



WHISTLER

AGENDA

**COUNCIL WORKSHOP
A SPECIAL MEETING OF COUNCIL
TUESDAY, APRIL 19, 2011 STARTING AT 2:00 P.M.**

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

APPROVAL OF AGENDA

Approval of the Council Workshop agenda of April 19, 2011.

PRESENTATION/DISCUSSION

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| 2:00 p.m. | Review the agenda. |
| 2:05 p.m. | OCP Update process overview. |
| 2:30 p.m. | Small table workshops by OCP Update chapter: <ul style="list-style-type: none">• Question and Answer periods with the chapter leads• Open House/website comments review |
| 3:45 p.m. | Next steps |

ADJOURNMENT

**OFFICIAL COMMUNITY PLAN Update
RMOW Council Workshop
First Draft Policies – Review and Evaluation**

Please read the following questions carefully. Apply them to the material you have received with this package. Note your answers and bring them to the April 19 workshop session as we will share our thoughts through focused small group discussions.

1) OBJECTIVE *(No opinions yet, they come later. Keep this to what you see, hear and read):*

- What are the most significant things you have seen, read and heard relative to these first draft policies?

2) REFLECTIVE:

- What are your first impressions?
 - What are the high points for you (positive impressions)?
 - What are the low points for you (negative impressions)?
- What areas/topics related to the first draft policies are most important to you?

3) INTERPRETIVE:

- What do you think about these first draft policies?
- What is your interpretation of these draft policies?
- Are there any ideas, developments or community needs missing from these first draft policies?

OCP update – A community effort

- **April 6, 2010 – RMOW Council approves OCP update** process and directs staff to collaborate with the resort community to develop the update
- **May 26, 2010 – Apres in Action** kicks off the OCP update with 150 citizens participating
- **June 15, 2010 – RMOW Council OCP workshop** (Issues and Opportunities)
- **June 21, 2010 – Whistler Secondary OCP update** student survey
- **June 2010 – My Favourite Place in Whistler** – engaging children at the Whistler Children's Art Festival (105 pieces of OCP relative art produced)
- **June-Sept, 2010 – Whistler Backyard Brainstorms:** over 300 folks gather 23 times (including twice in Manchester, UK) to define OCP issues and opportunities
- **July 2010-April 2011 – Community Advisory Group (20 Whistler citizens) and Youth Advisory Group (14, 13-18 year olds)** meet 5 times each to provide RMOW advice on what matters most in the updated OCP.
- **Aug. 2, 2010 – OCP update Haiku contest** – Function Junction Artwalk Block Party
- **Sept. 21, 2010 - RMOW Council OCP workshop** (Growth Management)
- **Sept. 25-26 – CAMP Whistler** – Youth asset mapping workshop
- **Nov. 10, 2010 – North Vancouver Open House** – engaging non-resident taxpayers (100 attendees)
- **Nov. 24, 2010 – Whistler Community Workshop** – Resort Community Directions prioritized and Dr. Hunter Les Thompson terrorizes the crowd with resort rhetoric (200 attendees)
- **Feb. 2011 – OCP update Working Groups:** Over 250 Whistler citizens convene for intense, policy-oriented sessions to inform first draft policy development
- **March 17, 2011 – RMOW Council Resort Community Asset Mapping** workshop
- **April 7, 2011 – Kicking Whistler's Assets** Community Open House, first draft policies released
- **April-May 2011 – First Draft Policy** revision and refinement
- **Early summer 2011 – OCP update First Draft** goes to RMOW Council for First Reading, followed by statutory review and Public Hearing

FIRST DRAFT Official Community Plan update

Growth Management

TABLE OF CONTENTS

CURRENT REALITY	2
1. GOAL: 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 as opposed to growth and expansion.	3
1.1. Objective: Establish and adhere to community-determined growth limits through this Plan.	3
1.2. Objective: Optimize the use and function of existing and approved development.	7
2. GOAL: MANAGE LAND USE AND DEVELOPMENT TO Strengthen the local economy, protect the natural environment, ENHANCE the mountain resort community character and quality of life, and support efficient use of infrastructure and facilities	9
2.1. Objective: Reinforce and enhance Whistler's mountain resort character, compact development pattern, social fabric, vitality and diversity.	9
3. GOAL: Guide the type, location, amount and timing of land use and development to achieve the resort community's vision, priorities and descriptions of success.	12
3.1. Objective: Strategically target and plan land use and development within the Whistler Urban Development Containment Area to support, complement and better capitalize upon Whistler's existing development and remaining natural areas.	12
3.2. Objective: Seek to coordinate land use and development within and adjacent to the municipality to maximize consistency with Whistler's vision, policies and bylaws.	14
3.3. Objective: Establish clear, objective and appropriate procedures, criteria and guidelines for consideration of proposed land uses and developments.	17
4. land use designations	19

CURRENT REALITY

The resort community has undergone tremendous growth and expansion in its relatively short history and is reaching buildout of the approved development capacity. Throughout the OCP update process, the community has expressed the following common concerns and desires:

- Concern over further growth and expansion and potential impacts on Whistler's character, experience, quality of life and property values.
- Desire to look for new, diverse opportunities to strengthen the local tourism-based economy.
- Desire to have a forward looking plan that provides some certainty: sets limits to growth, anticipates and proactively identifies desired future land use and development
- Desire to better utilize and enhance existing investments in our built environment that is progressive, optimizes space/usage and flexibly evolves.

To manage Whistler's growth and guide the type, location, amount and timing of future land use and development to achieve the resort community's vision, relevant priorities and descriptions of success as expressed in Whistler2020, this OCP update will give the resort community certainty through a set of robust Growth Management Goals, Objectives and Policies.

1. GOAL: 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 AS OPPOSED TO GROWTH AND EXPANSION.

1.1. Objective: Establish and adhere to community-determined growth limits through this Plan.

1.1.1. Policy: Work with the provincial government, local governments and the First Nations to prevent any new settlement areas and restrict urban development¹ within 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).

1.1.2. Policy: Contain Whistler's urban development within the boundary of the *Whistler Urban Development Containment Area* shown in Figure 1 (generally described as Cheakamus Crossing and Function Junction to the south and Emerald Estates to the north).

Description: Policies 1.1.1 and 1.1.2 give direction to prevent sprawl of settlement areas and urban development within Whistler's region between Squamish and Pemberton and to contain Whistler's urban development within its existing developed corridor as envisioned by Whistler 2020. The Whistler Urban Development Containment Area (WUDCA) is the area within which Whistler wishes to contain all residential, commercial, industrial, institutional and recreational urban development. Not all lands within the containment area are designated for urban development. This area also includes lands designated as protected areas, open space and park. Land use designations for all lands within the WUDCA are shown on Figure 2 - Whistler Land Use Map and are described in Section 4. See the glossary for definitions of development and urban development.

Rationale: These policies establish limits to expansion of human settlement and urban development within Whistler's region. This is consistent with goals and strategic policy directions established by the Regional Growth Strategy to which Whistler is a party. 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

¹ Development is defined to mean the construction of a building or a structure, or a change in use of land, a building or structure. Urban development is defined to be any development for which any of the following conditions apply: 1) development is connected to municipal water and sanitary sewer service, or 2) development density of greater than one dwelling unit per 40 hectares, or 3) construction of a building or structure larger than 465 m², or 4) land disturbance for any non-resource use affecting an area of greater than 1.0 hectare.

taxpayers; efficiency in transportation reducing energy requirements and GHG emissions; and consistency in regulations and policies guiding the character and quality of development supporting the municipality's vision and values. Protecting the undisturbed and uninterrupted natural landscape in outlying areas and along the Highway corridor supports the predominance of nature and the power of the experience important to Whistler's character and success.

1.1.3. Policy: Restrict Whistler's accommodation capacity to a maximum of 61,750 bed units².

Description: This policy is intended to establish an absolute limit or 'hard cap' on the total amount of accommodation capacity approved for development within the resort community, for the life of this plan (ten years). Accommodation refers to both visitor accommodation and residential accommodation. The municipality's accommodation capacity at year end 2009 was estimated at 61,273 bed units based on current zoning, development approvals and bed unit allocations. All of these bed units are allocated to specific parcels of land, except for 146 units which remain in the Whistler Blackcomb inventory and may be allocated to currently unspecified parcels of land subject to rezoning. The maximum capacity of 61,750 bed units, established within the municipality's Long Term Financial Plan, allows for an estimated additional 477 bed units that may be allocated by the municipality for new rezoning proposals that have special circumstances or achieve clear public benefit and are consistent with the goals, objectives and policies of this plan. Any such proposals are to be determined and evaluated through the formalized annual land use and development priorities review process established under policy 3.3.1 of this Growth Management chapter. The municipality will also develop a Council policy to insure that this allocation is utilized sparingly to help facilitate opportunities that complement and enhance the existing built and natural environment as opposed to new expansion. This policy may include guidelines on the number of bed units that may be allocated to a particular proposal or to the number allocated on an annual basis. Also see related policies under Objective 3.3 for evaluation of OCP and zoning amendments.

² The bed unit measure is defined within the OCP to be "a measure of development intended to reflect servicing and facility requirements for one person." Different accommodation types and sizes are allocated a specified number of bed units – 6 bed units for single family detached and duplex dwellings, and 2 to 4 bed units for multifamily dwellings and commercial accommodation units based on the gross floor area of the unit.

The municipality tracks bed units within its Accommodation Land Use Inventory and allocates an estimated number of bed units for each property whose zoning permits accommodation as a principle use. For developed properties the number of bed units allocated is based on the number of units by unit type shown on the approved development permit or building permit drawings. For undeveloped properties the allocation is estimated based on the expected future development of the property, which is tied to zoning and any further restrictions. The estimate is typically based on conceptual plans considered for the development at the time of rezoning. As the development is approved for construction through the development permit and building permit stages of approval the estimate may be revised based on the approved plans.

Ultimately, it must be recognized that bed units represent the estimated development potential for a property. The actual amount and density of development is determined by the municipality's zoning bylaw and any further development covenants registered on the title of the property.

For further background on bed units please refer to Council Policy G-21 Residual Bed Units and Growth Management and Policy Report to Council, Report #05-112 presented to Council August 2, 2005.

Rationale: The bed unit measure was introduced in Whistler's OCP adopted in 1976 as a means to manage the future growth of Whistler and its accommodation development capacity to be consistent with infrastructure capacity, highway capacity and ski lift capacity. Through ensuing OCP updates, bed units have become enshrined as a critical measure and tool for achieving a progression of municipal growth management and community development objectives such as major resort amenities, land acquisition and employee housing. Bed units have also become a key reference point for the resort community's understanding of and expectations for Whistler's ultimate size and capacity.

The 1993 OCP recognized the municipality had a large supply of approved accommodation capacity. The plan specified that any proposals that would significantly increase the capacity would only be approved under very special circumstances, subject to providing clear and substantial benefits to the community and the resort; the support of the community in the opinion of Council; and not causing any unacceptable impacts. Subsequent additions to the development capacity were approved for employee restricted housing, acquisition of the Emerald Forest and First Nations Legacy Lands Agreement development.

The 1993 plan did not set a hard capacity limit, which has been expressed as a concern by community members through this OCP update process. To provide greater certainty for the community and adherence to a policy to prevent further on-going expansion, the proposed policy establishes a hard capacity limit that may only be increased by an amendment to this OCP as specified in Policy 3.3.3.

The capacity limit that has been established provides an allowance of 477 additional bed units; this provides the municipality with some limited flexibility that may be utilized for special circumstances or to achieve recognized public benefits. Current priorities relate to protecting and enhancing the existing built and natural environment, such as land dedications for protection of natural areas, major renovation and redevelopment projects in high profile areas of the resort community or new resort offerings that strengthen the local economy. No need exists for additional capacity for employee housing as the existing inventory provides an adequate supply for the next 10 years. The proposed formalized annual review process would provide a focused approach to evaluating and ranking of any proposals to achieve the greatest benefit for the resort community. The intent is that this allowance will be used sparingly for complementary development, as opposed to new expansion (such as development of a new residential subdivision).

1.1.4. Policy: Investigate modifications to the bed unit allocation by development type for new developments to address larger size multifamily and commercial accommodation units.

Description: The municipality's OCP establishes the bed unit allocations for various development types and sizes. Historically, there has been a maximum of 4 bed units allocated for multi-family and commercial accommodation units, which applies for any units larger than 100 square metres. There are recent examples of much larger units being developed, equivalent in size and larger than zoning regulations typically permit for single family and duplex dwellings. The bed unit allocations for these dwellings types is 6 bed units. The policy recommends that the implications of a potential modification to the allocation be investigated and that the allocation be amended as deemed to be appropriate.

Rationale: The current allocation assigning a maximum of 4 bed units provides an incentive for larger unit sizes to maximize development potential and density of development with no recognition of additional capacity and servicing requirements. The policy recommends that these allocations be reviewed, and any potential modifications applied to new development.

1.1.5. Policy: Strive to achieve specified targets for key indicators of Whistler's environmental, economic and social sustainability, established as follows:

- **Percentage of total area within the Whistler Urban Containment Area that is undeveloped.** Target: Minimum of 56% of total area.
- **Whistler Blackcomb Daily Visitor Capacity.** Target: Maximum of 38,000 visitors per day.
- **Average Annual Commercial Accommodation Occupancy.** Target: Minimum of 65%.
- **Net Promoter Score.** Target: Minimum of 8.5 out of 10.
- **Percentage of Whistler Employees Residing in Whistler.** Target: Minimum of 75%.
- **Green House Gas Emissions.** Target: 33% below 2007 levels.
- **Energy Use.** Target: 10% below 2007 levels.
- **Average Potable Water Consumption.** Target: Maximum of 425 litres/person/day.
- **Solid Waste Disposal.** Target: Zero waste.

Description: These are community-wide measures for community level planning and will require various strategies, policies and implementation actions to be achieved as presented within this plan. Each of these indicators and targets will be defined and further explained within the Glossary to the OCP. As a point of reference the Percentage of the total area within the Whistler Urban Containment Area that is currently undeveloped is estimated at 57 percent. Criteria for evaluation of future OCP amendments and rezoning applications are presented in Objective 3.3.

Rationale: Community-wide targets for key indicators provide overall goals and focus efforts for achieving Whistler's success and sustainability. These indicators are supportive of the Whistler 2020 indicator and monitoring program and relate most specifically to the goals, objectives and policies contained within this plan.

1.2.Objective: Optimize the use and function of existing and approved development.

1.2.1. Policy: Support the concepts of flexibility, diversity, adaptability and efficiency in land use and development to derive the greatest benefit for the resort community from existing development.

Description: This is a high level policy statement that gives direction to the municipality to be open to consideration of new opportunities and proposed uses of existing development that will generate a positive net benefit to the resort community.

Rationale: As the resort community seeks to evolve, diversify, remain competitive and continue to deliver a high quality of life there needs to be an open attitude to consideration of new opportunities, uses and approaches that add value and generate positive benefit for the resort community as a whole. Diversity contributes to unique experiences and adds to resiliency. Flexibility and adaptability allow for evolution, new ways of looking at things and new improved solutions. Efficiency derives the greatest benefit from limited resources. These concepts may be applied to many different potential scenarios and scales, such as consolidated delivery of visitor accommodation front desk and customer service facilities; capture of underutilized space within the envelope of the existing development; allowances in gross floor area calculations for new building envelope technologies; use of outdoor patios, plaza and stroll areas; retrofitting new district energy systems; or repurposing whole buildings for new uses. Overall the proposed use or development must result in positive benefit to the resort community as a whole, as opposed to maximizing individual interests. Consideration of positive benefit is relative to the goals, objectives and policies of this plan.

1.2.2. Policy: Consider, and apply where deemed appropriate, creative solutions for optimizing land use and respective interests such as land exchanges, dedications, amenity zoning and transfers of development rights.

Description: This policy statement gives direction to the use of various tools, mechanisms and approaches that are within the municipality's legislated authority, to optimize the use of lands within the municipality for the greatest public benefit.

Rationale: This policy gives support to actively seeking ways to facilitate the use of particular lands within the municipality to ensure potential land uses and development are located where they are best-suited and derive the greatest public benefit to the resort community. The policy gives consideration to respective interests and existing development rights and Whistler's defined limits to growth. For example, the policy lends support to achieving protection of sensitive lands or open space by moving development rights from these lands to other lands better-suited for the development. In some cases, amenity zoning may be utilized whereby additional uses or development rights may be granted to achieve the desired public benefit. However, such proposals must adhere to Whistler's defined limits to growth including the hard bed unit limit.

1.2.3. Policy: Ensure new land use and development proposals are complementary and supportive of existing development and add to

Whistler's success; avoid further expansion and duplications that contribute to oversupply, diminish the success of existing uses and development, and create additional burdens on the resort community's limited resources.

Description: This is a high level policy statement that applies to consideration of all new proposed land uses and development. It seeks to insure all new land use and development creates added value. The policy applies generally to both private sector development and public sector facilities and amenities. It supports focusing efforts on achieving and supporting the success of existing development as opposed to expansion.

Rationale: Further expansion and oversupply of certain land uses and development types further diminishes the success of existing uses and development. This can impact resort community vitality, economic viability, and property maintenance and service levels, as well as place additional demands on limited resources. The resort community has expressed significant concerns over a current oversupply of visitor accommodation and residential development including resident housing.

1.2.4. Policy: Support reinvestment, renovation and redevelopment of aging properties in need of upgrades within Whistler's core commercial areas, to enhance the Whistler experience and building performance, which are recognized as public benefits.

Description: This policy specifically calls out the need to facilitate upgrades of properties within Whistler's high profile core commercial visitor areas – Whistler Village, the Upper Village and Whistler Creek. Facilitate means to help coordinate and expedite review and approval processes; give consideration to specific and unique circumstances pertaining to each proposal; give consideration to potential changes in proposed uses and density; allow for use of public lands where appropriate; ensure imposed fees, charges and development requirements are fair and equitable as compared to incremental impacts (such as parking, employee housing and other works and services charges requirements). Support and approval must be subject to achieving a high quality of urban design, architecture, landscape architecture, green building, and visitor and resident experience, consistent with applicable municipal policies, design guidelines and standards.

Rationale: Whistler's core commercial areas, and in particular Whistler Village, are highly important to Whistler's tourism economy and the success of the resort community. They are an essential and valued component of the Whistler Experience. It is critical that the properties in these locations offer a high quality experience. Many properties are in need of major upgrades requiring large capital investments. Although, they are the responsibility of the private sector and the property owners, these investments must be recognized as a public benefit and the municipality should do what it can to facilitate this investment without compromising its design standards and policies.

1.2.5. Do not support land use and development proposals that will have unacceptable negative environmental, social or economic impacts on the resort community.

Description: This policy provides a high level point of reference for consideration of land use and development proposals requiring municipal approval. It directs that if a proposal will have unacceptable negative impacts, then, regardless of the potential benefits, the proposal should not be approved.

Rationale: This policy provides municipal decision-makers some guidance in considering and evaluating potential policy trade-offs that may be associated with a particular land use or development proposal. It says that in the final analysis, if a proposal has unacceptable negative impacts on the resort community it should not be approved. The policy forces consideration of potential negative impacts and a rational evaluation of whether the potential impacts are acceptable or unacceptable.

2. GOAL: MANAGE LAND USE AND DEVELOPMENT TO STRENGTHEN THE LOCAL ECONOMY, PROTECT THE NATURAL ENVIRONMENT, ENHANCE THE MOUNTAIN RESORT COMMUNITY CHARACTER AND QUALITY OF LIFE, AND SUPPORT EFFICIENT USE OF INFRASTRUCTURE AND FACILITIES

2.1. Objective: Reinforce and enhance Whistler's mountain resort character, compact development pattern, social fabric, vitality and diversity.

2.1.1. Policy: Maintain the natural forested mountain character and scenic quality of Whistler and its surrounding areas.

Description: This is a high level policy statement that seeks to maintain Whistler's natural character and scenic beauty as an over-riding priority for all growth management, land use planning and development decisions. Development should be located, designed and developed at an intensity, scale, form and character that fits and does not overpower Whistler's natural context.

Rationale: The natural character and scenic beauty of Whistler and its surrounding areas is critical to Whistler's sense of place and attraction as a desirable place to visit and to live.

2.1.2. Policy: Support land uses and development that contribute to a diversified tourism economy compatible with Whistler's resort community character and values.

Description: This is a high level policy statement that recognizes the importance of a healthy and viable local economy. This policy supports creativity and entrepreneurship and pursuit of new opportunities compatible with Whistler's core values related protecting the natural environment and community character. Strategic opportunities that have been identified, such as cultural

tourism and higher learning, are identified in policies contained in the Economic Development chapter of this plan.

Rationale: A positive local economic climate contributes to Whistler's vitality, quality of life and well-being.

2.1.3. 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 within the Commercial and Light Industrial Land Use chapter of this plan.

Description: This policy provides high level direction for reinforcing the hierarchy and pattern of multiple use commercial centres within Whistler, with Whistler Village being recognized as the primary centre. Specific policies to guide land use and development decisions for each centre are provided within the Commercial and Light Industrial Land Use chapter. This policy directs that each centre should have a defined function, that the centres are complementary and that collectively the centres support the diverse needs of the resort community.

Rationale: Adherence to the single Town Centre concept established within Whistler's initial Official Community Plan has been fundamental to the success of the resort community. It has helped to create a focus of energy and vitality for Whistler visitors and residents. It is critical to continue to reinforce and evolve Whistler Village as the single Town Centre to maintain this vitality as a key element of the Whistler experience. The designation of other centres and their function provides for orderly development and proactively ensures the diverse needs of the community are met. It supports a balanced supply of complementary commercial and light industrial land uses.

2.1.4. Policy: Support a diversity of attractive and distinct residential neighborhoods that fit the natural landscape, are separated by green buffers and conservation areas and are linked by trail networks.

Description: This policy provides high level direction for the overall pattern of development and character of Whistler's residential neighborhoods. It supports the idea that Whistler should have a diversity of distinct neighborhoods with varying densities, house sizes and dwelling types. The density and scale of development should fit with the natural landscape and not overpower it. Neighborhood pods of residential development should be separated by green buffers as opposed to continuous contiguous sprawl. Trail linkages and pedestrian connections are a fundamental consideration in neighborhood layout. Further specific policies for residential development are provided within the Residential Accommodation Land Use and Quality of Life chapters of the plan.

Rationale: A diversity of neighborhoods supports diversity, variety and choice within the community and prevents homogeneity. In considering neighborhood densities and policies concerning infill and compact forms of development, Whistler's character and mountain context must be taken into consideration. Development must fit not overpower the natural landscape. The natural landscape should remain predominant. Green buffers between neighborhood pods contribute to neighborhood identity, pride and social well-being, and provide easy access to nature. 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 should be a primary consideration in development and protection of Whistler's residential neighborhoods.

2.1.5. Policy: Protect and rehabilitate natural areas critical to local biodiversity and ecological form and function, as described within the Natural Environment chapter of this plan.

Description: This policy addresses the life-supporting systems of the natural environment. The policy provides high level direction for protecting natural areas that are deemed to be critical in maintaining the full diversity of plants and animals that are native to Whistler, in sustainable populations. This policy connects with more detailed policies within the Natural Environment chapter that identify and locate Whistler's sensitive and important ecosystems that are important to local biodiversity, and establish policies and procedures for their protection, including policies for Whistler's Protected Areas Network.

Rationale: Sustaining local ecosystems and biodiversity are fundamental to sustaining life. A rich and diverse plant and animal community also contributes to the quality of Whistler's natural experience for its visitors and residents, and strengthens humanity's connection to nature.

2.1.6. Policy: Minimize land disturbance and conversion of remaining undisturbed natural areas to development.

Description: This policy provides high level direction for the location and design of new development. As a general rule new development should be located on sites that have already been cleared or disturbed by previous land use and development activity. The conversion of remaining undisturbed natural areas for new development should be avoided and minimized.

Rationale: This supports protection of Whistler's green areas and the values described above for related policies.

2.1.7. Policy: Reinforce land use and development patterns that support the Transportation and Infrastructure chapter of this plan, Green House Gas emissions and energy consumption targets, and efficient use of infrastructure and services capacity.

Description: This policy provides high level direction for integrating land use and development planning with transportation and infrastructure planning, and the community's goals for green house gas emissions and energy consumption.

Rationale: The integration of land use and transportation and infrastructure planning reflects sound community planning and is critical to achieving the goals of this plan. This integrated planning addresses a broad range of considerations including green house gas emissions and energy use, traffic congestion, walkability and healthy lifestyles, convenience, efficiency, adequate capacity, and fiscal prudence.

2.1.8. Policy: Enhance and maintain the visual quality along the Highway Corridor through Whistler.

- Prevent continuous sprawl of contiguous urban development.
- Maintain and reinstate vegetative buffers and screening of development.
- Maintain a minimum 20 metre buffer area.
- Work with the province and SLRD to address signage proliferation and excessive lighting.
- Develop a Highway Corridor enhancement plan and development design guidelines.

Description: This policy provides high level direction to actively manage and enhance the visual quality of the Highway Corridor through Whistler. This direction is reinforced by further more specific policies within the Land Use, Transportation and Quality of Life chapters of this plan. The policy seeks to protect green buffers between development along the corridor and address issues related to existing development that currently detract from the visual quality and may be mitigated through vegetative screening. It also addresses haphazard proliferation of highway signage and excessive lighting associated with some specific developments.

Rationale: The Highway Corridor through Whistler is the front door to Whistler and is critical to the impression of Whistler and its experience. Concerns have been expressed by the community and the municipality's Advisory Design Panel over the degradation of the experience along the highway corridor. It is important that the forested character be reinforced with the natural landscape being predominant over urban development.

3. **GOAL:** Guide the type, location, amount and timing of land use and development to achieve the resort community's vision, priorities and descriptions of success.

3.1. **Objective: Strategically target and plan land use and development within the Whistler Urban Development Containment Area to support, complement and better capitalize upon Whistler's existing development and remaining natural areas.**

3.1.1. Policy: Establish and maintain a Whistler Land Use Map for all parcels of land within the Whistler Urban Development Containment Area that designates the land uses that are supported by this plan for each parcel.

- Establish Figure 2 as the current Whistler Land Use Map. (Land use designations are provided at the end of this section)
- Require an amendment to this plan and the Whistler Land Use Map for any proposed use that is not provided for by the designation for the subject parcel on the current map.

Description: The Whistler Land Use Map establishes the land uses that are supported by this plan for all lands within the Whistler Urban Development Containment Area. All lands are given a general land use designation. The designations and general categories of land use and development for each are defined in Section 4 of this Chapter. The uses identified are the principal permitted uses. The zoning of properties is to be consistent with these general land use designations. The municipality's zoning regulations are more specific and detailed regulations of the permitted uses and density for each parcel of land. A proposed use or development that is not permitted under the current zoning for the property requires a rezoning. If the proposed use is not consistent with the OCP Whistler Land Use Map designation, then an OCP amendment is also required.

Rationale: The Land Use Map provides 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 regulations that are customized for specific parcels of land to meet the goals, objectives and policies of this plan. The intent of the map is reinforced by not supporting proposed rezonings for land uses or developments that are inconsistent with the map designation. Any such proposals are also subject to an amendment of the OCP and the Land Use Map.

3.1.2. Policy: Establish the Cheakamus Crossing neighborhood as the priority location for any new resident restricted residential development.

Description: This policy targets the Cheakamus Crossing neighborhood and associated Community Land Bank area as the priority site within Whistler for any additional resident restricted housing that is required to fulfill and maintain the municipality's goal of housing 75% of Whistler's employees within the community.

Rationale: This area is a master planned neighborhood with a significant undeveloped land base that is owned by the municipality and committed to employee housing use under the Community Land Bank agreement with the Province. The neighborhood has been developed with additional infrastructure and services capacity to meet future demand. Municipal ownership of the land and available infrastructure capacity provide for the most cost effective delivery of additional resident housing within the municipality 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 1 area of the Cheakamus Crossing neighbourhood has the potential for an additional 166 dwelling units estimated at 695 bed units. The Phase 2 residential reserve lands have the potential for an additional 419 dwelling units or 1,674 bed units

under existing zoning. This area is currently undeveloped; develop should proceed only as needed and according to a phased master plan for this area.

3.1.3. Policy: Develop master plans for the Whistler Village, Whistler Creek and Function Junction subareas as delineated on the Whistler Land Use Map.

Description: The Whistler Village, Whistler Creek and Function Junction subareas are delineated on the Whistler Land Use Map. The delineation shows an expanded area for Whistler Village that encompasses the Original Village, Village North, the Upper Village, and the Montebello amenity site. This larger village area should be planned as an integrated Town Centre area to enhance linkages, coordinate and target programming and uses of public spaces, coordinate amenities and facilities, and introduce and evolve the concept of distinct but complementary neighborhoods within the subarea. The same subarea planning is proposed for Whistler Creek and Function Junction.

Rationale: These three subareas are Whistler's predominant multiple use centres. Whistler Village and Creekside have developed according to previous master plans prepared for the distinct phases of development in these areas. These master plans have been the basis for the success of these areas. Function Junction has also developed according to distinct zones districts within the area. Preparing updated and current plans for these subareas will focus the successful evolution of these areas to maximize their benefit to the resort community.

3.2. Objective: Seek to coordinate land use and development within and adjacent to the municipality to maximize consistency with Whistler's vision, policies and bylaws.

3.2.1. Policy: Proactively build upon and further develop partner relationships with all relevant agencies and stakeholders that have interests or authority in Whistler or the Sea to Sky corridor.

Description: This is a high level statement recognizing the role, authority and interest of all agencies and stakeholders that have influence in supporting Whistler's future success and sustainability.

Rationale: Whistler's future success and ability to pursue and implement its vision depends on the ability to maintain collaborative and productive relationships with all relevant agencies and stakeholders.

3.2.2. Policy: Recognize and support the on-going implementation of the Squamish-Lillooet Regional District Regional Growth Strategy.

Description: The SLRD Regional Growth Strategy is an initiative of the SLRD, the Resort Municipality of Whistler, the District of Squamish, the Village of Pemberton and the District of Lillooet. The

purpose of the strategy under Part 25 of the Local Government Act is 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 plan supports collaborative planning and consensus-based problem solving across the region.

Rationale: The Regional Growth Strategy establishes high level goals or strategic directions for land use and development in the region that are consistent with Whistler’s vision and values and are supported by the municipality. The strategy provides a framework for decision-making and collaborative relations within the region.

3.2.3. Policy: Support and continue to implement directions established within the Provincial Sea to Sky Land and Resource Management Plan (LRMP).

Description: The Sea to Sky LRMP was adopted by the Province in April 2008 and provides strategic direction for the management of all public lands and natural resources within the plan area which covers almost 1.1 million hectares stretching from Lions Bat to D’Arcy. The plan establishes direction for values such as water, culture, wildlife and recreation, and 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.

Rationale: Crown lands comprise the vast majority of lands in Whistler’s region outside of its Urban Development Containment Area and within the municipal boundary (approximately 90%). The use and protection of these lands is critical for maintaining Whistler’s success and in particular visual quality and recreation values. Whistler was an active participant in the development of this plan and recognizes the plan as an important vehicle for representing its interests in the use of Crown lands within its region.

3.2.4. Policy: Restrict land use and development outside of the *Whistler Urban Development Containment Area* to protection of environmentally sensitive and hazard lands, public open space, non-urban very low density residential and low impact recreation use, and carefully managed resource use, with the following provisos:

- Recognize the municipality’s commitment under the Legacy Land Agreement with the First Nations for potential development of the Callaghan Valley Lands for golf course and outdoor recreation facilities, as provided for within that agreement.
- Support development of a small scale lodge facility and auxiliary uses for overnight accommodation of athletes and visitors as part of the Whistler Olympic Park legacy development.
- Support development of Whistler and Blackcomb Mountain on-mountain facilities as may be approved by provincially adopted Master Plan Update for

each mountain, subject to consistency with this Official Community Plan, municipal zoning and building permit regulations, employee housing requirements and infrastructure and services capacity limits.

- Support municipal co-management of provincially directed timber resource harvesting through its participation in the Cheakamus Community Forest.
- Establish and maintain an inventory of Crown Land Tenures and associated Master Plans within the region.
- 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.
- Work with all 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 land uses and development densities.

Description: This policy represents Whistler's vision for the use, development and management of lands outside its Urban Development Containment Area and within its region, and recognizes current agreements and supported developments.

Rationale: The use and development of lands outside of Whistler's containment area is critical to Whistler's success and sustainability and the goals and objectives of this plan. It is important to articulate Whistler's vision for these lands. This policy supports policy 1.1.1 and Whistler's limits to growth and the desire to prevent any new settlement areas and restrict urban development outside the containment area. Definitions for development and urban development are provided in Footnote 1 to this section.

3.2.5. Policy: Evaluate and pursue, as deemed appropriate, expansion of the municipal boundary taking into consideration the municipality's interests and the associated responsibilities and their fiscal impacts.

Description: This is a general policy statement that lends support for expansion of the municipality's boundaries where it is deemed appropriate.

Rationale: The municipality has direct local jurisdiction for use and development of lands within its boundaries as granted under the authority of the Local Government Act through such powers as zoning and development permit approvals. However, there are also additional responsibilities for management of new expansion lands including provision of services. It is important that the municipality consider the trade-offs of potentially greater direction over land use and potential associated fiscal impacts.

3.2.6. Policy: Establish municipal OCP policy and zoning regulations for any boundary expansion lands that are incorporated within the municipal boundary.

Description: The municipal boundaries were expanded in June 2007 increasing the total area within the municipality's boundary from 16,500 hectares to 24,300 hectares, with new lands being incorporated to the West (Brandywine/Callaghan), South (Whistler Interpretive Forest/Jane Lakes) and Northwest (Mount Sproat).

Rationale: The lands that were added within Whistler's boundary under the 2007 approved boundary expansion, and any potential future lands, will carry-forward the existing zoning regulations from the Squamish-Lillooet Regional District until they are rezoned by the municipality. This is necessary for the municipality to apply its desired zoning for the use and development of these lands. These lands should be zoned RR1 (Rural Resource One) consistent with the policies of this plan.

3.3. Objective: Establish clear, objective and appropriate procedures, criteria and guidelines for consideration of proposed land uses and developments.

3.3.1. Policy: Conduct a formalized annual process to review planned land use and development, establish priorities and determine any new resort community needs/amenities or development opportunities that may be considered appropriate or necessary for further consideration.

Description: This policy calls for an annual review of land use and development potential to set priorities and identify and filter and new proposals worthy of further consideration.

For reference purposes the municipality will also maintain a map and associated narrative description that highlights Whistler's Future Development Potential. This map and narrative will provide an on-going current summary of Whistler's remaining development potential that is zoned and is currently undeveloped or is supported by the municipality for further consideration. This information will support planning purposes and help give the community an understanding and clear expectations for future land use and development parcels. It will highlight the location of approved potential development, the character of development, supported land uses, the density of development and any other special requirements or considerations for specific parcels with Future Development Potential.

Rationale: This provides focus, transparency and efficiency in the consideration and review of new land use and development proposals, and provides a vehicle for any new proposals/opportunities to be considered in a timely fashion.

3.3.2. Policy: Any proposed OCP or zoning amendment must address and be evaluated against all relevant goals, objectives and policies within this

OCP, relevant descriptions of success contained within Whistler 2020, and any other relevant policies or bylaws of the municipality.

Description: This policy provides guidance for the consideration of proposed OCP and rezoning amendments.

Rationale: The policy generally requires that all goals, objectives and policies of this OCP, all descriptions of success within Whistler 2020, and all policies and bylaws must be reviewed for applicability when evaluating a proposed OCP amendment or rezoning. From this, the proposal must address and be evaluated against only those that are relevant to the particular proposal. As an implementation action, the municipality will review and update its development procedures, application requirements and review criteria as necessary to incorporate the policies of this plan and to provide for clear, efficient, objective and consistent evaluations.

3.3.3. Policy: Any land use or development proposal that does not conform to the Whistler Urban Development Containment Area Map, the Bed Unit Limit or the current Whistler Land Use Map should not be considered unless it is determined to be a strategic opportunity that demonstrates extraordinary benefits to the resort community and will substantially alter Whistler's course towards achieving its vision.

Description: This policy specifically addresses the consideration of proposals that do not conform with the municipality's over-riding growth management mechanisms that define Whistler's limits to growth – the Whistler Urban Development Containment Area, the Bed Unit Limit, and the Whistler Land Use Map.

Rationale: This policy adds strength to the key growth management measures established within this plan. It is intended to force a higher standard test for resort community benefit and the level of consideration for any proposals that are not in conformance with these measures. This plan and the policies contained herein have been arrived at through an extensive community process. There is a strong desire within the community to protect the fundamental tenets of the plan and the community-determined limits to growth. Any proposal that requires an OCP amendment to change the boundary of the Whistler Urban Development Containment Area, the Bed Unit Limit or the Whistler Land Use Map should generally not be considered, and only considered if it is determined to be a highly strategic opportunity, with extraordinary benefits and the ability to substantially alter the course of Whistler towards its vision for success and sustainability.

3.3.4. All evaluations required for the purposes of considering land use and development proposals shall be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the municipality.

3.3.5. All required evaluations are deemed to be advisory, for the purpose of providing staff and Council with the information need to evaluate a proposed land use and development proposals. Council will be guided by the evaluations but is not bound by them.

Description: Policies 3.3.4 and 3.3.5 provide guidance for evaluations that may be requested by the municipality for consideration of land use and development proposals.

Rationale: These policies insure that the municipality is able to make informed decisions, using professional expertise, paid for at the applicant's expense. They do not bind the Council decision but are intended to provide guidance. The requirement for the applicant to be responsible for the costs of the evaluation is consistent with the municipality's user pay policy.

4. LAND USE DESIGNATIONS

This map shows the type, general location and intensity of land use in both developed and undeveloped parts of the Municipality. Land use designations are categorized according to dominant use, but may allow and support a mix of uses and other activities. For example, the Core Commercial designation is predominantly commercial development, but allows residential tourist accommodation and medium-density residential. Land use designation boundaries are general and do not necessarily conform to property lines.

Land Use Designations



OPEN SPACE: Largely undeveloped resource lands that generally fall outside Whistler's *Urban Development Containment Area*. With a few small exceptions, they are Crown lands supporting a variety of non-urban uses and tenures including residential, commercial, public and commercial recreation activity, as well as forestry, mining and material extraction as permitted through Provincial legislation. Many of the lands exhibit topographic, ecological or natural resource constraints and are not physically accessible; however, they do form an integral visual backdrop for the valley as part of the *Whistler Experience*, and allow for recreation access to the surrounding front and backcountry area.



PROTECTED NATURAL AREAS: Natural areas protected by zoning, development permit area conditions, covenants, provincial regulations or other means to ensure long term non-urban use. These lands are intended for nature conservation and passive open space uses; they may provide recreational access for winter and/or summer activities, or limited to no access given sensitive ecological or environmental conditions of the lands.



PARKS & RECREATION: Municipal parks and natural areas designated for public enjoyment and recreation as well as private recreational facilities such as golf courses. Parks and Recreation areas generally support outdoor gathering and assembly use, and may also permit institutional uses and facilities or hostel accommodation in some areas. These lands may contain, but are not limited to, pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.



RESIDENTIAL-VERY LOW (DETACHED): Very low density residential lands consisting of detached housing on large parcels. Much of this land is undeveloped, with a few developed large estate-lot subdivisions such as Stonebridge.



RESIDENTIAL-LOW TO MEDIUM (DETACHED): Residential lands characterized by low-to mid density "ground-oriented" housing primarily accommodating single or two family (duplex) dwellings with smaller lots.



RESIDENTIAL-MEDIUM (MULTIPLE): Residential lands accommodating medium-density attached townhouse and apartment development, generally close to commercial, recreational, institutional, transit and trail connections.



RESIDENTIAL—RESERVE: Lands designated primarily for restricted housing use with some ancillary uses as outlined in the Community Land Bank Agreement.



RESIDENTIAL—TOURIST ACCOMMODATION: Residential lands that provide both temporary tourist accommodation and residential use. Rental uses depend on conditions specified under the zoning, land use contracts, covenants or phasing agreements with the Municipality.



CORE COMMERCIAL: Whistler Village and Whistler Creek multiple-use commercial centres. These tourism-oriented gateway nodes anchor the mountain base areas and serve adjacent visitor accommodations and residential neighbourhoods. The land use designation includes 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 to deliver an authentic and dynamic resort experience for residents and visitors.



TOURIST COMMERCIAL: These lands provide commercial accommodation outside of the core commercial areas, consisting primarily of tourist accommodation, bed and breakfast, pension, hostel style lodgings and club cabins, campground facilities as well as associated limited commercial use.



CONVENIENCE COMMERCIAL: Neighbourhood-oriented convenience commercial providing for Whistler's day-to-day goods and services needs, without adversely affecting the role and function of designated core commercial areas. Uses include retail sales, restaurant, office, and personal service functions. *Convenience commercial centres at Nesters 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 neighbourhood nodes; potential also exists for additional small-scale convenience commercial to strengthen residential neighbourhoods.*



INSTITUTIONAL: Public and private institutional lands for civic use (Municipal Hall, RCMP, Fire Hall No. 1 and Health Care Centre), schools, libraries, places of worship, cultural and athletic centres. These lands are used for a variety of government and non-government activities. Some of these lands may include an ancillary residential component. For example, the residential units associated with the Whistler Athlete Center for visiting athletes, educational or cultural groups at Cheakamus Crossing.



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 and storage requirements.



INDUSTRIAL SERVICE COMMERCIAL—FUNCTION: General-purpose business district and light industrial service-commercial area. Includes wholesale, warehousing and storage as well as retail, office, studio and workshop spaces and personal services that do not fit the form, character and function of the core commercial centres. This designation also permits auxiliary residential uses and employee housing. Function serves Whistler residents and businesses and is expected to evolve to support the extended day to day needs of the Cheakamus Crossing neighborhood. *This designation acknowledges the concrete manufacturing facility on Lot 8; Plan 21984 at 1310 Alpha Lake Road.*



RESOURCE EXTRACTION: Industrial lands that accommodate areas reserved for aggregate (rock, gravel and sand) extraction.



TRANSPORTATION & UTILITIES: Lands designated for transportation, utilities 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.



WHISTLER/BLACKCOMB CONTROLLED RECREATION AREA (CRA): Crown land leased to Whistler Blackcomb for alpine skiing and related indoor/outdoor uses/amenities including but not limited to ski lifts, ski trails, hiking/mountain biking trails, tube park and auxiliary uses (parking, restaurant, retail, skier service facilities, mountain operations facilities, snow school facilities, mountain lodges). *The CRA totals 6,039 hectares (ha).*

Proposed Whistler Urban Development Containment Area (WUDCA): The area within the Municipal boundary within which Whistler wishes to contain all residential, commercial, industrial, institutional and recreational urban development. This area also includes lands designated as protected areas, open space and park that are not designated nor intended for urban development. *WUDCA is an integral component of Whistler's growth management strategy. See associated OCP policies for detailed information.*

DRAFT

FIRST DRAFT Official Community Plan update
Land Use and Development:
Residential & Visitor Accommodation

TABLE OF CONTENTS

CURRENT REALITY	2
1. Goal: Support diversity in form, character and tenure of residential uses and a mixture of restricted and non-restricted housing throughout the community.	2
1.1. Objective: Encourage flexibility and adaptability in residential land uses.	2
2. Goal: House at least 75% of the local workforce within the Municipality.	3
2.1. Objective: Maintain an inventory of Residential Restricted Housing in perpetuity, for both rental and ownership tenures, to be available for local income-earners and retirees.	3
3. Goal: Reduce the environmental and energy impacts of residential neighbourhoods to improve the overall sustainability of the Municipality.	4
3.1. Objective: Encourage environmental and energy efficient design, construction and renovation standards for both new and redevelopment of residential areas.	4
4. Goal: Promote overnight visits and support Whistler's year-round tourism economy.	5
4.1. Objective: Deliver and maintain a broad range of accommodation offerings to serve the needs of the visitor market. .	5
4.2. Objective: Balance the visitor accommodation supply in line with Whistler's resort and tourism capacity.	7
5. Goal: Visitor accommodation amenities and services exceed visitor expectations.	8
5.1. Objective: Provide consistent high quality guest services.	8
6. Goal: Visitor accommodations are continually renewed to ensure the resort offering remains competitive in the resort marketplace.	10
6.1. Objective: Facilitate and encourage ongoing property maintenance and necessary reinvestment to ensure accommodations are attractive, functional, clean, safe and accessible.	10
7. Goal: Visitor accommodations progressively transition towards and exemplify the sustainable management of energy, materials and water.	11
7.1. Objective: Support Whistler's goals for greenhouse gas emissions reduction and energy and water conservation.	11

RESIDENTIAL ACCOMODATION

CURRENT REALITY

Owing in part to its rapid evolution, from a rustic wilderness getaway to an internationally reputable 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 opulent dwellings in detached and multi-unit buildings. Other precincts are less diverse. The variation in building type reflects a range of residential uses. Whistler's resort context and local government housing affordability policies have created distinct markets shaping residential land use.

There are two principal markets that are the source of demand for housing in Whistler: the recreation market, and the local resident market. Given the limited supply of land for development and the large number of potential recreation home buyers, developers preferred to target the high end recreational market plus, land prices tend to preclude the private sector development of rental housing and the more affordable housing units for the local workforce. As a result, home ownership and quality rental accommodations are a challenge for the local resident market.

1. GOAL: SUPPORT DIVERSITY IN FORM, CHARACTER AND TENURE OF RESIDENTIAL USES AND A MIXTURE OF RESTRICTED AND NON-RESTRICTED HOUSING THROUGHOUT THE COMMUNITY.

1.1. Objective: Encourage flexibility and adaptability in residential land uses.

- 1.1.1. Policy: Consider the development of additional infill housing areas subject to infrastructure review and community consultation.
- 1.1.2. Policy: Consider additional "Live/Work" zoning regulations and flexible land use designations, where appropriate.
- 1.1.3. Policy: Encourage the development of seniors housing to meet the needs of the changing demographics of the community.
- 1.1.4. Policy: Establish the Cheakamus Crossing neighbourhood as the priority location for any new resident-restricted development.

Description: To attract and hold a stable work force, housing suitable for families and ownership supported by local incomes are needed. Recognizing the provision of sufficient housing types and diversity are good for the community and good for the resort, the Municipality adopted a Resident

Housing Policy which encouraged and assisted several projects to deliver resident-restricted housing units exclusively for residents through the use of housing agreements.

Rationale: Supports economic viability, environmental protection and community livability.

2. GOAL: HOUSE AT LEAST 75% OF THE LOCAL WORKFORCE WITHIN THE MUNICIPALITY.

2.1. **Objective: Maintain an inventory of Residential Restricted Housing in perpetuity, for both rental and ownership tenures, to be available for local income-earners and retirees.**

2.1.1. Policy: Collaborate with Whistler Housing Authority (WHA) with respect to reviewing and monitoring resident housing needs of the Municipality.

2.1.2. Policy: New developments, other than residential, must include resident-restricted units on or off-site, or, pay the cash contribution in accordance with municipal bylaws.

2.1.3. Policy: Encourage the development of additional resident-restricted housing for seasonal workers in areas identified for this use in Schedule “XX”.

2.1.4. Policy: Encourage the development of resident-restricted housing for seniors, to address the needs of retiring workers of the community, in areas identified for this use in Schedule “XX”.

Description: Whistler has approximately 2,000 units of resident-restricted housing (both rental and owner occupied units), which can only be occupied by qualified local workers and retirees within the resort. Some of these units are supplied by third party and others form the inventory administered by the Whistler Housing Authority (WHA).

The WHA is an independent municipally owned corporation of the municipality created to oversee the development, administration and management of resident restricted housing in Whistler. The Municipality continues to maintain and augment its inventory of resident-restricted housing, so that both rental and ownership accommodation are affordable for local income-earners and retirees, in perpetuity and contribute toward the goal of housing at least 75% of the local workforce within its boundaries.

Major employers (i.e. Whistler Blackcomb and the large hotels) have constructed, and continue to provide, rental, dormitory style housing aimed at young, seasonal workers. This offers short term

solutions for the seasonal workforce, but does not address housing needs for long term workers or workers with families.

Rationale: Supports economic viability, environmental protection and community livability.

3. GOAL: REDUCE THE ENVIRONMENTAL AND ENERGY IMPACTS OF RESIDENTIAL NEIGHBOURHOODS TO IMPROVE THE OVERALL SUSTAINABILITY OF THE MUNICIPALITY.

3.1.Objective: Encourage environmental and energy efficient design, construction and renovation standards for both new and redevelopment of residential areas.

3.1.1. Policy: Encourage all new buildings and renovations to be built with best practices pursuant to accessible methods, standards and technologies.

3.1.2. Policy: Encourage all new buildings and renovations to be built with best practices pursuant to environmentally sustainable methods, standards and technologies.

3.1.3. Policy: Discourage zoning for low density detached dwellings to prevent urban sprawl.

3.1.4. Policy: Monitor infrastructure and increase capacity in strategic locations to develop compact residential land uses where possible, consistent with the growth management policies of this Plan.

3.1.5. Policy: Ensure neighbourhoods are well connected to local transit, trails, green space and amenities/services.

Description: Most of Whistler's developed area is occupied by residential land uses, which include a range of building types and densities, and a variety of ownership and rental tenure arrangements. Compared to other small towns in British Columbia, Whistler has a high proportion of townhouse and apartment units. Nevertheless, most of the community's residential land is occupied by large detached dwellings on parcels of approximately 1000 square metres. Many of these homes include secondary suites, either within the principle dwelling or in a separate building such as a garage or coach house.

In general, Whistler's permanent, seasonal and part time residents live outside of the Village and Creekside commercial areas. They occupy neighbourhoods that are primarily residential in character and are zoned as such, although some permit tourist accommodation and also include isolated, small-scale commercial uses. Whistler's residential areas are connected to one another and to the community's principal commercial and recreational facilities by Highway 99, the local road network and the Valley Trail system. Most are also served by transit, though the frequency of service and proximity of bus stops varies by neighbourhood and in some cases is seasonal.

Rationale: Supports economic viability, environmental protection and community livability.

VISITOR ACCOMMODATION

4. GOAL: PROMOTE OVERNIGHT VISITS AND SUPPORT WHISTLER'S YEAR-ROUND TOURISM ECONOMY.

4.1. **Objective: Deliver and maintain a broad range of accommodation offerings to serve the needs of the visitor market.**

4.1.1. Policy: Provide a diverse visitor accommodation mix that responds to visitor needs and market trends and provides a variety of locations, unit types, and associated amenities compatible with adjacent uses.

Description: CURRENT OCP POLICY (accommodation mix; not verbatim). Delivering a diverse mix of accommodation was established as a policy objective in Whistler's first 1976 OCP and is equally relevant today in the face of intense competition for destination resort visitors. This policy is about the continued need to anticipate market trends and respond to visitor needs.

Whistler's visitor accommodation offering includes a broad range of full-service branded hotels and strata hotels, unbranded strata hotels, individually managed fractional and timeshare properties, condominiums, townhomes and detached homes, hostel accommodation, historic club cabins, bed and breakfasts and pension lodgings as well as campground facilities.

Rationale: Support the needs of Whistler's visitor market for increased resort visitation.

4.1.2. Policy: Maintain and enhance the existing supply of zoned and covenanted visitor accommodations to protect their availability the majority of the year.

Description: Maintaining a concentration of commercial visitor accommodations dedicated for visitor use is essential to serve the resort market. Approximately 55% of Whistler's accommodation capacity is designated as commercial or residential tourist accommodation¹. Visitor accommodation available for nightly use is designated and protected through zoning and rental

¹ Residential Tourist Accommodation (RTA) consists of single-family, duplex and multi-family dwellings primarily focused near the core commercial areas and major resort amenities and facilities. There are approximately 2,000 RTA dwelling units available for visitor accommodation when not occupied for residential use.

pool covenants. Phase 1² and Phase 2³ rental pool covenants that ensure the availability of ‘warm’ public beds the majority of the year is a key success factor for the resort community.

Rationale: Protect supply and availability of visitor priority accommodations.

4.1.3. Policy: Recognize and continue to apply guidelines to existing Bed and Breakfast and Pension locations to ensure compatibility with adjacent residential uses; do not support any new locations within residential neighbourhoods.

Description: Whistler offers 150 bed and breakfast or pension guest rooms in seven residential neighbourhoods throughout the resort community. Bed and breakfasts, pensions, chalet and villas in established neighbourhoods augment the accommodations mix and provide a unique visitor experience. This policy calls for the continued application of existing guidelines for tourist accommodation in residential areas, ensuring visitor accommodations are sensitive to the character or livability of the residential enclaves within which they are located. These guidelines address site and building design guidelines as well as requirements for compliance with applicable health, safety, business and signage regulations. Further, no new B&B or pension accommodations would be permitted consistent with the policy to restrict further additions to the approved commercial accommodation capacity of the resort (see Policy 1.2.2)

Rationale: Ensure land use compatibility between existing resident and visitor accommodations; continue to focus visitor accommodation in Whistler’s core commercial areas.

4.1.4. Policy: Maintain the Resort Lands designation under the Resort Municipality of Whistler Act.

Description: This policy supports the continued designation of Whistler Resort Lands. Under the *Resort Municipality of Whistler Act*, owners of designated Resort Lands⁴ hold compulsory membership in the Whistler Resort Association (Tourism Whistler) and are required to pay statutory annual fees to fund its operations⁵. TW is responsible for promoting the resort as an international, four-season destination with the goal of increasing overnight visitation.

Rationale: The *Resort Lands* designation and membership provides an important mechanism to enable cohesive world-wide resort marketing and sales—a cornerstone for the destination resort. Visitor accommodation properties’ participation in the cost of resort marketing is essential as they directly benefit from these efforts.

² Phase 1 rental pool covenants allow unrestricted owner use, but require the unit to be placed in a rental pool when not occupied for owner use.

³ Phase 2 rental pool covenants allow for visitor priority use, limiting owner use to 56 days during the year. Timeshare rental covenants are another form of rental agreement that set out the use (generally the purchase of weekly increments; in some cases with an equity stake or ownership in the timeshare property itself).

⁴ Resort Lands designation under the RMOW Act includes commercial and tourist accommodation within the core commercial areas and those lands outside commercial core developed for tourist accommodation or pension that have a Section 215 rental pool covenant. Exemptions to Resort Lands designation: resident housing, B&Bs (voluntary WRA members), residential zones, commercial service station, heliport, float plane, industrial service, light industrial, leisure park and recreation zones permitting hostel use or any like zone.

⁵ Membership assessments are the primary source of funding for the world-wide marketing and sales initiatives that Tourism Whistler manages and directs, supplemented by net income from operating centres, sponsorship and funding.

4.2. Objective: Balance the visitor accommodation supply in line with Whistler's resort and tourism capacity.

4.2.1. Policy: Do not support further expansion of the visitor accommodation supply.

Description: Approximately 94% of Whistler's visitor accommodation capacity has been built⁶; given the current economic climate and below-target average occupancies, development of additional visitor accommodation in the near term may compromise the viability of and dilute Whistler's existing stock of visitor accommodations. This policy would enable annual monitoring and reevaluation of Whistler's approved accommodation supply/demand in concert with industry performance indicators and trends.

Rationale: Support the viability of Whistler's existing visitor accommodation sector.

4.2.2. Policy: Commit to annually update the resort community accommodation land use inventory and monitor, assess and utilize key visitor accommodation trends and performance indicators to inform policy and guide future land use decisions.

Description: This policy would enable continued monitoring of commercial and residential accommodation and proposes to integrate reporting of visitor accommodation trends and performance data collected by resort partners to provide a fuller understanding of the health and viability of the visitor accommodation sector. Relevant data includes but is not limited to seasonal visitation, occupancy, room nights, average daily rates, average length of stay along with skier/rider days.

Rationale: Enable more informed decisions relating to Whistler's future land use needs and visitor accommodation capacity in order to sustain a balanced and viable accommodation capacity to serve the tourism economy. Supports proposed Policies 1.2.1, 1.2.2 and 1.2.4.

4.2.3. Policy: Work with resort partners and the accommodation sector to optimize utilization of existing visitor accommodations to achieve and sustain economically viable occupancy rates.

Description: Whistler's economic prosperity is dependent on attracting visitors to the resort. As overnight visits have the greatest economic impact through visitor spending, achieving and maintaining hotel occupancies⁷ are vital to sustain the resort economy. Economically-viable occupancy rates allow Whistler to optimize use of its capital investments and assets. Like most destination resorts, Whistler continues to experience the effects of the global economic downturn with below target occupancies. Whistler's seasonal occupancy rate was 57% for the 2009/10 winter season, dropping to 44% in the summer of 2010 (Source: Tourism Whistler); this

⁶ Whistler's developed visitor accommodation capacity includes 6,900 commercial dwelling units and 2004 RTA dwellings units for a total of 8906 dwelling units. Another 612 hotel and tourist accommodation and RTA units remain undeveloped within the resort community's approved development capacity (Year-end 2009 Accommodation Land Use Inventory data).

⁷ Whistler's occupancy rate reflects the number of rooms sold as a proportion of the total rooms available for sale in the report for a given time period. This data is collected by Tourism Whistler annually; actual figures are not released publicly by TW for competitive reasons.

remains below the resort's target occupancy rate of 65%. Declining occupancy rates can influence average daily rate integrity as hoteliers reduce rates to remain competitive and maintain occupancies. This in turn impacts cash-flow, levels of service as well as visitor value/expectations. Recognizing the importance of achieving target occupancies to the economic well-being of the greater resort community, the Municipality will collaborate with resort partners and the visitor accommodation sector to address resort occupancy levels.

Rationale: Collaborate with resort partners to increase visitation and paid room nights to optimize existing visitor accommodation supply and stabilize the local resort tourism economy.

4.2.4. Policy: Examine and consider opportunities to support alternate uses of visitor accommodation where appropriate and to the benefit of the resort community.

Description: Notwithstanding Policy 1.1.2, this policy entertains the possibility of flexible and adaptive future use of poorly performing/located visitor accommodations to optimize our built capacity where deemed appropriate and of benefit to the resort community. This is in alignment with Whistler's proposed growth management strategy articulated in this OCP update, and supports the direction to repurpose where needed to add resort community value.

Rationale: Support optimal utilization of existing infrastructure, investments and capacity together with diversification compatible with the resort economy; advance the Whistler 2020 built environment strategy that calls for increasing efficiency and flexibility for changing and long-term uses.

4.2.5. Policy: Review and establish policy for consideration of ownership models and use restrictions for an appropriate mix of visitor accommodations to support the long-term viability of the visitor accommodation sector.

Description: To successfully compete as a destination resort, Whistler requires an appropriate range of accommodation to meet diverse visitor needs. It is equally important however that the mix of accommodation offerings provides appropriate levels of guest service and meets market demands. The presence of branded overnight properties with a commitment to high levels of guest service is vital for the Resort. With the emergence of alternative investment models such as fractional ownership, which has compounded existing property management issues, policy is needed to determine the appropriate amount/mix of unit types and instruments to address the use of fractional ownership, timeshare, whole ownership, strata hotels etc.

Rationale: Maintain and support a balance of visitor accommodation types to meet market demand, deliver a high quality visitor experience and increase spending in the resort.

5. GOAL: VISITOR ACCOMMODATION AMENITIES AND SERVICES EXCEED VISITOR EXPECTATIONS.

5.1.Objective: Provide consistent high quality guest services.

5.1.1. Policy: Support full-service visitor accommodations and investigate tools to deliver enhanced levels of service.

Description: Full-service hotel accommodations provide the highest level of guest service and satisfaction. Full-service operations focus on service *quality*, high level of maintenance, user-friendly reservations and convenient check-in, and provide amenities such as concierge, 24-hour room service, turn down service and related services. As Whistler strives to distinguish itself as the premier mountain resort destination, providing high quality guest services is paramount to satisfy visitor expectations and the overall Whistler experience. This policy directs the continued focus on providing full-service accommodations and enhancing existing properties that currently fall short of visitor expectations.

Rationale: Full service properties are needed for Whistler to deliver a high quality visitor experience and remain competitive with other mountain resorts.

5.1.2. Policy: Encourage and support the provision of adequate space within visitor accommodation developments for operations and guest services and consider alternative service delivery models, such as shared facilities, where appropriate.

Description: Without adequate back-of-house or operational support space in visitor accommodation properties, Whistler's ability to deliver the highest quality guest service can be severely constrained. The Municipality will work to ensure visitor accommodations provide adequate support space, guest services and amenities as mandated through zoning and covenant requirements through the close examination of operational and service space allocations in future development/redevelopment applications to ensure that space needs are being met. This policy would further direct the Municipality to consider, where deemed appropriate and feasible, unique models or approaches to service delivery that are able to resolve internal operations issues for existing properties.

Rationale: Support visitor accommodation operations to deliver a high quality visitor experience.

5.1.3. Policy: Investigate opportunities to enhance visitor accommodation guest services, including the creation of a centralized visitor check-in facility as part of a resort "amenity hub".

Description: Visitor accommodations lacking adequate guest services (such as front desk service) presents a major service delivery issue and directly impacts visitor satisfaction and resort net promoter scores. This policy would direct an examination of various opportunities to address local service issues, including the business case and cost-benefit of creating a centralized check-in facility in consultation with the resort community and accommodation sector.

Rationale: Enhance the resort experience; facilitate seamless guest arrival and check-in/check-out.

5.1.4. Policy: Encourage consistent standards of practice for visitor accommodation services and operators to provide for a high quality visitor experience.

Description: This policy promotes and encourages the adoption of visitor accommodation service and property maintenance standards. This is needed to address local issues such as broad discrepancies in service and property management between units (such as conflicting reservation procedures and check-in locations), property maintenance and operations issues, and the resulting misalignment between accommodation/service quality and average daily rates charged to the visitor. The Municipality will review opportunities to establish standards for operation of strata hotels and property management companies through the business regulation bylaw.

Rationale: Consistent service standards for guest services, property maintenance and management are needed to prevent declining performance and visitor satisfaction.

6. GOAL: VISITOR ACCOMMODATIONS ARE CONTINUALLY RENEWED TO ENSURE THE RESORT OFFERING REMAINS COMPETITIVE IN THE RESORT MARKETPLACE.

6.1. Objective: Facilitate and encourage ongoing property maintenance and necessary reinvestment to ensure accommodations are attractive, functional, clean, safe and accessible.

6.1.1. Policy: Require a high standard of quality for all development, redevelopment and enhancement projects.

Description: Whistler's competitive position in the resort marketplace depends on product differentiation and integrity. This does not come without a commitment to quality. Necessary reinvestment in aging visitor accommodations is needed to provide a high quality guest experience that in turn promotes visitation, visitor satisfaction and positive net promoter scores.

Rationale: Strengthen the visitor experience, protect the long-term investment in Whistler's core visitor accommodation base and reinforce Whistler's brand recognition.

6.1.2. Policy: Require and uphold high standards of property maintenance for all visitor accommodations.

Description: The Municipality will uphold property maintenance standards through the RMOW Property Maintenance Bylaw to ensure that visitor accommodations are *attractive, functional, clean, safe and accessible*.

Rationale: Strengthen the visitor experience; protect the long-term investment in Whistler's core visitor accommodation base.

6.1.3. Policy: Encourage collaborative efforts and partnerships to facilitate continued reinvestment, enhancement and maintenance of visitor accommodation properties.

Description: The Municipality will work cooperatively with the accommodation sector, the development community, property owners and managers to ensure that visitor accommodations and services are upgraded and maintained to promote positive visitor experiences and net promoter scores⁸.

Rationale: Strengthen the visitor experience; protect the long-term investment in Whistler's core visitor accommodation base and enhance the built environment.

7. GOAL: VISITOR ACCOMMODATIONS PROGRESSIVELY TRANSITION TOWARDS AND EXEMPLIFY THE SUSTAINABLE MANAGEMENT OF ENERGY, MATERIALS AND WATER.

7.1. Objective: Support Whistler's goals for greenhouse gas emissions reduction and energy and water conservation.

7.1.1. Policy: Encourage construction and renovations that advance RMOW green building policies and associated performance goals.

Description: Whistler's green building policies provide guidance for building design, construction and operation and set out performance goals that are progressively more ambitious over time. The Municipality will continue to encourage submission of green building checklists for proposals for new or significant redevelopment to achieve consistency with green building goals and objectives for commercial visitor accommodations. In some cases, green building commitments are required through zoning. Further, the Municipality will apply newly-updated DP guidelines for energy and water conservation to new or significant redevelopment projects.

Rationale: Support energy efficient, low-carbon construction and development practices and encourage building retrofits to reduce emissions from stationary sources in order to achieve community-wide energy reduction target of 10% of 2007 levels by 2020.

⁸ The net promoter score is a measure used to determine if a surveyed guest would recommend Whistler as a destination resort.

FIRST DRAFT Official Community Plan update

Commercial, Business and Light Industrial

TABLE OF CONTENTS

CURRENT REALITY	2
1. Goal: Whistler has an authentic experience unique to our mountain resort community and a strong local economy featuring a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses.	3
1.1. Objective: Achieve a balanced supply of commercial space and reinforce Whistler's historic nodal development pattern, existing commercial hierarchy and mountain resort community character.	3
2. Goal: Whistler's Commercial, business, service commercial and light industrial sub-areas and nodes are positioned and optimized by applying the objectives policies for each, as follows.	3
2.1. Whistler Village Objective: Whistler Village will continue to be reinforced as Whistler's Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering an authentic and dynamic resort experience for residents and visitors. This area shall remain the primary centre for a wide variety of retail, business, office, service, food and beverage, entertainment, leisure, institutional, cultural and accommodation uses.	4
2.2. Upper Village Objective: Recognize the Upper Village as a visitor-oriented extension of the Whistler Village pedestrian experience, with retail, dining, food and beverage, entertainment and services uses serving adjacent visitor accommodation and the Blackcomb base area, while also serving as a broader resort community destination.	5
2.3. Whistler Creek Centre Objective: The Whistler Creek commercial centre is a gateway to the resort community anchored by the Creekside ski base. It is a mixed use sub-area with restaurants, retail, entertainment, leisure and convenience goods and services, primarily serving adjacent visitor accommodation and residential neighbourhoods in the southern portion of the resort community.	6
2.4. Function Junction Objective: Designated as Whistler's general purpose business district and 'Back-of House' area for the resort community, Function Junction serves as the primary location for business, service commercial, light industrial, wholesale, warehousing and storage. Function Junction also supports retail, office, and service uses that primarily serve the needs of Whistler's seasonal and full-time residents and businesses that do not fit the form, character and function in the core commercial nodes of Whistler Village and Whistler Creek, or are not able to locate in these nodes. Function Junction is also expected to evolve to support the extended day to day needs of the Cheakamus Crossing neighborhood.	8
2.5. Mons Objective:	9
2.6. Expanded Convenience Commercial – Nesters Square and Rainbow Objective: Expanded convenience commercial centres are located and developed at a scale with uses that meet the day-to-day convenience oriented goods and services needs of an expanded market area beyond the immediate neighbourhood. Nesters Square primarily serves neighbourhoods in the central portion of the resort community and Rainbow primarily serves the northern neighbourhoods.	10
2.7. Neighbourhood Convenience Commercial – Alpine Meadows and Cheakamus Crossing Objective: Conveniently located neighbourhood-serving convenience commercial developed at a scale that meets the day-to-day needs of the respective neighbourhood.	10

CURRENT REALITY

COMMERCIAL

Existing commercial space is concentrated within Whistler's primary commercial nodes in Whistler Village (66,414 m² or 46% of all commercial space), the Upper Village (16,712 m² or 12%), as well as Whistler Creek (14,333 m² or 10%). Another 23,264 m² of commercial service is situated in Function Junction, accounting for 16% of all commercial area. Neighbourhood-serving commercial centres include Nesters (total developed commercial 2,266 m²), Rainbow (approved undeveloped commercial area of 2,100 m²) and Cheakamus Crossing (1,076 m² built within total approved commercial of 1,780 m²)¹. Additional small local commercial areas exist at Alpine South (483 m²) and Mons (1,993 m²).

Since 2000, commercial floor area has grown by 27,688 m², with the largest area changes in personal service, food/restaurant and recreation/tourism uses. Additions include Franz's Trail commercial, Nita Lake Lodge, Scandinave Spa, Cheakamus Crossing/Athlete Centre, as well as additions to support Whistler-Blackcomb operations and the new Peak 2 Peak terminal building.

INDUSTRIAL

Approximately 68% (18,520m²) of Whistler's total industrial floor space (27,197 m²) is located in Function Junction; another 2,175m² is focused at a secondary node at Mons. Remaining area is scattered throughout the municipality within 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.

Additional remaining undeveloped non-residential floor area potential as part of Whistler's already committed and approved capacity includes:

4,360 m² (~47,000 ft²) of commercial (Rainbow, RMOW Olympic Plaza Lot 9, and an additional allowance of 20 m² per CC1 properties 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)².

This does 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. There are also a number of rezonings currently in process that seek to add to Whistler's capacity. Rezoning currently under review include Mons Light Industrial, Tennis Resort Lands, and Rainbow Commercial³.

¹ Under the new parcel-specific zoning for Cheakamus Crossing, a total of 1,500 m² is permitted for local service commercial, personal service, neighbourhood public house, restaurant and retail (with a limit of 250m² of retail), as well as 280m² of professional office space, per Zoning Amendment Bylaw No. 1937, 2010, which was adopted October 5, 2010.

² Note, this is the maximum potential. Industrial uses typically do not build to the maximum permitted densities, due to parking, loading and storage requirements.

³ Recent application has been made to amend the Commercial Development One (CD1) Zone to increase maximum commercial GFA from 2,100 m² to total of 3,023 m², increasing service station convenience store to 223 m² and increasing commercial by 800 m² to accommodate proposed increase in neighbourhood grocery store from initially proposed 8,000-10,000 ft² to 19,375 ft².

1. GOAL: WHISTLER HAS AN AUTHENTIC EXPERIENCE UNIQUE TO OUR MOUNTAIN RESORT COMMUNITY AND A STRONG LOCAL ECONOMY FEATURING A HIERARCHY OF COMPLEMENTARY COMMERCIAL AND LIGHT INDUSTRIAL CENTRES EACH POSITIONED WITH ITS OWN DISTINCT ROLE, CHARACTER AND MIX OF USES.

1.1.Objective: Achieve a balanced supply of commercial space and reinforce Whistler’s historic nodal development pattern, existing commercial hierarchy and mountain resort community character.

1.1.1. Policy: In the short term period over the next five years, limit additions of new commercial space that is not currently zoned, in support of the optimization and ongoing success of existing commercial developments.

1.1.2. Policy: Require any proposed rezoning for additional commercial space be subject to an assessment of consistency with the intended purpose and role of its location and potential impacts on the vitality and success of other existing commercial developments.

1.1.3. Policy: Avoid commercial development and strip commercial along Highway 99.

1.1.4. Policy: Develop updated master plans for the Whistler Village, Whistler Creek and Function Junction sub-areas as delineated on the Whistler Land Use Map. These master plans will address land use, parking and circulation, form and character of development, green building standards, facilities and amenities, and programming.

1.1.5. Policy: Apply development permit guidelines to achieve a high quality of urban design, architecture and landscape architecture and green building that reinforces Whistler’s west coast mountain resort character.

2. GOAL: WHISTLER’S COMMERCIAL, BUSINESS, SERVICE COMMERCIAL AND LIGHT INDUSTRIAL SUB-AREAS AND

NODES ARE POSITIONED AND OPTIMIZED BY APPLYING THE OBJECTIVES POLICIES FOR EACH, AS FOLLOWS.

2.1. Whistler Village Objective: Whistler Village will continue to be reinforced as Whistler's Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering an authentic and dynamic resort experience for residents and visitors. This area shall remain the primary centre for a wide variety of retail, business, office, service, food and beverage, entertainment, leisure, institutional, cultural and accommodation uses.

2.1.1. Policy: Work with resort partners and stakeholders to prepare an updated master plan for Whistler Village that addresses land use, parking and circulation, the form and character of development, green building standards, facilities and amenities and programming.

2.1.2. 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.

2.1.3. Policy: Establish and build upon the concept of distinct neighbourhood areas within the Village, each with a unique character and offering, applying principles for successful place-making, and working collaboratively to achieve success within neighbourhood.

2.1.4. Policy: Investigate potential tools and mechanisms for encouraging unique local businesses.

2.1.5. Policy: Do not support expansion of large size retail or wholesale stores, other than grocery.

2.1.6. Policy: Support and protect important food and beverage locations that support the Whistler Experience and enhance Village vitality.

2.1.7. Policy: Support and facilitate use of the Village's network of squares, plazas and public spaces for a wide array of festivals, events, and programming, consistent with the unique characteristics of each location and context.

2.1.8. Policy: Facilitate the ongoing evolution of the retail streetscape to create a visually interesting and dynamic environment reflecting Whistler's west coast mountain resort character.

2.1.9. Policy: Support reinvestment, enhancement and redevelopment of Village properties, consistent with the Growth Management policies in this Plan.

2.1.10. Policy: Maintain the commitment to the ongoing maintenance and enhancement of the Village's public spaces to achieve an exceptional and memorable Whistler experience.

2.1.11. Policy: Work collaboratively to maintain a safe and comfortable Village experience.

2.1.12. Policy: Work collaboratively with relevant agencies and stakeholders to address liquor-related issues to reduce negative impacts associated with late night entertainment uses.

Description: Designed to support the ongoing success of Whistler Village as the Town Centre and commercial core of the resort community, these policies will reinforce Whistler Village as a key resort community asset.

Rationale Whistler Village, its form, character and function are one of the key factors in Whistler's ongoing success as a destination resort community. Oft-copied by our competition, but hard to reflect, the look and feel of Whistler Village will be maintained, enhanced and encouraged to progressively evolve through this Plan.

2.2. Upper Village Objective: Recognize the Upper Village as a visitor-oriented extension of the Whistler Village pedestrian experience, with retail, dining, food and beverage, entertainment and services uses serving adjacent visitor accommodation and the

Blackcomb base area, while also serving as a broader resort community destination.

- 2.2.1. Policy: Consider the Upper Village to be an extension and a key component of the Whistler Village sub-area.
- 2.2.2. Policy: Strive to strengthen the pedestrian experience and connections to Whistler Village, the Squamish-Lil'wat Cultural Centre and adjacent amenities.
- 2.2.3. Policy: Work collaboratively to enhance the quality of the retail streetscape consistent with the character of visitor accommodation developments located within this node.
- 2.2.4. Policy: Encourage and facilitate programming of public spaces to add vitality and contribute to the experience to the area, such as the Whistler Farmer's Market and the Family Activity Zone.

Description: The Upper Village, although separate by space, is a linked, viable component of the overall Whistler Village sub-area and that link should be strengthened.

Rationale: The Upper Village, and its special attributes, will add value, variety and validity to the overall Whistler Village sub-area through its inclusion and integration into the Whistler Village master plan.

2.3. Whistler Creek Centre Objective: The Whistler Creek commercial centre is a gateway to the resort community anchored by the Creekside ski base. It is a mixed use sub-area with restaurants, retail, entertainment, leisure and convenience goods and services, primarily serving adjacent visitor accommodation and residential neighbourhoods in the southern portion of the resort community.

- 2.3.1. Policy: Work with resort partners and stakeholders to develop a phased master plan that strengthens the attractiveness, character and experience of the entire commercial subarea. Draw together the

Creekside Base, Franz's Trail, highway gateway commercial, and Lake Placid Road to the Nita Lake Lodge and the train station.

2.3.2. Policy: Encourage renovation and redevelopment of commercial and multiple accommodation properties in the area in need of upgrades to enhance resort experience and quality of life.

2.3.3. Policy: Investigate the longer term potential for Lake Placid Road to evolve into a streetfront district comprised of mixed-use boutique office, streetfront retail, and mixed use live/work residential.

2.3.4. Policy: Encourage programming of the Creekside base area to enhance the visitor experience in this precinct.

Description: Historically the gateway to Whistler and the original ski base, Whistler Creek performs a key combination of resort community commercial functions. Small scale business/commercial opportunities exist along Lake Placid Rd and could be realistically integrated into the existing residential form and character of the sub-area. The validity of this concept has not been fully tested to date and this plan supports further investigation of those opportunities.

Rationale: Revitalize Whistler Creek to increase the resort community's economic viability, resort experience, quality of life and reinforce the historic value this sub-area has for Whistler.

2.4. Function Junction Objective: Designated as Whistler’s general purpose business district and ‘Back-of House’ area for the resort community, Function Junction serves as the primary location for business, service commercial, light industrial, wholesale, warehousing and storage. Function Junction also supports retail, office, and service uses that primarily serve the needs of Whistler’s seasonal and full-time residents and businesses that do not fit the form, character and function in the core commercial nodes of Whistler Village and Whistler Creek, or are not able to locate in these nodes. Function Junction is also expected to evolve to support the extended day to day needs of the Cheakamus Crossing neighborhood.

2.4.1. Policy: Work with resort partners and stakeholders in Function Junction to prepare a master plan for Function Junction that addresses land use, parking and circulation, the form and character of development, green building standards, and facilities and amenities.

2.4.2. Policy: Review and rationalize zoning designations and permitted uses to achieve a cohesive approach that provides flexibility and compatibility for a wide range of desired and needed uses appropriately located in Function Junction.

2.4.3. Policy: Encourage uses that are primarily oriented to serving Whistler’s seasonal and full-time residents, support diversification of the local resort economy, do not detract from the resort image and character, and are compatible with business, light industrial, warehouse, service commercial and office functions.

2.4.4. Policy: Support retail and services uses that provide for the extended day to day convenience needs of the Cheakamus Crossing neighbourhood and that are not well-suited for Whistler’s core commercial areas.

2.4.5. Policy: Ensure Function Junction does not contain additional residential use, beyond limited auxiliary residential.

2.4.6. Policy: Work to rehabilitate and maintain vegetated buffers to screen back of house areas and protect and enhance the visual quality along Highway 99.

2.4.7. Policy: Investigate the potential for Function Junction to have a role as a creative cultural precinct.

2.4.8. Policy: Investigate creating a Local Service Area to install sidewalks and streetlights in those areas where there is conflict between heavy vehicles, industrial uses and pedestrians.

Description: Originally developed as Whistler's industrial area, Function Junction has evolved over time to a mixed use, general business district. This plan will enable a rationalization and reasonable application of ongoing mixed uses for this sub-area that support the resort community in general, and in some cases, the Cheakamus Crossing neighbourhood.

Rationale: As Function Junction evolves, so too does its planning context. A commitment must be maintained to focus the "back of house" support for the resort community in this sub-area.

2.5. Mons Objective: Centrally located pockets of service commercial and light industrial development provide space and facilities for a variety of uses with significant yard space, circulation and storage requirements, serve the resort community and benefit from the central location. Primary location for transportation and resort community infrastructure, works and services.

2.5.1. Policy: Work to address existing non-conforming uses and associated visual impacts.

2.5.2. Policy: Work to rehabilitate and maintain vegetated buffers to screen developed areas; protect and enhance the visual quality along Highway 99. Work to mitigate and manage noise and disturbance from this sub-area on surrounding residential and commercial neighbourhoods.

2.5.3. Policy: Ensure the appearance and attractiveness of the sub-area is consistent with Whistler's desired resort community image and character.

Description: A central, easily accessible from Highway 99, sub-area with the infrastructure and capacity to meet the needs of transportation, maintenance and resort community service providers.

Rationale: To support the ongoing development of a centralized, large space to support the resort community, its development and operations.

2.6.Expanded Convenience Commercial – Nesters Square and Rainbow Objective: Expanded convenience commercial centres are located and developed at a scale with uses that meet the day-to-day convenience oriented goods and services needs of an expanded market area beyond the immediate neighbourhood. Nesters Square primarily serves neighbourhoods in the central portion of the resort community and Rainbow primarily serves the northern neighbourhoods.

2.6.1. Policy: Do not support any additional Expanded Convenience Commercial areas.

2.7.Neighbourhood Convenience Commercial – Alpine Meadows and Cheakamus Crossing Objective: Conveniently located neighbourhood-serving convenience commercial developed at a scale that meets the day-to-day needs of the respective neighbourhood.

2.7.1. Policy: Investigate potential for additional locations of small-scale convenience commercial that may support and strengthen Whistler's residential neighbourhoods that enhance walkability, social connections and reduce Greenhouse Gas emissions through reduced car trips.

2.7.2. Policy: Limit any other neighbourhood commercial development to small amounts of space for local convenience commercial uses, personal service uses, and food and beverage uses that are neighborhood serving, or are associated with visitor accommodation. These uses should be scaled to meet only the needs of the immediate area.

FIRST DRAFT Official Community Plan update

Resource Extraction

TABLE OF CONTENTS

CURRENT REALITY	2
1. POLICIES	2
1. Goal: Provide for limited resource extraction areas to serve the resort community with minimal community and environmental impacts.	2
1.1. Objective: Identify areas for sand and gravel extraction within the Municipality, as mandated by the Local Government Act, and implement requirements to ensure extraction activities are compatible with Whistler’s vision as the premier mountain resort community moving toward a sustainable future.	2
2. Goal: Work with the Ministry of Transportation and Infrastructure (MOTI) and provincial regulators to ensure material extraction activities and leases for non-municipal needs are conducted in a manner consistent with municipal goals, objectives and policies.	3
2.1. Objective: Identify areas for sand and gravel extraction within the Municipality, as permitted directly by the Province on Crown Lands, and implement requirements to encourage extraction activities are compatible with Whistler’s vision and objectives as the premier mountain resort community.	3
3. Goal: To achieve a sustainable community forest with a balance of forest harvesting, recreation, visual management, watershed protection, First Nations’ cultural values, and environmental values in the Cheakamus Community Forest (CCF) area.	4
3.1. Objective: Promote sustainable, efficient and effective uses of the Cheakamus Community Forest lands	4

CURRENT REALITY

A variety of resource extraction, processing activities and forestry operations exist within Whistler. They are several locations throughout the municipality and nearby area as shown on the Land Use Designation Map. These areas include rock quarrying, rock crushing, sand and gravel extraction and processing, and forestry operations. All contribute directly or indirectly to the local and provincial economy and job market. These activities also have a large potential to impact the environment and the Municipality.

The resort community has areas where resource extraction and timber harvesting uses are occurring or approved.

1. POLICIES

1. GOAL: PROVIDE FOR LIMITED RESOURCE EXTRACTION AREAS TO SERVE THE RESORT COMMUNITY WITH MINIMAL COMMUNITY AND ENVIRONMENTAL IMPACTS.

1.1. Objective: Identify areas for sand and gravel extraction within the Municipality, as mandated by the Local Government Act, and implement requirements to ensure extraction activities are compatible with Whistler's vision as the premier mountain resort community moving toward a sustainable future.

1.1.1. Policy: Limit resource extraction in the locations designated for this use as shown on the Land Use Designation Map in Schedule "XX".

1.1.2. Policy: All resource extraction activities will be subject to all applicable provincial regulations and municipal bylaws.

1.1.3. Policy: Reduce the visual impact of extraction operations by requiring rehabilitation of sand and gravel pits and quarries.

1.1.4. Policy: Encourage reclamation of operations within the municipal boundary, subject to the all applicable provincial regulations and municipal bylaws.

Description: Gravel extraction and processing activities fall under the jurisdiction of the Provincial government, and as such, local government has limited authority to manage these land uses.

Rationale: Supports economic viability, resort experience, environmental protection and community livability.

2. GOAL: WORK WITH THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE (MOTI) AND PROVINCIAL REGULATORS TO ENSURE MATERIAL EXTRACTION ACTIVITIES AND LEASES FOR NON-MUNICIPAL NEEDS ARE CONDUCTED IN A MANNER CONSISTENT WITH MUNICIPAL GOALS, OBJECTIVES AND POLICIES.

2.1.Objective: Identify areas for sand and gravel extraction within the Municipality, as permitted directly by the Province on Crown Lands, and implement requirements to encourage extraction activities are compatible with Whistler's vision and objectives as the premier mountain resort community.

2.1.1. Policy: Limit resource extraction by MoTI in the locations designated for this use, as shown on the Land Use Designation Map in Schedule "XX".

2.1.2. Policy: All resource extraction activities will be subject to all applicable provincial regulations and municipal bylaws.

2.1.3. Policy: Reduce the visual impact of extraction operations by requiring rehabilitation of sand and gravel pits and quarries, where possible.

2.1.4. Policy: Encourage reclamation of operations within the municipal boundary, subject to all applicable provincial regulations and municipal bylaws.

Description: Since 1972 MoTI has held two pits known as the Callaghan Pit/Quarry #0170 under the Land Act as a Section 16 Map Reserve for sand, gravel and quarry purposes, as shown on Schedule *. It has been used on an intermittent basis since then. The Ministry has produced a wide variety of aggregate materials, including riprap for the maintenance, rehabilitation and upgrading of both MoTI and MoF road infrastructure in the corridor. The site is of strategic importance to the Ministry and will continue to be utilized for short, medium and long term (30-60 years) projects. In addition to excavating, loading, drilling and blasting equipment, on site material processing would require the use of portable gravel/rock crushing operations as well as portable asphalt plants. Ultimate/maximum development would see gravel/rock extraction for the entire area located between the two pits.

Rationale: Supports economic viability, resort experience, environmental protection, community livability, and strengthen partnership success.

3. GOAL: TO ACHIEVE A SUSTAINABLE COMMUNITY FOREST WITH A BALANCE OF FOREST HARVESTING, RECREATION, VISUAL MANAGEMENT, WATERSHED PROTECTION, FIRST NATIONS' CULTURAL VALUES, AND ENVIRONMENTAL VALUES IN THE CHEAKAMUS COMMUNITY FOREST (CCF) AREA.

3.1. Objective: Promote sustainable, efficient and effective uses of the Cheakamus Community Forest lands

3.1.1. Policy: Promote timber harvesting and land management practices within the CCF guided by the Ecosystem-based Management Plan (EBM) on the lands designated for this use, as shown on the Context Map in Schedule "XX".

Description: In its legal partnership agreement, within which RMOW is listed as a partner, CCF partners committed to managing the land base using Ecosystem Based Management (EBM) practices. The RMOW, as a one third partner, will continue to promote the use of EBM and take active steps to further embed EBM in CCF decisions to compliment Whistler's tourism economy.

Rationale: EBM is the management tool that allows the CCF to deliver sustainable forestry that includes community values related to social and environmental issues.

3.1.2. Policy: Encourage the CCF to obtain and maintain its Forest Stewardship Council (FSC) certification.

Description: The FSC is an independent agency with international recognition of promoting best management practices for forestry.

Rationale: Obtaining and maintaining FSC certification is a clear signal to the community that the CCF is committed to sustainable forestry practices.

3.1.3. Policy: Encourage the CCF to request the provincial government include a broader range of management responsibilities such as commercial recreation within Cheakamus Forest tenures.

Description: The RMOW will encourage the CCF to lobby the provincial government to broaden the mandate of community forests. Currently the tenure (license) only applies to timber harvesting.

Rationale: This will allow the management of the community forest to more fully reflect the values of the community.

Description: Timber harvesting in the CCF is the responsibility of the CCF nonprofit society. In April 2009, the RMOW, the Lil'wat and Squamish Nations as equal partners in the CCF Society, signed a 25-year tenure license with the Province for the 30,260 hectares of forestland surrounding the RMOW. Of the 30,260 hectares in the CCF, approximately 15,000 hectares are protected from commercial harvesting by provincial mechanisms such as Land & Resource Management Plan Wildland Zoning, Old Growth Management Area status or Ungulate Winter Range status. In the remaining 15,260 hectares, the actual lumber harvesting will be done by contractors in accordance with the Ecosystem-Based Management Plan and the Forest Stewardship Council's (FSC) Forest Stewardship guidelines as set up by the CCF Society. The FSC has developed the only third party forest certification system recognized worldwide by native peoples, environmental groups, labour organizations and industry. This innovative approach to managing the harvestable forested area in and surrounding the Municipality provides more local control to manage this land use.

Rationale: Supports economic viability, resort experience, environmental protection, community livability, and strengthen partnership success.

FIRST DRAFT Official Community Plan update
Climate Action and Energy

TABLE OF CONTENTS

1. What this chapter means...	2
2. CURRENT REALITY	2
1. GOAL: SUBSTANTIALLY REDUCE GREENHOUSE GAS EMISSIONS FROM STATIONARY SOURCES	3
1.1. Objective: Prioritize energy conservation as a core strategy for achieving our greenhouse gas emission reduction goals.	3
1.2. Objective: Create a supportive incentive structure to preference energy efficient, low-carbon construction and development practices.	5
1.3. Objective: Support the investigation of a potential low carbon district based energy system in Whistler Village.	6
1.4. Objective: Work with senior levels of government to encourage carbon reduction and energy conservation policies for jurisdictional realms within which local governments do not currently have direct regulatory control.	7
1.5. Objective: Support local and regional low-carbon energy production that includes a careful assessment of all potential negative impacts on ecosystem function, community character and visual aesthetics.	7
2. GOAL: SUBSTANTIALLY REDUCE GREENHOUSE GAS EMISSIONS FROM MOBILE SOURCES.	8
2.1. Objective: Treat land use as a primary determinant of transportation-based energy use.	8
2.2. Objective: Prioritize infrastructure development and policies that support preferred modes of transportation for intra-community travel.	10
2.3. Objective: Support the integration of lower impact technologies for community mobility.	11
3. GOAL: SUBSTANTIALLY REDUCE GREENHOUSE GAS EMISSIONS ASSOCIATED WITH SOLID WASTE MANAGEMENT.	13
3.1. Objective: Continue to develop policies, practices, and targets designed to help Whistler meet its Zero Waste Goal.	13
4. GOAL: GOVERNANCE IS WELL STRUCTURED TO ACHIEVE CLIMATE AND ENERGY GOALS.	13
4.1. Objective: Commit to aggressive community-level GHG reduction targets.	13
4.2. Objective: Support community marketing and outreach programs that seek to raise awareness about the benefits of reducing personal energy use and decreasing our collective carbon emissions.	14
4.3. Objective: Ensure that active Climate Change Adaptation planning is integrated in community decision making.	15
5. DEFINITIONS (To come)	16

ABOUT THIS CHAPTER: THE CLIMATE ACTION AND ENERGY CHAPTER ADDRESSES HOW TO REDUCE RESOURCE CONSUMPTION, WASTE AND EMISSIONS, MOVE TO RENEWABLE RESOURCES, AND PROMOTE SUSTAINABLE ENERGY SYSTEMS IN NEW DEVELOPMENT AND REDEVELOPMENT AREAS.

CURRENT REALITY

As a mountain town, Whistler has long been concerned with the issue of climate change. The community has a special dependence on stable snow and weather patterns which has historically heightened awareness to Whistler's shared responsibility to manage our greenhouse gas emissions – and the potential impacts if we do not.

As a signatory of the BC Climate Action Charter, the Resort Municipality of Whistler (RMOW) has formally expressed its understanding that human-caused emissions of greenhouse gases are affecting the global climate change; that reducing these emissions is therefore beneficial and important to all citizens; and that governments must act promptly to mitigate climate change. In 2010, approximately half of our community greenhouse gas emissions are produced by passenger vehicles (49%), followed by commercial natural gas use (24%), residential natural gas use (10% - other sources include commercial fleets (5%), residential electricity (4%), commercial electricity (4%), and solid waste emissions of approximately 2%.

The good news is that over the last four years, Whistler's estimated community emissions have fallen by approximately 20%. It is important to note however that these reductions are primarily the result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling), not community energy conservation. Without significant reductions in total energy consumption (particularly fossil fuels), the future pace of emission reductions in Whistler will slow dramatically. Over the last 10 years community energy consumption has increased by 13%. In fact, total energy consumption has increased steadily since 2003, and as of 2010, electricity-alone is up more than 100 GWhs versus to (enough to power more than 4,000 electrically-heated homes in our climate.

Across Whistler, there are many signs that the community is increasingly taking energy efficiency and climate protection increasingly seriously. Over the last few years, innovative initiatives in the private sector have included Whistler's first net-zero home as well as many other innovative green building projects, increasing residential uptake of the LiveSmartBC and ecoENERGY home energy assessment grants as well as over 1,000 local registrations in BC Hydro's Team Power Smart programs. Moreover, a growing number of local businesses have formally integrated energy and emission inventories into their existing management systems. As the saying goes, for these businesses – what gets measured, gets managed.

Within the public sector, leadership has included LEED certified public buildings, a new PassivHaus certified community building at Lost Lake, an innovative alternative energy-based district energy system at Cheakamus Crossing, 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 (now Fortis) Whistler's propane to natural gas conversion and pipeline installation project.

Finally, to remain on the path toward our formal greenhouse gas reduction targets, Whistler must reduce its greenhouse gas emission footprint by 3,000 to 4,000 tonnes each year until 2020 - by any measure, this represents a substantial challenge to the community's current patterns of energy consumption.

1. GOAL: SUBSTANTIALLY REDUCE GREENHOUSE GAS EMISSIONS FROM STATIONARY SOURCES

Emissions from Stationary Sources include emissions from commercial and residential buildings as well as for key municipal and community infrastructure.

1.1. Objective: Prioritize energy conservation as a core strategy for achieving our greenhouse gas emission reduction goals.

1.1.1. Policy: Set a community-wide energy consumption target of 10% less than 2007 levels by 2020.

Description: The current OCP and Integrated Energy Plan each only has a GHG emission reduction target - not an energy reduction target. This policy would set an additional energy reduction target as a tool to drive energy efficiency and conservation (not just fuel switching strategies) as a core strategy for achieving our climate mitigation and energy management targets.

Rationale: Reduced energy consumption is the most durable and flexible strategy for reducing long term emissions and ensuring energy affordability as utility prices continue to rise into the future. Whistler's energy consumption per population equivalent (PE) has continued to rise over the last 10 years. While cleaner energy sources (electricity, natural gas and some biofuels) have reduced overall community GHG emission levels, long term emission reductions will require that the community begin to achieve measureable reductions in actual energy consumption in order to achieve our targets.

1.1.2. Policy: In all Development Permit Areas, apply objectives and guidelines for energy and water conservation as well as the reduction of greenhouse gas emissions.

Description: (CURRENT OCP POLICY) As per recent changes to Section 892 the Local government Act, it is now permitted for Development Permit Areas to include objectives and guidelines for energy and water conservation as well as the reduction of GHG emissions. This policy would ensure that all new DPAs include guidelines that actively pursue this opportunity and strategically integrate guidelines intended to support community GHG and energy conservation targets whenever possible.

Rationale: While development area guidelines cannot dictate or regulate the energy performance of neighbourhood buildings (only the Provincial Code has jurisdiction in this respect), DPA guidelines can provide guidance on all aspects of the development outside the exterior walls of the buildings. Within this opportunity, any means of driving increased energy efficiency and reduced emissions should be pursued.

1.1.3. Policy: Maintain and apply the RMOW Green Building Policy to reflect the most current trends in energy efficiency and local government jurisdiction.

Description: Adopted in 2008, the RMOW Green Building Policy sets targets for green building performance for a wide range of building types in Whistler.

Rationale: As buildings represent approximately 65% of energy use, and 45% of GHG emissions in Whistler, increasing the energy performance of local buildings is an important opportunity for reducing community-wide emissions and energy consumption. Updating the Green Building Policy would be beneficial whenever there are significant changes to energy performance benchmarks as well as in response to potential changes in local government jurisdiction over building energy performance levels.

1.1.4. Policy: Encourage increased uptake of building energy retrofit programs (Provincial, Federal as well as utility-based programs) across the community.

Description: The RMOW will support and encourage local participation for available energy efficiency audits, assessments and/or grants and rebate programs designed to increase the efficiency of existing buildings within Whistler. Current and recent examples of this type of program include LiveSmart BC, ecoENERGY, as well as BC Hydro's Team Power Smart.

Rationale: While some new building will continue in Whistler for the foreseeable future (some new developments, and ongoing redevelopment), existing buildings within Whistler will continue to constitute the lions share of the energy use and emission production within the stationary energy sector. Without substantially reducing the energy consumption of existing buildings it is hard to see how local energy and emission reduction targets will be achieved – new green buildings (no matter how efficient), will not be sufficient to achieve our targets.

1.1.5. Policy: Identify and remove barriers to higher building envelope insulation levels.

Description: Develop a policy that would permit gross floor area (GFA) measurements from the middle/interior of exterior walls for any building that incorporates very high levels of insulation for exterior wall construction.

Rationale: Currently gross floor area (GFA) in all zones is measured from the outer edge of all exterior walls. This practice creates a situation where builders are discouraged from building thicker walls with higher insulation levels (eg. Passive house construction) due to the fact that it reduces total interior dwelling space for a given permitted GFA. This policy would eliminate this barrier and encourage the construction of exterior walls with higher insulation values, and hence more energy efficient home construction. The City of Vancouver has recently integrated a bylaw similar to this approach.

1.1.6. Policy: Explore and promote opportunities to reduce the direct heating of outdoor environments.

Description: (FROM WORKING GROUP) Direct heating of outdoor environments includes outdoor patio heaters, heat tracing for snowmelt on walkways and stairways, as well as waste heat from open doorways. While there are instances when the direct heating of outdoor environments is directly related to visitor and resident safety, it is an inherently inefficient use of energy as the heat cannot be contained and should be discouraged when possible. Both design, and behavioral opportunities exist for reducing the amount of energy used in Whistler for directly heating outdoor environments.

Rationale: Outdoor heating is inherently inefficient due to the inability to keep the heat that is produced contained in an open air environment. For this reason it is expensive, consumptive and in some cases responsible for significant levels of GHG emissions. The avoidance of direct heating for outdoor environments should be promoted, and alternatives supported whenever possible.

1.2. Objective: Create a supportive incentive structure to preference energy efficient, low-carbon construction and development practices.

1.2.1. Policy: Investigate the potential for deploying municipal-led energy efficiency incentives designed to catalyze energy efficiency upgrades for existing infrastructure and buildings.

Description: The Municipality will review opportunities to link demonstrated delivery of key high performance energy systems with reduced processing times, preferred permitting fees, cash incentives and rebates, as well as deferred cost mechanisms such as Local Improvement Charges, and other property-accessed (rather than owner-accessed) capital funding loans. In addition, the Municipality will consider revising its Works and Service Charges to encourage land use patterns, site and building design, and infrastructure that minimize net greenhouse gas emissions. This policy seeks to target both residential and commercial buildings.

Rationale: The municipality believes that the financial barriers associated with the capital cost of high efficiency and/or renewable energy systems continues to result in slow market absorption of preferred low-impact technologies. As such, the municipality should comprehensively explore potential means of reducing this barrier for owners who choose to install key preferred energy systems (eg. Solar hot water), or meet identified energy performance thresholds (eg. Certified passive house, or LEED gold).

1.2.2. Policy: Investigate revising the Works and Service Charges to encourage development that is designed to result in low environmental impact.

Description: Investigate the opportunity of strategically leveraging the existing Works and Service charges as a mechanism for providing a financial incentive for projects to encourage land use

patterns, site and building design and infrastructure that minimizes net greenhouse gas emissions and energy use.

Rationale: Designed to take advantage of recent changes to legislation governing development cost charges. Local governments typically set DCCs for single detached, multifamily, and commercial/industrial uses, but rarely vary the rates depending on the location of the new development in the jurisdiction even though location is one of the most significant factors that influences the infrastructure cost associated with accommodating growth. According to Bill 27, a local government must take into consideration how development designed to result in low environmental impact may affect the capital cost of infrastructure when setting DCCs in a bylaw. It must also consider whether DCC rates will discourage development designed to result in low environmental impact. This approach is already in place in some communities (e.g. Kelowna & Nanaimo – where DCC in the City-centre are less expensive than suburban neighbourhoods)

1.3. Objective: Support the investigation of a potential low carbon district based energy system in Whistler Village.

1.3.1. Policy: Designate Whistler Village as a District Energy Investigation Area.

Description: Formally designate Whistler Village as a District Energy Investigation Zone in order to concentrate District Energy resources and investigations on the most suitable area of the community for potential future DES planning and development.

Rationale: Due to the concentrated land use density and substantial thermal energy consumption in the Village core, Whistler Village provides the most suitable location for future district energy development. Thorough site investigation and feasibility assessments are required to assess the suitability of this area for the development of potential DE infrastructure in the future.

1.3.2. Policy: Catalogue and develop strategies for maximizing the re-use of existing waste heat resources across the community.

Description: Inventory existing sources of waste heat within Whistler Village and assess the feasibility of waste heat recapture for all significant sources.

Rationale: Waste heat is wasted energy. Current research indicates that significant amounts of waste heat are recoverable across BC. Next to reducing demand through energy efficiency and conservation, recovering waste heat is one of the best strategies for reducing community energy demand. Finally, a district energy system provides a good opportunity for recapturing and productively leveraging waste heat sources.

1.3.3. Policy: Where sufficient demand exists support the development of district heating and cooling systems that reduce emissions, promote energy efficiency and reduced operating costs, and increase the share of total energy requirements met by renewable energy sources.

Description: (CURRENT OCP POLICY) This states the RMOW's support for District Energy approaches to thermal energy sharing, and provides direction as to the system outcomes (reduced emissions, promotion of energy efficiency, and increasing the contribution of renewable energy).

Rationale: A DES in Whistler Village could support the increased flexibility of local energy system(s) to proactively accommodate changing supply and technologies over time, reduce community GHG emissions and potentially reduce both energy consumption and energy expenses for buildings in the Village core.

1.4.Objective: Work with senior levels of government to encourage carbon reduction and energy conservation policies for jurisdictional realms within which local governments do not currently have direct regulatory control.

1.4.1. Policy: Support available Provincial building code extensions and other available tools that maximize the extent that local building regulation can require or support renewable energy systems in local development and construction practices.

Description: (CURRENT OCP POLICY, not verbatim) In cooperation with other local governments and the provincial Building and Safety Policy Branch, the Municipality will encourage, and whenever possible require, all building construction and renovation to meet high standards for energy efficiency and the increased use of renewable energy.

Rationale: Increasing 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 not currently within the jurisdiction of local governments to regulate, working with the Province through building code extensions (like solar hot water ready) is currently one of our best strategies for furthering these regulations.

1.5.Objective: Support local and regional low-carbon energy production that includes a careful assessment of all potential negative impacts on ecosystem function, community character and visual aesthetics.

1.5.1. Policy: Encourage increased energy self-sufficiency through on-site renewable energy generation opportunities for local building stock.

Description: In addition to supporting available, building code extensions, explore other means of encouraging and supporting increased installation and integration of renewable energy technologies within local buildings.

Rationale: Increasing renewable energy share in Whistler is an important strategy for reducing the consumption of higher carbon fuel sources (especially fossil fuels).

1.5.2. Policy: Support a local and/or regional investigation into renewable electricity production opportunities consistent with Objective 1.5.

Description: State the RMOWs support for a comprehensive regional investigation into renewable electricity production that includes a careful assessment of all potential negative impacts on ecosystem function, community character (e.g. recreational amenities) as well as visual aesthetics.

Rationale: As demand for electricity increases in BC (especially as potentially associated with the electrification of transportation), new electricity generation will be required. New generation should be based on renewable sources, but must still also include a careful assessment of the potential cumulative impacts that new generation (and associated transmission infrastructures) will have on local ecosystems, community character and visual aesthetics.

2. GOAL: SUBSTANTIALLY REDUCE GREENHOUSE GAS EMISSIONS FROM MOBILE SOURCES.

Emissions from Mobile Sources include the emissions from passenger vehicle transportation, commercial fleets, transit, and visitor transport within municipal boundaries.

2.1. Objective: Treat land use as a primary determinant of transportation-based energy use.

2.1.1. Policy: Adhere to the Whistler Urban Development Containment Area (WUDCA).

Description: Restrict any future residential development to the lands located within an urban containment boundary (Function – Emerald).

Rationale: GHG emissions rise predictably when citizens live further from where they work, shop and play. NOTE: more than 50% of all estimated Whistler GHG emissions come from passenger vehicle transportation within municipal boundaries.

In addition to reducing energy use and carbon emissions, concentrating development within our current development footprint maximizes the efficiency of current infrastructure and reduces additional negative impact on local ecosystems.

2.1.2. Policy: Proposals for new development, or significant redevelopment, will be required to quantify their likely impact on community greenhouse gas emissions and energy consumption, and to incorporate measures that will minimize and/or mitigate projected increases.

Description: (CURRENT OCP POLICY) This requirement has been added to the information requirements under Section 4.13.3 in the current OCP.

Rationale: Requiring quantification of projected changes to community GHG emission patterns will encourage the development community to understand their proposed developments impact on community emission performance, and should provide a framework that will encourage both private sector and public sector decisions that seek to reduce emissions consistent with our stated targets. Once again, what get's measured, get's managed.

2.1.3. Policy: Support extended application of RMOW infill policies to accommodate approved future growth.

Description: States support for RMOW infill policies from a carbon reduction perspective.

Rationale: GHG emissions rise predictably when citizens live further from where they work, shop and play. NOTE: more than 50% of all estimated Whistler GHG emissions come from passenger vehicle transportation within municipal boundaries.

In addition to reducing energy use and carbon emissions, concentrating development within our current development footprint maximizes the efficiency of current infrastructure and reduces additional negative impact on local ecosystems.

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 to the existing neighbourhood character.

Description: A designated live-work use allows a person to reside in a dwelling unit that concurrently permits small scale commercial activity (e.g. studio, professional services, repair services) within the unit.

Rationale: Live work zoning is used in many communities as a strategy to reduce negative vehicle commuting impacts associated with the daily travel of residents between their homes and places of employment.

2.1.5. Policy: Consider new development, or significant redevelopment only near existing settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.

Description: (CURRENT OCP POLICY) Concentrates new development into areas that are already supported by infrastructure that can help residents reduce their collective GHG emissions through reduced reliance on personal automobile use. Similarly, this policy seeks to discourage development in areas that increase reliance on personal automobile use.

Rationale: Convenient access to preferred modes of transportation as well as nearby amenities and services substantially increases the likelihood that these services will be used by neighbourhood residents thereby supporting reduced emissions and energy use.

2.1.6. Policy: Investigate and consider opportunities for increasing the production of food within Whistler.

Description: [from WORKING GROUP] The emissions associated with the transportation of food is substantive in current practice. Greenhouses, community gardens and backyard gardens can each provide increase opportunities for local residents and businesses to grow more food locally, thereby reducing the community's dependence on food grown elsewhere and shipped into town.

Rationale: Incremental reduction in GHG emissions, promotion of healthy food choices, increased social interaction and community-building are all supported by this Policy.

2.2. Objective: Prioritize infrastructure development and policies that support preferred modes of transportation for intra-community travel.

2.2.1. Policy: Set and achieve specific targets for the use of preferred modes of commuter travel within Whistler.

Description: Directs staff to develop specific targets for increasing the use of preferred modes of transportation within Whistler (i.e. pedestrian, bicycle and other non-motorized means, transit). Targets would be incorporated in other municipal planning documents (e.g. Community Energy & Emissions Plan, Transportation demand management plans etc...).

Rationale: More than 50% of all estimated Whistler GHG emissions come from passenger vehicle transportation within municipal boundaries. Whistler will not be able to achieve its stated climate management and emission reduction targets without significantly reducing the use of personal automobiles.

2.2.2. Policy: Continue to support transportation demand strategies that pass the real infrastructure, servicing, environmental and land use opportunity costs of parking onto parking users.

Description: States support for a user-pay (rather than community-pay) approach to passenger vehicle parking costs.

Rationale: Parking costs money. Consistent with the RMOW's long term financial plan, where possible, the costs of providing a service should be borne by those that use the service. Moreover, user-pay parking more accurately reflects the true cost of personal vehicle use. Again, more than 50% of all estimated Whistler GHG emissions come from passenger vehicle transportation within municipal boundaries. Since more accurate price signals on passenger vehicle use are expected to decrease the use of single occupant vehicle travel in favour of preferred modes, user-pay parking presents a significant opportunity to reduce to collective emissions footprint of passenger vehicles in Whistler.

2.2.3. Policy: Direct cash-in-lieu parking fees toward the improvement of pedestrian, cycling, and transit infrastructure.

Description: Ensure that any funds received as cash-in-lieu of parking fees are specifically directed to support preferred modes of transportation/mobility with the Municipality.

Rationale: Consistent with the new requirements under Bill 27, this policy ensures that cash-in-lieu parking fees (if collected) are used to support preferred modes of transportation (pedestrian, cycling and other non-motorized modes, as well as transit).

2.2.4. Policy: Increase year-round pedestrian connectivity throughout the community – especially in areas near convenience services.

Description: Ensure that planning processes prioritize pedestrian access and mobility across the community.

Rationale: Convenient access to pedestrian and cycling infrastructure supports increased use of non-motorized transportation options, and decreases the use of passenger vehicles for short trips.

2.2.5. Policy: Investigate potential sites, facility requirements, and alternative funding models for one or more centralized multimodal transportation hubs, including the existing village Visitor Centre, which would serve to enhance the visitor experience and encourage the use of preferred modes of transportation, both locally and regionally.

Description: A key strategy for increasing the attractiveness of Whistler to visitors, as well as an amenity for community livability, is to promote opportunities for seamless transportation systems that allow people to use a variety of modes to go easily to, from, and within Whistler, including themselves and their luggage. This will require the full cooperation of a variety of partners, both government and business.

Rationale: Supports partnership to promote economic viability and visitor experience with additional environmental benefits.

2.3. Objective: Support the integration of lower impact technologies for community mobility.

2.3.1. Policy: Integrate support for electric vehicle charging infrastructure into relevant municipal development policies.

Description: Develop guidance, regulation and requirements designed to support future electric vehicle infrastructure through the development review process. Similar bylaws currently exist in City of Vancouver.

Rationale: Electric vehicles are more efficient than current internal combustion engines, and produce significantly less GHG emissions per km driven. In BC, electric vehicles have the potential to substantially reduce GHG emissions from automobile transportation across the Province. Convenient charging infrastructure is key to the successful absorption of this new technology and is not currently considered in the development review and approval process. Staff should research

best practices, legal contexts, and develop a suitable framework for ensuring that Whistler proactively anticipates the changing requirements associated with the potential near-term widespread electrification of passenger transportation.

2.3.2. Policy: Support the development of, and access to, reduced-carbon mobile fuel options within the community.

Description: States the community's support for increasing access to lower-carbon mobile fuels (e.g. biofuels, electricity etc...). This policy would direct staff, where possible, to use development approval tools to encourage increased availability of lower-carbon mobile fuel options.

Rationale: Once again, more than 50% of Whistler GHG emissions come from passenger vehicle use. Increased use of lower carbon fuel sources has the potential to significantly reduce the collective use of passenger vehicles across the community.

2.3.3. Policy: Encourage commercial recreation and leisure operators to minimize the greenhouse gas emissions associated with their activities.

Description: (CURRENT OCP POLICY) Whenever possible, municipal staff will work to encourage (through regulation, guidelines, referrals, information or other means when available) commercial recreation operators and leisure operators in and around Whistler to reduce the GHG emission footprint of their operations.

Rationale: Although typically not tracked in community energy and emission inventories, commercial recreation consumes significant volumes of fossil fuels to support their operations. Reduction of carbon emissions associated with this combustion is consistent with the community's desire to mitigate the impacts of climate change.

3. GOAL: SUBSTANTIALLY REDUCE GREENHOUSE GAS EMISSIONS ASSOCIATED WITH SOLID WASTE MANAGEMENT.

3.1. Objective: Continue to develop policies, practices, and targets designed to help Whistler meet its Zero Waste Goal.

- 3.1.1. Policy: Develop, expand and promote programs and infrastructure that increases local recycling diversion rates – especially the recycling of organics.

Description: Develop programs and infrastructure designed to increase Whistler's total diversion rate (TDR).

Rationale: Whistler's solid waste management system emits approx. 2,500 – 3,000 tCO₂e (2-3% of total community emissions). Waste to landfill creates the largest share of these emissions. In fact, most of the emissions are associated with methane production caused by the anaerobic decomposition of buried organics. Reducing waste to landfill (especially organics) has the potential to meaningfully reduce our community's carbon emissions.

4. GOAL: GOVERNANCE IS WELL STRUCTURED TO ACHIEVE CLIMATE AND ENERGY GOALS.

4.1. Objective: Commit to aggressive community-level GHG reduction targets.

- 4.1.1. Compared to 2007 GHG emission levels, the community of Whistler commits to community-level greenhouse gas reductions of: 33% by 2020, 80% by 2050; and 90% by 2060.

Description: (CURRENT OCP POLICY) Consistent with the Provincial targets for GHG emission reductions, the RMOW has already committed to the targets as defined in the policy above.

Rationale: Through multiple energy and emissions related policies, the RMOW has publicly stated that climate change is supported by scientific consensus; that governments urgently need to implement effective measures to reduce GHG emissions; and that protecting the environment can be done in ways that promote economic prosperity.

- 4.1.2. Policy: Commit to annual monitoring and reporting of both community-wide and corporate energy and emission inventories.

Description: (CURRENT OCP POLICY) The Municipality will continue to monitor community and corporate energy use and greenhouse gas emissions, and share the results in a transparent, consistent and comprehensible format. Already in place, required as part of the RMOW Carbon Neutral Operations Plan and commitments within the BC Climate Action Charter.

Rationale: *'What get's measured, get's managed'*. Complete, accurate data is the cornerstone of strategic decision making and effective performance management. Without good data, our ability to make informed energy and emissions management decisions is substantially compromised, as is our ability to review and evaluate the impact/effectiveness of past decisions/initiatives or policies.

4.1.3. Policy: Respect the community's adopted GHG reduction target when considering all future changes to development and land use patterns within the community.

Description: As per the new provincial regulation, ensure that land use decision making is consistent with the OCP's GHG reduction targets. All land use and development decisions should be reviewed with respect to their potential impact on GHG emissions.

Rationale: In order to meet our GHG emission reduction goals, decision making must be aligned with our reduction targets. Land use and development decisions have the potential to significantly affect both stationary (buildings) and mobile (transportation-based) GHG patterns across the community.

4.1.4. Policy: Ensure that the RMOW's Energy and Climate Action Plan is updated every 5 years, and that the Municipality works to actively implement the recommendations of the Plan.

Description: (CURRENT OCP POLICY) The Municipality will revise and update its current Integrated Energy, Air Quality and Greenhouse Gas Plan into an updated Climate Action Plan by 2012. The Climate Action Plan will be consistent with the aforementioned targets, with Whistler2020 and with this OCP. Furthermore, given the importance of ongoing long-term commitment to the community's GHG emission reduction goals, the Climate Action Plan will be reviewed and updated every 5-7 years.

Rationale: In order to achieve our goals of energy and emission reductions, as well as the parallel goals of reduced long term costs, reliability and resilience, a commitment to strategic energy-focused planning is required. An Energy and Climate Action Plan provides an opportunity for structuring detailed energy and emissions planning and implementation approaches that are not currently afforded within existing statutory planning documents such as the OCP.

4.2. Objective: Support community marketing and outreach programs that seek to raise awareness about the benefits of reducing personal energy use and decreasing our collective carbon emissions.

4.2.1. Policy: Promote awareness of climate change mitigation, adaption and the importance of energy efficiency through continued community outreach that targets personal energy and emission reduction opportunities.

Description: Develop and execute social marketing and associated advertising based on the 'Whistler Way' brand that is designed to raise awareness about personal energy and emission reduction opportunities (e.g. transportation choices, home energy use etc...).

Rationale: Awareness is a key driver of personal action and initiative.

4.3. Objective: Ensure that active Climate Change Adaptation planning is integrated in community decision making.

4.3.1. Policy: Support and pursue strategic adaptation planning that routinely assesses the potential impacts of climate change, carbon pricing and rising fuel costs on Whistler's tourism economy.

Description: [FROM WORKING GROUP] The impact of changing climatic conditions – especially reliable snow patterns – have the potential to substantially impact Whistler's primary economic engine – tourism. Strategic planning that considers and evaluates the impacts of the issues related to climate change and rising fossil fuel costs (on which Whistler's economy is fundamentally dependent) can help ensure that Whistler is best positioned to adapt (if/when required) and ensure future economic success

Rationale: Adapting to climate change is a new reality. 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 – not to mention rising mobile fuel costs and consequent impact on travel and tourism patterns. Failure to strategically evaluate and act upon these issues could substantially and unnecessarily increase the vulnerability of Whistler primary economic engine - tourism.

4.3.2. Policy: Ensure that strategic directions related to climate change risk management and climate change adaptation policy are considered within Municipal decision-making processes.

Description: Municipal decision making to include a careful consideration of community-scale risks that a changing climate presents to municipal and community infrastructure. This risk assessment (likely within the Community Energy and Climate Action Plan) needs to provide the basis for recommended policy regarding informed adaptation strategies.

Rationale: Many local governments are already at the centre of this new reality; dealing with the effects of thawing permafrost, damaged infrastructure; more extreme flood events and heat waves. As practitioners of good governance, local governments must develop responses that protect local citizens, infrastructure investments, ecosystem integrity as well as our community's economic engines.

5. DEFINITIONS (TO COME)

Building Energy Retrofit Programs	
Building Envelope	
Climate change adaptation	
Climate change mitigation	
Community-wide Greenhouse Gas Emissions	
District based energy systems	
Emissions from Mobile Sources	
Emissions from Stationary Sources	
Energy self-sufficiency	
Greenhouse Gas Emissions	
Infill	
Live-work designation	
Low carbon energy production	
Renewable energy sources	
RMOW Green Building Policy	
Waste heat	
Works & Service Charges	
Zero Waste Goal	

FIRST DRAFT Official Community Plan update
Natural Environment

TABLE OF CONTENTS

CURRENT REALITY	2
1. GOAL: Incorporate the importance of a high quality and fully functioning natural environment into the land use planning process	2
1.1. 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
1.2. Objective: Maintain and enhance native species, habitat and biodiversity within Whistler	5
1.3. Objective: Minimize human/wildlife conflict	7
2. GOAL: protect water quality and quantity in local water bodies, streams and groundwater	7
2.1. Objective: Promote water conservation as a tool to achieving Whistler2020's water consumption targets	7
2.2. Objective: Maintain existing overland and instream hydrologic flows during development and significant redevelopment	8
3. GOAL: protect air quality	9
3.1. Objective: Maintain Whistler's air quality so that it exceeds provincial guidelines	9
4. DEFINITIONS	10

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

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

1.1.1. Policy: 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.

1.1.2. Policy: 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.

1.1.3. Policy: Limit development to the Whistler Urban Development Containment Area and least environmentally sensitive areas.

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.

1.1.4. 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.

1.1.5. 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.

1.1.6. Policy: Work with relevant agencies and stakeholders to protect the natural environment in land and resource use decisions 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.

1.1.7. Policy: Support sustainable forest harvesting using an Ecosystem Based Management approach in the Cheakamus Community Forest.

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.

1.1.8. 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.

1.1.9. 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.

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

1.2.1. Policy: Develop 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.

1.2.2. Policy: Encourage the use of native plant species for development and significant redevelopment.

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.

1.2.3. Policy: Prohibit 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.

1.2.4. 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.

1.2.5. 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.

1.2.6. Policy: Implement the Protected Areas Network policy in conjunction with other tools for the protection of the natural environment.

Description: The Protected Areas Network policy will be included in the OCP revision and staff will use it when reviewing development applications to which it applies along with other best management practices.

Rationale: The PAN is the main policy tool available to the RMOW to protect the environment during development. It is an RMOW specific tool but applies only to certain types of land development. There are other tools such as various best management practices that will further our protection of the natural environment.

1.2.7. 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.

1.2.8. Policy: Support placing lands in a land trust or applying other 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.

1.3.Objective: Minimize human/wildlife conflict.

1.3.1. Policy: Avoid the creation of landscapes 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.

1.3.2. 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.

1.3.3. 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.

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

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

2.1.1. Policy: Investigate the development of 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.

2.1.2. 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.

2.1.3. 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.

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

2.2.1. Policy: Strive to maintain existing natural stream channel alignments and riparian areas unless a strong 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.

2.2.2. 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.

2.2.3. 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.

2.2.4. 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.

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

3. GOAL: PROTECT AIR QUALITY.

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

3.1.1. 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.

3.1.2. Policy: Continue to partner with the Sea to Sky Clean Air Society in planning and implementing the Sea to Sky Air Quality Management Plan.

Description: The Sea to Sky Clean Air Society is a partnership among the corridor communities with a paid coordinator to improve efficiency in delivering the S2S Air Quality Management Plan.

Rationale: Working within the Society is more efficient than trying to “re-invent the wheel” and deliver programs on our own.

4. 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*.)

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.

DRAFT

FIRST DRAFT Official Community Plan update

Quality of Life

TABLE OF CONTENTS

CURRENT REALITY	3
1. GOAL: House at least 75 per cent of the local workforce within the municipality.	3
1.1. Objective: Maintain an inventory of Resident Restricted Housing in perpetuity, for both rental and ownership tenure, to be available for local workers and retirees.	3
2. Goal: Whistler's housing inventory is healthy and livable with housing design, construction and operations moving towards efficient Energy and material use.	4
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.	4
3. Goal: Whistler is an inclusive and accessible resort community.	5
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.	5
3.1.1. Policy: Encourage development and redevelopment to implement and support	5
4. Goal: Whistler is a safe and Secure resort community.	6
4.1. Objective: Maintain a safe and secure resort community through good design practices and infrastructure.	6
4.2. Objective: Maintain a safe community through the provision of fire, rescue and emergency services.	6
4.3. Objective: Create Whistler-specific Wildfire guidelines based on the community's forest and wildfire situation.	7
5. GOAL: the early learning needs of children in the resort community are MET.	8
5.1. Objective: Continue to improve the access to preschool and child care facilities and services for the resort community.	8
6. GOAL: Youth and Young Adults are connected to the community through effective programs, places and partnerships.	9
6.1. Objective: Promote initiatives for youth and young adults that support their developmental needs, health and wellbeing.	9
7. GOAL: AN ARRAY OF LEARNING OPPORTUNITIES IS AVAILABLE FOR RESIDENTS AND VISITORS.	9
7.1. Objective: Collaborate with relevant School Board administrations to provide sufficient, kindergarten, elementary and secondary school facilities within the resort community.	9
7.2. Objective: Consider improved access to post-secondary educational opportunities that enhance the resort community.	10
7.3. Objective: Explore opportunities to improve access to library services.	10
8. Goal: Community Health and social service facilities meet the physical, mental, spiritual and social needs of Residents and visitors.	11
8.1. Objective: Engage with health service providers to ensure an adequate level of services for the resort community's needs are maintained.	11
8.2. Objective: Engage with social service providers to ensure an adequate level of social services is maintained.	12
9. Goal: Sustainable, secure local food systems are supported and valued by the RESORT community.	12
9.1. Objective: Improve access, education, and initiatives to increase the sustainability and resiliency of the resort community's food system and sector.	12
9.2. Objective: Explore food-related local economic development opportunities.	13
10. Goal: Whistler will maintain and enhance A Dynamic and unique cultural identity.	13
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.	13
10.2. Objective: Increase opportunities for education, participation and enjoyment of arts, culture and heritage for all residents and visitors.	14
10.3. Objective: Enrich the public environment through public art that promotes awareness, understanding, access and enjoyment of art as part of everyday life.	14

10.4.	Objective: Celebrate, protect, and commemorate Whistler's diverse heritage.....	15
11.1.	Objective: Ensure an adequate provision of land for the resort community's needs. The tranquil character of the cemetery will be maintained.....	15
12.	Goal: Whistler recognizes its unique natural setting as the backbone to the "Whistler Experience"	16
12.1.	Objective: Whistler values and protects its scenic qualities.....	16
12.2.	Objective: Whistler continues to protect large areas of natural environment through a variety of means.	17
12.3.	Objective: A variety of open spaces is essential to resort community values.	18
13.	Goal: Whistler continues to provide a high level of recreation and leisure amenities.	18
13.1.	Objective: Whistler will maintain a variety of recreation and leisure amenities for the use and enjoyment of the resort community.	18
13.2.	Objective: Whistler will be strategic in expansion and development of recreation and leisure infrastructure.	18
13.3.	Objective: Lands may be acquired to realize the objectives of the Recreation Master Plan.	19
13.4.	Objective: A proactive and consultative approach is utilized in the planning, development and maintenance of recreation and leisure amenities.....	20
14.	Goal: Recreational opportunities highlight and respect Whistler's natural environment.....	21
14.1.	Objective: Whistler continues to provide recreational opportunities that achieve a balance between recreational needs and the natural environment.	21
15.	Goal: Whistler provides a diverse range of parks, trails and recreation opportunities.	21
15.1.	Objective: Ensure that an appropriate range of recreation and leisure amenities are available to guests and residents.	21
15.2.	Objective: Provide a system of major and neighbourhood parks for visitor and resident use and enjoyment in support of the Recreation Master Plan.	22
15.3.	Objective: Provide a network of trails for visitor and resident use and enjoyment.	24
15.4.	Objective: Visitors and residents integrate non motorized recreation into their daily lives for health opportunities and as a preferred mode of travel.	25
16.	Goal: Commercial operator use of public amenities is balanced with and respectful of resort community values and public needs.	25
16.1.	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.	25

CURRENT REALITY

The Official Community Plan 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. Being a mountain resort community that annually attracts around two million guests has created a vast array of infrastructure and services not found in other communities similar in size.

The access and maintenance to the wide array of recreation, parks and wilderness experiences is the cornerstone to the Whistler resort experience and the quality of life. The planning of parks and recreation will continue to address the needs for both community and tourism-related recreational and cultural facilities.

Changes in the demographic structure 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 both rental and ownership tenure, 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.
- 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.

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

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

Description: The Local Government Act (LGA) Sections 877(1)(a), 877(2) and 877(3) indicates an OCP must contain objectives and policies relating to Residential Development, Affordable Housing and Greenhouse Gas Emissions. The LGA under Section 878 (1)(d) also indicates an OCP may contain objectives and policies with respect to broad objectives concerning the municipality's social needs, social well-being, and social development. These broad goal, objective and policy statements relate to all of these sections of the LGA.

A primary aspect of a complete resort community is one where residents have access to a full range of housing opportunities for; families, seniors, students and young persons, seasonal and permanent residents and for people at all income levels and life stages. Ideally, aging in place is the ability to remain in one's own home and/or community safely, independently and comfortably, regardless of age, income or ability throughout life's stages.

Rationale: These policies support economic viability, community liveability and the resort experience.

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.

Description: The Local Government Act (LGA) Sections 877(1) (a), 877(2) and 877(3) indicates an OCP must contain objectives and policies relating to Residential Development, Affordable Housing and Greenhouse Gas Emissions. The LGA under Section 878 (1) (d) also indicates an OCP may contain objectives and policies with respect to broad objectives concerning the municipality's social

needs, social well-being, and social development. These broad goal, objective and policy statements relate to all of these sections of the LGA.

A primary aspect of a complete resort community is one where residents have access to a full range of housing opportunities for; families, seniors, students and young persons, seasonal and permanent residents and for people at all income levels and life stages. While single family housing will remain the largest segment of housing in the community, densities in selected areas must increase in order to make the best use of existing infrastructure and to meet a variety of housing needs (i.e. resident-restricted units, special needs, aging in place), while remaining within the development footprint of the existing community.

Rationale: Supports economic viability, community livability and resort experience.

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 are based upon the use of best practices and standards regarding Barrier Free and Accessibility design principles.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social

development. This broad goal, objective and policy statement relate to this section. This objective and policy will encourage Whistler to be an inclusive and accessible community through improvements to the built environment and infrastructure.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section. These policies will encourage improvements to the built environment and infrastructure, which will support the diverse needs of the community residents and visitors over time.

Rationale: Support community livability and resort experience.

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.**

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

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

Description: The LGA Section 877(1) (e) indicates an OCP must contain objectives and policies with respect to major road systems. The LGA Section 878 (1) (a) also indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. This broad goal, objective and policy statements relate to this section.

Rationale: Supports the protection of the community, environment, economic viability and the resort experience.

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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section.

Rationale: Supports protection of the natural and built community, community livability and the resort experience.

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

- 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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section.

Rationale: Wildfire is a real threat to Whistler. Having clarity on how best to manage protected interface zones would support community livability, the resort experience and economic viability of the community.

CHILD AND YOUTH FACILITIES

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.**

- 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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements Section 5 of the OCP relate to this section of the LGA.

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.

Rationale: Supports community liveability and economic viability.

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.

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

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section. A Youth Engagement Strategy is developed for the resort community which identifies youth policy, core objectives, and guiding principles. Expanding these social needs statements in the OCP came from youth community meetings and participation in OCP workshops.

Rationale: Support community liveability and resort experience.

EDUCATION

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

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.

Description: The LGA under Section 877 (1) (f) indicates an OCP must contain statements and map the location and type of schools (as defined by the Education Act) existing and proposed. The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section. The responsibility and funding for School District facilities rest with the School District however, the municipality can encourage the School District to make optimum use of the facilities.

Rationale: Supports community liveability and resort experience

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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section. The responsibility and funding for post secondary education development are provincial government or private enterprise responsibilities.

Rationale: Supports economic viability and community livability

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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section.

Rationale: Supports community liveability and resort experience

HEALTH AND WELLNESS

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

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".

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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. The broad goal, objective and policy statements in Section 8 of the OCP relate to this section of the LGA.

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.

Rationale: Supports economic viability, community liveability and resort experience.

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.

Description: The RMOW will actively communicate with other levels of government including First Nations in regard to their land use needs and proposals within the municipal boundaries. Other levels of government and agencies are responsible for proposals and decisions which impact land use within the municipal boundaries. The RMOW needs to play an active role to encourage these others to keep RMOW community values and objectives in their evaluation and decision making process with to respect to their land use requirements.

Rationale: Supports community liveability and the resort experience

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

Description: The OCP may contain such policy as per Section 878(1) (a) of LGA.

Rationale: Supports community livability.

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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. The broad goal, objective and policy statements in Section 9 of the OCP relate to this section of the Act.

Rationale: Supports community sustainability and liveability.

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

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

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

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. The broad goal, objective and policy statements in Section 9 of the OCP relate to this section of the Act.

Rationale: Supports community sustainability and liveability.

ARTS, CULTURE & HERITAGE

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

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.

Description: The LGA under Section 878 (1) (a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. The broad goal, objective and policy statements in Section 10 of the OCP relate to this section of the Act.

Rationale: Supports community sustainability, liveability and the resort experience.

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.

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.

Description: The LGA Section 877 (1) (f) indicates an OCP must contain objectives and policies concerning public facilities. The LGA Section 878 (1) (a) also indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section.

The cemetery is a 1.324 hectare property on Alta Lake Road. A small area within the property is developed for cemetery use with the remainder being undeveloped. The 21 Mile Creek water supply service road bisects the Cemetery to the north. The sales, management and operations of the property are the responsibility of the municipality. The Cemetery is managed in accordance

with Cemetery Bylaw 453, 1983, and governed by the Cemetery and Funeral Services Act, as administered by the provincial Registrar of Cemeteries.

Rationale: Supports economic viability and community livability.

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.**

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.

Description: The Municipality will seek a means to protect scenic values within and outside of municipal boundaries. This would include addressing signage and light pollution issues. With regard to outside boundaries, example could be seeking to protect lower slopes of Wedge Mountain to maintain high quality dramatic viewscape.

Rationale: Protecting key views ensures scenic qualities and natural settings.

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

Description: This seeks to control, manage and mitigate potential visual impacts associated with development.

Rationale: Visual qualities need to be protected and managed.

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

Description: Visual qualities need to be protected and managed

Rationale: Views are essential to sense of place.

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.

Description: Sr. levels of government have developed fishing and boat use regulation that are applicable to Whistlers lakes and rivers. For boats...electric motors only on Alpha and Nita; speed restrictions on Alta, and a variety of restrictions on Green.

Rationale: Boat topic helps support our resort community values and protect visitor experience.

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

Description: Motorized recreation and leisure uses detract from the natural qualities of user experience and increase green house gas emissions.

Rationale: Consistent with Whistler2020.

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

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

Description: Seeks to protect natural lands through special designation.

Rationale: These designations currently protect a significant portion of natural lands and further assist with maintaining views and sense of place.

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.

Description: Specifically Tree Preservation Covenants associated with development parcels. Suggest renaming to Forest Preservation Covenant.

Rationale: Tree Preservation Covenants, and to a lesser degree the existing tree protection bylaw, are additional means to protect forested lands.

- 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.

Description: Protected forest lands in interface zones needs to be considered and managed for safety purposes – wildfire, tree fall etc.

Rationale: Interface wildfire is a real threat.

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”.

Description: Open spaces can be plazas, grassy or ball field parks, views from key points, or peek a boo views from a forested setting.

Rationale: All contribute to Whistler’s sense of place and therefore need to be recognized.

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.**

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

Description: This is the basis of our recreation and leisure activities and will be maintained where possible.

Rationale: Meet the expectation that the base recreation infrastructure will continue to exist.

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

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

Description: A comprehensive Recreation Master Plan is essential in managing and promoting our recreation and leisure capabilities.

Rationale: Historically the Recreation Master Plan guided park development and while still having relevance today, needs to be reviewed and updated to reflect current and forecasted issues, trends and opportunities for overall resort financial well being.

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

Description: Trends, opportunities, and issues change.

Rationale: Updating the plan keeps it relevant and maximizes return on investment of that document.

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

Description: Understanding the financial implications of long term operating costs is essential.

Rationale: Long term operating costs have significant impact to budgets and the community.

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.

Description: Amenities can be provided during the development process.

Rationale: Ensures amenities are delivered in a cost effective manner.

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.

Description: Desired future amenities shown on an OCP plan are to be secured through the development process.

Rationale: Ensures amenities are delivered in a cost effective manner.

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.

Description: Desired future amenities shown on an OCP plan are to be secured through the development process.

Rationale: Ensures amenities are delivered in a cost effective manner.

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

Description: Permits purchasing of key properties when they become available.

Rationale: Additional properties may be required to complete, augment or protect a recreational or natural asset.

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.

Description: Municipal initiatives with a broader impact will be informed by neighbour and partner input.

Rationale: Good planning practice, develop synergies and effective partnerships.

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

Description: Overlapping or adjacent amenities that are sometimes opposite in their objectives require sensitive design to best integrate them.

Rationale: Sensitive design is necessary in constrained development spaces.

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

Description: Staff will be involved in referrals as well as potential developments adjacent to and near Whistler's municipal boundaries.

Rationale: This will help maintain the Whistler Experience, reduce land use conflicts, and prevent down valley development.

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.

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.

Description: Public use will be balanced with environmental protection.

Rationale: Fundamental to the human and Whistler Experience is recreating in a natural environment and accessing water.

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

Description: Automobile use and therefore parking is discouraged.

Rationale: Increased automobile use is inconsistent with Whistler's goals to reduce mobile emissions.

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

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

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

Description: Recreational trends, issues and opportunities are always changing. Whistler has often been at the leading edge of these changes.

Rationale: New activities capture latest trends and provide new or refreshed reasons to come to the resort.

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

Description: OCP may contain such policy as per Section 878(1)(a) of LGA.

Rationale: Supports community livability and the resort experience.

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

Description: This seeks to optimize new activities within existing infrastructure.

Rationale: Doing so provides operational efficiencies.

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

Description: The LGA under Section 878 (1)(a) indicates an OCP may contain objectives and policies with respect to broad objectives concerning social needs, social well-being, and social development. These broad goal, objective and policy statements relate to this section. These policies will encourage improvements to the built environment and infrastructure, which will support the diverse needs of the community residents and visitors over time.

Rationale: Support community livability and resort experience.

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

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

Description: A range of park types are to be provided and clearly designated in the Recreation Master Plan.

Rationale: Major parks are an essential component to the Whistler Experience.

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

Description: Major parks include unique facilities and are for guests as well as residents.

Rationale: This policy confirms intent of major parks

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

Description: With limited land base in the valley and a diverse offering of uses, sometimes major parks are located within and/or adjacent to existing neighbourhoods. While the local neighbourhood benefits from having a sizeable park in close proximity, there is risk that resort oriented use of that park may result in less than ideal impacts to the neighbourhood. This policy strives to balance these issues.

Rationale: A function of living within a resort community is that major parks and neighbourhoods need to coexist.

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

Description: Sport and tourism facilities are unique facilities, best suited for major parks, and need to be integrated with adjacent uses.

Rationale: Sport tourism and tournaments draw guests to the resort and are best accommodated in major parks.

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

Description: A range of park types are to be provided and clearly designated in the Recreation Master Plan.

Rationale: A variety of parks provide a range of amenities useful to the diverse needs of resort guests and residents.

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

Description: Different neighbourhoods may have different sizes, needs, constraints and opportunities.

Rationale: This policy confirms intent of neighbourhood parks.

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

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

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

Description: Whistler's trails are another essential piece to the Whistler Experience. Further value is added by providing a diverse range of trail types (something for everyone), the ability to connect amenities, and experiencing a natural setting.

Rationale: If people are the heart to this town, then trails are the arteries.

15.3.3. 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.

Description: Whistler's extremely successful and popular valley trail network also provides a preferred method of transportation.

Rationale: The Valley Trail network is consistently identified as a key asset of the resort community.

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

Description: The Sea to Sky Trail is a regional inter-jurisdictional recreational initiative that links Squamish to Darcy, travelling through Whistler.

Rationale: Confirms RMOW commitment to the project which is of benefit to the resort community.

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

Description: The Sea to Sky Trail is a regional inter-jurisdictional initiative where Whistler is a key stakeholder in achieving overall project completion.

Rationale: Confirms RMOW commitment to the project which is of benefit to the resort community.

- 15.3.6. 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.

Description: Currently the RMOW participates on a steering committee on this issue.

Rationale: Confirms RMOW commitment to the project which is of benefit to Whistler.

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

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

Description: This policy promotes improving personal wellbeing by combining recreational and transportation objectives.

Rationale: Consistent with Whistler2020

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

Description: On and off road cycling amenities provide a diverse range of transportation and recreation options.

Rationale: Consistent with Whistler2020.

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

16.1. **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.**

- 16.1.1. 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.

Description: The RMOW often receives solicited and unsolicited proposals that require some type of access to/use of public amenities in order to offer their exclusive for revenue private or public service/experience. This includes private companies, commercial operators, and concessionaires.

Rationale: Many proposals are not consistent with resort community values, and currently there is no clear policy to refuse or evaluate them. This policy seeks a means to filter proposals at the highest level.

16.1.2. 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.

Description: Permitting an operator's use of a public amenity may negatively impact the public's use and enjoyment of that amenity, impact adjacent lands, or overload an amenity to the point of detracting from the users experience and/or creating other problems.

Rationale: Permits evaluation on key criteria to maintain a suitable balance of use, positive user experience, and issue prevention.

FIRST DRAFT Official Community Plan update

Economic Viability

TABLE OF CONTENTS

CURRENT REALITY	2
1. GOAL: Whistler will provide effective, appropriate municipal infrastructure that minimizes taxpayer costs. ...	2
1.1. Objective: Ensure capital reserves are maintained at necessary levels for infrastructure construction or replacement.	2
1.2. Objective: Ensure the quality of experience for our visitors and residents is maintained.	4
2. GOAL: Implement and monitor the RMOW Five Year Financial Plan.....	4
2.1. Objective: Ensure alignment between the existing Five Year Financial Plan and the Official Community Plan.....	4
3. GOAL: Ensure property tax increases are minimized.....	5
3.1. Objective: RMOW will strive to support local business through effective land use planning and supporting programs..	5
4. GOAL: Minimize revenue uncertainty.	5
4.1. Objective: Implement new tools and procedures to minimize revenue loss.	5
5. GOAL: Maintain a balance of tourist accommodation types to effectively reach the range of visitor markets. .	6
5.1. Objective: Continue to monitor the mix and performance of accommodation types in Whistler.	6
6. gOAL: Support economic diversification within the tourism economy.	6
6.1. Objective: Increase tourism visitation to support the accommodation and commercial sectors.	6
6.2. Objective: Identify sport tourism opportunities that compliment the Whistler Experience and/or assist in the economic viability of the resort community.	8
7. Goal: Support local business.	8
7.1. Objective: A vibrant and successful local business community.....	8
8. Goal: Whistler land uses are efficient, appropriate and cost effective.	9
8.1. Objective: Ensure that all properties and infrastructure provide optimum levels of service and are continually renewed.....	9

CURRENT REALITY

Designed as a destination resort community centered around a pedestrian friendly village and at the foot of two world-class mountains, Whistler's economy is largely based on tourism. Whistler receives approximately 2.1 million overnight and non-overnight visitors each year (approximately 48 per cent in winter and 52 per cent in summer).

Whistler holds a competitive position within the international resort destination market and the resort community's ongoing prosperity is dependent on attracting visitors to the resort. As a resort community, Whistler competes for visitors with a wide range of places and destinations but much of Whistler's success is attributed to a unique visitor experience, which makes Whistler appealing as a place to visit, play and live.

As the local government of a resort destination dependent on tourism, the Resort Municipality of Whistler faces an inherent degree of revenue uncertainty greater than that faced by municipalities with more diverse local economies. While the resort's economic success has always been an important priority to the municipality, the majority of previous municipal revenues were assessment-based. Now municipal revenues are more tied to visitors than ever before.

Recently, Whistler effectively reached its bed cap with most properties within municipal boundaries now developed. This growth has been planned and managed through a bed cap of 61,750 bed units, limiting the overall amount of development that is allowed to occur. In the past, when cost increases occurred or new services were needed, there was new growth to cushion the impact to existing taxpayers. With this in mind, the municipality undertook a rewrite of its Long Term Financial Plan in 2009, which serves as a blueprint for future council and staff and guides decision-making.

The RMOW has also adopted a pay-as-you-go philosophy as a general policy. Pay-as-you-go means that the municipality builds reserves to pay for capital projects, instead of incurring debt.

Many facilities in Whistler are not operating at optimum capacity, including the visitor accommodation, commercial and retail sectors, and numerous seasonal public and private facilities. Whistler's challenge is to grow visitation to Whistler and these facilities to increase their financial success and ability to reinvest. A number of different external factors influence Whistler's tourism economy, but Whistler's resilience is due to our commitment to vision and planning. In this vein, Whistler builds on its foundation as a world class resort moving toward sustainability.

1. GOAL: WHISTLER WILL PROVIDE EFFECTIVE, APPROPRIATE MUNICIPAL INFRASTRUCTURE THAT MINIMIZES TAXPAYER COSTS.

1.1.Objective: Ensure capital reserves are maintained at necessary levels for infrastructure construction or replacement.

1.1.1. Policy: Ensure infrastructure financing through a savings approach and save for future infrastructure needs on an annual basis, using accumulated capital reserve funds.

Description: Each year, a portion of the municipality's revenues will be placed into capital reserves. Monies will be withdrawn from these reserves, rather than borrowed, to pay for infrastructure projects. The Municipality will actively build up reserves and pay for infrastructure, facilities and programs when funding has been appropriately saved, avoiding debt financing, whenever possible.

Rationale: This approach will protect the municipality from high debt levels and associated borrowing costs. It will also provide for a stable approach to municipal taxation by limiting exposure to interest rate fluctuation and the need for sharp increases to fund expenditures in any one year.

1.1.2. Policy: Ensure that contributions to infrastructure replacement reserves take into account the actual cost of replacing existing works, not historical cost.

Description: This new policy will ensure that the annual contributions will be at levels sufficient to cover future expenditures.

Rationale: Forecasting replacement costs for infrastructure beyond historical dollars will minimize taxpayer liability when replacement is necessary.

1.1.3. Policy: Pursue and maximize available senior government contributions in funding municipal infrastructure.

Description: The community's investments in major, world class municipal facilities constitute an important component of the Whistler Experience and the reason for Whistler's success as a resort community. Investment in these facilities, in some cases, will require assistance from senior government.

Rationale: Whistler's continued prosperity as a destination resort is dependent on its ability to attract visitors. Whistler's ability to attract visitors is, in turn, dependent on its ability to provide a unique, high-quality experience — the Whistler Experience — that meets or exceeds the experiences available at other recreation and leisure destinations. The Province has an interest in Whistler's continued success as Whistler contributes over 10% of provincial tourism revenues.

1.1.4. Policy: Where required and/or prudent, consider borrowing to finance infrastructure projects.

Description: RMOW will borrow funds in cases where capital reserves for a new project are not sufficient, where the timing of the proposed project cannot be deferred, or when borrowing makes financial sense. In these cases, the specific project and its annual payments (principal and interest) will be itemized for taxpayers in RMOW budget materials.

Rationale: Find creative financing ways to lessen the burden on RMOW taxpayers relative to new infrastructure development. In lieu of borrowing, on a case-by-case basis, RMOW will consider alternatives such as public-private partnerships and other forms of capital project funding in place of conventional debt financing.

1.2. Objective: Ensure the quality of experience for our visitors and residents is maintained.

1.2.1. Policy: Utilize a framework to rationalize and prioritize capital investments aimed at enhancing the resort community and its appeal to visitors and residents (The Whistler Experience).

Description: A framework containing priorities and rationale for investment in capital projects will be developed as a component of the RMOW annual budget process.

Rationale: Amenity and service levels in Whistler are higher than in many other communities in the province. Whistler's levels are comparable, however, to those in other destination resort communities around North America. It is these places, and not other BC municipalities, with which Whistler must compete by providing the high quality infrastructure, service, operations expected of an international destination resort. Failure to be competitive will result in fewer visitors to Whistler; and fewer visitors will lead to a decline in the community's prosperity and viability.

2. GOAL: IMPLEMENT AND MONITOR THE RMOW FIVE YEAR FINANCIAL PLAN.

2.1. Objective: Ensure alignment between the existing Five Year Financial Plan and the Official Community Plan.

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.

Description: The Five Year Financial Plan will reflect the intent and priorities of the OCP. The Five Year Financial Plan and the updated OCP need to be aligned for efficient, effective service delivery and infrastructure maintenance and replacement.

Rationale: All policies of the RMOW must be aligned with each other.

2.1.2. Policy: Review economic indicators on an ongoing basis to gauge the economic viability of the community.

Description: Regular monitoring of indicators such as percent of local ownership, percent of revenue derived through locally owned business will be identified and incorporated into the Whistler 2020 monitoring system.

Rationale: This will assist in measuring if we are moving toward or away from achieving economic health/success as defined by the OCP and Whistler 2020.

3. GOAL: ENSURE PROPERTY TAX INCREASES ARE MINIMIZED.

3.1. **Objective: RMOW will strive to support local business through effective land use planning and supporting programs.**

3.1.1. Policy: Consider the development and/or acquisition of commercial real estate to support community-based business start-up and incubation.

Description: Investigate a Whistler Housing Authority-type framework for acquiring commercial real estate and enabling local business to lease with viable business models.

Rationale: This will build capacity for local business to start up and succeed. Bring more “Whistler Character” back into the retail/commercial mix.

3.1.2. Policy: Identify alternative revenue streams through allowing development of, and zoning for, industries that are compatible with tourism and maximize revenue from RMOW-owned assets.

Description: Support economic diversification within tourism industry and maximize revenues from RMOW facilities

Rationale: Assist in closing the cost/revenue gap.

4. GOAL: MINIMIZE REVENUE UNCERTAINTY.

4.1. **Objective: Implement new tools and procedures to minimize revenue loss.**

4.1.1. Policy: Work with the province to rectify the Class1/Class6 taxation inequity.

Description: Work with BC Government to change the classifications of hotels that have been classified as class 1 residential but earn revenue and are operating as tourist accommodation. Properties should be assessed and taxed as commercial during the times they are being used as tourist accommodation.

Rationale: Increase in tax revenue to provide for RMOW reinvestment in tourism infrastructure.

5. GOAL: MAINTAIN A BALANCE OF TOURIST ACCOMMODATION TYPES TO EFFECTIVELY REACH THE RANGE OF VISITOR MARKETS.

5.1. Objective: Continue to monitor the mix and performance of accommodation types in Whistler.

5.1.1. Policy: Consider alternate models of ownership in and use of overnight properties in cases where the RMOW is confident the amount and mix of such models support the success of the resort community and enhance the Whistler Experience.

Description: As a destination resort, Whistler competes with a wide range of resorts and attractions. To compete successfully, Whistler must provide an appropriate range, amount and type of accommodation to meet the diverse needs of visitors.

Rationale: The resort community's world-class mountains, year-round amenities and public investments in the range of accommodation types are important elements of the Whistler Experience. Also important, however, are the presence of branded overnight properties, or properties that are managed by nationally known operators, and a commitment to high levels of customer service. It is important to maintain a balance of the numbers of each of the accommodation types such as branded properties, fractional ownership, timeshare, whole ownership, strata hotels, etc. and that they are providing the appropriate levels of customer service and meeting market demands.

6. GOAL: SUPPORT ECONOMIC DIVERSIFICATION WITHIN THE TOURISM ECONOMY.

6.1. Objective: Increase tourism visitation to support the accommodation and commercial sectors.

6.1.1. Policy: Support increased cultural, arts, entertainment, events, film and sport tourism that diversifies our tourism-based economy to increase resort community visitation.

Description: Increased, diverse programming and events that enhances and enriches the Whistler Experience for guests, residents and second homeowners is an important opportunity for focused, value-added, tourism-based economic diversification that uses our existing facilities, infrastructure and accommodations to its highest and best use.

Rationale: To increase utilization levels of our commercial and accommodation base and to widen Whistler's reach in the resort market.

6.1.2. Policy: Consult with the resort community to investigate and support opportunities through an enhanced learning sector that will diversify our tourism economy.

Description: Ongoing market analysis, partnerships and potential delivery models will be researched, reviewed and recommended as Whistler investigates economic diversification through learning.

Rationale: To reach new markets and to provide opportunities to residents of Whistler.

6.1.3. Policy: Examine opportunities for high technology and medical tourism to diversify our economy.

Description: Ongoing market analysis, partnerships and potential delivery models will be researched, reviewed and recommended as Whistler investigates economic diversification through technology and medical tourism

Rationale: To reach new markets and to provide opportunities to residents of Whistler.

6.1.4. Policy: Support the growth of commercial enterprises that support an expansion of the definition of the Whistler Experience to include offsite experiences and/or virtual tourism.

Description: Through regulatory support and infrastructure investments, as sourced from senior government and/or public/private so-ventures, amongst others, the RMOW will support the development of complementary revenue sources that leverage the goodwill generated by Whistler's reputation as a premier resort.

Rationale: Rising fuel costs and increasing global focus on sustainable vacationing (ie fewer long distance travels) provide Whistler with an opportunity to monetize the positive impression that previous and potential visitors have by providing those visitors with alternate and/or virtual methods of participating in Whistler's culture.

6.1.5. Policy: Support and encourage shoulder season tourism development opportunities.

Description: Mechanisms that will get more tourism to Whistler during the shoulder season and possibly through new recreation activities, events and festivals, learning, health and wellness, arts and culture opportunities.

Rationale: Bring in increased revenues when the resort is underutilized, thereby better utilizing existing infrastructure.

6.1.6. Policy: Acquire strategies and technologies that focus on local sourcing, waste reduction, energy and land conservation, low carbon emissions, connecting sustainability with tourism economy.

Description: Adaptation strategies and technologies that reduce our region's dependence on imported energy, food, manufactured goods and services and financial capital will increase our resilience. RMOW must focus on local sourcing, waste reduction, energy and land conservation and result in low carbon emissions. Moving further in the direction of a local green economy will enable Whistler to carve out a market niche that will drive visits and support the tourism and grow its green industry brand.

Rationale: To generate increased revenue from occupying a green market niche; achieve cost savings from increased energy efficiency and less waste; and improve quality of life for residents and visitors. Current global trends/realities require a move toward self-sufficiency.

6.1.7. Policy: Provide leadership in sustainability and a progressively sustainable tourism-based economy.

Description: Prioritize opportunities to enhance green economy; eg: green buildings, green technologies; could be learning opportunities where Whistler shows leadership.

Rationale: Maintain Whistler's leadership and attracts people to the community. Diversify economy.

6.2. Objective: Identify sport tourism opportunities that compliment the Whistler Experience and/or assist in the economic viability of the resort community.

6.2.1. Policy: Support the implementation and development of a comprehensive Sport Tourism Strategy by Tourism Whistler.

Description: TW has developed and is taking the lead role in a Sport Tourism Strategy. The Municipality will work with resort partners (Whistler Blackcomb, Tourism Whistler, Chamber of Commerce, WSL2010 etc) to see how existing facilities and possible future facilities can be marketed to a variety of groups/organizations that put on sport related conferences, tournaments, races, events, festivals, etc.

Rationale: Assists in maximizing user fee revenue for any municipally invested facilities while "putting heads in beds" for the Resort.

7. GOAL: SUPPORT LOCAL BUSINESS.

7.1. Objective: A vibrant and successful local business community.

7.1.1. Policy: Prioritize a philosophy of entrepreneurship across the entire RMOW organization and deliver service excellence.

Description: Employees will be motivated and incentivized to reduce costs and increase revenues across all departments.

Rationale: Improve productivity, reduce the tax burden to local residents and improve the vibrancy of the local community.

7.1.2. Policy: Support new business utilizing local Whistler skills and expertise.

Description: The Whistler Experience attracts highly skilled young people for the short and long-term, many of whom are skilled in multiple languages and cultures. They are an underutilized resource. First we must understand the people assets at Whistler's disposal, then survey and establish a skill inventory. Next review the market for new business models to utilize these resources- Whistler can become a Centre of Expertise. A business centre can be created to incubate with partners a customer service and high tech support centre for many industries serving clients world-wide.

Rationale: This would create a higher paid workforce and revenue spin offs to the community and RMOW. As the renown of this Centre of Excellence becomes known, more businesses would be attracted, eg. High tech software development where employees value living the Whistler experience. These new businesses would also provide future career opportunities for children growing up in Whistler allowing them to stay in Whistler.

8. GOAL: WHISTLER LAND USES ARE EFFICIENT, APPROPRIATE AND COST EFFECTIVE.

8.1.OBJECTIVE: ENSURE THAT ALL PROPERTIES AND INFRASTRUCTURE PROVIDE OPTIMUM LEVELS OF SERVICE AND ARE CONTINUALLY RENEWED.

8.1.1. Policy: Consider repurposing, reusing and/or optimizing existing built space instead of constructing new buildings.

Description: Identify poorly performing, wrongly purposed, and underutilized properties and determine if there is a higher and better use.

Rationale: It can be far more efficient and cost effective to repurpose poorly performing/underutilized properties rather than building new facilities.

8.1.2. 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) community supporting
- d) community development-oriented
- e) enhance or protect the environment.

Description: Existing organizations/businesses (NGO and for profit) require access to land and buildings- especially those organizations who's priorities align with Whistler2020 priorities.

Rationale: To enhance existing lands and buildings, partnering with existing or new businesses/organizations that will offset costs of maintaining lands/buildings and generate revenue while creative or benefitting from the businesses practices that are: economically viable, enhance resort experience, promote community development, support community's needs, and enhances and protects the environment.

8.1.3. **Policy:** Review and update policies, procedures and processes to enhance service levels and guest experience.

Description: Ensuring that a consistent level of customer service is provided our visitors by both the commercial and accommodation sector is of primary importance to the resort community. Review opportunities to mandate and regulate service levels.

Rationale: Whistler must improve its net-promoter score to remain competitive and successful.

FIRST DRAFT Official Community Plan update
Transportation & Infrastructure

TABLE OF CONTENTS

CURRENT REALITY	2
1. TRANSPORTATION GOAL– PREFERRED MODES: ESTABLISH WALKING, CYCLING, AND TRANSIT AS THE PREFERRED MODES OF TRANSPORTATION TO, FROM, AND WITHIN WHISTLER.	2
1.1. Objective: Create engineering systems and supporting systems, including education, encouragement, and enforcement, that make preferred modes attractive by being affordable, convenient, safe, and enjoyable while minimizing environmental impacts.	2
2. Transportation Goal – General Purpose Traffic: Accommodate general purpose traffic in a way that supports economic viability, environmental protection, and community livability.	7
2.1. Objective: To support appropriate levels of service for general purpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.	7
3. Transportation Goal – Other Modes: Accommodate other transportation modes that support economic viability, environmental protection, and community livability.	10
3.1. Objective: To support appropriate levels of service for transportation modes other than preferred modes and general purpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.	10
4. Infrastructure Goal – Sewer and Drainage: The goal of sewer and drainage policies is to manage sewage and stormwater by maintaining and enhancing Whistler’s sewer and drainage system and infrastructure in way that is cost-effective and minimizes or eliminates environmental impacts.	12
4.1. Objective: Sewer and drainage systems will be developed to service planned development in a manner that is compatible with the environmental sensitivities of the natural areas in Whistler, setting exceptionally high standards consistent with Whistler's standing as a resort community moving toward sustainability.	12
5. Infrastructure Goal – Water Supply: ensure safe and reliable domestic drinking water and water supplies for fire protection for the resort community into the future. This will be accomplished considering conservation while maintaining and enhancing Whistler’s water system and infrastructure in way that minimizes or eliminates environmental impacts.	14
5.1. Objective: Water systems will produce safe drinking water supplies sufficient for planned growth levels, assuming aggressive conservation measures, in a manner that is compatible with the environmental sensitivities of the natural areas in Whistler, and will set exceptionally high standards consistent with Whistler’s standing as a resort community moving toward sustainability.	15
6. Infrastructure Goal – Solid Waste: move progressively toward Zero Waste in a cost effective, efficient, and environmentally sound manner.	16
6.1. Objective: Limit, minimize impacts, and eventually eliminate, Whistler’s contribution of substances and materials returned to the earth in a cost-effective manner	17
7. Infrastructure Goal – Telecommunication and Energy Utilities: ensure Whistler is adequately serviced with communications and energy services in way that minimizes environmental and resort community impacts.	19
7.1. Objective: Provide a full range of high quality energy and telecommunications offerings to support community livability and economic viability while minimizing costs and potential resort community impacts.	19
8. Infrastructure Goal – Flood Protection: ensure the safety and protection of humans, buildings, and infrastructure in Whistler from flooding events.	21
8.1. Objective: Flood protection measures will limit exposure to natural hazards through development and construction practices that limit the construction of the built form in hazard areas and through physical measures that protect the built form from natural hazards.	21
1. schedules:.....	21
2. development permit areas:	22

CURRENT REALITY

Whistler has a high degree of usage of preferred transportation modes (walking, cycling, and transit), relatively low and stable traffic and vehicle ownership levels, and is shifting towards low- and no-impact infrastructure. Examples of this shift include energy efficient lighting, a state-of-the-art sewage treatment facility producing district heat, advanced recycling and composting facilities, and development standards that minimize the impacts of the built form on the community and the environment.

Current challenges include the fact that Whistler's single highest point source of Greenhouse Gas emissions is mobile – the amount we drive around the valley day to day. Aging infrastructure, increasing energy and operating costs for transit and infrastructure, system components such as sewer and water pipes reaching capacity, missing links in the sidewalk and trail network, and limited accessibility for those with special needs in some areas.

The community is seeking to be a leader in sustainable transportation and infrastructure in support of Whistler2020 priorities and strategies, while ensuring that initiatives are within the municipality's ability to pay and that community partners contribute to solutions.

1. TRANSPORTATION GOAL– PREFERRED MODES: ESTABLISH WALKING, CYCLING, AND TRANSIT AS THE PREFERRED MODES OF TRANSPORTATION TO, FROM, AND WITHIN WHISTLER.

1.1.Objective: Create engineering systems and supporting systems, including education, encouragement, and enforcement, that make preferred modes attractive by being affordable, convenient, safe, and enjoyable while minimizing environmental impacts.

1.1.1. Policy: Encourage a shift by residents and visitors from personal motor vehicles towards the increased use of preferred modes of transportation, through incentives, disincentives, supportive land use, education, and awareness.

Description: This is an overarching policy calling for the consideration of the needs of all users while striving to make most destinations in Whistler, such as employment, services, and recreation, accessible by preferred modes.

Rationale: Enriches community life and visitor experience, indirectly promoting environmental sustainability.

1.1.2. Policy: Collaborate with the Province 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 medians, landscaping, public art, and safe pedestrian, bicycle, and transit facilities.

Description: Although Highway 99 currently appears as a rural highway with limited facilities for preferred modes in many parts of Whistler, it is the gateway to the resort community and is used by a wide range of users, including pedestrians, cyclists, transit users, as well as local private and commercial vehicles. Addressing these design features would better facilitate all road users and signal to users that they move through this mountain resort community.

Rationale: Reduces resort community impacts of Whistler's major transportation corridor while promoting preferred modes, safety, and the visitor experience.

1.1.3. Policy: Work with the Province to upgrade and develop safe crossings for pedestrians and cyclists in the Highway 99 corridor.

Description: Whistler has created a unique and extensive pedestrian realm in many parts of the core Village area and has worked to upgrade pedestrian crossings in other areas over time. Still, there are a number of areas where pedestrians and those with special needs have concerns over their safety regarding traffic speed and volumes, limited sightlines, large crossing distances, and lighting and visibility. This policy would call for a review of potential crossing locations and seek to identify measures to increase the comfort and attractiveness of walking and those with mobility challenges.

Rationale: Enriches community life and visitor experience.

1.1.4. Policy: Monitor crosswalks and intersections in the 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.

Description: Whistler has created a unique and extensive pedestrian realm in many parts of the core Village area and is working to upgrade a number of pedestrian facilities in other areas over time. Still, there are a number of areas where pedestrians and those with special needs have concerns over their safety to traffic speed and volumes, limited sightlines, large crossing distances, and lighting and visibility. This policy calls for regular audits of these crossing locations and seeks to identify and implement measures to increase the comfort and attractiveness of walking and mobility for those with challenges.

Rationale: Enriches community life and visitor experience.

1.1.5. Policy: Ensure the needs of pedestrians, cyclists, and those in wheelchairs or having other mobility challenges, are given equal consideration to the needs of those using motor vehicles during construction and maintenance activities.

Description: Road construction projects by their nature can be disruptive to the community and all road users. This policy ensures that all modes are considered and properly accommodated during these projects to ensure the needs preferred transportation modes are given the same consideration as motor vehicles.

Rationale: Enriches community livability, safety, and visitor experience.

1.1.6. Policy: Implement and maintain a pedestrian and bicycle network throughout the valley, as shown in Schedule 4-1, that encourages the year-round use of preferred modes of transportations throughout the resort community.

Description: The Valley Trail system and other pedestrian and bicycle linkages are backbone of the preferred mode infrastructure system. This policy seeks to maintain and develop the network, completing missing links, to provide access for pedestrians and cyclists to local destinations.

Rationale: Supports economic viability, visitor experience, environmental protection, and community livability.

1.1.7. Policy: Consider the recommendations of the Whistler Transportation Cycling Plan and the Whistler Recreational Cycling Plan in planning for the pedestrian and bicycle network.

Description: These plans contain a number of detailed recommendations for accommodating commuter and recreational cyclists.

Rationale: Promotes preferred modes and supports community livability.

1.1.8. Policy: Explore options for reducing conflicts between different types of users on sidewalks and the pedestrian and bicycle network in consultation with community stakeholders.

Description: The pedestrian and bicycle network, including the Valley Trail system, is a unique resource that is strongly supportive of preferred transportation modes. With increasing popularity has come larger numbers of users of all ages and abilities using different modes, such as bicycles, skateboards, wheelchairs, strollers, joggers, walkers, and people with pets. These users travel at significantly different speeds and skill levels on a system that sometimes has significant bends and slopes. In order to reduce conflicts that could lead to safety concerns, this policy calls for ongoing efforts to monitor and address potential conflicts between users.

Rationale: Enriches community life and visitor experience.

1.1.9. Policy: Work with resort community stakeholders to develop and implement ongoing outreach and awareness measures to improve the safety of pedestrians, cyclists, and other road users.

Description: While infrastructure is an important component of safety for road users, education and enforcement are also critical for road safety. This policy promotes these elements of road safety

Rationale: Improves road safety and promotes community livability and visitor experience.

1.1.10. Policy: Operate a successful transit system in collaboration with BC Transit and the operating contractor, expanding service area coverage and frequency as demand and resources permit.

Description: Policy calls for the continued operation of the local transit system as a partnership and, where additional resources are available, consider expanding service to new areas or increasing frequency and hours of service.

Rationale: Supports visitor experience, economic viability, community livability, and environmental protection. The current model has been successful for providing high levels of transit service at a relatively low cost.

1.1.11. Policy: Work with the Province and regional partners in the development of an equitable regional transit model.

Description: Challenges to funding for public transit have grown in recent years, which can have serious impacts, both for the viability of affordable preferred transportation modes and the economic viability of communities in the service areas. This policy calls for partners to work together to provide the highest possible level of service that is affordable for passengers and communities in a manner that is equitable, i.e., allocates costs in a fair way to beneficiaries.

Rationale: Supports partnerships to promote community livability and economic viability.

1.1.12. Policy: Work with regional passenger carriers and the Provincial regulatory bodies to encourage greater frequency and more choices for regional bus travel.

Description: No single transportation provider or government will supply all passenger transportation needs to Whistler. This policy calls for a range of partners to work together to create and implement a range of services to meet a wide range of needs and provide alternatives to non-preferred modes.

Rationale: Supports partnerships to improve the visitor experience, community livability, and indirectly environmental sustainability. By increasing bus transportation, compact and complete land use is supported.

1.1.13. Policy: Accommodate the staging and parking requirements of buses transporting visitors to, from, and within the community in a manner that minimizes impacts to the community.

Description: Passenger buses are an important mode for moving visitors to and from Whistler and it is expected that this mode may grow greatly in significance in coming years. This policy seeks to ensure that the needs of these buses for parking and servicing are met to support the mode.

Rationale: Enriches community livability and safety and visitor experience. Buses are large vehicles with special needs that are not generally compatible with smaller vehicles.

1.1.14. Policy: Encourage the Province to pursue the return of higher volume and more frequent passenger rail service to Whistler and to develop infrastructure that is compatible with the return of higher volume passenger rail service to the region.

Description: Passenger rail in Whistler is currently limited to tourism operations running limited schedules during limited times of the year. This policy would support working with the Province and rail operators to promote the development of more frequent, year-round rail transportation to access the resort community.

Rationale: Supports partnerships to promote visitor experience and economic viability with indirect environmental benefits.

1.1.15. Policy: Work with local and regional partners, such as the Vancouver International Airport Authority and Tourism Vancouver, to promote a seamless integration of transportation systems for regional visitors to the resort community.

Description: Studies have indicated and community businesses have suggested that an impediment to using preferred modes for travel to, from, and within Whistler is the requirement for multiple ticketing, multiple modes, and the requirement for several luggage transfers, which can be particularly difficult during long-haul travel. This policy supports partnerships to allow visitors to “check in” once at their origin and be able to have single ticketing and luggage transfers to their local accommodation in Whistler.

Rationale: Supports economic viability and resort experience.

1.1.16. Policy: Investigate potential sites, facility requirements, and alternative funding models for one or more centralized multimodal transportation hubs, including the existing Whistler Village Visitor Centre, which would serve to enhance the visitor experience and encourage the use of preferred modes of transportation, both locally and regionally.

Description: A key strategy for increasing the attractiveness of Whistler to visitors, as well as an amenity for community livability, is to promote opportunities for seamless transportation systems that allow people to use a variety of modes to go easily to, from, and within Whistler, including themselves and their luggage. This will require the full cooperation of a variety of partners, both government and business.

Rationale: Supports partnership to promote economic viability and visitor experience with additional environmental benefits.

1.1.17. Encourage the development of the required infrastructure for passenger arrival and departure from all existing and future preferred modes of travel to, from, and within from the resort.

Description: A key strategy for increasing the attractiveness of Whistler to visitors, as well as an amenity for community livability, is to promote opportunities for seamless transportation systems that allow people to use a variety of modes to go easily to, from, and within Whistler, including people and their luggage. This will require the full cooperation of a variety of partners, both government and business.

Rationale: Supports partnership to promote economic viability and visitor experience with additional environmental benefits.

2. TRANSPORTATION GOAL – GENERAL PURPOSE TRAFFIC: ACCOMMODATE GENERAL PURPOSE TRAFFIC IN A WAY THAT SUPPORTS ECONOMIC VIABILITY, ENVIRONMENTAL PROTECTION, AND COMMUNITY LIVABILITY.

2.1. Objective: To support appropriate levels of service for general purpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.

2.1.1. Policy: Develop a safe Local Network Road System, as shown in Schedule 4-2, which services development anticipated within this Plan in a way that minimizes negative impacts on existing neighbourhoods, subdivisions, or other developed areas.

Description: The Local Network Road System identifies the role and location of existing and future planned components of the road network, outside of Highway 99, that are under the jurisdiction of the Municipality. The road network allows access to local destinations while minimizing community impacts and supporting the role of Highway 99.

Rationale: Supports community livability and economic viability.

2.1.2. Policy: Work with the Province to develop the Local Network Road System to provide appropriate access to Highway 99 which minimizes overall delays and congestion.

Description: Highway 99, a provincially controlled road, is an integral part of Whistler's transportation system serving both local, regional, and inter-regional (long distance) traffic for many purposes, including personal and commercial purposes. Whistler and the Province understand these multiple roles and work together to ensure that the local uses of the highway are compatible with the regional and inter-regional roles. This policy provides guidance for maintaining this compatibility when providing new connections.

Rationale: Supports economic viability, visitor experience, and community livability.

2.1.3. Policy: Assess the following factors when considering Local Network Road System modifications:

- a. Preserve opportunities to modify Highway 99, such as queue jumper lanes for transit vehicles, while providing for local uses;
- b. Complement the provincial roles and priorities for Highway 99;
- c. Minimize negative circulation impacts on established neighbourhoods and subdivisions resulting from new development projects; and
- d. Avoid modifications that compromise the livability, attractiveness, and economic viability of the Municipality.

Description: Highway 99, a provincially controlled road, is an integral part of Whistler's transportation system serving both local, regional, and inter-regional (long distance) traffic for many purposes, including personal and commercial purposes. Whistler and the Province understand these multiple roles and work together to ensure that the local uses of the highway are compatible with the regional and inter-regional roles. This policy provides guidance for maintaining this compatibility and for ensuring that the local road network is implemented in a manner that reduces negative impacts and supports local businesses.

Rationale: Supports economic viability, visitor experience, and community livability.

2.1.4. Policy: Provide alternate routes for local traffic in order to reduce traffic volumes and delays on Highway 99.

Description: Highway 99, a provincially controlled road, is an integral part of Whistler's transportation system serving both local, regional, and inter-regional (long distance) traffic for many purposes, including personal and commercial purposes. Whistler and the Province understand these multiple roles and work together to ensure that the local uses of the highway are compatible with the regional and inter-regional roles. This policy provides guidance for maintaining this compatibility.

Rationale: Supports economic viability, visitor experience, and community livability.

2.1.5. Policy: Monitor the utilization of Highway 99 and the Local Network Road System for all transportation modes to identify issues and actions.

Description: Volumes of road users, including pedestrians, cyclists, trucks, and general purpose traffic, is important for determining where system needs are and how to allocate resources to achieve priority transportation objectives.

Rationale: Supports economic viability, visitor experience, and community livability through identifying problem areas and allocating resources wisely.

2.1.6. Policy: Ensure that construction standards for local roads are consistent with the unique needs of a mountain resort community, such as maintaining a natural setting and facilitating snow clearing and removal.

Description: While it is important to apply good engineering design principles, it is also important for a resort community that the public realm, of which the road network plays an important role, is attractive and maintains the natural setting of Whistler to the extent possible.

Rationale: Supports economic viability, visitor experience, and community livability.

2.1.7. Policy: Consider evolving technical standards and best practices for more sustainable neighbourhood infrastructure when designing the road network.

Description: The road network is highly impermeable and covers a significant part of the Municipality, leading to significant potential impacts, such as contaminated runoff and exacerbating stormwater events. This policy seeks to apply design and construction practices that minimize impacts where feasible, such as permeable pavement, bioswales, etc.

Rationale: Supports economic viability and environmental protection.

2.1.8. Policy: Incorporate appropriate traffic calming measures when reconstructing existing roads or developing new roadways in accordance with the Municipal Traffic Calming Policy.

Description: Traffic speed and volumes can have a significant impact on neighbourhood livability and a sense of safety and security for residents and visitors. This policy calls for an evaluation of traffic impacts during major road projects to determine if and how traffic calming measures should be applied to address these concerns.

Rationale: Enriches community livability and safety and visitor experience.

2.1.9. Policy: Evaluate the utilization, circulation, and management of parking, including day-visitor parking, in all areas of the resort community to identify issues and assist with actions that support Municipal transportation objectives.

Description: Parking is an essential component of both economic viability and Whistler's TDM strategies. The determination of appropriate amounts, types, locations, and cost-recovery models for parking is still as much an art as a science. This policy promotes flexibility in exploring, implementing, monitoring, and evaluating parking strategies over time to help achieve the community's environmental and economic objectives in an equitable manner for locals as well as visitors.

Rationale: Supports visitor experience, economic viability, and indirectly environmental protection.

2.1.10. Policy: Investigate the possibility of creating one or more future satellite skier parking areas at the periphery of the resort community, provided that the construction and operation of this parking facility is supportive of the Municipality's objectives of economic viability, visitor experience, and preferred mode support.

Description: Following on the previous policy, as a potential measure to promote park and ride, carpooling, and reduced emissions from reduced congestion during peak periods, this policy protects land for this alternative parking strategy, which would also improve visitor experience.

Rationale: Supports visitor experience, economic viability, and indirectly environmental protection.

3. TRANSPORTATION GOAL – OTHER MODES: ACCOMMODATE OTHER TRANSPORTATION MODES THAT SUPPORT ECONOMIC VIABILITY, ENVIRONMENTAL PROTECTION, AND COMMUNITY LIVABILITY.

3.1.Objective: To support appropriate levels of service for transportation modes other than preferred modes and general purpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.

3.1.1. Policy: Work with the railway companies and government regulators to improve the safety of railway crossings within the Municipality.

Description: Whistler's rail crossings include roadways and Valley Trail crossings. This policy seeks to ensure that best practices are continually applied to maximize safety at these locations.

Rationale: Supports community safety and visitor experience.

3.1.2. Policy: Consider support for improvements to the Pemberton Airport to handle greater numbers of destination visitors to Whistler if it can be demonstrated these improvements would reduce net negative environmental impacts and improve the Resort Experience.

Description: Although there are currently no viable options for the development in Whistler, or within close proximity, of an airport that can accommodate destination visitors who may prefer to fly directly to the resort rather than transferring to buses or renting a car. This policy would support the expansion of Pemberton Airport to support commercial flights with connections to other airports for passengers wishing to fly directly to the resort, provided this can be done in an environmentally sensitive manner.

Rationale: Supports economic viability and resort experience.

3.1.3. Policy: Maintain ownership of the Municipal Heliport and continue to work with the Heliport Society to concentrate helicopter activity at this location.

Description: Helicopter operations, while beneficial for the local economy and emergency services, can have significant environmental and community impacts, including noise and emissions. This policy seeks to focus operations, other than for emergency purposes, at one location where these operations have historically taken place at the north end of the resort community.

Rationale: Supports economic viability and community livability.

3.1.4. Policy: Discourage further helicopter/aircraft facilities within the developed areas of Whistler, particularly the Village and Whistler Creek.

Description: Helicopter operations, while beneficial for the local economy and emergency services, can have significant environmental and community impacts, including noise and emissions. This policy seeks to focus operations, other than for emergency purposes, at one location where these operations have historically taken place.

Rationale: Supports economic viability and community livability.

3.1.5. Policy: Support the operation of the existing float plane site at Green Lake in cooperation with Transport Canada, the aviation community, and the Province as the issuer of Crown Land Tenure for the float plane site.

Description: As with helicopter operations, float plane operations, while beneficial for the local economy and emergency services, can have significant environmental and community impacts,

including noise and emissions. This policy seeks to focus operations, other than for emergency purposes, at one location where these operations have historically taken place.

Rationale: Supports economic viability and community livability.

3.1.6. Policy: Discourage float plane activity at other locations in the Municipality.

Description: As with helicopter operations, float plane operations, while beneficial for the local economy and emergency services, can have significant environmental and community impacts, including noise and emissions. This policy seeks to focus operations, other than for emergency purposes, at one location where these operations have historically taken place.

Rationale: Supports economic viability and community livability.

4. INFRASTRUCTURE GOAL – SEWER AND DRAINAGE: THE GOAL OF SEWER AND DRAINAGE POLICIES IS TO MANAGE SEWAGE AND STORMWATER BY MAINTAINING AND ENHANCING WHISTLER’S SEWER AND DRAINAGE SYSTEM AND INFRASTRUCTURE IN WAY THAT IS COST-EFFECTIVE AND MINIMIZES OR ELIMINATES ENVIRONMENTAL IMPACTS.

4.1.Objective: Sewer and drainage systems will be developed to service planned development in a manner that is compatible with the environmental sensitivities of the natural areas in Whistler, setting exceptionally high standards consistent with Whistler's standing as a resort community moving toward sustainability.

4.1.1. Policy: Maintain an advanced Sewage Collection and Treatment System (“the Sewer System”) to serve existing and planned future development within the Whistler Urban Development Containment Area, with a sewage treatment facility at the location shown on Schedule 4-3.

Description: This policy directs that the sewer system be designed and developed to service the development anticipated under the Municipality’s growth management policies.

Rationale: Supports economic viability, community livability, and environmental protection.

4.1.2. Policy: Develop the Sewer System capacity required to serve the development identified within this Plan after evaluating the cost-effectiveness of implementing conservation measures compared to the capital and ongoing operating costs of developing new capacity through conventional capital construction.

Description: This policy calls for system “capacity” requirements for new development to be met by conservation measures, such as low flush toilets and grey water reuse, in order to prevent future capacity increases in conventional infrastructure, where these are cost-effective.

Rationale: Promotes environmental sustainability and economic viability.

4.1.3. Policy: Maintain sewage and drainage systems that minimize impacts upon the natural environment and receiving streams.

Description: This high level policy recognizes that the sewer system has potential impacts in the immediate vicinity of their locations but also downstream, as all effluents eventually reach a stream supporting biodiversity.

Rationale: Supports environmental protection.

4.1.4. Policy: Require all lands within the Sewer System Service Area, as shown in Schedule 4-3, to be connected to the Sewer System when considering land development applications.

Description: The sewer system is a major capital investment intended to ensure that sewage is fully treated and that the resulting effluent is benign for watercourses.

Rationale: Supports environmental sustainability and economic viability of infrastructure.

4.1.5. Policy: Consider the impacts upon the natural environment resulting from any proposed alternative method of sewage treatment when considering land development applications not within the Sewer Service Area.

Description: Composting toilets and in-ground septic systems, which are “off-grid,” have potential environmental impacts and the liquid waste may not be fully treated, resulting in potential soil and water contamination.

Rationale: Supports environmental sustainability and economic viability of infrastructure.

4.1.6. Policy: Assess the capital and long-term operating costs of providing sewer services to areas outside of the Whistler Urban Development

Containment Area when reviewing and considering approval of new land development proposals.

Description: New infrastructure to areas outside of the existing urban footprint can be very costly to construct and maintain. This policy ensures that these costs are considered during the approval process.

Rationale: Support economic viability.

4.1.7. Policy: Implement sewage and stormwater volume reduction measures to reduce impacts on the natural environment.

Description: This policy calls for system “capacity” requirements for new development to be met by conservation measures, such as on-site rainwater retention, water re-use, etc., in order to prevent future capacity increases in conventional infrastructure.

Rationale: Promotes environmental sustainability and economic viability.

4.1.8. Policy: Operate, maintain, and improve the Sewer System to minimize the impact of odours to residents and visitors to the Municipality.

Description: Whistler has done a commendable job of providing a full range of high quality infrastructure to improve the visitor experience in a way that is transparent to the visitor. Odours from sewer system facilities can seriously distract from the resident and visitor experience. This policy seeks to minimize these negative impacts.

Rationale: Improve community livability, visitor experience, and economic viability.

4.1.9. Policy: Adhere to the requirements set out in the Liquid Waste Management Plan and update the plan as required by the Province.

Description: This plan, to be updated periodically to ensure current best practices are employed, provide detailed objectives and implementation actions to achieve higher level liquid waste management policies, such as those in this OCP.

Rationale: Supports environmental sustainability, protection of natural areas and, indirectly, supports economic viability by sound infrastructure investment planning.

5. INFRASTRUCTURE GOAL – WATER SUPPLY: ENSURE SAFE AND RELIABLE DOMESTIC DRINKING WATER AND WATER SUPPLIES FOR FIRE PROTECTION FOR THE RESORT COMMUNITY INTO THE FUTURE. THIS WILL BE ACCOMPLISHED CONSIDERING CONSERVATION WHILE MAINTAINING AND ENHANCING WHISTLER’S WATER SYSTEM

AND INFRASTRUCTURE IN WAY THAT MINIMIZES OR ELIMINATES ENVIRONMENTAL IMPACTS.

5.1.Objective: Water systems will produce safe drinking water supplies sufficient for planned growth levels, assuming aggressive conservation measures, in a manner that is compatible with the environmental sensitivities of the natural areas in Whistler, and will set exceptionally high standards consistent with Whistler’s standing as a resort community moving toward sustainability.

5.1.1. Policy: Maintain a Water Supply System, as shown on Schedule 4-5, that is capable of providing high quality water for domestic use and sufficient quantities to provide for fire protection for existing and new development.

Description: Clean water is essential for human health the availability of an adequate supply is important for drinking and cleaning needs as well as fire protection. This policy call for these needs to be met for the projected development levels within the community.

Rationale: Supports community livability, health, and safety needs as well as economic viability and visitor experience.

5.1.2. Policy: Develop the Water Supply System capacity required for planned development after evaluating the cost-effectiveness of implementing conservation measures to provide for that capacity compared to the capital and ongoing operating costs of developing new capacity through capital construction.

Description: This policy calls for system “capacity” requirements for new development to be met by conservation measures, such as on-site rainwater retention, water re-use, etc., in order to prevent future capacity increases in conventional infrastructure.

Rationale: Promotes environmental sustainability and economic viability.

5.1.3. Policy: Require all lands within the Water Service Area shown in Schedule 4-6 to be connected to the Water Supply System for the provision of potable water when considering land development applications.

Description: A significant investment has been made in the drinking water distribution system that ensures clean, safe water from reliable sources. This policy requires that properties having access to this resource use it, rather than directly accessing watercourses and underground resources that could be contaminated or affect ecosystems.

Rationale: Supports community livability and health while protecting the environment and promoting economic viability.

5.1.4. Policy: Pursue water conservation and demand-side management measures in an efficient and cost-effective manner.

Description: This policy promotes the use of water conservation measures to reduce the demand for water collection and treatment, provided that these measures can be done in a cost-effective manner. Some systems, such as rainwater harvesting, can reduce demand but can be costly to implement.

Rationale: Supports economic viability and environmental protection.

5.1.5. 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.

5.1.6. Policy: Recognize the importance of Groundwater Resources and address impacts that land uses may have upon the Well Protection Areas by applying the requirements identified in Development Permit Area 4-1, Well Protection Area Guidelines, to those areas shown on Schedule 4-7.

Description: This policy directs that development proposals consider and mitigate any potential impacts on groundwater resources used for drinking water supplies before approval would be considered.

Rationale: Supports community livability and environmental protection.

6. INFRASTRUCTURE GOAL – SOLID WASTE: MOVE PROGRESSIVELY TOWARD ZERO WASTE IN A COST EFFECTIVE, EFFICIENT, AND ENVIRONMENTALLY SOUND MANNER.

6.1.Objective: Limit, minimize impacts, and eventually eliminate, Whistler's contribution of substances and materials returned to the earth in a cost-effective manner

6.1.1. Policy: Continue moving towards a Zero Waste goal.

Description: In 2005, Council endorsed the concept of a Zero Waste goal for the community. We have moved in this direction by establishment and ongoing support for the Re-Use-It Centre, support for the Re-Build-It Centre, improvements to our solid waste and recycling programs, and establishment of the regional composting program.

Rationale: Reductions in solid waste move us towards various Whistler 2020 Descriptions of Success. It is recognized that an update to our Zero Waste Plan is necessary as an Action coming from this OCP.

6.1.2. Policy: Operate innovative, cost-effective, and environmentally sustainable solid waste and recycling programs, with a goal to achieve Zero Waste.

Description: While the community currently supports aggressive waste diversion programs, a significant proportion of the waste stream is still sent to landfill, which has many potential environmental impacts. This policy calls for the continual use of innovation and best practices to reduce the waste stream, with a goal of no net waste going to landfill.

Rationale: Supports economic viability, if waste is considered as a resource, and environmental protection.

6.1.3. Policy: Require new development, or significant redevelopment to incorporate measures that will minimize the generation of solid waste, and encourage alternative methods of waste diversion.

Description: Applications for new development currently include requirements for recycling and waste disposal facilities. New developments, or significant redevelopment, can be required to research and adopt more advanced requirements for on-site facilities that may increase the volumes of solid waste diverted away from the conventional waste stream.

Rationale: Aside from reduced costs for the Municipal waste system, this policy would move our resort community in the direction of several Whistler2020 Descriptions of Success.

6.1.4. Policy: Solid Waste incineration will not be supported.

Description: Incineration of Solid Waste is utilized in other jurisdictions as a method of solid waste disposal. In some cases it is used to generate energy. The negative trade-offs include impacts

upon air quality, and when energy is being produced, there is a disincentive to divert waste from the incineration stream.

Rationale: This method of solid waste disposal and the associated negative aspects, moves our resort community away from our zero waste goals and can produce negative health effects. In addition, this type of facility is not compatible with a healthy resort community environment.

6.1.5. Policy: Operate centralized community drop-off facilities for domestic solid waste disposal, recycling and composting at the locations shown in Schedule 4-8.

Description: While alternatives to central drop-off will be explored, there will be an ongoing need for central, full-service facilities to manage the full range of solid waste, including containers with deposits, larger items, and items with potential environmental or health hazards.

Rationale: Supports economic viability and environmental protection.

6.1.6. Policy: Evaluate and implement efficient and convenient methods of collecting solid waste, recycling, and compost for those preferring to utilize preferred methods of transportation

Description: Whistler is a strong promoter of the use of preferred modes, it is currently inconvenient for many of those whose primary modes are walking or cycling to access collection facilities and the transit service does not currently allow solid waste to be transported by passengers. This policy promotes alternatives to support preferred mode users.

Rationale: Supports community livability and, if trips to and from central collection facilities can be reduced, GHG emission reductions.

6.1.7. Policy: Operate a solid waste Transfer Station and a drop-off facility for commercial, industrial, and institutional solid waste and recycling at the location identified in Schedule 4-9.

Description: Businesses have special needs due to the volume and nature of their solid waste. This policy supports the provision of a facility to meet this need without impacting residential facilities.

Rationale: Supports environmental protection and economic viability.

6.1.8. Policy: Operate a regional composting facility at the location shown in Schedule # to process compostable materials from adjacent communities and regional businesses, industries, and institutions.

Description: Compostable solid waste can be up to 50% of the total waste stream, so providing compost facilities provides a major environmental benefit, also providing natural fertilizer products and generating economic activity. Economies of scale support a larger, regional facility.

Rationale: Supports environmental protection and economic viability.

6.1.9. Policy: Manage solid waste in accordance with the SLRD Solid Waste Management Plan in a manner that is environmentally acceptable and cost-effective.

Description: This plan, to be updated periodically to ensure current best practices are employed, provide detailed objectives and implementation actions to achieve higher level solid waste management policies, such as those in this OCP.

Rationale: Supports environmental sustainability, protection of natural areas and, indirectly, supports economic viability by sound infrastructure investment planning.

6.1.10. Policy: Encourage the development of a Re-Build-It Centre by Whistler Community Services Society for the reuse of building materials and support of community services.

Description: Support for the use of building materials will reduce the amount of materials needing recycling or disposal.

Rationale: Supports environmental protection and can potentially reduce costs for construction.

7. INFRASTRUCTURE GOAL – TELECOMMUNICATION AND ENERGY UTILITIES: ENSURE WHISTLER IS ADEQUATELY SERVICED WITH COMMUNICATIONS AND ENERGY SERVICES IN WAY THAT MINIMIZES ENVIRONMENTAL AND RESORT COMMUNITY IMPACTS.

7.1.Objective: Provide a full range of high quality energy and telecommunications offerings to support community livability and economic viability while minimizing costs and potential resort community impacts.

7.1.1. Policy: Utilize BC Hydro as the primary supplier of electrical energy within the Municipality while considering that appropriately-scaled, small-scale electrical generation facilities, that are environmentally friendly and do not impose impacts on the community, may be worthy of consideration as technology progresses.

Description: This policy supports working with BC Hydro as the supplier of electricity within the Municipality to avoid redundancy and additional costs of multiple suppliers.

Rationale: Promote economic viability.

7.1.2. Policy: Support one primary supplier of piped natural gas within the Municipality.

Description: This policy seeks to avoid redundancy and additional costs of multiple suppliers and reduce potential hazards

Rationale: Promote economic viability.

7.1.3. Policy: Discourage the use of exterior propane containers and tanks for the provision of gas energy for interior cooking and heating in the resort core areas.

Description: Large exterior propane bottles are considered to be unsightly and not consistent with the character of the core resort areas. This policy would seek to reduce this impact over time.

Rationale: Supports resort experience and community livability.

7.1.4. Policy: Encourage choice in telecommunications for residents and visitors to the community, provided that the number of service providers does not result in degradation of the quality of life for residents, degradation of the Resort Experience, or increasing cost to the Municipality.

Description: In modern times, telecommunications has become an important part of our economy and culture and is important for residents, businesses, and visitors. This policy seeks to promote the provision of this key infrastructure in a manner that is low impact and reduces risks to the community.

Rationale: Supports community livability and health, visitor experience, and economic viability.

7.1.5. Policy: Recover costs from energy and telecommunications providers, taking into consideration actual ongoing costs to the Municipality, to ensure that telecommunications providers install, maintain, operate, and renew their infrastructure within public lands.

Description: While the municipality has limited powers to restrict the introduction of new telecommunications providers, it is able to recover reasonable costs to the public of operating these services and can apply requirements to limit community impacts.

Rationale: Supports community livability, visitor experience, and economic viability.

7.1.6. Policy: Prohibit overhead telecommunications and electrical energy installations within the resort core areas.

Description: Overhead wires and poles are considered to be unsightly and not consistent with the character of the core resort areas. This policy would seek to reduce this impact over time.

Rationale: Supports resort experience and community livability.

8. INFRASTRUCTURE GOAL – FLOOD PROTECTION: ENSURE THE SAFETY AND PROTECTION OF HUMANS, BUILDINGS, AND INFRASTRUCTURE IN WHISTLER FROM FLOODING EVENTS.

8.1.Objective: Flood protection measures will limit exposure to natural hazards through development and construction practices that limit the construction of the built form in hazard areas and through physical measures that protect the built form from natural hazards.

8.1.1. Policy: Collaborate with the Provincial and Federal officials with respect to evolving standards for the operation, maintenance, renewal and restoration of flood-protection infrastructure.

Description: Whistler, like many mountain communities, is surrounded by waterways that can, under certain circumstances, present serious risks to persons, property, and infrastructure. As these waterways are usually regulated by senior governments and run through areas of different jurisdictions, it is important to work together with partners to address upstream and downstream flooding issues using best practices and funding mechanisms.

Rationale: Supports environmental sustainability, community safety and economic viability.

1. SCHEDULES:

Schedule 4-1 - Walking and Cycling Network

Schedule 4-2 - Local Network Road System

Schedule 4-3 - Sewage Collection and Treatment System

Schedule 4-4 - Sewer Service Area

Schedule 4-5 - Water Supply System

Schedule 4-6 - Water Service Area

Schedule 4-7 - Well Protection Areas

Schedule 4-8 - Solid Waste Management Facilities

2. DEVELOPMENT PERMIT AREAS:

Development Permit Area 4-1 – Well Protection Area Guidelines

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