



WHISTLER

AGENDA

PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, May 5, 2010 STARTING AT 6:00 PM

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

The Public Hearing is convened pursuant to Section 890 of the Local Government Act R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in Official Community Plan Amendment Bylaw No. 1938, 2010.

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may, ask questions following presentations however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed bylaw.

As stated in the Notice of Public Hearing,

Official Community Plan
Amendment Bylaw (GHG
Emissions) NO. 1938,
2010

PURPOSE OF “OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (GHG Emissions) NO. 1938, 2010”:

In general terms, the purpose of the proposed Bylaw is to add to the Official Community Plan required targets, policies and actions for the reduction of greenhouse gas emissions.

Explanation

Explanation by Municipal staff concerning the “Official Community Amendment Bylaw (GHG Emissions) No. 1938, 2010

Correspondence

Receipt of correspondence or items concerning proposed “Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010

Submissions

Submissions by any persons concerning “Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010”

ADJOURNMENT



THE RESORT MUNICIPALITY OF WHISTLER

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NOTICE OF PUBLIC HEARING

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (GHG EMISSIONS) NO. 1938, 2010

Notice is hereby given in accordance with the *Local Government Act* RSBC, 1996, c.323 that the Council of the Resort Municipality of Whistler will hold a Public Hearing to consider representations regarding amendments to Whistler's "Official Community Plan Amendment Bylaw No. 1021, 1993" (OCP) by means of "Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010" (the "proposed Bylaw") in the Franz Wilhelmsen Theatre at Maurice Young Millennium Place, 4335 Blackcomb Way, Whistler, British Columbia commencing at 6:00 p.m., May 4, 2010.

AT THE HEARING the public will be allowed to make representations to Council or to present written submissions respecting matters contained in the proposed Bylaw and will be afforded a reasonable opportunity to be heard.

PURPOSE OF "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (GHG Emissions) NO. 1938, 2010": In general terms, the purpose of the proposed Bylaw is to add to the OCP required targets, policies and actions for the reduction of greenhouse gas emissions.

AND FURTHER TAKE NOTICE that a copy of the aforementioned "Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010" and related documents which have been or will be considered by the Council of the Resort Municipality of Whistler may be inspected at the reception desk of Municipal Hall of the Resort Municipality of Whistler located at 4325 Blackcomb Way, Whistler, British Columbia, between the hours of 8:00 a.m. and 4:30 p.m., from Monday to Friday only, from April 23, 2010 to May 4, 2010 (inclusive) (statutory holidays excluded).

Laurie-Anne Schimek
Acting Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (GHG Emissions) No. 1938, 2010

A Bylaw to amend the Resort Municipality of Whistler Official Community Plan

The Council of the Resort Municipality of Whistler in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as “Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010”.
2. The Resort Municipality of Whistler Official Community Plan (the “OCP”) is amended as follows:
 - (a) The first paragraph in Section 1.0, “Preamble” is amended by adding the text “the reduction of greenhouse gas emissions,” immediately following the word “servicing”.
 - (b) Section 3.4, “Terminology” is amended by inserting the following defined terms, in alphabetical order:

“Community emissions” means the greenhouse gas emissions resulting from activities that occur within the boundary of the Resort Municipality of Whistler.

“Corporate emissions” means greenhouse emissions associated with the Municipality’s operations including administration & governance; drinking, storm and waste water; solid waste collection, transportation; roads and traffic operations; arts recreation and cultural services; and fire protection.

“Greenhouse Gas (GHG)” means any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by Provincial regulation.

“Renewable energy” means an energy resource that is naturally regenerated over a short time scale and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources¹.

- (c) Section 4.9, “Municipal Services” is amended by adding the following text to the end of the first paragraph: “Any expansion should be considered only in concert with conservation initiatives to reduce per capita consumption.”

¹ <http://www.treia.org/mc/page.do?sitePageId=49495>

- (d) Section 4.11, "Transportation" is deleted and replaced with the text attached as Schedule A to this Bylaw.
- (e) Section 4.13 "Evaluating Proposals for OCP and Zoning Amendments" is deleted and replaced with the text attached as Schedule B to this Bylaw.
- (f) Section 4.14 "Greenhouse Gas Emissions", attached to this bylaw as Schedule C, is added to the OCP.

Given first reading this 6th day of April, 2010.

Given second reading this 6th day of April, 2010.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this _____ day of _____, 2010.

Given third reading this _____ day of _____, 2010.

Approved by the Minister of Community and Rural Development this _____ day of _____, 2010.

Adopted by the Council this _____ day of _____, 2010.

Ken Melamed,
Mayor

Shannon Story,
Corporate Officer

I hereby certify that this is
a true copy of "Official Community Plan
Amendment Bylaw (GHG Emissions)
No. 1938, 2010"

Shannon Story,
Corporate Officer

**SCHEDULE “A” to
Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010**

4.11 TRANSPORTATION

BACKGROUND

Transportation for Whistler can be separated into two components, namely regional and local. Each one is subjected to a travel demand based on the number of users, and the required corresponding quality and quantity of transportation facilities to meet that demand. The ability to conveniently and effectively travel both to Whistler and within Whistler is important for Whistler to remain successful as a resort community. For regional transportation automobiles may continue as a principal mode of travel to and from Whistler, but the OCP does not support further highway expansion. Within Whistler, automobiles may continue as the primary mode of transportation. However, there is a need for increasing emphasis on modes of transportation that minimize greenhouse gas emissions, and thus for improved public transit, additional pedestrian and bicycle trail systems, satellite parking, and improvements to the local road system.

POLICIES

- 4.11.1 The Municipality’s transportation decisions and investments will give priority to transportation modes according to the following hierarchy:
- Walking
 - Cycling
 - Transit Busses and Motor Coaches
 - Commercial Goods and Services
 - High Occupancy Vehicles and Taxis
 - Single Occupant Vehicles
- 4.11.2 The Municipality will implement a local road and trail system that will be adequate to provide for new development and growth in existing developed areas, minimize negative impacts of development on existing subdivisions, and provide safe and convenient pedestrian, bicycle and transit routes.
- 4.11.3 The Municipality in cooperation with the Ministry of Transportation will develop a local network road system as shown on Schedule J that will provide appropriate connection points to Highway 99 and, while Highway 99 will continue to be the backbone of the community's transportation system, will provide alternate routes for local traffic in order to reduce traffic volumes on the Highway. The local network road system will avoid, wherever possible, running network roads through existing subdivisions and will be based on these objectives:

- providing alternative routes for local traffic in order to reduce the demand on Highway 99 within the Municipality;
 - upgrading, but not expanding, Highway 99 within the Municipality, while continuing to provide for local use;
 - minimizing negative circulation impacts of new development projects on existing subdivisions;
 - accommodating safe and convenient pedestrian and commuter cycling routes; and
 - improving the short and long-term transportation infrastructure without compromising the livability and attractiveness of the community and resort.
- 4.11.4 The Municipality will ensure that construction standards for local roads are consistent with the special mountain resort character of Whistler and with overall goals for the quality of the resort and community.
- 4.11.5 The Municipality will consider reduced on-site parking requirements for developments that are designed and located to encourage pedestrian, bicycle and transit access.
- 4.11.6 The Municipality will continue to implement a cycling and walking trail system throughout the valley, particularly adjacent to Highway 99.
- 4.11.7 The Municipality will identify land and facility requirements for transportation centres.
- 4.11.8 The Municipality will monitor the impact of skier parking on transportation circulation, and will promote and support the construction of satellite parking to the south of the Municipality.
- 4.11.9 The Municipality will encourage the centralization of helicopter movements at the Whistler Municipal Heliport.
- 4.11.10 The Municipality will consolidate and regulate float plane activity at Green Lake.

**SCHEDULE “B” to
Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010**

4.13 EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS

BACKGROUND

The approach to considering development proposals is based entirely on the growth management strategy and policies contained in the Comprehensive Development Plan.

Proposed amendments to the OCP or Zoning Bylaw, especially those which would significantly increase the accommodation capacity within the existing Municipal boundaries, will only be approved under very special circumstances, and must comply with the criteria under this section. These criteria have been prepared to ensure that the goals and objectives of the Official Community Plan and the Comprehensive Development Plan are satisfied. Proposed OCP amendments or rezonings that are of a minor or technical nature must conform with this Part, but it is assumed that the evaluations can be brief and quickly conducted.

POLICIES

- 4.13.1 The criteria contained in this section will be used to evaluate all proposed amendments to the OCP and the Zoning Bylaw for the purposes of allowing development.
- 4.13.2 Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development:
- a) provides clear and substantial benefits to the community and the resort;
 - b) is supported by the community, in the opinion of Council;
 - c) will not cause unacceptable impacts on the community, resort, or environment; and
 - d) meets all applicable criteria set out in the Official Community Plan.

The Municipality will annually review its growth management policies and determine what kinds and amounts of additional development, if any, are appropriate, necessary, or regarded as likely to yield benefits to the community and the resort. If this annual review identifies kinds of development that should be considered, the Municipality will consider amending the Official Community Plan.

- 4.13.3 All proposed developments must meet the following mandatory conditions:

- a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by an alternate means satisfactory to the Municipality.
 - b) The project must be accessible via the local road system.
 - c) The project must comply with all applicable policies of the OCP.
 - d) The applicant must have complied with the Environmental Impact Assessment process in Schedule O and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality, to assess impacts on:
 - traffic volumes and patterns on Highway 99;
 - traffic volumes and patterns on the local road system;
 - overall patterns of development of the community and resort;
 - Municipal finance;
 - views and scenery;
 - existing community and recreation facilities;
 - employee housing;
 - community greenhouse gas emissions; and
 - heritage resources.
 - e) The project must exhibit high standards of design, landscaping, and environmental sensitivity.
- 4.13.4 In addition to other requirements, proposals for business, service commercial or light industrial development will only be approved if:
- the project will not negatively affect surrounding areas by generating excessive noise, light or odours;
 - the project maintains high standards of quality and appearance.
- 4.13.5 In addition to other requirements, a business park site designated pursuant to Policy 4.4.4 will only be approved if:

- the project exhibits a high standard of building design, energy efficiency and landscaping.
- the project avoids uses or character that suggests "strip" development or that detract from the overall quality of the resort and community.
- there is only directional signage to be allowed on Highway 99.
- at least 75% of the project floor space is office space or very high quality light industrial space.

4.13.6 In addition to meeting other requirements, proposals for campground and recreational development will only be approved if:

- all sewage and waste water is discharged either into the Municipal sewer system, or a private sewage disposal system is approved;
- access is not provided from an internal subdivision road to an internal roadway system;
- the terrain is suitable for the development of campsites and roadways; and
- soil stability, ground water levels, and flooding lands are satisfactory for campground use.

4.13.7 In addition to meeting other requirements, the following criteria will be used to evaluate resident housing proposals, to ensure that affordability is a prime consideration in the evaluation of any proposed projects:

- infill sites, which rely on existing community services and road systems, are preferred;
- proposals must meet the Municipality's identified special needs for resident housing;
- the site must be appropriate given the form and character of the development proposed, which complements neighbouring uses and site topography. No major site preparation improvements should be required.
- proposals must identify energy efficiency, durability and other measures that will minimize the operating and maintenance costs of resident housing;
- employee use restrictions as required by the Municipality will ensure that the housing is for resident use in perpetuity;

- any development which proposes resident housing targeted at **short term** residents should comply with the following: the site be within close proximity to Whistler Village or Whistler Creek; the development provide rental accommodation which is proven to be affordable to short term residents; that the rental units not be tied to an employment situation; that development favour 2 bedroom apartment or townhouse units, with lesser 1, and 3 bedroom and studio apartment or townhouse units; be full apartments not dormitories; provide suitable private storage and parking space; and
 - any development which proposes employee housing which is targeted at **semi-permanent or permanent** residents should comply with the following: be within close proximity to existing open space, parks and community facilities; provide ownership opportunities for first time home buyers; comprise a mix of townhouse, duplex and single family units; be neighbourhood developments which provide neighbourhood amenities; integrate into existing residential neighbourhoods with similar building form; provide suitable private storage space and parking space; and be proven affordable to semi-permanent and permanent residents.
- 4.13.8 No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space area.
- 4.13.9 All evaluations required by this Part will be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the Municipality.
- 4.13.10 All evaluations required by this Part are deemed to be advisory, for the purpose of providing staff and Council with the information needed to evaluate proposed OCP and zoning amendments. Council will be guided by the evaluations but is not bound by them.

**SCHEDULE “C” to
Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010**

4.14 GREENHOUSE GAS EMISSIONS

BACKGROUND

As a signatory to the BC Climate Action Charter the Council of the Resort Municipality of Whistler has expressed its understanding that anthropogenic emissions of greenhouse gases are affecting the global climate; that reducing these emissions is therefore beneficial and important to all citizens; and that governments must act promptly to mitigate climate change. The Municipality considers it appropriate to adopt targets, policies and actions intended to reduce the emission of greenhouse gases within Whistler and resulting from activities related to the ongoing operation of the resort community. The targets are stated below, along with related policies and actions. Other relevant policies and actions are found throughout the OCP, because the Municipality recognizes that reducing greenhouse gas emissions can be achieved by all sectors of the resort community, and in all aspects of its operation.

TARGETS

4.14.1 Compared to GHG emissions measured in tonnes of eCO₂ in 2007, the Municipality has established the following targets for reducing the community’s GHG emissions:

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

4.14.2 Beginning in 2010 the Municipality, through its *Carbon Neutral Operations Plan*, is committed to achieving carbon neutrality in respect of its operations. The Plan also includes the following target for reducing corporate GHG emissions compared to the 2008 base year:

- 10% by 2010
- 20% by 2013
- 30% by 2015
- 50% by 2020

POLICIES and ACTIONS

4.14.3 In all new and existing Development Permit Areas, the Municipality will consider including objectives and guidelines for energy and water conservation and the reduction of greenhouse gas emissions.

- 4.14.4 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.
- 4.14.5 New development, or significant redevelopment, will be considered only near existing settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.
- 4.14.6 Proposals for new development, or significant redevelopment, will be required to quantify their likely impact on community greenhouse gas emissions and to incorporate measures that will minimize and/or mitigate any projected emissions' increase.
- 4.14.7 The Municipality will encourage commercial recreation and leisure operators to minimize the greenhouse gas emissions associated with their activities.
- 4.14.8 Where sufficient demand exists after energy conservation and efficiency measures have been applied, the Municipality will support the development of district heating and cooling systems. Such systems must be designed to reduce emissions, promote energy efficiency, and increase the share of total energy requirements met by renewable energy sources.
- 4.14.9 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 use of renewable energy.
- 4.14.10 The Municipality will continue to monitor community and corporate greenhouse gas emissions, and share the results in a transparent, consistent and comprehensible format.
- 4.14.11 The Municipality will revise and update its Integrated Energy, Air Quality and Greenhouse Gas Plan by 2012, and to the extent that they are consistent with Whistler2020 and this OCP, will work to implement any recommendations of the Plan.
- 4.14.12 The Municipality will ensure that any funds received from the Province under the Carbon Tax Revenue Incentive Program (CARIP) are allocated only in support of initiatives that reduce greenhouse gas emissions.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 6, 2010

REPORT: 10 - 009

FROM: Community Planning

FILE: 7503.1

SUBJECT: OCP AMENDMENT BYLAW NO. 1938, 2010 (GHG EMISSIONS)

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Community Life be endorsed.

RECOMMENDATION

That Council consider giving first reading to Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010 which Bylaw would add to the Plan required targets, policies and actions for the reduction of greenhouse gas emissions;

Whereas Council has examined Bylaw 1938, 2010 in accordance with section 879 of the *Local Government Act*:

That Council advise that, in addition to a public hearing, consultations with the Board of the Squamish Lillooet Regional District, the Councils of the District of Squamish and the Village of Pemberton, First Nations, the Provincial and federal governments and their agencies are not required; and

That Council instruct staff to provide information and an opportunity for discussion regarding the proposed amendment, to School District 48.

Whereas Council has examined Bylaw No. 1938, 2010 in accordance with section 882 (3) (a) of the *Local Government Act*:

That Council advise it has considered the proposed Official Community Plan amendment in conjunction with the Resort Municipality of Whistler's Financial Plan, and the Squamish-Lillooet Regional District Solid Waste Management Plan.

That Council consider giving second reading to Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010;

That Council authorize the Corporate Officer to schedule a public hearing for the proposed Bylaw.

PURPOSE OF REPORT

This report describes the genesis and content of OCP Amendment Bylaw 1938, and requests Council consideration of first and second readings.

ATTACHMENTS

Appendix A OCP Text with proposed changes highlighted
Appendix B Staff report #09-101

DISCUSSION

As discussed in Administrative Report #09-101 (Appendix B), recent changes to Section 877 of the Local Government Act require that the Municipality amend its Official Community Plan to include targets, policies and actions for the reduction of greenhouse gas emissions. That report also recommended a modest public engagement program prior to Council consideration of the requisite OCP amendment bylaw. The proposed engagement has not been undertaken; however, the upcoming deadline (31st May) for enacting proposed amendments and the expectation of a more comprehensive OCP review in the coming months have prompted staff to prepare a bylaw for Council and public consideration. This context has also informed the modest nature of proposed changes: they are based on existing RMOW policies, programs, or initiatives and thus have previously been vetted through staff scrutiny, public review and Council debate. Additional public engagement at this time is proposed only in the form of a statutory public hearing and associated notices in local newspapers, along with notification through the RMOW website and newsletter.

The balance of this report summarizes the OCP amendments that would be enacted through Bylaw No. 1938. The structure of the RMOW's OCP, first enacted by Bylaw No. 1021 in 1993, provides two principle opportunities for amendments related to GHG emissions reduction.

First, following the same format as the existing sections in the document, a new section (4.14) titled *Greenhouse Gas Emissions* is added to the OCP. A brief preamble provides the background and justification for the GHG emissions reduction targets, policies and actions that follow.

The proposed targets are based on existing Council commitments, and consistent also with provincial aims. Regarding emissions associated with Municipal operations, known as "corporate emissions", bylaw 1938 reinforces the RMOW's *Carbon Neutral Operations Plan*¹ by committing to a 50% reduction in emissions by 2020.

Turning to community-wide emissions, the proposed OCP amendments recognise that Council has previously established reduction targets through three separate initiatives. In 1997 the Municipality endorsed the Kyoto Protocol, thus aiming to bring emissions down to 6% below 1990 levels by 2012. In 2004, understanding that meeting the ambitious Kyoto commitments in the context of rapid community growth was unlikely, the RMOW's *Integrated Energy, Air Quality and GHG Management Plan* proposed instead to reduce the rate of growth of emissions by setting a target of 22% *above* 1990 levels by 2020². Finally, through recent applications to the provincial Community Action on Energy and Emissions program, the Municipality has committed to pursue the Government of British Columbia's targets of

¹ Council adopted the *Carbon Neutral Operations Plan* on 15 September, 2009. Along with a comprehensive approach to reducing corporate emissions, the Plan includes more detail and background information on the Municipality's various GHG reduction commitments.

² This target was significant relative to the projected increase of 80% assuming no actions taken to reduce emissions.

reducing emissions by 33%, compared to 2007 levels, by 2020, and by 80% by 2050. The proposed OCP amendment mirrors these targets and, respecting the *Whistler2020* timeline, extends them to aim for a 90% reduction by 2060.

Selecting appropriate reduction targets, whether for overall community or corporate emissions, or for specific sectors such as buildings or transportation, is tricky. Among other challenges it requires balancing ambition with pragmatism, comprehensiveness with comprehensibility, detail with simplicity, and broadness with specificity. Staff and Council can expect these targets to be reconsidered and refined during the planned rewriting of the OCP. Some public discussion regarding their importance, definition and role is desirable. To the extent that targets for emissions reduction are well defined, easy to understand and communicate, and supported by the community, they can help to inspire and guide public engagement and action.

Notwithstanding the significance of reduction targets, of equal if not greater importance for municipal staff, Council, and the community are the related policies and actions that must also be included in the OCP. The proposed new Section 4.14 includes both. As with the targets, the proposed policies and actions are based on previously established municipal priorities. They also reflect the direction the BC government has taken in certain respects, and are consistent with the authority that the province has delegated to municipalities through applicable legislation (e.g. the *Local Government Act*). Again, these characteristics along with the anticipated OCP review have prompted staff to recommend Council consideration of the amendments without additional public engagement. The proposed policies and actions, along with comments on the reason(s) for their inclusion in the OCP, are as follows:

Proposed Policy / Action	Background / Rationale
In all new and existing Development Permit Areas, the Municipality will consider including objectives and guidelines for energy and water conservation and the reduction of greenhouse gas emissions.	Consistent with recent changes to Section 892 of the <i>Local Government Act</i> , the RMOW has initiated this process already (e.g. DP Area #27 and #28).
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.	Designed to take advantage of recent changes to legislation governing development cost charges. Already in place in some communities (e.g. Kelowna).
New development, or significant redevelopment, will be considered only near existing settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.	Similar to Descriptions of Success for Whistler2020 Built Environment, Resident Housing and Natural Areas Strategies.
Proposals for new development, or significant redevelopment, will be required to quantify their likely impact on community GHG emissions and to incorporate measures that will minimize and/or mitigate any projected increase in emissions.	Added as part of development information requirements under Section 4.13.3.
The Municipality will encourage commercial recreation and leisure operators to minimize the greenhouse gas emissions associated with their activities.	Consistent with Recreation and Leisure Strategy Descriptions of Success
Where sufficient demand exists after energy conservation and efficiency measures have been considered, the Municipality will support the development of district heating and cooling systems. Such systems must be designed to reduce emissions, promote energy efficiency, and increase the share of total energy requirements met by renewable energy sources.	For future consideration (e.g. Whistler Village), to be based on lessons learned from Cheakamus Crossing.
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 use of renewable energy.	Consistent with RMOW Green Building Policy, Climate Action Charter and CAEE commitments.
The Municipality will continue to monitor community and corporate greenhouse gas emissions, and share the results in a transparent, consistent and comprehensible format.	Already in place, required as part of RMOW Carbon Neutral Operations Plan.
The Municipality will revise and update its Community Energy Plan by 2011, and then every five years, to ensure that the Energy Plan is consistent with this OCP. The Municipality will work to implement any recommendations of the Energy Plan.	Strategic opportunity to update the energy plan in concert with upcoming, and ongoing, OCP review.
The Municipality will ensure that any funds received from the Province under the Carbon Tax Revenue Incentive Program (CARIP) are allocated only in support of initiatives that reduce greenhouse gas emissions.	Already included in Carbon Neutral Operations Plan.

Adding to the OCP the proposed Section 4.14 (*Greenhouse Gas Emissions*) as described above, is a relatively simple amendment that reinforces pre-existing commitments, initiatives and programs. To complement that proposed new section, modifications to the text of the OCP within existing sections are also presented for Council consideration. These minor changes would affect the following sections: *Preamble*, *Definitions*, *Municipal Services* (Section 4.9), *Transportation* (Section 4.11), and *Evaluating Proposals for OCP and Zoning Amendments* (Section 4.13). They make the document more consistent with a range of GHG-related policies and initiatives that have been adopted or undertaken since the OCP was first enacted. Examples of the proposed changes include:

- In Section 3.4, defining relevant terms such as “Greenhouse Gas” and “Renewable Energy”.
- In the Section 4.9, adding text in the preamble to emphasise conservation initiatives as a means to reduce the per capita demand for municipal services.
- In Section 4.11, adding policies to support and prioritize modes of transportation that are energy efficient and minimize GHG emissions.
- In section 4.13, adding energy efficiency, GHG emissions and renewable energy to the list of criteria that the Municipality will consider when evaluating zoning and OCP amendments.

WHISTLER 2020 ANALYSIS

W2020 Strategy	Descriptions of success that resolution moves us TOWARD	Comments
Resident Housing	Resident housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services, to reduce auto dependency.	Proposed policy emphasizes the importance of locating new development near existing infrastructure and amenities.
Transportation	Whistler policy, planning and development prioritizes preferred methods of transportation.	Amendment would add the transportation hierarchy to the transportation section of the OCP.
	The convenience and seamlessness of the alternative transportation system to, from and within Whistler ensures usage rates continue to rise. Whistler's local and regional transportation systems minimize encroachment on nature.	Draft policies in transportation section support pedestrian, cycling, transit modes. OCP text to discourage highway expansion
Water	Water supply, wastewater management and flood controls infrastructure minimize energy requirements, and favour sustainably manages materials and resources.	OCP policy would require energy efficiency to be considered when planning for provision of water and sewer service.
Built Environment	Continuous encroachment on nature is avoided.	Proposed amendment to focus any new development within existing settled areas
	Residents live, work and play in relatively compact, mixed-use neighbourhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.	Proposed amendment to focus any new development within existing settled areas
Energy	Whistler's energy system is transitioning to renewable energy sources.	Policies that support district energy and minimize GHG emissions also encourage renewable.
	Residents, businesses and visitors understand energy issues.	Draft GHG policy commits RMOW to ongoing energy and emissions monitoring and reporting.

OTHER POLICY CONSIDERATIONS

By 31st May 2010 the RMOW's Official Community Plan must be updated to maintain compliance with Section 877 of the Local Government Act, which now requires that OCPs include targets for the reduction of GHG emissions, and policies and actions to meet those targets. To rectify any potential contravention of applicable legislation, staff recommend that Council consider giving first and second readings to OCP amendment Bylaw No. 1938, 2010. The proposed amendments include targets policies and actions for GHG emissions reduction that are consistent with existing Council policies, including the Green Building Policy, Carbon Neutral Operations Plan, and the Community Energy Plan. Considered in advance of a more comprehensive revision of the Official Community Plan, the proposed bylaw would ensure compliance with Section 877, and reinforce existing RMOW commitments, programs and policies.

COMMUNITY ENGAGEMENT AND CONSULTATION

Significant community consultation has informed the various policies, programs and initiatives on which the OCP amendments proposed by bylaw 1938 are based. Examples include Whistler2020, the Community Energy Plan, the Whistler Green program and the RMOW's Green Building Policy. Thus the targets, policies and actions for reducing GHG emissions, which are proposed in this report and required to be incorporated in the OCP by 31st May, have been subject to staff, public and Council review. They will be scrutinized again during the more formal and comprehensive OCP review scheduled to begin this year.

Respectfully submitted,

Guy Patterson
HOUSING PLANNER
for
Bob MacPherson
GENERAL MANAGER of COMMUNITY LIFE

1.0 PREAMBLE

This is the Official Community Plan of the Resort Municipality of Whistler (the "OCP"). This OCP contains detailed policies regarding land use, development, servicing, the reduction of greenhouse gas emissions, and protection of the natural environment.

The Official Community Plan is founded on, and consistent with, the Municipality's Comprehensive Development Plan, which is a Council policy statement describing the overall strategy for the development and management of the community and resort.

The Comprehensive Development Plan articulates the basic goals for the kind of community and resort that Whistler should be. It also summarizes and coordinates major Municipal policies and initiatives in guiding and regulating development, protecting the natural environment, providing services, maintaining a high quality of life in the community, managing the local economy, and continuing to offer a high quality resort experience.

The Comprehensive Development Plan relies on the Official Community Plan to establish a legal framework for the regulation of land use, development, and related matters in more detail. Therefore, the Official Community Plan contains specific policies which implement the general goals for the future of the community and the resort that are contained in the Comprehensive Development Plan.

3.4 TERMINOLOGY

“Community emissions” means the greenhouse gas emissions resulting from activities that occur within the boundary of the Resort Municipality of Whistler.

“Corporate emissions” means greenhouse emissions associated with the Municipality’s operations including administration & governance; drinking, storm and waste water; solid waste collection, transportation; roads and traffic operations; arts recreation and cultural services; and fire protection.

“Greenhouse Gas (GHG)” means any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by Provincial regulation.

“Renewable energy” means an energy resource that is naturally regenerated over a short time scale and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources¹.

¹ <http://www.treia.org/mc/page.do?sitePageId=49495>

4.9 MUNICIPAL SERVICES

BACKGROUND

The water and waste water disposal systems in Whistler have the potential to be expanded to accommodate the level of development committed under this OCP, assuming completion of planned expansions of major facilities and incremental extensions of service networks to new developments. Expansion of sewer and water systems must be cognizant of the environmental sensitivities of lakes and streams in Whistler, and should set exceptionally high standards consistent with Whistler's image as a resort community. Any expansion should be considered only in concert with conservation initiatives to reduce per capita demand for municipal services.

POLICIES

- 4.9.1 The Municipality will continue to maintain a water supply system capable of supplying high quality water for domestic use and sufficient quantities to provide for fire protection to service new and existing development as shown on Schedule H and I.
- 4.9.2 The Municipality will continue to seek solutions to the problem of wastewater treatment and disposal that address the present and future concerns of the region on the basis of social, environmental, economic and technical requirements. The wastewater treatment facility is shown on Schedule I.
- 4.9.3 The Municipality will pursue innovative and environmentally sensitive methods of handling solid wastes including the development of a recycling program based on reduce, reuse, recycle, recover and residual management. Solid waste disposal sites are shown on Schedule I.
- 4.9.4 The Municipality will develop a plan and a funding proposal to extend wastewater collection to the presently unserved areas of Emerald Estates and the west side of Alta Lake, as shown on Schedule H.
- 4.9.5 The Municipality will implement systems to reduce water consumption and wastewater volumes.
- 4.9.6 The expansion of the Municipal water supply and wastewater treatment systems will be carried out within a logical phasing program on the basis of good engineering practice and cost effectiveness and will be subject to the Municipality's ability to accommodate additional development without compromising the quality of the community and the resort and without any negative impact on the lake or river systems. The water and wastewater service areas are shown on Schedule H.
- 4.9.7 The Municipality will require that all development proposals incorporate adequate storm water drainage facilities including all downstream components. The downstream

components to be assessed will include all storm drainage works from the site to the receiving lake on the valley floor.

4.11 TRANSPORTATION

BACKGROUND

Transportation for Whistler can be separated into two components, namely regional and local.- Each one is subjected to a travel demand based on the number of users, and the required corresponding quality and quantity of transportation facilities to meet that demand. The ability to conveniently and effectively travel both to Whistler and within Whistler is important for Whistler to remain successful ~~both as a resort community and as a resort.~~ -For regional transportation ~~issues,~~ automobiles ~~will may~~ continue as a principal mode of travel to ~~and from~~ Whistler, ~~and but~~ the OCP ~~does not advocates support further continued efforts to upgrade H~~highway 99~~expansion, particularly if more developments are approved in other parts of the corridor.~~ Within Whistler, automobiles ~~will may~~ continue as the primary mode of transportation. However, there is a need for increasing emphasis on ~~providing alternate~~ modes of transportation ~~that minimize greenhouse gas emissions,~~ and ~~thus for upgrading the existing overall transportation system with~~ improved public transit, additional pedestrian and bicycle trail systems, satellite parking, and improvements to the local road system.

POLICIES

4.11.1 ~~The Municipality's transportation decisions and investments will give priority to transportation modes according to the following hierarchy:~~

- ~~- Walking~~
- ~~- Cycling~~
- ~~- Transit Busses and Motor Coaches~~
- ~~- Commercial Goods and Services~~
- ~~- High Occupancy Vehicles and Taxis~~
- ~~- Single Occupant Vehicles~~

4.11.2 The Municipality will implement a local road ~~and trail~~ system that will be adequate to provide for new development and growth in existing developed areas, ~~and that will minimize negative impacts of development on existing subdivisions,~~ ~~and provide safe and convenient pedestrian, bicycle and transit routes.-~~

4.11.23 The Municipality in cooperation with the Ministry of Transportation ~~and Highways~~ will develop a local network road system as shown on Schedule J that will provide appropriate connection points to Highway 99 and, while Highway 99 will continue to be the backbone of the community's transportation system, will provide alternate routes for local traffic in order to reduce traffic volumes on the Highway. The local network road system will avoid, wherever possible, running network roads through existing subdivisions and will be based on these objectives:

- providing alternative routes for local traffic in order to reduce the demand on Highway 99 within the Municipality;

- upgrading, but not expanding, Highway 99 within the Municipality, while continuing to provide for local use;
- minimizing negative circulation impacts of new development projects on existing subdivisions;
- accommodating safe and convenient pedestrian and commuter cycling routes; and
- improving the short and long-term transportation infrastructure without compromising the livability and attractiveness of the community and resort.

4.11.34 The Municipality will ensure that construction standards for local roads are consistent with the special mountain resort character of Whistler and with overall goals for the quality of the resort and community.

4.11.45 The Municipality will consider reduced ~~ensure that~~ on-site parking requirements for ~~all~~ developments ~~are adequate~~ that are designed and located to encourage pedestrian, bicycle and transit access.

4.11.56 The Municipality will continue to implement a cycling and walking trail system throughout the valley, particularly adjacent to Highway 99.

4.11.6 ~~The Municipality will continue to monitor the utilization of Highway 99, and the requirement to expand the capacity of Highway 99 and/or construct a bypass route.~~

4.11.7 The Municipality will identify land and facility requirements for transportation centres.

4.11.8 The Municipality will monitor the impact of skier parking on transportation circulation, and will promote and support the construction of satellite parking to the south of the Municipality.

4.11.9 The Municipality will encourage the centralization of helicopter movements at the Whistler Municipal Heliport.

4.11.10 The Municipality will consolidate and regulate float plane activity at Green Lake.

4.13 EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS

BACKGROUND

The approach to considering development proposals is based entirely on the growth management strategy and policies contained in the Comprehensive Development Plan.

Proposed amendments to the OCP or Zoning Bylaw, especially those which would significantly increase the accommodation capacity within the existing Municipal boundaries, will only be approved under very special circumstances, and must comply with the criteria under this section. These criteria have been prepared to ensure that the goals and objectives of the Official Community Plan and the Comprehensive Development Plan are satisfied. Proposed OCP amendments or rezonings that are of a minor or technical nature must conform with this Part, but it is assumed that the evaluations can be brief and quickly conducted.

POLICIES

- 4.13.1 The criteria contained in this section will be used to evaluate all proposed amendments to the OCP and the Zoning Bylaw for the purposes of allowing development.
- 4.13.2 Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development:
- a) provides clear and substantial benefits to the community and the resort;
 - b) is supported by the community, in the opinion of Council;
 - c) will not cause unacceptable impacts on the community, resort, or environment; and
 - d) meets all applicable criteria set out in the Official Community Plan.

The Municipality will annually review its growth management policies and determine what kinds and amounts of additional development, if any, are appropriate, necessary, or regarded as likely to yield benefits to the community and the resort. If this annual review identifies kinds of development that should be considered, the Municipality will consider amending the Official Community Plan.

- 4.13.3 All proposed developments must meet the following mandatory conditions:
- a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by an alternate means satisfactory to the Municipality.
 - b) The project must be accessible via the local road system.
 - c) The project must comply with all applicable policies of the OCP.

d) The applicant must have complied with the Environmental Impact Assessment process in Schedule O and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality, to assess impacts on:

- traffic volumes and patterns on Highway 99;
- traffic volumes and patterns on the local road system;
- overall patterns of development of the community and resort;
- Municipal finance;
- views and scenery;
- existing community and recreation facilities;
- employee housing; **and**
- community greenhouse gas emissions; and
- heritage resources.

e) The project must exhibit high standards of design, landscaping, and environmental sensitivity.

4.13.4 In addition to other requirements, proposals for business, service commercial or light industrial development will only be approved if:

- the project will not negatively affect surrounding areas by generating excessive noise, light or odours;
- the project maintains high standards of quality and appearance.

4.13.5 In addition to other requirements, a business park site designated pursuant to Policy 4.4.4 will only be approved if:

- the project exhibits a high standard of building design, energy efficiency and landscaping.
- the project avoids uses or character that suggests "strip" development or that detract from the overall quality of the resort and community.
- there is only directional signage to be allowed on Highway 99.
- at least 75% of the project floor space is office space or very high quality light industrial space.

4.13.6 In addition to meeting other requirements, proposals for campground and recreational development will only be approved if:

- all sewage and waste water is discharged either into the Municipal sewer system, or a private sewage disposal system is approved;
- access is not provided from an internal subdivision road to an internal roadway system;
- the terrain is suitable for the development of campsites and roadways; and
- soil stability, ground water levels, and flooding lands are satisfactory for campground use.

4.13.7 In addition to meeting other requirements, the following criteria will be used to evaluate resident housing proposals, to ensure that affordability is a prime consideration in the evaluation of any proposed projects:

- infill sites, which rely on existing community services and road systems, are preferred;
- proposals must meet the Municipality's identified special needs for resident housing;
- the site must be appropriate given the form and character of the development proposed, which complements neighbouring uses and site topography. No major site preparation improvements should be required.
- proposals must identify energy efficiency, durability and other measures that will minimize the operating and maintenance costs of resident housing;
- employee use restrictions as required by the Municipality will ensure that the housing is for resident use in perpetuity;
- any development which proposes resident housing targeted at **short term** residents should comply with the following: the site be within close proximity to Whistler Village or Whistler Creek; the development provide rental accommodation which is proven to be affordable to short term residents; that the rental units not be tied to an employment situation; that development favour 2 bedroom apartment or townhouse units, with lesser 1, and 3 bedroom and studio apartment or townhouse units; be full apartments not dormitories; provide suitable private storage and parking space; and
- any development which proposes employee housing which is targeted at **semi-permanent or permanent** residents should comply with the following: be within close proximity to existing open space, parks and community facilities; provide ownership opportunities for first time home buyers; comprise a mix of townhouse, duplex and single family units; be neighbourhood developments which provide

neighbourhood amenities; integrate into existing residential neighbourhoods with similar building form; provide suitable private storage space and parking space; and be proven affordable to semi-permanent and permanent residents.

- 4.13.8 No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space area.
- 4.13.9 All evaluations required by this Part will be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the Municipality.
- 4.13.10 All evaluations required by this Part are deemed to be advisory, for the purpose of providing staff and Council with the information needed to evaluate proposed OCP and zoning amendments. Council will be guided by the evaluations but is not bound by them.

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4.14 GREENHOUSE GAS EMISSIONS

BACKGROUND

As a signatory to the BC Climate Action Charter the Council of the Resort Municipality of Whistler has expressed its understanding that anthropogenic emissions of greenhouse gases are affecting the global climate; that reducing these emissions is therefore beneficial and important to all citizens; and that governments must act promptly to mitigate climate change. The Municipality considers it appropriate to adopt targets, policies and actions intended to reduce the emission of greenhouse gases within Whistler and resulting from activities related to the ongoing operation of the resort community. The targets are stated below, along with related policies and actions. Other relevant policies and actions are found throughout the OCP, because the Municipality recognizes that reducing greenhouse gas emissions can be achieved by all sectors of the resort community, and in all aspects of its operation.

TARGETS

4.14.1 Compared to GHG emissions measured in tonnes of eCO₂ in 2007, the Municipality has established the following targets for reducing the community's GHG emissions:

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

4.14.2 Beginning in 2010 the Municipality, through its *Carbon Neutral Operations Plan*, is committed to achieving carbon neutrality in respect of its operations. The Plan also includes the following target for reducing corporate GHG emissions compared to the 2008 base year:

- 10% by 2010
- 20% by 2013
- 30% by 2015
- 50% by 2020

POLICIES and ACTIONS

4.14.3 In all new and existing Development Permit Areas, the Municipality will consider including objectives and guidelines for energy and water conservation and the reduction of greenhouse gas emissions.

4.14.4 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.

4.14.5 New development, or significant redevelopment, will be considered only near existing settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.

- 4.14.6 Proposals for new development, or significant redevelopment, will be required to quantify their likely impact on community greenhouse gas emissions and to incorporate measures that will minimize and/or mitigate any projected emissions' increase.
- 4.14.7 The Municipality will encourage commercial recreation and leisure operators to minimize the greenhouse gas emissions associated with their activities.
- 4.14.8 Where sufficient demand exists after energy conservation and efficiency measures have been applied, the Municipality will support the development of district heating and cooling systems. Such systems must be designed to reduce emissions, promote energy efficiency, and increase the share of total energy requirements met by renewable energy sources.
- 4.14.9 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 use of renewable energy.
- 4.14.10 The Municipality will continue to monitor community and corporate greenhouse gas emissions, and share the results in a transparent, consistent and comprehensible format.
- 4.14.11 The Municipality will revise and update its Integrated Energy, Air Quality and Greenhouse Gas Plan by 2012, and to the extent that they are consistent with Whistler2020 and this OCP, will work to implement any recommendations of the Plan.
- 4.14.12 The Municipality will ensure that any funds received from the Province under the Carbon Tax Revenue Incentive Program (CARIP) are allocated only in support of initiatives that reduce greenhouse gas emissions.

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WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: July 21, 2009
FROM: Community Planning
SUBJECT: BILL 27 OCP AMENDMENTS

REPORT: 09 - 101
FILE: 7503.1

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Community Life be endorsed.

RECOMMENDATION

That Council authorize staff to undertake public and stakeholder consultation on the subject of amending Whistler's Official Community Plan (OCP) to incorporate policies, targets and actions for the reduction of greenhouse gas (GHG) emissions;

That Council authorize staff to prepare a bylaw that would amend the RMOW's OCP to incorporate policies, targets and actions for the reduction of greenhouse gas (GHG) emissions.

PURPOSE OF REPORT

This report requests Council direction to proceed with OCP amendments fulfilling the Municipality's recently-enacted obligation (pursuant to Bill 27, the Local Government (Green Communities) Statutes Amendment Act) to include within the OCP policies, targets and actions to reduce GHG emissions.

DISCUSSION

Background

Whistler's Official Community Plan was adopted in 1993, as RMOW Bylaw 1021. It has been amended many times since and continues to serve as an overarching policy document guiding the Municipality's decisions on planning and land use management. The authority to adopt an OCP is provided by the Section 876 of the *Local Government Act*. The following Section (877) sets out required and optional content for OCPs. In May 2008 the province enacted Bill 27, the "Local Government (Green Communities) Statutes Amendment Act". Among other changes, Bill 27 amended Section 877 of the *Local Government Act* by adding to the list of required content for OCPs the following:

An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

This new obligation presents an opportunity for the RMOW to amend its OCP in a manner consistent with existing and ongoing initiatives such as Whistler2020, the Community Energy Plan, Whistler Green, Partners for Climate Protection, and the Climate Action Charter. Through these and other related efforts the RMOW has demonstrated an interest in reducing emissions and created a foundation for the development of specific targets, policies and actions and their inclusion within our OCP. Initiatives such

as capturing landfill methane gas; providing convenient pedestrian, cycling and transit infrastructure for commuters; installing a district energy system for the Cheakamus Crossing neighbourhood; partnering to build the Austrian Passive House in Lost Lake Park; and working on the integration of solar- and geo-thermal energy for the Meadow Park Sports Centre are already helping Whistler to honour its various commitments to GHG reduction.

Proposed Approach

A significant revision to Whistler's OCP is scheduled to commence in the spring of 2010; however, that revision will not be complete prior to May 31st 2010, by which date the Plan must include GHG emissions reduction targets, policies and actions. Therefore planning staff suggest a modest public consultation and OCP amendment to be undertaken during 2009 as a form of interim measure. The OCP content resulting from this currently proposed amendment will be revisited in 2010 to ensure its ongoing relevance and consistency with the more comprehensive update to be carried out next year.

POLICY CONSIDERATIONS

Official Community Plan

Whistler's Official Community Plan does not yet comply with Section 877 of the *Local Government Act*, which requires OCPs to include targets, policies and actions for the reduction of greenhouse gas emissions in the area affected by the plan. These items must be included by May 31st, 2010.

Whistler 2020

Fulfilling Bill 27 requirements will help Whistler to move toward at least two of the resort community's overarching sustainability objectives. Anthropogenic GHG emissions increase the concentration of carbon in the atmosphere; reducing such emissions is consistent with sustainability objective #1 (reduce and eventually eliminate the RMOW's contributions to systematic increases in concentrations of substances from the Earth's crust). The links between GHG emissions and climate change suggest that reducing emissions is also required to respect Whistler's fourth sustainability objective (reduce and eventually eliminate our contribution to systematically undermining the ability of others to meet their basic human needs). For example, rising sea levels and changing weather patterns associated with increasing levels of carbon dioxide in the atmosphere could undermine the ability of Micronesian islanders or Colorado ski area operators to meet their needs.

Because the GHG reduction targets, policies and actions that will be integrated in the OCP have not yet been developed, it is difficult to analyze their relationship to each of the Whistler2020 descriptions of success (DoS). The amendments are most likely to move toward descriptions of success for the Built Environment, Energy, Transportation and Water strategies. Aggressive efforts to minimize the GHG emissions associated with certain forms of transportation could move away from descriptions of success related to the tourism economy. A more detailed DoS analysis will be provided when the proposed OCP amendment bylaw is prepared for Council's consideration.

BUDGET CONSIDERATIONS

Proposed community engagement activities would require expenditures of no more than \$5,000. Staff time will be allocated to this project.

COMMUNITY ENGAGEMENT AND CONSULTATION

Prior to amending its OCP the Municipality must hold a public hearing, consult with School District 48, and consider whether additional opportunities for consultation with a variety of potential stakeholders are warranted. As noted above the proposed amendments will reinforce a range of existing policies and actions, and will be revisited when the OCP is rewritten in 2010, so planning staff recommend a modest community engagement program in support of the immediate Bill 27 amendments. At a minimum the RMOW will host a meeting with interested members of the Whistler2020 Built Environment, Energy, Transportation and Water task forces, schedule a public open house, and invite representatives of the Squamish and Lil'wat Nations to discuss any proposed amendments. Following Council's receipt of this report a more detailed consultation approach will be formulated.

Respectfully submitted,

Guy Patterson
HOUSING PLANNER
for
Bob MacPherson
GENERAL MANAGER of COMMUNITY LIFE

Temporary
Accommodation in the
Whistler Athlete's Village
Report No 09-100
File No. TCUP 003
TCUP 004, TCUP 005,
TCUP 006 and
TCUP 007

Moved by Councillor Quinlan
Seconded by Councillor Forsyth

That Council approve the following Temporary Commercial Use Permits:

- 1) Temporary Commercial Use Permit 0003 for four temporary buildings containing 96 bedrooms as per the architectural plans prepared by Britco Housing and reviewed by Burrowes Huggins Architects dated May 8, 2009 (Revision "D") attached as Schedule "B"
- 2) Temporary Commercial Use Permit 0004 for four temporary buildings containing 80 bedrooms as per the architectural plans prepared by Britco Housing and reviewed by Burrowes Huggins Architects dated May 8, 2009 (Revision "D") attached as Schedule "B"
- 3) Temporary Commercial Use Permit 0005 for four temporary buildings containing 56 bedrooms as per the architectural plans prepared by Britco Housing and reviewed by Burrowes Huggins Architects dated May 8, 2009 (Revision "D") attached as Schedule "B"
- 4) Temporary Commercial Use Permit 0006 for four temporary buildings containing 16 bedrooms as per the architectural plans prepared by Britco Housing and reviewed by Burrowes Huggins Architects dated May 8, 2009 (Revision "D") attached as Schedule "B"
- 5) Temporary Commercial Use Permit 0007 for four temporary buildings containing 48 bedrooms as per the architectural plans prepared by Britco Housing and reviewed by Burrowes Huggins Architects dated May 8, 2009 (Revision "D") attached as Schedule "B"

That each of the Temporary Commercial Use permits expire on May 30, 2010, and further,

That each Temporary Commercial Use permit contain an undertaking requiring the applicant to restore the site to its condition as of June 1, 2009 within 30 days of the expiration of the temporary commercial use permit and that this undertaking must be signed by the applicant prior to issuance of the permit.

CARRIED

Bill 27 OCP Amendments
Report No. 09-101
File No. 7503.1

Moved by Councillor Forsyth
Seconded by Councillor Quinlan

That Council authorize staff to undertake public and stakeholder consultation on the subject of amending Whistler's Official Community Plan (OCP) to incorporate policies, targets and actions for the reduction of greenhouse gas (GHG) emissions;

That Council authorize staff to prepare a bylaw that would amend the RMOW's OCP to incorporate policies, targets and actions for the reduction of greenhouse gas (GHG) emissions.

CARRIED

Infill Housing
Communication Plan
Report No. 10-008
File No. 7729

Moved by Councillor E. Zeidler
Seconded by Councillor G. Lamont

That Council direct staff to implement the proposed Infill Housing Communication Plan; and further

That Council authorize the Corporate Officer, following the implementation of the Infill Housing Communication Plan, to schedule a public hearing regarding "Official Community Plan Amendment Bylaw (Infill Housing) No. 1913, 2009" and "Zoning Amendment Bylaw (Alpine South Infill Housing) No. 1914, 2009", and to advertise for same in a local newspaper.

Opposed: Councillor T. Milner

CARRIED

OCP Amendment Bylaw
No. 1938, 2010 (GHG
Emissions)
Report No. 10-009
File No. 7503.1

Moved by Councillor T. Milner
Seconded by Councillor C. Quinlan

That Council consider giving first reading to Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010 with the deletion of clause 4 regarding severability, which Bylaw would add to the Plan required targets, policies and actions for the reduction of greenhouse gas emissions;

Whereas Council has examined Bylaw 1938, 2010 in accordance with section 879 of the *Local Government Act*:

That Council advise that, in addition to a public hearing, consultations with the Board of the Squamish Lillooet Regional District, the Councils of the District of Squamish and the Village of Pemberton, First Nations, the Provincial and federal governments and their agencies are not required; and

That Council instruct staff to provide information and an opportunity for discussion regarding the proposed amendment, to School District 48.

Whereas Council has examined Bylaw No. 1938, 2010 in accordance with section 882 (3) (a) of the *Local Government Act*:

That Council advise it has considered the proposed Official Community Plan amendment in conjunction with the Resort Municipality of Whistler's Financial Plan, and the Squamish-Lillooet Regional District Solid Waste Management Plan.

That Council consider giving second reading to Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010 with the deletion of clause 4 regarding severability;

That Council authorize the Corporate Officer to schedule a public hearing for the proposed Bylaw.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Forest & Wildland
Advisory Committee

Moved by Councillor E. Zeidler
Seconded by Councillor G. Lamont

That minutes from the Forest & Wildland Advisory Committee meeting of March 10, 2010 be received.

CARRIED

BYLAWS FOR FIRST READING AS ALTERED

Official Community Plan
Amendment Bylaw
(GHG Emissions) No.
1938, 2010

Moved by Councillor T. Milner
Seconded by Councillor C. Quinlan

That Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010 receive first reading, with the deletion of clause 4 regarding severability.

CARRIED

BYLAWS FOR SECOND READING AS ALTERED

Official Community Plan
Amendment Bylaw
(GHG Emissions) No.
1938, 2010

Moved by Councillor E. Zeidler
Seconded by Councillor G. Lamont

That Official Community Plan Amendment Bylaw (GHG Emissions) No. 1938, 2010 receive first reading, with the deletion of clause 4 regarding severability.

CARRIED

BYLAWS FOR FIRST AND SECOND READING

Zoning Amendment
Bylaw (Cheakamus
Crossing) No. 1937, 2010

Moved by Councillor T. Thomson
Seconded by Councillor E. Zeidler

That Zoning Amendment Bylaw (Cheakamus Crossing) No. 1937, 2010 receive first and second readings.

CARRIED

BYLAWS FOR ADOPTION

Housing Agreement
Bylaw (8010 Mons Road)
No. 1933, 2009

Moved by Councillor T. Thomson
Seconded by Councillor T. Milner

That Housing Agreement Bylaw (8010 Mons Road) No. 1933, 2009 be adopted.

CARRIED

OTHER BUSINESS

There were no items of other business.