rubus spectabilis*), and highbush cranberry (*Vibernum edule*). Other species present include hardhack (*Spirea douglasii*), thimbleberry (*Rubus parviflorus*), and willow (*Salix spp.*). These species provide approximately 75% of ground cover in the polygon. The forb layer is sparse and lacks in diversity with the majority of cover provided by common burdock (*Arctium minus*), star flowered false soloman's seal (*Smilacina stellata*), and pathfinder (*Adenocaulon bicolor*). The site is moderately well drained, and has no significant gradient or standing water present. It is located on the high bench of an active floodplain and is, therefore, influenced by fluvial processes.

The polygon is anthropogenically modified causing the vegetative structure to be resetricted. Terrain modification has reduced the occurrence of mosses, herbs and forbs (Photo 12).



Photo 12: Polygon 1a - deciduous forest with anthropogenic disturbance.



Polygon 1b

TEM Code SSacs5mM - Site Series 07 - Ss - Salmonberry

Polygon 1b is 0.73 ha and consists of a mature seral stage forest with a mixed multi-storied deciduous and coniferous overstory consisting of Sitka spruce (*Picea sitchensis*), red alder (*Alnus rubra*), black cottonwood (Populus trichocarpa), and coastal western hemlock (*Tsuga heterophylla*) (Photo 13). The canopy is fairly closed in structure with a crown closure of approximately 65%. Tree heights for the overstory canopy were estimated to range from 16 to 35 m, with dbh values ranging from 18 to 89 cm.

The shrub layer is dominated by stands of Douglas maple (*Acer glabrum*), cascara (*Rhamnus purshiana*), salmonberry (*Rubus spectabilis*), coastal western hemlock (*Tsuga heterophylla*), hardhack (*Spirea douglasii*), and willow (*Salix spp.*). The forb layer consists of Cooley's hedge nettle (*Stachys cooleyae*) and common burdock (*Arctium minus*).

Polygon 1b is characterized by a similar drainage pattern as polygon 1a, being moderately well drained with no significant gradient or presence of standing water. The polygon is located on the high bench of an active floodplain and is therefore influenced by fluvial processes.



Photo 13: Polygon 1b, mixed mature forest



Polygon 2

TEM Code AMcv6mC - Site Series 01 - HwBa - Stepmoss

Polygon 2 supports 5.27 ha of mature forest with predominantly coniferous overstory consisting of coastal western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), amabalis fir (*Abies amabalis*), and western yew (*Taxus brefifolia*) (Photo 14). The deciduous component is composed of black cottonwood (*Populus trichocarpa*) and Sitka mountain-ash (*Sorbus sitchensis*). The canopy is moderately open and multi-storied in structure with a crown closure of approximately 55%. Tree heights for the overstory are estimated to range from 18 to 30 m, with dbh values ranging from 5 to 85 cm.

The shrub layer is diverse and well developed in structure with coastal western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), oval-leaved blueberry (*Vaccinium ovalifolium*), Alaskan blueberry (*Vaccinium alaskaense*), red huckleberry (*Vaccinium parvifolium*), and salmonberry (*Rubus spectabilis*) present. Other species include devil's club (*Oplopanax horridus*), baldhip rose (*Rosa gymnocarpa*), twinflower (*linnaea borealis*), and falsebox (*Paxistima myrsinites*). These species provide approximately 45% of ground cover in this Polygon. The forb layer is also well developed with bunchberry (*Cornus Canadensis*), skunk cabbage (*Lysichitum americanum*), bracken fern (*Pteridium aquilinum*), broad-leaved starflower (*Trientalis latifolia*), and rattlesnake plantain (*Goodyera oblongifolia*). Mosses throughout the Polygon include step moss (*Hylocomium splendens*), pipecleaner moss (*Rhytidiopsis robusta*) and red-stemmed feather moss (*Pleurozium schreberi*).

The terrain is undulating and composed of angular rock and bedrock with significant gradients. The site is moderately well drained with some small pools of standing water in depressions.



Photo 14: Polygon 2, mature coniferous forest



Polygon 3

TEM Code AMcs5sC - Site Series 01 - HwBa - Stepmoss

Polygon 3 is 2.24 ha, and is located on gently to moderately sloping terrain composed of angular rock and residual logging slash (Photo 15). The forest is a young seral stage with predominantly coniferous overstory consisting of coastal western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), amabalis fir (*Abies amabalis*), and western yew (*Taxus brefifolia*). The deciduous component solely consists of alder (*Alnus rubra*). The canopy is moderately open and single-storied in structure with a crown closure of approximately 40%. Tree heights of the overstory were estimated to range from 17 to 25 m, with dbh values ranging from 25 to 46 cm.

The shrub layer is composed of species similar to those found in the overstory. This lack of understory diversity is typical of young forests. The species found in this layer include western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), oval-leaved blueberry (*Vaccinium ovalifolium*), and devil's club (*Oplopanax horridus*) providing 20% of ground cover. No herbs and forbs were detected although the moss layer provided an additional 20% of cover. Species include step moss (*Hylocomium splendens*), pipecleaner moss (*Rhytidiopsis robusta*) and red-stemmed feather moss (*Pleurozium schreber*), and lanky moss (*Rhytidiadelphus loreus*).

The site is moderately well drained with no standing water present.



Photo 15: Polygon 3, young coniferous forest



Polygon 4

TEM Code AMcs4sC - Site Series 01- HwBa - Stepmoss

The polygon is 2.11 ha and is located on level terrain over angular rock and organic soil, is moderately well drained with no significant gradients or standing water present (Photo 16). The forest is of pole sapling seral stage with overstory vegetation consisting of coastal western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), and western yew (*Taxus brefifolia*). The canopy is moderately open and single-storied in structure with a crown closure of approximately 50%. Tree heights of the overstory were estimated to range from 12 to 22 m, with dbh values ranging from 12 to 22 cm.

The shrub layer is moderately well developed with oval-leaved blueberry (*Vaccinium ovalifolium*), Alaskan blueberry (*Vaccinium alaskaense*), red huckleberry (*Vaccinium parvifolium*), falsebox (*Paxistima myrsinites*), and baldhip rose (*Rosa gymnocarpa.*). These species provide approximately 45% of ground cover in this polygon. The forb and moss layer consists of bunchberry (*Cornus Canadensis*), rosy twistedstalk (*Streptopus roseus*), pipecleaner moss (*Rhytidiopsis robusta*), lanky moss (*Rhytidiopsis robusta*) and red-stemmed feather moss (*Pleurozium schreberi*).



Photo 16: Polygon 4, pole/sapling coniferous forest



Polygon 5

TEM Code AMcs6mC- Site Series 01 - HwBa - Stepmoss

Polygon 5 is 9.24 ha of well drained, steep undulating terrain with no standing water (Photo 17). The site is composed of mixed angular fragments and bedrock. The forest is mature with a coniferous overstory consisting of coastal western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*), and western white pine (*Pinus monticola*). The canopy is moderately closed and multi-storied in structure with a crown closure of approximately 65%. Tree heights of the overstory are estimated to range from 18 to 61 m, with dbh values ranging from 31 to 67 cm.

The shrub layer is diverse and well developed in this Polygon with coastal western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*), ovalleaved blueberry (*Vaccinium ovalifolium*), red huckleberry (*Vaccinium parvifolium*), black huckleberry (*Vaccinium membranaceum*), and twinflower (*Linnaea borealis*) present. Other species include prince's pine (*Chimophila umbellata*), star-flowered false Solomon's seal (*Smilacina stellata*) and kinnickinnick (*Arctostaphylos uva-ursi*). These species provide approximately 30% of the ground cover in this Polygon. The forb layer is poorly developed with no species detected. Mosses throughout the Polygon are well represented and include step moss (*Hylocomium splendens*), pipecleaner moss (*Rhytidiopsis robusta*), lanky moss (*Rhytidiadelphus loreus*), and red-stemmed feather moss (*Pleurozium schreberi*).



Photo 17: Polygon 5, mature coniferous forest



Polygon 6a-e

TEM Code RCndp5i - Site Series 11 - CwSs - Skunk cabbage

Polygon 6 makes up 0.87 ha of the property. The majority of this polygon is subject to seepage at the soil surface that creates a series of pocket wetlands (Photo 18). There are numerous braided ephemeral side channels present. Soil is likely saturated for most of the year, with the driest periods occurring during the summer months.

The forest structure of Polygon 6 includes both young and mature forest attributes. Past harvesting activities and high soil moisture conditions have resulted in a mixed age forest of variable structure. Standing timber is comprised of younger deciduous forest cover in the suppressed understory with larger conifer species dominating the overstory canopy. Typical species include western redcedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), and red osier dogwood (*Cornus stolonifera*). Estimated tree heights for the conifer overstory range from 25 to 39 m, with dbh values of 43 to 83 cm. Most of the wetland seepage sites have an open canopy with adjacent overstory vegetation providing a crown closure of 20%.

The high shrub and herbaceous layers are well developed in this Polygon. Observed species include skunk cabbage (*Lysichitum americanum*), oval-leaved blueberry (*Vaccinium ovalifolium*), salmonberry (*Rubus spectabilis*), hardhack (*Spirea douglasii*), false azalea (*Menziesia ferruginea*), and highbush cranberry (*Vibernum edule*). The forb layer includes Labrador tea (Ledum groenlandicum), bracken fern (*Pteridium aquilinum*), bunchberry (Cornus canadensis), and sedges (Carex spp.) Mosses present include step moss (*Hylocomium splendens*), pipecleaner moss (*Rhytidiopsis robusta*), haircap moss (Polytrichum commune), and shaggy sphagnum (*Sphagnum squarrosum*).



Photo 18: Polygon 6, swamp wetland



Polygon 7

TEM Code ADacs6mC Site Series 01 - HwBa - Stepmoss

Polygon 7 makes up 0.46 ha of the property. The polygon is moderately well drained with no significant gradient or standing water (Photo 19). It is located on the high bench of an active floodplain and is therefore influenced by fluvial processes. The forest is in mature seral stage with a multi-storied coniferous overstory consisting of amabilis fir (*Abies amabilis*), western hemlock (*Tsuga heterophylla*)), mountain hemlock (*Tsuga mertensiana*), and western redcedar (*Thuja plicata*). The canopy is fairly closed in structure with a crown closure of approximately 60%. Estimated tree heights for the overstory range from 21 to 30 m, with dbh values of 36 to 64 cm.

The shrub layer is moderately well developed with western hemlock (*Tsuga heterophylla*), western redcedar (Thuja plicata), oval-leaved blueberry (*Vaccinium ovalifolium*), red huckleberry (*Vaccinium parvifolium*), and falsebox (*Paxistima myrsinites*). These species provide approximately 15% of ground cover in this Polygon. The forb and moss layer consists of bunchberry (*Cornus Canadensis*), pipecleaner moss (*Rhytidiopsis robusta*), and haircap moss (*Polytrichum commune*).



Photo 19: Polygon 7, mature coniferous forest



Polygon 8

TEM Code CWadp2c / CWadp3 - Site Series 09 - Act - Willow

The 7.60 ha polygon is divided into two structural stages consisting of 20% stage 2 – herb aquatic representing 1.52 ha, and 80% stage 3 – shrub at 6.08 ha (Photo 20). The polygon is located within the Millar Creek floodplain and is subject to seasonal inundation. The site contains numerous braided ephemeral side channels causing most soil in the polygon to be saturated during most of the year. The driest periods will occur during the summer.

The vegetative structure of Polygon 8 includes shrub, herbaceous and aquatic species. The fringe area around the Polygon contains a mix of both young forest and shrubby attributes. Typical species found in the fringe area include western redcedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), red osier dogwood (*Cornus stolonifera*), hardhack, (Spirea douglasii), salmonberry, (*Rubus spectabilis*), oval-leaved blueberry (*Vaccinium ovalifolium*), red huckleberry (*Vaccinium parvifolium*), and highbush cranberry (*Vibernum edule*).

The remainder of the Polygon has well developed high shrub and herbaceous layers that are rich in aquatic species. Observed species include skunk cabbage (*Lysichitum americanum*), fireweed (*Epilobium cilliatum*), horsetails (*Equisetum arvense*), lady fern (*Athyrium felix-femina*), sedges (*Carex* spp), cattails (*Typha* spp.), rushes (*Juncus* spp.), and willow (*Salix* spp.).



Photo 20: Polygon 8, wetland and Millar Creek



Polygon 9

TEM Code ES - Exposed Soil

The TEM code "exposed soil" was the best disturbed site descriptor for the land that was cleared for site access. The 3.05 ha polygon 9 was created in 2011 for road access to the residential building sites (Map 2; Photo 21).



Photo 21: Exposed soil in polygon 9. Photo taken August 17, 2011.



2.3.4.2 Vegetation

The diversity of native trees, shrubs, and forbs observed on the property appears healthy (Table 7).

Table 7: Vegetation identified on the subject site

Table 7: Vegetation identified on the subject site					
Common Name	Scientific Name				
Trees					
Amabilis fir	Abies Amabilis				
Sitka spruce	Picea Sitchensis				
White pine	Pinus monticola				
Western yew	Taxus brevifolia				
Douglas-fir	Pseudotsuga menziesii				
Western redcedar	Thuja plicata				
Western hemlock	Tsuga heterophylla				
Red alder	Alnus rubra				
Black cottonwood	Populus trichocarpa				
Shrubs					
Oval-leaved huckleberry	Vaccinium ovalifolium				
Red huckleberry	Vaccinium parvifolium				
Alaskan blueberry	Vaccinium Alaskaense				
Black huckleberry	Vaccinium membranaceum				
Baldhip rose	Rosa gymnocarpa				
Kinnikinnick	Arctostaphylos uva-ursi				
Douglas maple	Acer glabrum				
Highbush cranberry	Viburnum edule				
Red-Osier dogwood	Cornus stolonifera				
False azalea	Menziesia ferruginea				
Twinflower	Linnaea borealis				
Hardhack	Spirea douglasii				
Cascara	Rhamnus purshiana				
Devil's club	Oplopanux horridus				
Salmonberry	Rubus spectabilis				
Willow	Salix spp.				
Falsebox	Paxistima myrsinites				
Sitka Mt. ash	Sorbus sitchensis				
Rosy twisted stalk	Streptopus reoseus				
Twinflower	Linnaea borealis				
Star-flowered false Soloman's seal	Smilacina stellata				
Scoulers willow	Salix scouleriana				
Pacific willow	Salix lasiandra				
Princes pine	Chimaphila umbellate				
Forbs					
Skunk cabbage	Lysichitum americanus				
Bunchberry	Cornus Canadensis				
Rosy twistedstalk	Streptopus roseus				
Pathfinder	Adenocaulon bicolor				
Fireweed	Epilobium ciliatum				
Horsetails	Equisetum arvense				



Common Name	Scientific Name
Labrador tea	Ledum groenlandicum
Rattlesnake plantain	Goodyera oblongifolia
Cooley's hedge nettle	Stachys cooleyae
Ferns	
Lady fern	Athyrium felix-femina
Bracken fern	Pteridium aquilinum
Mosses and Lichens	
Lichen	Cladina spp.
Lanky moss	Rhytidiadelphus triquetrus
Step moss	Hylocomium splendens
Red-stemmed feather moss	Pleurozium schreberi
Shaggy sphagnum	Sphagnum squarrosum
Common haircap moss	Polytrichum commune

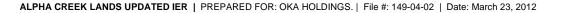


Tree Survey

A survey of trees on the property was conducted during the 2003 environmental assessment. The density of stems and the average height of the two largest trees in each polygon were recorded and presented in Table 8. Polygons supporting mature forests (i.e., polygons 2, 5, and 7) support the largest trees indicted by the highest average tree heights.

Table 8: Tree Survey Results

Polygon No.	TEM Code	Plot No.	Density stems/ ha	Average Height of 2 Largest Trees (m)	Overstory Species
1	SSac5mM	21	400	26.5	poplar, alder, cedar
1	SSac5mM	22	700	20.5	
1	SSac5mM	23	200	28.5	
		Polygon 1 Average	433.33	25.17	
2	AMcv6mC	7	800	34.5	hemlock, Douglas-fir
2	AMcv6mC	8	800	23.0	
2	AMcv6mC	10	800	31.0	
		Polygon 2 Average	800.00	29.50	
3	AMcs5sC	6	2300	17.0	hemlock, amabilis fir
3	AMcs5sC	11	1500	16.5	
3	AMcs5sC	12	1000	17.5	
3	AMcs5sC	13	1000	16.0	
		Polygon 3 Average	1450.00	16.75	
4	AMcs4sC	1	1300	20	hemlock, Douglas-fir, amabilis fir
4	AMcs4sC	2	900	25	
4	AMcs4sC	3	1400	19	
		Polygon 4 Average	1200.00	21.33	
5	AMcs6sC	4	1000	25.0	hemlock, Douglas-fir, cedar
5	AMcs6sC	5	2100	36.0	
5	AMcs6sC	14	500	23.0	
5	AMcs6sC	15	900	32.0	
5	AMcs6sC	16	600	23.5	
5	AMcs6sC	17	1000	36.5	
5	AMcs6sC	18	800	27.5	
		Polygon 5 Average	985.71	29.07	
7	ADacs6mC	19	1300	29.5	amabilis fir, hemlock
7	ADacs6mC	20	1100	25.0	
		Polygon 7 Average	1200.00	27.25	





2.3.4.3 Rare and Endangered Plant Species and Ecological Communities

Plant and animal species, and ecological communities of concern in British Columbia have a provincial status designation, which is summarized on the B.C. Ministry of Sustainable Resource Management Conservation Data Centre (BC MOE, 2011). This status designation is based on sorting species into groups with similar conservation risks. This system assigns species into Red, Blue, or Yellow status. Below is a brief summary of the system used in designating wildlife in BC and Canada:

- Red listed species are legally designated as Endangered or Threatened under the BC Wildlife Act.
 - o Endangered species are facing imminent extirpation or extinction.
 - Threatened species are likely to become endangered if limiting factors are not reversed.
- ▲ Blue listed species are species not immediately threatened, but of concern.
 - Special concern is due to characteristics that make them particularly sensitive to human activities or natural events.
- ▲ Yellow listed species are not at risk and include all those not Red or Blue listed.

COSEWIC (Committee on the Status of Endangered Wildlife in Canada) is a federal advisory committee whose mandate is to create a single, official, scientifically sound, national classification of wildlife species at risk (includes plant species). COSEWIC ranks species on a set of criteria based on the best available information. Based on the ranking recommended by COSEWIC, species may be included on Schedule 1 of the *Species at Risk Act* (SARA) at which point they are protected under this act. This ranking system uses the following terminology:

- ▲ Extinct (XX)
- Extirpated (XT)
- ▲ Endangered (E)
- ▲ Threatened (T)
- ▲ Special Concern (SC)
- Not At Risk (NAR)
- Data Deficient (DD)

The tables below include listed (i.e. rare and threatened) species that have the potential to occur on the Alpha Creek lands. This potential is based on broad habitat preferences delineated by forest district and biogeoclimatic zone. Potential occurrences are then designated as unlikely or possible based upon species specific habitat requirements and an on-site assessment of those habitats. Note that a comprehensive evaluation of the study area for each species was not possible due to time constraints, seasonal migration patterns, and the transient nature of some species.

Plant Species

The subject property does contain site series that may contain plant communities delineated by the CDC for the CWHms1 biogeoclimatic variant; however, the CDC list applies to natural sites. The subject property presently has several informal trails passing through it, several 'squatters' cabins, as well as significant disturbance from recent as well as historical logging activities. The site is not considered natural, and therefore criteria outlined by the CDC is not satisfied and the rare and endangered plant community lists do not apply.



Table 9: Rare and endangered plant species potentially occurring in the study area

Common Name	Status		Habitat Requirements	Potential	
Scientific name	BC List	COSEWIC	nabitat Kequirements	Occurrence	
Nodding Semaphoregrass Pleuropogon refractus	Blue		Bogs, streambanks, lakeshores and wet meadows in the lowland and montane zones below 1600 m – CHWms1 zone	Potential in Polygon 6 and 8	

Source: Conservation Data Centre, Ministry of Environment, for the Squamish Forest District (MOE-CDC, 2011a).

Ecological Communities

The term "ecological" is a direct reference to the integration of non-biological features such as soil, landform, climate and disturbance factors. The term "community" reflects the interactions of living organisms (plants, animals, fungi, bacteria, etc.), and the relationships that exist between the living and non-living components of the "community. Currently, the most common ecological communities that are known in BC are based on the Vegetation Classification component of the Ministry of Forests and Range Biogeoclimatic Ecosystem Classification, which focuses on the terrestrial plant associations of BC's native plants.

Two blue listed ecological communities (Amabilis Fir – Western Redcedar/Salmonberry and Western Redcedar – Sitka Spruce/Skunk Cabbage), and one red listed ecological community (Sitka Spruce/Salmonberry) occur within the CWH zone (**Error! Reference source not found.**9).

Table 10: Rare and endangered ecological communities occurring on the property

Scientific Name	Common Name	BGC	Occurrence	List Status
Picea sitchensis / Rubus spectabilis Moist Submaritime	Sitka spruce / salmonberry Moist Submaritime	CWHms1/07	Polygon 1b	Red
Populus balsamifera ssp. trichocarpa / Salix sitchensis - Rubus parviflorus	Black cottonwood / Sitka willow - thimbleberry	CWHms1/09	Polygon 8	Red
Abies Amabilis – Thuja plicata / Oplopanax horridus Moist submaritime	Amabilis fir - western redcedar / devil's club Moist Submaritime	CWHms1/06	Polygon 7	Blue
Thuja plicata - Picea sitchensis / Lysichitum americanum	Western redcedar - Sitka spruce / skunk cabbage Moist Submaritime	CWHms1/11	Polygon 6	Blue

Source: Conservation Data Centre for the Sqaumish Forest District (CDC, 2003)



2.3.5 Wildlife & Wildlife Habitat

The coastal western hemlock ecosystem is considered to have the greatest diversity and abundance of habitat elements in British Columbia. This habitat diversity results in a broad diversity of bird, mammal, and amphibian and reptile species. The vegetation structure within the study site provides habitat for a multitude of avian species. The riparian areas, wetlands and forests, all contain unique habitat structure and associated species.

The coniferous forests within the study site provide the ideal foraging and nesting opportunities for a wide range of forest birds. Bird species observed during site surveys of the property and on similar sites in Whistler include Swainson's thrush (*Catharus ustulatus*), pine siskin (*Carduelis pinus*), red-breasted sapsucker (*Sphyrapicus rubber*), northwestern crow (*Corvus caurinus*), raven (*Corvus corax*) and Steller's jay (*Cyanocitta stelleri*). A cursory raptor survey was conducted, and no raptors or evidence of raptor nests was observed. The permanent and ephemeral waterbodies located within the wetland areas of the study area provide breeding opportunities for amphibians.

Observation of wildlife and wildlife signs observed during the ecological site survey conducted on October 6, 7 and 10th, 2003, include black bear (*Ursus americanus*) scat, habitats altered by beavers (*Castor canadensis*), Douglas squirrel (*Tamiasciurus douglassi*), and a dead racoon (*Procyon lotor*) (Photos 22, 23).

Species of bird, mammal, amphibian and reptiles that may frequent or inhabit the site are presented in



Table 11. Usage of the site and species presence is based on the habitat types that were documented during site visits. The importance of this table is to elucidate that suitable habitat for many different species is available on site, and that maintenance of vegetated and wetland areas can benefit a large array of species.



Table 11: Wildlife species potentially occurring on the subject site. lists species that could frequent the subject site based on their distribution and habitat preferences.



Photo 22: Polygon 4, bear sign – scat on trail network



Photo 23: Dead raccoon in western redcedar tree (possible Cougar cache)



Table 11: Wildlife species potentially occurring on the subject site.

	Table 11: Wildlife species potentially occurring on the subject site.					
Scientific Name	Common Name	Scientific Name	Common Name			
Birds						
Anthus rubescens	American Pipit	Junco hyemalis	Dark-eyed Junco			
Bombycilla cedrorum	Cedar Waxwing	Loxia curvirostra	Red Crossbill			
Bonasa umbellus	Ruffed Grouse	Melospiza melodia	Song Sparrow			
Bubo virginianus	Great Horned Owl	Oporornis tolmiei	MacGillivray's Warbler			
Buteo jamaicensis	Red-tailed Hawk	Parus rufescens	Chestnut-backed Chickadee			
Carduelis pinus	Pine siskin	Passerella iliaca	Fox Sparrow			
Carpodacus purpureus	Purple Finch	Pheucticus melanocephalus	Black-headed Grosbeak			
Cathartes aura	Turkey vulture	Picoides pubescens	Downy Woodpecker			
Catharus guttatus	Hermit thrush	Picoides villosus	Hairy Woodpecker			
Catharus ustulatus	Swainson's thrush	Pipilo erythrophthalmus	Spotted Towhee			
Certhia americana	Brown creeper	Piranga ludoviciana	Western Tanager			
Chordeiles minor	Common nighthawk	Regulus calendula	Ruby-crowned Kinglet			
Colaptes auratus	Northern flicker	Regulus satrapa	Golden-crowned Kinglet			
Contopus sordidulus	Western wood- pewee	Selasphorus rufus	Rufous Hummingbird			
Corvus caurinus	Northwestern Crow	Sitta canadensis	Red-breasted Nuthatch			
Corvus corax	Common Raven	Sphyrapicus ruber	Red-breasted Sapsucker			
Cyanocitta stelleri	Steller's Jay	Strix varia	Barred Owl			
Dendroica petechia	Yellow Warbler	Sturnus vulgaris	European Starling			
Dendroica townsendi	Townsend's Warbler	Tachycineta bicolor	Tree Swallow			
Dryocopus pileatus	Pileated Woodpecker	Tachycineta thalassina	Violet-green Swallow			
Empidonas difficilis	Pacific-slope Flycatcher	Troglodytes troglodytes	Winter Wren			
Empidonax hammondii	Hammond's Flycatcher	Turdus migratorius	American Robin			
Empidonax trailii	Willow Flycatcher	Vermivora celata	Orange-crowned Warbler			
Glaucidium gnoma	Northern Pygmy- Owl	Vireo huttoni	Hutton's Vireo			
Haliaeetus leucocephalus	Bald Eagle	Wilsonia pusilla	Wilson's Warbler			
Hirundo rustica	Barn Swallow	Zonotrichia leucophrys	White-crowned Sparrow			
Ixoreus naevius	Varied Thrush					
Mammals						
Canus latrans	coyote	Odocoileus hemionus columbianus	black-tailed deer			
Canus lupus	gray wolf	Peromyscus	mice			
Castor canadensis	beaver	Procyon lotor	raccoon			



Scientific Name	Common Name	Scientific Name	Common Name		
Lynx rufus	bobcat	Puma concolor	cougar		
Martes americanus	marten	Spilogale gracilis	spotted skunk		
Microtus spp.	voles	Tamiasciurus spp.	squirrels		
Mustela erminea	short-tailed weasel	Ursus americanus	black bear		
Mustela vison	mink	Vulpes vulpes	red fox		
Myotis spp.	bats				
Amphibians					
Ascaphus truei	coastal tailed frog	Hyla regilla	Pacific tree frog		
Ambystoma gracile	northwestern salamander	Psedacris triseriata	chorus frog		
Ambystoma macrodactylum	long-toed salamander	Rana aurora	red-legged frog		
Bufo boreas	western toad	Taricha granulose	rough-skinned newt		
Plethodon vehiculum Western red- backed salamander		Ensatina eschscholtzi	ensatina		
Reptiles					
Thamnophis sirtalis	common garter snake	Thamnophis ordinoides	northwestern garter snake		
Thamnophis elegans	western terrestrial garter snake	Gerrhonotus coeruleus	northern alligator lizard		

2.3.5.1 Rare and Endangered Wildlife Species

Rare and endangered wildlife species are provided the same provincial and federal status as rare and endangered plants described in section 2.2.2.4. Rare or endangered species that have the potential to occur on the BPL property are presented in Ten bird species, six mammals, three amphibians, one reptile, two fish and one invertebrate are identified by the BC CDC Ecosystem Explorer as occurring in the CWHms1 biogeoclimatic zone within the Squamish Lillooet Regional District. Thirteen species possibly occur and nine are unlikely to occur within the study area boundaries.



. Potential occurrence is based on broad habitat preferences delineated by forest district and biogeoclimatic zone that are then designated as unlikely or possible based upon species specific habitat requirements and an on-site assessment of those habitats. Note that a comprehensive evaluation of the study area for each species was not possible due to the season of the site visit, seasonal migration patterns, and the transient nature of some species.

Ten bird species, six mammals, three amphibians, one reptile, two fish and one invertebrate are identified by the BC CDC Ecosystem Explorer as occurring in the CWHms1 biogeoclimatic zone within the Squamish Lillooet Regional District. Thirteen species possibly occur and nine are unlikely to occur within the study area boundaries.



Table 12: Rare and endangered wildlife potentially occurring in the study area.

Common Name	Status		Halling Barreland	Potential	0	
Scientific name	BC List	COSEWIC	Habitat Requirements	Occurrence	Comment	
Birds						
Northern goshawk Accipiter gentilis laingi	Red	Т	Coastal old growth or mature forests of BC, especially central and northern coastal islands.	Unlikely		
Peregrine falcon Falco peregrinus anatum	Red	Special Concern	Cliff edges near water, interior rivers and wetlands.	Unlikely		
Northern spotted owl Strix occidentalis	Red	E	Old growth, dense, multi-layer canopy coniferous forest with a range of snags and nesting hollows available.	Unlikely		
Peregrine Falcon Falco peregrines pealei	Blue	SC	Coastal beaches, cliff edges, tidal flats, reefs, islands, marshes, estuaries and lagoons.	Unlikely		
Western screech-owl Megascops kennicottii kennicottii	Blue	Special Concern	Lower elevations in coniferous or mixed forests that are often associated with water.	Possible	**Nearest known occurrence is the Whistler area.	
Band-tailed pigeon Patagioenas fasciata	Blue	Special Concern	Coniferous and mixed deciduous lowland forests.	Possible	**Nearest known occurrence is the Whistler area.	
Barn swallow Hirundo rustica	Blue	n/a	Open areas, fields, ponds with vertical nesting habitat, especially buildings.	Possible	**Nearest known occurrence is the Whistler area.	
Great blue heron Aredea herodias fannini	Blue	SC	Aquatic areas <0.5 m deep, fish bearing streams, undisturbed nesting in tall trees.	Possible	**Nearest known occurrence is Alta Lake.	
Green Heron Butorides virescens	Blue	n/a	Aquatic areas <0.5 m deep including swamps, mangroves and shore margins.	Possible	*Nearest known occurrence is the Whistler area	
Marbled murrelet Brachyramphus marmoratus	Blue	Т	Forested old-growth coastal habitats <20 km from shore.	Unlikely	*Nearest known occurrence is north of Jervis Inlet.	



Common Name	St	tatus	Habitat Requirements	Potential	Comment
Scientific name Mammals				Occurrence	
Pacific water shrew Sorex bendirii	Red	E	Riparian or marshy habitats below 850 m in coniferous / mixed forests.	Possible	***Nearest known occurrence is Callaghan Valley, BC
Keen's Myotis Myotis keenii	Red		Requires karst caves in coastal montane forests at elevations of <1100 m, and open foraging areas.	Possible	*Nearest known occurrence is Whistler. Ecosystem type is valley bottom in "natural" forest.
Townsend's Big- eared bat Corynorhinus townsendii	Blue		Forested areas with woodland, grassland, shrubland mosaic in the vicinity of caves or old buildings for roosting / hibernation.	Possible	*Nearest known occurrence is West Vancouver
Wolverine Gulo gulo luscus	Blue	Special Concern	A range of habitat types from valley bottoms to alpine meadows; strongly associated with the presence of large ungulate prey.	Unlikely	
Fisher Martes pennanti)	Blue		Dense, mixed young, mature and old growth forest with large coarse woody debris, and riparian areas < 2500 m.	Unlikely	
Grizzly bear Ursus arctos	Blue	SC	Non-forested or partially forested sites with a wide range of foraging opportunities and choice of habitats.	Unlikely	
Amphibians/ Rep	tiles				
Northern red- legged frog Rana aurora	Blue	Special Concern	Wetlands, pools, and riparian areas of upland forests.	Possible	***Nearest known occurrence is lower Callaghan Valley.
Coastal tailed frog Ascaphus truei	Blue	SC	Clear, cold swift-moving mountain streams with coarse substrates in older forest sites.	Possible	***Nearest known occurrence in Whistler Creek
Western toad Anaxyrus boreas	Blue	SC	Wide range of upland forested habitat and aquatic (ponds, lakes, slow streams) habitat for breeding.	Possible	***Nearest known occurrence in Whistler
Northern rubber boa Charina bottae	Yellow	SC	Woodlands, forest clearings, chaparral, meadows and grassy savannas.	Possible	

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Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence	Comment
Invertebrates					
Dun Skipper Eupheyes vestries	Blue	Т	Open moist areas and disturbed areas (right of ways, ditches) where larval food plants occur.	Possible	*Nearest known occurrence in Pemberton.
Vivid Dancer Argia vivida	Red		Outlet streams of hotsprings and tiny, spring-fed streams	Unlikely	*Nearest known occurrence in upper Lillooet River Valley.

Source: Conservation Data Centre for the Squamish Forest District (BC MOE, 2011)

Birds

The forested and riparian areas located within the subject site in addition to the varying ages of forest cover, provide habitat for a multitude of avian species. Red-listed avian species of concern that may be found in the study area include the Northern goshawk (*laingi* subspecies), peregrine falcon (*anatum* subspecies), and Northern spotted owl. Blue-listed avian species of concern that may occupy the study area include the great blue heron (*fanini* subspecies), green heron, barn swallow, western screech owl, band-tailed pigeon, peregrine falcon (*pealei* subspecies), and marbled murrelet.

Northern Goshawk (Red Listed)

The *laingi* subsepecies occurs only on coastal British Columbia (Campbell et al. 1990), mainly the Queen Charlotte Islands, Vancouver Island and other large coastal islands (McClaren et al, 2003; Cooper and Chytyk, 2001). This species prefers extensive forests with large stands of mature trees and dense canopies, but with an open understory. Large trees are important in providing nesting and perching platforms, in allowing ample flight space between the trunks for the goshawks to maneuver while hunting, and in providing for greater productivity of preferred prey. Breeding habitat of Northern Goshawk is mature and old-growth forests (Crocker-Bedford, 1990). Given the lack of extensive tracts of mature and old growth forests on the property, Northern goshawks are unlikely to use the area.

Peregrine Falcon – anutum subspecies (Red Listed) and pealei subspecies (Blue Listed)
Peregrine falcons nest on rock ledges high on steep or vertical cliffs that are sheltered, and usually in undisturbed or inaccessible areas. Aeries or breeding sites generally overlook foraging areas such as marine waters, large lakes or rivers. Aeries of the anatum subspecies are generally found in the southern portion of the Coast Region, whereas the pealei subspecies ranges from Washington State to Alaska with the majority of active and historic aeries documented on Northern Vancouver Island and the Central and North Coasts with the population center on Haida Gwaii (SCCP, 2010a). Presence of the subspecies on the property is unlikely.

Spotted Owl (Red Listed)

In BC, the spotted owl has been found within the CWH biogeoclimatic zones from sea level to 1370 m elevation. This species requires extensive tracts of continuous old growth forest for survival. Whistler falls within the habitat range of the spotted owl, but since old growth forests are not present on the property, spotted owls are not likely present.

Western Screech Owl (Blue Listed)

Western screech-owls are found on the borders of mixed forests and treed urban and suburban areas at low elevations (COSEWIC 2002). Their preferred habitat includes standing snags and

^{*}Data from BC Species and Ecosystem Explorer, MOE.

^{**}Whistler Naturalists Society bird sightings publication, 2005.

^{***}Cascade field research.



tree hollows in riparian woodlands, which can potentially be found within the riparian areas of the subject site. This owl begins its nesting season in February/March, and may occur on the subject site.

Band-tailed Pigeon (Blue Listed)

The band-tailed pigeon is a year round inhabitant of CWH forests although occurring at a relatively low density. Southern BC marks the northernmost range of this forest dwelling species, which displays a preference towards open habitats bordered by tall conifers for roosting sites. The band tailed pigeon moves to higher elevations in summer to feed on ripening fruits. Since much of the habitat at the Alpha Creek Lands has been cleared for road-building, creating edge effects, the likelihood that band tailed pigeons occur at the site has increased with the new clearing. Occurrences of edge habitat found within the subject area (i.e. riparian, road and clearing edges) increase fruit producing shrubs and potentially provide habitat for this species.

Barn Swallow (Blue Listed)

Barn swallows breed on the west coast, from March through September, wintering in warmer climates. They build their nests in sheltered locations, typically manmade structures, but also in caves or crevices. Their habitat preference is for open country, savanna, or agricultural areas especially near water (Thayer, 2006). Due to the availability of open habitat with sheltered nesting sites on the subject site, the site may support barn swallows.

Great Blue and Green Heron (Blue Listed)

Both heron species are listed as inhabiting the mountain hemlock ecosystems during the summer months and costal western hemlock ecosystems on a year round basis, however are considered to be rare or scarce throughout this range. Although the great blue heron will feed on shellfish, insects, rodents, amphibians, reptiles, and small birds, it is primarily a piscivorous species, subsisting on a diet of small fish found in stagnant and slow moving water bodies. Due to the extensive wetlands associated with the site, one or both of the herons may use to site.

Marbled Murrelet (Blue Listed)

The Marbled Murrelet is a seabird that nests up to 75 km inland from the ocean in old-growth forests (Hull, 1999). The subject site is within the known range of this bird, but given the lack of old-growth stands present within the subject site, the marbled murrelet does not likely use the property.

Mammals

Mammalian species of concern that might be found in the study area are the red-listed Pacific water shrew and Keen's myotis, and the blue-listed Townsend's big-eared bat, wolverine (*luscus* subspecies), fisher, and grizzly bear.

Pacific water shrew (Red Listed)

Pacific water shrew may be found on the site as they generally prefer low elevation marshy areas or areas with slow-moving water, which are present within the project area.

Keen's Myotis (Red Listed)

This bat is associated with cave features (i.e. karst caves) located in warm, moist microclimates of coastal montane forests at elevations of 1-1100 m. Foraging areas include open areas varying from intertidal and estuaries to upland forest clearings, wetlands and freshwater riparian zones. Known distribution spans the Coast Region mainland to Haida Gwaii (SCCP, 2010b). Two post-lactating female Keen's myotis were recently identified in the Whistler area in a valley bottom "natural" forest (likely mature or old growth forest) by the Whistler Biodiversity Project (2011). While not identified on the subject property, similar type forests (i.e., valley bottom mature forest) are available on the property.





Townsend's Big-eared bat (Blue Listed)

Known distribution of this bat in BC extends into central BC, west to the coast and southeast Vancouver Island. One of the largest maternity colonies on the south Coast was in the loft of a barn at Minnekhada Regional Park near Burke Mountain in metro Vancouver. Roosting sites tend to be open areas hanging from walls and ceilings 2-4 m from the ground, commonly found in built structures, although karst caves, talus slopes, old mine excavations may be used (SCCP, 2010c). Townsend's big eared bats require mixed forest, grassland or shrub tickets and riparian area foraging sites with limited human disturbance at elevations ranging between 0-1100 m. Roosting within the project boundary is possible.

Wolverine (Blue Listed)

Wolverine are unlikely to occur within the elevation range of the subject site, as this species prefers alpine elevations, but may occasionally use the site as a transportation corridor between higher elevation areas. The wolverine prefers large areas of remote wilderness, and generally avoids areas with human development and activity.

Fisher (Blue Listed)

Fishers are considered rare in coastal area with remaining populations associated with low to mid elevation intact mature forest (up to 2500 m but usually < 1000m). Fishers utilize forests with a mix of young, mature and old growth habitats with an abundance of large coarse woody debris, snags (50 cm in diameter for denning), and at least 20% shrub cover, with riparian and densely forested wetlands areas area being essential. Distribution in the coast region ranges from upland areas of the Howe Sound-Squamish and Lillooet Valleys, north to the North Coast and east to Central Interior (SCCP, 2010d). Fishers are unlikely to use the property.

Grizzly bear (Blue Listed)

The property is located between the Garibaldi-Pitt grizzly bear population and the Squamish-Lillooet grizzly bear population. Due to their large home range requirement, grizzly bears may travel through the project boundary utilizing the site to travel to the other side of the valley but are unlikely to be regular visitors. Linkage zones for bears from the Garibaldi-Pitt population to the east to the Squamish-Lillooet population to the west were identified as occurring north of Pemberton. While grizzly bear sightings are very rare in and around the region of Whistler, such occurrences have been increasing in recent years, with the most recent sighting occurring near the Cheakamus Crossing area in 2011, which is approximately 2 km from the property.

Amphibians

Amphibian species of concern in the Squamish Forest District include the blue-listed red-legged frog, coastal tailed frog and western toad. The Northern rubber boa is yellow-listed. Wetlands and streams on the property may support all of these species.

Red-legged Frog (Blue Listed)

Red-legged frogs inhabit cool, moist coastal forests of southwestern BC, with preferred habitat including moist forest and wetlands with trees. Breeding occurs in shallow ponds, seasonal wetlands or slow, well-shaded streams

Tailed Frog (Blue Listed)

This species is a known inhabitant of mountain streams in undisturbed forests and requires cold, clear, unsilted waters (Green and Campbell, 1992). The tailed frog has a very unique life cycle as it remains a tadpole for up to four years prior to metamorphosis and up to 7 years to reach sexual maturity, with periods of highest activity from June to September (Dupuis and Steventon, 1999). The extended period for which the tailed frog tadpole requires a continuous flow of clean, cold water as well as the later age of maturation makes this frog species vulnerable to habitat alteration and or degradation. The tailed frog is sensitive to stream disturbance such as siltation, or algal



growth (Stevens, 1995). Eggs are known to be sensitive to temperature fluctuations (i.e. increases in water temperature). Tailed frogs have been confirmed to occur in nearby Boyd and Whistler Creeks and likely occur in Alpha Creek.

Western Toad (Blue Listed)

Western toads occupy a wide range of habitats from desert springs to mountain woodlands. In upland habitats, they occur near ponds, lakes and slow-moving streams or rivers and up to a few kilometers upland (BC CDC, 2011c). Habitat that may support Western toads occurs on the property.

Northern rubber boa (Yellow Listed)

Rubber boas can be found in woodlots, grasslands, coniferous forests, and riparian areas, and use a variety of features within the landscape for protection and for hunting. These items include abandoned rodent burrows, rock crevices, rotting stumps, logs, bark, litter around development and decomposing sawdust piles. Because they like to burrow, they appear to prefer sandy or loamy soils. Rubber boas tend to avoid dry, hot areas, preferring humid mountainous areas (BC MOE and TRU, 2004).

Invertebrates

Invertebrate species of concern in the Squamish Forest District are limited to the blue-listed dun skipper (butterfly) found in scattered populations throughout the Pacific Northwest, and the Vivid dancer (damselfly), associated with hot springs in interior habitats. The Dun skipper may be found on the property, but the Vivid Dancer is unlikely to occur within the project boundary due to the lack of suitable habitat.

2.4 Valued Ecosystem Components

Valued Ecosystem Components (VECs) are components of the environment that have the greatest value and sensitivity to the proposed development. The VECs identified by Cascade are those that enhance ecosystems creating or maintaining suitable habitats for native wildlife species to thrive. VECs are defined by the Canadian Environmental Assessment Agency (CEAA) as:

Any part of the environment that is considered important by the proponent, public, scientists and government involved in the assessment process. Importance may be determined on the basis of cultural values or scientific concern (Hegmann et al., 1999).

Wildlife Trees

Wildlife trees include significant standing snags, veteran trees, and trees with broken tops (Photo 24). These trees are important as perching areas for raptors, and foraging and nesting sites for woodpeckers, small owls and other cavity nesters. Veteran trees and large snags with high habitat value were observed in Polygons 2, 5 and 8.





Photo 24: Polygon 5, western hemlock snag with internal decay and active wildlife use.

Creek and Riparian Areas

The study area contains a large wetland (Millar Creek wetland – Polygon 8) that is bounded by the Alpha Creek wetlands to the east and Highway 99 to the west. Additionally, several small seasonally inundated wetland areas (Polygon 6) are scattered throughout the remainder of the site. The Millar Creek riparian and wetland habitats are dominated by Sitka spruce (*Picea sitchensis*), hardhack (*Spirea douglasii*), willow (*Salix spp.*), salmonberry (*Rubus spectabilis*) and various sedges (*Carex spp.*), rushes (*Juncus spp*), and grasses (*Poa spp.*). Riparian and wetland habitats in the forests associated with the swamp wetlands (Polygon 6) are dominated by tree species such as western red-cedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), and red alder (*Alnus rubra*). The shrub and herb understory is dominated by skunk cabbage (*Lysichitum americanus*), salmonberry (*Rubus spectabilis*), thimbleberry (*Rubus parvifolium*), and horsetails (*Equisetum spp.*). Riparian habitats provide high structural heterogeneity and plant species diversity compared to the relatively uniform adjacent forests. They are very attractive to numerous bird, mammal, and amphibian species. Creek and wetland habitats are utilized as drinking and preening areas for wildlife, as breeding areas for frogs and salamanders, and sometimes as travel corridors from mammals.

Mature Forest

Mature and old growth forests support greater structural complexity than younger forests and suffer greater and longer lasting impacts from development than forests of younger structural stage. Mature forests contain habitat features such as increased woody debris, and established understories, that are important to many species for nesting, and feeding. For example, the vegetation communities that exist in mature and old forests take many years to develop and are more at risk to impacts from development such as increased windthrow from clearing.



2.4.1 Wildlife Movement Corridors

Travel corridors are important to consider during the planning and design stages of development. Leaving travel corridors for wildlife intact can reduce the potential for human-wildlife conflicts, maintain the natural exchange of individuals between wildlife populations, and lower the ecological impact that development has on the natural environment. While intensive wildlife travel corridor assessments were not conducted for this environmental review, wildlife generally prefer to travel in areas of easiest passage such as valley bottoms, areas of low slope gradients and under vegetation cover.

While larger travel corridors are better for wildlife, they do not necessarily mesh with many development proposals. For this reason, undevelopable areas such as the Millar Creek wetlands, the hydro right-of-way, and riparian areas should be connected by parkland or greenspaces in the development to create effective corridors for wildlife passage.

At the Alpha Creek Lands, the Millar Creek wetlands and the hydro right-of-way provide natural valley bottom movement opportunities, and riparian areas (e.g. Spring Creek, Alpha Creek) provide cross valley travel opportunities to access valley bottom corridors.

Riparian Corridors

Riparian habitats are areas adjacent to aquatic systems with flowing water that contain elements of both aquatic and terrestrial ecosystems. They provide habitat requirements for a wide spectrum of animal activities such as foraging, nesting, resting, and breeding and are natural movement corridors for wildlife. These corridors connect habitats within the subject property to adjacent forested areas while providing wildlife with thermal cover and security. Riparian areas are protected under the *Riparian Area Regulations* (RAR) and specific setbacks are listed in Table 14 and illustrated on Map 3. No development can take place within these areas.

2.5 Aquatic Environment

The aquatic environment on the Alpha Creek Lands includes fish and no-fish bearing streams and drainages, bedrock contained pocket wetlands and fish bearing large valley bottom wetlands. The majority of small unnamed drainages and pocket wetlands are considered non-fish bearing, whereas the lower portions of Alpha Creek, Spring Creek and the unnamed tributary in Polygon 7 are fish bearing.

2.5.1 Alpha Creek

Alpha Creek enters Polygon 2 at the dual culvert crossing under Highway 99 (Photos 25-26). The creek intersects the property from south to north and then flows into Millar Creek in the Alpha Creek wetlands. Alpha Creek has a maximum channel width of 5.2 m and a wetted width of 2.76 m. During high water events, this channel is likely to flood.

Channel structure consisted of mostly riffles (80% each), with some deep pools (20%). The average maximum riffle depth was of 15.0 cm; and the average maximum pool depth was 32.0 cm. The water was clear with the stream substrate consisting mostly of gravels and cobbles, indicating moderate water velocities. Most cover was provided by overhanging vegetation, small woody debris and instream boulders. This lower reach of approximately 100 m is expected to provide good spawning and rearing habitat for Kokanee (*Oncorhynchus nerka*), sculpin (*Cottidae spp.*), and rainbow trout (*Oncorhynchus mykiss*) (BM MOE, 2003).







Photo 25: Alpha Creek at Highway 99

Photo 26: Alpha Creek downsteam from Highway 99

2.5.2 Spring Creek

Spring Creek enters the southern portion of Polygon 5 through a culvert at Highway 99 (Photos 27-28). Pond Creek flows into Spring Creek approximately 100 m downstream of the highway culvert crossing. Spring Creek traverses the property from south to north and eventually flows into Millar Creek via the Alpha Creek wetlands. The reach adjacent to the highway consists of one primary channel and one overflow channel that accommodates water in the wet season. Stream gradient ranges from 9.0 to 18.0%. During the stream assessment, the main channel contained water but flowed subsurface approximately 75 m from the roadway. The creek has a maximum channel width of 6.58 m and a wetted width of 0.87 m. During high water events, both channels are expected to be flooded and flowing.

Channel structure consisted mostly of riffles (90%), with the occasional pool (10%). The average maximum riffle depth was of 6.0 cm, and an average maximum pool depth of 9.0 cm. The water clarity was clear with the stream substrate consisting mostly of gravels and cobbles, indicating moderate water velocities. Most cover is provided by small woody debris and large woody debris.

The lower 50 m of the reach is expected to provide good spawning and rearing habitat for Kokanee (*Oncorhynchus nerka*), sculpin (*Cottidae spp.*), and rainbow trout (*Oncorhynchus mykiss*) (BC MOE, 2003).







Photo 27: Spring Creek, 2005

Photo 28: Spring Creek side channel at Expo Trail, 2005

2.5.3 Millar Creek

Millar Creek enters the study area at the northeast corner of Lot C from Alpha Lake (Photos 29-30). The creek flows west through Polygon 8 and drains west to eventually drain into the Cheakamus River. A review of existing aquatic biophysical information for Millar Creek was conducted, with field observations taken on October 10, 2003.

Millar Creek is approximately 3.3 km in length, with approximately 700 m flowing through the subject property. The upper reaches, near the northwestern border of the property, are largely braided with cover provided by a shrubby forest and herb layer. As the creek flows downstream it becomes channelized (for approximately 500 m) until it reaches the Function Junction industrial park. Within the study area, the creek is contained by a wetland, described in more detail in Section 2.5 below.

The average gradient is 1%, with an average wetted width of 9.2 m and a channel width of 11.3 m within the channelized portion of the creek. Channel structure consisted mostly of riffle and glide (40% each) with some deep pools (20%). The average maximum riffle depth was approximately 45 cm; and the average maximum pool depth was 1.3 m. The water clarity was clear with stream substrate consisting mostly of fines and cobbles, indicating moderate water velocities. Overhanging vegetation provides 20% of instream cover.

Millar Creek is considered good spawning and rearing habitat due to its moderate water velocity, vegetated banks, and variety of substrate sizes. Kokanee (*Oncorhynchus nerka*), Sculpin (*Cottidae spp.*), and rainbow trout (*Oncorhynchus mykiss*) all occur in Millar Creek (BC MOE, 2003).







Photo 29: Millar Creek upstream to wetland area at Lynham Road.

Photo 30: Millar Creek downstream at Lynham Road

2.5.4 Intermittent Drainages

Intermittent upland drainage areas were identified during the site visit in October 2003 and were later reconfirmed during the site visit in January 2004 and can be seen on Map 2. Riparian Area Assessments were conducted in 2007 and identified the alignment and extent of these drainages. They were labelled as Stream A, Stream B, and Stream C (Map 2). These drainages flow into or out of wetlands 1, or 2 during periods of high precipitation. Outflow from the wetland areas begins as overland flow then, in some cases flows subsurface, ultimately reaching the Alpha and Millar Creek wetlands.

An unnamed tributary was identified in Polygon 7, flowing from Highway 99 into Millar Creek. The gradient is 1.0% with no obvious barriers to fish passage.

2.5.5 Wetlands

2.5.5.1 Wetland Classification

Wetland type and the extent of wetlands on the subject site were classified using the Canadian Wetland Classification System. The Canadian Wetland Classification System is based on ecological variables that influence the growth and development of wetlands (NWWG, 1997). The ecological variables include physical characteristics, such as geomorphology, moisture regime, and soil type, and biological characteristics, including vegetation and wildlife present. The system divides wetlands into 5 classes: bog, fen, swamp, marsh, and shallow open water. A key feature in classifying wetlands is whether or not peat, the partially decomposed, compacted accumulation of plant remains, is consistently deposited in the soil compartment. Two types of wetlands were observed on and adjacent to the subject site, these are stream fens, and basin swamps.

The Millar Creek wetland area (Polygon 8) is classified as a stream fen. Fens typically are associated with an accumulation of peat, fluctuating water table, and water flow on the surface and subsurface. Fens have higher levels of dissolved nutrients than bogs due to groundwater input. A stream fen is located in the main channel of a semi-permanent or permanent slow flowing stream. The banks of the stream are comprised of peat formed by well decomposed graminoid remains and the water table of the fen is affected by stream levels during normal and flood periods. Vegetation observed in the Millar Creek wetland included western redcedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), red alder (*Alnus rubra*), sitka spruce (*Picea sitchensis*), hardhack (*Spirea douglasii*), willow (*Salix spp.*), salmonberry (*Rubus spectabilis*), skunk cabbage



(Lysichitum americanus), thimbleberry (Rubus parvifolium), horsetails (Equisetum spp.), and various sedges (Carex spp.), rushes (Juncus spp), and grasses (Poa spp.).

The pocket wetlands, wetland 1, 2, 3, and 4 (Polygon 6) are classified as basin swamps (Map 2). Swamps typically are associated with wooded wetlands with trees or tall shrubs providing generally over 30% of cover. Basin swamps have constantly wet substrate that is permanently or seasonally flooded. A basin swamp is topographically defined in glacier features or bedrock where water is derived by surface runoff, groundwater, precipitation, or by small inflowing surface streams. Typically basin swamps have a well developed high shrub and herbaceous layer adjacent and throughout the basin areas. Vegetation observed in and around the pocket wetlands include skunk cabbage (Lysichitum americanus), labrador tea (Ledum groenlandicum), oval leaved blueberry (Vaccinium ovalifolium) salmonberry (Rubus spectabilis), bracken fern (Pteridium aquilinum), sedges (Carex spp.), hardhack (Spiraea douglasii) highbush cranberry (Viburnum edule), red-oiser dogwood (Cornus stolonifera), false azalea (Menziesia ferruginea), bunchberry (Cornus canadensis), western redcedar (Thuja plicata), western hemlock (Tsuga heterophylla) red-stemmed feathermoss (Plerozium scheberi), shaggy sphagnum (Sphagnum sgarrosum), pipecleaner moss (Rhytidiopsis robusta), and common haircap moss (Polytrichum commune). The forest canopy at the pocket wetlands is open with mixed deciduous and coniferous species. The wetland areas are expected to provide significant nutrients to downstream channels due to the diverse vegetation assemblage and rich soil associated with basin swamps.

The Alpha Creek wetland, although not part of the study area, is located to the north of the study area and is contained almost entirely within Lot 3, Block C, District Lots 1754 and 3361, Plan 18236. The Alpha Creek wetland, like Millar Creek wetland is classified as a stream fen.

A rare vascular plant species assessment was completed for the Alpha Creek Wetland in 2002 by Dave Polster, R.P.Bio., and no rare plants were observed. Vegetation observed during the assessment included nodding wood-reed (Cinna latifolia), Hylocomium slendens (Hylocomium splendens), skunk cabbage (Lysichiton americanum), Pleurozium schreberi (Pleurozium schreberi), small-flowered bulrush (Scirpus microcarpus), western redcedar (Thuja Plicata), western hemlock (Tsuga heterophylla).



2.5.5.3 Wetland Function

The functionality of the wetlands occurring on the subject site is somewhat compromised by the impacts of past forest harvesting, and road building. Functions provided by the wetlands on site include to varying degrees; (SCS, 1992):

- Sediment Control Capture and retain sediments from upstream runoff from Highway 99 and Alta Lake Road.
- Erosion Control Help to stabilize adjacent stream channels through storm sewer outfall ablation.
- Flood Storage Retain overflow and reduce the rate of flow during peak runoff by storm retention.
- Food Production Provide forage for migrating birds and resident animals, as well as providing food for downstream fisheries production.
- Wildlife Habitat Provide habitat and rearing habitat for the local wildlife population, including black-tailed deer, raccoons, small mammals, avian species, and herpetofauna.
- Wildlife Movement Provide a primary corridor that would link the Alpha Creek Wetlands and the Whistler Interpretive forest (Cheakamus region).
- Fisheries Habitat Provide rearing and overwintering habitat for existing populations of Rainbow trout (*Oncorhynchus mykiss*) and Kokanee (*Oncorhynchus nerka*) in the aquatic portions.
- Recreation Opportunities to develop ecological interpretive programs, viewing platforms and trails.



3.0 ENVIRONMENTAL CONSTRAINTS

3.1 Cultural Environment

3.1.1 Heritage

A heritage/ archaeological survey was not conducted as part of this assessment, although evidence of past timber harvesting was noted on site.

3.1.2 Anthropogenic Features

Antropogenic modifications made to the study area include squatter cabins, gardens, bike parks, informal trails, black bear research, clearings and past timber harvesting. These activities all occured on private lands and do not pose a constraint to development.

3.1.3 Recreation Use

The informal "Expo" trail runs the length of Lots 1 and 2. Access is attained from the entrance to the Spring Creek subdivision or via Alta Lake Road. The trail is frequented by hikers, mountain bikers and dog walkers. This trail is not officially recognized by the municipality and exists on private land.

3.2 Physical Environment

3.2.1 Climate

Climate in the study area represents no obvious constraints or concerns with respect to land development. However, precipitation is considerable in the Whistler area. Intense rainfall, usually occurring during the autumn months can increase the risk of erosion, whereas snowfall can hinder access, and improper snow removal could damage natural environments. A snow removal strategy should be developed as part of the proposed development to ensure that snow removed from roads is not deposited into creeks or wetlands.

3.2.2 Geology

Bedrock and lack of soils located on the upland portions of the study site (primarily Lots 1 and 2) may hinder development. Bedrock at or near the surface can be impermeable to stormwater and expensive to excavate. Consequently the distribution of bedrock will likely influence the location of infrastructure, roads and residential development on upland areas. Stormwater must be managed according to best management practices to ensure that run off does not result in increased erosion or sedimentation of waterways.

3.2.3 Geomorphology

Steeply sloping, bedrock-controlled topography may hinder development of access routes, excavation and residential layout on the upland areas of Lots 1, 2 and 4. The active flood plain of Millar Creek (Polygons 1a, 1b, 7 and 8), and gullying/erosion processes of Spring and Alpha Creeks also hinder development. While potentially increasing the difficulty and cost of development, geomorphology of the site does not present constraints to development.

3.2.4 Hydrology

Alpha and Spring Creek have the potential to flood during high precipitation events. While vegetated riparian buffers will offer protection against erosion and sedimentation, large floods could overwhelm riparian buffers and impact development. Stormwater management planning should be able to accept high precipitation volumes without causing increased sedimentation of receiving waterbodies. While hydrology itself does not present constraints to development,



improper management of water on site could present constraints under the *Water Act* and *Fisheries Act* regarding impacts to water quality.

3.3 Terrestrial Environment

3.3.1 Soils

The poorly developed soils found of the lowland sections of Lot C (Polygon 1a and 1b) are indicative of disturbance factors including recently deposited alluvium and a fluctuating water table. A geotechnical assessment should be conducted during the planning stages to ensure that development can proceed. Soils do not present any environmental constraints to development, although Cascade recommends that soils be salvaged and stored during development to be redistributed on the site following development. The benefits of salvaging native soils is that soils contain seed banks for native seeds and will generally support the re-growth of site series representative of property conditions.

3.3.2 Vegetation

Forest stands, including pole sapling, young and mature forests of polygons 3, 4, 5, and 7, do not present constraints to development. The mature forest of Polygon 2, located on the northern property boundary adjacent to the Millar Creek wetland, supports veteran trees. While not afforded official protection, veteran trees in a mature forest provide valuable habitat to birds and mammals and should be maintained where possible.

All vegetated or non-vegetated units located on floodplains, in wetlands or adjacent to wetlands or streams are protected under the RAR (Map 3).

3.3.2.1 Rare and Endangered Plants and Ecological Communities

Plant Species

A rare plants survey was conducted at the Alpha Creek wetlands adjacent to the subject property in 2002 and no rare plants were observed (Polster, 2003). While a rare plants survey was not conducted on the subject property, the proximity and habitat similarity to the Alpha Creek wetlands and the anthropogenic disturbances of the site decreases the potential for rare plants to occur on the subject property. Should rare or endangered plants be identified on the subject property, development may be constrained in the vicinity of the plant.

Ecological Communities

Four rare and endangered ecological communities were observed on the subject property, including two blue-listed and two red-listed communities (Table Map 3). Mature and old growth forests are more ecologically important than disturbed, fragmented, or second growth communities as they contain many habitat features such as significant snags, and wildlife trees that are lacking in younger forests.

The ecological communities identified on the property are listed in Table 10. Considering the structural stages of the identified red and blue-listed ecological communities, the blue listed *Amabilis fir - western redcedar / devil's club* community exists in the most complex structural stage (i.e., 6 - mature forest) and should be conserved as a priority. The remaining ecological communities should also be considered priority conservation areas, especially considering the 7.5 ha size of the red-listed Black cottonwood / Sitka willow - thimbleberry community. The remaining ecological communities are located in areas that are constrained by other restrictions including the RAR, *Water Act* and *Fisheries Act*, and are therefore constraining to development.

While development within the blue listed *Amabilis fir - western redcedar / devil's club* community (polygon 7) is not protected by specific legislation, best management practices recommends that the location of project infrastructure should be positioned outside of this area wherever possible.



3.3.3 Wildlife and Wildlife Habitats

3.3.3.1 Wildlife

Preserving or rehabilitating key ecosystem components, such as the creeks and their associated riparian areas, wildlife trees, and the larger veteran trees will act to maintain wildlife values and mitigate development impacts.

Although many valued ecosystem components are not afforded legislated protection, provincial and federal acts such as the *Water Act, Riparian Area Regulation*, *Fisheries Act*, and *Wildlife Act* ensure that these ecosystem components are protected from developmental impacts.

Under the Wildlife Act, breeding birds are protected as outlined in Section 34, which states:

A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys

- (a) a bird or its egg,
- (b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl or,
- (c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.(Wildlife Act, 1996)

Clearing should occur outside of the typical breeding period of April 1 to July 31, or a nesting bird survey should be completed by a qualified environmental professional prior to any clearing to ensure that no active nests are disturbed. Active nests of all song birds and raptors are legally protected, whereas inactive nests of bald eagle, golden eagle, peregrine falcon, gyrfalcon, osprey and burrowing owl are similarly protected (Demarchi and Bently, 2005). If active/ inactive nests are identified, they must be protected by species-specific vegetation buffers depending on the species of bird that occupies or created the nest.

During site visits for the initial IER, wildlife was identified by visual observation, songs, tracks and feeding signs. Utilization by wildlife not observed during the site reconnaissance but was inferred from available habitat. Wildlife constraints to development are therefore based on site features of considerable high habitat value. Preservation of "valued ecosystem components", as outlined in Section 3.3.3.3, is therefore imperative to minimizing potential conflicts with wildlife.

3.3.3.2 Rare and Endangered Wildlife Species

Cascade identified twelve rare and endangered species as possibly occurring on the site. Some of these species (the red-legged frog and Pacific water shrew) have specific requirements associated with the creeks and riparian habitats of the property. Habitat management for listed species should be considered in the riparian area assessment. Wildlife habitat areas (WHA) for red-legged frog and coastal tailed frog should include a core area encompassing the wetland/ stream plus a 30 m riparian reserve beyond the high water mark, and a 20 m management zone beyond the core area (Maxcy, 2004; Mallory 2004).

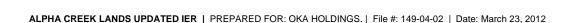
3.3.3.3 Valued Ecosystem Components

Wildlife Trees

Wildlife trees include significant standing snags, veteran trees, and trees with broken tops. These trees possess high habitat values important for perching, foraging and nesting. Wildlife trees and snags were observed throughout the property, especially in Polygons 5 and 8, and should be maintained wherever possible.

Riparian Areas

Creek and riparian habitats are important as feeding, drinking, and breeding sites for numerous wildlife species. These habitats also act as natural movement corridors for wildlife through the





site. The riparian areas associated with all creeks and wetland areas within the site are subject to the RAR and are thus constraining to development. Specific RAR setbacks, determined during the RAR assessment of 2007 are described in sections 3.4.

Wetlands

Wetlands 1 and 2, and the Millar Creek wetland are of particular value to fish and wildlife, providing high value nesting, breeding and foraging opportunities for birds, amphibians and mammals. As these wetlands are either fish bearing or drain into fish bearing waters, the wetlands are protected under the *Water Act*, the *Fisheries Act*, and the RAR.

The two unconnected pocket wetlands 3 and 4, are protected under the *Water Act* but are not afforded any riparian protection. Cascade recommends that a 10 m vegetated buffer be established around these wetlands to maintain water quality for use by amphibian, birds and mammals.

Wildlife Movement Corridors

Provision of wildlife movement corridors between the property and more extensive forested habitats is recommended to ensure continued wildlife use of the area. All creeks and riparian corridors on the subject property also function as wildlife movement corridors and are constraining to development under the RAR.

Mature Forest

While not afforded official protection, best management practices recommend that mature forests be maintained wherever possible. The mature forests with veteran old growth trees (structural stage 6 or greater) on the Alpha Creek Lands are illustrated in Map 3.

3.4 Aquatic Environment

Any development in the vicinity of Millar Creek, Alpha Creek, Spring Creek and their associated riparian areas is subject to the *Water Act*, *Fisheries Act* and RAR. Development is prohibited to occur within the Streamside Protection and Enhancement Areas (SPEA) that were determined during the RAR assessment of 2007. SPEA setbacks are based on the size and type of waterbody and are listed in Table 14, and illustrated on Map 3.

Table 13: Streamside Protection and Enhancement Areas for waterways on the subject property.

Waterbody	SPEA (m)
Stream A	10
Stream B	10
Stream C	10
Spring Creek	10-30 m from the top of ravine bank,
	depending on the width of the ravine
Alpha Creek	30 m from the top of ravine bank
Wetland 1	15-30 depending on aspect
Wetland 2	15-30 depending on aspect
Wetland 3 (unconnected)	n/a
Wetland 4 (unconnected)	n/a
Millar Creek Wetland	15-30 depending on aspect
Alpha Creek Wetland	15-30 depending on aspect

Any proposal to develop within the SPEA areas listed in Table 14 is subject to approval under the *Water Act*, and *Fisheries Act*. While wetland 3 and 4 are not protected under the RAR, the water quality of the wetlands is protected under the *Water Act*. Cascade recommends a 10 m vegetated setback be applied to these wetlands.



3.5 Development Permit Areas – Whistler Draft OCP

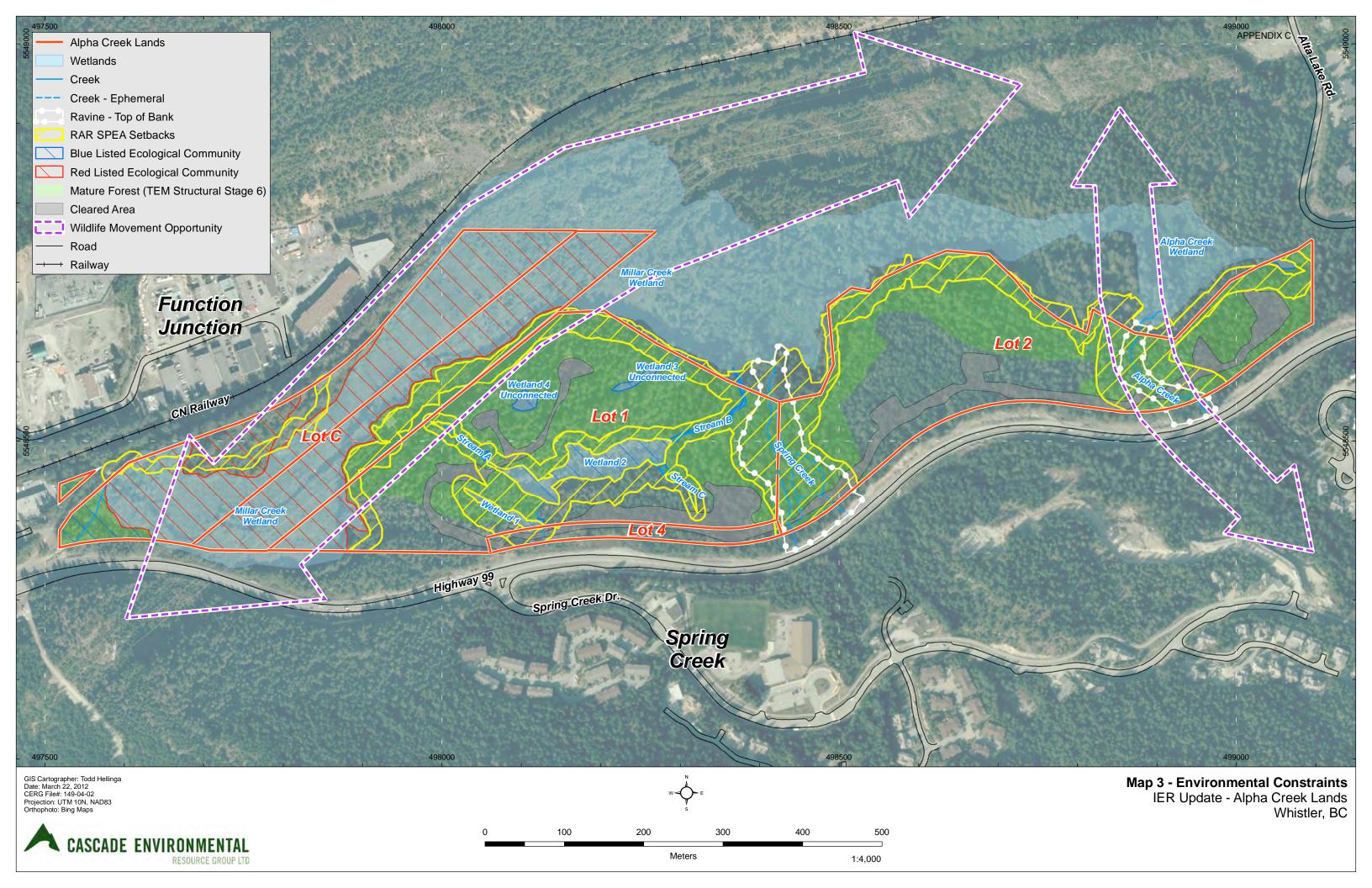
The RMOW's draft Official Community Plan (OCP) contains two Development Permit Areas (DPA) designed for the protection of the environment; they are Development Permit Area: Protection of Wetland and Riparian Ecosystems, and Development Permit Area: Protection of Other Ecosystems. The goal of the two DPAs is to preserve, protect, restore and enhance ecosystems identified within these areas. While still in draft form, the OCP, when accepted, will be constraining to development proposed within these DPAs.

According to Schedule K – Wetland Ecosystem Protection DPA, and Schedule L – Riparian Ecosystem Protection DPA of the Draft OCP, the Alpha Creek Lands are identified as being a DPA for the Protection of Wetland and Riparian Ecosystems. However, since a Riparian Area Assessment was completed for all waterways on the Alpha Creek Lands, and SPEA setbacks are assigned, specifications of the Development Permit Area: Protection of Wetland and Riparian Ecosystems are already addressed in the RAR.

According to Schedule M – Other Sensitive Ecosystems Protection DPA of the Draft OCP, the Alpha Creek Lands are not identified as being a DPA for Protection of Other Ecosystems area and therefore, restrictions associated with the DPA for Protection of Other Ecosystems do not apply to development on the property.

ALPHA CREEK LANDS UPDATED IER | PREPARED FOR: OKA HOLDINGS. | File #: 149-04-02 | Date: March 23, 2012

APPENDIX C





4.0 Recommendations and Conclusions

Based on the information reviewed and the site conditions observed, the following recommendations are made to minimize potential negative impacts on the site arising from development:

- 1. Clearing of trees should be avoided during the typical bird breeding season (between April 1 and July 31). Any clearing during this period should be preceded by both a **breeding bird survey** and **raptor survey** conducted by a Qualified Environmental Professional to ensure compliance with Section 34 of the Wildlife Act, which forbids the destruction of nests occupied by a bird, its eggs, or young. All occupied song bird nests and occupied or unoccupied raptor nests identified during this time must be protected from clearing with appropriate vegetated buffers. If any bird species at risk are identified, additional mitigation measures may be required to protect the species.
- 2. Streamside Protection and Enhancement Areas (SPEA) as determined under the RAR assessment methodology must be delineated and protected from clearing/ intrusions prior to any development on the property.
- Habitat management for listed species should be considered in the riparian area assessment. Wildlife habitat areas (WHA) for red-legged frog and coastal tailed frog should include a core area encompassing the wetland/ stream plus a 30 m riparian reserve beyond the high water mark, and a 20 m management zone beyond the core area (Maxcy, 2004; Mallory 2004).
- 4. Green space in the development should be selected to link all or portions of the blue and red listed ecological communities to the hydro right-of-way. By doing so, the existing hydro right-of-way will become an enhanced valley bottom wildlife movement opportunity.
- 5. The development of a wildlife management plan is recommended to ensure that protocols are in place to resolve issues with wildlife before they become health and safety concerns. In addition, the wildlife management plan should address specific design elements to control, avoid or mitigate against issues with wildlife, covering topics such as habitat to avoid during development, garbage management, and recommended plant species to avoid planting.
- 6. Valued Ecosystem Components (VEC) such as mature forests and wildlife trees including large veteran trees, snags, or trees with broken tops or holes in them should be retained wherever possible for their wildlife habitat values.
- Site preparation and construction works should be monitored by a qualified environmental monitor.
- 8. A sediment and erosion control plan should be prepared to address concerns of sedimentation that may arise during construction. This plan should adhere to the <u>Land Development Guidelines for the Protection of Aquatic Habitat (DFO and MELP, 1993)</u>.
- 9. A storm-water management plan should be developed/ updated to ensure that development does not increase the risk of erosion and sedimentation of local waterways. This plan should adhere to the <a href="Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (BC MWLAP, 2005). Development plans should include considerations to reduce total impervious area, minimize site clearing and reduce peak flows due to runoff.



4.1 Recommended Additional Studies

A comprehensive raptor survey should be completed throughout the study area, with emphasis on the veteran trees found in Polygon 5. A survey for a potential great blue heron (*Ardea herodias*) rookery should be completed in Polygon 8 prior to development. If any development is to occur within 50 m of water. Pacific water shrew habitat should be assessed.

4.2 Enhancement Opportunities

Fisheries and wildlife enhancement opportunities identified on the Alpha Creek Lands include:

- A Restoration of the Spring Creek channel;
- A Initiating a comprehensive interpretive signage program for the Millar Creek wetlands.



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APPENDIX C



Appendix 3: Examining the Environmental Implications of the Proposed Whistler University

Dearden Report

Examining the Environmental Implications

of the

Proposed Whistler University

Introduction

A proposal has been made to develop the Alpha Creek Lands for the construction and subsequent operation of a small, private university (WhistlerU). The purpose of this report is to provide some perspective on the environmental implications of such a development (Figure 1). There have been many reports commissioned on the environmental characteristics of the Alpha Creek lands. The main distinctive feature of these lands is an area of restricted drainage, known as the Alpha Creek wetlands.



Figure 1: Map summarizing proposed University development at the Alpha Creek lands, Whistler.

Wetlands in general are recognized as valuable conservation areas and the Alpha Creek wetlands are no exception, although they are far from pristine, with a major transmission line complete with pylons straddling them (Photo 1, Appendix 1) and evidence that water levels have been impacted by previous developments, such as the road. The site has experienced extensive

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previous modification including logging, logging road/trail construction, Highway 99 construction, stream/wetland relocation, upper watershed development and man-made drainage structures, all resulting in an altered hydrological regime. No distinctive rare and endangered species have been recorded at the site ¹. Nonetheless the wetlands constitute a valuable habitat, worthy of conservation and future restoration initiatives.

The proposal to develop WhistlerU is fully considerate of the conservation values of the wetlands and associated riparian zones, and plans no development on these areas. Developments will be restricted to approximately one-third of the upland areas, with these areas being the most distant areas from the wetlands on the site (Figure 1). This is consistent with the Description of Success (DOS) indicators of the Whistler 2020 Plan that "use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem integrity". ²

Potential impacts on the wetlands themselves will largely be confined to control of water run-off onto the wetlands from the developed area. State-of-the-art engineering techniques will be used to ensure that these impacts are negligible. These techniques are well known and should not present any technical problems if well-designed and implemented³. Landscaped areas will consist of native plant species that eliminate the need for watering and chemical use, again a DOS indicator for Whistler 2020.⁴

Recommendation 1

• Do not build any infrastructure on the wetlands or associated riparian zones.

Recommendation 2

• Ensure that site development follows state-of-the-art architectural and engineering practices to minimize potential impacts on wetland hydrology.

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¹ Terra Planning Ltd, 2000. Environmental Review of the Alpha Creek Lands Owned by Oka Holdings. Whistler, BC; Cascade Environmental Resource Group Ltd 2005 Initial Environmental review: "Alpha Creek Lands. Report prepared for Oka Holdings, Whistler, BC.

² Resort Municipality of Whistler 2007 Whistler 2020: Moving Towards a Sustainable Future. Descriptions of Success. Whistler, BC.

http://www.whistler2020.ca/whistler/site/ourVision.acds?context=1930515&instanceid=1930516. Accessed June 28, 2010.

³ These recommendations are summarized following a hydrological assessment by consulting engineers and hydrologists: La Cas Consultants Inc 2005 *Overview Hydrological Assessment*. prepared for Oka Holdings, Whistler, BC.

⁴ Op cit, Note 2.



Recommendation 3:

• Focus on high-density development that minimizes building footprints.

The second area of potential negative impacts is on the overall connectivity of conservation lands in the Whistler corridor. Whistler is developing a Protected Area Network (PAN) plan for the community. This is a valuable input to planning and contribution to Whistler 2020, although the final proposed version is not currently available for inspection. It is assumed that the wetlands and associated riparian zones will be part of this plan, and WhistlerU supports this measure. Most of the rest of the area of the Alpha Creek lands is in immature hemlock stands with some western red cedar, Douglas fir and amabilis fir mixed in (Photo 2) with little distinction from surrounding re-growth areas. Mature and wildlife trees will be protected (Photo 3). Night lighting will be muted and focused to facilitate nocturnal wildlife activities. Wildlife connectivity corridors will run the length and breadth of the proposed development. This is consistent with the Whistler 2020 DOS that "Corridor partners adopt Natural Areas Strategies consistent with the intent of this document." ⁵

Recommendation 4:

• Establish north-south and east-west wildlife connectivity corridors.

In contrast to concern over the negative impacts of development on the Alpha Creek lands, there has been little attention given to the potential enhancement of environmental values to the lands and to the Whistler region that could result from the University. The main purpose of this report is to outline these values, paying attention first to the Alpha Lands themselves and secondly to the Whistler region.

⁵ Op cit, Note 2.

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On-Site Environmental Values at Whistler University.

WhistlerU is to be a small, high-quality, private university with considerable flexibility in its curriculum, including undergraduate programs which will have mandatory courses in environmental studies, biology and geography that have a strong focus on environmental learning. All undergraduate students, regardless of their degree or major will gain essential experience in understanding environment and environmental issues through hands-on, fieldbased learning. The Alpha Creek Lands provide an ideal outside classroom on which to base these courses, embracing topics such as climate and microclimates, stream and wetland hydrology, snow hydrology, ecology including wetland vegetation, woodland vegetation, fish and amphibian habitat, bird nesting, feeding and migration and mammal activities. Despite the number of environmental reports completed on the Alpha Creek lands there are still gaps in understanding a basic inventory of ecosystem components, let alone functional relationships. For example, there is no baseline seasonal water quality data available for the site⁶. Having a yearround presence of expert (faculty) and novice (student) environmental monitors will result in a much clearer understanding of the area. At the moment there is nobody systematically studying the area. Making the site an outdoor classroom for a wide-range of scientific monitoring programs will facilitate improved conservation planning for the entire area. This will help realize the Whistler 2020 goal that "Continual learning about natural areas and species informs appropriate restoration and protection efforts."⁷

Recommendation 5.

 Develop field-based monitoring classes focused on the Alpha Creek lands to build up biophysical inventory and understand processes.

At one time the classes noted above would have been just interesting parts of the curriculum. However in an era of global climate change, environmental monitoring is now an integral part of

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⁶ Op cit. Note 3.

⁷ Op cit. Note 2.



planning for the future. Whistler occupies an interesting and important location for on-going monitoring related to aspects such as freeze-up and melt days, observing animal hibernation and returning migrants. These observations can be included in the broader national and international monitoring sites and help direct attention to Whistler as a scientific, educational and sustainability centre.

Recommendation 6.

· Link Whistler-based studies to global monitoring initiatives relating to climate change.

History demonstrates that restricting environmental understanding and assessment to science students can lead to considerable costs to society down the road as general awareness of environmental challenges fails to permeate through the population. As a new university, WhistlerU will be in a position to develop a more forward-looking curriculum that ensures that all students benefit from several environmental courses during their studies. This will help build environmental awareness and reduce environmental impacts amongst the student population overall

Is our educational system preparing you and the students that will follow you to understand and deal with these changes?Currently, many schools, colleges, and universities graduate students who have little or no idea about how the ecosphere functions and how human activities impair those functions. They shop, travel, eat, drink, work, and play in blissful ignorance of the impacts they may be having on life support systems.

Dearden and Mitchell 2009, p581

Recommendation 7:

Build compulsory environmental courses into all undergraduate programs

The range of habitats available both on site and in the immediate vicinity of Whistler University provide an unparalleled opportunity for experiential learning situations with minimal cost (Photo 4). Environmental courses and programs will be strongly field-based to take advantage of this

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opportunity. Developing this field-based component also helps fulfill the Whistler 2020 DOS that "Opportunities exist within developed and recreational areas for people to learn about the natural environment."8

Recommendation 8:

• Ensure that environmental courses and programs have a strong field component to facilitate experiential learning.

WhistlerU intends to develop graduate programs for degrees at the master's and doctoral level. The undergraduate courses in environment are unlikely to suit the graduate programs, indeed, some of the students will have already completed them. All graduate students should however become parts of the WhistlerU culture with its focus on environmental learning and responsibility. This can be accomplished in two ways:

Recommendation 9:

 Graduate student orientation must include a required component on environmental awareness which includes field-based observation and understanding

Recommendation 10:

• At least one compulsory course in any Graduate program should deal with the importance of environmental responsibility in the field of study. Examples of this might include a course in Ecotourism in an MBA (Tourism), on Ecobusiness in an MBA (Business), on Environmental Law in a Juris Doctor program and Environmental Education in an MEd.

On the basis of the site inventories described above an optimal system of trails will be developed by the students. This trail system will be designed to minimize impacts on fragile areas and species while giving access to the area for both students and area residents. Trail mapping, construction and the development of effective nature interpretation signs are valuable practical

⁸ Op cit, Note 2

SEACON, Victoria, BC, July, 2010







skills that can be built into course curricula. Wetland interpretation will be a strong focus of this trail system.

Recommendation 11:

• Develop an interpreted trail system that will protect sensitive areas from environmental impact and help build awareness of the value of habitats in the area.

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Off-Site Environmental Values at Whistler University

The future is increasingly a race between education and catastrophe

H.G. Wells

Whistler is to be commended on the development and implementation of the Whistler 2020 Strategy. It is visionary, tied to practical strategies and should result in a more sustainable future for the community as it evolves and develops. WhistlerU fully supports the Strategy and feels that there is great potential for the University to contribute towards this evolution in a number of significant ways. Development of a university, a knowledge centre, is fundamentally different from other kinds of developments. Universities are recognized as societal leaders in a wide variety of fields. They attract world class thinkers and the leaders of tomorrow. They are catalysts of forward-focused thinking. Many communities compete to attract a university to their area. Establishment of a university in Whistler would be a prime example of one of the economic DOS indicators from Whistler 2020 to: "proactively seize[s] economic opportunities that are compatible with tourism, and effectively adapt[s] to changing external conditions."

WhistlerU will contribute directly to several of the main priorities outlined in Whistler 2020:

• Enriching Community Life

WhistlerU will attract well-educated people with interests and skills that will help enrich the resort municipality of Whistler. Faculty and students alike will add to the culture and social fabric of the community and enjoy Whistler's wide range of activities and amenities. They will be residents, mix with visitors in the village and on the mountain, sharing in the resort vibrancy and cosmopolitan atmosphere. Local residents will be able to take university courses and obtain degrees. This is directly relevant to the Whistler 2020 DOS indicator that "diverse, affordable and accessible lifelong learning opportunities exist to meet the community's needs." This is especially the case as WhistlerU will develop programs which are accessible to working adults and part-timers through ensuring that timetables extend into evening and weekend sections and

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⁹ Op cit, Note 2

¹⁰ *Op cit*, Note 2

block courses which can be concentrated into short periods of time, especially during the summer.

The University, as a comprehensive knowledge centre will provide an opportunity for the development of other forms of learning and course-work, with special attention being paid to Whistler's unique environmental setting and First Nations traditions (Photo 5). Again this relates directly to several of the 2020 DOS indicators, for example that: "A learning culture is nurtured and promoted locally and regionally through diverse formal and informal opportunities and leverages Whistler's international stature" and that: "Residents and visitors have many opportunities to actively learn about the resort community, the natural environment and First Nations culture." There is also a DOS for a "physical and organizational focal point for the diversity of arts, culture and heritage activities that spread throughout the community"¹². WhistlerU will help provide that function.

• Protecting the Environment

WhistlerU will have an overall positive environmental impact upon Whistler Resort Municipality. This will be manifest in many different ways but includes:

- o Providing economic development and diversification that is non-polluting and is minimal in negative environmental impact compared to other forms of economic development;
- o Developing environmental capacity in the community through augmenting the core of local residents who have technical backgrounds in environmental analysis;
- o Developing programs and courses that raise environmental awareness as well as result in valued inputs into the local planning process.
- o Contributing to local, regional, national and potentially international environmental monitoring programs.

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- o Providing and maintaining trails on the Alpha Creek lands that will facilitate access for residents but limit impacts to the area;
- o Providing interpretive programming on these trails that helps raise community awareness of habitat values;
- o Helping expand the sense of environmental community stewardship that is one of the goals of the Whistler 2020 plan. 13

• Ensuring Economic Viability

Establishing a university will bring economic benefits and diversification to the Whistler community¹⁴. A university is part of the knowledge industry, a clean, non-polluting form of economic development that partners well with sustainable tourism and results in significant economic returns. Taxes paid by the University will help the local tax base and provide services for the local community. This is consistent with the Whistler 2020 goal that "Learning opportunities contribute to the local economy and attract visitors to the resort community for learning vacations."15

Partnering for Success.

WhistlerU is a prime example of the future need for "partnering for success" outlined as a main component of Whistler 2020. In the past, universities were seen as a product purely of government concern. However countries all over the world have discovered that partnering with the private sector can result in provision of unique learning opportunities that the public sector cannot provide. Whistler University represents a partnership between the educational and private sectors to establish a partnership with the local community to provide this learning opportunity. Establishment of Whistler University will help realize the Whistler 2020 DOS to provide "Learning opportunities foster collaboration, trust and community engagement and build the

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¹¹ Op cit, Note 2

¹² Op cit, Note 2

¹³ Op cit, Note 2

¹⁴ Projections suggest an estimate of up to \$30 million per year. Source:. WhistlerU 2008 Newsletter no. .2.

¹⁵ Op cit, Note 2



community's capacity for achieving Whistler's vision of success and sustainability for future generations. $^{\circ 16}$

Conclusion

Our greatest challenge lies in rethinking what kind of education is appropriate for a species whose standards of success threaten its ecological foundation.

David Orr 1992

Any form of human-built infrastructure will have some environmental impact. This is inevitable. Intelligent planning must focus on assessment of those impacts, assessment of potential benefits to the community and make a rationale choice as to the best long-term course of action. Fortunately Whistler has had the foresight to develop a long-term vision for the community that outlines not only broad visionary goals but also specific indicators of success. Whistler University represents an opportunity to make a significant contribution to meeting those visions and many specific indicators of success. There will be no development on the most environmentally sensitive areas of the site, and state-of-the-art architectural and engineering solutions will be used to mitigate any hydrological impacts. Whistler University will showcase site design and construction practices that will be at the forefront of modern sustainability techniques and will provide an outstanding opportunity for Whistler to demonstrate the economy of tomorrow. Whistler University will through its on-going research and monitoring will enhance the environmental sustainability of the Alpha Lands and the whole region.

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¹⁶ Op cit, Note 2

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¹ Report prepared by SEACON principal partner, Professor Philip Dearden on the basis of field inspections of the site, interviews with local residents and examination of environmental reports and maps as well as Whistler Municipality planning documents. Professor Dearden is the Chair of one of the largest Geography Departments in Canada at the University of Victoria. The Department is known for its strong environmental focus. Dr Dearden is known as one of Canada's foremost authorities on protected areas and the author of a text book on the topic, published by Oxford University Press that is widely used in universities in Canada. He is also the co-author of another best-selling Oxford text book on environmental planning and management in Canada.,

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APPENDIX 1

PHOTOS



Photo1: The wetlands, showing transmission lines. The dead conifers are probably the result of past disturbances influencing water tables.



Photo 2: Characteristic second growth forest on the site upland areas.

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Photo 3: Mature and wildlife trees, like this Douglas fir, will be identified and protected.

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Photo 4. The range of habitats stretches from the wetlands of the river bottom up to the alpine terrain and provides an outstanding natural classroom.



Photo 5: Culturally modified tree (CMT) with stripped bark will provide an ideal site for students to learn about traditional First Nations' practices.

SEACON, Victoria, BC, July, 2010





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EDUCATION OPPORTUNITIES Planning & Community Engagement Process

Administrative Report to Council 12-064 Presented June 19, 2012

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way Whistler, British Columbia TF 1 866 932 5535 Canada VON 1B4 www.whistler.ca

TEL 604 932 5535 FAX 604 935 8109



Education Opportunities - Context

- Strategic opportunity to complement and diversify Whistler's tourism economy.
- Generally supported by Municipal policy Whistler 2020, OCP
- Academica Post-Secondary Education Opportunities Study – limited scope
- Proposals from Capilano University and Whistler U; other potential









Education Opportunities - Context

- High level of community interest.
- Proposals pose significant considerations with potential for long-term impact that warrant careful examination and community consultation.

TEL 604 932 5535 FAX 604 935 8109



Key Questions

- What do we seek to achieve? What do we want to realize?
- What are all the opportunities?
- How do we determine which opportunities are in the best interests of the resort community?
- How do we measure benefits, costs, risks?
- How are growth management, development capacity, land use, fiscal impacts, feasibility and risk assessed?









Planning and Engagement Process

Objective:

develop a strategic framework that clearly establishes the municipality's goals, criteria and processes for pursuing and evaluating education opportunities, and supports municipal decisionmaking

TEL 604 932 5535 FAX 604 935 8109



Planning and Engagement Process

- Establish Council-appointed Education Task Force.
- Conduct various community engagement and input methods – e.g., 'Town Hall' meeting/forum, on-line questionnaires, random survey.
- Obtain additional professional expertise as may be deemed appropriate.
- Consider directions developed through other economic development processes.
- Consider proposal call to solicit interest and selectively pursue opportunities.



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Planning and Engagement Process

- Do not delay pending completion of new, updated OCP.
- Contract dedicated Project Manager from within existing staffing budget.
- Target process completion within 9 months March 2013.
- Next steps establish Task Force Terms of Reference and appoint Task Force.
- Staff and Task Force to further develop process and information requirements, with assistance of Project Manager.









Recommendation

That Council direct staff to undertake the planning and community engagement process outlined in this report to develop a strategic framework for evaluating and pursuing education opportunities for the benefit of the resort community.





FROM:

WHISTLER

7503.2

FILE:

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May, 15, 2012 **REPORT**: 12-059

SUBJECT: OCP AMENDMENT – SLRD REGIONAL GROWTH STRATEGY REGIONAL

CONTEXT STATEMENT

Resort Experience

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council rescind third reading of Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 given April 17, 2012;

That Council give third reading to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 as amended; and further

That Council direct staff to forward Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 to the Squamish Lillooet Regional District Board and the Superintendent of School District # 48 for consideration.

REFERENCES:

Appendix A: Administrative Report 12-039

PURPOSE OF REPORT

To highlight text amendments to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 and seek Council direction to forward the bylaw to the SLRD Board for consideration in advance of the legislated June 28, 2012 deadline for the submission of a Regional Context Statement relative to the SLRD Regional Growth Strategy.

DISCUSSION

On April 3, 2012 Council gave first two readings to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 and directed staff to schedule a public hearing on the bylaw. The public hearing was advertised as per Section 879 of the *Local Government Act*. No correspondence was received in advance of the public hearing. The public hearing was held April 17, 2012. No representations were made. Council then gave the bylaw third reading.

Following third reading, in advance of officially submitting the bylaw to the Squamish-Lillooet Regional District Board for acceptance, an inconsistency between the Regional Growth Strategy Settlement Area Map and an Official Community Plan Development Area and Map was noted by staff. This text amendment under Goal 1 of the Regional Context Statement in the attached bylaw was made. The revision follows:

April 17 version (Page 2): "Locations within the municipality for residential and commercial accommodation, commercial development, and business, service commercial and light

industrial development are designated within the plan. These locations are consistent with the RGS Settlement Area Map."

Revised version (Page 2, para 2, added text in bold): "Locations within the municipality for residential and commercial accommodation, commercial development, and business, service commercial and light industrial development are designated within the plan. A majority of these locations are consistent with the RGS Settlement Area Map. Locations that are inconsistent with the RGS Settlement map will be made consistent through the adoption of an updated OCP."

Further, to make clear the intent of the OCP Amendment was to not alter the OCP, save for the inclusion of the legislated Regional Context Statement, a line was added to the Section 1.1 Introduction to Schedule "1" of the bylaw. The revision follows:

April 17 version (Page 2, para 2): "Despite the fact that it was prepared and adopted many years prior to the adoption of the Squamish-Lillooet Regional District Regional Growth Strategy (RGS) June 28, 2010, the policies contained in this OCP are reasonably consistent with the RGS, as shown in the analysis below.

Revised version (Page 2, para 2, added text in bold): Despite the fact that it was prepared and adopted many years prior to the adoption of the Squamish-Lillooet Regional District Regional Growth Strategy (RGS) June 28, 2010, the policies contained in this OCP are reasonably consistent with the RGS, as shown in the analysis below. This Regional Context Statement proposes no change in the status of any lands contained in the OCP.

WHISTLER 2020 ANALYSIS

A complete analysis is contained in Administrative Report 12-039.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

None.

COMMUNITY ENGAGEMENT AND CONSULTATION

According to Section 894 (1) of the Local Government Act.

"After a public hearing, the council or board may, without further notice or hearing,

- (a) adopt or defeat the bylaw, or
- (b) alter and then adopt the bylaw, provided that the alteration does not
 - (i) alter the use,
 - (ii) increase the density, or

OCP Amendment – SLRD Regional Growth Strategy Regional Context Statement Page 3
May 15, 2012

(iii) without the owner's consent, decrease the density

of any area from that originally specified in the bylaw."

As these text amendments do not alter the use of Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 this bylaw can be read a third time and then referred to the SLRD Board for acceptance.

SUMMARY

This report outlines text amendments to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 that need to be made to call out an inconsistency between land designations in the OCP and the Settlement Map of the SLRD Regional Growth Strategy and that this inconsistency will be made consistent through the adoption of the updated OCP which will come before Council in early summer 2012. It also confirms the bylaw will not change the status of any lands in the OCP.

Respectfully submitted,

Kevin Damaskie SUSTAINABILITY COORDINATOR for Jan Jansen GENERAL MANAGER OF RESORT EXPERIENCE



REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 3, 2012 REPORT: 12-039
FROM: Resort Experience FILE: 7503.2

SUBJECT: OCP Amendment – SLRD Regional Growth Strategy Regional Context Statement

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council give first two readings to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012; and

That Council direct staff to advertise and schedule a public hearing, and further

That Council direct staff to refer Official Community Plan Amendment Bylaw(Regional Context Statement) No. 1993, 2012 to the Squamish-Lillooet Regional District Board for acceptance following the public hearing.

PURPOSE OF REPORT

To amend Schedule "A" of the RMOW Official Community Plan Bylaw No. 1021, 1993 to include a regional context statement as required by provincial legislation relative to the Squamish-Lillooet Regional District Bylaw No. 1062, 2008 "A Bylaw to Adopt a Regional Growth Strategy for the Squamish-Lillooet Regional District." This bylaw is an interim measure adding a regional context statement to the current OCP. A new regional context statement will be contained in the updated OCP which currently stands at first reading and has been identified as a priority in the Council Action Plan for completion within the next 18 months.

BACKGROUND

On June 28, 2010, the Squamish-Lillooet Regional District (SLRD) Board passed a bylaw adopting a Regional Growth Strategy (RGS). *The Local Government Act,* Section 866, requires municipalities within the SLRD to prepare a regional context statement (RCS) within two years of the RGS adoption. The RMOW RCS must be submitted to the SLRD Board by June 28, 2012 for review and acceptance.

The RCS identifies the relationship between a municipality's Official Community Plan (OCP) and the regional growth strategy. A RCS is prepared by the municipality as an amendment to its OCP, or as an additional section in a new OCP. According to a guide provided by the Ministry of Community, Sport and Cultural Development the provincial legislation supports:

- The "subsidiary principle" that, unless there is a compelling argument that a particular decision must be made at a regional level, it should be decided at the municipal level;
- A bias toward local autonomy.

The RGS is not an OCP done at a larger scale; instead it provides a policy framework for individual OCPs in the SLRD. The RCS explains the relationship between the RMOW OCP and the RGS.

Legislative Intent of Regional Context Statements

The RCS was devised by the province as a means of protecting a municipal council's authority to make local planning decisions while ensuring that the council and the regional board agree upon matters of legitimate regional interest. A RCS is part of the OCP, and must be consistent with the rest of the OCP. As an amendment to an OCP, the RCS is binding on the council that adopted it in the same way that the other parts of the OCP are binding: the council cannot adopt bylaws or undertake works that are inconsistent with the OCP.

The legislation requires that the RCS spell out the relationship between the OCP and the content of the RGS. The intention is that all of the significant linkages would be identified. This would suggest that it would not be sufficient to simply acknowledge the broad goals or objectives of the RGS.

The legislation also requires that the RCS identify how the OCP is to be made consistent with the RGS over time. If a municipality indicates that certain parts of the OCP are not consistent with the RGS, it must indicate the steps that it will take to make it consistent.

DISCUSSION

The current RMOW OCP Bylaw No. 1021, was adopted in 1993 and has been amended numerous times as Whistler experienced a period of rapid resort community growth and development. The RMOW's highest post-Winter Olympic and Paralympic Games planning priority was to prepare a comprehensive update of the OCP. Starting in April 2010, the RMOW has worked in collaboration with Whistler's citizens and stakeholders to comprehensively update the OCP and has prepared an updated draft OCP including a regional context statement as an outcome of this process, which Council has indicated is a priority for completion.

In the Council Action Plan, under priority area 2.5 Progressive Resort Community Planning: "Move forward adoption of Official Community Plan" has been identified as an 18 month deliverable for the Planning Department. This updated OCP, complete with a more robust and comprehensive RCS will be delivered to council for adoption within the next year and a half as per the Council Action Plan.

To meet the needs of provincial legislation noted above, the RMOW must amend our current OCP to include a RCS and forward that bylaw to the SLRD board for review and acceptanceat that table. To meet the June 28, 2012 deadline, RMOW has drafted a RCS for our current OCP as an interim amendment to meet the deadline. This amendment is intended to meet the requirements of the legislation to address the relationship between the RGS and our current OCP, pending completion of the updated OCP which cannot be submitted to the regional board for acceptance of the RCS by June 28.

The legislated deadline requires that RMOW prepare an OCP amendment bylaw, the RMOW council give the bylaw first reading, then hold a public hearing on the OCP amendment bylaw. Following the public hearing, RMOW refers the OCP amendment bylaw to the SLRD board for consideration by June 28, 2012. The SLRD Board then has 120 days to review the RCS. If the Board accepts the RCS, the bylaw must then be given third reading and sent to the Ministry of Community, Sport and Cultural Development for the issuance of a Ministerial Certificate, as per provisions of the *Resort Municipality of Whistler Act*.Once the minister issues a certificate, RMOW Council can adopt the bylaw.

The RMOW Planning Department has already engaged the SLRD Planning Director and the relevant provincial ministry in discussions on this matter and as the proposed RCS does not

involved a change in RMOW policy or policy direction we anticipate no opposition to the proposed RCS.

WHISTLER 2020 ANALYSIS

The broad, regional scope of this OCP amendment bylaw supports most specifically the Whistler2020 Partnership Description of Success.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Partnership	 Partners participate in policy making and other decisions at various levels of government where relevant Stakeholders work together on decisions that affect them and collaborate with neighbouring municipalities and First Nations 	The RCS moves Whistler toward more regional collaboration through increased policy alignment at multiple levels of government designed to support the liveability and integrated land use planning for the region. Enhanced relations with First Nations will be an important part of Whistler's evolution.

The SLRD RGS consistently aligns with Whistler2020, the RMOW highest level policy and strategic plan. See the table below for a high level policy alignment overview between RMOW OCP and SLRD RGS.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	Link to RGS Goal 1
Built Environment	Continuous encroachment on nature is avoided	Link to RGS Goals 5&6
Built Environment	Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services	Link to RGS Goal Goals 1&2
Built Environment	Smart growth policies and initiatives contribute to the financial health of the community	Link to RGS Smart Growth Principles
Health & Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events	Link to RGS Goal 7
Materials & Solid Waste	Whistler is well on its way to achieving its 'zero waste' goal	Link to RGS Goal 5
Materials & Solid Waste	Substances and chemicals that are harmful to human health are being eliminated, replaced, or managed in a way that they do not disperse in nature	Link to RGS Goals 5,6 & 7
Natural Areas	An ecologically functioning and viable network of critical natural areas is protected and, where possible restored	Link to RGS Goals 4,5,6 & 7
Natural Areas	Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem	Link to RGS Goals 5,6 & 7

	integrity	
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	Link to RGS Goal 6
Recreation & Leisure	Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts	Link to RGS Goals 4 & 9
Recreation & Leisure	Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community The resort community is globally recognized as a leader in innovative recreation products and services	Link to RGS Goals 4,6 & 7
Recreation & Leisure	Recreation and leisure is a core contributor to the Whistler economy The cost of amenities is covered within the resort community's financial means and is equitably shared among stakeholders	Link to RGS Goal 4
Resident Affordability	Income and innovative benefits help make it affordable to live and play in Whistler	Link to RGS Goal 4
Resident Housing	Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community) Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms	Link to RGS Goals 1,4 & 7
Resident Housing	Effective financial and legal tools exist to develop and manage resident restricted housing affordability in perpetuity	Link to RGS Goals 3 & 4
Resident Housing	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency	Link to RGS Goals 1,2 & 5
Resident Housing	Developed areas are designed and managed to be sensitive to the surrounding environment	Link to RGS Goal 5
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)	Link to RGS Goals 1,2,4,5 & 8
Transportation	The convenience and seamlessness of the alternative transportation system to, from and within Whistler ensures usage rates continue to rise The transportation	Link to RGS Goals 2, 4, 7& 9

	system efficiently meets both the short- and long-term needs of all users Whistler's transportation system is safe and enjoyable The transportation systems to, from and within the resort community are accessible and offer affordable travel options	
Transportation	Whistler's local and regional transportation systems minimize encroachment on nature	Link to RGS Goals 2 &6
Visitor Experience	A comfortable carrying capacity of the resort, its amenities, and the surrounding natural environment is respected	Link to RGS Goals 4 & 5
Water	Residents and visitors are educated about, and encouraged to protect and conserve natural water resources All potable water is used sparingly and only used to meet appropriate needs Wastewater and bio-solids are readily assimilated in nature Water supply, wastewater management and flood control infrastructure minimize energy requirements, and favour sustainably managed materials and resources Watershed-based management approaches and policies guide and integrate overlapping land and resource values including (but not limited to) development, infrastructure, forests, habitat, recreation, fisheries and aquifers Effective stormwater management and flood control measures are in place, and replicate natural hydrological systems and functions as much as possible Healthy streams, rivers, lakes and wetlands support thriving populations of fish, wildlife and aquatic invertebrates	Link to RGS Goals 5,7 & 9
Water	Flood control systems are maintained at a high level of emergency preparedness, where risks are managed proactively, effectively, and efficiently	Link to RGS Goal 7
Water	With respect to water resources, capital and long-term costs are managed in a financially prudent and fiscally responsible manner	Link to RGS Goal 4

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
All	None	This OCP amendment will not move away from W2020 Descriptions of Success

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

Costs associated with legal review of this bylaw and public hearing notice requirements will come from existing budgets.

COMMUNITY ENGAGEMENT AND CONSULTATION

Section 879 of the Local Government Actrequires local governments to provide one or more opportunities for consultation with persons, organizations and authorities they consider will be affected when developing, amending or repealing an OCP. This RCS contains no change in policy or policy direction for the OCP and is simply a statement about the relationship between the OCP and the RGS – which are quite consistent. Due to this lack of policy change, staff has determined that no consultation is necessary on this amendment apart from the mandatory consultation with the school district under Section 881, which will occur prior to the public hearing. The OCP update has been the subject of extensive consultation with a broad range of persons, organizations and authorities, which will be reported to Council when the new OCP is brought forward for amended first reading. In particular staff do not consider that further consultation is necessary at this time with any regional district or municipality or with any improvement district board or provincial or federal government department or agency. As regards First Nations, consultation opportunities for the Squamish and Lil'wat First Nations in connection with the new OCP are ongoing, and in view of the limited scope and effect of the proposed interim amendment to the current OCP, staff do not consider that it would be productive to attempt to provide additional consultation opportunities on the amendment. Staff will however continue to engage First Nations in consultation on the new OCP.

SUMMARY

The provincial government requires, by law, all member municipalities of the Squamish-Lillooet Regional District to submit a Regional Context Statement that shows the consistency between their OCP and the SLRD RGS within a specified time period. The purpose of this OCP amendment is to add the RCS to our current OCP, clearly showing the substantial alignment and consistency of these two plans as an interim measure pending completion and adoption of the OCP update, a Council Action Plan priority.

Respectfully submitted,

Kevin Damaskie Sustainability Coordinator for Jan Jansen General Manager of Resort Experience



WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May, 1, 2012 **REPORT:** 12-051

FROM: Resort Experience FILE: 9112

SUBJECT: GARIBALDI PARK MANAGEMENT PLAN AMENDMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct staff to forward Administrative Report 12-051 to BC Parks as Resort Municipality of Whistler's pre-draft input on the Garibaldi Park Management Plan Amendment.

REFERENCES

Appendix A – Study Area Map

To download the 1990 Garibaldi Park Management Plan: http://www.env.gov.bc.ca/bcparks/planning/mgmtplns/garibaldi/garibaldi_mp.html

PURPOSE OF REPORT

To provide BC Parks Resort Municipality of Whistler pre-draft input on the Garibaldi Park Management Plan amendment.

DISCUSSION

The Garibaldi Park Master Plan (GPMP) was adopted in September 1990. BC Parks is preparing a plan amendment to the GPMP to update and manage increased use and potential four season recreational infrastructure development in The Study Area. BC Parks has requested the Resort Municipality of Whistler (RMOW) provide pre-draft input to the amendment. The purpose of the GPMP amendment is to:

- 1. Provide supplemental direction, and
- 2. Confirm existing direction regarding public access in the Spearhead and Fitzsimmons Ranges area of Garibaldi Park.

There are three guiding principles for the GPMP amendment:

- 1. Non-motorised public access is supported;
- 2. No regulatory changes are considered, and
- 3. No zoning changes are considered; the amendments will be consistent with the current zoning.

The study is restricted to an area of Garibaldi Park adjacent to, and accessed through the Resort Municipality of Whistler (RMOW) and includes the Spearhead and Fitzsimmons mountain ranges situated east of Whistler Blackcomb from Wedge Creek in the north south to Cheakamus Lake (See Appendix A). The study area does not include Blackcomb Glacier Park and is part of the Natural Environment Zone as defined in the 1990 GPMP which encompasses:

- Backcountry recreation opportunities in a largely undisturbed natural environment;
- No roads and moderate facility development in concentrated areas;
- Facilities developed for user convenience trails, walk-in campsites and shelters, and;
- Main management concern: keep user impacts below levels that will impair park resources or significantly reduce user satisfaction while encouraging backcountry use for visitors.

UPDATE RATIONALE

There are a number of key factors BC Parks has outlined that create a need to amend the GPMP to reflect current trends and realities. They are:

Summer use: Summer use in the Spearhead Range is increasing, particularly from Whistler Blackcomb guests accessing the park using mountain lifts. The plan amendment will develop direction with respect to summer use, including supporting facility development.

Public access and trail connections: Preserve free public access to the study area. Improve trailheads and trail connections from Fitzsimmons Creek to the Singing Pass. Improve connections from Cheakamus Lake. New trail connections to improve visitor experience.

High route trail through the Spearhead Range: The 1990 GPMP recommends studying a high route trail across the Spearhead Traverse. There is renewed interest in developing a hut-supported skiing and hiking trail.

Mechanised Skiing: The management plan allows for heli-skiing access into the Spearhead Range area of the park. Whistler Blackcomb Aviation Inc. holds a park use permit to provide commercial heli-skiing. Their permit has been renewed for a period of five years ending in 2017. BC Parks is seeking input on the long-term direction with respect to heli-ski access in the Spearhead Range.

Mountain biking: The Whistler area has emerged as a world-class destination for mountain biking. Mountain biking did not have the same profile in 1990 when the management plan was developed and therefore it was not well considered in the plan. Mountain biking is currently limited to the Red Heather Ridge Trail near Squamish and the Cheakamus Lake Trail south of Whistler. The plan amendment process will explore whether or not the plan should be updated to include mountain bike access in the Spearhead area, including the development and designation of mountain biking trails

Protecting cultural resources: Garibaldi Park lies within the traditional territory of Lil'wat Nation and Squamish Nation. Collaborative management agreement with Squamish Nation exists. The Sea to Sky Land and Resource Management Plan identified culturally significant areas including Squamish Nation Wild Spirit Places within the park. There are also known archaeological sites and features within the study area that may require specific management direction.

UPDATE SCOPE

There are six sections of the GPMP. BC Parks has presented RMOW with an overview of the current direction provided by the 1990 GPMP and has asked for input on direction sought relative to these sections in the proposed GPMP amendment. The six sections, including BC Parks' current and proposed directions, are:

Access & Land Management

- **Current direction:** The trailhead access for Cheakamus Lake, Singing Pass and Wedgemount Lake will be upgraded and secured.
- **Direction sought:** Specific direction relating to the Singing Pass access, Cheakamus access, and securing public access to the Spearhead area.

Hiking/Backpacking

- Current direction: Upgrade and secure the existing trail access and staging areas at Cheakamus Lake, Singing Pass, Blackcomb and Wedgemount Lake. A high route trail in the Spearhead Range linking the Blackcomb ski area and the Whistler ski area will be studied in detail. Develop a trail from Cheakamus Lake to Singing Pass.
- Direction sought: Direction regarding summer access in the Spearhead Pass including level of facility development. Direction regarding a winter safety route to the Cheakamus Lake parking lot.

Cultural Resources

- Current direction: The 1990 GPMP contains no direction on cultural resources in the study area.
- Direction sought: Possible direction with respect to the Wild Spirit Place.

Mountain Biking

- **Current direction:** The only mountain biking allowed in the study area is the Cheakamus Lake Trail.
- **Direction sought:** To explore whether or not the objective should be updated to include mountain bike access in the study area, including development/designation of specific trails.

Winter Recreation

- Current direction: To study in detail the high route trail in the Spearhead Range.
- Direction sought: Specific direction with regards to the Spearhead Hut proposal.

Commercial Recreation Services

- **Current direction:** Heli-skiing opportunities will continue to be a recreation service offered in the park. Non-mechanised guiding in the park will be encouraged.
- Direction sought: To explore whether or not there should be phasing out of motorised access in the park, currently limited to heli-ski access. Explore whether or not guided mountain biking should be permitted.

WHISTLER2020 ANALYSIS

The GPMP amendment is a policy project lead by BC Parks, so it is important RMOW provide input from a policy perspective.

The five Whistler2020 Community Priorities provide a high-level overview of this policy project and input framework for the resultant management plan amendment. Providing input through these priority areas allows RMOW to comment on the GPMP process, implementation and monitoring. The key process priority area is Partnering for Success, as there are multiple partners who need to effectively collaborate to enable a functional amendment to the GPMP and then to efficiently manage infrastructure, access, funding and recreational infrastructure that may be developed in the study area. The four content-specific priorities – Ensuring Economic Viability, Enhancing the Resort

Experience, Enriching Community Life and Protecting the Environment – provide a community-developed framework to provide informative and progressive pre-draft input to the GPMP amendment which will benefit Whistler's residents, guests and improve Whistler's regional, provincial and global reputation as a responsible tourism destination. The table below gives a high-level overview of the sections of the GPMP and provides input relative to RMOW's Whistler2020 community priorities.

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GPMP Section	W2020 Priority and RMOW Input
	Partnering for Success
	Key partners in the development, implementation and monitoring of the GPMP amendment are: Lil'wat Nation, Squamish Nation, BC Parks, RMOW, Whistler Blackcomb and the Squamish-Lillooet Regional District.
	Three key access points to the study area, all originating in RMOW, but not under RMOW jurisdiction/control: Cheakamus Lake FSR (province), Singing Pass Trail (province) and Whistler Blackcomb Controlled Recreation Area (provincial Licence of Occupation). The RMOW is the "front door" to the Garibaldi Park backcountry.
	Provincial infrastructure providing access (Forest Service Roads, trails and parking areas) has not been adequately maintained due to budget challenges and has generally degraded despite an increase in user numbers. The GPMP amendment should improve this situation with sustained capital and operational funding in perpetuity.
	The Whistler Blackcomb Management Plan update does not address Access and Land Management to Garibaldi Park within or through the WB Controlled Recreation Area; this should be addressed before proceeding to Master Development Agreement.
Access & Land Management	RMOW has two key concerns with regards to expanding access and infrastructure in the study area: 1) Increased pressure on Search and Rescue from an increase in users and use in the study area. Adequate, enhanced funding should follow usage increases for this vital public safety service; 2) Increased risk of wildfire due to increased uses and users. The province must manage the study area and adjacent connecting areas to the RMOW to mitigate risk of interface wildfire on the resort community.
managomon	Ensuring Economic Viability
	Improved, four season access for non-motorized recreation in Garibaldi Park from RMOW access points is a viable component Whistler's four season tourism economy.
	Economic sustainability of all infrastructure and programs in the study area is a key factor for success. Who pays and how are vital questions that must be answered as part of this study. The province has funding jurisdiction in the study area. Funding must be ongoing and reasonable to support enhanced infrastructure and use in the study area.
	Enhancing the Resort Experience
	Enhance parking, trail and other recreation infrastructure within the study area.
	Work with the province to ensure revenues from park operations and products are invested back into the park.
	Whistler should work with the province to position itself as the "front door to Garibaldi Park's backcountry."
	Enriching Community Life
	Whistler residents and businesses will benefit from enhanced park infrastructure and products.
	Protecting the Environment
	Work with the Cheakamus Community Forest Board to evaluate how the GPMP amendment would affect access/egress from the park into the CCF and what management actions and infrastructure actions should be proposed.

Partnering for Success Review "Report on Whistler Area Hiking Trails, January 2, 2012" by the RMOW Forest and Wildland Hiking Trail Task force for recommendations re: Singing Pass Trail access and maintenance issues. A long-term, economically sustainable plan for infrastructure maintenance and management must be in place prior to any expansion in the study area. **Ensuring Economic Viability** Hiking is a key factor in Whistler's summer offerings. Enhancing and maintaining the hiking experience is vital to Whistler's ongoing success. Hiking/Backpacking **Enhancing the Resort Experience** This is viable tourism infrastructure that should be enhanced and marketed to diversify Whistler's tourism experience. **Enriching Community Life** Whistler's citizens identify and celebrate hiking and backpacking in the park. It is part of our community identity that should be supported and enhanced in the study area. **Protecting the Environment** Waste management is a critical factor that needs to be managed through responsible infrastructure, systems and user education. **Partnering for Success** Work with the Squamish-Lil'wat Cultural Centre to assess the viability of First Nations interpretative programming in Garibaldi Park to promote First Nations values as a park asset. **Ensuring Economic Viability** First Nations cultural values and experiences in Garibaldi Park can be showcased in conjunction with the Squamish-Lil'wat Cultural Centre. **Enhancing the Resort Experience** First Nations influence can be increased if desired. **Cultural Resources** Garibaldi's history as a southwest BC mountaineering and ski touring destination should be protected and promoted and interpretation of this history should be provided for park users. **Enriching Community Life** Profiling and integrating First Nations culture in the study area is a benefit to all communities in the region. **Protecting the Environment** Indigenous perspectives on managing the land base and other natural resources should be studied. Partnering for Success Use RMOW expertise in developing multi-use trails to manage user conflict through trail design and user education. The Whistler mountain bike community is a robust and mature user group willing to share "ownership" of increased alpine trail infrastructure. Mountain bikes are accessing Singing Pass Trail from the Whistler Mountain Bike Park. This needs to be better managed to minimize conflict between user groups. **Ensuring Economic Viability** Whistler can further its reputation as an internationally acclaimed mountain bike Mountain Biking destination with the addition of well-built and managed high alpine trails. Well-designed multi-use trails and infrastructure should be used to manage user conflict. RMOW has experience developing multi-use trail systems that can be shared with BC Parks. **Enhancing the Resort Experience** Alpine trail expansion and access is a key component of Whistler's mountain bike offering that is currently missing. Access and infrastructure for mountain

biking in the park can be expanded.

Whistler has a history of being on the leading edge of mountain biking. The

Enriching Community Life

	mountain biking community in Whistler is mature and responsible. This group should be consulted prior to any development in the study area.
	Protecting the Environment
	Infrastructure in the study area should be developed to the highest standard to minimize environmental risk and maximize ecological values and experience.
	Partnering for Success
	All partners should work together to define the comfortable carrying capacity of Garibaldi Park while creating growth opportunities for winter recreation.
	Ensuring Economic Viability
	Non-mechanized backcountry touring and access are growth areas in the winter sports. Garibaldi Park is a naturally spectacular area for this activity and infrastructure and product expansion is supported.
	Enhancing the Resort Experience
Winter Recreation	A direction to develop a hut to hut system for ski touring is supported.
	Enriching Community Life
	Whistler is a ski resort. Our citizens live here to participate in winter recreation. Enhanced, non-motorized infrastructure in the study area is supported and encouraged.
	Protecting the Environment
	Non-motorized uses are supported in the study area. Impacts of increased users and infrastructure should support the Whistler2020 Natural Areas Descriptions of Success.
	Partnering for Success
	Work with all commercial operators to manage conflict and maintain successful business operations in the park, where appropriate. Ensuring Economic Viability
	RMOW supports current and future business opportunities that align with the guiding principles in the study area. RMOW would like to be referred on Park Use Permit applications.
	Enhancing the Resort Experience
Commercial Recreation	Existing and expanded park use permits are supported, pending RMOW referral and comment on expanded uses.
	Enriching Community Life
	Whistler has a strong commercial recreation business community. Guided products, both winter and summer, bring an enhanced level of stewardship and responsibility in the study area. This should be encouraged and facilitated in support of the guiding principles of this study.
	Protecting the Environment
	Impacts of commercial recreation need to be understood and managed before any expansion or development. BC Parks should develop a clearly-stated comfortable carrying capacity for each commercial recreation operator. RMOW should be referred on any expansion of Park Use Permits.

OTHER POLICY CONSIDERATIONS

Management decisions, directions and actions in Garibaldi Park have potential to positively influence the business and reputation of the resort community. To facilitate input on management directions for the study area, RMOW would like to be referred on Park Use Permits and other expansion plans, as is the case with Commercial Recreation tenure applications on non-park Crown Lands adjacent to RMOW.

Over the past 18 months RMOW has been working on a comprehensive update of our Official Community Plan. BC Parks was one of the key crown agencies to participate in the OCP update and has provided comment on the OCP update. The updated OCP contains goals, objectives and policies that guide Growth Management, Economic Viability, Quality of Life and the protection of

Garibaldi Park Management Plan Amendment Page 7 May 1, 2012

natural environment that will be relevant to the implementation of an amended management plan for the study area proposed by BC Parks.

"Resort Municipality of Whistler Wildfire Risk Management System" by B.A. Blackwell and Associates Ltd., November 2005 is also an important reference document. This report is being updated. The update will be provided to BC Parks.

BUDGET CONSIDERATIONS

None at this time.

COMMUNITY ENGAGEMENT AND CONSULTATION

BC Parks is the lead agency on this management plan amendment and will lead all stakeholder and community engagement. Results and information obtained from any engagement should be shared with RMOW. BC Parks hosted an online survey which ended March 15. Survey results will be shared with Council as soon as they are released by BC Parks.

BC Parks presented the study concept and process to RMOW Council at Committee of the Whole April 17, 2012.

PROCESS AND TIMELINES

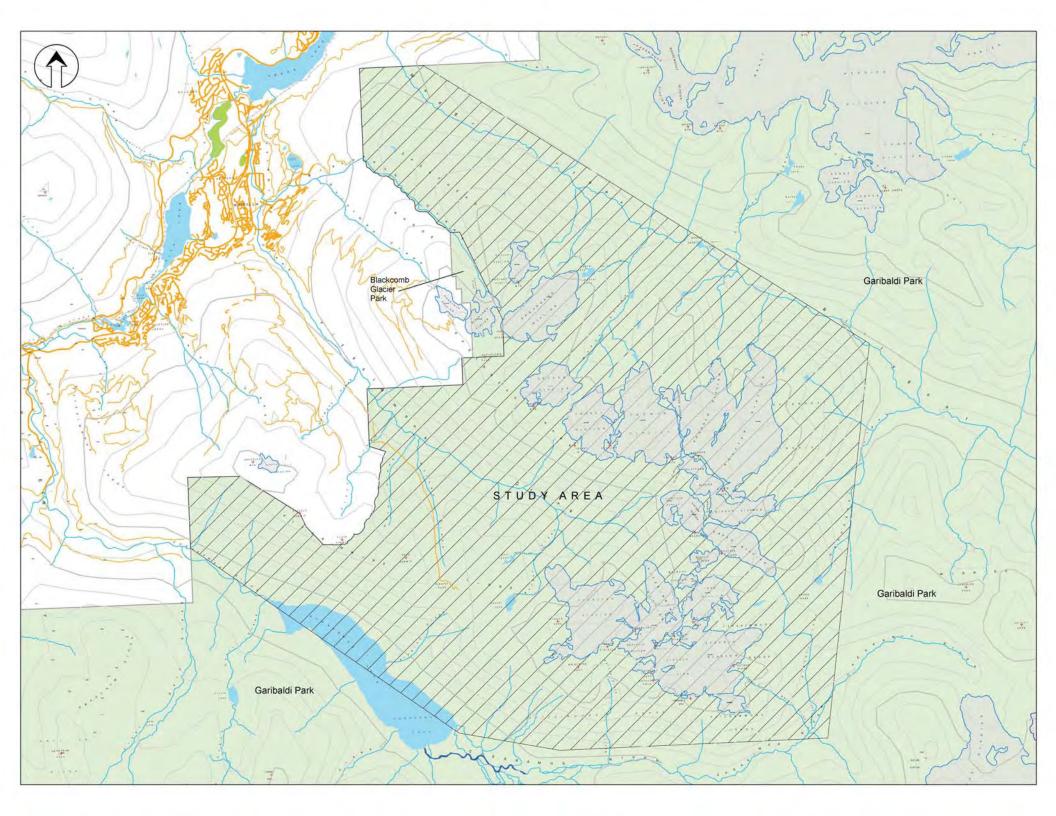
- 1. Engage stakeholder and First Nations (March 2012)
- 2. Initial public input (March 2012)
- 3. Cultural and ecological values research (June 2012)
- 4. Draft plan amendment (June 2012)
- 5. Draft plan for comment (July 2012)
- 6. Open houses (July/August 2012)
- 7. Plan amendment update and approvals (January 2013)

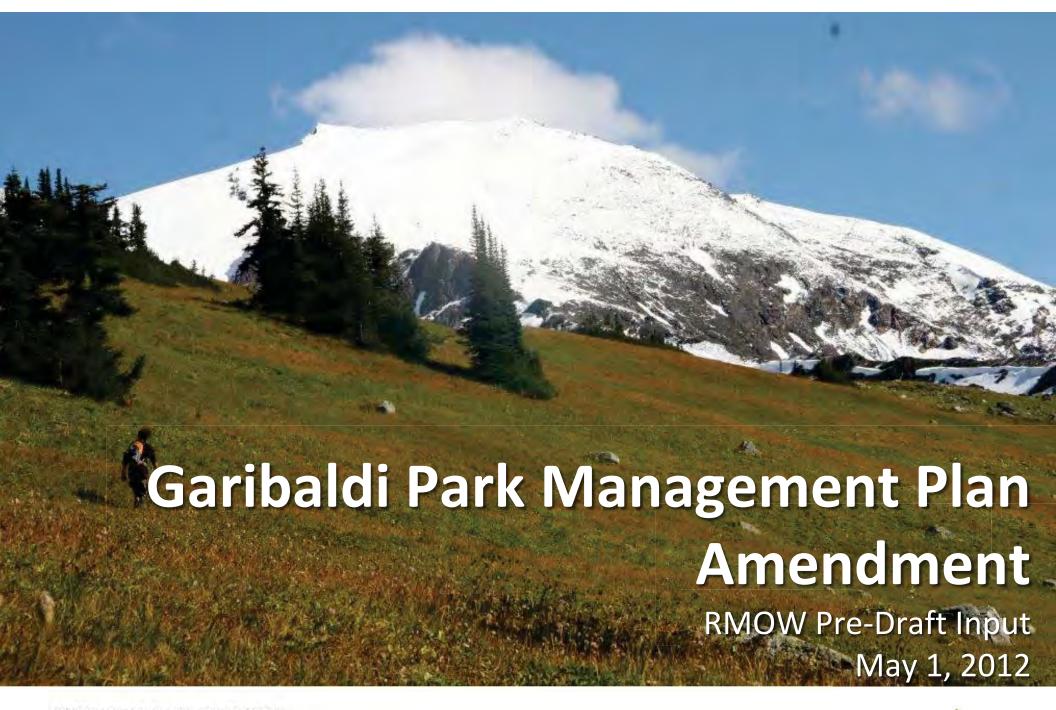
SUMMARY

RMOW generally supports expanded infrastructure and uses in the study area of Garibaldi Park adjacent to the resort community that adhere to the guiding principles of the proposed management plan amendment. A collaborative, partnership-oriented approach to enhanced opportunities within Garibaldi Park is vital to the success and economic viability of this park which could vastly improve the overall Whistler Experience for our residents and guests. A draft of the management plan amendment will be available for review and comment by RMOW in June of 2012.

Respectfully submitted,

Kevin Damaskie SUSTAINABILITY COORDINATOR for Jan Jansen GENERAL MANAGER OF RESORT EXPERIENCE





RESORT MUNICIPALITY OF WHISTLER

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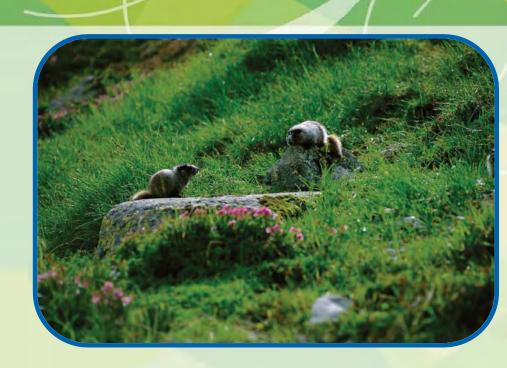
Amendment Purpose and Principles

Purpose:

- ✓ Provide supplemental direction
- Confirm existing direction regarding public access in the Spearhead and Fitzsimmons Ranges

Principles:

- Non-motorised public access is supported
- No regulatory changes are considered
- No zoning changes are considered

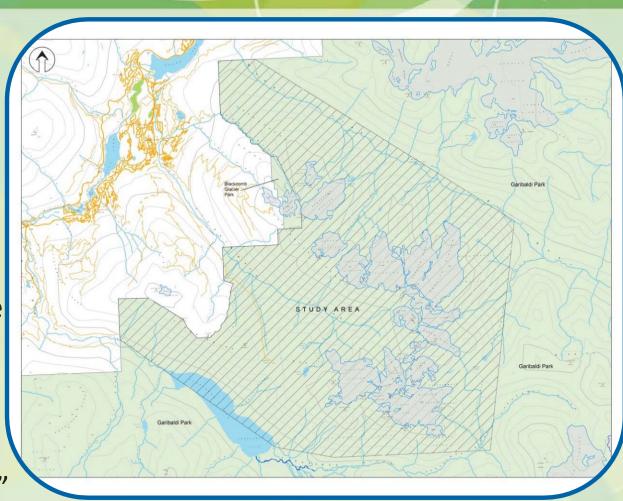




Whistler: Front door to the backcountry

✓ Accessed through RMOW:

- Cheakamus Lake FSR
- Singing Pass Trail
- Whistler Blackcomb CRA
- ✓ Area east of Whistler Blackcomb. Wedge Creek in the north to Cheakamus Lake in the South
- ✓ Does not include Blackcomb Glacier Provincial Park
- ✓ Zoned "Natural Environment"



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Access and Land Management

RMOW Input:

- Multi-stakeholder partnership approach is imperative
- RMOW has no jurisdiction over access points
- Interface wildfire hazard must be managed
- Search and Rescue impacts need to be supported
- Enhanced maintenance and infrastructure (parking and trails) in Cheakamus and Singing Pass supported
- Long term provincial funding vital



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Hiking/Backpacking

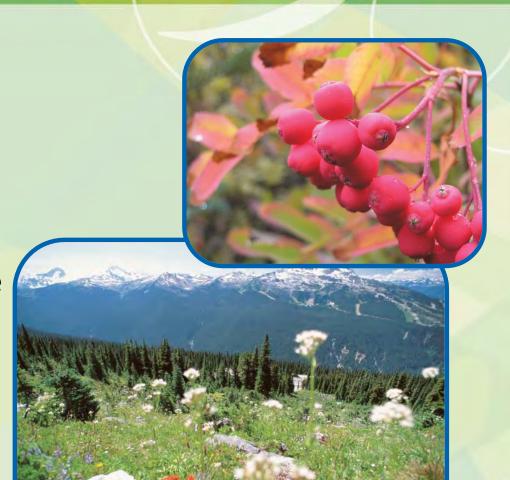
- Review "Report on Whistler Area Hiking Trails, January 2, 2012" for input on study area trails
- ✓ Waste management a key factor
- Enhancing Whistler's hiking experience is good for the resort community
- ✓ A long-term, economically sustainable plan for infrastructure maintenance and management must be in place prior to any expansion in the study area





Cultural Resources

- ✓ Work with Squamish-Lil'wat Cultural Centre to enhance First Nations values, interpretation and programming in the park
- ✓ Protect and enhance Wild Spirit Place identified in Sea to Sky LRMP
- ✓ Garibaldi Park has a history of mountaineering and ski touring in southwest BC that should be promoted to park visitors







Mountain Biking

- ✓ Whistler can further its reputation as an internationally acclaimed mountain bike destination with the addition of well-built and managed high alpine trails
- ✓ Well-designed multi-use trails and infrastructure should be used to manage user conflict. RMOW can share knowledge
- ✓ Infrastructure in the study area should be developed to the highest standard to minimize environmental risk and maximize ecological values and experience.





Winter Recreation

- Define the comfortable carrying capacity of Garibaldi Park while creating growth opportunities for winter recreation
- ✓ Non-mechanized backcountry touring and access are growth areas in the winter sports sector and enhancement is supported
- A direction to develop a hut to hut system for ski touring is supported





Commercial Recreation Services

RMOW Input:

Work with commercial operators to manage conflict and maintain successful business in the park

✓ Support current and future business opportunities that align with the guiding principles of the amendment

✓ Refer Park Use Permits to RMOW for review and comment

✓ Impact of enhanced commercial recreation needs to be understood and managed before expansion or development to protect park environment and visitor experience





Process and Next Steps

- Engage stakeholders and First Nations (March 2012)
- 2. Initial public input (March 2012)
- Cultural and ecological values research (June 2012)
- 4. Draft plan amendment (June 2012)
- 5. Draft plan for comment (July 2012)
- 6. Open houses (July/August 2012)
- Plan amendment update and approvals (January 2013)





Recommendation

Staff forward this report to BC Parks as RMOW pre-draft input to the Garibaldi Park Management Plan amendment.



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Thank You

Questions?



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WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 3, 2012 **REPORT:** 12-039

FROM: Resort Experience FILE: 7503.2

SUBJECT: OCP Amendment – SLRD Regional Growth Strategy Regional Context Statement

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council give first two readings to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012; and

That Council direct staff to advertise and schedule a public hearing, and further

That Council direct staff to refer Official Community Plan Amendment Bylaw(Regional Context Statement) No. 1993, 2012 to the Squamish-Lillooet Regional District Board for acceptance following the public hearing.

PURPOSE OF REPORT

To amend Schedule "A" of the RMOW Official Community Plan Bylaw No. 1021, 1993 to include a regional context statement as required by provincial legislation relative to the Squamish-Lillooet Regional District Bylaw No. 1062, 2008 "A Bylaw to Adopt a Regional Growth Strategy for the Squamish-Lillooet Regional District." This bylaw is an interim measure adding a regional context statement to the current OCP. A new regional context statement will be contained in the updated OCP which currently stands at first reading and has been identified as a priority in the Council Action Plan for completion within the next 18 months.

BACKGROUND

On June 28, 2010, the Squamish-Lillooet Regional District (SLRD) Board passed a bylaw adopting a Regional Growth Strategy (RGS). *The Local Government Act,* Section 866, requires municipalities within the SLRD to prepare a regional context statement (RCS) within two years of the RGS adoption. The RMOW RCS must be submitted to the SLRD Board by June 28, 2012 for review and acceptance.

The RCS identifies the relationship between a municipality's Official Community Plan (OCP) and the regional growth strategy. A RCS is prepared by the municipality as an amendment to its OCP, or as an additional section in a new OCP. According to a guide provided by the Ministry of Community, Sport and Cultural Development the provincial legislation supports:

- The "subsidiary principle" that, unless there is a compelling argument that a particular decision must be made at a regional level, it should be decided at the municipal level;
- A bias toward local autonomy.

The RGS is not an OCP done at a larger scale; instead it provides a policy framework for individual OCPs in the SLRD. The RCS explains the relationship between the RMOW OCP and the RGS.

Legislative Intent of Regional Context Statements

The RCS was devised by the province as a means of protecting a municipal council's authority to make local planning decisions while ensuring that the council and the regional board agree upon matters of legitimate regional interest. A RCS is part of the OCP, and must be consistent with the rest of the OCP. As an amendment to an OCP, the RCS is binding on the council that adopted it in the same way that the other parts of the OCP are binding: the council cannot adopt bylaws or undertake works that are inconsistent with the OCP.

The legislation requires that the RCS spell out the relationship between the OCP and the content of the RGS. The intention is that all of the significant linkages would be identified. This would suggest that it would not be sufficient to simply acknowledge the broad goals or objectives of the RGS.

The legislation also requires that the RCS identify how the OCP is to be made consistent with the RGS over time. If a municipality indicates that certain parts of the OCP are not consistent with the RGS, it must indicate the steps that it will take to make it consistent.

DISCUSSION

The current RMOW OCP Bylaw No. 1021, was adopted in 1993 and has been amended numerous times as Whistler experienced a period of rapid resort community growth and development. The RMOW's highest post-Winter Olympic and Paralympic Games planning priority was to prepare a comprehensive update of the OCP. Starting in April 2010, the RMOW has worked in collaboration with Whistler's citizens and stakeholders to comprehensively update the OCP and has prepared an updated draft OCP including a regional context statement as an outcome of this process, which Council has indicated is a priority for completion.

In the Council Action Plan, under priority area 2.5 Progressive Resort Community Planning: "Move forward adoption of Official Community Plan" has been identified as an 18 month deliverable for the Planning Department. This updated OCP, complete with a more robust and comprehensive RCS will be delivered to council for adoption within the next year and a half as per the Council Action Plan.

To meet the needs of provincial legislation noted above, the RMOW must amend our current OCP to include a RCS and forward that bylaw to the SLRD board for review and acceptanceat that table. To meet the June 28, 2012 deadline, RMOW has drafted a RCS for our current OCP as an interim amendment to meet the deadline. This amendment is intended to meet the requirements of the legislation to address the relationship between the RGS and our current OCP, pending completion of the updated OCP which cannot be submitted to the regional board for acceptance of the RCS by June 28.

The legislated deadline requires that RMOW prepare an OCP amendment bylaw, the RMOW council give the bylaw first reading, then hold a public hearing on the OCP amendment bylaw. Following the public hearing, RMOW refers the OCP amendment bylaw to the SLRD board for consideration by June 28, 2012. The SLRD Board then has 120 days to review the RCS. If the Board accepts the RCS, the bylaw must then be given third reading and sent to the Ministry of Community, Sport and Cultural Development for the issuance of a Ministerial Certificate, as per provisions of the *Resort Municipality of Whistler Act*.Once the minister issues a certificate, RMOW Council can adopt the bylaw.

The RMOW Planning Department has already engaged the SLRD Planning Director and the relevant provincial ministry in discussions on this matter and as the proposed RCS does not

involved a change in RMOW policy or policy direction we anticipate no opposition to the proposed RCS.

WHISTLER 2020 ANALYSIS

The broad, regional scope of this OCP amendment bylaw supports most specifically the Whistler2020 Partnership Description of Success.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Partnership	 Partners participate in policy making and other decisions at various levels of government where relevant Stakeholders work together on decisions that affect them and collaborate with neighbouring municipalities and First Nations 	The RCS moves Whistler toward more regional collaboration through increased policy alignment at multiple levels of government designed to support the liveability and integrated land use planning for the region. Enhanced relations with First Nations will be an important part of Whistler's evolution.

The SLRD RGS consistently aligns with Whistler2020, the RMOW highest level policy and strategic plan. See the table below for a high level policy alignment overview between RMOW OCP and SLRD RGS.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments		
Built Environment	Limits to growth are understood and respected	Link to RGS Goal 1		
Built Environment	Continuous encroachment on nature is avoided	Link to RGS Goals 5&6		
Built Environment	Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services	Link to RGS Goal Goals 1&2		
Built Environment	Smart growth policies and initiatives contribute to the financial health of the community	Link to RGS Smart Growth Principles		
Health & Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events	Link to RGS Goal 7		
Materials & Solid Waste	Whistler is well on its way to achieving its 'zero waste' goal	Link to RGS Goal 5		
Materials & Solid Waste	Substances and chemicals that are harmful to human health are being eliminated, replaced, or managed in a way that they do not disperse in nature	Link to RGS Goals 5,6 & 7		
Natural Areas	An ecologically functioning and viable network of critical natural areas is protected and, where possible restored	Link to RGS Goals 4,5,6 & 7		
Natural Areas	Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem	Link to RGS Goals 5,6 & 7		

	integrity		
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	Link to RGS Goal 6	
Recreation & Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts		Link to RGS Goals 4 & 9	
Recreation & Leisure	Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community The resort community is globally recognized as a leader in innovative recreation products and services	Link to RGS Goals 4,6 & 7	
Recreation & Whistler economy The cost of amenities is covered within the resort community's financial means and is equitably shar among stakeholders		Link to RGS Goal 4	
Resident Affordability	Income and innovative benefits help make it affordable to live and play in Whistler	Link to RGS Goal 4	
Resident Housing	Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community) Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms	Link to RGS Goals 1.4 & 7	
Resident Housing	Effective financial and legal tools exist to develop and manage resident restricted housing affordability in perpetuity	Link to RGS Goals 3 & 4	
Resident Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency		Link to RGS Goals 1,2 & 5	
Resident Housing	Developed areas are designed and managed to be sensitive to the surrounding environment	Link to RGS Goal 5	
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)	Link to RGS Goals 1,2,4,5 & 8	
Transportation The convenience and seamlessness of the alternative transportation system to, from and within Whistler ensures usage rates continue to rise The transportation		Link to RGS Goals 2, 4, 7& 9	

	system efficiently meets both the short- and long-term needs of all users Whistler's transportation system is safe and enjoyable The transportation systems to, from and within the resort community are accessible and offer affordable travel options	
Transportation	Whistler's local and regional transportation systems minimize encroachment on nature	Link to RGS Goals 2 &6
Visitor Experience	A comfortable carrying capacity of the resort, its amenities, and the surrounding natural environment is respected	Link to RGS Goals 4 & 5
Water	Residents and visitors are educated about, and encouraged to protect and conserve natural water resources All potable water is used sparingly and only used to meet appropriate needs Wastewater and bio-solids are readily assimilated in nature Water supply, wastewater management and flood control infrastructure minimize energy requirements, and favour sustainably managed materials and resources Watershed-based management approaches and policies guide and integrate overlapping land and resource values including (but not limited to) development, infrastructure, forests, habitat, recreation, fisheries and aquifers Effective stormwater management and flood control measures are in place, and replicate natural hydrological systems and functions as much as possible Healthy streams, rivers, lakes and wetlands support thriving populations of fish, wildlife and aquatic invertebrates	Link to RGS Goals 5,7 & 9
Water	Flood control systems are maintained at a high level of emergency preparedness, where risks are managed proactively, effectively, and efficiently	Link to RGS Goal 7
Water	With respect to water resources, capital and long-term costs are managed in a financially prudent and fiscally responsible manner	Link to RGS Goal 4

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments		
All	None	This OCP amendment will not move away from W2020 Descriptions of Success		

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

Costs associated with legal review of this bylaw and public hearing notice requirements will come from existing budgets.

COMMUNITY ENGAGEMENT AND CONSULTATION

Section 879 of the Local Government Actrequires local governments to provide one or more opportunities for consultation with persons, organizations and authorities they consider will be affected when developing, amending or repealing an OCP. This RCS contains no change in policy or policy direction for the OCP and is simply a statement about the relationship between the OCP and the RGS – which are quite consistent. Due to this lack of policy change, staff has determined that no consultation is necessary on this amendment apart from the mandatory consultation with the school district under Section 881, which will occur prior to the public hearing. The OCP update has been the subject of extensive consultation with a broad range of persons, organizations and authorities, which will be reported to Council when the new OCP is brought forward for amended first reading. In particular staff do not consider that further consultation is necessary at this time with any regional district or municipality or with any improvement district board or provincial or federal government department or agency. As regards First Nations, consultation opportunities for the Squamish and Lil'wat First Nations in connection with the new OCP are ongoing, and in view of the limited scope and effect of the proposed interim amendment to the current OCP, staff do not consider that it would be productive to attempt to provide additional consultation opportunities on the amendment. Staff will however continue to engage First Nations in consultation on the new OCP.

SUMMARY

The provincial government requires, by law, all member municipalities of the Squamish-Lillooet Regional District to submit a Regional Context Statement that shows the consistency between their OCP and the SLRD RGS within a specified time period. The purpose of this OCP amendment is to add the RCS to our current OCP, clearly showing the substantial alignment and consistency of these two plans as an interim measure pending completion and adoption of the OCP update, a Council Action Plan priority.

Respectfully submitted,

Kevin Damaskie Sustainability Coordinator for Jan Jansen General Manager of Resort Experience

Interim Regional Context Statement

Official Community Plan Amendment (Regional Context Statement) Bylaw No. 1993, 2012

Kevin Damaskie Sustainability Coordinator April 3, 2012

RESORT MUNICIPALITY OF WHISTLER

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OVERVIEW

- Why Amend the OCP?
- What is a Regional Context Statement?
- Process + Timelines
- Next Steps
- Questions



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Why Amend the OCP?

- Squamish-Lillooet Regional District adopted a Regional Growth Strategy June 28, 2010
- Provincial legislation requires all SLRD member municipalities to adopt a Regional Context statement within two years – this bylaw will amend our current OCP.
- This OCP amendment is necessary to meet the June 28, 2012 legislated deadline





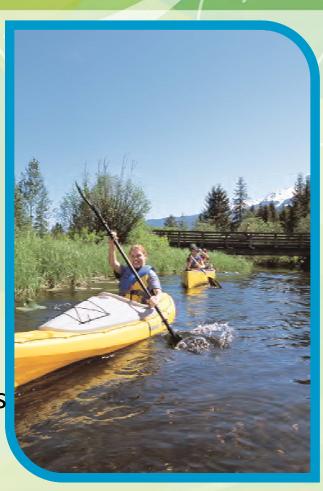
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What is a Regional Context Statement?

The RCS is a section of the OCP that:

- Identifies the relationship between the OCP and the regional growth strategy
- Devised by the province to protect Council's authority to make local planning decisions
- Ensures Council and the SLRD board agree upon matters of legitimate regional interest
- Must be consistent with the rest of the OCP
- If inconsistencies exist, RCS indicates the steps RMOW will take to make it consistent





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Process + Timelines

Following First and Second Reading:

- Schedule and advertise Public Hearing
- Present RCS to SLRD Board at their regular meeting April 30, 2012
- Hold Public Hearing
- Refer RCS to SLRD Board for consideration before June 28, 2012
- SLRD has 120 days to review RCS
- If SLRD accepts RCS, bylaw gets third reading and is sent to Ministry of Community, Sport and Cultural Development for ministerial certification
- Once certified, Council can adopt bylaw





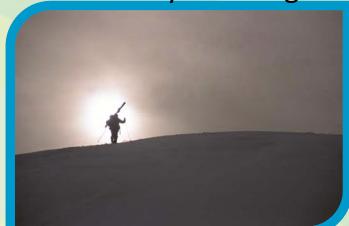
4325 Blackcomb Way Whistler, British Columbia TF 1 866 932 5535 www.whistler.ca



Next Steps

This is an interim amendment:

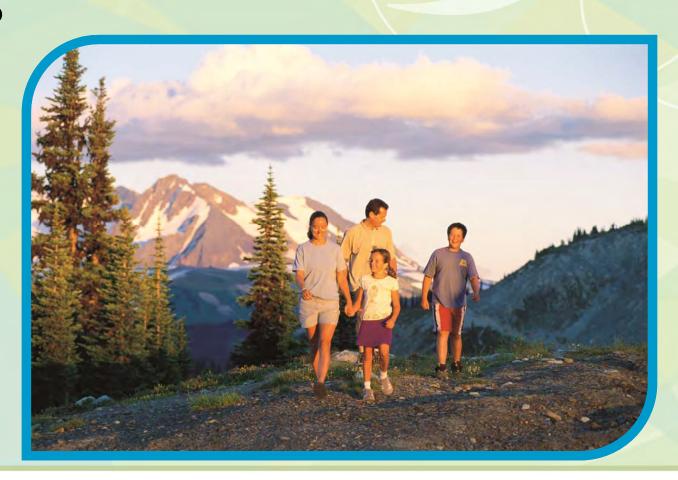
- An updated OCP has been developed as an outcome of 18 months of collaborative work between the resort community, the province and RMOW staff
- Council Action Plan: "Move Forward Adoption of the OCP" as an 18 month deliverable under Progressive Resort Community Planning
- Updated OCP contains a more complete and robust RCS that will deal with the inconsistencies identified in this RCS





Thank You

Questions?



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WHISTLER

REPORT INFORMATION REPORT TO COUNCIL

PRESENTED: March 20, 2012 **REPORT:** 12-029

FROM: Resort Experience FILE: 10600

SUBJECT: COMMERCIAL & INDUSTRIAL OPPORTUNITY, SUPPLY AND POSITIONING

ASSESSMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receive the report "Resort Municipality of Whistler Commercial and Industrial Opportunity, Supply and Positioning Assessment, February 2012" prepared by G.P. Rollo & Associates, Land Economists.

REFERENCES

Appendix A: "RMOW Commercial & Light Industrial Opportunity, Supply and Positioning

Assessment, February 2012", G.P. Rollo & Associates

Appendix B: Key Highlights of Whistler Assessment, G.P. Rollo & Associates

PURPOSE

This report presents the final report prepared by G.P. Rollo & Associates to document their assessment of Whistler's commercial and industrial land use opportunities, supply and positioning. The assessment was prepared to inform the update of the municipality's Official Community Plan.

DISCUSSION

The Municipality engaged G.P. Rollo & Associates (GPRA) to undertake this assessment of Whistler's commercial and industrial land uses from a market perspective utilizing their expertise in land economics and real estate development planning. The project was initiated in December 2010, with the majority of work undertaken in the summer and fall of 2011 and the final report submitted February 16th, 2012. It has involved extensive consultation with municipal staff, local industry stakeholders and experts; background research, data collection and inventorying; computer modelling and policy analysis. The assessment was conducted in concert with the OCP update process taking into consideration issues and opportunities identified through that process, and providing recommendations on the policies that have been developed as presented in the OCP update bylaw, given first reading by Council on November 15, 2011.

The final report provided in Appendix "A" summarizes the methodology and presents the detailed results and recommendations of the GPRA assessment regarding commercial and industrial land use supply, market opportunities, and positioning and policy recommendations related to the OCP update. Further to the report staff requested GPRA to identify what they thought were the key highlights of their work that they felt were important to point out to the municipality. This "top ten list" is presented in Appendix "B".

Commercial and Industrial Opportunity, Supply and Positioning Assessment Page 2 ...
March 20, 2012

Staff will make a presentation of the GPRA assessment and its relation to the OCP update for discussion with Council at its Committee of the Whole meeting March 20, 2012.

The detailed inventories, data and assumptions used for the computer modeling and projections of supportable commercial space for the GRPA Assessment have been compiled and summarized in a separate Appendix document to the GPRA report.

As part of its work GPRA also prepared a separate assessment of the Rainbow neighbourhood convenience commercial development and proposed rezoning. That assessment is documented in a separate memorandum to the municipality dated February 16th, 2012. As it specifically addresses the Rainbow development, it has been included as a reference in the March 20, 2012 Administrative Report to Council presenting staff's recommendation on the proposed rezoning.

OTHER POLICY CONSIDERATIONS

The GPRA Assessment was conducted with consideration to the municipality's policies contained within Whistler 2020 and the policies developed through the OCP update process. The 2006 Whistler Retail Study and related strategies were also considered.

BUDGET CONSIDERATIONS

The work was performed within the approved budget for the OCP update.

COMMUNITY ENGAGEMENT AND CONSULTATION

The GPRA Assessment involved consultations with municipal staff and local industry stakeholders and experts. Public input and issues identified through the OCP update process were shared with GPRA for consideration. Policies for Growth Management, Land Use and the Economy as developed through the OCP update process were reviewed by GPRA and recommendations provided.

SUMMARY

This report presents the Commercial and Industrial Opportunity, Supply and Positioning Assessment conducted by G.P. Rollo & Associates for the municipality to inform the OCP update.

Respectfully submitted,

Mike Kirkegaard MANAGER, PLANNING

RESORT MUNICIPALITY OF WHISTLER COMMERCIAL & INDUSTRIAL OPPORTUNITY, SUPPLY AND POSITIONING ASSESSMENT

RESORT MUNICIPALITY OF WHISTLER, BC
FEBRUARY 2012

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EXECUTIVE SUMMARY

G.P. Rollo & Associates Ltd. (GPRA) has been retained by the Resort Municipality of Whistler (RMOW) to undertake a commercial and light industrial supply, opportunity and positioning study to determine the municipality's requirements to the year 2020.

Context

- The RMOW currently has a commercial space vacancy rate above historical norm, at 7.6% across the community. Vacancy in the Village is 5%, while in Function Junction/Cheakamus it is near 21%. Typically a healthy structural vacancy rate is 4-5%.
- There is less pressure on commercial rents in the RMOW today than there has been historically
- The current supply of commercial space is largely congruent with commercial demand. Modest projected growth in population and visitation will bring with it opportunity for some additional commercial space in the years ahead.

Commercial Assessment

GPRA developed a commercial demand model for the RMOW which assesses future commercial needs across 5 trade areas: The North, Nesters, Village & Mountains, Creekside, Function & Cheakamus. See Figure 1 on page 4.

Whistler today has an inventory of 1,199,171 square feet of retail and service commercial floor area with a vacancy rate of 7.6%. Historically, Whistler Village has seen vacancy around 1%, so the current vacancy rate is considered high. Typically a vacancy rate of 5% indicates a healthy market for retail space. The economic downturn has had clear impacts on Whistler retailers with anecdotal reports of lower visitor spending.

The commercial assessment looked at retail in Whistler broken down by different trade areas, and of these trade areas Cheakamus Crossing & Function Junction had the highest vacancy rate, 20.9%. The current vacancy rate in the Village is 5%.

The Whistler retail inventory breaks down according to the following categories and trade areas:

RMOW Commercial Inventory (Sq.Ft.	.)					
<u> </u>	Checkamus & Function Junction	Creekside	Village	Nesters	North	TOTAL
Retail Categories						
Convenience Goods & Services	36,055	38,319	172,872	24,791	1,776	273,813
Grocery & Specialty Food	1,797	14,531	46,085	14,402	1,776	78,591
Pharmacy	0	0	5.078	1.711	0	6.789
Alcohol & Tobacco	0	3.961	13.153	2.465	0	19,579
Services	34,258	19,827	108,556	6,213	0	168.854
Comparison Goods	53,913	1,152	142,701	388	0	198,154
Apparel	0	0	97,115	0	0	97,115
Footwear & Fashion Accessories	0	0	5,845	388	0	6,233
Cosmetics, Health, Bath & Beauty	0	0	9.575	0	0	9.575
Jewellery & Accessories	0	0	4,053	0	0	4,053
Home/Portable Electronics & Appliances	0	0	495	0	0	495
Multimedia, Books & Music	0	0	785	0	0	785
Home Furnishings & Accessories	9,668	1,152	12,745	0	0	23,565
Home Improvement	42,932	0	2,250	0	0	45,182
Toys / Hobbies / Pets / Gifts	1,313	0	9,838	0	0	11,151
Sporting & Recreational Goods	3,670	5,866	43,296	0	1,636	54,468
Food & Beverage	10,571	42,017	372,381	2,443	0	427,412
Restaurants	10,033	30,241	300,015	2,443	8977*	342,732
Alcohol Sales - Pubs / Lounges / Restaurants	538	11,776	72,366	0	1948**	84,680
Entertainment & Leisure	20,053	12,475	81,445	0	33,842	147,815
Movies/Non-Sport Events	0	0	29,374	0	0	29,374
Fitness Centres (gym, pool, squash etc.)	18,557	4,693	18,122	0	33,594	74,966
Recreational Activities	1,496	7,782	33,949	0	248	43,475
Vacant	32,888	9,903	45,565	3,319	0	91,675
TOTAL INVENTORY	157,150	109,732	858,260	30,941	37,254	1,193,337
TOTAL OCCUPIED INVENTORY	124,262	99,829	812,695	27,622	37,254	1,101,662
Vacancy Rate	20.9%	9%	5%	11%	0%	7.7%

*Includes: Edgewater Restaurant (1,690), Den Restaurant (6,458), Alpine Café/Bakery (829)

The GPRA commercial demand model took into account population growth (permanent and seasonal), visitor day trends, commuting employees, per capita commercial spending for each group, and retail performance by commercial business type. GPRA modelled retail leakage out of the RMOW, spending by category retained within each trade area, and inter-trade-area-flows of spending.

The following are key highlights of this analysis:

The market potential for commercial floor area in each Trade Area is as follows:

- North Trade Area:
 - Market opportunity for 28,000 square feet of additional floor area, primarily convenience-related, by 2020.
- Nesters Trade Area:
 - Market opportunity for 27,000 square feet of additional space by 2020, mostly convenience-related. Limited development area will necessitate capture of this potential through a combination of limited expansion and improved retail performance.
- Village & Mountains Trade Area:
 - This is the heart of the municipality. There is a projected market opportunity for 26,000 square feet of additional floor area by 2020.

^{**}Pub component of Den Restaurant at Nicklaus North

 Maintaining the Village as the RMOW Town Centre is crucial to future performance of the municipality as a whole, and as part of this the RMOW should proceed with the proposed 'spot zoning' of key restaurant sites.

• Creekside Trade Area:

- Creekside continues to struggle from a commercial perspective, and there are concerns over long-term vacancies.
- There must be flexibility to reimagine the role of Creekside within the RMOW.
- There is a market opportunity for approximately 13,000 square feet of additional commercial space by 2020, mostly comparison goods.
- The built-form of Creekside creates issues of access and visibility, impairing the ability to secure tenants.
- Finding an anchor, either retail or an amenity, to attract people to Franz's Trail would help the retail vitality.

• Function & Cheakamus Trade Area:

- There will be limited opportunity for new commercial space to 2020, however there will be significant opportunity for repurposing and repositioning of existing space as transitional pressures continue to build at Function Junction.
- There should be provision made for increased flexibility around permitted uses in Function, with less restriction on the use of ground floor space, and openness to Function Junction transitioning away from its industrial heritage.

Some additional policy considerations around commercial are as follows:

- Whistler's single town centre concept should be respected and reinforced, complemented by sub-centres each with a defined role, scale, mix and character. The RMOW must find the right balance between the goals of maintaining and enhancing the Village while providing flexibility to allow for creation of sustainable, attractive neighbourhood-serving commercial nodes.
- GPRA is strongly supportive of RMOW policies calling for flexibility, diversity, adaptability and efficiency in land use and development.
- Adaptation and repositioning of existing infrastructure will be very important in the coming years, more so than adding new capacity. The RMOW will need to be continuously aware of market conditions and economic trends, and have tools ready to deploy to guide market forces in a way that maintains and reinforces Whistler's attractiveness.

Industrial Assessment

- The RMOW has 121 acres of zoned industrial land, with approximately 6 acres of vacant land. Almost 73 acres of industrial land is used as rock quarry.
- The Mons area is being considered for re-designation as industrial use. This would add 16 acres to the industrial inventory.

- The existing floor area of industrial totals 293,000 square feet with 68% (199,000 sq.ft.) found at Function Junction.
- Over half of the built area of Function Junction is being utilized by commercial businesses that are not suitable for location elsewhere in the RMOW's commercial nodes.
- Demand for industrial land in Whistler will continue to be significantly impacted by a large supply of industrial land in both Squamish and Pemberton. Many companies that do business in Whistler have opted to located in Squamish, and with the improved Highway 99 this trend will persist.
- Demand for industrial land is expected to come predominantly from small Whistler based businesses, and zoning regulations for Function Junction should be flexible enough to allow for creative new businesses that do not compete with businesses in the Village.
- Draft OCP Policy calls for Mons industrial uses to be those with requirements for significant yard space, storage and transportation.
 This is a valid policy, given both redevelopment and expansion potential at Function Junction for other industrial/service commercial uses.

1.0 INTRODUCTION

1.1 PROJECT UNDERSTANDING

The Resort Municipality of Whistler (RMOW) has retained G.P. Rollo & Associates (GPRA) to undertake a commercial and light industrial supply, demand and positioning study to determine the community's requirements to the year 2020. This report provides an analysis of where such uses should be located to best serve the needs of residents and visitors, when (and if) additional supply in various categories should be built, and what uses are most appropriate for different parts of the municipality. Policy recommendations are made for commercial and industrial planning. The findings of this report are intended to inform RMOW policy development for the updated Official Community Plan (OCP).

An assessment of this nature is particularly important for the RMOW at this juncture, as the community prepares for a future quite different from its first 35 years as an incorporated municipality. Permanent residential growth capacity is relatively limited; hotel vacancies are at historical highs; unstable international economic conditions make international visitor projections uncertain and tenuous; ratios of overnight to daytrip visitors, and international to Canadian visitors are shifting; bold long range plans are being put forward for solidifying Whistler as North America's premier mountain resort destination; and the RMOW hopes to capitalize on the unprecedented exposure that was generated by the 2010 Olympic Games. With uncertainty the rule and so many factors at play, GPRA has undertaken this analysis using relatively conservative assumptions with regards to visitor days, expenditure potential, and spending outflow. While bold plans and visions are always encouraged, an oversupply of commercial space based on optimistic scenarios could lead to disastrous impacts on the feel and vibrancy of the community.

1.2 STUDY APPROACH

GPRA undertook this study using a 2-track parallel and iterative approach. Quantitative demand projections were used to assess the current and future commercial and industrial needs both for Whistler as a whole and, in the case of commercial need, in each of 5 identified commercial trade areas. This portion of the analysis takes into account demographics, retail spending profiles, spending outflow, shopping patterns within the municipality, existing inventories, and economic realities.

Quantitative assessments were supplemented by interviews with key stakeholders, reviews of pertinent policy and background reports, and conversations with RMOW planning staff. Through this iterative process, the quantitative assessment was refined.

1.3 LIMITING CONDITIONS

 In undertaking this assignment, GPRA has relied heavily on data provided by the Whistler Housing Authority, Tourism Whistler, as well as survey data from previous retail studies conducted for the RMOW. GPRA has also interviewed retail and service commercial stakeholders.

RESORT MUNICIPALITY OF WHISTLER COMMERCIAL & INDUSTRIAL OPPORTUNITY, SUPPLY AND POSITIONING ASSESSMENT

- All commercial inventory data has been sourced from surveys undertaken by RMOW staff.
- No responsibility is assumed for legal matters, questions of survey and opinions of title.
- All statistical information provided in this study has been drawn from sources deemed to be reliable, for which we assume no responsibility, but which we believe to be correct.
- Statements contained within this study which involve matters of opinion, whether or not identified as such, are intended as opinion only and not as representation of fact.
- This study is qualified in its entirety by, and should be considered in light
 of these limitations, conditions and considerations. If, for any reason,
 major changes should occur which influence the basic assumptions stated
 previously, the findings and recommendations contained in these analyses
 should be reviewed with such conditions in mind and revised if necessary.

2.0 COMMERCIAL INVENTORY AND HIERARCHY

2.1 RMOW RETAIL INVENTORY

Overall, Whistler has **1,199,171 square feet** of retail and service commercial¹ floor area with a vacancy rate of 7.6%. Total occupied floor area is **1,107,496** square feet, which breaks down into the following categories:

Convenience Goods & Services²: 273,813 square feet (25%)
 Comparison Goods: 198,154 square feet (18%)
 Sporting & Recreational Goods: 54,468 square feet (5%)
 Food & Beverage: 433,246 square feet (39%)
 Entertainment & Leisure: 147,815 square feet (13%)

About 50% of the 91,675 square feet of vacant space is located in the Village, Village North and Blackcomb Benchlands. An additional 36% is located in Function Junction and Cheakamus Crossing. The balance of vacant space is found in Creekside (10%) and Nesters (4%).

This inventory includes the food and beverage options and sporting goods/accessories offerings on Whistler and Blackcomb Mountains. There are approximately 83,600 square feet of space on the mountains, primarily in the food & beverage category (95%). The usage of this space varies significantly by season, and this seasonality has been accounted for in the retail model.

In order to assess future commercial requirements for the RMOW, GPRA delineated five commercial trade areas.³ These trade areas are depicted in Figure 1 on the following page. Table 1 provides a detailed overview of the RMOW commercial inventory by trade area and category.

Vacancies (sq.ft.)

 RMOW:
 91,675

 Village:
 45,565

 FJ/Cheak.:
 32,888

 Creekside:
 9,903

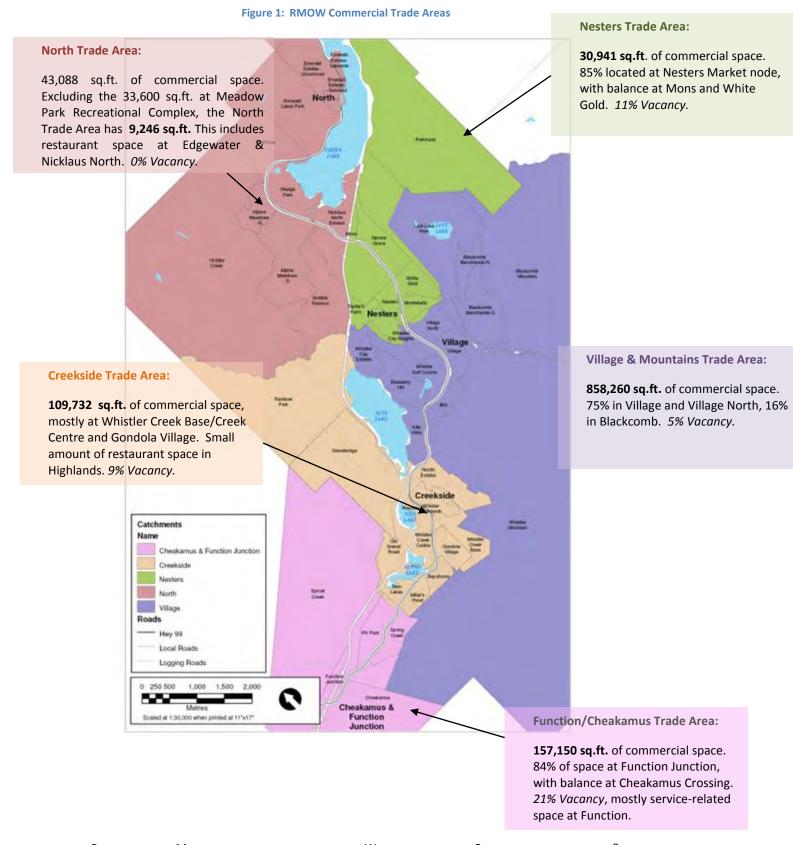
 Nesters:
 3,319

 North:
 0

¹ See Appendix A for breakdown of the "Services" category.

² Services account for 62% of space in this category.

³ Trade areas were delineated using GIS software, based on the distance that most people will travel for day-to-day convenience goods and services. Each trade area is generated based on drive-time estimates from the centre point of each commercial hub.



RESORT MUNICIPALITY OF WHISTLER COMMERCIAL & INDUSTRIAL OPPORTUNITY, SUPPLY AND POSITIONING ASSESSMENT G.P. Rollo & Associates Ltd.

Table 1: RMOW Commercial Inventory by Trade Area

RMOW Commercial Inventory (Sq.Ft.)						
	Checkamus & Function Junction	Creekside	Village	Nesters	North	TOTAL
Retail Categories						
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Alcohol & Tobacco	0	3,961	13,153	2,465	0	19,579
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Apparel	0	0	97,115	0	0	97,115
Footwear & Fashion Accessories	0	0	5,845	388	0	6,233
Cosmetics, Health, Bath & Beauty	0	0	9,575	0	0	9,575
Jewellery & Accessories	0	0	4,053	0	0	4,053
Home/Portable Electronics & Appliances	0	0	495	0	0	495
Multimedia, Books & Music	0	0	785	0	0	785
Home Furnishings & Accessories	9,668	1,152	12,745	0	0	23,565
Home Improvement	42,932	0	2,250	0	0	45,182
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Includes: Edgewater Restaurant (1,690), Den Restaurant (6,458), Alpine Café/Bakery (829)

**Pub component of Den Restaurant at Nicklaus North

2.2 RMOW COMMERCIAL HIERARCHY

The RMOW is a unique community with unique needs. The community's commercial businesses serve multiple population groups: permanent and seasonal residents, overnight and daytrip visitors, as well as daily employees commuting from nearby communities like Squamish and Pemberton. Some commercial areas are designed to bring together all of these groups (e.g. Village and environs), while others have a scale and mix of uses designed to serve day-to-day needs of nearby residents, visitors and workers (e.g. Alpine Meadows, Rainbow). Other areas still have a unique form, scale and character intended to house vibrant commercial engines of the community, providing affordable rents, abundant parking and sufficient floor areas required for attraction and retention of businesses and keeping the Whistler economy vibrant and sustainable (e.g. Function Junction). All of the RMOW's commercial centres are interdependent parts of a hierarchical whole, creating the vibrancy and uniqueness that attracts residents and visitors to Whistler.

The overriding commercial objective of the RMOW is to achieve a balanced supply of commercial space and reinforce the functionality and vibrancy of all of Whistler's commercial nodes while respecting the hierarchy and "single town-centre" concept (The Village) that makes Whistler an attractive community and destination resort municipality.

The health and vitality of the Village is currently fair, with a healthy structural vacancy rate and some downward pressure on rents. Nesters' vacancy rate is relatively high, but the convenience retailers are functioning well. The North retail node at Alpine Meadows appears to be functioning well. Function Junction has relatively high vacancies, but this is a symptom of the area transitioning to different types of users. This area is moving in the right direction. Cheakamus Crossing struggles with lease-up, but as the population in the surrounding neighbourhood grows the vacancy rate will likely drop. Finally, Creekside continues to struggle from a leasing perspective and its built form — particularly along Franz's Trail — will continue to act as an impediment to tenant attraction and retention.

The specific objectives put forward in the Draft OCP for each RMOW commercial centre, are as follows:

Whistler Village/Upper Village:

 Reinforce and protect Whistler Village as Whistler's <u>Town Centre</u>, functioning as the commercial and social hub of the resort community and focused on delivering a dynamic and authentic resort experience for residents and visitors.

Whistler Creekside:

- A mixed-use resort community destination with a village character, catering to residents and visitors alike.
- Should include restaurants, retail, entertainment, leisure, convenience goods and service uses.

• Function Junction & Cheakamus:

- Function Junction is Whistler's general purpose business district and back-of-house area, the main location for business service commercial, wholesale, and retail/service uses that serve the needs of residents and businesses not supportable in the Village or Creekside.
- Cheakamus is a convenience neighbourhood area designed to serve day-to-day neighbourhood needs.

Nesters Commercial:

 An expanded convenience commercial centre serving day-to-day needs of an expanded market area, primarily the northern portion of the RMOW.

• North (Alpine & Rainbow):

- Alpine Meadows: a location for convenience commercial that is scaled to serve day-to-day needs of the surrounding neighbourhood;
- Rainbow: a location for expanded commercial, scaled to serve the immediate neighbourhood and a larger market beyond.

GPRA has reviewed the above positioning statements and believes that each is logical and consistent with community goals.

What follows is a detailed assessment of the commercial potential at each of the nodes within the RMOW hierarchy.

3.0 ASSESSMENT OF FUTURE COMMERCIAL POTENTIAL & POSITIONING

3.1 OVERVIEW

To assess the market potential for retail and service commercial space across the RMOW, GPRA undertook a quantitative analysis that combined forecasts of the number and distribution of residents, visitors and employees across the community over the next decade, and how and where each of those population groups is likely to spend their retail dollars. With the assistance of the RMOW and some members of the Whistler business community, these key variables were combined with data on business performance (\$/sq.ft./year) and assessed against the retail inventory to bring together a relatively detailed picture of Whistler's commercial landscape by trade area.

This section provides an overview of data and methods employed, a snapshot of the spending potential and distribution for the community as a whole, forecasts by trade area, and commentary/recommendations regarding OCP policies and zoning.

3.2 DEMOGRAPHIC AND ECONOMIC DATA

3.2.1 Demographic Data

The following demographic data was gathered, processes and analysed for each trade area depicted in Figure 1. This data was crucial for assessing the current congruency between commercial offerings and demographics, both across the RMOW and in each area, and how remaining development potential and economic opportunity might necessitate adjustments to the commercial mix.

Table 2: Summary of Demographic Variables and Data

Demographic Data													
							Trad	le Areas					
Variables	Sources	No	rth	Village/N	lountains	Nes	ters	Cree	kside	Cheakamu	s/Function	тот	ALS
		2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Permanent Population	BC Stats; Whistler 2020; Resort Community Monitoring Report 03/04; RMOW dwelling unit/bed unit database; Interviews with RMOW planning staff	2,131	2,910	3,566	3,796	1,387	1,495	2,951	3,364	647	935	10,682	12,500
Seasonal Population	Whistler 2020; Whistler Housing Authority 2010; discussions with WHA; bed unit database.	133	270	672	710	233	256	478	588	561	589	2,075	2,412
Overnight Visitor Days	Whistler 2020; Tourism Whistler; RMOW tourist accommodation and pension unit database.	15,185	16,801	3,051,414	3,376,124	97,184	107,525	559,565	619,110	72,888	80,644	3,796,235	4,200,204
Day Trip Visitor Days	Whistler 2020; Tourism Whistler; RMOW planning staff.	0	0	623,351	666,365	41,557	44,424	166,227	177,697	0	0	831,135	888,487
Time Equivalent)	Whistler Employer Projections (via WHA); office and hotel space distribution database.	162	158	1,236	1,207	90	88	195	190	1,314	1,283	2,997	2,926

3.2.2 Economic Data

The following economic data was gathered and forecast to 2020 as follows:

- Per capita commercial spending
 - Permanent residents (From Statistics Canada and adjusted for inflation and economic circumstances);
 - Overnight and daytrip visitors (from 2006 survey data, adjusted for economic circumstances and inflation);
 - Commuting employees (from ICSC surveys, adjusted for local circumstances and inflation).
- Retail performance (\$/sq.ft./yr) by commercial business type (based on industry standards and input from local commercial owners).

3.2.3 Commercial Inventory

The RMOW provided GPRA with a recently updated municipal-wide commercial inventory, including business sizes (leasable sq.ft.), names and descriptions. Using GIS software, GPRA plotted all existing businesses and determined the total leasable area and vacancy rates within each trade area.

 North:
 43,100 sq.ft. (0% vacancy)⁴

 Nesters:
 30,940 sq.ft. (11% vacancy)

 Village:
 858,300 sq.ft. (5% vacancy)

 Creekside:
 109,730 sq.ft. (9% vacancy)

 FJ/Cheakamus:
 157,150 sq.ft. (21% vacancy)

TOTAL: 1,199,220 Square Feet

7.6% Vacancy

3.3 RMOW COMMERCIAL EXPENDITURE POTENTIAL

The combined commercial expenditure potential of all Whistler population groups is estimated at nearly \$620.3 million in 2010. This is expected to reach nearly \$695 million by 2015 and \$796 million by 2020.

Not all of the spending generated within Whistler is available for capture by local businesses. While spending estimates for visitors and commuters are specific to spending within the RMOW, the spending data for seasonal and permanent residents is either the totality of their annual expenditures (for permanent residents) or the entirety of spending during the period residing in Whistler (seasonal residents). It would be a rare resident who would spend every available retail dollar within the RMOW, not making trips to Squamish for groceries or home accessories, or picking up clothing and other goods in West Vancouver.

In this analysis, GPRA has applied 'spending leakage' rates to each retail category for both permanent and seasonal residents. These leakage rates are derived from

RESORT MUNICIPALITY OF WHISTLER COMMERCIAL & INDUSTRIAL OPPORTUNITY, SUPPLY AND POSITIONING ASSESSMENT

NOTE: 33,600 square feet of the North commercial inventory (78%) is accounted for by the Meadow Park Recreational Complex. Less this inventory, the North trade area has 14,585 square feet of commercial space. This includes the grocery store and cafe at Alpine, the pro shop at Nicklaus North, and restaurant space at both Nicklaus North and Edgewater Lodge.

consumer intercept surveys conducted in 2006, and adjusted to account for significant market and infrastructure changes that have occurred in the years since (e.g. London Drugs and Wal-Mart opening in Squamish; upgraded highway to Squamish and Vancouver).⁵

The figure below depicts RMOW-wide expenditure leakage across 5 major consumer categories in 2010, 2015 and 2020. The table following outlines consumer expenditure potential retained in Whistler by those same categories.

Figure 2: Spending Leakage

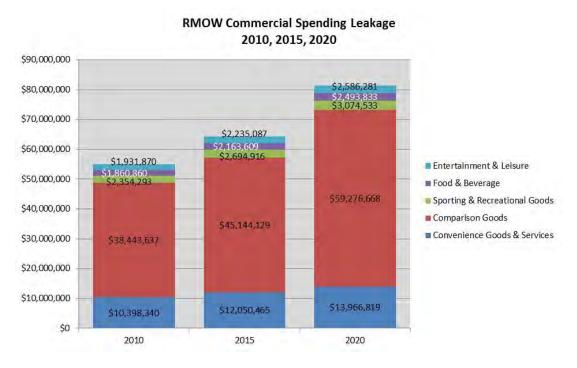


Table 3: RMOW Retail Expenditure Potential, Less Leakage

RMOW Retail Expenditure Potential, All P	opulations, Less Leakage		
	2010	2015	2020
Retail Categories			
Convenience Goods & Services	\$154,493,405	\$173,942,887	\$196,977,840
Comparison Goods	\$144,141,996	\$161,111,229	\$187,645,686
Sporting & Recreational Goods	\$47,300,930	\$52,710,600	\$58,837,236
Food & Beverage	\$203,821,568	\$225,467,200	\$251,795,499
Entertainment & Leisure	\$15,541,583	\$17,450,465	\$19,717,416
TOTAL	\$565,299,482	\$630,682,382	\$714,973,677

Following are detailed discussions of spending and net new square feet supportable in each of Whistler's 5 Trade Areas up to the year 2020.

RESORT MUNICIPALITY OF WHISTLER COMMERCIAL & INDUSTRIAL OPPORTUNITY, SUPPLY AND POSITIONING ASSESSMENT

⁵ It is estimated that Sea-to-Sky Highway upgrades have decreased travel time from Whistler to Squamish by 10 minutes on average, a near-30% time savings.

3.4 NORTH TRADE AREA FORECAST & POLICY CONSIDERATIONS

The North Trade area is comprised of Emerald Estates, Emerald Lakes Park, Wedge Park, Alpine Meadows, Nicklaus North Estates and Rainbow.

3.4.1 Expenditures

The expenditure potential of all North Trade Area population groups is estimated to be just over \$46.6 million in 2010. This is forecast to increase to \$58.3 million by 2015 and \$75.3 million by 2020. Increased spending in the North over the coming decade is primarily a function of a 32% anticipated growth in the full-time population. The contribution of overnight and day-trip visitors to spending in the North is negligible.

After accounting for spending leakage, North Trade Area expenditure potential is estimated to be \$33.65 million in 2010, and projected to reach \$41.7 million by 2015 and \$53.9 million by 2020. The compound annual expenditure growth rate from 2010 to 2020 is 4.8%.

Table 4: North Trade Area Gross Retail Expenditure Potential, Less Leakage

Retail Expenditure Potential less leaka	ge - North	Trade Area -	All	populations	;	
		2010		2015		2020
CATEGORIES						
Convenience Goods & Services	\$	16,270,852	\$	20,579,118	\$	26,154,158
Grocery & Specialty Food	\$	8,946,264	\$	11,321,147	\$	14,411,683
Pharmacy	\$	829,841	\$	1,051,509	\$	1,344,433
Alcohol & Tobacco	\$	2,775,763	\$	3,523,029	\$	4,490,294
Services	\$	3,718,983	\$	4,683,432	\$	5,907,749
Comparison Goods	\$	9,511,329	\$	12,231,417	\$	15,559,581
Sporting & Recreational Goods	\$	1,547,288	\$	1,821,619	\$	2,492,386
Food & Beverage	\$	5,319,024	\$	5,818,905	\$	7,432,365
Entertainment & Leisure	\$	1,003,037	\$	1,285,890	\$	2,262,471
Total Expenditure Potential	\$	33,651,528	\$	41,736,949	\$	53,900,961

As shown in the table above, approximately 45% of North Trade Area spending is expected to occur in the Convenience Goods & Services category (Grocery, pharmacy, alcohol/tobacco, personal services), while an additional 15% is expected to occur in food and beverage categories. These two categories are expected to account for \$33.3 million in spending by 2020.

3.4.2 Spending Inflow and Outflow

GPRA has modeled spending flows into and out of the North Trade Area in a manner consistent with the planning intent of the North's retail/service nodes: to be convenience commercial nodes that meet day-to-day needs of nearby neighbourhood areas. Of the total convenience goods and services spending generated in the North, GPRA concluded that a 'northern retention factor' of 52% is appropriate. For food and beverage, the retention factor is 20%. Across all other categories, only a small amount of spending is expected to remain in the North (between 0% and 5% in all categories).

Table 5: Retail Expenditure Potential Retained in North Trade Area (not accounting for inflow)

Retail Expenditure Potential Retained	l in North Trade Area		
	2010	2015	2020
CATEGORIES			
Convenience Goods & Services	\$8,515,195	\$10,776,038	\$13,714,229
Grocery & Specialty Food	\$6,709,698	\$8,490,860	\$10,808,762
Pharmacy	\$414,921	\$525,755	\$672,216
Alcohol & Tobacco	\$832,729	\$1,056,909	\$1,347,088
Services	\$557,847	\$702,515	\$886,162
Comparison Goods	\$361,228	\$465,010	\$592,474
Sporting & Recreational Goods	\$46,419	\$54,649	\$74,772
Food & Beverage	\$1,063,805	\$1,163,781	\$1,486,473
Entertainment & Leisure	\$93,557	\$117,263	\$208,694
Total Expenditure Potential	\$10,080,203	\$12,576,741	\$16,076,641

Expenditures that are not retained in the North are expected to flow primarily to the Village Trade Area, with some also redirected to Function/Cheakamus. This pattern of spending is consistent with RMOW OCP draft policy 2.2.1.5 which calls for the "reinforce[ment] [of] Whistler's single Town Centre concept, complemented by designated sub-centres.

There is some inflow of spending to the North, particularly from neighbouring Nesters, in Convenience Goods & Services categories. The planned gas station at Rainbow will make such inflow spending more prominent in the coming years than it might otherwise be, as people will use their trip north for fuel to make other purchases.

There is also inflow spending in the food & beverage category, both from neighbouring Nesters and other neighbourhoods across the municipality. The Den at Nicklaus North is a destination restaurant that draws spending from across the municipality.

3.4.3 Total Space Supportable

After accounting for spending retained in the North and modest inflow, GPRA was able to determine the net new square feet supportable in the North to 2020.

The retail model indicates a market opportunity for approximately 28,000 square feet of additional commercial space in the North Trade Area by 2020. Approximately 21,600 square feet of net new space is in the Convenience Goods & Services category, while 4,800 square feet would be supportable in Food & Beverage. The balance of new space falls into the categories of Comparison Goods/Sporting & Recreational Goods (1,300 sq.ft.) and Entertainment/Leisure (600 sq.ft.).

The RMOW commercial centre hierarchy envisions North Trade Area retail/service commercial space serving convenience, day-to-day needs of the northern neighbourhoods. As such, only the categories of "Convenience Goods & Services" and "Food & Beverage" are deemed appropriate for additional space in the North. Within these two categories, North Trade Area potential is as follows:

Table 6: North Trade Area Expenditure Potential and Convenience/Food & Beverage Space Supportable

Categories	Year	Expenditure Potential	Sq.Ft. Supportable	Inventory (sq.ft.)	Net New Sq.Ft. Supportable
Convenience Goods & Services	2010	\$13,858,000	16,800	1,800	15,000
Convenience Goods & Services	2020	\$20,153,000	23,400	1,600	21,600
Food & Beverage	2010	\$6,767,168	13,400	10900*	2,500
rood & beverage	2020	\$8,334,171	15,700	10900	4,800
Total Convenience/Food &	2010	\$20,625,168	30,200		17,500
Bev.	2020	\$28,487,171	39,100		26,400

By 2020, there will be a potential market opportunity for nearly 26,500 square feet of leasable floor area in the Convenience Goods & Services and Food & Beverage categories in the Northern Trade Area. New space could be located at both Rainbow and at the existing northern retail node of Alpine Meadows; both are designated in the Draft OCP as convenience-type commercial centres.

There will be additional population growth potential in the North Trade Area beyond 2020. With this additional growth will come market opportunity for additional commercial space.

3.4.4 Policy Considerations

GPRA's modeling, which takes into account the complete existing inventory of space in the North, indicates a modest potential for additional convenience and food/beverage commercial space in the North Trade Area in the coming years, beyond what exists today. This space would be accommodated at Rainbow and/or Alpine Meadows. The allocation of additional space in the North trade area is consistent with the Draft OCP policies for Rainbow and Alpine Meadows, the former calling for "expanded convenience commercial...that [is] scaled to serve a larger market area beyond the immediate neighbourhood", and the latter calling for "Alpine Meadows...as [a] location for convenience commercial development scaled to meet the day-to-day needs of the...neighbourhood.⁶

There is currently 22,601 square feet of zoned commercial capacity at Rainbow, and a development proposal requesting a rezoning to permit an additional 7,123 square feet of space at that development. The anticipated tenant mix at the proposed 29,700 square foot retail node calls for an assortment of convenience and food/beverage-type uses, anchored by a retail grocery store. Based on our market opportunity projections, a commercial centre of approximately 29,700 square feet at Rainbow would 'over-serve' the current marketplace of the North.

As the trade area's component neighbourhoods grow over the next 10 years and beyond, there will be market potential that could support additional space beyond existing developed and zoned space in the trade area. As noted in Table 2 above, by 2020 the North Trade Area is projected to have over 2,900 residents and would be able to support some 26,500 square feet of new convenience/food & beverage type space by 2020. With the addition of another 400 residents to the North Trade Area beyond 2020, a realistic figure that falls within the bounds of allocated growth potential and which

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⁶ Draft Policies 3.9.6.1 and 3.9.6.2

could realistically be reached before 2025, the trade area could potentially support 29,000+ square feet of new convenience/food & beverage space.

The RMOW will need to carefully consider how best to distribute future commercial growth in the North between Alpine Meadows and Rainbow. In doing so, it must take into account the needs and wants of local residents, the desirability of creating well balanced, sustainable neighbourhood-serving retail precincts, issues of traffic, access and parking, and issues of massing. The policies in the Draft OCP pertaining to the North make sense as written, and detailed consultations with the community will be required to determine how best to implement those policies for the betterment of the community as a whole.

3.5 NESTERS TRADE AREA FORECAST & POLICY CONSIDERATIONS

The Nesters Trade Area is comprised of Parkhurst, Mons, Spruce Grove, White Gold, Montebello, Nesters, Tapley's Farm and Whistler Cay Heights.

3.5.1 Expenditures

The expenditure potential of all population groups in the Nesters Trade Areas in 2010 was estimated to be \$41.3 million. Population growth and increased visitor spending in the coming years will likely result in an uptick in expenditure potential, reaching nearly \$46.6 million by 2015 and \$52.4 million by 2020.

After accounting for leakage out of the RMOW (forecast at \$10.4 million from residents by 2020), retained expenditure potential is expected to be \$37.35 million in 2015 and \$42.1 million in 2020 (see Table below).

Retail Expenditure Potential less leakage - Nesters Trade Area - All Populations 2020 2010 2015 **CATEGORIES Convenience Goods & Services** \$12,265,312 \$13,751,180 \$15,450,344 **Grocery & Specialty Food** \$6,903,106 \$7,739,518 \$8,700,301 Pharmacy \$689,428 \$772,931 \$869,931 Alcohol & Tobacco \$2,261,581 \$2,539,642 \$2,855,616 Services \$2,411,197 \$2,699,090 \$3,024,496 **Comparison Goods** \$8,779,987 \$9,923,052 \$11,176,311 **Sporting & Recreational Goods** \$2,457,934 \$2,779,776 \$3,140,593 \$8,547,877 Food & Beverage \$9,630,055 \$10,891,826 Entertainment & Leisure \$1,131,597 \$1,269,717 \$1,428,401 TOTAL \$33,182,707 \$37,353,781 \$42,087,477

Table 7: Nesters Trade Area Gross Retail Expenditure Potential, Less Leakage

3.5.2 Spending Outflow and Inflow

As was done for the modeling in the North Trade Area, commercial modeling for the Nesters Trade Area was undertaken within the context of the intended role of Nester's Square within the Whistler commercial hierarchy: as an expanded convenience commercial centre serving the larger market area beyond the immediate neighbourhood. GPRA assumed that a significant percentage of convenience goods and services spending originating within the Nesters Trade Area would be retained within that area: 60% retention for grocery and specialty foods, 75% for pharmacy, and 35% for

each of alcohol/tobacco and personal services. For Food and Beverage, retention was estimated at 10%. In all other categories, retention was estimated at between 0% and 5%.

The majority of the spending flowing out of Nesters is directed to the Village, while some convenience goods and services spending is directed to the North Trade Area.

Table 8: Retail Expenditure Potential Retained in Nesters Trade Area

Retail Expenditure Potential Retained in Nesters Trade Area			
	2010	2015	2020
CATEGORIES			
Convenience Goods & Services	\$6,173,847	\$6,922,010	\$7,779,443
Comparison Goods	\$222,765	\$252,016	\$284,174
Sporting & Recreational Goods	\$122,897	\$138,989	\$157,030
Food & Beverage	\$854,788	\$963,006	\$1,089,183
Entertainment & Leisure	\$96,868	\$107,975	\$121,132
Total	\$7,471,164	\$8,383,996	\$9,430,961

The following points can be made regarding **inflow** spending to Nesters from other trade areas:

- Approximately \$35 million in total retail spending is estimated to have flowed into Nesters Trade Area from other parts of Whistler in 2010. This figure is expected to reach \$45 million by 2020.
- The majority of the **North Trade Area** spending in Convenience Goods & Services categories which is *not* retained within the North is expected to flow to Nesters. The North Trade Area generated approximately \$16.3 million in convenience-related spending (after accounting for leakage out of the RMOW) in 2010. 52% was retained in the North, leaving a \$7.75 million residual. Of that residual, 36% or \$2.79 million is estimated to flow to Nesters. By 2020, the amount of convenience-related spending flowing from the North to Nesters is expected to reach \$4.5 million.
- GPRA anticipates that 30% of the residual convenience-related spending from **Creekside** will flow to Nesters (~\$4.9 million in 2020).
- Residual convenience spending inflow to Nesters from the Village Trade Area is expected at about 58%, equating to \$16 million by 2020.
- The residual spending flows to Nesters from all other areas and categories are expected to be negligible.

3.5.3 Total Space Supportable

After accounting for spending retention rates and inflow spending from other trade areas, GPRA was able to determine the net new square feet potentially supportable at Nesters to 2020.

The retail model indicates a market opportunity for <u>approximately 27,000 square feet of additional commercial space in Nesters Trade Area by 2020.</u> Approximately 15,800 square feet of net new space is in the Convenience Goods & Services category, while 6,900 square feet would be supportable in Food & Beverage. The balance of new space

falls into Comparison Goods (3,600 square feet), Sporting and Recreational Goods (1,000 sq.ft.) and Entertainment/Leisure (4,000 sq.ft.).

Table 9: Nesters Trade Area Expenditure Potential and Net New Space Supportable

Nesters Trade Area Expendi	ture Poter	ntial and Square Feet S	upportable			
Categories	Year	Expenditure Potential	Sq.Ft. Supportable	Inventory (sq.ft.)	Vacancy (sq.ft.)	Net New Sq.Ft. Supportable
Convenience Goods & Services	2010	\$26,788,388	33,200	24.800		8,400
Convenience Goods & Services	2020	\$35,316,712	41,800	24,000		17,000
Comparison Goods	2010	\$2,133,678	3,179	400		2,700
Companson Goods	2020	\$3,041,707	4,200	400		3,800
Sporting & Recreational Goods	2010	\$613,590	900	0	3,300	900
Sporting & Recreational Goods	2020	\$788,296	1,100	U	3,300	1,100
Food & Beverage	2010	\$4,040,100	8,000	2,400		5,600
1 000 & Develage	2020	\$5,202,221	9,800	2,400		7,400
Entertainment & Leisure	2010	\$1,442,316	3,000	0		2,100
Littertailillelit & Leisule	2020	\$2,170,069	4,200	U		4,200
TOTAL (less vacancy for 'net	2010	\$35,018,072	48,279	27,600		16,400
new')	2020	\$46,519,006	61,100	27,000		29,000

The Nesters Trade Area could absorb the additional retail dollars projected through some combination of additional square feet built and increased retail productivity at existing locations. For instance, GPRA's retail model indicates that 13,700 square feet of additional grocery store space could be built in the Nesters Trade area by 2020. However, if for instance the dollar-per-square-foot performance figures for the grocery store category were to increase by 10%, the amount of new grocery floor space supportable would drop to 11,300 square feet. A further 10% increase in sales performance would further decrease this new supportable space to 9,100 square feet.

GPRA's modeling has used what we believe to be accurate retail performance figures (to the extent that they were made available) combined with conservative increases over time. Future retail performance should be tracked and measured against the figures used by GPRA to determine the extent to which these supportable space projections are congruent with market performance.

3.5.4 Policy Considerations

There is limited future developable area at the Nester's Square commercial node, certainly not enough to support 29,000 square feet of new ground floor commercial space. Additional square footage supportable in Nesters Trade Area should be accommodated through a combination of:

- Some additional space constructed at Nester's Square in the coming years (as market interest develops), assuming a suitable site is available, development economics are supportive, and issues such as massing, layout and parking can be adequately addressed;
- Increased retail performance at existing Nester's Square businesses;
- Absorption of vacant space at Nester's Square;
- Some ancillary retail/service commercial development at Mons as this area matures;
- Improved commercial performance within other trade areas in the RMOW.

3.6 VILLAGE AND MOUNTAINS TRADE AREA FORECAST & POLICY CONSIDERATIONS

The Village & Mountains Trade Area is comprised of the Blackcomb Benchlands, Village North, Village, Whistler Golf Course, Blueberry Hill, Whistler Cay Estates, Alta Vista, Brio and both Whistler and Blackcomb Mountains.

3.6.1 Expenditures

Commercial expenditures from the Village Trade Area are estimated to be \$391.8 million in 2010. Population growth, increased visitor spending and conservative growth in per-capita expenditures in the coming years will likely result in expenditure potential from all population groups reaching \$442 million by 2015 and \$502 million by 2020.

After accounting for leakage out of the RMOW (forecast at nearly \$20 million by 2020), retained expenditure potential is expected to be \$425 million in 2015 and \$482 million in 2020.

Table 10: Village Trade Area Gross Retail Expenditures, Less Leakage

Retail Expenditure Potential less leakage	Retail Expenditure Potential less leakage - Village Trade Area - All Populations											
		2010		2015		2020						
CATEGORIES												
Convenience Goods & Services	\$	89,790,669	\$	101,293,823	\$	114,814,483						
Comparison Goods	\$	95,250,267	\$	107,597,847	\$	122,178,030						
Sporting & Recreational Goods	\$	34,601,308	\$	39,168,633	\$	44,416,524						
Food & Beverage	\$	147,087,803	\$	166,128,472	\$	188,889,568						
Entertainment & Leisure	\$	9,384,711	\$	10,596,233	\$	12,024,622						
TOTAL	\$	376,114,757	\$	424,785,008	\$	482,323,227						

3.6.2 Spending Outflow and Inflow

The Village is both the commercial and cultural heart of the municipality, identified in the Draft OCP as the resort community's "key asset." The function, form and character of the Village and its environs are key pieces of Whistler's ongoing success as both a place to live and as a destination resort for visitors from around the world.

As the Village is the town centre, the primary zone for retail, office, service, food and beverage, entertainment, recreation, leisure, cultural and visitor uses, GPRA's retail model assumed that the vast majority of spending generated from within the Village Trade Area will be retained there. Across most Comparison Goods categories, GPRA estimates that spending retention rates will be 90%. For some Comparison Goods subcategories, retention will be significantly lower – for example, much home improvement and electronics/appliances spending will be redirected to areas where greater concentrations of such businesses are located, notably Function Junction. For Convenience Goods & Services, Village Trade Area spending retention is modeled at 81% on average. For Food & Beverage, retention is over 90%. And for Entertainment and Leisure, retention is expected to be at least 65%.

The following table shows the amount of Village Trade Area expenditures that are expected to be retained within the trade area.

Table 11: Village Trade Area Spending Retained

Village Trade Area Spending Retained			
l l l l l l l l l l l l l l l l l l l	2010	2015	2020
CATEGORIES	2020	2013	2023
Convenience Goods & Services	\$68,370,696	\$77,130,904	\$87,420,459
Comparison Goods	\$81,604,556	\$92,307,396	\$104,837,450
Sporting & Recreational Goods	\$25,950,981	\$29,376,474	\$33,312,393
Food & Beverage	\$132,379,023	\$149,515,625	\$170,000,611
Entertainment & Leisure	\$7,530,740	\$8,527,467	\$9,683,571
TOTAL	\$315,835,996	\$356,857,866	\$405,254,484

Expenditures that do leave the Village and flow to other trade areas are estimated to be just over \$60 million in 2010. This is projected to reach \$67.9 million in 2015 and \$77.1 million in 2020.

Regarding *inflow* spending to the Village from other trade areas:

- From the North Trade Area, on average 64% of residual spending is expected
 to be redirected to the Village. This figure is expected to be much higher for
 Comparison Goods (70%) and Sporting & Recreational Goods (79%). By 2020,
 there will be over \$24 million in spending redirected from the North to the
 Village.
- From Nesters Trade Area, on average 68% of residual spending is expected to reach the Village. For Comparison and Sporting Goods this figure will be closer to 80%, while for Convenience Goods it will be 40%. By 2020, approximately \$20.6 million in spending from Nesters will reach the Village.
- From Creekside Trade Area, on average 80% of residual spending is expected
 to reach the Village. Figures are over 85% for Comparison Goods and Sporting
 Goods, 54% for Convenience Goods/Services, and 85% for Food & Beverage.
 By 2020, \$73 million in spending from Creekside will reach the Village.
- Finally, from Function Junction/Cheakamus Trade Area, on average 69% of residual spending is expected to reach the Village. For Comparison Goods this figure will exceed 95%. For Sporting Goods it is expected to be 80%. For all other categories it will be between 51% and 65%. By 2020, \$18.8 million in spending from Function/Cheakamus will reach the Village.

Total Inflow Spending to Village Trade Area by 2020:
~\$134,000,000

3.6.3 Total Space Supportable

The GPRA retail model suggests that, on the whole, there will be a market opportunity for approximately 28,000 square feet of additional commercial space in the Village Trade Area by 2020. This assumes that the 45,600 square feet of vacant space is first absorbed.

That said, the model indicates a current and projected oversupply of Convenience Goods & Services Space as well as Entertainment and Leisure space to 2020. This is offset by modest projected uptick in potential for some additional Comparison Goods

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outlets (particularly in the sub-categories of footwear & fashion accessories, books/multimedia and hobbies/toys). The model also shows a market opportunity for some new restaurant space (possibly 1-2 restaurants totalling 5,000-7,000 square feet) around 2020.

3.6.4 Policy Considerations

Draft OCP policies pertaining to the Village are generally well thought through, providing sufficient flexibility to accommodate modest future growth. GPRA strongly believes that Draft Policy 2.2.1.5, calling for respect and reinforcement of Whistler's single Town Centre Concept, complemented by sub-centres with defined roles, scales, mixes and characters, is of central importance for Whistler's success going forward. Policy 3.9.1.1 reinforces the primacy of the Village.

It will also be important for the RMOW to proceed with the proposed "spot zoning" of important restaurant sites – Draft OCP Policy 3.9.1.5 – to ensure that these key locations of vibrancy, recreation, consumption and leisure are retained over the long-term.

3.7 Creekside Trade Area Forecast & Policy Considerations

The Creekside Trade Area is comprised of Rainbow Park, Stonebridge, Nordic Estates, Whistler Highlands, Whistler Creek Centre, Twin Lakes, Millar's Pond, Gondola Village, and Whistler Creek Base.

3.7.1 Expenditures

Creekside Trade Area commercial expenditures are estimated at \$117 million in 2010. This is projected to reach \$134 million by 2015 and \$155 million by 2020.

After accounting for leakage out of the RMOW – forecast at \$20.3 million by 2020 – the retained expenditure potential is expected to be \$117 million in 2015 and \$134.7 million by 2020.

Table 12: Creekside Trade Area Gross Retail Expenditures, Less Leakage

Retail Expenditure Potential less leakage - Creekside Trade Area - All Populations										
		2010		2015		2020				
CATEGORIES										
Convenience Goods & Services	\$	31,122,124	\$	35,676,699	\$	40,995,208				
Comparison Goods	\$	26,459,350	\$	30,354,996	\$	34,797,300				
Sporting & Recreational Goods	\$	8,703,169	\$	9,994,867	\$	11,485,850				
Food & Beverage	\$	33,077,154	\$	37,667,465	\$	42,843,828				
Entertainment & Leisure	\$	3,021,767	\$	3,467,094	\$	4,609,526				
TOTAL	\$	102,383,565	\$	117,161,122	\$	134,731,713				

3.7.2 Spending Outflow and Inflow

Creekside has been designed as a mixed-use resort community destination at the base of the ski slopes, and is also considered the main 'gateway' location for the majority of people driving to Whistler via the Sea-to-Sky from Vancouver. Creekside has experienced mixed success with its commercial offerings, seeing the closure of some significant restaurant space in recent years, and experiencing relatively high vacancy along the pedestrian street above the Creekside parkade. At the same time, Creekside is home to some of Whistler's more well-known watering holes (e.g. Dusty's Bar, Southside Diner) and attracts significant traffic as it is home to Whistler's only gas station.

GPRA's commercial model indicates that on average 32% of Creekside spending is retained within Creekside. Most spending retention occurs in the Convenience Goods & Services Category (58%), while the least is in the Comparison Goods Category (10%). Much of the outflow spending from Creekside goes to the Village Trade Area (about 80%), while some convenience-related spending is expected to flow to Nesters. In the categories of Home Furnishings and Home Improvement, GPRA expects that at least 75% of Creekside spending will go to Function Junction.

The table below shows Creekside retail expenditure expected to be retained within the trade area.

Table 13: Creekside Trade Area Spending Retained

Creekside Trade Area Spending Retained			
	2010	2015	2020
CATEGORIES			
Convenience Goods & Services	\$ 17,958,561	\$ 20,587,913	\$ 23,660,235
Comparison Goods	\$ 2,601,254	\$ 2,983,764	\$ 3,419,992
Sporting & Recreational Goods	\$ 3,481,268	\$ 3,997,947	\$ 4,594,340
Food & Beverage	\$ 8,269,289	\$ 9,416,866	\$ 10,710,957
Entertainment & Leisure	\$ 565,010	\$ 650,186	\$ 903,428
TOTAL	\$ 32,875,382	\$ 37,636,677	\$ 43,288,953

Inflow to Creekside is estimated to be about \$29 million in 2010, increasing to \$37.5 million by 2020. Modest inflow is expected from the North and Nesters, but most of the inflow spending to Creekside is accounted for by the Village Trade Area. Approximately 25% of the Village's residual Comparison Goods spending and 15% of residual Convenience Goods & Services spending is expected to flow to Creekside.

Overall, residual spending from all other trade areas is expected to make the following contributions to Creekside by 2020:

- \$8.3 million in Convenience Goods & Services expenditures
- \$5.7 million in Comparison Goods expenditures
- \$5.5 million in Sporting & Recreational goods expenditures
- \$15.3 million in Food & Beverage expenditures (including \$3.6 million in alcohol sales)
- \$2.6 million in entertainment and leisure spending.

3.7.3 Total Space Supportable

GPRA's retail model indicates a market opportunity for <u>14,400 square feet of additional commercial space in the Creekside Trade Area by 2020</u>, after accounting for absorption of existing vacant space. Most of this space will be supportable in Comparison Goods and Sporting Goods categories (11,000 and 8,000 sq.ft. respectively), with the excess accounted for in the Entertainment and Leisure category.

Table 14: Creekside Trade Area Expenditure Potential and Net New Space Supportable

Categories	Year	Expenditure Potential	Sq.Ft. Supportable	Inventory (sq.ft.)	Vacancy (sq.ft.)	Net New Sq.Ft. Supportable
Convenience Goods & Services	2010	\$24,387,054	30,400	38.300	 [0
Convenience Goods & Services	2020 \$31,985,698 37,900		0			
Comparison Goods	2010	\$7,057,550	10,100	1,200		8,900
	2020	\$9,061,420	12,400			11,200
Sporting & Recreational Goods	2010	\$7,839,814	11,300	5,900	9,900	5,400
	2020	\$10,143,535	13,900			8,000
Food & Beverage	2010	\$20,338,368	39,100	47 700		0
1 000 & Develage	2020	\$26,080,646	47,700	41,100	,	4,700
Entertainment & Leisure	2010	\$2,686,667	9,500	12,700		0
	2020	\$3,775,326	12,700			0
TOTAL (less vacancy for 'net	2010	\$62,309,452	100,400	105,800		4,400
new')	2020	\$81,046,626	124,600			14,000

3.7.4 Policy Considerations

Creekside was intended to be a mixed-use gateway village for the municipality, but has struggled to meet the goals initially set for it. The retail market should be monitored for its acceptance of space at Creekside in the coming years. The RMOW should be willing to reimagine what Creekside is intended to be over the next 10+ years if the market acceptance of Creekside and its relative retail performance does not improve.

3.8 FUNCTION JUNCTION & CHEAKAMUS TRADE AREA FORECAST & POLICY CONSIDERATIONS

The Function Junction & Cheakamus Trade Areas are comprised of Function Junction, Sproat Creek, Spring Creek and Cheakamus Crossing.

3.8.1 Expenditures

The Function/Cheakamus Trade Area is estimated to have generated nearly \$37.5 million in expenditure potential in 2010. Population growth at Cheakamus Crossing will be the primary driver of future expansion of expenditure potential; by 2020, retail spending is expected to reach nearly \$48.1 million.

After accounting for leakage (forecast at \$6.6 million by 2020), retained expenditure potential is expected to be \$35.8 million by 2015 and \$41.5 million by 2020.

Table 15: Function/Cheakamus Retail Expenditure Potential, Less Leakage

Retail Expenditure Potential less leakage - Function / Cheakamus - All Populations							
	2010	2015	2020				
CATEGORIES							
Convenience Goods & Services	\$8,771,452	\$9,764,246	\$11,351,655				
Comparison Goods	\$8,531,938	\$9,207,057	\$10,586,567				
Sporting & Recreational Goods	\$2,951,202	\$3,207,067	\$3,517,846				
Food & Beverage	\$11,363,456	\$11,914,282	\$13,558,617				
Entertainment & Leisure	\$979,713	\$1,076,941	\$1,235,290				
TOTAL	\$32,597,761	\$35,169,592	\$40,249,976				

3.8.2 Spending Outflow and Inflow

The Function/Cheakamus Trade Area is evolving as greater pressure is exerted for Function in particular to take on more of a service commercial/retail hybrid role and less of an industrial, storage and distribution role. The area is evolving into a general business district, as evidenced by the addition of businesses like the brewpub and other industrial café type spaces, where commercial production and retail collocate. Function will likely continue to evolve into the main hub of non-Village business life, containing space for light industry, retail, producers, artisans, commercial offices and mixed-use development.

Across all spending categories, on average less than 35% of spending generated within the Function/Cheakamus Trade Area is retained. This pattern is expected to be relatively consistent in the coming decade. Most spending that is not retained flows (and will flow) to the Village Trade Area, with some expenditures for sporting goods, comparison goods and groceries/alcohol going to Creekside.

Table 16: Retail Expenditure Potential Retained in Function/Cheakamus

Retail Expenditure Potential Retained in Function/Cheakamus Trade Area						
	2010	2015	2020			
CATEGORIES						
Convenience Goods & Services	\$2,847,806	\$3,239,154	\$3,834,641			
Comparison Goods	\$3,664,909	\$3,948,471	\$4,603,191			
Sporting & Recreational Goods	\$1,244,042	\$1,382,938	\$1,551,107			
Food & Beverage	\$3,424,699	\$3,635,055	\$4,183,216			
Entertainment & Leisure	\$154,393	\$167,861	\$195,400			
TOTAL	\$11,335,850	\$12,373,478	\$14,367,555			

Inflow spending to Function/Cheakamus primarily occurs in a few Comparison Goods categories: Home Furnishings & Accessories, Home Improvement, and Home Electronics & Appliances. These three sub-categories attracted over \$9 million in expenditures from outside the trade area in 2010, and are expected to attract \$11.3 million by 2020. The other major category that attracts inflow spending is personal and professional services; this accounted for an inflow of \$4.5 million in 2010 and will account for \$5.8 million by 2020.

The total inflow spending to Function/Cheakamus across all commercial categories was over \$30.8 million in 2010, and is expected to be \$38.5 million by 2020.

3.8.3 Total Space Supportable

GPRA's retail model indicates that, given current vacancy levels at both Function Junction and Cheakamus Crossing, combined with assumed population and spending growth, there is unlikely to be any market opportunity for additional commercial space in this trade area to 2020. There will be opportunity for repurposing/repositioning of existing space as transitional pressure continues to build at Function Junction.

The model indicates slight oversupply in some categories like Home Improvement and personal service space, but undersupply of space for food & beverage service and sporting/recreational goods. This points to one potential area of transition in the coming years.

3.8.4 Policy Considerations

GPRA is broadly supportive of RMOW Draft OCP policies regarding Function, and general policies as viewed through the lens of Function Junction. For instance:

- GPRA supports Draft Policy 2.1.2.1: Support flexibility, diversity, adaptability
 and efficiency in land use and development so the resort community can derive
 the greatest benefit from existing development. This speaks to the need to be
 creative and open with regard to repositioning of Function Junction;
- GPRA supports Draft policy 2.1.2.3, calling for avoidance of expansion and duplication. We believe that there is ample opportunity to repurpose existing space.
- GPRA also believes that Draft OCP Objective 3.9.4, calling for reinforcement of Function Junction as Whistler's general-purpose business district and back-ofhouse area for the resort, is important.

GPRA makes the following recommendations for policy adjustment:

- Draft OCP Policy 3.9.4.2: In light of transitional pressures on Function Junction, GPRA does not believe that it should be "the primary location" for light industrial, wholesale, warehousing and storage uses. Greater flexibility should be shown for relocation of some of these uses to other areas, particularly Mons.
- Draft OCP Policy 3.9.4.5: In addition to investigating the potential for Function
 Junction to have a greater role as a creative cultural precinct, RMOW staff
 should consider examining the potential for other areas in the municipality –
 particularly Creekside to take on such a role.
- There should be fewer restrictions on the use of ground floor space in Function Junction. Allowances should be made for uses such as office and personal service.

Further discussion on Function Junction appears in the sections to follow on Industrial Policy and in Section 3.9 below.

3.9 ADDITIONAL COMMERCIAL POLICY CONSIDERATIONS

The preceding sections have offered commentary on the congruency between the RMOW's Draft Land Use & Development OCP policies and GPRA's assessment of the future of commercial potential in each of Whistler's Trade Areas to 2020. This section provides additional commentary on Draft OCP objectives and policies insofar as they relate to commercial demand, supply and positioning.

3.9.1 Growth Management

The Draft OCP Growth Management section (Chapter 2) does, on the whole, provide excellent direction for the municipality as it enters a future that will be characterized by relatively limited growth. GPRA is in agreement with the draft policy proposal to restrict accommodation capacity to a maximum of 61,750 bed units (allowing for a limited allowance of 477 additional bed units above the capacity set in 2009). Maintaining limits to growth while providing modest flexibility for rezoning proposals will be crucial for maintaining Whistler's unique character, quality of life and environment in the years to come. Stakeholders and community members have expressed support for the RMOW's growth management direction, particularly the containment of urban development within the boundary of the Whistler Urban Development Containment Area (WUDCA).

In addition to the above, GPRA offers the following comments on draft Growth Management policies:

- GPRA is strongly supportive of the RMOW's policy around flexibility, diversity, adaptability and efficiency in land use and development – draft policy 2.1.2.1.
 We believe that this is key for taking advantage of both anticipated and unanticipated opportunities in the coming decade;
- Avoidance of "expansion or duplication" that leads to oversupply of uses –
 draft policy 2.1.2.3 is a logical policy that ties in with the findings of this
 report. There will be limited growth opportunities in the commercial sectors
 over the next decade, and directing that space to appropriate locations in
 appropriate forms is important. The RMOW must work to find balance

between the goals of maintaining and enhancing the Village as the Town Centre and nexus of all things commercial, while also providing flexibility to both create and enhance functional, sustainable and attractive commercial nodes elsewhere to serve Whistler's neighbourhoods to the north and south.

- Draft policy 2.2.1.5, calling for "respect and reinforce[ment] [of] Whistler's single Town Centre concept, complemented by designated sub-centres each with a defined role, scale, mix of uses and development character," is a wellcrafted and logical policy statement that addresses the needs of both the Village and other nodes.
- GPRA is supportive of draft policy 2.3.2.4, calling for land use and development outside of the WUDCA to be "restricted to public open space, non-urban development, low impact recreation and carefully managed resource uses."
 The provisos to this policy are appropriate.
- GPRA believes that draft policy 2.3.3.4 should be revised to read as follows:

Any land use or development proposal that: does not conform to the WUDCA; or proposes to raise the bed unit limit; or does not conform to the Whistler Land Use Map, should not be favourably considered unless it will substantially strengthen Whistler's progress towards achieving its vision. Any such proposals should only be considered through the annual review process.

3.9.2 Land Use & Development

As with the Growth Management section of the Draft OCP, the Draft Land Use & Development section is well thought through and comprehensive. In addition to the land use related policy discussion in the sections above, GPRA offers the following comments:

- Policy 3.8.1.1: Over the next five years, limit the addition of new commercial space that is not currently zoned, to support optimization and ongoing success of existing commercial developments. GPRA's modeling work shows some market potential for additional zoned commercial space in the next 5 years. Each proposal for additional commercial zoning should be considered in light of both commercial market potential as outlined in this report, as well as land use economics and other considerations at the discretion of the RMOW.
- Policy 3.9.6.2: Do not support any additional expanded convenience commercial centres. GPRA recommends a proviso to the effect of "...unless it is demonstrated to fit within the established commercial hierarchy and supported by a comprehensive commercial market assessment."

3.9.3 Economic Viability

GPRA has the following comments regarding economic viability policies and objectives:

• Objective 4.5.1: Support the accommodation and commercial sectors through economic diversification within Whistler's four-season tourism economy. GPRA recommends that the word "within" be replaced by the phrase "complementary with." This provides more flexibility in determining what additional economic drivers might be appropriate to add to the mix.

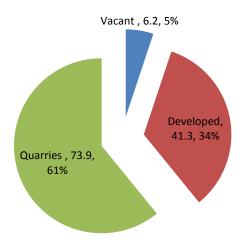
 GPRA encourages the RMOW to include a policy in the OCP that calls for encouragement of home-based businesses throughout the municipality in the coming years. There is a growing trend toward home based businesses, especially as the Baby Boom population ages into the retirement years.

4.0 INDUSTRIAL OVERVIEW & ANALYSIS

4.1 INDUSTRIAL LAND INVENTORY

Whistler's zoned industrial areas comprise 121.4 acres, of which the majority is located at Function Junction. Approximately 6.2 acres, or 5% of this inventory, is currently vacant. Non-vacant space is split between actively developed light industrial uses (41.3 acres or 34% of the total inventory) and quarries (73.9 acres or 61%).

Industrial Inventory (acres)



Some of the zoned industrial areas that are currently used for quarries may be usable for future light industrial development. However, generally using quarry sites for development can be problematic for a variety of reasons, including but not limited to:

- Fill and grading requirements;
- Slope stabilization requirements, especially for quarries built into the side of mountains;
- Drainage issues;

In addition to the inventory above, there are approximately 16 acres of land at the Mons site east of the Sea-to-Sky Highway – currently designated as 'Rural Resource' – which is being considered for industrial rezoning. The possibility of such a rezoning raises the question of whether other Rural Resource areas should be considered for future industrial use. At the time of writing a comprehensive analysis of Rural Resource zoned lands has not been completed, however a brief review indicates that much of this land is located on the sides of mountains and would therefore not be suitable for industrial development.

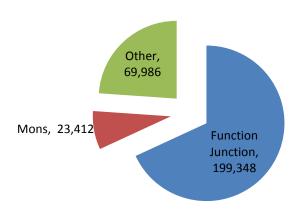
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⁷ This vacancy does not include the 5 acre First Nations site in Function Junction. This site adds an additional 5 acres to the vacant land inventory.

4.2 INDUSTRIAL FLOOR AREA INVENTORY

The RMOW has an industrial floor area inventory of 292,746 square feet. Of this, 68% is located at Function Junction (199,348 sq.ft.). An additional 8% is located at Mons (23,412 sq.ft.), while the remainder (24%) is scattered across the RMOW at maintenance facilities and on-mountain operation sites.

Industrial Floor Area Inventory (sq.ft.)



While Function Junction is home to the majority of Whistler's industrial space, on the whole it has more commercial space than industrial. The industrial built floor area at Function Junction totals approximately 77,750 square feet, and breaks down as follows:

Warehouse: 57,800Light Industrial: 13,950Highway Manufacturing: 6,000

4.3 INDUSTRIAL HIERARCHY

The current hierarchy of industrial space in the RMOW – as embodied in the language of the Draft OCP (December 2011) – places Function Junction as the primary site for light industrial, wholesale, warehousing and storage uses for the community. Beyond Function Junction, the Draft OCP calls for pockets of land in the Mons area to be utilized for light industrial uses "that have significant yard space, circulation, storage and transportation requirements" (Draft OCP, 39).

4.4 FUTURE INDUSTRIAL DEMAND

Forecasting demand for industrial land in Whistler is more complicated than for more 'industrially-focused' jurisdictions in the Lower Mainland, due to the following realities:

 The economy in Whistler is quite unique in British Columbia. With its focus on the tourism sector, it is hard to find meaningful comparables from other resort municipalities in Western Canada.

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 Whistler lacks similar historical data available for municipalities in the Lower Mainland, and larger jurisdictions.

As a result, industrial land demand forecasts are more high level than they otherwise would be for larger jurisdictions.

According to data provided by the RMOW, there was just over 27,000 square metres (290,600 square feet) of built area on industrial lands in 2011. Based on the RMOW population of 10,850, this amounted to 2.5 square metres of industrial space per capita.

In 2000, RMOW had a similar ratio of industrial space per capita, with 2.5 square metres per built area with population over 9,000 and almost 23,000 square metres.

There are a number of reasons why the population of Whistler would be linked to developed industrial space. Increased visitation to Whistler would cause both the population and industrial demand to rise in order to service more visitors. A growing population would also lead to demand for more personal service office space such as medical dental offices.

If this ratio holds, based on a population projection of 12,500 in 2020, the RMOW would require over 31,000 square metres (~334,000 square feet) of industrial built area. This projection implies an additional 4,000 square metres (or over 43,000 square feet) of new built area.

The potential rezoning of the Mons lands for industrial use would add sufficient land, along with the over 11 acres of vacant industrial land (including the First Nations site) to provide sufficient industrial supply beyond 2020.

Without rezoning the Mons lands the 6 acres of vacant zoned land could support over 78,000 square feet of development with a 0.3 FAR. The First Nations site could support an additional 64,000 square feet. Given the density of development on other industrial sites, it is likely that development could even be more dense, depending on the specifics of the site.

4.5 INDUSTRIAL TRENDS

The specific factors and trends influencing different industrial sectors can vary, specifically as they pertain to Whistler. While reviewing the factors shaping industrial demand in Whistler, each business category that could be a user of industrial land was considered. Land use trends for each category and how they might pertain to Whistler are summarized below:

- The resource extraction sector is reducing the amount of industrial land it
 utilizes in the Lower Mainland, and the Sea-to-Sky Corridor. Many industrial
 lands previously used for resource extraction are being sold and redeveloped –
 particularly lands from the forestry sector.
- The construction sector is expected to remain an important user of industrial lands. Demand from the construction sector is expected to mirror growth, but Whistler is seeing significant renovation work which also creates demand for industrial lands.

Total Industrial Floor Area Required, 2020:

334,000 sq.ft.

Total *additional* industrial floor area required:

43,000 sq.ft.

- The manufacturing sector in BC and Canada are going through dramatic changes, including smaller production runs and increased value-added processes. These changes could allow for an increase of manufacturing in Whistler, but it is not a given that these types of companies would choose Whistler.
- The Wholesale Trade sector often distributes goods to retailers, hotels, or other businesses. These businesses tend to locate close to their customers as 'just in time' delivery and modern racking systems to increase inventory are the two major trends in this sector. Whistler's Wholesalers are predominantly located in Function Junction. Some of the largest wholesalers (such as the Liquor Store) are now servicing Whistler from Squamish or Vancouver.
- Retail trade is a growing user of industrial land throughout the Lower Mainland, the Sea-to-Sky Corridor and Whistler. In Whistler the high cost of retail space has attracted some retailers to Function Junction. The retail locating in Function Junction is primarily service commercial oriented, which fits with the spirit and purpose of Function Junction. Increased demand will likely continue from this sector.
- Transportation and Warehousing is expected to grow in concert with retail sales in Whistler. The 2010 Olympics tested the inventory management of many Whistler retailers, and resulted in an increase of rented wholesale space in Function Junction. Anecdotally there is demand for additional storage space in Function Junction from Whistler retailers.
- Food Manufacturing could become a growing user of industrial lands in Whistler as local artisanal food will be increasingly popular with residents and visitors. The total land the food sector will demand going forward is likely to be small, but nevertheless it is expected to be a growing sector.
- Office use on industrially zoned land is predominantly found in Function
 Junction, on a second story above light industrial space. A wide variety of
 businesses use office space in Whistler. While future demand of office space is
 difficult to predict, any future office growth would be best suited to Function
 Junction given the amenities already there.

4.6 NEEDS & GAPS

The Needs and Gaps listed here are based on conversations with stakeholders, the above overviews of business sectors using industrial lands in Whistler, as well as the review of existing business inventory in Whistler. This assessment resulted in the following observations:

- Transportation Sector: this sector appears to require more industrial space in Whistler, related to parking and washing buses, taxis, and limousines operating in the municipality. Reportedly many of these businesses drive down to Squamish for parking.
- Storage space: While retailers reportedly made improvements in dealing with smaller inventories during the Olympics, and storage is already one of the primary uses for industrial lands, there are retailers who could use dedicated storage facilities. One such retailer is the BC Liquor Store.

- Distribution: Based on a review of existing inventory it appears as though many distribution companies that service Whistler do not have significant industrial space in Whistler.
- Manufacturing represents a small proportion of industrial space in Whistler, and given the creative population living in Whistler combined with the growth in resident-restricted housing, it is possible that more manufacturing space could be required in the coming years.
- Food manufacturing, potentially in combination with Pemberton, could see potential in the future. Locally produced foods are often very attractive for tourists.

4.7 OPPORTUNITIES AND CONSTRAINTS

Opportunities:

- With the increased level of affordable housing, Whistler residents will have more resources (both time and money) to invest in local businesses, which will require space.
- A growing number of Whistler residents are recent retirees with enough resources and energy to start new businesses that will require space, likely either office space or light industrial space.
- There will likely be increasing demand for artist studio space.
- Demand for space will likely also come from people who live in Whistler but do business elsewhere so are not necessarily connected to the local economy.

Constraints:

- Most major manufacturing companies located along the Sea to Sky corridor will likely choose to locate in either Squamish or Pemberton.
- Whistler will never be able to compete for industrial land users with Squamish, nor is such a market in keeping with the resort character of the municipality.
 Squamish is better located, as it is closer to Vancouver, has a large surplus of industrial lands.
- Surplus vacant and serviced industrial lands in Pemberton also constrain growth in Whistler. Importantly, many Whistler residents reside in Pemberton.
- Whistler is a mature community, which impacts demand as there is not as much growth opportunity.
- The construction sector is one of the biggest uses of industrial space in Whistler.
 While renovations will likely drive this sector, it is unknown whether the demand for space from this sector will continue with less development in Whistler.
- Reportedly, many of the tenants in newly constructed light industrial / office space are not new businesses but are moving from aging space, creating new vacancies.

 Policy that limits uses in Function Junction will slow growth. New policies are required to promote growth in Function Junction, while at the same time protecting the primacy of the Village.

4.8 INDUSTRIAL POLICY COMMENTS

GPRA has reviewed the Draft OCP objectives and policies pertaining to industrial land use in Whistler and has the following comments:

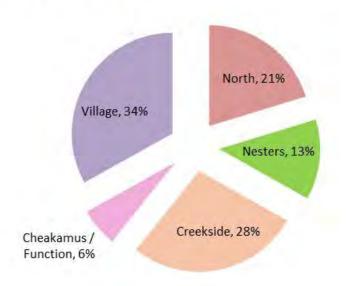
- Policy 2.1.2.3: Regarding the avoidance of "expansion and duplication that contributes to oversupply," this policy has implications for the future of Function Junction. When warranted by market demand, GPRA assumes that duplication of uses should be warranted. Regarding the future of industrial space distribution, it is our opinion that some development at Mons should be permitted to 'duplicate' the multi-tenant, light industrial-type uses found today at Function Junction if market demand exists.
- Policy 2.2.1.8 requires maintenance of a minimum 20-metre buffer width as
 part of the measures to enhance the visual quality along the highway corridor.
 While not a problematic policy, it should be kept in mind that this policy will
 limit developable area on the commercially zoned lands adjacent to Function
 Junction.
- Policy 3.8.1.4 refers to the creation of a sub-area plan for Function Junction.
 Regulations regarding allowable uses at Function Junction should be simplified and focused on not allowing duplicate uses to those existing in the Village, while allowing most other uses.
- Simplifying the list of allowable uses in Function Junction will help the RMOW achieve Policy 3.9.1.3, which calls for supporting unique local businesses.
- Policies under Objective 3.9.4 are thorough and will allow for positive progress at Function Junction.
- Objective 3.9.5 calls for Establish[ment] [of] pockets of land in the Mons area that are well-suited for service commercial and light industrial uses that have significant yard space, circulation, storage and transportation requirements, serve the resort and community and benefit from the central location. GPRA believes that the future of industrial space at Mons should not be restricted solely to uses that require yard space and have storage and/or transportation requirements. Rather, in the long-term, some multi-tenant industrial-type space should be permitted at Mons if market demand becomes apparent. That said, there is sufficient capacity at Function Junction to accommodate multi-tenant demand in the near-term.

APPENDIX A: SERVICE COMMERCIAL CATEGORY COMPONENTS

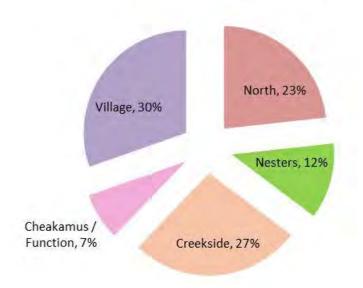
The 'Service' sub-category of "Convenience Goods and Services" contains a compendium of services in sub-categories used by Statistics Canada.

- Veterinary + other services
- Horticulture, snow and garbage removal
- Rental of heating equipment
- Other services for furnishings and equipment
- Dressmaking, tailoring, clothing storage
- Laundry and dry cleaning
- Laundromats and self-service dry cleaning
- Maintenance, repair and alteration
- Physician care
- Other health practitioners
- Eye care services
- Dental services
- Other medical services
- Hair grooming
- Other personal services
- Film processing
- Photographic services
- Rental of equipment
- Rental of videos, DVDs, video games
- Rental of home entertainment equipment and other services
- Repair of home entertainment equipment and other services
- Services related to reading materials
- Legal services (non-dwelling)
- Financial services (excluding commissions)
- Other miscellaneous services
- Maintenance and repair of furniture and equipment
- Video game rental
- Other recreational services
- Bike maintenance and repairs

Permanent Population Distribution, 2011



Permanent Population Distribution, 2020



APPENDIX "B" GPRA KEY FINDINGS

Please find below 10 points that we feel are key highlights or areas of focus for our Whistler study.

Our report covered a range of issues regarding commercial, industrial, and residential growth in Whistler, and often in an extremely detailed manner.

Beyond some of the detail in our report, some of the important comments or questions that arose during our analysis are as follows:

- 1. Overall we forecast growth in commercial demand. This does not necessarily mean that Whistler <u>needs</u> additional commercial space, as in some cases existing space could achieve higher performance rates to 'absorb' some of the residual demand.
- 2. Retail in Creekside is struggling. New visions for the Creekside area, specifically Franz's Trail, are recommended.
- 3. Zoning by-laws for Function Junction need to be streamlined to allow for a broader range of businesses.
- 4. Mons should be rezoned for industrial use.
- 5. It is believed that whether or not the additional requested commercial space in Rainbow should be allowed will be based on political and macro/micro economic factors. Our market analysis proved that a case can be made to allow for the additional space, but it is far from clear cut.
- 6. It is believed there is the possibility of some tensions between the planning goals of protecting the commercial activity within the Village, while also promoting sustainable commercial nodes in the different neighbourhoods of Whistler.
- 7. Visitor spending data should be revisited. The data used in our analysis was based on surveys undertaken long before the economic downtown, which has changed spending habits of Whistler visitors. The extent to which those spending habits have changed in each retail merchandise category is, however, unknown without new visitor spending surveys.
- 8. The visitation forecasts uses in our analysis need to be monitored going forward.
- 9. Spot zoning strategic locations in the Village to protect food and beverage uses is believed to be important for Village vitality; this is reflected in draft OCP policies, which GPRA is supportive of.
- 10. Squamish and Pemberton industrial land supply will limit demand for industrial land in Whistler.

Resort Municipality of Whistler

Commercial & Light Industrial Land Use

GP Rollo & Associates Assessment and OCP Update

Council Committee of the Whole Presentation March 20, 2012



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Overview

- Introduction: Rollo Study Context
- RMOW Development Capacity
- Commercial Supply
- Commercial Opportunity
 - North Trade Area Rainbow & Alpine Market
- Commercial/Industrial Positioning & OCP Policies



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Rollo Study Context

- Provide assessment of RMOW commercial and light industrial supply, opportunity and positioning to inform OCP policies and zoning decisions
 - To support local community needs
 - To support local tourism economy and complementary diversification
- GP Rollo & Associates, Land Economists
 - Market perspective









RMOW Development Capacity

- RMOW Inventory and Monitoring Program
 - Accommodation Inventory (DUs, BUs)
 - Non-residential Space Inventory (Built Space)
- Inventories utilized as basis for GPRA Assessment



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Accommodation Capacity - Bed Units



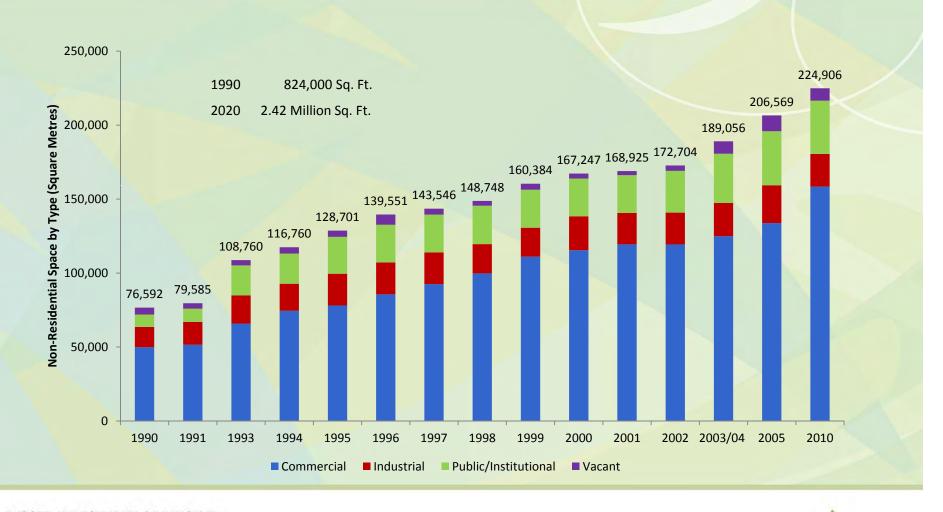
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Non-Residential Space Capacity by Use



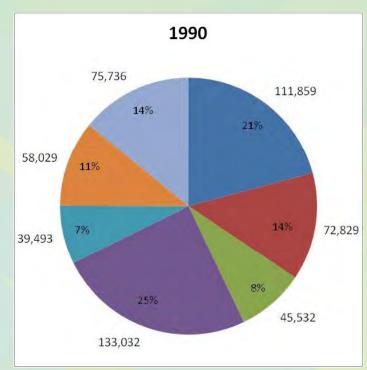
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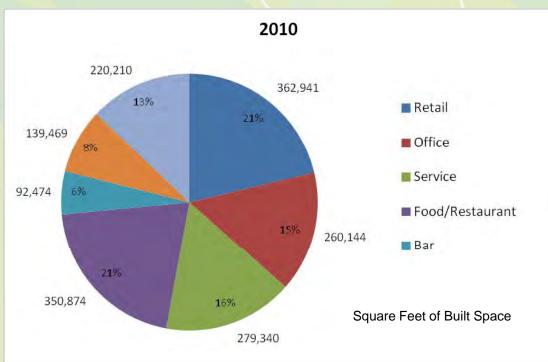
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Commercial Distribution by Sector



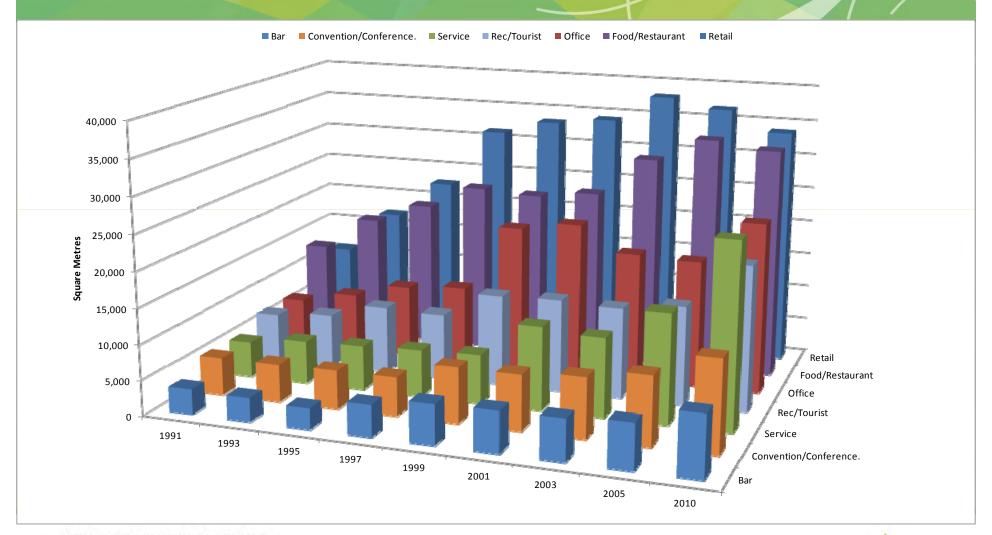


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Commercial By Sector, Trend



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Indexed Growth Comparison

Commercial Space and Developed Bed Units Indexed Growth (1990 Base Year = 1.0)



	1990	2010
Developed Bed Units	28,496	53,098
Total Commercial Space* Sq. Ft.	478,477	1,566,030

^{*}Total does not include Convention & Conference Commercial Space.

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Commercial vs Bed Units Trend

Ratio of Commercial Space to Bed Units (S.F/BU)



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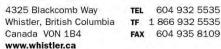
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GPRA Commercial Inventory

- Focus on Consumer Spending
 - Convenience Goods & Services
 - Comparison Goods
 - Sporting & Recreational Goods
 - Food & Beverage
 - Entertainment & Leisure

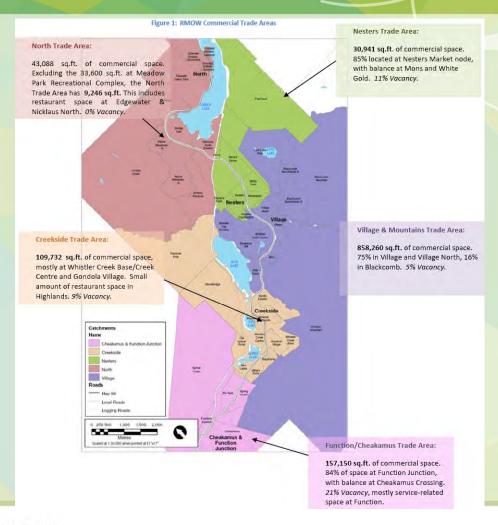




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GPRA Commercial Trade Areas



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GPRA Inventory By Trade Area

Total Commercial Inventory – 1.19 Million Sq. ft.

	Total Inventory	Occupied Inventory	Vacancy Rate
	<u>(Sq. ft.)</u>	<u>(Sq. ft.)</u>	(%)
Whistler Village	858,260	812,695	5.3%
Creekside	109,732	99,829	9.0%
North	37,254	37,254	0.0%
Nesters	30,941	27,622	10.7%
Function/Cheakamus	157,150	124,262	20.9%

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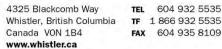
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GPRA Inventory Conclusions

- Current supply of commercial space largely congruent with commercial demand
- Current vacancy rate above historical norm, 7.6% across community; 4-5% typically considered healthy
- Economic downturn has had clear impacts on Whistler retail
- Current Whistler Village vacancy rate considered high (5.3%) compared to historic rates; 45,565 sq. ft. vacant space
- Health and vitality of Whistler Village considered 'fair'
- Higher vacancies in Whistler Village have resulted in some downward pressure on rents







GPRA Inventory Conclusions

- Whistler Creek continues to struggle; tenant attraction and retention is difficult
- Relatively high vacancy in Nesters'; convenience retail performing well
- High vacancy in Function Junction symptom of area's transition



Commercial Opportunity

- GPRA Projections of Supportable Space
 - The amount of commercial space that could be supported by the market

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Supportable Space Calculations

Expenditure **Potential** (\$)

Commercial Performance (\$/S.F.)



Supportable Space (S.F.)

- Modeled for 5 trade areas
- Projections for 2010 and 2020



Expenditure Potential

- Population by Market Segment by Trade Area
 - Full-time residents, seasonal residents, overnight visitors, day visitors, commuting employees
- Per Capita Spending
 - By market segment by commercial category (convenience, comparison, food & beverage, recreation, entertainment)
- Spending Capture
 - Expenditures less "leakage" outside Whistler
 - Inter-Trade Area spending flows



Commercial Performance

- Sales per square foot of space by commercial category
 - Sales required for 'healthy' business performance
 - GRPA notes as a "Critical Assumption"



Supportable Space

- Square feet of space by category supported by local trade area spending (retained + inflows)
- Less existing space by category from inventory

= NET NEW SPACE SUPPORTABLE

By Trade Area by Category (2010, 2020)



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Key Growth Assumptions

Population

	<u>2010</u>	<u>2020</u>	% Change
Permanent Residents	10,682	12,500	17%
Seasonal Residents	2,075	2,412	16%
Overnight Visitor Days	3,796,235	4,200,204	11%
Day Trip Visitor Days	831,135	888,487	7%
Daily Commuters	2,997	2,926	-2%

Expenditure Potential

	<u>2010</u>	<u>2020</u>	% Change
Expenditure Potential	\$ <mark>565,299,482</mark>	\$714,973,677	26%



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Commercial Projections

Market Opportunity

Net new space supportable, Sq. Ft., Year 2020

26,000 Whistler Village:

Whistler Creek: 13,000

Nesters: 27,000

28,000 North:

Function/Cheakamus: limited



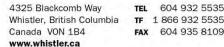
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Commercial Opportunity Conclusions

- Overall project modest growth in commercial demand
- Does not necessarily mean Whistler needs additional commercial space – in some cases existing space could achieve higher performance rates to 'absorb' residual demand
- Adaptation and repositioning of existing infrastructure very important in coming years, more so than adding new capacity







GPRA North Trade Area/Rainbow Assessment

• Conclusions:

- Market opportunity exists to justify additional square footage at Rainbow beyond 22,766 sq. ft. currently allocated, by 2020 and beyond
- North Trade Area could support approx. 26,000 sq. ft. of net new Convenience Goods & Services and Food & Beverage by 2020, and likely more beyond 2020
- In determining whether this market-supportable space should actually be constructed, other considerations should include: (continued next page)





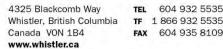


GPRA North Trade Area/Rainbow Assessment

Continued - Considerations:

- Whether there are other factors that are as or more important than additional market support (e.g., aesthetic issues, traffic, parking, other community concerns)
- Whether the additional space will unduly impact existing retail space
- Whether existing stores could absorb additional spending potential through improved retail performance (\$/sq. ft.)
- Whether proposed location for the new space within the trade area is optimal, and/or whether the allocation of such space will impede possibilities of growth at other retail areas within same trade area







Positioning and Policy Assessment

- OCP Update public input issues
- Review and comment on 1st reading policies

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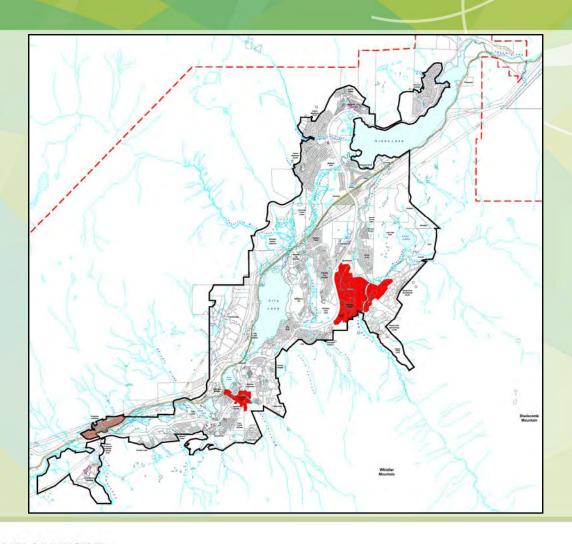


OCP Update: Positioning Policy

 Respect and reinforce Whistler's original Town Centre concept, complemented by designated sub-centres each with a defined role, scale, mix of uses and development character



Whistler's Commercial Centres



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Commercial Hierarchy

✓ Core Commercial

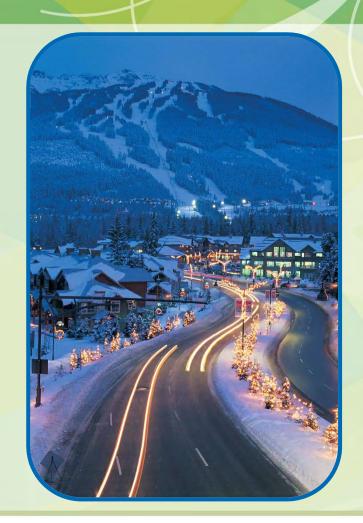
- Whistler Village (Town Centre)
- Whistler Creek

Convenience Commercial

- **Nesters**
- Alpine Meadows
- Cheakamus Crossing
- Rainbow

General Business District

- **Function Junction**
- **Light Industrial**
 - Function Junction, Mons





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Whistler Village - Town Centre

Positioning

- Commercial and social hub of resort community – key asset
- Core commercial area providing: retail, office, service, food and beverage, entertainment, recreation, leisure, institutional, cultural and visitor accommodation
- Collaborative place-making with business owners has resulted in distinct Village neighbourhoods
- Integrates residents with guests to create the soul of the Whistler **Experience**

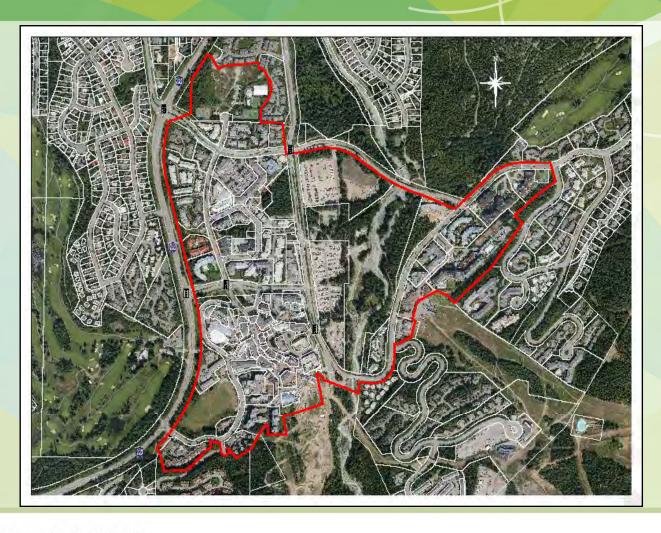


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Whistler Village Subarea



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Whistler Village

✓ Initiatives

Retail streetscape guidelines and sign

bylaw update

Village 'Neighbourhoods'

FE&A

- Facilitate renovation and redevelopment
- Food and beverage zoning





Whistler Village GPRA Conclusions

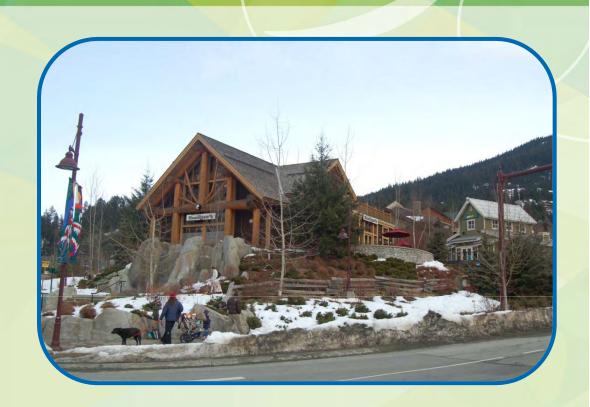
- Maintaining Whistler Village as RMOW Town Centre is crucial to future performance of resort community as a whole
- Recognize need to find balance between planning goals of protecting Village commercial activity, while promoting sustainable commercial nodes in different Whistler neighbourhoods
- Proceed with 'spot zoning' of important food and beverage locations – key to Village vitality



Whistler Creek

Positioning

- Gateway to Whistler anchored by Creekside ski base
- Mixed-use resort community destination with a village character
- Serves locals and visitors through accommodations, food and beverage, retail, entertainment, leisure and convenience goods and services
- Integration of sub-area

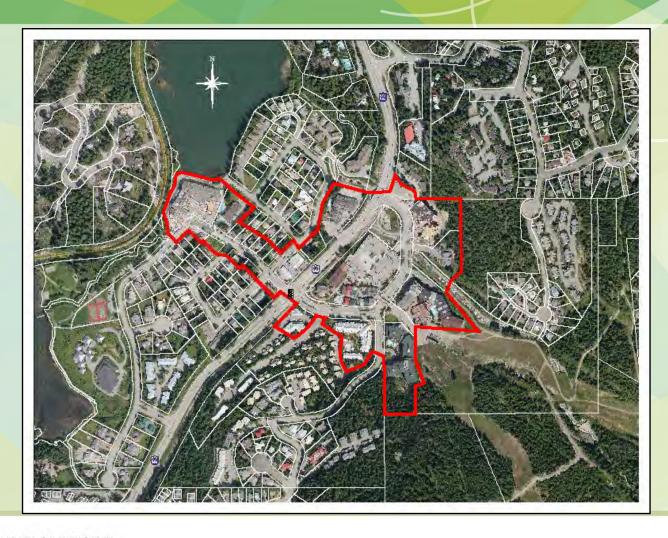


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Whistler Creek Subarea



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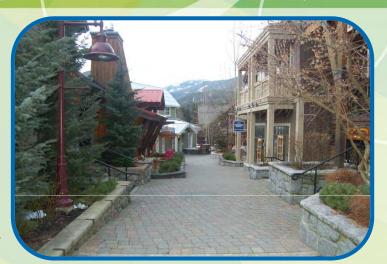
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Whistler Creek

Initiatives

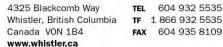
- Create a Sub-Area plan
 - Integrate Creekside Base, Franz's Trail, highway gateway commercial, and Lake Placid Rd. to the Nita Lake Lodge and Train Station
 - Encourage renovation and redevelopment of commercial and multiple-accommodation properties
- Encourage programming at the Creekside ski base to strengthen Whistler Creek's vitality



Whistler Creek, GPRA Conclusions

- Whistler Creek struggles to meet intended positioning as mixed-use gateway Village to municipality
- Built form creates issues of accessibility and visibility
- Finding an anchor, retail or amenity, to attract people to Franz's Trail would help the retail vitality
- Monitor performance; be open to reimagining new visions for Whistler Creek area







Function Junction: General Business District

Positioning

- Originally developed as Whistler's Industrial area
- Evolved over time into general business district and "Back of House" for resort community
- Serves Cheakamus Crossing





Function Junction Subarea

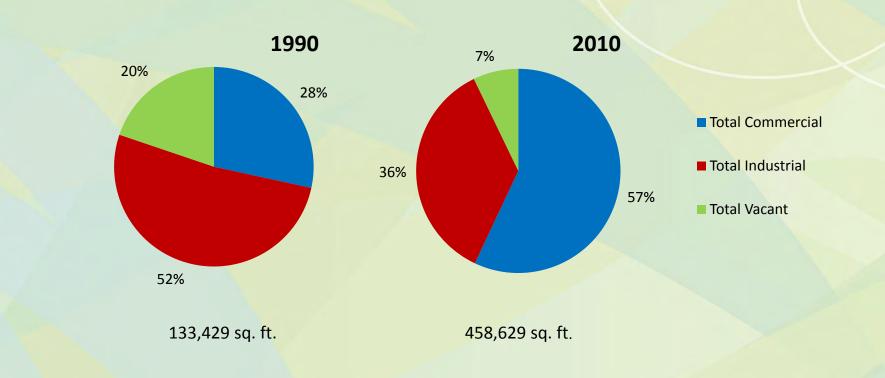


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Function Space By Use Trend

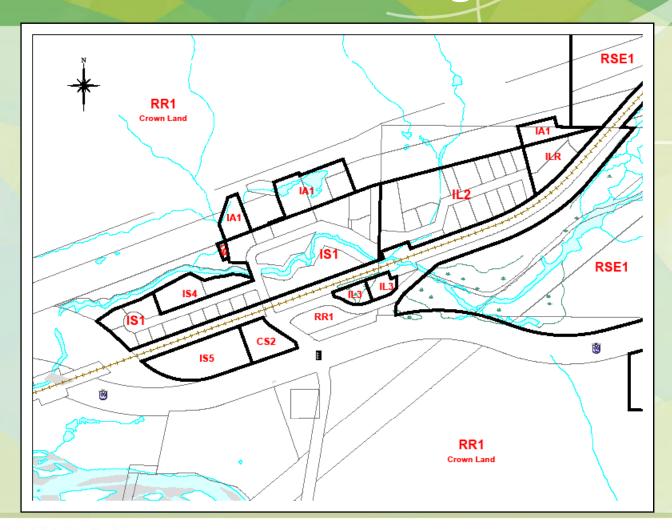


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Function Junction Zoning



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Function Junction

Initiatives

- Support 'Grass Roots' Sub-Area planning
- Update zoning to provide for broad range of business, service commercial, light industrial, wholesale, warehousing and storage uses
- Investigate potential as a creative cultural precinct
- Support a Local Service Area that would include the installation of sidewalks and streetlights to enhance neighbourhood character and pedestrian safety

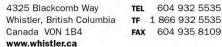




Function Junction, GPRA Conclusions

- Continue to evolve Function Junction into the main hub of non-Village business life
- Opportunity for repurposing/repositioning of existing space as transitional pressure from light industrial to service commercial continues to build
- Streamline zoning bylaws to add flexibility and allow for a broader range of businesses







Mons Light Industrial

Positioning

Service commercial and light industrial uses benefiting from central location and having significant yard space, circulation, storage and transportation requirements





Mons, GPRA Conclusions

- Complete rezoning of Mons site for industrial uses benefiting from central location and requiring significant yard space, circulation and transportation requirements
- Relocation of these uses from Function Junction supports its evolution
- Also recommend that over the longer-term should permit duplication of multi-tenant light industrial type space (office, warehouse, storage, light manufacturing space found in Function Junction)







GPRA Industrial Space Conclusions

- Whistler has adequate supply vacant space and undeveloped zoned land to more than meet market opportunity
 - GPRA market opportunity 43,000 sq. ft. in 2020
 - 5 undeveloped sites in Function Junction totaling 11 acres and development potential of over 142,000 s.f.
 - Vacant space in Function Junction of approx. 25,000 sq. ft. plus 2 recently completed buildings with 25,500 sq. ft.
 - Mons rezoning 6 acres developable potential for 75,000 sq. ft.
- Squamish and Pemberton industrial land supply will limit demand for industrial land in Whistler









Neighbourhood Commercial

Positioning

- Designate Nesters Square and Rainbow as locations for expanded convenience commercial scaled to serve a larger market beyond the immediate neighbourhood
- **Designate Alpine Meadows and** Cheakamus Crossing as locations for convenience commercial development to meet the day-to-day needs of the respective neighbourhoods







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GPRA Conclusions

- Support positioning statements for neighbourhood commercial
- Need to carefully consider how best to distribute future commercial growth in North Trade Area between Alpine Meadows and Rainbow
- Do not support additional expanded convenience commercial centre unless, it is demonstrated to fit within established commercial hierarchy and supported by comprehensive commercial market assessment



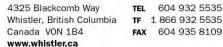




GPRA Additional Policy Considerations

- Draft OCP Growth Management section on the whole provides excellent direction for municipality as it enters a future characterized by relatively limited growth
- Maintaining limits to growth while providing modest flexibility for rezoning proposals crucial to maintaining Whistler's unique character, quality of life and environment
- Strong support for RMOW policies calling for flexibility, diversity, adaptability and efficiency in land use and development







GPRA Additional Policy Considerations

- Include policy to encourage home-based businesses throughout the municipality
- Visitor spending data should be updated



Conclusions

- GPRA assessment provides valuable recommendations for consideration in OCP Update
- Build upon unique character and strengths of each of the commercial nodes within established hierarchy and positioning
- Facilitate flexibility and optimization of existing infrastructure and space
- Support complementary new opportunities
- Work collaboratively with property owners and business **community**
- On-going progressive planning to facilitate commercial viability



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Conclusions

Conduct on-going monitoring, data collection and analysis

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WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March, 20, 2012 **REPORT**: 12-032

FROM: Community Planning FILE: RZ1034

SUBJECT: REZONING PROPOSAL – RAINBOW COMMERCIAL (LOT 9)

COMMENTS/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider and not support further review and processing of rezoning application RZ1034.

REFERENCES

Name of Owner: Rainbow Canuck Properties Ltd., Contact: Sam Brovender

Municipal Address: 8200 Bear Paw Trail

Legal Description: Lot 9 District Lot 7302 Group 1 NWD Plan BCP38413

Zoning: Comprehensive Development One Zone (CD1)

Appendices: "A" Location Map

"B" Applicants' rationale letter & Architect's Drawings (Nov. 8, 2011)

"C" Whistler Business Enhancement Committee Minutes

"D" Advisory Design Panel Minutes

"E" Whistler Housing Authority Minutes

"F" G.P. Rollo & Associates Ltd. – Memorandum: Commercial assessment

analysis and Rainbow proposed rezoning amendment

PURPOSE OF REPORT

This report presents a rezoning application to add additional commercial and residential gross floor area on Strata Lot 9, located within the Rainbow Neighbourhood development at 8200 Bear Paw Trail. The report recommends that Council consider and not support further review and processing of this application.

REZONING REQUEST

Rainbow Canuck Properties Ltd., on June 10, 2010, submitted their original plans for a rezoning to amend the CD1 zone. After reviewing staff comments and community input, on November 8, 2011, they submitted revised plans for the rezoning to increase the maximum commercial gross floor area from 2,000 to 2,662 square metres (sq.m) (21,528 to 28,650 sq.ft.) and to increase the maximum residential gross floor space from 4,277 to 5,006 sq.m (46,037 to 53,884 sq.ft.). This would

Rezoning Proposal – Rainbow Commercial (Lot 9) Page 2 March 20, 2012

increase the total buildable floor space area from 6,277 to 7,668 sq.m (67,565 to 82,534 sq.ft.) on the property. A location map is attached as Appendix A.

A copy of the applicants' rationale describing the proposed rezoning and the architectural drawings are attached as Appendix "B". In general, their intention is to build a commercial centre that serves the residents of Rainbow and other north end Whistler neighbourhoods and drive-by traffic on Highway 99. Their commercial analysis has identified the need for larger commercial spaces for three reasons:

- 1. the increase in the proposed size of the grocery store from 8,000 sq.ft in the original concept to 15,500 sq.ft;
- 2. to provide a full range commercial uses including a pharmacy, restaurant, cafe, beer & wine store and other smaller commercial uses, and
- 3. extra "back of house" space to enhance operating efficiencies for the grocery store, pharmacy, restaurant, café, and beer and wine store beyond what is typical for other developments in Whistler.

The proposed commercial development has a single vehicle access point from Bear Paw Trail and consists of a grocery store (15,500 sq.ft), pharmacy (3,000 sq.ft), restaurant (3,750 sq.ft), café (2,000 sq.ft), beer & wine store (1,750 sq.ft), yoga studio (950 sq.ft.) and two additional commercial retail use spaces (CRUs) (1,475 sq.ft total) laid out in a U-shaped fashion around a surface parking lot. There are 22 one bedroom and 48 two bedroom apartments proposed located above the ground floor commercial. The combined commercial and residential development is essentially one structure that is approximately 16m (52.5 ft.) in height and 120 m (395 ft.) in width.

All of this development is located on top of an in-ground parking structure. There are 107 commercial parking spaces proposed; 31 spaces in a surface parking lot, 23 spaces in the at-grade parkade and 53 spaces in the in-ground parking structure. All 71 residential parking stalls are also located in the in-ground parking structure.

The proposal requires extensive setback variances for the at-grade parkade; the in-ground parking structure; the grocery store frontage along Bear Paw Trail; the west buildings' elevator, stairwell and exterior corridor walkway structures; and the northeast corner of the eastern building adjacent to the single family residential properties on Crazy Canuck Drive. These areas are shown in red cross-hatching on the architect's drawings in Appendix "B".

DEVELOPMENT HISTORY

Historically the Rainbow lands have had a small amount of commercial development recognized in their zoning. In receiving an rezoning application from Rainbow that was to provide significant resident housing benefits, staff agreed that the existing 1,214 square meters of commercial that was permitted could be carried forward in Rainbow's rezoning proposal.

Between 2004 and 2005, Council, staff and the original owner worked together to develop a comprehensive neighbhourhood consisting of market and resident-restricted housing, parks, community services and convienence commercial space in this location. On June 20th, 2005, the original applicant submitted a commercial study to Council that outlined their rationale for a request for a gross commercial floor area of between 2,340 and 3,233 sq.m (25,188 and 34,800 sq.ft) on Lot 9. At that time staff and Council did not support this amount of commercial floor area as it was considered to be creating a shopping facility that was larger than was needed and permitted for a local convenience commercial centre designation under the existing OCP.

In June 2007, Council adopted the existing CD1 zone with its' regulations and schedules for a "complete" neighbhourhood with a mixture of housing, parks, child care facility, trails, a service station and a local convenience commercial centre. The CD1 zone was an amenity bonus based bylaw. It contains detailed limits under both base density and bonus scenarios on the amount of allowable residential and commercial floor space with the intention of keeping the commercial development in the CD1 zone at an appropriate scale consistent with the intent statement for the zone. The overall intention statement for the CD1 zone refers to locally oriented commercial uses and a limited number of market residential units and additional occupancy-restricted housing in various built forms in the overall development. The CD1 zone for Lot 9 allows for a maximum of 2,000 square metres for "local commercial service", "local personal service" and "office" uses with a minimum grocery store size of 700 sq.m. The intention was at least 700 sq.m would be used for a grocery store and the remaining 1,300 square metres would be developed for a mixture of other commercial and office uses. No restriction was established to limit the size of the grocery store at the time but the anticipated grocery store size as proposed was 700 sq.m (8,000 sq.ft). The CD1 zone for Lot 9 also permits at least 30 resident-restricted dwelling units, occupying between 3,200 and 4,277 square metres of floor area. Again, no restriction was established to limit the number of dwelling units at the time but there were references to a number of dwelling units ranging between 30 and 40 dwelling units.

In June 2010, the new owner submitted rezoning application RZ1034 for Lot 9 requesting additional commercial gross floor areas. The applicant suggests that without an additional 662 sq.m of commercial floor area, the proposed grocery store (1,440 sq.m) and drugstore (279 sq.m) will occupy most of the available commercial space (2,000 sq.m) and the mix of uses originally discussed with the previous owner could not be achieved on site within the existing permitted commercial density.

On August 3, 2010, a staff report was forwarded to Council expressing concerns with the requested expanded scale and purpose of the retail proposal. At that time, the report indicated that no additional residential floor area was being requested. The report noted that the proposal would change the scale and function of the commercial purpose of Lot 9. Further the staff report indicated that the proposal would require that the OCP be amended to designate Rainbow, like Nester's Square, as an "Expanded Convenience Commercial Centre". The report also indicated that additional retail is not considered to be necessary to meet the demand generated by the surrounding neighbourhood as a local convenience commercial centre.

Staff acknowledged that if the owner chooses to just build a grocery and drug store, as currently permitted in the zone, that this may not be the most desirable mix of uses expected by the neighbourhood. On August 3, 2010, Council authorized further consideration of the proposed rezoning to obtain broader community input, additional analysis and Council deliberation regarding the possible benefits and potential impacts of expanded commercial space at this location.

Subsequently, the proposal was revised by the applicant to request additional residential floor areas on Lot 9 and has also been reviewed with the community-at-large through various OCP open houses and workshops, the Whistler Business Enhancement Committee, the Advisory Design Panel, the Whistler Housing Authority and considered in context with the RMOW commissioned Commercial and Industrial Opportunity, Supply and Positioning Assessment prepared by G.P. Rollo Associates (GPRA Assessment) to inform the municipality's OCP update. This input is discussed within the relevant sections of this report.

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The municipal policies that apply to the consideration of the proposed rezoning are contained within the municipality's existing Official Community Plan and its Zoning and Parking Bylaw and the Whistler 2020 Moving Towards a Sustainable Future policy. Additional guidance is also provided by the recently completed OCP community consultation process and the RMOW commissioned GPRA Assessment. Although the last two sources are not Council policy, they were prepared as part of the OCP consultation process to provide additional advice with regards to location, density and character of commercial land uses in Whistler. The relevant considerations from these documents are discussed as follows.

Official Community Plan Policies

The municipality's existing Official Community Plan (OCP) provides policies related to the location, amount and pattern of land use and development; the evaluation of proposals for zoning amendments; and guidelines regarding development permit issues such as; form and character of development, protection of development from hazardous conditions and protection of the natural environment.

Commercial Hierarchy

The existing OCP commercial policies identify the Whistler Village, Blackcomb and Creekside areas to be the primary locations for commercial development in the municipality. Second, Nesters Square is designated as the only Expanded Convenience Commercial Area, which is a commercial centre developed at a scale to meet the day-to-day needs of residents and visitors in the community beyond its immediate neighbourhood. Finally, other commercial development should be scaled to meet only the needs of the immediate area and should not adversely affect commercial uses in the Whistler Village, Blackcomb Bench and Creekside areas.

On November 15th, 2011, Council gave first reading to Bylaw No. 1983, 2011 which is the new draft Official Community Plan. The following policies support the goal of clarifying a commercial hierarchy, each with its own distinct role, character and mix of uses, in the municipality:

Policy 3.8.1.2 Evaluate any proposed rezoning for additional commercial space for consistency with the intended purpose and role of its location and potential impacts on the vitality and success of other existing commercial developments.

Policy 3.9.6.1 Designate Nester's Square <u>and Rainbow</u> as locations for expanded convenience commercial centres that are scaled to serve a larger market area beyond the immediate neighourhood.

These policies recognize that Lot 9 with its existing permitted floor area has sufficient space to operate as either a local convenience commercial centre or an Expanded Convenience Commercial Centre, serving a larger market other than its immediate neighbourhood but for clarity to the commercial hierarchy in the municipality it should be designated as an Expanded Convenience Commercial Centre.

The CD1 zoning at Rainbow permits 2,000 square metres of commercial and office uses on Lot 9. The total developed commercial gfa for Nesters Square is 2,526 sq.m. The total requested commercial gfa for Lot 9 in Rainbow is 2,662 sq.m, which is in addition to the proposed 223 sq.m. for the Lot 1 gas station and convenience store. The requested increase in physical size would mean it would become the largest Expanded Convenience Commercial Centre in the commercial hierarchy and diverging from other OCP policies to strike a balance between providing additional

Rezoning Proposal – Rainbow Commercial (Lot 9) Page 5 March 20, 2012

commercial services throughout the municipality while not negatively impacting the existing commercial centres.

The potential negative impacts on existing commercial centres are further detailed in the RMOW and applicant's commercial studies as follows.

RMOW Commercial study

As part of the OCP review process, the RMOW commissioned the GPRA Assessment. In addition, the RMOW also requested the consultants' prepare a memorandum which reviewed the Lot 9 zoning request for additional commercial space with respect to the project supportable commercial floor space projections. The memorandum is attached in Appendix F.

The methodology of the assessment used the existing municipal inventory of commercial floor space, combined with past spending data by categories and created five broad geographic areas to project estimated future supportable commercial floor space in the geographic areas. One geographic area is the "North Trade Area" which consists of the Nicklaus North, Alpine, Rainbow, Baxter Creek and Emerald Estates neighbourhoods.

The GPRA assessment suggests by 2020, approximately 2,601 m² (28,000 ft²) of commercial floor space could be supportable in the North Trade Area of Whistler. However, this depends on a large component of "Inflow Sales" to the North Trade Area from other Trade Areas (i.e. Nesters') as a redistribution of current spending in these other Trade Areas, which in part is proposed to be attracted by new gas station at Rainbow. The memo indicates that as people drive north to fuel their cars, they are likely to use that trip to make other retail purchases available at this location. This is evident when reviewing the consultant's modeling information in Tables 4 and 5 in Appendix F. They have modeled an inflow spending level from other Trade Areas of approximately \$11.3 million in 2010 and rising to \$13.6 million by 2020. In Table 5, the consultant has shown an "Expenditure Potential on Convenience/Food & Beverage Items" figure of approximately \$20.6 million in 2010 and \$28.5 million in 2020. Therefore, 54% of this figure is dependent on attracting the Inflow Sales from the other Trade Areas in 2010, decreasing to 46% in 2020 as noted in Table 4. This means that these Inflow Sales are going to be lost sales in other trade areas such as Nesters' or the Village. It should also be noted that the North Trade Area includes the expenditures of consumers in the Nicklaus North, Alpine, Rainbow and Emerald neighbourhoods that are currently served by Nesters and the Village. The combination of redistributing where money is spent will have definite negative impacts on commercial areas in these other Trade Areas.

In July 2011, the applicant submitted their own revised commercial floor space study for staff to review. This study incorporated the inflow sales from other Trade Areas to justify the supportable floor space in the North Trade Area but also incorporates additional supportable floor space based on capturing vehicular "through traffic" on Highway 99 travelling the Sea to Sky corridor. The intention of the commercial node in Rainbow was to serve the residents of Whistler in the Alpine, Emerald Estates, Baxter Creek and Nicklaus North areas and not to become a destination stop along Highway 99 bringing highway traffic into the neighbourhood.

It is clear from the GPRA Assessment and the applicant's study that the proposed development, both with the existing permitted zoning and even more so with the proposed increases in floor area, would be functioning beyond the intended purpose of a pedestrian-oriented neighbourhood serving convenience commercial centre.

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The existing CD1 zone already permits 2,000 m 2 (21,528 ft 2) of commercial floor space to be constructed on Lot 9 and 100 m 2 (1,076 ft 2) for Lot 1. This represents approximately 81% of the projected commercial floor space supportable in the North Trade Area by 2020. This rezoning application for an additional 662 m 2 (7,122.5 ft 2) of commercial space on Lot 9 would exceed the remaining projected 2020 supportable area of 601 m 2 (6,472 ft 2), for the entire North Trade Area, which is supportable only through a redistribution of expenditures from existing developments, as identified above.

It should be noted that there are also additional rezoning applications in progress seeking additional commercial floor space for their locations in the North Trade Area before 2020. Rezoning application RZ1033 is a request for an additional 108 m 2 (1,163 ft 2) of commercial floor space for a total of 223 m 2 (2,400 ft 2) for a service station/convenience store on Lot 1 in Rainbow. Rezoning application RZ1054 is a request for approximately 250 to 400 sq.m (2,691 – 4,306 sq.ft.) of commercial floor space, and 200 to 400 sq.m (2,153 – 4,306 sq.ft.) of residential floor space, at the Alpine Market at 8104 McKeevers Place.

It was not the purpose of the GPRA assessment to determine in which neighbourhood or in what built form the commercial floor space should assume. However, over time, Council, staff, and the community will need to consider a wide range of policies and redevelopment proposals in various locations to determine if and where this floor space should be supported.

Additional OCP considerations that are relevant to the evaluation of the proposed rezoning are presented as follows:

Overall Patterns of Development of the Community and Resort

The municipality has established its patterns of development through its various planning and policy documents and development controls. The pattern of development that has been established for the Rainbow neighbourhood, where Lot 9 is located, is guided by the OCP commercial designations and the Rainbow Development Permit Design Guidelines, which were utilized through the subdivision plan, zoning and restrictive covenants approvals. The intended pattern of development was a pedestrian orientated neighbourhood with easy access to parks and trails and local convenience commercial services.

Views and Scenery

The site is a highly visible location on a raised location above Highway 99 when entering the resort from the north along the highway and viewed from across Green Lake, therefore the Municipality encourages a design which reflects both the overall mountain resort character of Whistler while creating an identifiable attractive neighbourhood centre. The mass and scale of commercial or mixed use development should fit with the surrounding neighbourhood and the roof designs should incorporate a sloped and/or articulated appearance to be effective with snow management as well as reflecting the mountain shapes and to create visual interest.

The proposed structure is 15 metres (52.5 ft.) in height and on the east side of the property is constructed on top of a 3.1 m (10 ft.) in-ground parking structure which will be back filled to appear below grade raising the site significantly above the grade with respect to adjacent residential properties on Crazy Canuck Drive and the intersection of Bear Paw Trail and Crazy Canuck Drive. The long horizontal elevations with minimal articulations results in a built mass which appears very large and overwhelming for the site as well as in context to the detached and duplex homes in the Rainbow neighbourhood. From the west side of the proposed grocery store to the east side of the proposed commercial building is approximately 125m (400 ft.). Currently the site is vacant but

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when the grading and construction is finished this structure will change significantly the views through and of this neighbourhood from the highway and from across Green Lake.

Landscaping and trees on the property will be very limited given the proposed in-ground parking structure fills most of the site and requires a steep angle of berming to screen the in-ground structure. There are also limited areas for planting within the surface parking lot. Therefore, the elevated corner of the development located adjacent to the intersection of Bear Paw Trail and Crazy Canuck Drive may be more exposed than shown in the architectural renderings.

The north elevations of all buildings are located at the minimum setback line with components of the balconies on the east buildings encroaching into the setback area. The residential units on the north side of the two eastern buildings will have limited sunlight as some are located lower than the park and none have any southern exposure. In addition, on the north side of the western residential building, which faces a municipal park, is a blank wall of a proposed exterior bicycle storage locker. This current design configuration may limit the purchasing appeal of these employee restricted housing units and a design which presents fairly utilitarian aspects of the development to the municipal park (i.e. blank storage locker wall and walking corridors).

Finally, as shown on drawings A101a and 201, there is the potential for a significant negative visual and aesthetic impact associated with the third loading bay for the grocery store's use which is accessed from the cul-de-sac located off of Bear Paw Trail. This loading bay will also require a variance to reduce the 6.0m side yard setback to zero for the enclosing structure. It will be over 6 m (20 ft.) in height, and will frequently have large semi-trailer trucks stationed at the facility for unloading. These impacts are expected to be particularly evident for pedestrians walking along the sidewalk on Bear Paw Trail, the park across the street, and the future senior residential developments on the municipal owned properties immediately adjacent to it. Although the loading bay is properly designed for large vehicle access requirements from an engineering perspective, it is a highly visible location for the neighbourhood and will result in residential traffic interruptions on Bear Paw Trail when trucks need to use this facility.

Staff were encouraged with an October 2011 submission that had been prepared for the existing zoning by the applicant, which had this loading bay facing Bear Paw Trail, but had a smaller commercial floor plate for the grocery store so that, instead of eliminating the 6m setback area it had been designed as an accessible outdoor seating and treed landscape area for shoppers and residents of the neighbhourhood to use. This earlier proposal also included additional architectural elements to the building elevations facing Bear Paw Trail by incorporating curved walls.

Traffic Volumes and Patterns on Highway 99

A Traffic Impact Study is required to assess the proposed traffic generation from Lot 9 if an auto oriented expanded commercial centre is being considered, to evaluate the impact on adjacent intersections, Highway 99, local roads and sidewalks and to illustrate how the two loading bays accessed from the surface parking lot will function. Staff advised the applicant of this issue and their draft consultant's report was submitted on March 20th, 2012. Staff will need to review this report for the potential impacts to traffic volumes and patterns on Highway 99.

Traffic Volumes and Patterns on the local road system

The potential for impacts on the traffic volumes and patterns on the Rainbow local road system may be significant. The traffic study would need to address the traffic associated with not just additional floor area but also the change in nature of the customers, from local residents to

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attracting highway and multiple neighbhourhood vehicle traffic. In addition, two of the proposed loading areas are located in high volume traffic area as shown on the architectural drawings No. A101a in Appendix "B". The proposed facilities are located in congested areas, one within a tightly confined surface parking lot and the second partially located in the main maneuvering aisle which is used by shoppers and all residents to access the parkade and underground parking areas. Staff has concerns that the delivery trucks' maneuverability into these spaces will be highly constrained and may create a potential safety issue for vehicle and pedestrian movements on the site. Staff expressed concerns to the applicant that this layout may also result in delivery trucks parking and partially blocking Bear Paw Trail to make deliveries and pick-ups from this property to avoid the congestion.

Employee Housing

The original employee housing requirements for Lot 9 were assessed and obtained based on the adopted GFA and FSR figures and requirements set forth in the Municipal Empolyee Housing Services Bylaw No. 1507. Additional employee housing requirements would need to be determined for any additional commercial floor space on Lot 9. The proposed additional 662 sq.m (7,122 ft²) of commercial gross floor area generates an additional 13 employees as per the formula in Bylaw No. 1507. The Bylaw has a provision for paying a fee in lieu of providing housing for the required number of employees, calculated at \$5,908.00 per employee. However, Council is on record that whenever it is at the discretion of the municipality, the municipality will not accept the fees in lieu of providing the employee housing requirements. This is in recognition that the fees in lieu are far below the actual cost of providing the employee housing and that acquiring a suitable location and developing the housing is a difficult process. Given that this is a rezoning application, which is at the discretion of Council, it is expected that Council would not accept the fees in lieu, but would require the applicant to construct or provide 13 additional employee bed units if the rezoning was supported.

Amenity requirement

The original amenity requirements for Lot 9 were also assessed and obtained based on the existing adopted zoning. The question arises as to whether any additional amenity requirements would be associated with the requested zoning amendments.

Community Energy and Emission Reductions

In August 2010, Council adopted Greenhouse Gas (GHG) Emission targets and other energy and water conservation policy and action statements into the OCP. Specifically, the Municipality has established the same ambitious GHG emissions reduction target as the Provincial government to reduce the RMOW's 2007 emissions levels by 33% by 2020. This will require a significant effort toward overall community energy efficiency for both new and renovations of existing buildings.

Any changes to the zoning bylaw that increases the permitted gross floor area may both result in increased energy use, as well as associated greenhouse gas emissions. It is possible that the owners will integrate innovative building systems to reduce their overall energy consumption and emissions footprint, but there is no current means within current legislation or regulations to require that energy efficiency is maximized and total consumption is reduced at the building permit stage. Therefore, if the rezoning application was to proceed Council could impose higher energy efficiency standards through a restrictive covenant for the project as a condition of the zoning amendment.

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Development Permit guidelines

The property is within OCP Development Permit Area (DPA) #24: Rainbow Residential Housing. The lands are designated as a development permits area under several categories including design objectives for form and character of commercial and multi-family developments. The proposed commercial and residential buildings and site layout are subject to development permit approval and must be in accordance with the specified guidelines for the form and character of development in Rainbow. These guidelines are specified within the OCP for Development Permit Area #24 – Rainbow Residential Housing.

A development permit application has not been submitted; however design concepts and floor layouts have been prepared by the applicant as part of this rezoning application in support of their application and to help evaluate the potential development on the site. Further comments on the design are presented under the ADP review.

Zoning and Parking Bylaw Considerations

Staff are concerned with the additional commercial and residential floor area requested for Lot 9 given, the comprehensive nature of establishing lot sizes and densities with the original development, the input received through the OCP process from the community and the commissioned study regarding commercial space. Although support was heard from the community to see commercial development in Rainbow, staff's opinion is that it may have more to do with simply completing the neighbourhood with commercial services that can be accessed by walking or cycling, rather than support to have additional floor area for an "Expanded Convenience Commercial Centre" with a change in focus to be a destination commercial centre and to attract drive by traffic off of Highway 99.

Council is advised that the current CD1 zone specifies a range of uses that are allowed, but does not require the owner of the property to utilize that range. In addition, the existing CD1 zone only specified a minimum floor area for the permitted grocery store use. Therefore, the owner can choose to use most or all of the 1,900 sq.m of commercial floor area for a large grocery store and drugstore. As indicated by the applicant this would leave little remaining space to achieve the initial mixture of uses and businesses discussed with the municipality and potentially anticipated by owners who purchased in the Rainbow development.

Parking Requirements

The parking requirements for the CD1 zone were developed based on this being a pedestrian and transit oriented neighbhourhood. Therefore, Lot 9 was granted a reduction in the parking standards; the residential units' only need to provide 75% of the standard parking spaces, and commercial parking spaces are assessed based on the CC1 zones' 4 spaces per 100 sq.m, which is used in the pedestrian orientated Whistler Village. In all other commercial zones throughout the municipality which are recognized as being more auto-oriented, the required parking is higher for the grocery store, restaurant and beer & wine store uses. Based on the requested 2,662 sq.m of commercial space for the various uses and the floor area sizes of the 22 one bedroom and 48 two bedroom, the CD1 zone requires a total of 107 commercial spaces and 71 residential spaces be provided on Lot 9. In other zones, 142 commercial spaces and 94 residential spaces would be required for this combination of uses and space a total difference of an additional 58 spaces.

The additional commercial floor area and the nature of the expanded stores and parking on site are changing the nature of trip generations to and from the site through the Rainbow neighbourhood.

Given the increased focus on attracting vehicles to the property, as opposed to local pedestrian traffic, as outlined in the applicant's economic study, staff is concerned that the supply of parking for existing and proposed uses will be challenged and consideration should be given to requiring additional parking spaces as based on the regular standards for commercial, restaurant and office uses, as would be required in other zones.

Whistler 2020 Analysis

Whistler 2020 is the municipality's overarching long term strategic plan for Whistler's future. This plan describes what Whistler aspires to be in the year 2020: the values, sustainability principles, vision, priorities and directions that define success and sustainability for the resort community. Specific policies that have been recognized and considered pertinent to the proposed rezoning are listed below:

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Residents live, work and play in relatively compact, mixed-use neighbourhoods	Original intent of CD1 Zone.
Resident Affordability	Residents have access to affordable goods and services that meet their needs.	The development of commercial services would support this goal.
Resident Housing	Housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.	The development would add apartment type housing to Rainbow neighbourhood.
Resident Housing	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.	Development has made provisions for a transit stop and shelter adjacent to Bear Paw Trail
Transportation	Transportation preferences and options are developed, promoted and supported so that inter-community mobility minimizes the negative impacts of traditional modes of travel.	Development has easy access to transit and cycling option on the Valley Trail or Highway 99.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Limits to growth are understood and respected.	The proposed amount of additional commercial and residential development is not considered to be warranted or appropriate for this neighbourhood location.
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	The proposed format and the size of the spaces are more suited in high traffic urban shopping areas; need to modify the design to reflect more of the mountain resort experience.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The choice of a large scale retail format not as conducive for local ownership or small businesses.
Transportation	Transportation preferences and options are developed, promoted and supported so that inter-community mobility minimizes the negative impacts of	If it is developed as a destination shopping location it may encourage more vehicle traffic to the North Area.

traditional modes of travel.	
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COMMUNITY CONSULTATION

On August 3, 2010, Council authorized staff to proceed with gathering broader input on the proposal for Lot 9. This section of the report describes comments received from members of the public and advisory bodies to Council.

OCP Open Houses and Workshops

Between September 2010 and October 2011, the municipality held a series of open houses and workshops with the public, focus groups and Council to develop overall land use goals, objectives and policies for the new Official Community Plan (OCP). This is the municipality's main policy document for future land use decisions regarding social, economic, cultural and environmental decisions with the vision of the Whistler2020 document as an overarching guide. In general, OCP comments were received in favor of commercial floor space being developed in the Rainbow development to provide additional services in the north end of the municipality, with a strong secondary message that additional commercial development needs to strike a balance between serving the north end neighbourhoods and not creating a third destination node that would negatively impact the Village and Creekside commercial centres.

Pertinent policies that were developed and are reflected in the OCP update given 1st reading Nov. 15. 2011 include:

Policy 3.8.1.1 Over the next five years, limit the addition of new commercial space that is not currently zoned, to support optimization and ongoing success of existing commercial developments.

Policy 3.9.1.1 Reinforce and protect Whistler Village as the primary centre for retail, office, service, food and beverage, entertainment, recreation, leisure, institutional, cultural and visitor accommodation uses.

Policy 3.9.6.4 Ensure that all convenience commercial centres and development are designed to complement the surrounding neighbourhood and reinforce the resort community character.

Whistler Business Enhancement Committee

On November 17, 2011, staff presented the proposal to the Whistler Business Enhancement Committee (WBAC). The WBAC provided comments that did not support additional commercial development on Lot 9. There is a concern that this additional space is creating a commercial facility that goes beyond serving the northern neighbourhoods and creating a new node that competes with the Village and Creek side. A copy of the complete WBAC minutes is attached in Appendix C.

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Advisory Design Panel

On November 18, 2011, the applicant presented their proposal and a physical model to the Advisory Design Panel (ADP) as a workshop presentation. The ADP comments were positive regarding the proposed built form's configuration. The Panel commended the applicant on the proposed site and massing solution for the proposed density. They did not comment on the suitability of the proposed density. However, the Panel also acknowledged that a similar built form could be achieved using the CD1 zones' existing permitted floor area as opposed to the design concept that was included with the applicants' drawings in Appendix "B" for comparison purposes. The Panel also identified a number of concerns and noted that additional details and design resolution was needed regarding: the size of the built mass located directly adjacent to the single family residential lots to the east; articulation of the roofs; the lack of useable open space on the property; resolving loading bay plans for semi transport trailer deliveries through the parking plaza; traffic circulation considerations; and more landscaping details. These details were not part of the workshop presentation but would be required as part of a development permit application. There is no formal motion on a project when presented as a workshop presentation to the Panel. A copy of the complete ADP minutes is attached in Appendix "D" for information.

Whistler Housing Authority

On February 6, 2012, the applicant made a presentation to the Whistler Housing Authority (WHA) Board regarding the request for additional residential GFA on the property. There was discussion on the perceived demand for the project based on the WHA's Purchase Waitlist. According to recent Whistler Housing Authority (WHA) statistics, the greatest proportion of WHA "for purchase" waitlist applicants (35% or 90 applicants) are waiting to purchase a 2 bedroom unit. An additional 18%, or 46 waitlist applicants, are waiting to purchase a 1 bedroom unit. These statistics exclude existing owners because most of the existing owners (49%) already own a 2 bedroom unit and likely wouldn't sell to purchase another 1 or 2 bedroom unit at Rainbow. Typically the WHA sees approximately 1 out 4 (25%) of waitlist applicants purchase a unit when offered to them. This suggests that out of 136 applicants waiting to purchase a 1 or 2 bedroom unit, only approximately 34 applicants will actually buy a unit. There are no assurances or commitments that any of the waitlist applicants will want to purchase any of the proposed 70 units on Lot 9 in the Rainbow neighbourhood.

Presently, the overall demand for resident restrict units is much lower than when the CD1 Zone concept was initiated and other choices are available. Many detached and duplex units have been constructed in Rainbow, as well as new apartments, duplexes and townhouse units in the Cheakamus Crossing neighbourhood.

The WHA Board supported the request provided the applicant agrees to provide an affordable fixed construction cost unit pricing as part of the rezoning process. A copy of the complete WHA minutes is attached as Appendix "E".

BUDGET CONSIDERATIONS

None.

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STAFF COMMENTS AND RECOMMENDATION

Throughout this report staff has made extensive comments on the many municipal considerations that pertain to the proposed rezoning. After taking into account the input received and staffs review of the proposal, staff does not recommend support for further processing of this application.

In staffs' opinion, the permitted 6,277 sq.m (67,565 sq.ft.) of commercial and residential gross floor areas in the adopted CD1 zone are sufficient to construct the commercial services and dwelling units that were anticipated and determined to be suitable as part of the original comprehensive development of this neighbourhood. The applicant's request for additional floor space which relies on significant redistributions of expenditures from existing developments and exceeds the remainder of the projected 2020 commercial floor space supportable for the entire North Area, the choice of large commercial space formats, the massing format of the current design relative to the site and community character, the increase in additional residential units, the lack of adequate levels of parking for a more vehicle orientated project, and the congested conditions for parking, loading and vehicular circulation on the site and for Bear Paw Trail, are all inconsistent with the intended commercial scale of the property to serve the northern neighbourhoods of Whistler.

SUMMARY

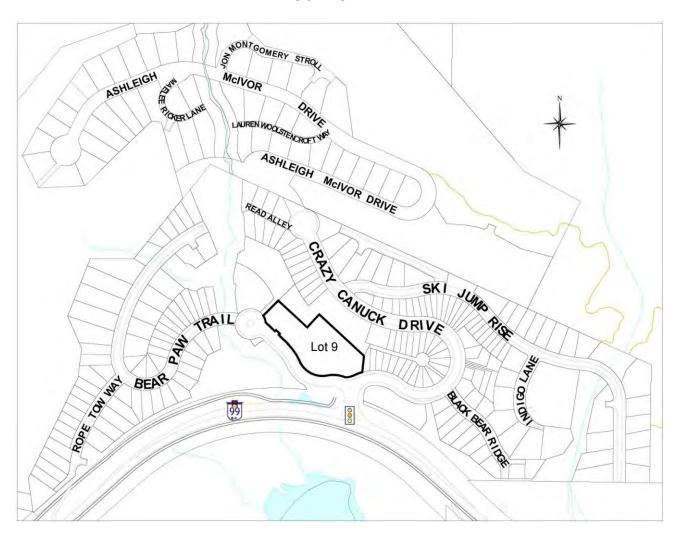
This report presents Rezoning Application RZ1034 for Council consideration and recommends that Council not support further review and processing of the application.

Respectfully submitted,

Robert Brennan, mcip
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX "A"

LOCATION MAP



ANKENMAN MARCHAND

RCHITECTS

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November 2011 Design Panel Submission - 07/11/2011

Design Rationale

Preface & Introduction:

Crazy Canuck Properties Ltd. has acquired the mixed-use site (Lot 9) located in the heart of the Rainbow subdivision, and in order to create a complete local commercial node, they are seeking to rezone the property.

The project's Architects and the Developers hosted a Public Open House on Wednesday, May 19°, 2010 at the Whistler Conference Centre, where the proponents were seeking information from the community retailing to the form of development, the various uses the surrounding community would like to see on the site, and any feedback with regards to the general direction of the project.

The Public Open House was very well attended, with well over 100 people in attendance for the 4 hours that it was being hosted. 46 people signed in (though many were couples), and 43 people filled in the exit surveys. Many good ideas and suggestions were trade during the Open House, as well as being communicated through the exit surveys. Overall the vast majority (80%) of those surveyed felt the project was heading in the right direction and encouraged the Proponents to submit a recogning application in order to make a better overall development. The project, as zoned, only allows for an absolute maximum of 21,500 sq. ft. of commercial space. IGA has signed a lease for this site, and require 15,500 sq. ft. of space, leaving only 6,000 sq. ft. of remaining retail for the remander of the project. The Proponents, as well as the community (based on the Public Open House results), do not feel that this is sufficient area to create a complete local commercial node that with be viable with the desired variety of uses, thus the primary reason behind the rezoning application. The following table represents a summary of the Public Open House and defines the uses that are desired by the local community:

	mmary Table			
Uses Strongly Supported	Percentage in Support	Uses Not	Percentage of non-	
	Proposed Uses	Supported	support of proposed	
			uses	
Grocery Store	96% 85%	Wine Bar	38% 26% 41%	
Coffee Shop	87%	Internet Cafe	26%	
	185%	Video Store	141%	
Beer and Wine Store	177%			
Restaurant	168%			
Uses Moderately Supported	Percentage in Support of	Other Suggester	d Uses	
	Proposed Uses	1		
Pharmacy	58%	Yoga Studio (ven	strong support)	
Post Office *	64%	Dance Studio		
Doctor's Office	157%	Flower Shop *		
Fitness Centre				
 Denotes uses that will be offered within t 	he IGA	Fruit Stand *		

Site Description:

The site is conveniently located very near the main entrance to the Rainbow subdivision, and is approx. 69,165 in area or, approx. 159 acres. The site is surrounded by a future park (to the north), duplews and a future service station to the east. Highway 99 and a future park/playground to the south and future senior's apartments to the west. The site is currently vaccant

The site is very steeply graded, with a 3-4 storey grade change between the front and rear of the site.

The rezoning and design rationale for each of the two major components – Commercial and Residential are as follows

Retail Rezoning Rationale:

There is an additional 7125 sq. ft. of retail being proposed as part of this rezoning application to allow for the additional needs of the community by adding desired uses such as a coffee shop, neighbourhood pub, beer and wine store, a restaurant, etc., all in an effort to ensure a "complete community" – one where residents from Rainbow as well as surrounding communities can have easy access to all services within a neighbourhood centre without having to use their automobile. No additional residential density is being sought above and beyond what the site is currently zoned for.

Design Considerations - Retail:

All ground floor retail has been designed as a "Market Square" - three sides of the square are surrounded by retail, and the fourth side is open to the eastern views to Blackcomb. The remaining "open space" within this square becomes the project's focal point and offers convenient surface parking. The idea of the "Market Square" design was shown to the community at the Open House, where 95% of the respondents either "strongly agreed" with this approach or "agreed".

Starting then with the "Market Square" theme, the next design exercise was to make every attempt to 'hide' blank, uninviting walls that are typically inherent with stores such as pharmacies and grozery stores. These masses have been successfully buried into the existing topography (hillside), leaving only the front glazing and resulting wares of the retail components left exposed to the Market Square. The covered loading bay has been tucked away into the hillside, keeping the noise away from residential areas.

Further, a small corner plaza has been incorporated into the corner of the IGA entry where outdoor seating is envisaged. The glazing for the IGA also wraps the corner of the building, allowing good exposure into the store as one approaches the main vehicular entry to the site. All sidewalks are well beyond their minimum width, thus leaving room for the outdoor display of goods, including fresh produce, flowers, benches, landscaping and other features that will provide sufficient activity and interest along the proposed streetscape to ensure an active focal point, becoming the "heart" of this community.

The S.E. corner of the site offers tremendous views on all three sides of the site. Accordingly, large outdoor areas, threesided retail, and a significant amount of glazing has been proposed for this area of the site, making it ideal for a restaurant, cafe, or other such uses.

Setback Rationale - IGA

There is currently a 20' setback along Bear Paw Trail required for the portion of the site where the IGA is currently located. This proposal contemplates only a 3' setback along this edge. The reasons are as follows:

- 1. Urban Design typically these types of retail uses, where the wall of the building has been well designed, do not sit. 25 back from the street edge. The street edge by pically has a building 'inseance' to enhance street activity. While the original rezoning for the site contemplated a 20' setback, this interstitial space was designed for parking and loading, giving the appearance of more of a suburban strip mall assetting.
- 2. Wall Design as mentioned, the design of the wall has a corner plaza feature, a continuous foundation hedge, wrap-around windows, and a proposed "green living walf" for the remaining façade. These features make the wall extremely unique to Whistler and very appropriate for this streetscape.
- Another alternative that explores a 15,500 sq. ft. IGA store along with the allowable setbacks has been presented to Staff and forms part of this package. Two major issues arise from this solution:
 - a. The wall of the IGA, while setback 20' from Bear Paw Trail, is also extremely long (approximately 40' longer than the current proposal. This creates an unsightly massing option.
 - b. Typically the grocery store typology for their ideal layout is as close to a square as possible. The current proposal for the IGA is longer and deeper than typical, although IGA have had the ability to ensure their fixturing plan will work. However, exasperating the form of this building by making it narrower and deeper compromises the store layout to such an extent that they may choose to forego this project.

Square Footage Rationale - Commercial:

As noted previously, the main rationals for the additional density being sought for this site is to create a complete local neighbourhood centre. However, historically in Whistert, due to limited commercial size, amy operative size without, or having to take over "back of house" space in order to maximize their sales space, or create "offs" within their store or take over areas to as loading zone. Some retailers such as the Creekside Market have been forced to use their loading bay, as well as other retail CRUs, (for example Food Plus in the case of Creekside Market) for additional storage. This leads to unwanted activities and unsplityl storage of goods in places where they don't belong. This also compromises an effective and efficient operation for the retailers, which is unacceptable for a store that is in a local's neighbourhood with no resort traffic.

The ground floor plan presented in the enclosed package identifies the back of house spaces. It should be noted, that the uses contemplated for this site (i.e. grocery store, restaurant, calé, beer and wine store etc.) require a great deal of back of house space. The resulting square footage summary is as follows:

Customer (sales) area: 18,525 sq. ft. (approx.)
Back of house areas: 10,125 sq. ft. (approx..)
Total area proposed: 28,650 sq. ft.

Accordingly, the actual useable square footage (sales) being proposed is in fact less than what the site is currently zoned

It is important to note that the mixed-use commercial/residential neighbourhood centre originally envisaged for this site did contemplate the mixture and variety of uses being proposed in the current proposal. The need for a relatively broad range of uses and the retail "critical mass" required to support the IGA anchor tenant are essential for this project to prosper, bot only will this critical mass reduce the dependence of people on their automobile, forcing residents to make unnecessary vehicular trios elsewhere. It will also reinforce the viability of the retail uses within Rainbow Souare.

Design Rationale - Residential Component (overall):

Ongoing advice from the Whistler Housing Authority and the local real estate market suggests that there is a tremendous void in Whistler for affordable, one and who bedroom residential units appropriate for first time homeowners. Approximately 65% or 200 individual on the WHA list are waiting for one and two bedroom units to become available. Further, Rainbow has to date been filled with larger single family and duplex housing hypologies. Again, his housing hype was "tested" at the May 19, 2010 Public Open House, where the majority of the respondents (75%) had either no objection or supported the proposed unit mix. The vast majority (55%) of the respondents (75%) had either no objection or supported the proposed unit mix. The vast majority (55%) of the that the residential building's massing, divided into two separate components was acceptable and appropriate for the site. Based on this feedback and market conditions, we are proposing to provide approximately 70 units of emotovee housing as a direct community benefit.

Design Rationale - Residential Component (west end):

The grocery store tucks itself nicely into the N.W. comer of the site, but due to its required 2 storey (20') height leaves 1-2 stories of remaining height between the roof of the grocery store and the finished grade around the park and surrounding aroad, it therefore makes good series to fill in this cavity with built form rather than leaving a large, exposed retaining wall.

This is an ideal spot for a three-storey residential building that is single-loaded with exterior corridors, offering cross-through ventilation and natural light at both ends of the suites. These suites offer tremendous south facing views to the mountains.

Rezoning Rationale - Residential Component (east end):

Due to the extreme grading difference between the front of the site and the rear (3-4 stories), it is difficult if not impossible to economically 'daylight' the residential component until it is near the final park grading elevation or, 2-3 stories above the main Market Square. As noted, the residential buildings have been broken into two separate buildings from a massing perspective, with an elevation and a open conflot connecting the two. This approach not only breaks down the apparent perspective, with the relation and a open conflot connecting the two. This approach not only breaks down the apparent of the special perspective, with the production of the production of the production of the special perspective, with the production of the

A thorough grading & urban design study has been performed on the site by providing large site sections through the entire site. These sections are shown as part of this rezoning submission and clearly show that no upland views are being blocked.

Summary and Conclusions:

The proponents have taken a very "grassroots" approach towards this project by going to the community early and seeking feedback on some very preliminary ideas for the site. It has been made clear that the Rainbow community is anyous to see the development proceed on this site in order to round out their community and they further felt that the project, as presented had tremendous merit. This proposal follows the results and conclusions of both the retail "Micro" and "Macro" studies that support his scheme. Accordingly we are making a rezoning application for Staff, the Design Panel and ultimately Council's consideration.

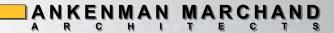
	Current Zoning	Proposed Building - Current Zoning Option	Proposed Building - Re-Zoning Option
Zoning District	CD-1		
FSR	1.1 but 0.98 REAL FSR	0.98	1.19
	locally oriented commercial and		
Land use	limited number of apartment		
Site Area (sq m)	6,426	6,426	6,426
Floor Area (sq m)			
Commercial (sq m)	2,000	2,000	2,662
Residential (sq m)	4,277	4,277	5,006
Total Floor Area (sq m)	6,277	6,277	7,668
Residential units make-up		59 units total	70 units total
		19 1-bedroom units	22 1-bedroom units
		40 2-bedroom units	48 2-bedroom units
Number of story		4	4
Height of Building	16 m.	16 m.	16 m.
West Residential Building from average grade		15.72 m.	15.72 m.
East Residential Building from average grade		11	11
	6x6x6 m.	mostly 6x6x6 m. Variance required as noted on	mostly 6x6x6 m. Variance required as noted on
Set Back Front-Rear-Side	OXOXO III.	plans	plans

Floor Area & Parking Calculations

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PROPOSED ZONIN	IG ESB CVI CI II VI	JUNIC

UNDERGROUND LEVEL (GFA)	GROUND FLOOR (GFA)			1st RESIDENTIAL FLO		2nd RESIDENTIAL FL	_ , ,	3rd RESIDENTIAL FL				
	SPACE NAME A	AREA (sq ft)	(sq m)	SPACE NAME	AREA (sq ft)	SPACE NAME	AREA (sq ft)	SPACE NAME	AREA (sq ft)			
Parking not included in calculations	GROCERY STORE	15,500	1,440.0	WEST BUILDING								
	PHARMACY	3,000	278.7	2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715			
	COMMERCIAL RENTAL UNIT 1	875	81.3	2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715			
	YOGA STUDIO	950	88.3	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813			
	COMMERCIAL RENTAL UNIT 2	600	55.7	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813			
	RESTAURANT	3,750	348.4	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527			
	BEER&WINE	1,750	162.6	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527			
	CAFÉ	2,000	185.8	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527					
	Commercial Circulation	225	20.9	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527				(sq ft)	(sq m
	TOTAL COMMERCIAL GROUND FL			TOTAL WEST BLDG	5,164		5,164		4,110	TOTAL WEST BUILDING RESIDENTIAL	14,438	1,341.3
Commercial Circulation	0 TOTAL COMMERCIAL U/G	0	0.0	EAST BUILDING 1 - MIDDLE								
	TOTAL COMMERCIAL	28,650	2,661.7	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771			
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771			
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771			
				2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739			
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551			
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551			
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797			
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797			
				Circulation	620	Circulation	620	Circulation	620			
				TOTAL EAST BLDG 1	6,368		6,368		6,368	TOTAL EAST BUILDING 1 RESIDENTIAL	19,104	1,774.8
				EAST BUILDING 2								
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771			
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771			
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771			
				2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739			
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551			
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551			
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797			
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797			
				Circulation	620	Circulation	620	Circulation	620		(sq ft)	
				TOTAL EAST BLDG 2	6,368		6,368		6,368	TOTAL EAST BUILDING 2 RESIDENTIAL	19,104	
East Underground Res Lobby Circulation	300 East Residential Lobby + Circulation	410	38.1							TOTAL RESIDENTIAL IN 3 BLDGS	52,646	,
West Underground Res Lobby Circulation TOTAL RESIDENTIAL PER FLOOR	375 West Residential Lobby + Circulatic 675 TOTAL RESIDENTIAL PER FLOOR	155 565	14.4 52.5	TOTAL	17,900	TOTAL	17,900	TOTAL	16,846	PLUS RES CIRC ON U/G & GR FL TOTAL RESIDENTIAL	1,240 53,886	115.2 5,006.2
TOTAL RESIDENTIAL PER FLOOR	6/5 TOTAL RESIDENTIAL PER FLOOR	505	52.5	TOTAL	17,900	IOIAL	17,900	TOTAL	16,846	TOTAL RESIDENTIAL TOTAL COMMERCIAL	28,650	2,661.7
										TOTAL COMMERCIAL TOTAL BUILDING	82,536	
										TOTAL RESIDENTIAL CIRCULATION TOTAL COMMERCIAL CIRCULATION	4,960 225	460.8 20.9
TOTAL CIRCULATION PER FLOOR	675 TOTAL CIRCULATION PER FLOOR	790		CIRCULATION THIS FLOOR	1,240	CIRCULATION THIS FLOOR	1,240	CIRCULATION THIS FLOOR	1,240	TOTAL CINCULATION	5,185	481.7
					-,		-,- :-		-,		-,	
	COMMERCIAL PARKING REQ.			PARKING REQ.		PARKING REQ.		PARKING REQ.				
	GROCERY (IGA)	15,500	1,440.0	58 1-BEDROOM UNITS (<55 SM)	8	1-BEDROOM UNITS (<55 SM)) 8	1-BEDROOM UNITS (<55 SM)	6	v		
	COMMERCIAL AREA	13,150	1,221.7	49 2-BEDROOM UNITS (>55 SM)	16	2-BEDROOM UNITS (>55 SM)) 16	2-BEDROOM UNITS (>55 SM)	16	TOTAL 1-BEDROOM UNIT	22	
										TOTAL 2-BEDROOM UNIT	48	
	Total Stalls		1	.06 1 PER UNIT <55 SM	8	1 PER UNIT <55 SM	8	1 PER UNIT <55 SM	6	TOTAL NUMBER OF UNITS	70	
				1.5 PER UNIT >55 SM	24	1.5 PER UNIT >55 SM	24	1.5 PER UNIT >55 SM	24			
	RESIDENTIAL PARKING REQ.			71 Total Stalls for 1st Res	32	Total Stalls for 2nd Res	32	Total Stalls for 3rd Res	30	NUMBER OF BICYCLE FOR 1-BEDROOM NUMBER OF BICYCLE FOR 2-BEDROOM	44 192	
				. Oral Oralis for 15t 1/62	32	. Ocal Stalls for End (162)	32	rotal stalls for sturies	30	NOMESTICI DICTOR 1-DEDROOM	192	
	TOTAL PARKING REQ. (COMMERCIA	AL + RESIDEN	TIAL) 1	.77				TOTAL STALLS for Residential	94			
	TOTAL PARKING PROVIDED (COMM	MERCIAL + RES	SIDENTIAL)	.80				TOTAL STALLS @ 75%	71			

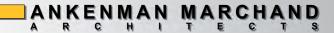


Floor Area & Parking Calculations

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CURRENT 70NING ESR CALCULATIONS	

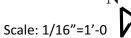
UNDERGROUND LEVEL (GFA)	GROUND FLOOR (GFA)			1st RESIDENTIAL FLOO	R (GFA)	2nd RESIDENTIAL FLO	OOR(GFA)	3rd RESIDENTIAL FLOO	OR(GFA)				
	SPACE NAME	AREA (sq ft)	(sq m)	SPACE NAME	AREA (sq ft)	SPACE NAME	AREA (sq ft)	SPACE NAME	AREA (sq ft)				
Position and trade dead to an indepter	CROSERY STORE	45 500	1 110 0	WEST BUILDING									
Parking not included in calculations	GROCERY STORE PHARMACY	15,500 4,300	1,440.0 399.5	WEST BUILDING 2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715				
	CRU	500	46.5	2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715	2-BEDROOM TYPE 3	715				
	MEDICAL OFFICE	1,000	92.9	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813				
	WEDICAE OFFICE	1,000	52.5	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813	2-BEDROOM TYPE 4	813				
				1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527				
				1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2	527				
				1-BEDROOM TYPE 2	527	1-BEDROOM TYPE 2 DELETED	0	1 5551100111111111111111111111111111111	52,				
	Commercial Circulation	225	20.9	1-BEDROOM TYPE 2 DELETED	0	1-BEDROOM TYPE 2 DELETED	0				(sq ft)	(sq m)	
	TOTAL COMMERCIAL GROUND FL			TOTAL WEST BLDG	4,637		4,110		4,110	TOTAL WEST BUILDING RESIDENTIAL	12,857	1,194.5	
Commercial Circulation	0 TOTAL COMMERCIAL U/G	0	0.0	EAST BUILDING 1 - MIDDLE									
	TOTAL COMMERCIAL	21,525	1,999.7	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2 DELETED	0	2-BEDROOM TYPE 2 DELETED	0				
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2 DELETED	0	2-BEDROOM TYPE 2 DELETED	0				
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771				
				2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739				
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551				
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551				
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797				
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797				
				Circulation	640	Circulation	570	Circulation	570				
				TOTAL EAST BLDG 1	6,388		4,776		4,776	TOTAL EAST BUILDING 1 RESIDENTIAL	15,940	1,480.9	
				EAST BUILDING 2									
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2 DELETED	0	2-BEDROOM TYPE 2 DELETED	0				
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2 DELETED	0	2-BEDROOM TYPE 2 DELETED	0				
				2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771	2-BEDROOM TYPE 2	771				
				2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739	2-BEDROOM TYPE 2	739				
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551				
				1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551	1-BEDROOM TYPE 1	551				
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797				
				2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797	2-BEDROOM TYPE 4	797				
				Circulation	640	Circulation	570	Circulation	570		(sq ft)	(sq m)	PERMITTED
				TOTAL EAST BLDG 2	6,388		4,776		4,776	TOTAL EAST BUILDING 2 RESIDENTIAL	15,940	1,480.9	
Underground Res Lobby Circulation	310 Residential Lobby + Circulation	415	38.6							TOTAL RESIDENTIAL IN 3 BLDGS	44,737	4,156.2	
Underground Res Lobby Circulation	385 Residential Lobby + Circulation	158	14.7							PLUS RES CIRC ON U/G & GR FL	1,268	117.8	
TOTAL RESIDENTIAL PER FLOOR	695 TOTAL RESIDENTIAL PER FLOOR	573	53.2	TOTAL	17,413	TOTAL	13,662	TOTAL	13,662	TOTAL RESIDENTIAL	46,005	4,274.0	4,277.
										TOTAL COMMERCIAL	21,525	1,999.7	2,000.
										TOTAL BUILDING	67,530	6,273.7	6,277.
										TOTAL RESIDENTIAL CIRCULATION	4,828	448.5	
										TOTAL COMMERCIAL CIRCULATION	225	20.9	
TOTAL CIRCULATION PER FLOOR	695 TOTAL CIRCULATION PER FLOOR	798		CIRCULATION THIS FLOOR	1.280	CIRCULATION THIS FLOOR	1.140	CIRCULATION THIS FLOOR	1.140	TOTAL CIRCULATION	5,053	469.4	
TOTAL CIRCULATION FER FLOOR	USS TOTAL CIRCULATION PER PEOOR	730		CIRCODATION THIS TEOOR	1,200	CIRCODATION THIS TEOOR	1,140	CINCOLATION THIS TEOOR	1,140	TOTAL CIRCULATION	3,033	403.4	
	COMMERCIAL PARKING REQ.			RESIDENTIAL PARKING REQ.		RESIDENTIAL PARKING REQ.		RESIDENTIAL PARKING REQ.					
					_								
	GROCERY (IGA)	15,500		8 1-BEDROOM UNITS (<55 SM)	7	1-BEDROOM UNITS (<55 SM)	6	1-BEDROOM UNITS (<55 SM)	6	TOTAL 4 DEDDOOM UNIT			
	COMMERCIAL AREA	5,800	538.8	2 2-BEDROOM UNITS (>55 SM)	16	2-BEDROOM UNITS (>55 SM)	12	2-BEDROOM UNITS (>55 SM)	12	TOTAL 1-BEDROOM UNIT TOTAL 2-BEDROOM UNIT	19 40		
	Total Stalls			9 1 PER UNIT <55 SM	7	1 PER UNIT <55 SM	6	1 PER UNIT <55 SM	6	TOTAL 2-BEDROOM UNIT	40 59		
	Total Stalls			1.5 PER UNIT >55 SM	24	1.5 PER UNIT >55 SM	18	1.5 PER UNIT >55 SM	18	TOTAL NUMBER OF UNITS	39		
	RESIDENTIAL PARKING REQ.			1.5 PER UNIT >55 SWI	24	TO LEW CINIT NOD DIM	18	1.2 LEV OIA11 522 2IA1	16	NUMBER OF BICYCLE FOR 1-BEDROOM	38		
	RESIDERTIAL PARKING REQ.			Total Stalls for 1st Res	31	Total Stalls for 2nd Res	24	Total Stalls for 3rd Res	24	NUMBER OF BICYCLE FOR 2-BEDROOM	160		
	TOTAL PARKING REQ. (COMMER	CIAI + DECIDE	UTIAI) 1	38				TOTAL STALLS for Residential	79				
	TOTAL PARKING REQ. (COMMEN	CIAL T RESIDE	indly 1	30				TO THE STALES FOR RESIDENTIAL	19				



Underground Parkade - Proposed & Current Zoning A100a&b

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Bicycle Parking - Proposed & Current Zoning - Sim. A101a&b

Design Panel Submission - 07/11/2011

|--|

	NET FRONT USEABLE	NET BACK-OF-HOUSE	TOTAL
Grocery	10,000	5,500	15,500
Pharmacy	2,000	1,000	3,000
CRU 1-UNASSIGNED	875		875
Yoga Studio	750	200	950
CRU 2-UNASSIGNED	600		600
Restaurant	1,900	1,850	3,750
Beer & wine	900	850	1,750
Café	1,500	500	2,000
Commercial Circulation		225	225
TOTAL SQ.FT.	18,525	10,125	28,650
TOTAL SQ.M.	1,721	941	2662

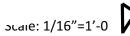
See Drawing on A102a

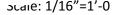
COMMERCIAL AREA SUMMARY

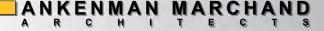
	NET FRONT USEABLE	NET BACK-OF-HOUSE	TOTAL
Grocery	10,000	5,500	15,500
Pharmacy	3,000	1,300	4,300
CRU-UNASSIGNED	500		500
Medical Office	1,000		1,000
Commercial Circulation		225	225
TOTAL CO FT	44.500	7.025	24 525
TOTAL SQ.FT.	14,500	7,025	21,525
TOTAL SQ.M.	1,347	653	2,000

See Drawing on A102b



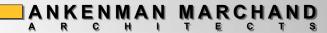






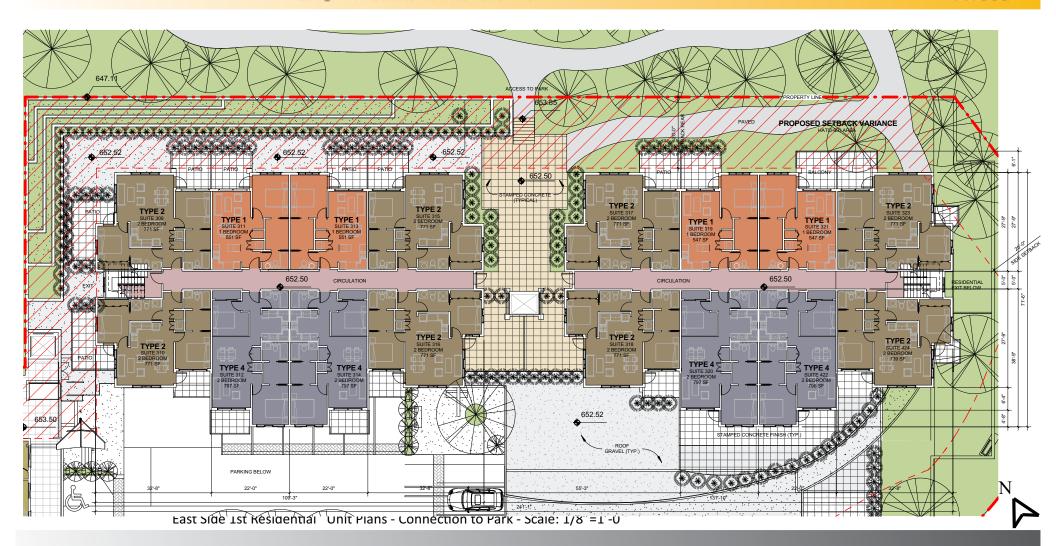


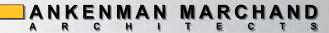




First Floor Residential - East - Proposed Zoning A103a

Design Panel Submission - 07/11/2011

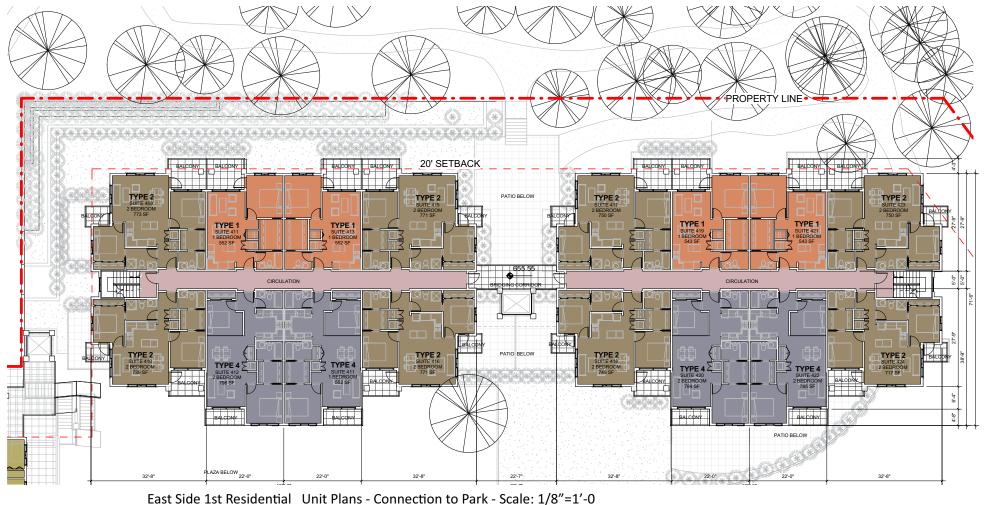




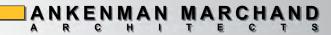
First Floor Residential - East - Current Zoning

Design Panel Submission - 07/11/2011

A102b

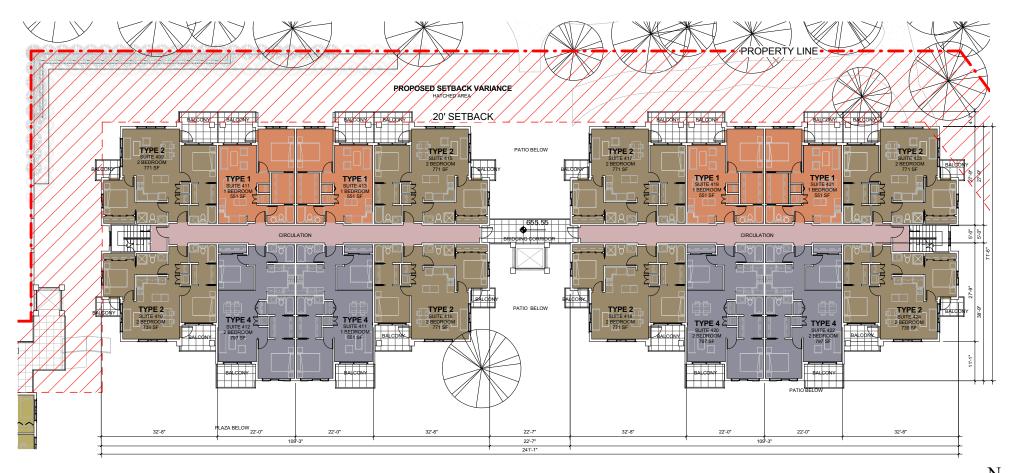






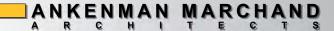
Second Floor Residential - East - Proposed Zoning A104a

Design Panel Submission - 07/11/2011



East Side 1st Residential Unit Plans - Connection to Park - Scale: 1/8"=1'-0





Second Floor Residential - East - Current Zoning A104b

Design Panel Submission - 07/11/2011



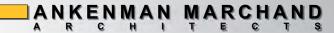
East Side 2nd Residential Unit Plans - Scale: 1/8"=1'-0





East Side 3rd Residential Unit Plans - Scale: 1/8"=1'-0

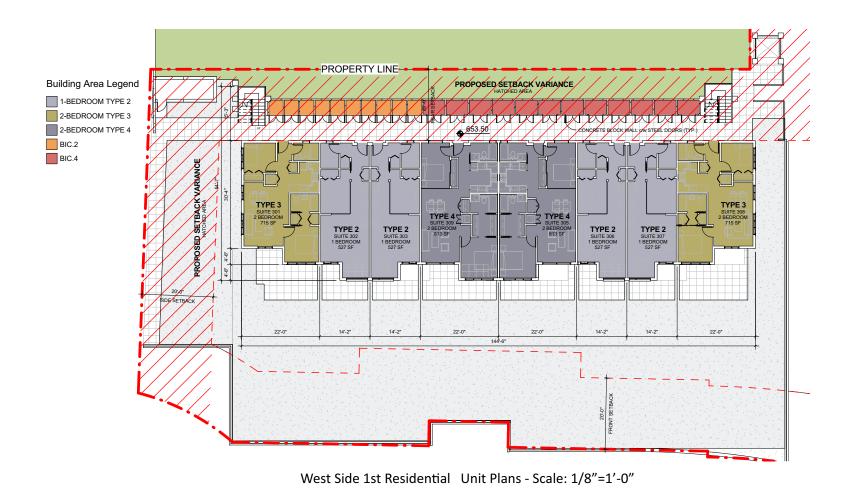


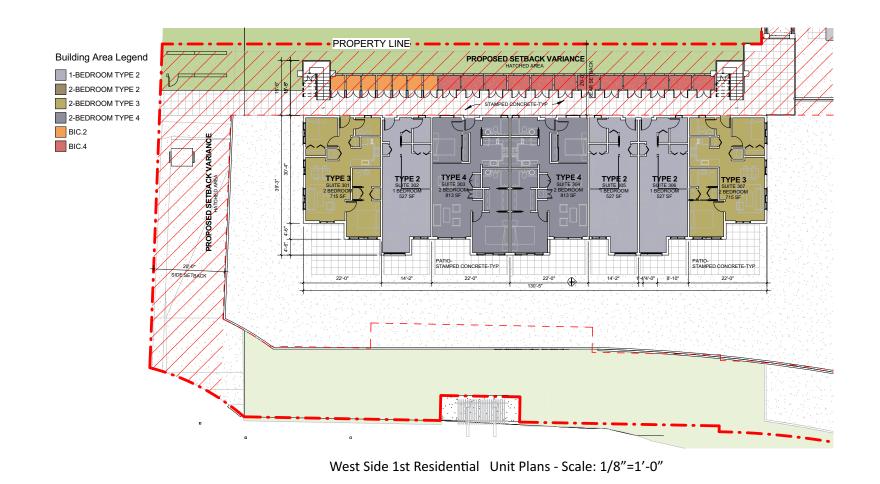




East Side 3rd Residential Unit Plans - Scale: 1/8"=1'-0



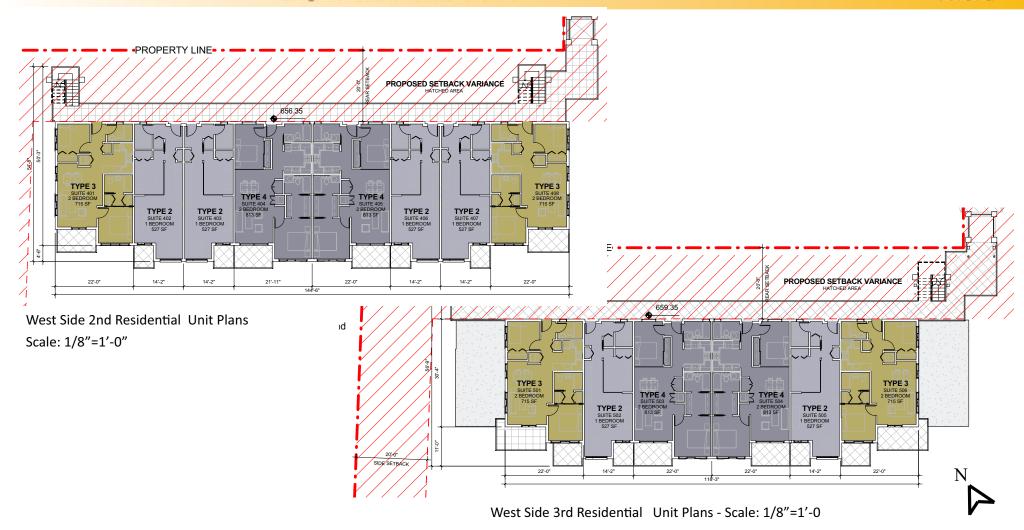


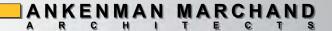




Second / Third Floor Residential - West - Proposed Zoning On - 07/11/2011 A107a

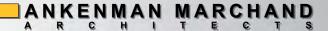
Design Panel Submission - 07/11/2011

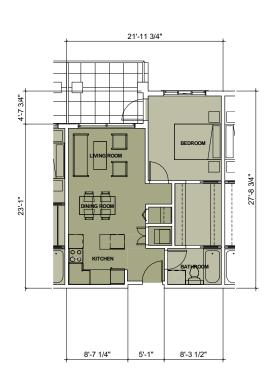




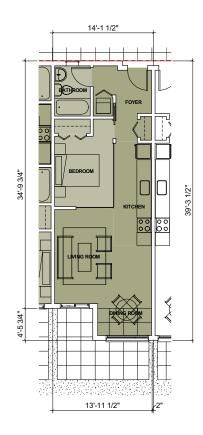
Second / Third Floor Residential - West - Current Zoning Design Panel Submission - 07/11/2011 A107b

PROPOSED SETBACK VARIANCE TYPE 3 PROPOSED SETBACK VARIANCE 14'-2" 21'-11" Scale: 1/8"=1'-0" TYPE 2 SUITE 502 1 BEDROOM 527 SF West Side 3rd Residential Unit Plans - Scale: 1/8"=1'-0





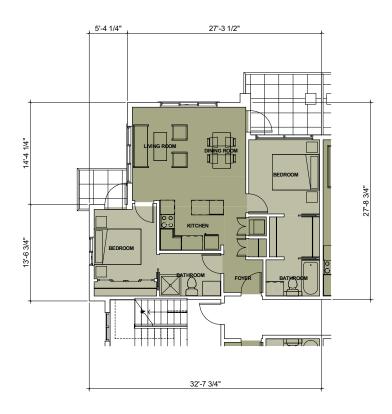
Type 1 - 1 Bedroom 551 s.f.



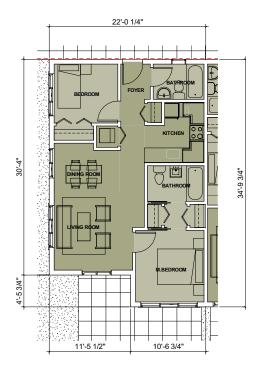
Type 2 - 1 Bedroom 527 s.f.



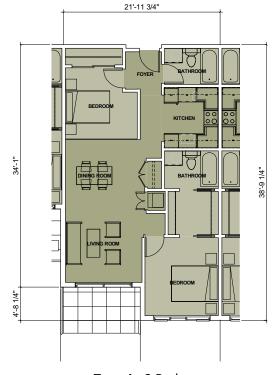
Scale: 1/4" = 1'-0"



Type 2 - 2 Bedroom 771 s.f.

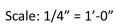


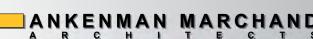
Type 3 - 2 Bedroom 715 s.f.



Type 4 - 2 Bedroom

797 s.f.







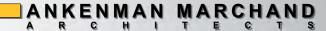
North Elevation - Proposed Zoning

Scale:1"=10'



North Elevation - Current Zoning

Scale:1"=10'





South Elevation - Proposed Zoning



South Elevation - Current Zoning



South Elevation - Proposed Zoning





South Elevation - Current Zoning

Scale:1"=10'



West Elevation- Proposed Zoning

Scale:1"=10'



West Elevation - Current Zoning

Scale:1"=10'



East Elevation - Proposed Zoning





East Elevation - Current Zoning

Scale:1"=10'



South Elevation - Proposed Zoning

Scale:1"=20'



South Elevation - Current Zoning

Scale:1"=20'



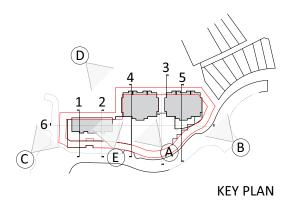
North Elevation - Proposed Zoning

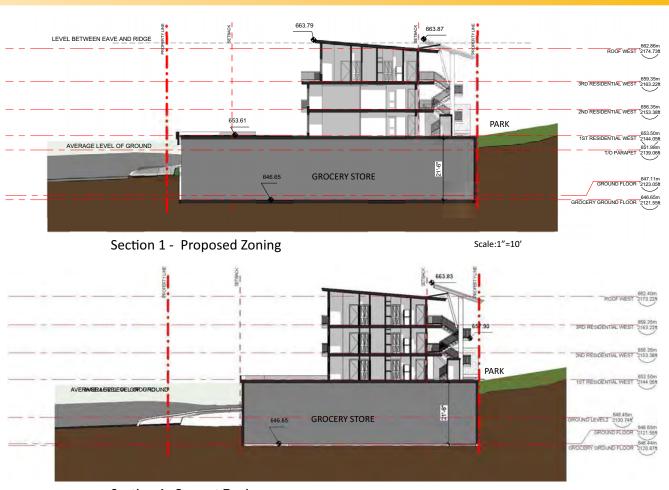
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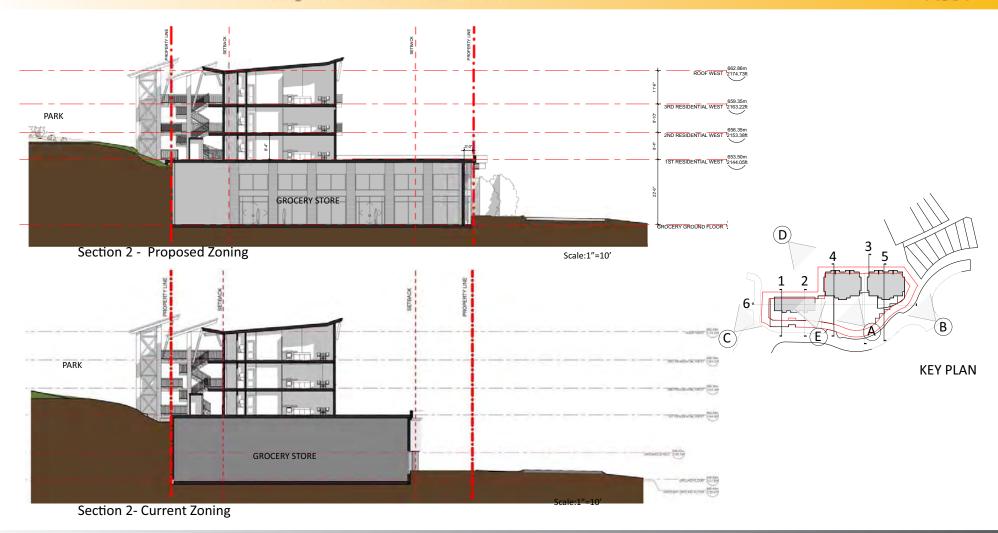
North Elevation - Current Zoning

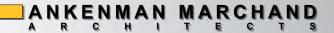
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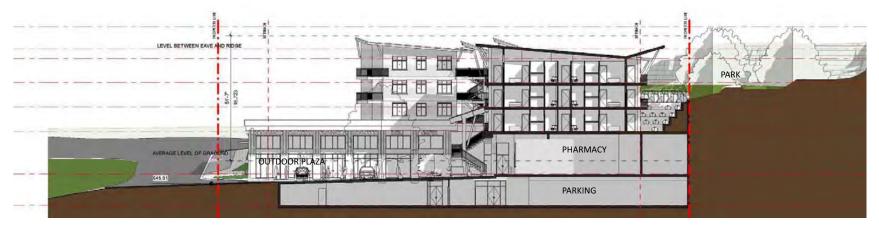
Scale:1"=10'







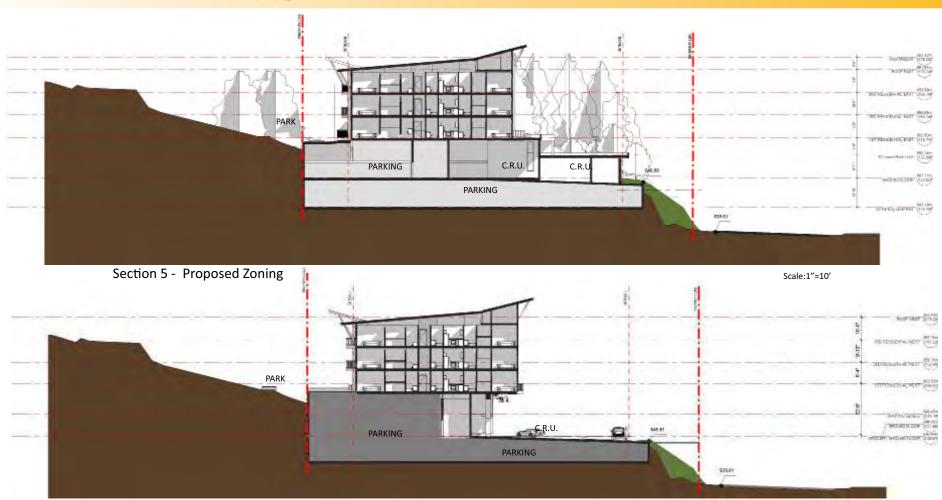
Section 3- Current Zoning Scale:1"=10'



Section 4 - Proposed Zoning Scale:1"=10'



Section 4- Current Zoning Scale:1"=10'



Section 5- Current Zoning

Scale:1"=10'



Section 6 - Proposed Zoning

Scale:1"=20'



Section 6 - Current Zoning

Scale:1"=20'



D 4 3 5 B

KEY PLAN

A - Plaza View - Proposed Zoning



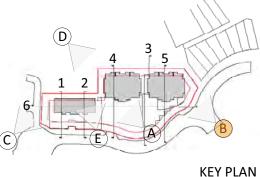
A - Plaza View - Current Zoning

Proposed & Current Zoning Schematic 3D Renderings

Design Panel Submission - 07/11/2011







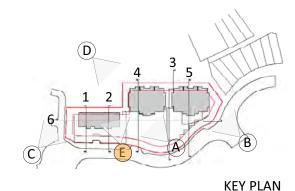


Proposed & Current Zoning Schematic 3D Renderings

Design Panel Submission - 07/11/2011

A502





E - Retail Market Corner - Proposed Zoning

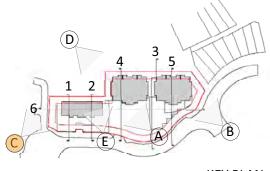


Proposed & Current Zoning Schematic 3D Renderings

Design Panel Submission - 07/11/2011

A503





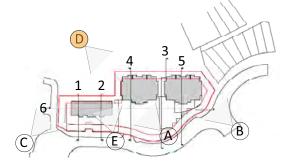
KEY PLAN

C - View from Round-about - Proposed Zoning





D - North View - Proposed Zoning



KEY PLAN



D - North View - Current Zoning

Excerpt of Whistler Business Enhancement Committee minutes

Rainbow Commercial Rezoning Proposal

Robert Brennan presented:

November 17, 2010

Whistler Business Enhancement Committee Meeting Minutes

- 1. Whistler Municipal Council requests input from this committee regarding the proposal to increase GFA of the commercial retail spaces at this site.
- 2. Lot 1 proposal for a service station. Current zoning permits 100 115 m²; proposal for 223 m².
- 3. Lot 9 proposes residential units, a grocery store and other retail such as a pharmacy, café, bank and doctor's offices. Current zoning permits 2,000 m²; proposal for 2,727 m². The existing grocer component = 700 to 1,900 m², with a proposal for 1,579 m².
- 4. Property owner rationale the service station is too small and is not economically viable.
- 5. Original focus was for retail at a neighborhood service level.
- 6. Potential client is interested in operating a large combined grocery store and pharmacy such as, Shoppers Drug Mart, London Drugs or PriceSmart.
- 7. What do you think about additional commercial functions located in other areas of Whistler?
- 8. What does this mean to the various commercial businesses in Whistler Village and Creekside?
- 9. Before municipal Council can approve the rezoning proposal of 2,727 m², an amendment would also be required to the existing Official Community Plan.

Discussion and Comments:

- 1. There was Council support for the initial gas/service station proposal.
- 2. Gas stations generally make their profits in the sale of convenience store portion of the business.
- 3. A gas station north of Whistler Village doesn't make sense. The only people using it would be those who live in Alpine Meadows and further north. (I recall discussion that many other neighbourhoods may also use this station instead of driving to Creekside; such as Alpine Meadows, Lost Lake neighbourhoods, Emerald Estates, one third of the full time resident population of Whistler are within Alpine Meadows, Rainbow, Baxter, and Emerald Estates neighbourhoods.)
- 4. No argument with gas station.
- 5. Are Rainbow residents supportive of a gas station? An open house was held, residents are aware that a gas station is part of the existing zoning. They would rather have a gas station located closer / nearby, although some may not understand what the size would be, for some the size may not be a concern. The residents are expecting a neighborhood which includes neighborhood service retail.
- 6. A larger grocery store at this location what is the net benefit to the community? What can the industry support?
- 7. This committee supports the proposal for a gas station, but does not support the grocery store, especially if it grows and becomes a huge commercial space. The property owner is asking for both, in order to be economically viable.
- 8. This has the potential to take people out of the Village, particularly if the store becomes really big.
- 9. Does the business case work? Why would anyone take the risk of building a grocery store the size of IGA at Rainbow? It doesn't make sense. Who would support it? Population tables indicate there is significant population in Alpine Meadows, Rainbow and Emerald Estates.
- 10. It's possible the business model that was used isn't the right one, and as a result the grocer feels the space needs to be bigger.
- 11. What is missing from the market? Bulk food, big box offerings becomes a destination store.
- 12. The building is expensive to build given the site conditions and underground parking.
- 13. Out of respect to Village merchants say no. Focus on the Village.
- 14. There would be impacts to Pemberton merchants.
- 15. Applicant has indicated that instead of building the cluster of neighbourhood retail and café uses initially proposed they may use it all for the grocery store. Under the adopted CD1 zone they could do this.
- 16. Should the municipality amend zoning to reflect the community wishes? Apply size restrictions?

- 17. It seems the applicant is trying to build a destination grocery, not a neighborhood grocery.
- 18. It is better to ensure success for the existing grocers. There are already "vacancy" signs in the Village core, and we don't need this in the outer areas.
- 19. Residents already head south to Squamish to shop; it is a reality of small town living in Canada, to have large discount centers within a certain driving distance.
- 20. They should build the cute and cozy village they promised to the neighborhood the current zoning is not restrictive enough to enforce.
- 21. There are no guarantees that the larger grocery store will succeed, there are frequent vacancies at Nesters.
- 22. There is already competition amongst pharmacies and grocery stores in Whistler.
- 23. In summary, this committee is concerned that the grocery store is getting too large in this location; however there is support for the gas station.

CARRIED.

Robert Brennan left the meeting at 10:40 a.m.

EXCERPT OF MINUTES

OF THE REGULAR MEETING OF ADVISORY DESIGN PANEL

DATE: WEDNESDAY, NOVEMBER 16, 2011 AT 12:00 P.M.

LOCATION: FLUTE ROOM, WHISTLER MUNICIPAL HALL

4325 BLACKCOMB WAY, WHISTLER, BC V0N 1B4

IN ATTENDANCE

Members - Present Bryce Rositch, MAIBC, Chair

Brigitte Loranger, MAIBC, Co-Chair

Tony Kloepfer, MAIBC Elaine Naisby, MBCSLA

Emily Mann, BLA, Member at Large

Eckhard Zeidler, Councilor

Members - Absent Paul Dupont, MBCSLA

Brian Martin, UDI

Municipal Staff Melissa Laidlaw, Planner, Resort Planning & ADP Secretary

Mike Kirkegaard, Manager of Resort Planning Sarah Tipler, Measuring Up Coordinator Kay Chow, Recording Secretary

Rainbow Neighbourhood Lot 9 Commercial Space – Workshop 1st Review

File No. RZ1034

Brigitte Loranger declared a conflict of interest and stepped away from Panel.

The applicant team of Tim Ankenman and Brigitte Loranger of Ankenman Marchand Architects; Tom Barratt and Laurelin Fondacaro of Tom Barratt Ltd. Landscape Architects; Doug Porozni and Sam Brovender of Ronmor Developers entered the meeting.

Robert Brennan, Planner, Community Planning RMOW introduced the project and the applicants. This rezoning application presents 2 options; Option 1 complies with the gfa and fsr provisions of the existing zoning and Option 2 requests an increase in gfa and fsr. Both options require a variety of variances for setbacks for above and below grade structures. Staff seeks Panel comments regarding the conceptual site planning and building scale and massing relative to site, neighborhood, and resort community context. Option 2 is the applicant's preferred option.

Tim Ankenman, introduced the applicant team and advised on the following:

- 1. This project has been in planning development stage for 1½ years.
- The model that was being used for the grocery store was 8,000 ft².
 Approached the Creekside grocery store owner to run the Rainbow Neighbourhood store; he said no, it wasn't possible, there is no back of house.
- 3. IGA was approached, they wanted 21,000 ft². Current Zoning

permits maximum of 1,900 m² (20,450 ft²) of commercial floor area and 100 m² of limited office use on the site.

Bill Brown, Manager of Community Planning, RMOW and Chris Clark, Rainbow Neighbourhood resident entered the meeting at 1:38 p.m.

- 4. Option 2 proposal is for a 15,500 ft² grocery store and a 4,300 ft² pharmacy. The applicant is requesting more commercial density and floor area is needed for other permitted uses, i.e. café, restaurant, and beer/wine store discussed with the original zoning.
- Option 2 also includes a request for more residential density and floor area.
- 6. A model of Option 2 on the site was presented; the site is steeply sloped.
- 7. There is one main entrance to the site from Bear Paw Trail.
- 8. Underground parkade entrance is through the vehicle plaza and the above grade commercial parking area located under the two eastern buildings
- 9. Commercial retail situated around surface parking courtyard.
- 10. Employee housing units with outdoor space for every unit and adequate secure bike, ski, snow tire storage. Desire to remove these kinds of items from balconies. The builder has been tasked to come up with a creative solution.
- 11. Between Buildings 1 and 2 Glass walkway and elevator. (After meeting staff confirmed with architect that the walkways are open, not glass enclosed).
- 12. Buildings 1 and 2 have double loaded corridors with residential units front and back.
- 13. 3rd building is more elongated. It could be shorter and double loaded. Panel recommendations?
- 14. Possibility of bringing down a portion of the roof of the middle building to bring the massing down.
- 15. Requesting setback relaxations into all setbacks.
- 16. A neighbourhood open house is scheduled in the near future.

Tom Barratt advised on the following landscaping elements:

- 1. Overall site grading meets with park in back. Ensure connections to the park and Valley Trail behind; refinement still needed.
- 2. Notion of a green wall in full sense of the word. There is sufficient soil for 1 meter wide planting below the wall. A development in Squamish has a 6 inch soil depth. Does it translate to this site? Yes. Use of a vertical trellis or mesh system planting grows up the green trellis or mesh wall.
- 3. Full sidewalk with planting area and attractive building face green. Typical planting cannot be done due to cold climate. Difference is relative to a 6 8 ft. planting bed.
- 4. The other area of concern is against the underground parking steep slope almost 1 to 1 gradient. Propose to use 5 inch honeycomb cloth anchored in the ground to hold soil, sand and gravel below it. The intention is to green this edge as much as possible given its exposure to the intersection instead of using more rock or other material for retaining walls.
- 5. Seamless integration of sloped terrain with landscaping.

Discussion Comments & Questions

Site Context and Landscaping

1. Strong support for Option 2.

- Generally an exceedingly well resolved design the additional gfa and fsr of Option 2 has been successfully incorporated into the design.
- 3. Prefer the framed commercial courtyard configuration of Option 2 more "village like" rather than suburban strip mall.
- The massing has been handled well. The model was great for this exercise.
- 5. Overall, a good job with the massing and configuration of Option 2, recognizing that a similar massing and configuration could be achieved under the current zoning.
- The streetscape appears to be addressed successfully. Like the grocery store setback variance; it introduces an urban streetscape element into the neighborhood.
- Great addition and range of services for the community; this
 commercial node will make the neighborhood. There is a sense of
 neighbourhood and enough scale; a good counterpoint to the
 residential behind.
- 8. Consider office use to enable a more complete community.
- 9. Consider opportunity for public access from park to the commercial.
- Concern expressed regarding livability of the north facing corner units and suggestion that unliveable units be converted to another use.
- 11. Potential conflicts with parking stall configuration, loading bays, and traffic congestion at the entrance to the site, as there is only one entrance.
- 12. Loading bay design and access needs further resolution.
- 13. Potential conflict with pedestrian circulation at the parkade entrance.
- 14. There seem to be limited options for parking and traffic. The number of proposed parking stalls doesn't seem enough for amount of proposed services.
- 15. Grading has been addressed well.
- 16. Support the landscape approach, including the proposed slope stabilization. Ensure slope stabilization is done properly and that it doesn't end up like a highway treatment. The more green on site the better.
- 17. Unlikely that there is an evergreen plant solution for the green wall encourage plant material or other strategies so that this wall is attractive in the winter. Opportunity for planting to hang down from the roof above.

Form and Character

- 1. The south orientation building with the café could possibly have an even higher roof permitting more light penetration in to the cafe.
- 2. Like the vertical features of stairs and elevators. An iconic Whistler look similar to Creekside.
- 3. Consider rotating residential units 90 degrees to break up long mass of buildings in a row.
- 4. There are so few flat areas, consider amenities such as kids play areas.
- 5. Consider making the flat roofs over the commercial as usable as possible.

Materials, Colours and Details

- What is the flat roof material? GALVALUME steel roof? Initially green roof but there is concern about the southern exposure; although conceptually, see it as a green roof. Potential budget issue.
- 2. Be aware of Crime Prevention Through Environmental Design

(CPTED) issues with the integration of commercial and residential uses, including recessed parking areas with low visibility.

Green Building Initiatives

- 1. Encourage the roofs to be green and utilized as usable open space.
- 2. The roofs are highly visible from the residential and park above, suggest green roofs and planted material.

Universal Design

- 1. Accessible parking stalls require greater width or length to enable sufficient access (e.g. 14 ft. width required for a vehicle with a side lift or additional length for rear entry accessible taxis.).
- 2. Consider additional accessible parking spaces given the adjacent seniors housing. Recommend doubling the number currently proposed.
- 3. Consider path of egress from accessible parking stalls; note that accessible taxis are rear entrance.
- 4. Consider making some of the residential units adaptable.

CARRIED.

The applicant team left the meeting.

Eckhard Zeidler left the meeting.

Whistler Housing Authority Board of Directors Meeting Minutes February 6th, 2012

Excerpt from the minutes of the regular meeting of the Whistler Housing Authority Board of Directors held on February 6th, 2012 at 9:00 AM in the RMOW Flute Room

Directors in Attendance: Regrets:
Jon Decaigny
Sharon Fugman
John Grills
Brian Good
Duane Jackson
Michael Hutchison
Nancy Wilhelm-Morden

Others:

Robert Brennan, Planner, RMOW Nicolette Richer, Resident Housing Gord Leidal, Mature Action Committee Marla Zucht, General Manager, WHA Jessica Averiss, Housing Administrator, WHA

Rainbow Lot 9 Residential Units above Commercial

The current zoning allows for 4,277 sq. meters of residential housing to be built on lot 9. Under the proposed rezoning, the additional residential GFA being requested would increase the residential component by 729.2 sq. meters to 5,006.2 sq. meters. The current zoning required a minimum of 30 residential units to be built. Under the current zoning, the proponent has designed the residential to accommodate 61 units. With the additional requested GFA under the rezoning, the residential component would increase by another 9 units for a total of 70 one and two bedroom units. It was confirmed, that the costs for building the residential portion cannot include the costs of land and under the current zoning a maximum of 7.5% is allowed to be added to the costs of construction for developer profit.

The proponent has not yet submitted pricing for the units except to suggest that the one bedroom units would sell for no greater than \$200,000 and the two bedroom units would sell for no greater than \$300,000. The desire to establish a fixed per sq.ft sale price for greater certainty on the price of the units was discussed among the WHA Board members but it was confirmed that this could only occur if the property is rezoned. If pricing is not prescribed through a rezoning, an audit will be required to determine and confirm the costs of commercial construction compared to residential.

Rainbow Lot 9 Residential Presentation

Sam Brovender, Tim Ankenman & Eric Prall presented on the proposed increase to the residential gross floor area on lot 9 at Rainbow.

It is planned that the residential units will form part of the commercial core within 3 separate buildings. As proposed the additional increase would add 9 units to the 61 units already zoned for the site. 22 one bedroom units at 525-550 sq.ft. and 48 two bedroom units at 715-820 sq.ft. are being planned.

All of the residential units will include private outdoor space, secure bike storage and underground parking. The proponent had been in contact with the anticipated commercial anchor tenant for the grocery store space as well as Whistler's Mature Action Committee and both have indicated interest in securing some of the residential units above the commercial.

There was discussion on the perceived demand for the project based on the WHA's Purchase Waitlist. The proponent is confident that by 2014 there will be sufficient demand by purchasers for this product. The proponent suggested that if not all units are sold they would be willing to hold and rent the units at the restricted rental rate of \$1.35 per square foot. Although no price was confirmed, the proponent suggested that the costs for construction are expected to be in line with current construction costs at Rainbow. To break out the commercial construction costs from the residential building costs the developer plans to use a quantity surveyor.

Sam Brovender & Tim Ankenman & Eric Prall left the meeting 10:40am

It was **Moved** by John Grills **Seconded** by Duane Jackson

That the Board supports the additional residential floor space for Lot 9 only if a fixed price per square foot for sale is established. The sale price per square foot is to be determined as acceptable by Council.

CARRIED

MEMORANDUM G.P. ROLLO & ASSOCIATES

DATE: FEBRUARY 16TH 2012

TO: MIKE KIRKEGAARD, MANAGER RESORT PLANNING, RESORT MUNICIPALITY OF WHISTLER

FROM: JUSTIN BARER, ASSOCIATE, G.P. ROLLO & ASSOCIATES LTD.

RE: RAINBOW RETAIL DEVELOPMENT – ZONING AMENDMENT REQUEST

1.0 Introduction

G.P. Rollo & Associates (GPRA) was commissioned by the Resort Municipality of Whistler (RMOW) to provide an analysis of commercial demand, supply and positioning in order to support the writing of the new Official Community Plan (OCP). In addition to conducting a municipal-wide assessment of market potential in the coming decade, the RMOW requested that GPRA utilize the findings of this 'macro-analysis' to comment on the proposed rezoning of the commercial development in the Rainbow neighbourhood.

It is understood that the rezoning request at the Rainbow commercial project would, if approved, result in the development of an additional 7,123 square feet of commercial retail space over and above the approved 21,528 square feet (excluding gas station with convenience store), or 22,601 (including gas station with convenience). The proposed development concept would result in gross commercial floor area at Rainbow of 31,051 square feet, including gas station. The retail mix for the Rainbow commercial development (as of June 2011) is understood to favour retail and service commercial categories such as:

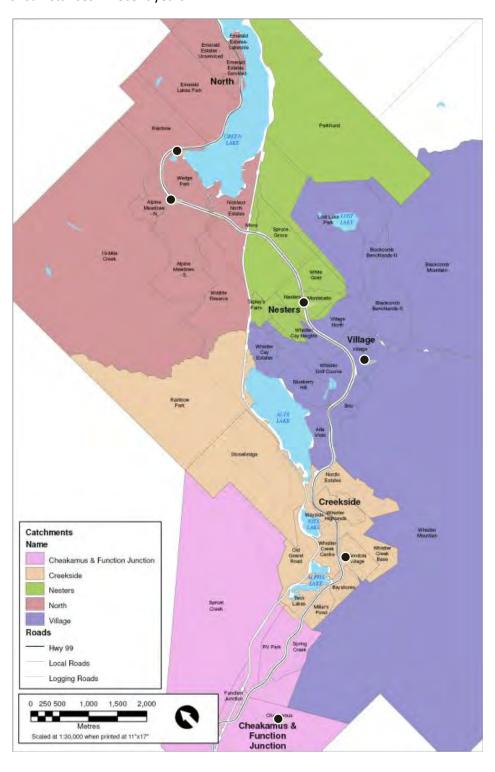
- Grocery Store
- Pharmacy
- Liquor Store
- Yoga Studio
- Medical / Dental Offices
- Pub / Restaurant Space

2.0 Methods

The commercial analysis completed by GPRA included a review of retail expenditure potential and gross square feet of supportable retail floor area, by retail category, across 5 major trade areas. The North Trade Area is assumed to be a reasonable approximation of the extent of a primary trade area for the Rainbow commercial project (see following page).

The analysis of expenditure potential within each trade area took into account 5 population groups: permanent residents, seasonal residents, overnight visitors, day-trip visitors and commuting employees who work in Whistler but live elsewhere. Expenditure potential figures for each population were converted into retail area supportable by product type through application of productivity rates (\$/sq.ft.), sourced through conversations with business owners and the RMOW. These estimates of retail space supportable were then adjusted for spending leakage (dollars generated by permanent and

seasonal residents but spent elsewhere such as Squamish or Vancouver), and where necessary, were adjusted both for inflation since the time of initial data collection and for changes in economic circumstances in recent years.



Based on our understanding of the dynamics of each of the RMOW's commercial nodes, garnered through site visits, conversations with business owners, meetings with RMOW staff, reviews of data and reports from various Whistler-based agencies and other consultancies, GPRA determined:

- Reasonable spending capture rates for each of the trade areas (i.e. how many dollars attributed
 to a trade area are retained within that trade area, after accounting for leakage out of the
 RMOW), and;
- Patterns of spending flows by category *between* trade areas (i.e. how the dollars not captured in a trade area are allocated amongst the other 4 trade areas).

The result of this analysis was an understanding of the amount of commercial space that could be supported within each of Whistler's 5 modeled trade areas in 2010, and how much floor area could potentially be absorbed into the market by 2020.

It must be noted that retail forecasting, while a detailed, data-driven and precise process, can produce results that are both inexact and open to interpretation. The numbers should not be considered in isolation; rather they paint a general picture, but can require refinement through local knowledge in order to arrive at informed policy decisions. For instance, retail forecasting may reveal that the combination of expenditure potential growth, reasonable retail capture rates, and place-specific retail performance measures show market support for 15,000 square feet of new grocery store space in a trade area in 5 years time. In determining whether this market-supportable space should actually be constructed, other considerations should include:

- Whether existing stores could absorb the additional spending potential through improved retail performance (\$/sq.ft.);
- Whether the proposed location for the new space within the trade area is optimal, and/or whether the allocation of such space will impede possibilities of growth at other retail areas within the same trade area;
- Whether there are other factors that are as or more important than additional market support (e.g. aesthetic issues, traffic, parking, other community concerns);
- Whether the additional space will unduly impact existing retail space.

3.0 Analysis

3.1 EXPENDITURE PROFILES

Spending profiles by population type are measured as the amount of money a person will spend in a given year on goods and services across all retail categories. Profiles vary greatly by population type (e.g. a permanent resident spends far differently from a vacationer or an employee working at Function Junction and living in Pemberton), and in some cases vary considerably by trade area.

Expenditure data for full-time residents in Whistler was sourced from Statistics Canada's Expenditure Potential database (CanEx), itself derived from the Statistics Canada annual Survey of Household Spending. Using GIS software in combination with GPRA's aggregation of household spending categories into 17 'merchandise' categories, GPRA developed trade-area specific spending profiles for permanent residents and forecast this spending potential to 2020.

Baseline spending data for seasonal residents, overnight visitors and daytrip guests was sourced from consumer intercept surveys undertaken in 2006 and 2007, and assessed against a KPMG benchmark

study undertaken in 2000. Spending data was adjusted to 2011, accounting for both inflation and changing tourism spending patterns, and projected forward to 2020.

Retail leakage amongst full time and seasonal residents was accounted for using a baseline survey conducted in 2006 and adjusted for major market changes that have occurred since (e.g. completion of highway upgrades, addition of significant new retailers to Squamish market).

3.2 THE NORTH TRADE AREA

3.2.1 Total Retail Expenditures from North Trade Area

The North Trade Area's population groups generated an estimated retail expenditure of over \$49.7 million in 2010. After accounting for leakage, approximately \$33.6 million was retained in the RMOW. By 2020, North Trade Area expenditure potential after leakage is projected to be nearly \$53.9 million.

Table 1: North Trade Area Gross Retail Expenditure Potential (after leakage out of RMOW)

Retail Expenditure Potential less leakage - North Trade Area - All populations						
		2010		2015		2020
CATEGORIES						
Convenience Goods & Services	\$	16,270,852	\$	20,579,118	\$	26,154,158
Comparison Goods	\$	9,511,329	\$	12,231,417	\$	15,559,581
Sporting & Recreational Goods	\$	1,549,165	\$	1,822,410	\$	2,493,469
Food & Beverage	\$	5,319,024	\$	5,818,905	\$	7,432,365
Entertainment & Leisure	\$	1,003,037	\$	1,285,890	\$	2,262,471
Total Expenditure Potential	\$	33,653,406	\$	41,737,739	\$	53,902,044

As shown in Table 1 above, approximately 45% of North Trade Area spending is expected to occur in the Convenience Goods and Services category (grocery, pharmacy, alcohol/tobacco, personal services) while an additional 15% is expected to occur in food and beverage category (restaurants, coffee shops and pubs). These two categories are expected to account for \$33.6 million in spending by 2020. These are the key categories that will be served by the Rainbow commercial node.

3.2.2 Retail Spending Retained in the North Trade Area

GPRA modeled retail spending flows into and out of the North Trade Area in a manner consistent with the planning intent of the North's retail/service nodes: to be convenience commercial nodes that meet the day-to-day needs of the nearby neighbourhood areas. Of the total convenience goods and services spending generated in the North Trade Area, GPRA has concluded that a 'northern retention factor' of 52% is appropriate. For the food and beverage categories, the North Trade Area retention factor is estimated at 20%. Across all other categories, only a very small amount of spending is expected to remain in the North (between 0% and 5% in all categories).

The following table shows the amount of North Trade Area spending that is expected to be retained in the North.

Table 2: North Trade Area Net Retail Expenditure Potential

Retail Expenditure Potential Retained in North Trade Area					
	2010	2015	2020		
CATEGORIES					
Convenience Goods & Services	\$8,515,195	\$10,776,038	\$13,714,229		
Comparison Goods	\$361,228	\$465,010	\$592,474		
Sporting & Recreational Goods	\$46,475	\$54,672	\$74,804		
Food & Beverage	\$1,063,805	\$1,163,781	\$1,486,473		
Entertainment & Leisure	\$93,557	\$117,263	\$208,694		
Total Expenditure Potential	\$10,080,259	\$12,576,765	\$16,076,674		

By 2020, North Trade area spending retained in the north for the categories of Convenience Goods & Services and Food & Beverage is expected to be nearly \$16.1 million.

The expenditures that are *not* retained in the Convenience Goods & Services category are expected to flow both primarily to neighbouring Nesters, and to the Village. The vast majority of spending in the categories of Comparison Goods, Sporting and Recreational Goods, and Entertainment & Leisure will continue to flow to the Village. This pattern of spending is consistent with RMOW OCP draft policy 2.2.1.5, which calls for the "reinforce[ment] [of] Whistler's single Town Centre concept, complemented by designated sub-centres."

Overall, **70%** of all spending from the North Trade Area is redirected to other parts of the RMOW, primarily the Village. In the categories of Entertainment & Leisure, Sporting & Recreational Goods and Comparison Goods, redirected spending as a percentage of total category spending is 91%, 97% and 96% respectively.

Table 3: Percent of North Trade Area Spending redirected

% of North Trade Area Spending redirected to other trade areas				
Convenience Goods & Services	48%			
Comparison Goods	96%			
Sporting & Recreational Goods	97%			
Food & Beverage	80%			
Entertainment & Leisure	91%			
Overall	70%			

3.2.3 Spending Inflow to the North Trade Area

There is assumed to be some retail inflow to the North Trade Area from other areas of the RMOW, particularly neighbouring Nesters. This retail inflow is most likely to occur in some of the convenience goods subcategories (grocery, specialty foods) and the Food & Beverage category (restaurant and pubrelated spending). The latter is, in part, a function of the presence of a destination restaurant in the North Trade Area: The Den at Nicklaus North.

GPRA has modelled an inflow of \$\$13.6 million by 2020. The inflow would break down by category as follows (See Table 4):

Table 4: Inflow Spending to North

Inflow Spending to North Trade Area			
	2010	2015	2020
CATEGORIES			
Convenience Goods & Services	\$5,322,959	\$5,675,682	\$6,409,796
Comparison Goods	\$0	\$0	\$0
Sporting & Recreation Goods	\$275,850	\$312,221	\$354,013
Food & Beverage	\$5,706,802	\$6,058,007	\$6,866,905
Entertainment & Leisure	\$0	\$0	\$0
Total Inflow	\$11,305,611	\$12,045,910	\$13,630,714

Inflow spending to the North for convenience goods & services will be more prominent in the coming years than it otherwise would be due to the planned location of a new gas station at Rainbow. The entire Nesters Trade Area falls within the planned gas station's sphere of influence, assuming that the main determinant of gas station selection amongst patrons is drive time. As people drive north to fill their cars, they are likely to use that trip to make other retail purchases at that location.

3.2.4 North Trade Area Retail Space Supportable

After accounting for the spending retained in the North (as presented in Table 2) and modest inflow spending to the North, GPRA was able to determine the net new square feet supportable in the North to 2020. The model indicates a market opportunity for approximately 28,000 square feet of additional commercial space in the North Trade Area by 2020.

Approximately 21,600 square feet of net new supportable space is in the Convenience Goods & Services category (including grocery, pharmacy, personal services, and alcohol/tobacco), while 6,500 square feet would be supportable in Food & Beverage categories (restaurant, take-out, pub). The balance of net new space supportable falls into the categories of comparison goods/sporting goods (1,200 sq.ft.), and fitness (600 sq.ft.).

The following table provides a summary of expenditure potential, existing supply and new space supportable in the North in 2010 and 2020 for the categories of Convenience Goods & Services and Food & Beverage.

Table 5: North Trade Area: Expenditure Potential and Convenience/Food Square Feet Supportable

Categories	Year	Expenditure Potential	Sq.Ft. Supportable	Inventory (sq.ft.)	Net New Sq.Ft. Supportable
Convenience Goods & Services	2010	\$13,858,000	16,800	1,800	15,000
Convenience Goods & Services	2020	\$20,153,000	23,400		21,600
Food & Beverage	2010	\$6,762,117	13,000	10900*	2,100
1 000 & Beverage	2020	\$8,365,490	15,300	10900	4,400
Total Convenience/Food &	2010	\$20,620,117	29,800		17,100
Bev.	2020	\$28,518,490	38,700		26,000

New supportable floor area for the North could be located both at Rainbow and the existing northern node of Alpine Market. Both are designated in the Draft OCP as convenience commercial centres.

It is important to keep in mind that the population of the North Trade Area's component neighbourhoods are likely grow further beyond 2020, given additional capacity in the form of committed undeveloped bed units. GPRA's model projects a permanent North population of 2,910 by 2020. At build-out (beyond 2020), the North could grow to over 3,500 residents. This growth will bring additional retail spending potential and an increased number of supportable square feet in the North Trade Area

beyond the 26,000 square feet of convenience, food & beverage space potentially supportable by 2020. This additional growth capacity beyond 2020 should be kept in mind when planning for the future of the Rainbow node.

3.2.4 New Space Supportable at Rainbow

Based on GPRA's metrics and assumptions, there will be a market opportunity to justify additional commercial square footage at Rainbow beyond the 2115 square metres (22,766 square feet) currently allocated, by 2020 and beyond. As indicated in Table 4 above, the North Trade Area could support approximately 26,000 square feet of net new square feet in the categories of Convenience Goods & Services and Food & Beverage by 2020, and likely more beyond 2020. And, as previously discussed, this support would still allow for a considerable portion of spending in these categories to flow to the Village. As currently modeled, approximately 48% of North Trade Area convenience spending and 80% of food and beverage spending is flowing out of the North (see Table 3), with about half of the convenience outflow going to the Village and more than three-quarters of food and beverage outflow going to the Village. In the categories of comparison goods, sporting & recreational goods and entertainment & leisure, spending outflow from the North is estimated to be 96%, 97% and 91% respectively.

GPRA also believes that the allocation of additional commercial space to the North, and to Rainbow in particular, is consistent with the intended purpose and role of Rainbow: as a location for "expanded convenience commercial...that [is] scaled to serve a larger market area beyond the immediate neighbourhood." Due to the relatively limited amount of total RMOW spending it will capture, it is unlikely to adversely affect the vitality and success of other existing commercial areas including the Village. In more quantitative terms, the addition of 7,123 square feet of convenience and food & beverage-type commercial space would require support of between \$4 million and \$5.5 million per year (depending on retail performance and the breakdown of that space between uses). In the scheme of Whistler-wide convenience and food & beverage spending in 2020, \$4.0-\$5.5 million represents between 0.9% and 1.2% of total expenditures in those categories, after accounting for leakage out of the RMOW.

Additional square footage in the North would also be consistent with draft OCP policy 3.3.1.4, calling for good connections between neighbourhoods and services, as well as objective 3.8.1, calling for a "balanced supply of commercial space" along with reinforcement of Whistler's "historic nodal development pattern [and] commercial hierarchy."

That being said, there are other key considerations for the RMOW as they relate to approving additional commercial space in the North in general, and at Rainbow in particular:

- OCP draft Policy 3.8.1.1, calling for limitations on the addition of new commercial space that is not currently zoned over the next 5 years;
- OCP draft policy 3.9.1.1, calling for reinforcement and protection of Whistler Village as the primary centre for retail, office, service, food and beverage, entertainment, recreation, leisure, institutional, cultural and visitor accommodation uses;
- OCP draft policy 3.9.6.2, not supporting any additional expanded convenience commercial centres;
- And OCP drat policy 3.9.6.4, ensuring that all convenience commercial centres and developments are designed to complement the surrounding neighbourhood and reinforce the resort community character.



RESORT MUNICIPALITY OF WHISTLER

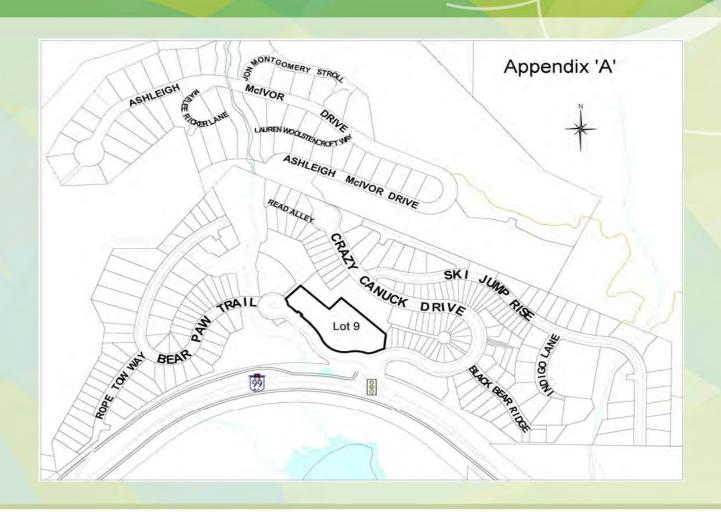
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TEL 604 932 5535 FAX 604 935 8109

March 20, 2012



Rezoning – Rainbow location - Lot 9



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Background - Rainbow

- Between 2004 2005 Staff/owner developed a comprehensive neighbourhood
- June 2005 owners' request for a larger commercial floor area not supported: considered inconsistent with local convenience commercial centre purpose
- June 2007 Council adopted the CD1 zone for the Rainbow neighbourhood
- June 2010 New owner submits this rezoning for additional commercial space



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Background - Rainbow (cont'd)

- August 2010 Staff report to Council expressed concerns with the project's scale but seeking Council direction to obtain broader input
- August 2010 Council authorized obtaining broader community input.
- Sep 2010 Feb 2012 broader input obtained from OCP meetings, WBAC, ADP, WHA and in context to RMOW commercial study (GPRA)







Rainbow – Zoning amendments

- Increase max. Commercial GFA from 2,000 to 2,662sq.m (21,528 to 28,650 sq.ft)
- Increase max. Residential GFA from 4,277 to 5,006 sq.m (46,037 to 53,884 sq.ft)
- Increase buildable floor space from 6,277 to 7,668 sq.m (67,565 to 82,534 sq.ft)
- Increase max. FSR from 1.1 to 1.2
- Extensive setback variances required for structure



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Rainbow - Proposal

- 4 storey building: 16m height and 125m width
- 1 storey commercial / 3 storey's residential
- 22 one bedrooms and 48 two bedrooms
- Grocery store (15,500 sq.ft.)
- Pharmacy (3,000 sq.ft)
- Restaurant (3,750 sq.ft.)
- Café (2,000 sq.ft.)
- Beer & Wine Store (1,750 sq.ft.)
- Two other CRUs (1,475 sq.ft total)
- Parking: 107 commercial and 71 residential spaces

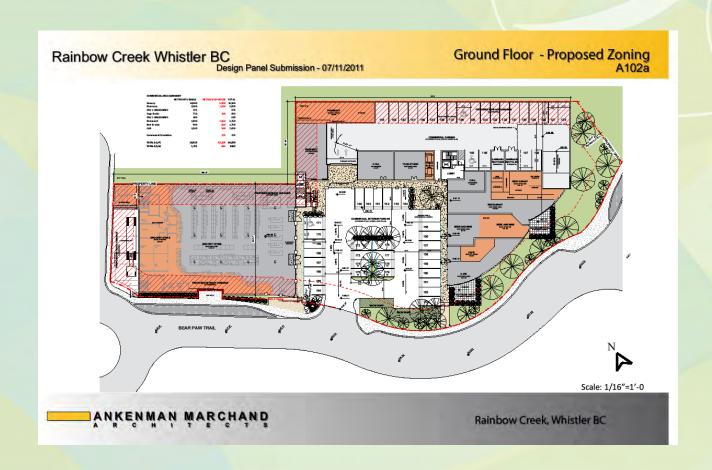


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Rainbow – Proposed Site layout



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Rezoning - Proposed Elevation

Approx 16 m Height: 52.5 ft

Approx 125 m Width: 400 ft

Proposal is Top figure

Rainbow Creek Whistler BC Design Panel Submission - 07/11/2011

A205



South Elevation - Proposed Zoning

Scale:1"=20'



South Elevation - Current Zoning

Scale:1"=20'

Rainbow Creek, Whistler BC

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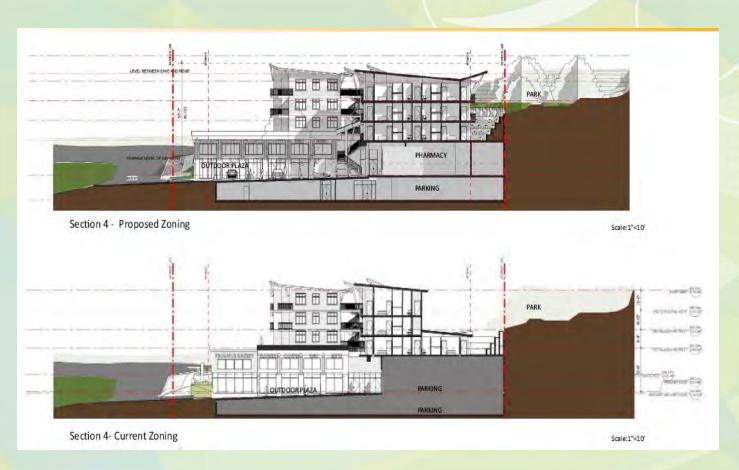
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Rainbow – Proposed Cross Section

Proposal is **Top Figure**

Large structure for site and neighbourhood



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Rainbow - Planning & Policy Review

- OCP designation Commercial Hierarchy would be largest Expanded Convenience Commercial Centre
- GPRA Assessment: North Area by 2020: 2,601 sq.m
- Existing CD1 zone (Lot 1 and 9): 2,100 sq.m
- (currently is 81% of supportable floor area)
- Requested CD1 zone (only Lot 9): 2,662 sq.m
- Exceeds supportable of 2,601sq.m
- Request does not consider other rezonings in progress in the North Area: Lot 1 in Rainbow and Alpine Market



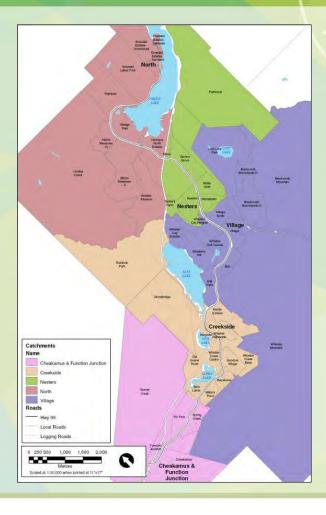
Rezoning Trade Areas / Commercial Hierarchy

Previous Zoning Rainbow Commercial area: 1,214 sq.m.

Permitted Rainbow: 2,100 sq.m Local Convenience Commercial Incl. Gas Station on Lot 1

Existing Alpine Mkt: 242 sq.m Local Convenience Commercial

Existing Nesters' Sq: 2,526 sq.m **Expanded Convenience** Commercial



Proposed Rainbow: 2,885 sq.m

(Proposed Lot 9: 2,662 sq.m Proposed Lot 1: 223 sq.m)

Expanded Convenience

Commercial

GPRA Assessment:

- * By 2020 supportable: 2,601 sq.m
- * 46% Expenditures depends on Inflow Sales from other Trade Areas
- * Redistribution of North Trade Area expenditures currently spent outside of trade area



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Rainbow - Planning & Policy Review

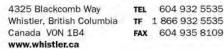
- Views and Scenery: Massing/Scale
- Traffic Concerns
- Parking Requirements

107 commercial + 71 residential = 178 CD1 Zone requires:

Other zones require: 142 commercial + 94 residential = 236

- Variances
 - 6.0m setbacks from all parcel lines most reduced to zero
- Consultation: OCP process (mixed), WBEC (did not support), ADP(did not address density), WHA (conditional support)





FAX 604 935 8109



Rainbow - Recommendation

Council not support further review Rezoning Application RZ1034 for the following reasons:

- Approved CD1 Zone commercial and residential Gross Floor Areas are sufficient to construct the anticipated development
- An Expanded Convenience Commercial Centre may intensify redistribution of expenditures from existing Trade Areas and negatively impact existing commercial areas
- Proposal exceeds remainder of projected 2020 supportable commercial floor space for entire North Area not including any other rezoning requests in the area
- Massing format design not in character with site and community
- Lack of adequate parking for an auto-oriented centre
- Congestion issues re: parking, loading and vehicular circulation



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WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November, 15, 2011 REPORT: 11-124

FROM: Policy and Program Development FILE: Bylaw 1983

SUBJECT: OFFICIAL COMMUNITY PLAN – FIRST READING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Policy and Program Development be endorsed.

RECOMMENDATION

That Council consider giving first reading to Official Community Plan Amendment Bylaw 1983, 2011; and further,

That staff be directed to continue with the Official Community Plan consultation process with other entities.

REFERENCES

Official Community Plan Bylaw 1983, 2011

PURPOSE OF REPORT

To provide an overview of the Official Community Plan update process, content and next steps, and recommend first reading.

DISCUSSION:

An Official Community Plan (OCP) is a provincially-mandated regulatory document and set of high-level plans and policies, such as land use designations that guide land use planning, social, economic, and environmental policies, civic infrastructure investments and the provision of services in the community. Municipalities in British Columbia are given the authority to adopt an Official Community Plan under the Local Government Act, Section 875.1.

As required by the *Local Government Act*, this plan addresses residential, commercial, industrial, institutional, recreational, and utility uses and includes a Regional Context Statement. It also addresses social and environmental issues.

An OCP is about regulating and implementing shared community directions. These directions will guide Whistler's development and meet its anticipated needs over the next five years and beyond in support of Whistler2020, the community's comprehensive sustainability plan, highest level policy document, and shared vision—to be the premier mountain resort community as we move toward sustainability.

This OCP is also intended to provide a degree of certainty for the future of the resort community and reaffirm Whistler's success factors and its ongoing journey toward sustainability as outlined in Whistler2020.

Official Community Plan - First Reading Page 2 November 15, 2011

Once adopted, the OCP serves as a framework for all policies, regulations and decisions pertaining to land use and development in Whistler.

WHY UPDATE THE OCP?

Whistler's OCP was last comprehensively updated in 1993, although amendments to the document have been made continually, and a vast amount of functional policy has been developed over the last 18 years.

Since 1993, Whistler has grown and matured as a resort community, and we are now nearing our managed and planned developed form – "buildout" in our local vernacular. As the first resort municipality in British Columbia, Whistler has been on the leading edge of resort development and resort community growth. This OCP update has allowed Whistler to continue on that leading edge, reaffirming our intimate and value-added connection to the province, Whistler's residents and resort visitors. On April 6, 2010 RMOW Council directed staff to collaborate with the resort community citizens and stakeholders to update our OCP, making this the largest post-Games planning project.

This comprehensive OCP update provides Whistler with a regulatory document to help implement Whistler2020 and create direction and security for the resort community as we transition from a generation of rapid growth and development to a slower period of growth focussed on community development opportunities and enhancing our tourism economy within our community-defined limits to growth.

WHISTLER 2020 ANALYSIS

Council's April 22-23, 2009 Strategic Retreat revealed three key directions regarding the OCP update project and Whistler2020:

- Whistler2020 remains the overarching policy document and guide for the OCP update;
- The amended OCP will be an implementation document to Whistler2020, and:
- Linkage to 2020: the amended OCP will strengthen Whistler2020.

Whistler 2020 is the resort community's Integrated Community Sustainability Plan (ICSP). RMOW Council adopted the Whistler2020 Vision in December 2004 and the entire Whistler2020 plan was adopted as RMOW's highest level policy in 2005. The OCP doesn't replace Whistler2020; they work together to articulate and enshrine our resort community's vision, values and shared commitment to collectively maintain a resilient, four-season tourism resort community and economy.

While many other communities in British Columbia are working hard to develop ICSP's and use them to update their OCP's, Whistler was in the fortunate position to already have Whistler2020 in place. Again, this puts Whistler at the forefront of resort community planning as this OCP contains the integrated and aligned Whistler2020 framework, which is being adapted and adopted in many BC communities.

The global and local challenges that currently face Whistler highlight the need for an overarching systemic approach to long-term planning. Traditional planning processes tend to focus on isolated pieces rather than on interconnected systems, and are generally not able to solve complex problems in a proactive manner. Whistler2020 moves beyond traditional planning to address economic, social and environmental challenges in an integrated and upstream way

Official Community Plan - First Reading Page 3 November 15, 2011

An 'upstream' approach to planning anticipates and avoids problems before they occur, as opposed to a 'downstream' approach, where resources are used to deal with the results of the problem. A system is made up of many different parts that work together and share a set of basic principles. Identifying and avoiding problems upstream requires an integrated 'systems' approach, which involves understanding the connections and relationships among different parts of the entire system, rather than looking only at individual parts.

Whistler2020 provided direction and framework for the update of the OCP. While Whistler2020 is a vision and policy, it is aspirational, providing a broad strategic scope for our ongoing journey towards success and sustainability. The OCP has regulatory consequences. The goals, objectives and policies in this OCP articulate our resort community's values and create a growth management framework that adds focus to our land use and development future. This OCP is an integrated land use plan that gives strategic direction to land use and development decisions, in support of the resort community's vision.

Through Council's direct involvement in the OCP update, intense community collaboration and a dedicated staff team, Whistler2020 is "hardwired" into the OCP creating:

- Updated, upstream policy direction for future council decisions;
- An integrated "Made in Whistler" policy framework developed by resort community residents, stakeholders and Council, that progresses us toward our shared vision and supports that highest level policy, and;
- A reinvigorated relationship with the province through the application of Whistler2020 to OCP policies to "capitalize on Whistler's leadership in sustainable development to guide sustainable resort development in other areas of British Columbia." (Provincial interest statement).

OTHER POLICY CONSIDERATIONS

A consolidated list of bylaws and policies that will need to be updated in support of this OCP will be presented at second reading of this OCP.

BUDGET CONSIDERATIONS

The OCP update project is on track to be completed within the Council approved project budget. With Council's support, staff developed a cross-departmental, integrated OCP update team. Using our internal experts, who have vast and vital knowledge and passion for the resort community that was coupled with local wisdom, understanding and existing resort community assets through direct community engagement. Through this collaborative approach, the OCP update avoided using external, often more costly consultants, in favour of our own internal capacity. The results are clear; more efficient use of community resources and more effective, locally relevant policies. As well, when the community provided OCP input through the engagement process, they were sitting beside local staff, faces they recognize. We worked with our neighbours to create this plan as we are all invested in Whistler's future.

COMMUNITY ENGAGEMENT AND CONSULTATION

Following Council's direction to collaborate with Whistler's residents and stakeholders on developing our updated OCP, one of the most intense and focused community engagement efforts in the history of the RMOW was undertaken. The community engagement plan was rolled out in six phases outlined below:

Overall Community Collaboration: The OCP collaboration effort was designed to listen to what Whistlerites had to say about Whistler's past, present and future. This community input has been collected, evaluated and reported on, and it provided direction for this document, which was developed in six phases from April 2010 to November 2011.

- **Phase 1: Issues and Opportunities (April-Sept. 2010)** Whistler property owners gathered in backyards across the valley and in a couple of gardens across the Atlantic in the U.K., to kick off the OCP update by brainstorming about what mattered most to them about Whistler.
- Phase 2: Community Directions (Oct. 2010-Dec. 2010) Issues and Opportunities were gathered and aggregated into a package of Community Directions, including input gathered through a well attended North Vancouver Open House. Whistler opened the powderful 2010-11 winter season in style with a Nov. 24 Community Workshop where attendees identified what community directions should be formed into fledgling policy statements.
- Phase 3: Made in Whistler Policy Development (Jan.-Feb. 2011) Community Directions were shaped further by online submissions that culminated in pre-draft policy working groups. These consisted of eight, intensive four-hour sessions where over 250 participants determined what policy ideas were most important to them. These were dissected, discussed and deliberated, forming the basis for the OCP First Draft.
- **Phase 4: Defining the Whistler Experience (April-Aug. 2011)** The first of the Draft policies were released on April 7. Through the process of defining the Whistler Experience, the community identified and prioritized Whistler's most valuable resort community assets and updated our efficiency, form and character through conversations about development permit guidelines.
- **Phase 5: Draft OCP Released (Sept. 30, 2011)** Referral of draft OCP to local government, First Nations, provincial government and agencies and to public.
- Phase 6: Bylaw Consideration (Nov. 15, 2011) RMOW Council receives the OCP Bylaw for first reading.
- Phase 7: Completion of the consultation process (Nov. 15, 2011 early 2012) Amendment of the OCP at second reading if necessary after consultation, in concert with the procedural requirements under section 882 of the *Local Government Act*.

Official Community Plan - First Reading Page 5 November 15, 2011

Additionally, 35 committed Whistler citizens – ranging in age from 13 to retirement – advised the RMOW throughout the six phases of the OCP update through their crucial role on the Youth Advisory Group and Community Advisory Group. Concurrent to this robust, inclusive community engagement process, key resort stakeholders were being consulted on this OCP update as well. They are:

- Consultations with our First Nations partners, the Squamish Nation and the Lil'wat Nation are ongoing. Results of these consultations will be presented to Council at second reading;
- Provincial referral process. Lead by the Ministry of Community, Sport and Cultural Development, 24 separate provincial contacts have participated in a referral process that resulted in direct provincial input into the OCP Goals, Objectives and Policies, and;
- RMOW is discussing a detailed Regional Context Statement with the Squamish-Lillooet Regional District (SLRD) which will require Board approval. The result of this process will be presented at second reading.

SUMMARY

The sum total of efforts invested in this OCP by Council, resort community citizens and stakeholders, provincial partners and many other voices has resulted in a plan that respects and represents the values, vision and shared future of our resort community. To create a sound understanding about Whistler's land use planning and direction, the OCP is divided into integrated chapters:

Introduction – The OCP's context sets the course for Whistler's continued success through recognizing the investment and inherent costs associated with our rapid growth period. Whistler needs to manage our assets in a reasonable, respectful, resilient manner. A wide and varied community engagement strategy was carried out to allow the resort community to collaborate in this plan's creation and will help build Whistler's future based on our resort community's shared values and vision. We can achieve continued success through the definition and protection of the Whistler Experience as we seek sustained prosperity.

Growth Management – Whistler residents want to understand our limits to growth in a tangible way. This plan's updated growth management framework is built on three key tools. Policy setting limits to growth using a development boundary, a hard limit on bed units and a map outlining permitted land uses are the key components of the growth management structure contained in this plan. Specifically, they are:

- The Whistler Urban Development Containment Area (WUDCA);
- · The bed unit limit; and
- The Whistler Land Use Map.

This OCP calls for an annual review of land use and development potential, which will involve ongoing community engagement and input. This plan addresses how to consider proposals that depart from the municipality's growth management framework. Such proposals should be

Official Community Plan - First Reading Page 6 November 15, 2011

considered exclusively through the annual land use and development review process which strengthens the growth management framework. This will create a higher standard in the level of consideration for proposals not in conformance with the OCP, to the resort community's benefit. Whistler residents have expressed a strong desire to protect the fundamental framework of this OCP, including community-determined limits to growth.

Land Use and Development – As Whistler seeks to evolve, diversify, stay competitive and continue delivering a high quality of life and resort experience, we need to consider opportunities for new uses and approaches that add value and benefit the resort community.

This plan supports seeking ways to locate particular land uses and developments where they are best-suited to the location and lands in question, and where they generate the greatest public benefit for the resort community. Whistler's core commercial areas, particularly Whistler Village, are crucial to Whistler's success. This OCP highlights the need to facilitate upgrades in the core commercial areas – Whistler Village, the Upper Village and Whistler Creek.

Residential accommodation is a key focus of this plan. Whistler's current supply of resident restricted housing is sufficient for the next 5-10 years and this plan continues the provision of diverse, mixed use neighbourhoods. Connected, yet diverse, neighbourhoods support variety and choice in the resort community.

This plan supports the continued supply of a diverse mix of visitor accommodation intent on providing the highest quality visitor satisfaction and service. Providing latitude for owner investment in properties, sometimes used as visitor accommodation, will continue to allow Whistler's guests choice, security and service.

Economic Viability – After economically challenging years in the 1980s, Whistler experienced dramatic increases in visitation, development of the built environment and economic growth through the 1990s. As a result of external and internal factors, visitation peaked and began to decline in the year 2000. The resort's current economic challenge is to harness its entrepreneurial spirit to continue building a progressive economy and sustaining economic prosperity in a way that integrates the regional economy and optimizes use and stewardship of existing assets, including natural, social and financial capital. Global factors such as increasing competition, plus growing energy and travel costs, must play key roles in our decision-making, Whistler must be creative and proactive in attracting investment, supporting innovative new business ideas and service offerings, and stimulating a vibrant economy that is aligned with community values and contributes to long-term objectives. This OCP includes policies that will strengthen our four-season tourism economy.

Natural Environment – Rich and diverse plant and animal life contributes to the quality of Whistler residents' and visitors' natural experience and strengthens our resort community's ecology. This OCP provides direction for protecting natural areas deemed critical to maintaining sustainable populations of all indigenous plants and animals. The Natural Environment chapter identifies sensitive and important ecosystems integral to Whistler's biodiversity and establishes policies for their protection and enhancement

Quality of Life: – As a mountain resort community, Whistler seeks to continue on a path of consciously integrating Whistler's visitors with the day-to-day lives of our residents and the ecology of this place. Strengthening Whistler Village as the social and commercial core of the Whistler Experience with ribbons of trails, parks and experiential places emanating from this vibrant centre, this plan aims to continue on this successful path, with resort amenities complementary of our tourism culture and commerce, as a part of our evolving experience.

Official Community Plan - First Reading Page 7
November 15, 2011

This plan provides policy direction for increasing accessibility and inclusion, protecting community health and safety, enhancing our park and trail system and further developing a resort community well-designed for aging in place. Children and youth services are interconnected with facilities to meet Whistler's needs. Arts, Culture and Heritage policies will allow Whistler to diversify our economy and resort offerings.

Climate Action and Energy – This plan puts Whistler on a course toward a lower carbon future. Whistler has achieved a 20% reduction in GHG emissions over the past four years primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. Polices in this plan provide direction to meet our GHG reduction targets as Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the resort community's current patterns of energy consumption.

Transportation and Infrastructure – Whistler's transportation network and municipal infrastructure, through this plan, will continue to support local residents and visitors from around the corner or around the world while maintaining respect for the natural environment and municipal finances. A commitment to reduced emissions and efficiencies, in transportation, buildings and operations will put Whistler on track to understanding and adapting our energy needs and outputs in a changing world.

NEXT STEPS

Following first reading, OCP consultations with external stakeholders and partners, Council and Whistler's citizens will move forward as the plan continues to be shaped through ongoing collaboration and commitment. It is anticipated Council will receive the OCP for second reading in early 2012.

Respectfully submitted,

Kevin Damaskie, SUSTAINABILITY COORDINATOR for Mike Vance, GENERAL MANAGER OF POLICY AND PROGRAM DEVELOPMENT



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Overview

- Introduction:
 - What is an Official Community Plan?
 - o Council's Role
- Next steps
- OCP update process review
 - Community Advisory Group
 - Youth Advisory Group
 - Community Collaboration
 - External Consultations
- Content overview

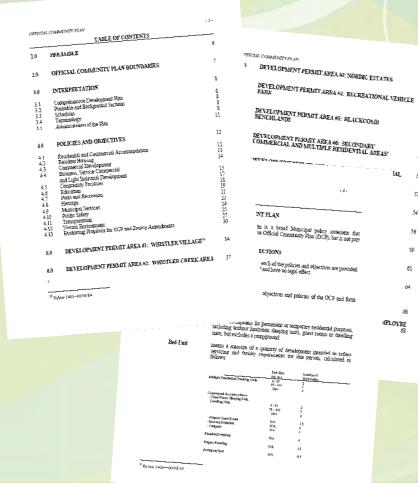






What is an OCP?

- ✓ A regulatory document required by the province's **Local Government Act**
- ✓ A set of high-level plans and policies, such as land use designations
- A regulatory document, which provides direction for future, plans, policies, projects, practices.





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What must an OCP include?

- ✓ Land use maps and designations
- ✓ Approximate location and type of public facilities, schools, parks, waste treatment and disposal sites
- ✓ Housing types, locations, density, with policies on affordable, rental and special needs housing



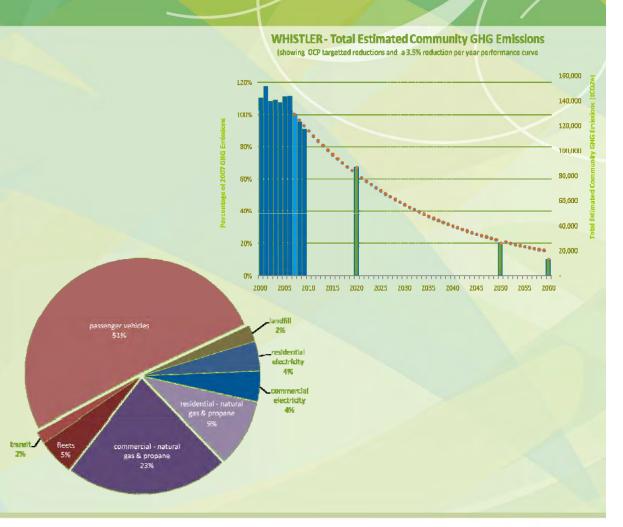


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What must an OCP include?

- ✓ Location and phasing of major road, sewer, and water systems
- ✓ Land use restrictions due to hazardous conditions or environmental sensitivity
- Targets, policies, and actions for Greenhouse Gas (GHG) reduction



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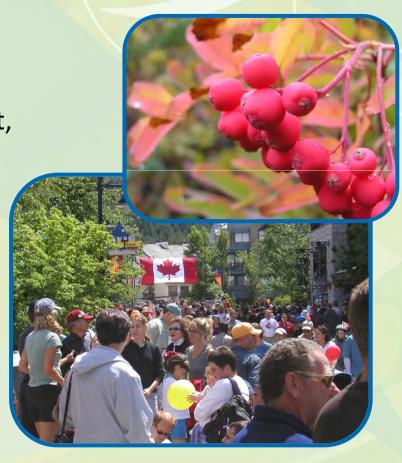
What an OCP may include

✓ Arts and culture policies

Policies for the preservation and protection of the natural environment, ecosystems, and biodiversity

✓ Local Area Plans (e.g. Neighbourhood Concept Plans)

- Temporary Use Permit Areas and **Development Permit Areas**
- ✓ Identification of "Special Areas"
- ✓ Other matters





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Why update the OCP right now?

- Whistler is a maturing resort community
- 18 years since last update (1993)
- The OCP is a regulatory tool for implementation of Whistler2020
- Develop a strengthened alignment between OCP + Whistler2020
- Merge existing RMOW Policy as OCP building blocks
- Best Practice: Review OCP's every five years







Council's Role

- April 6, 2010: Direct staff to collaborate with community to update OCP
- Pass resolution to consult with stakeholders, Province of BC and First Nations
- Select five members of the Community Advisory Group
- Over 25 hours spent in six **OCP** workshops
- Participate on OCP Working Groups
- Review and adopt OCP



Youth Advisory Group Council presentation Dec. 2010



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Next Steps

The collaborative process of this OCP update had the resort community citizens and stakeholders involved every step of the way through one of the most inclusive and engaging planning processes in RMOW history. This First Reading is a next step in the collaborative process. The OCP is still in Draft format.



OCP Economic Viability Working Group, February 2011

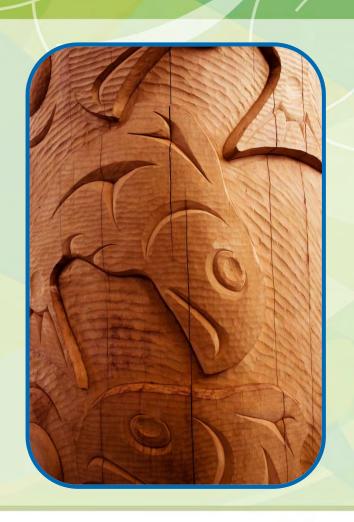
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Following First Reading

- Ongoing consultations with Provincial agencies
- Consultations with Squamish Nation and Lil'wat Nation started 15 months ago, building on the Legacy Land Agreement drafted before the Games
- Integrate comments from Province, First Nations and Council into Draft OCP
- In early 2012: Second Reading, Public Hearing, Third Reading, Ministerial Certificate, Adoption.





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How Did We Get Here?

The OCP collaboration effort was designed to listen to what all Whistlerites - regardless of age had to say about Whistler's past, present and future. This community input has been collected, evaluated and reported on, and it provided direction for this document, which was developed in six phases from April 2010 to November 2011.



My Favourite Place in Whistler Whistler Children's Art Fest June 2010

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Community Advisory Group

Direct, citizen-lead advice to the OCP update:

Fifteen Whistler2020 task force members chosen by peers to represent strategic areas

Four members appointed by RMOW Council

and one Youth Advisory Group member

Met eight times during OCP update

Provided critical OCP advice:

- Hard bed cap
- Annual OCP community engagement process
- Defining the Whistler Experience
- Sustained Prosperity





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Youth Advisory Group

Direct, youth-lead input to the OCP update:

- Thirteen Whistler youth aged 13-18 met monthly throughout the OCP update
- Initiated peer to peer asset mapping
- Provided key advice on youth and young adult policy development
- Produced a multimedia report on OCP youth involvement
- Presented youth ideas to Council Dec. 2010
- Laid the groundwork for:
 - Youth Engagement Strategy(early 2012)



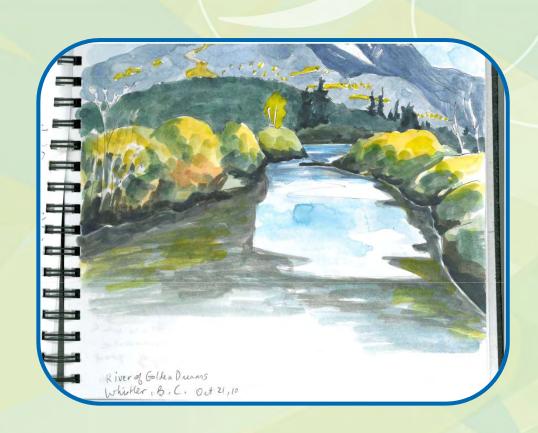


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Issues and Opportunities (April-Sept. 2010)

Phase 1: Whistler citizens, stakeholders and property owners gathered in backyards across the valley and in a couple of gardens across the Atlantic in the U.K., to kick off the OCP update by brainstorming about what mattered most to them about Whistler.



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Community Directions (Oct.-Dec. 2010)

Phase 2: Issues and Opportunities were gathered and aggregated into a package of Community Directions, including input gathered through a well attended North Vancouver Open House. Whistler opened the 2010-11 winter season in style with a Nov. 24 Community Workshop where attendees identified what community directions should be formed into fledgling policy statements.



North Vancouver OCP Open House November 2010

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Made in Whistler Policy (Jan.-Feb. 2011)

Phase 3: Community Directions were shaped further by online submissions that culminated in pre-draft policy working groups. These consisted of eight, intensive four-hour sessions where over 250 participants determined what policy ideas were most important to them. These were dissected, discussed and deliberated, forming the basis for the OCP First Draft.



Define The Whistler Experience (April-August 2011)

Phase 4: The first of the Draft policies were released on April 7. Through the process of defining the Whistler Experience, the community identified and prioritized Whistler's most valuable resort community assets. The community reviewed draft development permit guidelines dealing with conservation, protection of nature and the built environment's form and character.



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Draft OCP Released (Sept. 30, 2011)

Phase 5: Draft OCP policies were shaped by comments from the resort community, RMOW Council Community Advisory Group and released as a complete policy package. First Nations consultations continued and RMOW worked with the SLRD to draft a Regional Context Statement, RMOW Staff met with Provincial agencies to receive their comments.



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Bylaw Consideration (Nov. 15, 2011)

Phase 6: RMOW Council receives the OCP Bylaw for first reading.

This initiates the next phase of consultation which begins tonight.



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Key Community Themes

Designed to meet Whistler's land use needs for the next five to 10 years, the key themes of this OCP are:

- Promote economic diversification;
- Work together within a limited growth context (get better, not bigger);
- Define, protect and enhance the Whistler Experience;
- Implement Whistler2020;
- Increase opportunities for accessibility, inclusion and aging in place, and;
- Expand Whistler's global reputation for responsible tourism.

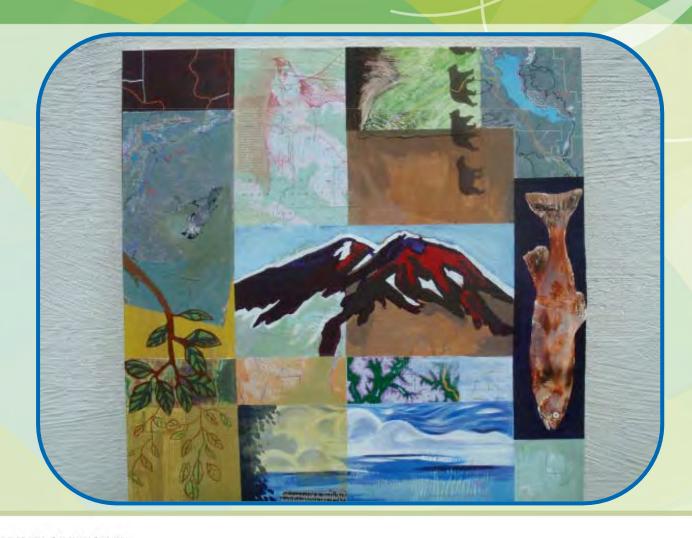




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OCP Content Overview

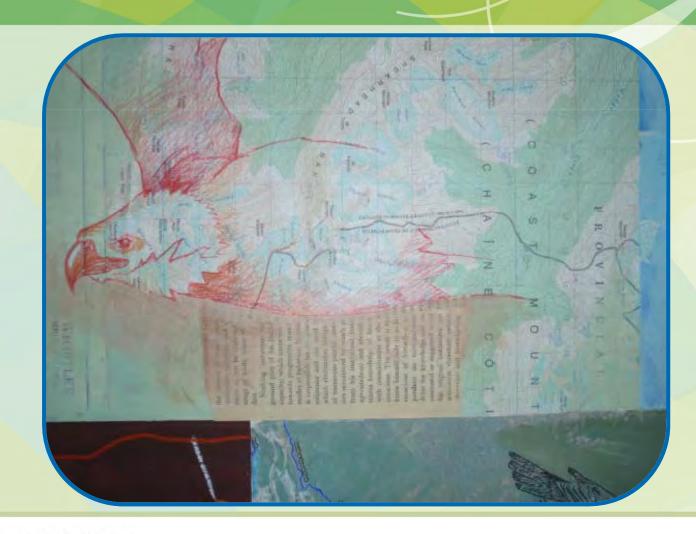


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Chapter 1- Introduction



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Chapter 2 – Growth Management



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Chapter 3 - Land Use and Development



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Chapter 4 – Economic Viability



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Chapter 5 – Natural Environment



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Chapter 6 – Quality of Life



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Chapter 7 – Climate Action and Energy

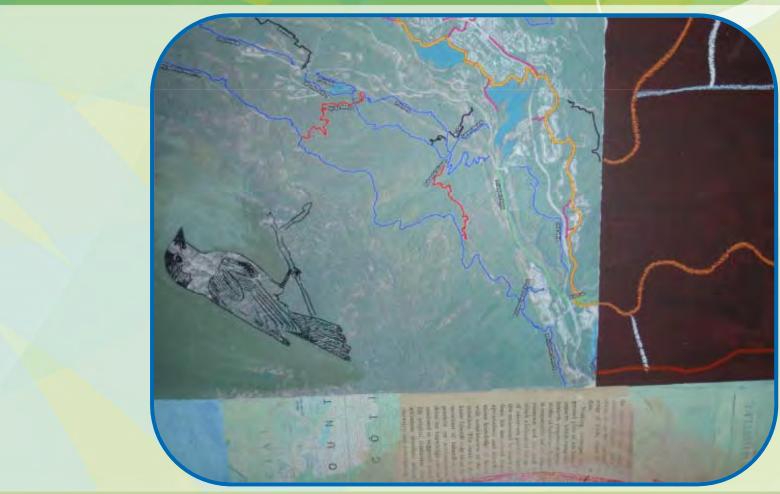


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Chapter 8 – Transportation and Infrastructure



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OCP Development Permit Guidelines

Development Permit designations specify the location, type and characteristics of development subject to permit approval. They also specify objectives and guidelines supported by mapping.



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WHISTLER

REPORT POLICY REPORT TO COUNCIL

PRESENTED: November 1, 2011 REPORT: 11-121

FROM: Policy and Program Development FILE: 3024

SUBJECT: OFFICIAL COMMUNITY PLAN FIRST NATIONS REFERRAL POLICY

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Policy and Program Development be endorsed.

RECOMMENDATION

That Council pass a resolution to adopt the policy for the consultation with First Nations attached as Appendix A to Policy Report No. 11-121.

REFERENCES

Appendix A – proposed resolution

PURPOSE OF REPORT

The purpose of this report is to seek Council approval on a policy for consultation with First Nations on the Official Community Plan update.

DISCUSSION

The municipal solicitor has recommended that Council adopt a specific policy for consultation with the First Nations for the Official Community plan update. As the earlier policy to consult with the Lil'wat and Squamish Nations adopted by Council September 20, 2011 has expired, a new resolution for further consultation is required. This report recommends that Council pass a resolution to adopt the policy for the consultation for the period from November 1, 2011 to December 2, 2011 as attached as Appendix A.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts Culture & Heritage	Whistler's people and history, the natural environment and First Nations culture are retained, celebrated and reflected through authentic and diverse offerings	The OCP establishes policy on how this DOS is implemented
Learning	Residents and visitors have many opportunities to actively learn about the resort community, the natural environment and First Nations culture	The OCP establishes policy on how this DOS is implemented

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

POLICY CONSIDERATIONS

Section 879 of the Local Government Act requires consultation with First Nations.

The Provincial Government's Interim Guide to Engagement with First Nations on Local Government Statutory Approvals provides guidance to local governments on engaging with First Nations as part of the process of obtaining provincial approvals.

SUMMARY

A Council resolution on a policy for consultation as outlined in Appendix A is required as part of the provincial approval process.

Respectfully submitted,

Mike Vance
GENERAL MANAGER OF POLICY AND PROGRAM DEVELOPMENT

RESOLUTION

WHEREAS Council resolved on November 2, 2010, on March 17, 2011 and on September 20, 2011 under s. 879 of the *Local Government* Act to provide opportunities for early and ongoing consultation on the preparation of the Official Community Plan ("Plan");

AND WHEREAS Council is seeking further consultation on the draft Plan that is under preparation;

AND WHEREAS the Lil'wat Nation and Squamish Nation have general claims and have indicated they claim aboriginal rights and entitlement in respect of areas within the Resort Municipality and therefore are an affected party within the meaning of section 879 of the *Local Government Act*, so Council on September 20, 2011 directed staff to invite First Nations to a workshop to be held in Whistler to provide an opportunity for consultation on the plan that is under preparation, and invite them to make their final submissions before October 21, 2011;

AND WHEREAS the previous consultation period established by Council resolution expired October 21, 2011;

NOW THEREFORE Council resolves to direct staff to:

1. Invite the First Nations to a workshop to be held in Whistler to provide an opportunity for consultation on the Plan that is under preparation, and invite them to make their final submissions before December 2, 2011.

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WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 17, 2011 REPORT: 11-029

FROM: Policy and Program Development FILE: 3024

SUBJECT: OFFICIAL COMMUNITY PLAN FIRST NATIONS REFERRAL POLICY

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Policy and Program Development be endorsed.

RECOMMENDATION

That Council pass a resolution to adopt the policy for the consultation with First Nations attached as Appendix A.

REFERENCE

Appendix A – Opinion from municipal solicitor

PURPOSE OF REPORT

The purpose of this report is to seek Council approval on a policy for consultation with First Nations on the Official Community Plan update.

DISCUSSION

The municipal solicitor has recommended that Council adopt a specific policy for consultation with the First Nations for the Official Community plan update. This report recommends that Council pass a resolution to adopt the policy for the consultation attached as appendix A.

POLICY CONSIDERATIONS

Section 879 of the Local Government Act requires consultation with First Nations.

The Provincial Government's Interim Guide to Engagement with First Nations on Local Government Statutory Approvals provides guidance to local governments on engaging with First Nations as part of the process of obtaining provincial approvals.

SUMMARY

A Council resolution on a policy for consultation as outlined in Appendix A is required as part of the provincial approval process.

Respectfully submitted,

Mike Vance

General Manager of Policy and Program Development

RESOLUTION

WHEREAS Council resolved on November 2, 2010 to provide opportunities for early and ongoing consultation on the preparation of the Official Community Plan ("Plan");

AND WHEREAS Council is seeking further consultation on the draft Plan that it proposes to introduce for First Reading;

AND WHEREAS the Lil'wat Nation and Squamish Nation have general claims and have indicated they claim aboriginal rights and entitlement in respect of areas within the Resort Municipality and therefore are an affected party within the meaning of section 879 of the *Local Government Act*;

NOW THEREFORE Council resolves to direct staff to deliver the draft Plan to the Lil'wat Nation and Squamish Nation for further consultation under section 879 of the *Local Government Act*, and will give each First Nation 45 days to respond to the Resort Municipality, and staff will contact the administrators or Chiefs of the two First Nations directly to follow up prior to the expiry of the 45 days.



WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 2, 2010 REPORT: 10-110

FROM: Policy & Program Development FILE: 10600

SUBJECT: CONSULTATION DURING OFFICIAL COMMUNITY PLAN UPDATE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Policy & Program Development be endorsed.

RECOMMENDATION

That Council endorses consultation during the development of the Official Community Plan (OCP) update as outlined in this report, Administrative Report 10-110, and as required under Section 879 of the *Local Government Act*.

PURPOSE OF REPORT

Section 879 of the *Local Government Act* requires consultation during the development of an Official Community Plan as follows:

- During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.
 - (2) For the purposes of subsection (I), the local government must
 - (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
 - (b) specifically consider whether consultation is required with
 - (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan,
 - (ii) the board of any regional district that is adjacent to the area covered by the plan,
 - (iii) the council of any municipality that is adjacent to the area covered by the plan.
 - (iv) first nations,
 - (v) school district boards, greater boards and improvement district boards,
 - (vi) the Provincial and federal governments and their agencies.
 - (3) Consultation under this section is in addition to the public hearing required under section 882 (3) (d).

This report recommends that Council provide opportunities for ongoing consultation with persons, organizations and authorities as outlined in the presentation to Council during the Council Workshop on April 6, 2010, and as required by the *Local Government Act*.

Consultation during Official Community Plan Update Page 2 ... November 2, 2010

DISCUSSION

Staff presented the OCP update consultation process to Council April 6, 2010. As outlined in the presentation, local agencies and members of the public, adjacent local governments, the Squamish-Lillooet Regional District, School Board 48, First Nations, Provincial Agencies, Provincial Government, and Federal Government and agencies will be included in the consultation process. At the time of the presentation, Council was not requested to pass a resolution on the consultation process as required by the *Local Government Act*.

WHISTLER 2020 ANALYSIS

As this OCP update will create a regulatory framework for the ongoing implementation of Whistler2020, this work spans the depth and breadth of Whistler2020. Whistler2020 is being used as the framework for the OCP update. As well, this OCP update will align five year reviews of Whistler2020 process components and OCP updates, a Provincial best practice. The updated OCP will contain specific policy actions that will act as implementation tools for our Whistler2020 vision, community priorities and Descriptions of Success that fit within the scope of an Official Community Plan as regulated by British Columbia's *Local Government Act*.

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

OTHER POLICY CONSIDERATIONS:

None

BUDGET CONSIDERATIONS:

None

COMMUNITY ENGAGEMENT AND CONSULTATION:

Ongoing. Next engagement phase will include an Open House in North Vancouver Nov. 10, 2010 to connect information and input opportunities with Whistler's Lower Mainland second homeowner population, and Nov. 24, 2010 in Whistler for a community workshop on assessing the Proposed General Directions developed to date through community input and RMOW staff work on the OCP update. All are invited.

SUMMARY

This resolution supports the ongoing consultation and engagement as the RMOW collaborates with manifold stakeholders to update our Official Community Plan.

Respectfully submitted,

Kevin Damaskie SUSTAINABILITY COORDINATOR

For Mike Vance GENERAL MANAGER, POLICY AND PROGRAM DEVELOPMENT