



WHISTLER

AGENDA

**COUNCIL WORKSHOP
A SPECIAL MEETING OF COUNCIL
TUESDAY, JULY 5, 2011 STARTING AT 9:00 A.M.**

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

APPROVAL OF AGENDA

Approval of the morning Council Workshop agenda of July 5, 2011.

PRESENTATION/DISCUSSION

OCP Update Roundtable

Chapter Presentations with Q&A

- Quality of Life
- Natural Environment

Next Steps

ADJOURNMENT

FIRST DRAFT Official Community Plan update

Quality of Life

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CURRENT REALITY

The OCP identifies long term community needs not only in the areas of purely municipal concern such as fire protection, but also in areas funded jointly or by other levels of government, such as cultural, educational and health services. The OCP may identify broad objectives in these areas to guide future land use decisions. Through on-going planning, the Municipality can analyze issues and promote effective responses at both the local level and senior levels of government.

The community's quality of life depends on the availability of social, health, recreational and educational facilities and services. As a mountain resort community that attracts more than two million guests annually, Whistler has significant investment in infrastructure and services not found in other communities similar in size.

The availability of a wide array of recreation, parks and wilderness experiences is a cornerstone of the Whistler experience and the quality of life. The planning of parks and recreation will continue to address the needs for both community and visitor related recreational and cultural facilities.

Changes in the demographic make up of the community ~~as a whole~~ are resulting in a greater demand on existing services as well as for a change in the types of services needed. This is especially the case for seniors' health and support care facilities and services, day care, and family support services.

This chapter outlines goals, objectives and policies for these various aspects of the community's quality of life.

HOUSING

1. GOAL: HOUSE AT LEAST 75 PER CENT OF THE LOCAL WORKFORCE WITHIN THE MUNICIPALITY.

1.1. Objective: Maintain an inventory of Resident Restricted Housing in perpetuity, ~~for~~ in both rental and ownership tenures, to be available for local workers and retirees.

1.1.1. Policy: Review the supply of resident restricted housing units and Identify land suitable for the supply of new resident restricted housing units, if necessary.

CAG: Disagree with this wording. This plan should state where, for the foreseeable future, should be located (eg. Cheakamus Xing area and maybe other Muni legacy lands.) It would be big failing of the OCP if we don't identify this now. (Added note: okay, now that I have read more chapters, I would suggest that 1.1.1 in Q. of Life reference 1.1.4 in Res. & Vis. Accom.; the same with 3.1.2 in the Growth Mgt. Chapter).

Staff: By law the OCP must identify a five year supply of land for housing. This is identified on the land use map. This policy will be amended accordingly or deleted if it is redundant.

1.1.1.1.1.2. Policy: Consider developing resident Restricted Housing within existing neighbourhoods.

1.1.3. Policy: Encourage a sufficient quantity and diverse supply of restricted housing for residents of the resort community which support Aging in Place principles.

CAG: Goal 1 states 75 % of the workforce. Within that goal, 1.1.3 states "a sufficient quantity". It might be good to clarify that, I assume, "a sufficient quantity" does not imply 75% of some set of seniors

Staff: this will be clarified

1.1.2.1.1.4. Policy: Support affordable and appropriate housing for families with children and for vulnerable youth who are living independently.

CAG: Pretty vague if this is another burden/responsibility on the Muni. Through WHA? Muni leads? Muni pays? If support means help support other partners, then okay.

Staff: Policy to be amended to refer to partners.

Staff: Modify statement to talk about children and youth of all abilities.

Staff: Policy will be modified accordingly.

1.1.3.1.1.5. Policy: Encourage different housing types, tenures and densities, which meet the diverse needs of the workforce.

2. GOAL: WHISTLER'S HOUSING INVENTORY IS HEALTHY AND LIVABLE WITH HOUSING DESIGN, CONSTRUCTION AND OPERATIONS MOVING TOWARDS EFFICIENT ENERGY AND MATERIAL USE.

2.1.Objective: Accessible, environmental and energy efficient design, construction and renovation standards are incorporated into the

development and redevelopment of residential areas within the Municipality.

- 2.1.1. Policy: Support incorporation of accessible, inclusive and environmentally sustainable methods, standards and technologies into all new residential units.

NOTE: Additional housing development goals, objectives and policies are in the Land Use and Development chapter of this Plan.

ACCESSIBILITY

3. GOAL: WHISTLER IS AN INCLUSIVE AND ACCESSIBLE RESORT COMMUNITY.

- 3.1. **Objective: Strive to become a more inclusive and accessible resort community through the implementation of inclusive and accessible principles in the development and maintenance of the Village, parks, trails, and municipal facilities, where appropriate.**

- 3.1.1. Policy: Encourage development and redevelopment to implement and support best practices of accessible and inclusive measures for all residents and visitors.

- 3.1.2. Policy: Encourage ~~all~~ land use patterns, transportation routes, and community facilities to meet the needs of a changing demographic in the resort community, where practical.

- 3.1.3. Policy: Encourage efforts to enhance accessibility that are based ~~upon~~ the use of best practices and standards regarding Barrier Free and Accessibility design principles.

Staff: "Encourage efforts to enhance accessibility are based upon the use of best practices and standards regarding Barrier Free and Accessible design principles."

Staff: Change will be made.

PUBLIC SAFETY

4. GOAL: WHISTLER IS A SAFE AND SECURE RESORT COMMUNITY.

4.1. Objective: Maintain a safe and secure resort community through good design practices and infrastructure.

CAG: Perhaps the objective should be to minimize the risk and degree of damage related to wildfires and then the Policy 4.3.1 could be to "create and implement" the guidelines.

Staff: will consider legal implications of wording and amend appropriately.

4.1.1. Policy: Review and maintain RCMP detachment location to ensure effective service delivery. Location of the RCMP detachment shown on Schedule "x".

- Council: RCMP are engaged here.
- When we hit 15,000- 90% cost RMOW.
Can officers be kept longer once they know the community?

Staff: The funding mechanism is a contract that the province has with the federal gov't and is beyond the scope of an OCP>

Staff: There are a number of factors affecting the length of time an officer stays in a community including his/her desire to be promoted or enter into a different area of the police service such as instructing in Regina or entering . There is nothing the OCP can say to affect these types of decisions.

- Council: Concerns that increase in bad activities (with recent RCMP reports)
Some discussion regarding "long weekend" activities; public discord.

Staff: A policy has been added to the OCP encouraging best practices of crime reduction design standards. This may help reduce “bad activities”.

4.1.2. Policy: Encourage the use of best practice of crime reduction design standards and practices for all development in the Municipality.

4.2.Objective: Maintain a safe community through the provision of fire, rescue and emergency services.

4.2.1. Policy: Review and maintain Whistler Fire Rescue facilities in appropriate locations to ensure effective service delivery. Locations of fire rescue facilities are shown on Schedule “x”.

4.2.2. Policy: Review fire and safety considerations for all significant development ~~with Whistler Fire Rescue Services.~~

4.2.3. 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 to these facilities and situations.

4.2.4. Policy: Facilitate a centrally located, multi-agency Emergency Operations Centre to co-ordinate community emergency response.

4.3.Objective: Create Whistler-specific Wildfire guidelines based on the community’s forest and wildfire situation.

CAG Perhaps the objective should be to minimize the risk and degree of damage related to wildfires and then the policy 4.3.1 could be to “create and implement” the guidelines.

Staff: staff will consider the legal implications of the wording of this policy.

CAG: There should be wording added in 4.3.1 or a new bullet added that addresses integration of Wildfire planning with environmental issues in the Natural Environment Chapter and later in Q. of Life Chapter under some or all of Goals 12-15. (ie more integration than just the CCForest) The intent should be clear that Wildfire planning not mess up those other concerns.

Staff: In some situations such as forest close to the built environment – wildfire protection will take precedence over wildlife habitat.

Council: Lamont: Wildfire Guidelines Concerns - identify a location for fires to happen when permitted. And integration of Fire Bylaws.

Thompson: supports if other uses can be made, ie trails, hiking.

Staff: All bylaws including the Fire Bylaw must, by law, conform with the OCP.

Staff: The Wildfire Guidelines would allow other uses such as hiking trails.

4.3.1. Policy: Implement Whistlers' Wildfire Guidelines where appropriate in the Municipality.

4.3.2. Policy: Encourage an integrated approach with the Cheakamus Community Forest Society to use the Whistler Wildfire Guidelines in the community forest.

CHILD AND YOUTH FACILITIES

Public: The sections on Children and Youth are very weak. I have seen a lot more detail on these issues in other communities OCP. Whistler should really have policies that support programming and facilities directed at youth. Currently the community offers a wide range of programs through both the RMOW and many community organizations. The OCP should contain goals and supporting policies to continue to facilitate the delivery of these programs. "The RMOW will cooperate with private and public agencies to provide the greatest possible opportunities for Whistler's children and youth". Policies should support the use of recreational facilities by community groups providing programs to local youth. Policies should facilitate the expansion of programming. Also policies should encourage the development of programs that attract youth visitors in the summer for camp experiences. We have awesome facilities, it would be great if more residential camp experiences could be offered during the summer to make greater use of everything we have. Hostel site could be used for water based activities, gymnastics centre for training, hockey camps etc., etc. I believe this section really needs fleshing out - our children & youth are our future.

Staff: The OCP is a land use document. Details about recreation programming should go into the Recreation Mater Plan.

5. GOAL: THE EARLY LEARNING NEEDS OF CHILDREN IN THE RESORT COMMUNITY ARE MET.

5.1. **Objective: Continue to improve the access to preschool and child care facilities and services for the resort community.**

Council "Continue" is an action.

Staff: Staff will see if there is a more appropriate word.

5.1.1. Policy: Encourage the availability of a daycare facility located within Whistler Village at Millennium Place.

5.1.2. Policy: Ensure only licensed school-aged (6-12 years), after-school, and summer programs are operated in municipal community centres.

5.1.3. Policy: Consider for new development or redevelopment, the formation of neighbourhood multi-use facilities with spaces suitable for early childhood learning needs.

5.1.4. Policy: Encourage the development of a network of in home Licensed Family Child Care (LFCC) throughout the community by licensed operators.

5.1.5. Policy: Consider for new development or redevelopment, the provision of dedicated space that can be leased at affordable rates to non-profit child care providers.

CONTEXT FOR DRAFT OCP Chapter: The responsibility and funding for child care development are provincial and federal government responsibilities. However, when children are well cared for in a community that values its' people and families, the Whistler Child Care Needs Assessment (March 2009) noted there are reductions in poverty, family breakdown, labour crises (e.g. recruitment and retention of staff, stress leaves, etc.), crime, educational problems and health problems. is not a direct responsibility of municipal government, The Municipality does provide limited facilities and programming at MY Place and Myrtle Philip Community facility for daycare, school aged, after school and summer programs but does not have surplus funds or resources to expand these services.

6. GOAL: YOUTH AND YOUNG ADULTS ARE CONNECTED TO THE COMMUNITY THROUGH EFFECTIVE PROGRAMS, PLACES AND PARTNERSHIPS.

6.1. Objective: Promote initiatives for youth and young adults that support their developmental needs, health and wellbeing.

6.1.1. Policy: Explore the development of a youth engagement strategy in the resort community.

Council: High point for Quinlan- that youth are keen to be involved.

Staff: Staff concur

6.1.2. Policy: Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.

EDUCATION

7. GOAL: AN ARRAY OF LEARNING OPPORTUNITIES IS AVAILABLE FOR RESIDENTS AND VISITORS.

• **Council:** Hot topic.
• How do we make connection between young/adult. High school- College disconnect. Learning opportunities.
How do we repurpose?

Staff: A post secondary education study has been commissioned as part of the OCP review process. The report will be presented to Council in September.

7.1.Objective: Collaborate with relevant School Board administrations to provide sufficient, kindergarten, elementary and secondary school facilities within the resort community.

7.1.1. Policy: Identify potential sites to be reserved for future kindergarten, elementary and secondary schools, if required. Location of existing schools shown on Schedule “x”.

7.1.2. Policy: Encourage the design and optimum use of School District facilities to provide additional recreational, cultural and adult education services to the resort community.

7.2.Objective: Consider improved access to post-secondary educational opportunities that enhance the resort community.

7.2.1. Policy: Examine post-secondary opportunities which compliment the resort community.

7.3.Objective: Explore opportunities to improve access to library services.

7.3.1. Policy: Continue to work with Whistler Public Library Board to identify new means and methods to improve Whistler Public Library services.

HEALTH AND WELLNESS

8. GOAL: COMMUNITY HEALTH AND SOCIAL SERVICE FACILITIES MEET THE PHYSICAL, MENTAL, SPIRITUAL AND SOCIAL NEEDS OF RESIDENTS AND VISITORS.

- Council: (14,000 nights for medical appts); Vale Steadman Clinic example.
- How does it relate to Trauma Clinic?
- How does it relate to maturing population?
- Example of diabetic hospice- didn't continue to rezone.
- Amazing base of health care infrastructure and staff- RMOW already to coordinate with them (doctors, physio/mental/dental).
- Many medical folks want to be up here.
- Winter Park- outside Denver, at capacity.

Staff: Staff are happy to include policies related to medical tourism if so directed by Council. Certainly other municipalities such as Canmore have looked at this. Medical tourism probably belongs in the Economic Viability chapter.

8.1.Objective: Engage with health service providers to ensure an adequate level of services for the resort community's needs are maintained.

8.1.1. Policy: Review with Coastal Health Regional Authority (CHRA) expansion of existing site for additional health services, as necessary. Existing Whistler Health Care Centre location shown on Schedule "x".

Public: Change to Vancouver Coastal Health Authority

Staff: Changes will be made.

Council: Whistler keep coordination and dialogue open with CRHA to meet needs.

Staff: Agree – consideration will be given to adding or amending policies to reflect council's desire.

8.1.2. Policy: Explore with CHRA future healthcare sites for additional health services, if demand exists.

8.1.3. Policy: Engage CHRA with the review of the capacity of the health care infrastructure in conjunction with future community development, resort development and activities.

CONTEXT FOR DRAFT OCP Chapter: Whistler is part of the Coastal Health Regional Authority (CHRA). The CHRA is responsible to the Province for all health budget and program decisions for the region. The RMOW will actively communicate with all relevant agencies in regard to their health care needs and the potential 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 RMOW needs to play an active role with these others to keep RMOW community values and objectives in mind when they are making these decisions.

8.2. Objective: Engage with social service providers to ensure an adequate level of social services is maintained.

8.2.1. Policy: Support the coordinated and comprehensive delivery of social services by the relevant agencies and stakeholders.

8.2.2. Policy: Support responsible animal control, shelter and care through a local shelter program.

CAG This is a great policy but perhaps it would better fit under section 4.

Staff: Agree

FOOD

9. GOAL: SUSTAINABLE, SECURE LOCAL FOOD SYSTEMS ARE SUPPORTED AND VALUED BY THE RESORT COMMUNITY.

9.1.Objective: Improve access, education, and initiatives to increase the sustainability and resiliency of the resort community's food system and sector.

9.1.1. Policy: Develop a sustainable food plan which encourages awareness, initiatives and the expansion of the local food system.

9.2.Objective: Explore food-related local economic development opportunities.

9.2.1. Policy: Explore additional opportunities for farmers' markets and locations in Whistler.

Public: Why just Farmers Markets? Food Fairs?

Staff: Staff will consider expanding opportunities beyond farmers' markets.

9.2.2. Policy: Evaluate locations and opportunities for both commercial and non-commercial, local food production.

CAG Leaving the feasibility question aside, there should be a note that this type of land use needs to respect other values wrt Nat. Env. etc.

Staff: Agree – policy will be modified accordingly.

ARTS, CULTURE & HERITAGE

10. GOAL: WHISTLER WILL MAINTAIN AND ENHANCE A DYNAMIC AND UNIQUE CULTURAL IDENTITY.

- Council: Think the museum needs a permanent home.
 - Where could it be placed? Not certain.
 - Where are funding services for this?
 - \$5-10 million.
 - Interim- place on stroll for exhibit space to improve presence.
- Maybe one of the buildings of Olympic Plaza could be used.

Staff: A policy could be added related to Council's support for a permanent home for the museum.

10.1. Objective: Coordinate and maximize the effective and efficient use of programs and venues for arts, culture and heritage needs in the resort community.

10.1.1. Policy: Encourage municipal policies and plans that enhance the arts, cultural, and heritage community.

10.1.2. Policy: Collaborate with the appropriate agencies and stakeholders to develop a strategy to showcase local and regional artists and their products in the resort community.

10.2. Objective: Increase opportunities for education, participation and enjoyment of arts, culture and heritage for all residents and visitors.

10.2.1. Policy: Encourage non-profit and private sector involvement in the arts, culture, and heritage in the resort community.

10.2.2. Policy: Promote arts, culture and heritage programming and venues to enhance tourism and recreational uses in the resort community.

10.2.3. Policy: Consider the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artist studios and workshops, where appropriate.

10.2.4. Policy: Encourage the incorporation of public amenities, including public art and plazas, into new and existing developments and neighbourhoods.

10.3. **Objective: Enrich the public environment through public art that promotes awareness, understanding, access and enjoyment of art as part of everyday life.**

10.3.1. Policy: Continue to have public art as an integral component of the resort community.

10.3.2. Policy: Encourage the installation of art on or within public buildings and property, including parks, trails and streets, where appropriate.

10.3.3. Policy: Encourage public and private art installations to include British Columbia's First Nations themes and topics.

Council: Change PROTECT to PRESERVE throughout the chapter.

Staff: Staff will provide definitions of "protect" and "preserve" and make sure the appropriate word used in each policy.

10.4. **Objective: Celebrate, protect, and commemorate Whistler's diverse heritage.**

10.4.1. Policy: Review and update the heritage plan to promote Whistler's heritage.

- 10.4.2. Policy: Encourage appropriate agencies and historical organizations to identify, manage, interpret, preserve and promote Whistler's heritage, where appropriate.

COMMUNITY CEMETERY

11. GOAL: WHISTLER WILL CONTINUE TO OFFER COMMEMORATION OPPORTUNITIES WITHIN ITS NON-SECULAR CEMETERY.

- 11.1. **Objective: Ensure an adequate provision of land for the resort community's needs. The tranquil character of the cemetery will be maintained.**

11.1.1. 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 Schedule "x".

11.1.2. Policy: Encourage shared and adjacent land uses of the cemetery be managed to ensure the tranquil and forested character of the site.

RECREATION & LEISURE

12. GOAL: WHISTLER RECOGNIZES ITS UNIQUE NATURAL SETTING AS THE BACKBONE TO THE "WHISTLER EXPERIENCE"

- 12.1. **Objective: Whistler values and protects its scenic qualities.**

CAG: it is unclear if maintaining a natural, sylvan experience for things like mtn. bike trails is captured under 12.1. Adding that specificity would be informative.

Staff: Good point – staff will consider adding a specific policy to capture CAG's concerns.

12.1.1. Policy: Identify, protect, improve and maximize areas of special scenic importance located within municipal boundaries in participation with relevant agencies and stakeholders in accordance with, and to the extent permitted by legislation.

12.1.2. Policy: Identify, protect, improve and maximize areas of special scenic importance located outside of municipal boundaries in participation with relevant agencies and stakeholders in accordance with, and to the extent permitted by legislation.

12.1.3. Policy: Strive to protect and designate retention of viewscape and scenic corridors as part of the development approval and rezoning process.

12.1.4. Policy: Scenic views to and from key open spaces will be retained.

12.1.5. Policy: Continue to support senior levels of governments' Regional and Water Specific Regulations pertaining to fishing and boat use as they apply to Whistler's water bodies.

CAG: Good content but it doesn't belong in 12.1 (scenic) stuff.

Staff: agree – staff will consider an alternative location for this policy

12.1.6. Policy: Non-motorized and low environmental impact recreation and leisure activities will be preferred over motorized activities.

CAG: Good content but it doesn't belong in 12.1 (scenic) stuff.

Staff: agree – staff will consider an alternative location for this policy

12.2. **Objective: Whistler continues to protect large areas of natural environment through a variety of means.**

CAG: This part, “the aesthetic and recreational values” of protection are not covered in the Nat. Env. chapter and it would be good to have a reference/linkage between the more biodiversity/nature-oriented reasons for protection in Nat. Env. (and vice versa). Also, it’s not just about trees – there could be other natural values worthy of special consideration. (Furthermore, Goal 12 should link to or repeat the specifics re Hwy. 99 visuals 2.1.8 in Growth Mgmt. – otherwise it makes it harder to search for all the visual stuff.)

Staff: Agree – Policy linkages and cross references will be explored to make the intent clearer.

12.2.1. Policy: Promote the protection of public lands through park or other regulatory and legislative means.

12.2.2. Policy: When significant natural vegetation exists on development lands, continue to designate areas for forest management where appropriate and in alignment with the Protected Area Network.

CAG: I fully support this but does it only apply to “forests”? What about wetlands? And are there other type of habitat/ecosystems that should also be covered by this policy?

Staff: The Natural Environment section contains policies related to the protection of various ecosystems. This section may be redundant and may be deleted if it is adequately covered in the Natural Areas section.

~~12.2.2.~~12.2.3. Policy: Protected or otherwise preserved lands will take into account the long-term fuel management impacts of these areas, and the mitigation of any hazards that may result from the trees.

CAG: I suggest this be flipped around so it gets mentioned in 4.3 as well as, with no mention in 4.3 wrt protected areas, it could be construed by some that 12.2.3 implies primacy.

Staff: good point, the policies will be reorganized appropriately.

12.3. Objective: A variety of open spaces is essential to resort community values.

12.3.1. Policy: Continue to retain a variety of open spaces ranging from natural forests to open lawn areas to constructed urban spaces as shown on Schedule “x”.

CAG In the policy statement it says an open space is a forest which made me wonder if “green space” wasn’t a better term. Then the description contradicts that to a degree. Better clarity would be appreciated. If in fact the intent is to have open spaces to have views from, I would suggest it belongs under 12.1. A definition section (like found at the end of Nat. Env.) with the term defined would be helpful. (Reading further I see that open space is defined in section 4 of the Growth Management Chapter but that makes me only further question the clarity of what is written in 12.3.1 in Q. of Life.)

Note that “green space” and “green buffers” are terms used in some chapters and should be defined.

Staff: Definitions will be added and the policies will be clarified.

13. GOAL: WHISTLER CONTINUES TO PROVIDE A HIGH LEVEL OF RECREATION AND LEISURE AMENITIES.

13.1. Objective: Whistler will maintain a variety of recreation and leisure amenities for the use and enjoyment of the resort community.

CAG Not having seen Schedule X, it is unclear what this is to cover. For example, it is unclear if both Spruce Grove Park and mtn. bike trails are lumped together or not. Or if a forested, natural environment type of “park” is also a “recreation and leisure amenity.” Please clarify in the next draft. (The inclusion of the term “recreational amenity” in the Description in 1.5.2 in the Climate and Energy Chapter makes me wonder as well.)

Staff – Excellent point - this will be clarified.

13.1.1. Policy: Continue to maintain and improve recreation and leisure infrastructure generally shown in Schedule “x”.

13.2. Objective: Whistler will be strategic in expansion and development of recreation and leisure infrastructure.

CAG: Not having seen Schedule X, it is unclear what this is to cover. For example, it is unclear if both Spruce Grove Park and mtn. bike trails are lumped together or not. Or if a forested, natural environment type of “park” is also a “recreation and leisure amenity.” Please clarify in the next draft. (The inclusion of the term “recreational amenity” in the Description in 1.5.2 in the Climate and Energy Chapter makes me wonder as well.)

Staff: Details will be dealt with in the Recreation Master Plan. However, clarity will be provided so that there is no confusion.

13.2.1. Policy: Ensure that the Recreation Master Plan is periodically reviewed and updated.

~~13.2.1.~~13.2.2. Policy: The ~~updated~~ **updated** Recreation Master Plan will serve as the guiding document of Whistler’s recreational and leisure amenity needs.

~~13.2.2.~~13.2.3. ~~Policy: Ensure that the Recreation Master Plan is periodically reviewed and updated.~~

~~13.2.3.~~13.2.4. Policy: Ensure that ongoing operating costs and impacts are weighed and considered carefully prior to expanding or developing any additional recreational infrastructure.

13.3. Objective: Lands may be acquired to realize the objectives of the Recreation Master Plan.

13.3.1. Policy: Explore opportunities to acquire and or access lands in support of the Recreation Master Plan.

13.3.2. Policy: When land development is being considered, trail systems shown on Schedule “x” may be required to be dedicated as a public right of way, or otherwise provided to the Municipality, in accordance with, and to the extent permitted by provincial legislation.

13.3.3. Policy: When land development is being considered, lands shown as recreation areas or open space on Schedule “x” may be required to be dedicated as park, or otherwise provided to the Municipality, in accordance with, and to the extent permitted by provincial legislation.

CAG : The document might benefit from clarity if park is used in the playground/Wayside Park context or also for areas being protected primarily for natural values.

Staff: Good point - This policy will be clarified.

13.3.4. Policy: Maintain a park acquisition reserve fund to secure properties on a priority basis.

CAG Similar to other comments re section 13, please clarify if the intent is just for playgrounds and beaches type lands or also to protect nature. Clarity on how this differs or parallels 1.2.8 under Nat. Env. would be helpful.

Staff: This policy will be clarified.

13.4. Objective: A proactive and consultative approach is utilized in the planning, development and maintenance of recreation and leisure amenities.

13.4.1. Policy: Integrate planning and development with relevant agencies and stakeholders.

13.4.1-13.4.2. Continuously review recreational facilities to ensure that they remain relevant to the resort community.

CAG: Again, is the intent to deal with just playgrounds/beaches kinda parks or bigger green space? (eg. bike trail/biodiversity areas) A definition section (like found at the end of Nat. Env.) with the term defined would be helpful.

Staff: An extensive glossary will be incorporated into the OCP.

13.4.2-13.4.3. Policy: Best practice design principles will be utilized to integrate parks in conjunction with overlapping and adjacent land uses.

13.4.3-13.4.4. Policy: Continue an active role with relevant agencies and stakeholders in reviewing recreational and development proposals surrounding Whistler.

Public: Tx for the opportunity to provide input! 13.4.3- Continue an active role with relevant agencies/stakeholders in reviewing recreation proposals: I think a policy should be clearly spelled out about consulting relevant sporting/recreation associations when considering proposals and also consulting these agencies to ask what they think would improve various facilities- ie if the RMOW is thinking of adding some new tennis courts to a park then they should contact Whistler tennis to speak to them about it and the RMOW should be actively seeking these various association's input to come up with ideas that would help. Another example would be if changes were going to be made at Spruce Grove, the softball association should be consulted- and if any changes to any trails Worca should be consulted. I don't see a policy that re-enforces that. I'm not sure where this fits, but I think there should also be policies that specifically say that recreational and leisure facilities should enhance Whistler's active lifestyle- ie be all about fitness and also should enhance non resident owner's experience- ie these facilities should drive non-resident owners to want to come here and spend more time in Whistler and also feel more welcome/comfortable when they are here- Thank you again for asking for feedback!

Staff: Staff will examine this policy to see if it can be made clearer.

14. GOAL: RECREATIONAL OPPORTUNITIES HIGHLIGHT AND RESPECT WHISTLER'S NATURAL ENVIRONMENT.

14.1. **Objective:** Whistler continues to provide recreational opportunities that achieve a balance between recreational needs and the natural environment.

• **Council:** Balance guest and resident uses.
Scenic importance needs to be protected.

Staff: Policy statements will be reviewed in order to ensure that these two points are adequately captured.

14.1.1. **Policy:** Public use and enjoyment of natural watercourses, water bodies, and wetlands will be encouraged on a site-by-site basis where such use can be shown to be compatible with preservation and enhancement objectives including PAN, Riparian Area Regulations and other best management practices.

• **Council:** Here the creek acts as the barriers and separator between natural preserve and human use (referring to the Fitzsimmons Fan).

• Similar with River of Golden Dreams- has a good management plan now; how can we learn from this?

• How can we keep up quality of experience with the marketing of the experience?

Preserve vs. protect- Lamont supports "preserve" over protect.

Staff: Council land use decisions are based on OCP policies. If Council wishes to have stricter preservation policies staff would be happy to include them in the draft OCP.

Staff: Staff is happy to draft policies that identify areas where management plans should be developed.

- 14.1.2. Policy: Preferred modes of transportation will be promoted to access recreation and leisure amenities in order to reduce vehicle parking requirements.

Public: An integrated transportation policy agreed by all key players to determine the best long term strategy for the economic viability of the municipality, with priority given to reducing emissions and encouraging alternative means to car ridership. ie how is "preferred" determined? Many different views; economic vs. environmental.

Staff: Preferred comes from W2020. A definition of "Preferred modes of Transportation" will be added.

Public: See Switzerland- encourage car free options for visitors. Reduced lift tickets when public transit used, carbon offsetting, "free" public transport to Whistler from Vancouver. ie promote a car-free holiday.

Staff: This discussion belongs in the Transportation section.

GOAL: WHISTLER PROVIDES A DIVERSE RANGE OF PARKS, TRAILS AND RECREATION OPPORTUNITIES.

- **Council:** Frank has reviewed W/B Master Plan and noted lack of Alpine bike trails; improvement to trails and improved access methods being reviewed.
- Increased access to Alpine without paying \$50 would be great opportunity to add to Whistler, if possible.
- W/B wants to keep hikers and cyclists separated at the base.
- Some paths need to be redefined from hiking to cycling paths. Helm Creek- designate some trails as one way.
- Little Mountain Burnaby an example- network combination of various users worked well together.
- SLRD also has motorized vehicle areas (ie onion lake north of Lytton).

Staff: Detailed trail layout will be put into the Recreation Master Plan. A policy encouraging more trail connections to the alpine can be added to the OCP.

CAG: Again, is the intent to deal with just playgrounds/beaches kinda parks or bigger green space? (eg. bike trail/biodiversity areas) A definition section (like found at the end of Nat. Env.) with the term defined would be helpful.

Staff: this will be clarified.

14.2. Objective: Ensure that an appropriate range of recreation and leisure amenities are available to guests and residents.

14.2.1. Policy: Continue to provide a variety of recreation and leisure amenities for the use and enjoyment of the resort community.

14.2.2. Policy: Provide opportunities in the natural environment for organized and passive activities.

14.2.3. Policy: Integrate and prioritize new recreation and leisure activities with existing recreation and leisure amenities where feasible.

14.2.4. Policy: Provide accessible information so people may choose the type of recreation opportunities that best meet their needs.

Staff: Provide accessible information *on accessible features within municipal parks and facilities* so people may choose the type of recreation opportunities that best meet their needs.

Staff: Change will be made.

14.3. Objective: Provide a system of major and neighbourhood parks for visitor and resident use and enjoyment in support of the Recreation Master Plan.

14.3.1. Policy: Continue to designate, develop and maintain major parks possessing unique and or highly popular qualities.

14.3.2. Policy: The planning, design and programming of major parks are to reflect the broad needs and opportunities of the resort community.

14.3.3. Policy: Ensure that major parks located within or adjacent to residential neighborhoods achieve a balance between neighbourhood and resort community needs.

14.3.4. Policy: Support sport and tournament facilities within major parks in consideration of sport tourism strategies and adjacent uses.

14.3.5. Policy: Continue to designate, develop and maintain neighbourhood parks.

14.3.6. Policy: The planning and design of neighbourhood parks reflect the recreation and leisure needs of the residents of that neighbourhood.

14.4. **Objective: Provide a network of trails for visitor and resident use and enjoyment.**

14.4.1. Policy: Continue to develop, maintain and protect a comprehensive network of non-motorized multi use trails that link built and natural amenities.

14.4.2. Policy: Continue to develop and maintain a network of distinctive trails that represent the broad spectrum of users and their abilities.

CAG The analogy of people to a heart needs work as in this case, people would be the blood.

Staff – This rationale is being deleted so the metaphor is no longer relevant.

14.4.3. Policy: Further develop, maintain and improve the Valley Trail network to efficiently link the Village, all neighbourhoods, schools, parks,

trail heads, lakes and core business areas where reasonably practical and in support of the Recreation Master Plan.

14.4.4. Policy: Continue to participate with other relevant agencies and stakeholders in the planning of the Sea to Sky Trail.

14.4.5. Policy: Continue to lead the implementation of the Sea to Sky Trail within municipal boundaries and in support of the Recreational Master Plan.

14.4.6. Policy: Continue to participate, advise and collaborate with relevant agencies and stakeholders regarding cycling and trail management issues in Whistler and the Sea to Sky corridor.

14.5. **Objective: Visitors and residents integrate non motorized recreation into their daily lives for health opportunities and as a preferred mode of travel.**

14.5.1. Policy: Encourage non-motorized recreation to promote the health and well-being of the residents and visitors of the resort community.

14.5.2. Policy: Provide and maintain, where authority to do so exists, a network of on and off-road cycling routes as shown in Schedule “x”.

15. GOAL: COMMERCIAL ~~OPERATOR~~ USE OF PUBLIC AMENITIES IS BALANCED WITH AND RESPECTFUL OF RESORT COMMUNITY VALUES AND PUBLIC NEEDS.

Council: Commercial operator use of public amenities is balanced with and respectful of resort community values, public and guest needs.

Staff: Good point, goal will be modified to clarify that guests are included.

- 15.1. **Objective: Commercial ~~operator~~ uses are consistent with overall resort community values and are respectful of potential impacts to public use and enjoyment, as well as adjacent uses.**

Council: Include public and guest use.

Staff: Objective will be reviewed to ensure that "guest use" is included.

- 15.1.1. Policy: Commercial operator use of public amenities is to be consistent with overall resort community values as defined by Whistler 2020 and consistent with the goals, objectives and policies of the OCP.

- 15.1.2. Policy: Consideration will be given to the general public's use and enjoyment of public amenities, adjacent land uses, and a preference of no negative impact to these items with regard to commercial operators' use of that amenity.

Council:

- **Include commercial guests.**
- **Experience for the commercial users is also compromised.**

Emphasis:

Staff: Policy will be modified to ensure that it includes "commercial guests".



THE RESORT MUNICIPALITY OF WHISTLER

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FIRST DRAFT Official Community Plan update
Natural Environment

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CURRENT REALITY

Once a summer fishing resort 110 kilometres north of Vancouver, Whistler has transformed over the last two decades into one of the top four season destination resorts in North America. Since the last Official Community Plan review in 1993, the community has placed growing emphasis on the importance of protecting Whistler's natural beauty and resources for future generations.

Standards of environmental quality in Whistler exceed those in typical communities. The resort community is set within a beautiful natural environment with clean air, clean water, extraordinary scenery, and the sense of being close to nature. These ecological assets help serve as a catalyst for initiatives such as Whistler2020, the community's shared vision to be the premier mountain resort community – as we move toward sustainability. This vision re-imagines Whistler as a sustainable, low-footprint community working toward the Whistler2020 vision through action planning and implementation.

As a result, Whistler works to maintain, protect and enhance ecological assets such as water quality, biodiversity, clean air, ecosystems, views, and a community-wide environmental stewardship ethic. 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. Biodiversity is also a priority. After significant development in 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. The municipality is engaged in reducing human-bear conflicts through partnership with key organizations, as well as actively protecting ecosystems and views through initiatives such as the Cheakamus Community Forest.

The Sea-to-Sky Corridor also currently 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 will rely on good planning principles such as Smart Growth, new technologies, and clean energy sources.

1. GOAL: IMPLEMENT A PROTECTED AREAS NETWORK (PAN) AS A PRIMARY ELEMENT OF WHISTLER'S COMMITMENT TO THE ENVIRONMENT.

1.1. Objective: Recognize Whistler's Protected Areas Network (PAN) as an ecosystem based approach to protection of the natural environment with a hierarchy of protection measures.

1.1.1. Policy: Adopt the Protected Areas Network approach to environmental protection as per schedule # XX to this OCP.

1.1.2. Policy: Ensure that future development respects the importance of the PAN approach to protection of the natural environment.



1.1.3. Policy: Require OCP amendment applications, rezoning applications, applications to land use contracts, new development and significant redevelopment to provide an evaluation as to consistency with Whistler's Protected Areas Network with an expectation that applications will not detract from Whistler's objective of establishing a healthy protected areas network.

Comment [CDaniels1]: Will be defined in OCP glossary.

1.1.4. Policy: Review development permit applications through policies established through Development Permit Area ### which articulates objectives and guidelines that seek to ensure ecologically-sensitive development and the protection of Whistler's PAN.

2. GOAL: INCORPORATE THE IMPORTANCE OF A HIGH QUALITY AND FULLY FUNCTIONING NATURAL ENVIRONMENT INTO THE LAND USE PLANNING PROCESS.

2.1. Objective: Prioritize the maintenance of healthy ecosystems, beautiful viewsapes and a close connection between developed and natural areas into the land use planning process.

2.1.1. Policy: Identify the most important natural areas in Whistler for the purposes of biodiversity, recreation and/or aesthetic values.

Description: Through GIS mapping and on the ground knowledge, the RMOW will identify natural areas that are important for meeting biodiversity, recreation and aesthetic values in line with biodiversity goals and community values. The RMOW will then communicate with other land owners and other levels of government including First Nations in regard to maintaining these areas to meet community goals.

Rationale: Other parties have the ability to make decisions regarding land and resource use within the municipal boundaries and Whistler needs to play an active role to keep our community values and objectives in the discussion and decision making.

2.1.2. 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.

Description: The RMOW will actively communicate with other levels of government including First Nations in regard to land use and resource use proposals within the municipal boundaries.



Rationale: Other parties have the ability to make decisions regarding land and resource use within the municipal boundaries and Whistler needs to play an active role to keep our community values and objectives in the discussion and decision making.

2.1.3. Policy: Seek and apply best management practices to new development, significant redevelopment, and operations/maintenance of existing infrastructure.

Description: There are many Best Management Practices available for a variety of topics from urban and rural land development to managing species at risk. For example, the Province of BC develops and maintains an extensive list of BMP guidebooks. The RMOW will use these resources as guidelines when working with development proponents and in the maintenance of municipal infrastructure.

Rationale: BMPs are based on the best known science to reduce environmental harm.

2.1.4. Policy: When considering changes to the landscape, ensure that new development and significant redevelopment assess the cumulative environmental effects of the proposal and use the information to minimize negative environmental impacts.

Description: When considering changes to the landscape, the proponent should consider the cumulative environmental effects of the proposal and use the information in such a way to minimize negative environmental impacts. The municipality will use the Canadian Environmental Assessment Agency's resources as guidance.

Rationale: Much of the success of Whistler as a resort community is its close connection to the natural environment and the beauty of our surroundings. Damaging those qualities damages our viability.

Comment [CDaniels2]: Will be defined in the OCP glossary.

2.1.5. Policy: Limit development to those least environmentally sensitive lands within the Whistler Urban Development Containment Area.

Description: The municipality will maintain and enforce the Whistler Urban Development Containment Area boundary when considering development proposals, and will avoid environmentally important and sensitive ecosystems.

Rationale: Maintaining a tight development footprint with green areas between neighbourhoods and avoiding environmentally sensitive areas moves Whistler toward a number of its Whistler2020 Descriptions of Success.

2.1.6. Policy: During development and significant redevelopment, avoidance of negative environmental impacts is the preference, followed by minimizing, restoring and lastly, compensating for impacts.

Description: 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 make a determination as to whether the feasibility of less intrusive alternatives or methods have been adequately evaluated and are not feasible.

Rationale: Clearly articulating the preference for avoiding negative environmental impacts sends the message that development proposals must make every effort to protect, maintain and enhance Whistler's natural assets.

2.1.7. Policy: The "Precautionary Principle" will be applied when considering new development and significant redevelopment.

Description: 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.

Rationale: This principle allows the RMOW to make discretionary decisions in situations where there is the possibility of harm from taking a particular course or making a certain decision when adequate scientific knowledge on the matter is lacking.

2.1.8. Policy: Support sustainable forest harvesting using an Ecosystem Based Management approach in the Cheakamus Community Forest in partnership with Squamish and Lil'wat First Nations.

Description: The RMOW is a partner with the Squamish Nation and Lil'wat Nation in the Cheakamus Community Forest (CCF). The CCF is committed to operating under an ecosystem based management approach, and providing opportunities for public input. The RMOW will continue to honour these commitments.

Rationale: The CCF is an opportunity to make forest harvesting decisions in alignment with the community values of the partners. The EBM approach aligns closely with Whistler's community values as a nature based resort community.

2.1.9. Policy: Apply targets, indicators, monitoring and a process of evaluation to maintain the integrity of the natural environment and to reverse negative environmental trends.

Description: Targets are the desired conditions for things such as water, wildlife, air and plants in relation to the baseline condition. The indicators are the things we can monitor which will tell us how our actions have affected the environment. An ongoing system for evaluating the trends is necessary to allow planning for appropriate responses.

Rationale: Monitoring is important, but it must be used for decision making to achieve its full value. Understanding where we want to be and what the warning points are allows us to take action to improve the situation.

2.1.10. Policy: Minimize the use of lighting and contain glare to retain the quality of the night sky, while meeting safety needs.



Description: RMOW will provide guidelines for lighting that will not lessen our ability to see the stars, reduce power consumption yet provide adequate lighting to meet public safety needs.

Rationale: Whistler is an “escape” from urban environments and being able to see the stars at night is one of the differentiators – and simply beautiful to behold. As well, this policy will further reduce operations costs and power consumption.

2.2. Objective: Maintain and enhance native species, habitat and biodiversity within Whistler.

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.

Description: The Whistler Biodiversity Challenge 2010 was passed by Council in December 2009. It directs the RMOW to do such things as protect lands important for biodiversity, and to collaborate with community partners to protect land under their jurisdiction.

Rationale: While some actions were specific to 2010, many will require a long term effort such as protecting 2010 hectares or more of land important for biodiversity.

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.

Description: The municipality will encourage developments to use native plant species to support local biodiversity, increase probability of plant success, and minimize watering requirements.

Rationale: Native plant species have evolved to be best suited for Whistler’s particular climate, and provide a natural setting for our developed areas that blends well with the adjacent natural areas thus promoting the feel of the Whistler Experience.

2.2.3. Policy: Protect biodiversity by prohibiting the use of invasive plant species and support eradication of existing invasive plants.

Description: This policy will assist in minimizing the spread of invasive plant species in Whistler. The RMOW is a partner in the Sea to Sky Invasive Species Council which provides a cost effective and coordinated approach to managing invasive plant species.

Rationale: Invasives are a leading cause of biodiversity decline because of their ability to outcompete native species for habitat. Also, the cost of removing invasives that are harmful to infrastructure and human health far outweighs the cost of proactive management to avoid colonization of the Whistler valley.

2.2.4. Policy: Protect, and where possible restore, the habitats, ecosystems and connectivity that sustain biodiversity including species at risk.



Description: RMOW Terrestrial Ecosystem Mapping identifies sensitive and important ecosystems as well as connectivity corridors. Scientific literature shows that protecting habitat and landscape connectivity is effective at protecting the species that inhabit the area. The federal Species at Risk Act governs species on federal lands, and the BC provincial government is developing a protocol for local governments and private lands. The RMOW should adopt the protocol when developed.

Rationale: Wildlife and habitat are important aspects of the Whistler area and identity, and human activities should be managed in a way that reduces negative impacts. Species at risk are the most sensitive and require a greater level of effort to protect.

2.2.5. Policy: Apply an ecosystem-based management approach to stewardship of the natural environment that focuses on maintaining the interconnected components, functions and processes of local ecosystems.

Description: Ecosystem based management (EBM) considers the whole ecosystem, including humans and the environment, rather than managing one issue or resource in isolation.

Rationale: Considering how everything is connected allows us to make better decisions for the long term viability and ecology of our resort community.

2.2.6. Policy: Minimize habitat fragmentation during development and significant redevelopment.

Description: Consideration will be given to how a proposed development may fragment or contribute to maintaining contiguous green areas to avoid habitat fragmentation.

Rationale: Habitat fragmentation is regarded as one of the two greatest causes of the biodiversity loss.

2.2.7. Policy: Support the use of all tools to protect environmentally sensitive and important ecosystems.

Description: At times, a development site will contain a particularly sensitive and/or important ecosystem. The RMOW will support and encourage placing the area into a land trust or applying another regulatory tool to protect the identified area.

Rationale: Protection through a legal designation is in perpetuity so that future decision makers cannot renege.



2.3. Objective: Minimize human/wildlife conflict.

2.3.1. Policy: Avoid using plants in landscape plans that attract bears and other dangerous wildlife to areas of high human use.

Description: Staff will continue to encourage developers to use the recommended native plant list in a way that supports biodiversity but doesn't concentrate bear plant foods in high human use areas such as playgrounds and building entrances.

Rationale: Native plants support biodiversity and are suited to the climate so require less watering. Avoiding human-bear conflict is a public safety issue.

2.3.2. Policy: Ensure that the municipal solid waste management system is inaccessible to wildlife.

Description: The RMOW will continue to work closely with its waste disposal service provider and to monitor its own disposal infrastructure to ensure that it is inaccessible to wildlife.

Rationale: Whistler anticipates achieving the provincial Bear Smart Community designation in 2011 and maintaining a system inaccessible to wildlife is a requirement.

2.3.3. Policy: Collaborate with community partners to continue minimizing human/bear conflicts.

Description: The RMOW will continue to work closely with the partners of the Whistler Bear Working Group (Get Bear Smart Society, Whistler Blackcomb, Conservation Officer Service, Carney's Waste Systems) to reduce human-bear conflict.

Rationale: Protecting bears is important to the citizens of Whistler and the proven effectiveness of the Whistler Bear Working Group is the best way to continue to make improvements.

3. GOAL: PROTECT WATER QUALITY AND QUANTITY IN LOCAL WATER BODIES, STREAMS AND GROUNDWATER.

3.1. Objective: Maintain good water quality in Whistler water bodies and groundwater

3.1.1. Policy: Continue to monitor Whistler streams and lakes in comparison to provincial water quality objectives, and take action to improve trends when necessary.

Description: The RMOW recognizes the importance of good water quality to the natural environment and for recreation. The RMOW partners with the Ministry of Environment to carry out water quality monitoring and develop water quality objectives. It will continue to monitor streams and lakes and measure the results against the provincial water quality objectives.



Rationale: Good water quality is important for all species in the natural environment, and is a key tourist recreation draw.

3.1.2. Policy: Implement the recommendations contained within the Groundwater Resource Protection Plan.

Description: The objective of the groundwater plan is to monitor groundwater conditions and define measures needed to protect this resource. This policy directs that these recommended measures are applied.

Rationale: Supports community livability and environmental protection.

3.2. Objective: Promote water conservation as a tool to achieving Whistler2020's water consumption targets.

3.2.1. Policy: Develop a "Whistler Water Wise" policy that meets the Provincial Government's Living Water Smart program commitments.

Description: The provincial government announced its Living Water Smart Program in 2010. Its targets are: water use in BC will be 33% more efficient by 2020; 50% of new municipal water needs will be acquired through conservation by 2020; water legislation will provide incentives to be water efficient by 2012; and new approaches to water management will address the impacts from climate change by 2012.

Rationale: Conservation allows communities to provide safe and clean water more quickly, economically and with less impact on the environment than traditional source development or infrastructure upgrade projects.

3.2.2. Policy: Encourage the use of native landscape plants, xeriscaping and water conservation technologies.

Description: Staff will provide public education regarding these water conservation initiatives.

Rationale: Whistler residents may not be aware of the need for water conservation or how to conserve water.

3.2.3. Policy: Collaborate with relevant agencies and stakeholders to promote and implement water conservation technologies and programs.

Description: Staff will collaborate with government agencies and community partners to promote and implement water conservation technologies and programs.

Rationale: This allows the RMOW to leverage its resources and tap into new ideas.



3.3. Objective: Maintain existing overland and instream hydrologic flows during development and significant redevelopment.

3.3.1. Policy: Strive to maintain existing natural stream channel alignments and riparian areas unless a significant environmental benefit can be gained.

Description: The RMOW will prefer to maintain stream alignments and riparian areas as they are unless a change will create an environmental benefit.

Rationale: In the past, streams could be viewed as impediments to development when, in fact, they provide valuable stormwater management functions as well as numerous habitat benefits. Maintaining existing stream structure and the riparian areas allows streams to continue delivering these benefits.

3.3.2. Policy: Pre- and post-development groundwater recharge and stream base flow rates will be maintained.

Description: Developers will be required to demonstrate that new developments do not overdraw groundwater sources and the RMOW will monitor its groundwater sources.

Rationale: Water is a precious resource that must be used wisely and not wasted. Overdrawing groundwater sources will shorten the well's lifespan and result in building additional costly infrastructure. Conserving water is a more cost efficient approach.

~~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.

Description: The Water Balance Model (<http://bc.waterbalance.ca/index.asp>) decision-making tool allows new developments to assess various scenarios for managing rainwater to provide sustainable hydrologic systems that mimic natural systems, protect groundwater resources, and minimize downstream flooding and erosion.

Rationale: Understanding the specifics of a development's water use and impacts will allow targeted efforts for improvement.

~~3.3.4.~~ ~~3.3.3.~~ Policy: Require a stormwater management plan for development and significant redevelopment that balances pre- and post-development surface flows.

Description: Developers must provide a stormwater management plan that balances pre- and post-development surface water flows to ensure that the development will not have an adverse effect on nearby streams and water bodies.



Rationale: Reducing water use and outflow not only reduces effects on the natural environment but places no extra burden (volume or operations costs) on the existing water, wastewater and stormwater infrastructure.

3.3.5.3.3.4. Policy: Control access into watersheds used for municipal water supply, and seek full cooperation from relevant agencies and stakeholders to comply with the access restriction provisions.

Description: The 21 Mile Creek watershed (Rainbow Lake, Gin & Tonic Lakes) is partially within the RMOW boundary, but the portion that is beyond the boundary is under provincial control. The RMOW collaborates with provincial agencies to protect our water supply.

Rationale: The RMOW must maintain an uncontaminated water supply system.

4. GOAL: PROTECT AIR QUALITY.

4.1. Objective: Maintain Whistler's air quality so that it exceeds provincial guidelines.

4.1.1. Policy: Strive to reduce particulates and other emissions from transportation, industry, home heating and other human-created sources.

Description: Tools and regulations will be implemented to reduce particulates and other emissions.

Rationale: Clean air is a public benefit and as a sustainability leader, Whistler should be moving beyond provincial regulations as much as possible.

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.

5. DEFINITIONS

Best Management Practices (BMPs): means approaches based on known science that, if followed, should meet the required standard(s) or achieve the desired objective(s).

Cumulative Environmental Effects: means changes to the environment that are caused by an action in combination with other past, present and future human actions. The level of effort directed to the assessment of cumulative environmental effects should be appropriate to the nature of the project under assessment, its potential effects and the environmental setting. (from Canadian Environmental Assessment Agency (<http://www.ceaa.gc.ca/default.asp?lang=En&n=1F77F3C2-1>). Refer to the *Cumulative Effects Assessment Practitioners Guide*.)

Comment [CDaniels3]: To be moved to OCP glossary.



Dangerous Wildlife: means bear, cougar, coyote or wolf, or a species of wildlife that is prescribed as dangerous under the *BC Wildlife Act*.

Ecosystem Based Management (EBM): means an innovative land management approach that considers the whole ecosystem, including humans and the environment, rather than managing one issue or resource in isolation.

Environmentally Sensitive and Important Ecosystems: means habitat for species at risk, and/or ecosystems that are at risk, and/or are fragile, and/or are biologically diverse, and/or that provide linkages between natural areas.

Invasive Species: means plants, animals, aquatic life and micro-organisms that out compete native species when introduced outside of their natural environment and threaten Canada's ecosystems, economy and society.

Low Impact Development: means a land planning and engineering design approach to managing stormwater runoff. Planners select structural LID practices for an individual site in consideration of the site's land use, hydrology, soil type, climate, and rainfall patterns.

Precautionary Principle: means the avoidance of environmental risk in the face of uncertainty, and where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those taking the action.

Terrestrial Ecosystem Mapping: means the stratification of a landscape into units of a similar type, according to a combination of ecological features, primarily climate, physiography, surficial material, bedrock geology, soil, and vegetation.

Xeriscaping: means landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation.