



REGULAR MEETING OF MUNICIPAL COUNCIL
AGENDA

Tuesday, March 16, 2021, 5:30 p.m.

Remote Meeting

To attend via Zoom go to www.whistler.ca/CouncilMeetings

1. CALL TO ORDER

2. ADOPTION OF AGENDA

That Council adopt the Regular Council Meeting Agenda of March 16, 2021.

3. ADOPTION OF MINUTES

That Council adopt the Regular Council Meeting Minutes of March 2, 2021;

That Council adopt the Public Hearing Minutes RZ1164 of March 9, 2021; and

That Council adopt the Public Hearing Minutes RZ1157 of March 9, 2021.

4. PUBLIC QUESTION AND ANSWER PERIOD

5. MAYOR'S REPORT

6. ADMINISTRATIVE REPORTS

- 6.1. RZ001171 – 4005 Whistler Way – TA4 Zone Density Increase Report No. 21-022 File No. RZ001171

A presentation by municipal staff.

That Council authorize staff to prepare the necessary zoning amendment bylaw for Council consideration.

- 6.2. Grant Application for UBCM Community Emergency Preparedness Fund – Flood Mitigation Planning Report No. 21-023 File No. 509

No presentation.

That Council endorse the Flood Mitigation Planning Grant Application, and if successful, direct staff to provide overall management of the grant as per the Union of British Columbia Municipalities' grant requirements as attached as Appendix "A" to Administration Report to Council No. 21-023.

- 6.3. RZ1165 - Cheakamus Crossing Phase 2 - Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) NO. 2298, 2020, Consideration of Adoption No. 21-024 File No. RZ001157

A presentation by municipal staff.

That Council consider adopting “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” (the “Bylaw”); and

That Council accept for the purpose of parkland dedication required under the *Local Government Act*, the dedication of the area shown as “Common Open Space” in the Bylaw, provided that the area shown as “Protected Areas Network 1 (PAN1)” is shown as “Return to Crown” on the subdivision plan, subject to approval by the municipality’s Subdivision Approving Officer; and, further

That Council direct staff to register the Park Improvement Agreement (Rezoning conditions 1, 2 & 10), Section 219 Covenant for Environmental Protection Terms (Rezoning Conditions 5 & 10), Section 219 Covenant for Lot 6 Natural Features and Trail (Rezoning Conditions 7 & 10), Statutory Right of Way for Riverside Trail (Rezoning Conditions 7 & 10), and Section 219 Covenant for Green Building (Rezoning Condition 9), as described in this Report, upon adoption of the Bylaw.

7. PRESENTATIONS AND DELEGATIONS

7.1. Whistler Fire Rescue Service Citations

A presentation was given by Fire Chief, J. McKearney, regarding Whistler Fire Rescue Service Citations.

8. ADMINISTRATIVE REPORTS

8.1. Housing Agreement Bylaw (Cheakamus Crossing Phase 2) NO. 2310, 2021 – Housing Agreement Report No. 21-025 File No. RZ1165

A presentation by municipal staff.

That Council consider giving first, second, and third readings to “Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021”.

8.2. Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) NO. 2308, 2021 Report No. 21-026 File No. 7007.9

No presentation.

That Council consider giving first, second and third readings to “Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021” to create a new fee category for large complex development applications that due to scope, complexity and size impose greater administrative, resource and capacity obligations on the Resort Municipality of Whistler than contemplated under the existing bylaw.

8.3. 4500 Northlands Rezoning Application -- Proposed Planning, Community Engagement and Amenity Zoning Process (4500 Northlands Boulevard, 4711 Settebello Drive, 4700 Blackcomb Way) Report No. 21-027 File No. 7912.02

A presentation by municipal staff.

That Council endorse the proposed planning, community engagement and amenity zoning process presented in this report to guide consideration of a rezoning application for the Subject Lands (referenced below); and

That Council acknowledge a proposed rezoning application for the Subject Lands as a complex site rezoning for the purpose of determining associated application processing fees.

8.4. Summer 2021 Park Preparations Report No. 21-028 File No. 6120-00

A presentation by municipal staff.

That Council adopt the new proposed 2021 Summer Experience Plan, as outlined in this Report, including the introduction of seasonal fees to select park parking lots; and

That Council direct staff to report back with any budget amendments requirements to deliver the 2021 Summer Experience Plan.

9. BYLAWS FOR FIRST, SECOND AND THIRD READINGS

9.1. Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021

That Council give "Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021" first, second and third readings.

9.2. Housing Agreement Bylaw (Cheakamus Crossing Phase II) No. 2310, 2021

That Council give "Housing Agreement Bylaw (Cheakamus Crossing Phase II) No. 2310, 2021" first, second and third readings.

10. BYLAWS FOR ADOPTION

10.1. Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020

That Council adopt "Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020".

11. CORRESPONDENCE

11.1. Arts Whistler - ReachOut Whistler File No. 3009

Correspondence from Maureen Douglas, Arts Whistler Executive Director regarding ReachOut! Whistler.

11.2. Canada Healthy Communities Initiative (CHCI) File No. 3009

Correspondence from Chuck Cartmill, CEO LED Roadway Lighting regarding applying to the CHCI federal grant.

11.3. Support for 988 Crisis Line File No. 3009

Correspondence from Christine Fraser, Mayor of the Township of Spallumcheen regarding Support for 988 Crisis Line.

11.4. National Human Trafficking Awareness Day No. 3009

Correspondence from Cathy Peters regarding Support for National Human Trafficking Awareness Day.

11.5. Light-Up Requests

a. World Hemophilia Day File No. 3009.1

Correspondence from Abygail Berg, World Federation of Hemophilia, requesting that the Fitzsimmons Bridge be lit red on April 17, 2021.

b. Emergency Service Dispatchers' and 9-1-1 Awareness Week File No. 3009.1

Correspondence from Erika Gomos, E-Comm 911, requesting that the Fitzsimmons Bridge be lit red and blue on April 6, 2021, in support of emergency service dispatchers and 9-1-1 Awareness Week.

c. Epilepsy Awareness File No. 3009.1

Correspondence from Kim Davidson, Executive Director BC Epilepsy Society, requesting that the Fitzsimmons Bridge be lit purple on March 26, 2021.

d. National Dental Hygienists Week File No. 3009.1

Correspondence from Calvin Lim, Canadian Dental Hygienists Association, requesting that the Fitzsimmons Bridge be lit purple on April 4-5, 7-10, 2021, in support of oral health and dental hygienists.

e. UN World Water Day File No. 3009.1

Correspondence from Brian Johns, Water Ambassadors Canada, requesting that the Fitzsimmons Bridge be lit blue on March 22, 2021, in support of UN World Water Day.

11.6. EV Charging Fees Day No. 3009

Correspondence from Ondrej Machotka regarding EV charging fees.

11.7. Emerald Drive Trails No. 3009

Correspondence from George Vodarek and Laurie Cooper regarding Emerald Drive trails.

12. TERMINATION

That Council terminate Regular Council Meeting of March 16, 2021.

**REGULAR MEETING OF MUNICIPAL COUNCIL
MINUTES**

Tuesday, March 2, 2021, 5:30 p.m.

Remote Meeting

To attend via Zoom go to www.whistler.ca/CouncilMeetings

PRESENT: Mayor J. Crompton
Councillor A. De Jong
Councillor J. Ford
Councillor R. Forsyth
Councillor J. Grills
Councillor D. Jackson
Councillor C. Jewett

STAFF PRESENT: Chief Administrative Officer, V. Cullen
General Manager of Corporate and Community Services, T. Battiston
General Manager of Infrastructure Services, J. Hallisey
General Manager of Resort Experience, J. Gresley-Jones
Director of Finance, C. Price
Corporate Officer, B. Browning
Manager of Communications, G. Robinson
Manager of Environmental Stewardship, H. Beresford
Deputy Corporate Officer, A. Banman
Climate Action Coordinator, L. Burhenne
Council Coordinator, M. Miklea

1. CALL TO ORDER

Mayor J. Crompton recognized that the Meeting is being held on the traditional unceded territories of the Lil'wat Nation and the Squamish Nation.

2. ADOPTION OF AGENDA

Moved By Councillor A. De Jong

Seconded By Councillor J. Grills

That Council adopt the Regular Council Meeting Agenda of March 2, 2021.

CARRIED

3. ADOPTION OF MINUTES

Moved By Councillor J. Grills

Seconded By Councillor R. Forsyth

That Council adopt the Special Council Meeting Minutes of February 16, 2021; and

That Council adopt the Regular Council Meeting Minutes of February 16, 2021.

CARRIED

4. PRESENTATIONS AND DELEGATIONS

4.1 Smart Whistler - Bigger Moves for Whistler's Big Moves Targets

A presentation was given by Brendan and Amanda Ladner of Smart Whistler, regarding Bigger Moves for Whistler's Big Moves Targets.

5. PUBLIC QUESTION AND ANSWER PERIOD

Questions were asked during the Meeting via Zoom.

Cheryl Green, 5205 Jordan Lane

C. Green asked what are the RMOW's community engagement practices, specifically how the Traffic Study from Autumn 2020 will be shared with the community.

J. Gresley-Jones advised the Municipality will share key recommendations and conclusions from that study at the Public Hearing on March 9, 2021.

C. Green asked what is the future vision for the west side of Nita Lake.

Mayor J. Crompton advised RMOW has just gone through an extensive OCP adoption and after public comment Council will consider everything presented before it.

Dawn Titus, 8440 Bear Paw Trail

D. Titus noted Smart Whistler did a great job with their presentation.

Asked regarding RZ1157 – OCP what is mandatory criteria to define how a proposal like this is supported by the community or not - that must be met – community support; how is council going to form their opinion?

Mayor J. Crompton advised it's the job of Council to follow the public process and accept all public input.

Brandon Green, 5205 Jordan Lane

B. Green asked how the ratio of units, tourist accommodation versus affordable housing, will determined in the 5298 Alta Lake Road development.

Mayor J. Crompton advised some of the units are allocated already and any additional will come out of the 1000 bed units allocated for employee housing.

J. Gresley-Jones advised the development required a portion of the bed units to be market housing in order to offset the costs of building employee housing.

Jared Areshenkoff, 4821 Spearhead Drive

Question regarding EV User Fee Strategy – idle fees, ways to incentivize commuter switch to electric vehicles by coupling parking and charging fees.

GM Rex J. Gresley-Jones advised RMOW recognizes idling and will address this in the first phase going forward. Parking and charging will be addressed in the second and third phase.

6. MAYOR'S REPORT

Condolences

On behalf of Council and the Resort Municipality of Whistler, Mayor J. Crompton would like to share condolences with the family and friends of John Heilig.

John was a powerhouse in the Nordic sport world and was an integral member of the VANOC 2010 Olympic team.

In particular he was passionate about ski jumping and Nordic combined.

John was also a coach to hundreds of kids in the Sea to Sky corridor with Sea to Sky Nordics.

Announcements

On March 8, International Women's Day, let's #ChoosetoChallenge. Let's rewrite our social norms by choosing to challenge stereotypes, biases and discriminatory behaviors.

Everyone has an important role in forging an environment of equity, diversity and inclusion.

This year, in honour of International Women's Day, each Council member will select and commit to one Action for Equality with the aim of celebrating how far we've come and acknowledging the important work left to do.

The Fitzsimmons Bridge will be lit purple, green and white on March 8 in recognition of International Women's Day.

I invite everyone in our community to join us and pick a challenge from www.100actionsforequality.com.

Share your actions on social media using the hashtag IWD Whistler (#IWDWhistler).

The Public Hearing for Zoning Amendment and Official Community Plan Amendment Bylaws for 5298 Alta Lake Road that was scheduled for February 23 will now take place on March 9, 2021 at 6:30 p.m.

Due to issues with addresses on the previous mail out, the meeting was rescheduled to ensure all residents are in receipt of a public hearing notice and that everyone has a chance to participate in this public input opportunity.

We apologize for any inconvenience the date change has caused, and we look forward to hearing the public's comments on March 9.

Information on public hearings can be found at www.whistler.ca/publichearings.

COVID-19- keep it up

While we have seen a decrease in COVID-19 cases in Whistler over the past few weeks, this doesn't mean we can let our guard down when it comes to following measures that help prevent the spread of COVID-19.

Even just one small gathering in our community can lead to dozens of cases- don't give COVID-10 the opportunity to spread.

Please: Stay local, stick to your household only, wear your mask and most importantly- keep at least six feet from others not in your household.

Vaccinations begin for those 80 and older in Whistler on March 15. Visit vch.ca for more details.

COVID-19 report

Since the start of the COVID-19 pandemic, the RMOW has planned and coordinated with Whistler Blackcomb, Tourism Whistler, the Whistler Chamber and community partners to manage efforts and communications related to COVID-19 response and recovery in Whistler.

A report summarizing the community's coordinated response is now available at whistler.ca/COVID19.

The Recreation department is seeking participant feedback on existing and future fitness programs.

Visit www.whistler.ca/fitness to share your feedback. The survey will be open until March 15.

Last week, the Building department held a webinar to share important tips and new requirements for submitting a complete building permit application.

The Building department will now be returning incomplete permit applications to the applicant and they will be required to resubmit with all required documents. Only complete applications will enter the processing queue. This will help the Building department efficiently review and approve permits.

You can view the webinar at www.whistler.ca/buildingwebinar.

Due to a BC Hydro policy change, White Gold homeowners have an additional option for connecting their homes to the undergrounded utilities.

All owners are requested to review this new information and provide notice of any changes to their preferred connection method by 5p.m. on Friday, March 12, 2021.

Visit Whistler.ca/WhiteGoldUtilities for more information.

Last week, Councillor Ford led a webinar on the UBCM's new Child Care Planning Guide 'Stepping Stones: Child Care Planning Guides for BC's Local Governments'.

A copy of the guide, and a recording of the webinar are available on the UBCM website.

Residents are reminded to run taps until the water comes out cold before drinking.

This makes sure the water you are drinking is the same high quality as the water that is delivered to your home.

Water that sits in plumbing and fixtures can accumulate metals such as lead and copper- especially if you have an older home. Remember to flush them out.

You can learn about Whistler's water at www.whistler.ca/drinkingwater.

The Arts Update

International Women's Day

UN Women is working to provide support to all women on the front lines the fight against this pandemic promoting flexible working arrangements and prioritizing services to prevent gender based domestic violence.

Please support Howe Sound Women's Centre on International Women's Day. Howe Sound Women's Centre is the usual recipient of "raising our voices" an annual celebration of International Women's Day

Whistler and Whistler Community Services Society (WCSS) have partnered with Arts Whistler in a campaign to raise awareness and funds for Mental Health.

Artist Aurora Moore has designed a pin to show your support. Individuals and businesses are asked to go to ArtsWhistler.com to order "Reach Out" pins. I've already placed my order and added a donation. Reach out to WCSS Outreach are there with no cost.

Picturing Pemberton closes March 7. Teeny Tiny Art Show opens March 11.

Lifting the Community is an art project that brings retired Cat Skinner chairs to new life as works of art and will be auctioned later this year.

Hear and Now local music performances are online every Thursday. This week it's Red Chair.

At the Audain, tonight is the final Tuesday Night Talk. Dana Claxton has work featured in the Audain collection. Ms. Claxton will be discussing her piece Paint Up #1, features Joseph Paul a ceremonial dancer in the Salish tradition from the Musqueam reserve in Vancouver. Ms. Claxton's family reserve is in the Wood Mountain Lakota first nation in southwestern Saskatchewan. She is an Associate Professor of Art at UBC. The talk starts at 8:00 p.m., you can register at Audainartmuseum.com

The Squamish Lilwat Cultural Centre (SLCC) brings home the bannock every Friday. Preorder for take out or delivery.

The SLCC has reopened.

We live work and play on the unceded territories of the Squamish and Lil'wat Nations. Learn more about land acknowledgements at SLCC.ca

The SLCC and Audain Art Museum are open Thursday through Sunday.

At the Whistler Museum "Land of Thundering Snow" avalanche exhibit in on.

Please consider renewing your cultural and arts memberships, your patronage is now needed more than ever during COVID.

7. ADMINISTRATIVE REPORTS

7.1 Electric Vehicle Charging Station User Fee Strategy Report No. 21-021 File No. 5290

Moved By
Seconded By

Councillor A. De Jong
Councillor R. Forsyth

That Council approve the charging of user fees at RMOW owned and operated public Electric Vehicle (EV) charging stations according to the phased implementation outlined in the 2021 Whistler Electric Vehicle Charging Station User Fee Strategy, attached as Appendix “A” to this Administrative Report to Council No. 21-021.

CARRIED

8. MINUTES OF COMMITTEES AND COMMISSIONS

8.1 Forest and Wildland Advisory Committee

Moved By Councillor A. De Jong

Seconded By Councillor C. Jewett

That Council receive the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of January 13, 2021.

CARRIED

8.2 Recreation Leisure Advisory Committee

Moved By Councillor R. Forsyth

Seconded By Councillor D. Jackson

That Council receive the Regular Meeting Minutes of the Recreation Leisure Advisory Committee of January 14, 2021.

CARRIED

9. BYLAWS FOR ADOPTION

9.1 Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020

Moved By Councillor D. Jackson

Seconded By Councillor J. Ford

That Council adopt “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020”.

CARRIED

10. OTHER BUSINESS

10.1 Licence Inspector Appointments

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

That Council appoint Evangeline Cannon MacAllister as a Licence Inspector pursuant to section 154 of the *Community Charter*, to perform the functions and duties specified in the “Business Licence and Regulation Bylaw No. 2253, 2019”.

CARRIED

Moved By Councillor C. Jewett
Seconded By Councillor J. Grills

That Council appoint Charlotte Burford as a Licence Inspector pursuant to section 154 of the *Community Charter*, to perform the functions and duties specified in the “Business Licence and Regulation Bylaw No. 2253, 2019”.

CARRIED

11. CORRESPONDENCE

11.1 RZ1157 5298 Alta Lake Road File No. RZ1157

Moved By Councillor A. De Jong
Seconded By Councillor C. Jewett

That Council receive correspondence from the following individuals regarding RZ1157 5298 Alta Lake Road and refer them to staff:

- T. Rickli;
- Rita Rice & Mitchell Sulkers;
- Chris Sherry;
- Jim Young;
- Nigel and Rieko Bennett;
- Patrick Smyth;
- Alkarim Tejani and Shelina Lalani;
- Elizabeth Chaplin;
- Karen Flavelle;
- Kirk Fyffe;
- Miriam Bougie;
- Rex McLennan;
- Sylvia and John Taylor;
- Craig Koszman;
- Donna and Doug Baird;
- Michael and Janet Jean;
- Alastair Miller;
- Blair Russel;
- Jennifer Munro;
- Kari Koskela;

- Keith Lambert;
- Sherry Baker;
- Anne Townley;
- Bruce Gunn;
- Barb Kentwell;
- Callum Beveridge;
- Chris Owens;
- Ernestine Chan;
- Hans Willi;
- Janet Nietvelt;
- Leslie Turcotte;
- Riccarda Willi;
- Barbara Fulton and Dennis Farrell;
- Gary Cadman;
- Jocelyn MacNiel;
- Jacqueline Tattrie;
- Kim Clarke;
- Lennox McNeely;
- Maureen Peatfield;
- Nigel Parish;
- The Roza Family;
- Shalissa Forestell;
- Sally Quinn;
- Terry & Linda Holland;
- Alan Burns;
- Brian Eby;
- Hana Turner;
- Joanna Srebniak;
- Jennifer White;
- Scott, Grace, and Mei-Lin Redenbach;

- William Caulfield;
- Brian Southam;
- D. Browning; and
- James Turner.

CARRIED

11.2 Cannabis Retail in Whistler File No. 3009

Moved By Councillor C. Jewett
Seconded By Councillor R. Forsyth

That Council receive correspondence from Aimee Todd regarding citizen and guest legal access to recreational cannabis.

CARRIED

11.3 Letter of Support for The Corporation of The City of Vernon for Free Prescription Contraception File No. 3009

Moved By Councillor C. Jewett
Seconded By Councillor A. De Jong

That Council receive correspondence from Diane Langman, Chair, Regional District of Kootenay Boundary, regarding Letter of Support for The Corporation of The City of Vernon and refer it to staff.

CARRIED

11.4 Provincial Wage Subsidy Program File No. 3009

Moved By Councillor C. Jewett
Seconded By Councillor D. Jackson

That Council receive correspondence from Natalie Szewczyk, WorkBC, regarding the Provincial Wage Subsidy Program and refer it to staff.

CARRIED

11.5 Light-Up Requests

a. Light Up Request Slovenia Independence File No. 3009.1

Moved By Councillor C. Jewett
Seconded By Councillor A. De Jong

That Council receive correspondence from Dr. Margaret Rudolf requesting that the Fitzsimmons Bridge be lit white, red, and blue on June 25, 2021 and refer to staff and the bridge lit.

CARRIED

b. Light Up Request World Parkinson's Day File No. 3009.1

Moved By Councillor C. Jewett

Seconded By Councillor J. Grills

That Council receive correspondence from Laura Halas, Parkinson Society British Columbia, requesting that the Fitzsimmons Bridge be lit teal and magenta on April 11, 2021 and refer to staff and the bridge lit.

CARRIED

12. TERMINATION

Moved By Councillor C. Jewett

Seconded By Councillor J. Grills

That Council terminate the Regular Council Meeting of March 2, 2021 at 6:47 p.m.

CARRIED

Mayor, J. Crompton

Corporate Officer, B. Browning



PUBLIC HEARING OF MUNICIPAL COUNCIL MINUTES

Tuesday, March 9, 2021, 5:30 p.m.

Remote Meeting

To attend via Zoom go to www.whistler.ca/CouncilMeetings

PRESENT: Mayor J. Crompton
Councillor A. De Jong
Councillor J. Ford
Councillor R. Forsyth
Councillor J. Grills
Councillor D. Jackson
Councillor C. Jewett

STAFF PRESENT: Chief Administrative Officer, V. Cullen
General Manager of Corporate and Community Services, T. Battiston
General Manager of Resort Experience, J. Gresley-Jones
General Manager of Infrastructure Services, J. Hallisey
Director of Planning, M. Kirkegaard
Manager of Legislative Services / Corporate Officer, B. Browning
Manager of Communications, G. Robinson
Deputy Corporate Officer, A. Banman
Council Coordinator, M. Miklea
Legislative Services Administrative Assistant, L. Wyn-Griffiths

1. **Public Hearing - Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020**

This meeting was held electronically in accordance with Local Government Meetings and Bylaw Process (COVID-19) Order No. 3 (Ministerial Order M192/ 2020).

Mayor J. Crompton recognized that the Meeting is being held on the traditional unceded territories of the Lil'wat Nation and the Squamish Nation.

2. **Call to Order**

Mayor J. Crompton called the Public Hearing to order at 5:30 p.m.

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020" (the "proposed Bylaw").

We welcome and thank those who have joined us via Zoom video and phone, and also those watching via the live stream. A reminder that this Public Hearing is being recorded and when people ask questions, their voice will be included in the permanent recording of the Public Hearing.

Everyone present shall be given a reasonable opportunity to be heard or to provide written submissions by email 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.

For members of the public wishing to make a submission, please use the 'raise hand' feature. We will call on each person to speak in turn and your microphone will be unmuted. For those on the phone, the raise hand feature can be accessed by pressing star nine [*9]. We will use the last three digits of your phone number to call on you to speak. For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen. Written submissions can be sent in until the end of the Public Hearing by email to corporate at whistler dot ca (corporate@whistler.ca).

When called upon to speak, please commence your remarks by clearly stating your name and address for the record. Please note that this is not a time to ask questions, but rather an opportunity for the public to make their views known to Council.

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

3. Purpose of "Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020"

As stated in the Notice of Public Hearing, the purpose of "Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020" is to increase the range of permitted uses in the CD1 Zone applicable to the Subject Lands to allow a child care facility and a broader range of neighbourhood serving commercial uses. With the exception of the grocery store, the proposed Bylaw also requires the commercial floor area of the Subject Lands be demised into at least three commercial retail units, of which a minimum of 85 square metres of gross floor area must be in use as or available for use as a café, restaurant or neighbourhood public house.

4. Presentation

A presentation was given by Planning Analyst, C. Sloan regarding the proposed Bylaw.

5. Submissions from the Public

Mayor J. Crompton called three times for submissions from the public, and none were made.

6. Correspondence

Mayor J. Crompton declared a recess of the Public Hearing at 5:41 p.m. for staff to check for emailed correspondence.

Mayor J. Crompton called the Public Hearing back to order at 5:42 p.m.

Corporate Officer, B. Browning indicated that no items of correspondence had been received since the March 9, 3:30 p.m. correspondence deadline.

7. Submissions from the Public

Mayor J. Crompton called three times for submissions from the public, and none were made.

8. Further Correspondence

Mayor J. Crompton declared a recess of the Public Hearing at 5:43 p.m. for staff to check for emailed correspondence.

Mayor J. Crompton called the Public Hearing back to order at 5:44 p.m.

Corporate Officer, B. Browning indicated that no items of further correspondence had been received.

9. Motion to Close the Public Hearing

Moved By Councillor C. Jewett

Seconded By Councillor J. Ford

That Council close the Public Hearing for "Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020" at 5:45 p.m.

CARRIED

Mayor, J. Crompton

Corporate Officer, B. Browning



**PUBLIC HEARING OF MUNICIPAL COUNCIL
MINUTES**

Tuesday, March 9, 2021, 6:30 p.m.

Remote Meeting

For information on how to participate: <https://www.whistler.ca/municipal-gov/council/public-hearings>

PRESENT: Mayor J. Crompton
Councillor A. De Jong
Councillor J. Ford
Councillor R. Forsyth
Councillor J. Grills
Councillor D. Jackson
Councillor C. Jewett

STAFF PRESENT: Chief Administrative Officer, V. Cullen
General Manager of Corporate and Community Services, T. Battiston
General Manager of Infrastructure Services, J. Hallisey
General Manager of Resort Experience, J. Gresley-Jones
Manager of Legislative Services / Corporate Officer, B. Browning
Manager of Communications, G. Robinson
Manager of Planning, M. Laidlaw
Planner, R. Licko
Deputy Corporate Officer, A. Banman
Council Coordinator, M. Miklea
Legislative Services Administrative Assistant, L. Wyn-Griffiths

Freedom of the Municipality Holder, Garry Watson

1. Public Hearing - "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" and "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020"

This meeting was held electronically in accordance with Local Government Meetings and Bylaw Process (COVID-19) Order No. 3 (Ministerial Order M192/ 2020).

Mayor J. Crompton recognized that the Meeting is being held on the traditional unceded territories of the Lil'wat Nation and the Squamish Nation.

2. Call to Order

Mayor J. Crompton called the Meeting to order at 6:30 p.m.

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" and "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" (the "proposed Bylaws").

We welcome and thank those who have joined us via Zoom video and phone, and also those watching via the live stream. A reminder that this Public Hearing is being recorded and when people ask questions, their voice will be included in the permanent recording of the Public Hearing.

Everyone present shall be given a reasonable opportunity to be heard or to provide written submissions by email respecting matters contained in the proposed Bylaws. Members of the public may make submissions on one or both of the proposed Bylaws, or on the development generally. 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.

For members of the public wishing to make a submission, please use the 'raise hand' feature. We will call on each person to speak in turn and your microphone will be unmuted. For those on the phone, the raise hand feature can be accessed by pressing star nine [*9]. We will use the last three digits of your phone number to call on you to speak. For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen.

Written submissions can be sent in until the end of the Public Hearing by email to corporate at whistler dot ca (corporate@whistler.ca).

When called upon to speak, please commence your remarks by clearly stating your name and address for the record. Please note that this is not a time to ask questions, but rather an opportunity for the public to make their views known to Council.

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

3. Purpose of "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020"

As stated in the Notice of Public Hearing, the purpose of "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" is to amend Schedule "A" (Whistler Land Use Map and Designations) of Whistler's Official Community Plan to change the land use designation of the subject lands from Visitor Accommodation to Protected Natural Area, Parks and Recreation, Residential and Visitor Accommodation, and Residential Low to Medium.

4. Purpose of "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020"

As stated in the Notice of Public Hearing, the purpose of "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" is to amend the TA17 Zone (Tourist Accommodation Seventeen) to provide for 21 employee housing dwelling units, 11 tourist accommodation dwelling units, 11 residential dwelling units and an amenity building on a 1.93 hectare portion of the subject lands conditional on the provision of

amenities. The amenities entitling the owner to the greater density of development are transfer to the Resort Municipality of Whistler of a 1.44 hectare portion of the subject lands for nature conservation park and community park and a 0.5 hectare portion of the subject lands for future employee housing, construction of valley trail on the subject lands, relocation and restoration of two heritage structures on the subject lands, construction of the community park on the subject lands, and construction of 21 employee housing dwelling units on the subject lands.

5. Staff Presentation

General Manager of Resort Experience, J. Gresley-Jones gave a brief introduction.

A presentation was given by Planner, R. Licko regarding the proposed Bylaws.

Mayor J. Crompton announced the presence of Freedom of the Municipality Holder, Garry Watson.

Mayor J. Crompton invited questions from Council.

Council members asked questions of Planner, R. Licko.

6. Applicant's Submissions

Mayor J. Crompton invited the applicant to make submissions.

He stated that there are strong opinions in the community about these proposed bylaws. He noted that we require everyone to present their views respectfully. Additionally, he noted that we require that all comments be respectful to staff and Council.

Caroline Lamont, Empire Club Developments, 7323 Spruce Grove

Ms. Lamont presented the history and vision of the development.

Katharine Scotton, PGL Environmental Consultants

Ms. Scotton presented the environmental impact of the development.

Donna Howes, Howes Technical Advantage

Ms. Howes presented the traffic impact of the development.

7. Submissions from the Public

Mayor J. Crompton called for submissions from the public.

Bruce Gunn, 1015 Condor Place, Squamish

Mr. Gunn identified himself as the vice-president of the Tyrol Ski & Mountain Club, which operates the Tyrol Lodge at 5302 Alta Lake Road, immediately adjacent the subject property. He said the rezoning application will provide necessary employee housing and more park space, and proposed road and Valley Trail access could be extended to 5302 Alta Lake Road.

Jennifer Levitt, Murdoch and Company

Ms. Levitt is an employee of an architecture and planning firm that is involved in the development proposal for the subject property. She spoke on behalf of the firm and said the firm has made a significant effort to support due diligence anticipating and addressing concerns.

Maureen Rickli, 8300 Valley Drive

Ms. Rickli said the rezoning application could be an opportunity to dedicate part of the area to neighborhood needs, such as daycare. She voiced support for ensuring the cabin on the site remain intact and in place. Ms. Rickli noted the housing opportunities for families outweighs other concerns, such as traffic, that could still be addressed.

Tony Peiffer, 3005 Alpine Crescent

Mr. Peiffer commended RMOW planning staff for the extent of traffic, environmental, and other studies that have been completed as part of the application process, and other housing projects.

Kent Roberts, 37-5151 Nita Lake Drive

Mr. Roberts said there are still some specific concerns that should be addressed. Those concerns included tourism accommodation covenants, additional neighbourhood traffic (particularly Alta Lake Road), parking, and the density of the development.

Bruce Green, 5205 Jordan Lane

Mr. Green said there are still some specific concerns that should be addressed in the proposal. Those concerns included increased neighborhood traffic (particularly Nita Lake Road), and the density of the development. He drew attention to existing development rights and covenants tied to the property, the potential for errors in floor space calculations, and particulars of density requirements as factors Council should consider. He summarized parts of the zoning history of the property. He questioned the value of losing the cabins on the property and green space, and the legal basis of the rezoning.

Mayor Crompton asked members of the public to keep their remarks brief in the interest of time and considering the number of people attending the meeting. He said anyone asked to stop speaking would be welcome to return at the end of the queue to complete their submissions.

Beau Jarvis, 8067 Cypress Place

Mr. Jarvis thanked the Mayor for his comment. He identified himself as a member of the local real estate development community and chairperson of the Urban Development Institute (UDI). Mr. Jarvis said the need for new housing in the community requires development, and that the property in question is already zoned for certain kinds of development even without the proposed changes. He feels the proposal is a net positive, considering new zoning requirements and new amenities.

Amanda Eggleton and Kyle Chapman

Ms. Eggleton said she and her partner hope to be Whistler homebuyers and feel the proposal supports the Whistler Housing Authority (WHA) and other efforts to increase housing for local families; she acknowledged that some short-term concerns remain.

Jennifer Bridges, 30-2720 Cheakamus Way

Ms. Bridges said this proposal better supports density for local residents and the WHA, especially since the property could become a hotel under current zoning usages.

Murray Sinclair, 5217 Jordan Lane

Mr. Sinclair identified himself as a member of the real estate development community. He drew attention to concerns about density (increased floor area, bed units, etc. stipulations during the rezoning application process) and increased local traffic (particularly on Nita Lake Drive).

Wylie Buchanan, 2122 Timber Ridge

Mr. Buchanan acknowledged the need for employee housing but he said density could be increased in existing neighbourhoods.

Grant Cousar, 63 Garibaldi Drive

Mr. Cousar noted the potential benefits the proposal may provide for affordable local housing and the WHA. He believes the efforts of all the stakeholders makes this proposal a sound one and will benefit the community.

William Caulfield, 2107 Drew Drive

Mr. Caulfield said the primary benefit is employee housing. He noted some of the amenities being gained by the municipality may be detrimental, and that the existing cabins should not be preserved.

Brandon Green, 5205 Jordan Lane

Mr. Green stated that the amenities gained by the municipality are not of equal value to the density concession made to the land holders. He feels the proposal needs more scrutiny in its current form, and may not meet the intent of the Official Community Plan (OCP).

Richard Durrans, 5200 Jordan Lane

Mr. Durrans stated the increased density level is unacceptable, and that other particulars of the proposal may not be in the municipality's best interest. He believes the proposed zoning may not be appropriate for the property, and that the proposal is not a net benefit for the community.

Freedom of the Municipality Holder, Garry Watson and Anne Popma

Mr. Watson raised concern as to what the potential benefits to the community might be and the ratio of employee housing units to market accommodation. He stated that this is not in line with the guidelines for this proposal to be principally for the benefit of employee housing. Ms. Popma would like to go back to the proposal of 100 percent employee housing on private land. Mr. Watson noted the profit potential for this development and compared it to the little amount of employee housing.

Rob Follows, 5225 Jordan Lane

Mr. Follows noted that the protection of the natural beauty of Nita Lake needs to be taken into further consideration in this proposal. The benefit of employee housing needs to be balanced against the protection of the environment.

Crosland Doak, 3121 Alta Vista Road

Mr. Doak highlighted the existing zoning, the need for resident housing and parkland and riparian dedication. He further spoke to the length of the WHA waitlist and the dwindling supply of housing. Mr. Doak stated that housing and transportation are critical issues and are both addressed by this proposal.

Dawn Titus

Ms. Titus shared that Council needs to do what is best for our community. She stated that this rezoning will impact our entire community. She expressed concern for development of this site-sensitive property and that the demand for housing should be met through development at Cheakamus Crossing. She referred to the OCP and stated the need for rezonings to have a clear and substantial benefit to the community and to be supported by the community.

Roger McCarthy, 5714 Alta Lake Road

Mr. McCarthy highlighted the need to think about road and sidewalk capacity, particularly on Alta Lake Road. He questioned further development south of the village and the impact on traffic flow.

Brandon Green, 5205 Jordan Lane

Mr. Green stated that this proposal is taking advantage of our community. He expressed concern for the ratio of employee bed units and the precedent it will set.

Cheryl Green, 5205 Jordan Lane

Ms. Green noted that she will be impacted by the increased traffic from this proposal and that she is the president of the Nita Lake Strata. She expressed the difficulty with the zoning on this site. She is not opposed to employee housing, but stated that we should be getting more employee housing out of this deal. It needs to be a sustainable development on one of Whistler's last forested lake fronts. She expressed concern for a lack of vision for Nita Lake and the Westside. She stated that this is not an employee housing project, it is a market tourist accommodation project. Ms. Green also touched on the need for separate access. She asked Council to take into account all the letters received.

Mayor J. Crompton declared a three minute recess at 9:42 p.m.

Mayor J. Crompton called the Public Hearing back to order at 9:45 p.m.

Rob Palm, 8549 Drifter Way

Mr. Palm highlighted the importance of employee housing as part of proposal. He warned that the town should not rely on the municipality for developing resident housing. Right now 21 families and their future and my children future looks brighter and we can grow roots. Managing the housing and matching the community interest versus the business is a difficult balance. This will provide 21 houses for people in Whistler to fulfill their dreams.

Paul Hothersall, 2240 Gondola Way

Mr. Hothersall warned that lessons should be learned from the Rainbow development, especially with respect to natural settings (clear cutting, trees, etc.). Nita Lake Estates, Tyrol lodge and Stonebridge are hidden from view, and as such suggested Council to look from that perspective. He stated that we need to ensure that the plan for the trees follows what was outlined in the report.

Patrick Bougie, 5151 Nita Lake Drive

Mr. Bougie asked Council to consider the square footage and its cost. The higher cost in the future could be cost prohibitive and whether people who live and work in Whistler will be able to afford WHA housing. He also raised the issue of the road and traffic. Nita Lake Drive is dangerous, especially in the winter, and with increased traffic there will likely be more issues and multiple accidents.

Sandra Durrans, 5200 Jordan Lane

Ms. Durrans stated that the residents of Nita Lake are long standing members of the community and all agree that we need employee housing. She said that we do not need any more tourist housing. She highlighted that getting emergency vehicles to this area is difficult. She raised concern with overcrowding and parking at the park. We need to be aware of the power lines and take care of supporting and preserving the site sensitivities and keeping its beauty. The vision for the west side of the lake was not resolved. Density, clearing and clear cutting is setting a precedent, so one should proceed cautiously. She said that we need to reduce the density, remove TA zoning, create a second traffic entrance for safety and ensure all environment reports are complied with.

Brian Young, 5237 Jordan Lane

Mr. Young stated that he is hoping the proposal can move forward and everyone can get it right. He suggested that if WHA is a part of the proposal with Council and staff it will likely be successful. He noted that lots of families are waiting to get housing in Whistler.

Richard Durrans, 5200 Jordan Lane

Mr. Durrans reiterated that employee housing is great and asked Council to please get the details right by understanding when the square meters should start to fall within the employee guidelines and the pro forma. He stated that we should keep the density where it is at.

Jenny Follows, 5225 Jordan Lane

Ms. Follows encouraged Council to do it right so that the natural aesthetics are maintained. Whistler achieved that balance and people appreciate it. She expressed concern if there was a natural disaster, as it would be difficult to evacuate if there is only one exit.

Caroline Lamont, 7323 Spruce Grove

Ms. Lamont stated that she was not involved when the company purchased the land. Ms. Lamont noted that she was the Acting Mayor when Nita Lake estates was approved by the provincial government. She stated that it was supposed to be 14 single family lots with suites and carriage homes and tourist accommodation. The hotel could not work

within the treed areas but needed to be cleared and replant for regrowth. She noted that she attended many of the OCP meetings and concluded by stating there are still 700 people on the WHA waitlist.

Dawn Titus

Ms. Titus stated that she participated in many OCP meetings when the public was asked for input.

8. Correspondence

Mayor J. Crompton declared a recess at 10:19 p.m. to allow staff to check for emailed correspondence.

Mayor J. Crompton called the Public Hearing back to order at 10:24 p.m.

Corporate Officer, B. Browning indicated the receipt of 10 pieces of correspondence since the March 9, 3:30 p.m. correspondence deadline.

Mayor J. Crompton invited Corporate Officer, Ms. Browning to read in the written submissions received since 3:30 p.m. today, which had not been uploaded to our website. He noted that all other correspondence had been uploaded to our website and is available at Whistler.ca/councilmeetings and Whistler.ca/RZ001157.

Corporate Officer, B. Browning read in correspondence from the following individuals:

- **Dan Wilson, 3-3065 Hillcrest Drive**
- **Bruce Worden, 2-5151 Nita Lake Drive**
- **John Konig, 2225 Gondola Way**
- **Cheryl Green, 5205 Jordan Lane**

Mayor J. Crompton declared a recess at 10:46 p.m.

Mayor J. Crompton called the Public Hearing back to order at 10:51 p.m.

9. Submissions from the Public

Cheryl Greene

Ms. Greene confirmed she wanted her letter to form part of the record and to be read into the Public Hearing.

10. Correspondence

Corporate Officer, B. Browning continued to read in correspondence from Cheryl Green.

Deputy Corporate Officer, A. Banman read in correspondence from the following individuals:

- **Ken Roberts, 37-5151 Nita Lake Drive**
- **Heidi & Mike Groot, 8201 Black Bear Ridge**

11. Submissions from the Public

Brandon Green

Mr. Green stated that his letter did not need to be read into the Public Hearing. He further added that clearly the WHA is the only important part of this proposal and Council needs to come up with a better solution with more employee townhomes.

Mayor J. Crompton confirmed that Brandon Green would like to strike his emailed letter from the record and replace it with the verbal comments that he has made now and earlier in the Public Hearing.

Mayor J. Crompton directed members of Council to delete and disregard the emailed letter from Brandon Green. Mayor J. Crompton noted that it will not form part of the record, and that Council is to consider his verbal submissions instead.

10. Correspondence

Deputy Corporate Officer, A. Banman continued to read in correspondence from the following individuals:

- **Rob Palm, 8545 Drifter Way**
- **Rachel Choboter, 4134 W14th Avenue, Vancouver**
- **Dr. Lauren Donaldson Bramley, 5694 & 5630 Alta Lake Road**

11. Submissions from the Public

Mayor J. Crompton called three times for submissions from the public, and none were made.

12. Further Correspondence

Mayor J. Crompton declared a recess at 11:33 p.m. to allow staff to check for any further emailed correspondence.

Mayor J. Crompton called the Public Hearing back to order at 11:34 p.m.

Corporate Officer, B. Browning indicated the receipt of one new piece of correspondence.

Mayor J. Crompton invited the Corporate Officer to read in the correspondence received since the first correspondence recess.

*Corporate Officer, B. Browning read in correspondence from **Patrick & Miriam Bougie, 9-5151 Nita Lake Drive.***

13. Submissions from the Public

Mayor J. Crompton called for submissions from the public.

Dawn Titus

Ms. Titus shared her concern over the pricing of the proposed employee housing.

Mayor J. Crompton called a further three times for submissions from the public, and none were made.

14. Motion to Close the Public Hearing

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council close the Public Hearing for "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" and "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" at 11:39 p.m.

CARRIED

Mayor, J. Crompton

Corporate Officer, B. Browning



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 16, 2021
FROM: Resort Experience
SUBJECT: RZ001171 – 4005 WHISTLER WAY – TA4 ZONE DENSITY INCREASE

REPORT: 21-022
FILE: RZ001171

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse further review and processing of RZ001171, an application to amend the TA4 Zone for the lands, located at 4005 Whistler Way to permit an increase in the maximum gross floor area to provide staff amenities and restaurant operational amenities, and to increase the site coverage to reflect the existing and proposed development; and further

That Council authorize staff to prepare the necessary zoning amendment bylaw for Council consideration.

REFERENCES

Location: 4005 Whistler Way
Legal Description: PID 004-407-946; LOT 59, DISTRICT LOTS 1902 AND 3020, PLAN 19101
Owner: NO. 205 Cathedral Ventures Ltd., Inc. NO. 547421
Current Zoning: TA4 Zone (Tourist Accommodation Four)
Appendix “A” – Location Map
Appendix “B” – Applicant Rationale
Appendix “C” – Architectural Plans

PURPOSE OF REPORT

This Report presents RZ001171, a rezoning application to amend the TA4 Zone, which applies to 4005 Whistler Way, to permit an increase in the maximum gross floor area (GFA) on the subject property. The increased GFA will apply to the existing restaurant building on the property, and will result in the ability to utilize the currently unoccupied and undeveloped second floor of the building to provide staff amenities and restaurant operational amenities, and add to the ground floor of the building to upgrade the solid waste separation and storage area and provide a secure bike and ski storage area for staff. No additional seating area for the restaurant building is proposed.

This Report recommends that Council endorse further review of the application, and authorize staff to bring forward a zoning amendment bylaw for Council consideration.

DISCUSSION

Site Context

As shown in Appendix “A”, the subject property is located at 4005 Whistler Way. The property contains the Aava Hotel and a vacant restaurant building.

The TA4 Zone is a site specific zone that applies to 4005 Whistler Way only. The TA4 Zone states that the maximum GFA is 8,681 square metres, except that an additional 284 square metres of GFA is permitted for hotel operation, storage and workshop use. Building Permit records indicate that the existing development has utilised all available GFA for the parcel.

Proposed Rezoning

The applicant has requested that the TA4 Zone be amended to permit approximately 379 square metres of additional GFA at the site to provide staff amenities and restaurant operational amenities. The TA4 Zone will also require a modest increase to the 30 percent maximum permitted site coverage currently permitted in the TA4 Zone to reflect the existing and proposed development.

The applicant’s rationale is included as Appendix ‘B’.

The proposed additions relate to the existing restaurant building, and include the following:

Ground floor

The proposal includes an addition to the ground floor of the restaurant building to provide a secure bike and ski storage area for staff use and enlarge the solid waste separation and storage area.

The ground floor extension would provide approximately 49 square metres of additional gross floor area.

The addition to the waste management area will facilitate better waste management for the restaurant building.

This proposed addition would extend the building to 0.15 metres from the sites eastern property boundary bounding Whistler Way. This will require a building setback variance at time of Development Permit.

Second floor

The second floor of the restaurant building currently contains only washrooms. The proposal includes increasing the GFA of the second level by approximately 330 square metres. The additional GFA would be used to provide staff amenities and restaurant operational amenities. The applicant advised that the staff amenities would benefit the restaurant employees, and would include: change rooms, showers, and personal storage, along with communal staff areas for training or socializing before shifts, and a space allocated to meal packaging to support the increase in take-away options to ensure versatility for the restaurant operation. The proposed works improve staff amenities and storage facilities and will encourage the use of sustainable modes of transportation. No additional seating area for the restaurant building is proposed.

Architectural Plans detailing the proposed works are included as Appendix ‘C’.

Staff have requested resolution of the following items prior to preparing a zoning amendment bylaw:

- a. Provision of architectural plans to demonstrate the existing and proposed site coverage of the parcel

- b. Provision of plans to demonstrate that the dimensions of the loading space will comply with the requirements of the Zoning and Parking Bylaw.
- c. Provision of details about how the proposed changes to the layout of the waste area will address the Solid Waste Bylaw No. 2139, 2017.
- d. Provision of more detailed architectural and landscape plans to show how the proposed extension to the ground level will present to 4005 Whistler Way, and presentation of these plans to the Advisory Design Panel for review.

POLICY CONSIDERATIONS

Official Community Plan - Bylaw No 2199, 2018

The subject lands are designated as Core Commercial in Schedule A of the Official Community Plan (OCP). The proposed rezoning remains consistent with the Core Commercial designation. Staff review of the application indicates that the proposal is consistent with the applicable policies and goals of the OCP. However, further review will be undertaken as additional information is received.

Any future development of the site is subject to Development Permit approval requirements and consistency with applicable OCP Development Permit Area guidelines.

Zoning and Parking Bylaw No. 303, 2015

This Report recommends that the TA4 Zone be amended to increase the maximum permitted gross floor area and increase the maximum site coverage as described in the Discussion Section of this Report.

The parking and loading requirements for the site are established in Part 6 of the Zoning and Parking Bylaw 303, 2015. The following parking rates apply to the site:

Use	Required Parking
101 - 200 sleeping units or guest rooms	0.65 spaces per guest room and 0.90 spaces per sleeping unit
Restaurants	5 spaces per 100 square metres of gross floor area

The site contains 181 parking spaces including seven (7) accessible stalls. The existing parking on site complies with the zoning requirements, and includes sufficient parking to accommodate the additional GFA for the restaurant building.

Staff have requested additional information from the applicant to demonstrate that the size of the loading bay will continue to meet the requirements of the Zoning and Parking Bylaw No. 303, 2015.

The proposed development will require a building setback variance for the proposed addition to the restaurant building from 9 metres to 0.15 metres. It is recommended that a setback variance be addressed through the required Development Permit rather than amending the building setbacks in the TA4 Zone.

Legal Encumbrances

Staff have identified that a Statutory Right of Way (SROW) will be required for the section of existing path shown in the image below, to enable public access providing pedestrian connectivity to the Highway transit stop. Staff have advised the applicant that the SROW is required prior to adoption of

any zoning amendment bylaw for the site.



BUDGET CONSIDERATIONS

The proposed rezoning application is subject to rezoning application fees and cost recovery for staff processing and associated direct costs.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required information sign describing RZ001171 is posted on the property.

The proposed zoning amendment bylaw will be subject to a Public Hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

SUMMARY

The proposed zoning amendment will enable the applicant to provide additional staff amenities and restaurant operational amenities for the restaurant building. The proposal will not increase the seating area of the restaurant.

This Report recommends that Council authorise further review and processing of RZ001171, and prepare a zoning amendment bylaw for the proposed development for Council consideration.

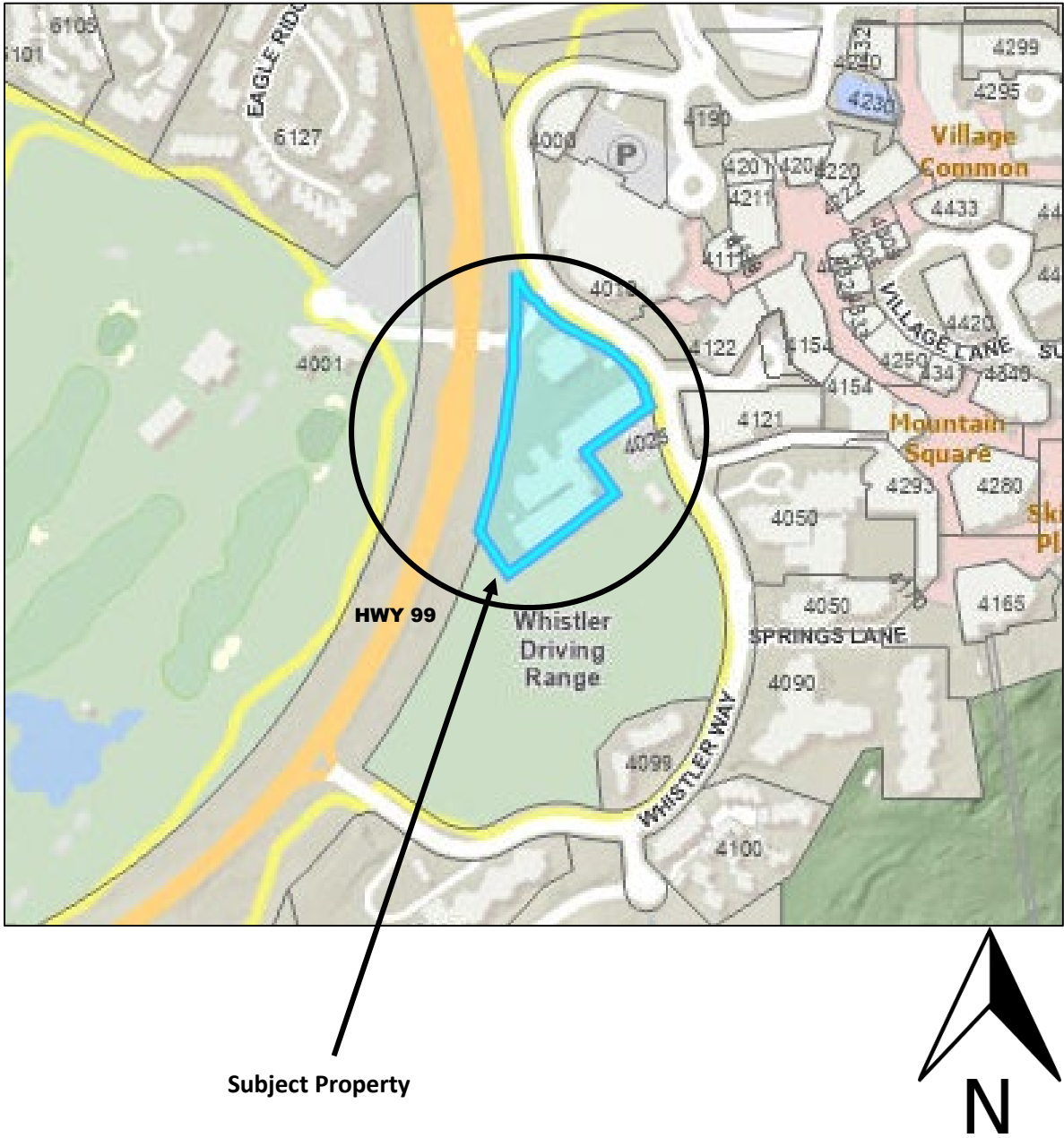
Respectfully submitted,

Clancy Sloan
PLANNING ANALYST

for
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

Location Map





December 7, 2020

To: Resort Municipality of Whistler (RMOW)

Attn: Planning Department

Re: 4005 Whistler Way Restaurant - Rezoning

Rationale for Rezoning

This application is a request to rezone and therefore allow for an increased GFA on the subject property.

The increased GFA will result in the ability to utilize a currently unoccupied and undeveloped second floor of the existing restaurant building on the above noted property. The two story building is part of the Aava Hotel Complex and is one of two stand-alone buildings on the property, the other being the hotel.

The proposal is to develop the second floor area to provide staff amenities that benefit the entire team such as change rooms, showers, and personal storage, along with communal staff areas for training or socializing before shifts, with the intention of fostering a sense of community, and adding to the quality of one's life in Whistler. These amenities while aiding in supporting a cohesive team will also benefit the business in helping to retain staff during these Covid impacted times, thus increasing it's chances of survival.

In addition, there is space allocated to meal packaging to support the increase in take-away options as the restaurant business has evolved of late and versatility is key. Also shown is a secure bike and ski storage area for staff use, achieved by enclosing a portion of the existing loading area, while still maintaining the mandated loading area requirements.

A positive impact on transportation will be achieved by providing staff with the above noted secure storage, serving to promote biking or bringing skis directly to the workplace, and thus supporting a Whistler Village work/play lifestyle. Along with the easing of traffic loads, there will also be a net positive environmental impact. The proposed second floor modifications and increased GFA will have minimal, to no impact on existing sewer, water, sidewalks, or roadwork infrastructure.

The effects on the surrounding community will be minimal as the restaurant use will still be the dominant activity and the proposed changes are predominantly within the existing building. Therefore, there will zero net change to noise, odours, or privacy.

The one visible addition encloses a staff gear storage area (noted above). This enclosure will serve to block sight lines to the current service entrance and trash/recycling area, thus improving the view from the street. The proposed modification will be in keeping with the existing building height, massing and detailing.

We see this adaptive reuse of an existing space as supportive of stated community goals as outlined in the OCB and it is our hope that it will be viewed favourably.

Kind regards,

Marc Bricault



4005 Whistler Way Restaurant

Application for Rezoning

Address: 4005 Whistler Way, Whistler, BC
Legal: PLAN 19101 LOT 59 DISTRICT LOT 1902 NEW WESTMINSTER DISTRICT GROUP 1, & DL 3020, EXPL PL 18053 & 18791 FAIRWAYS

Issued for Rezoning: 2020.12.16

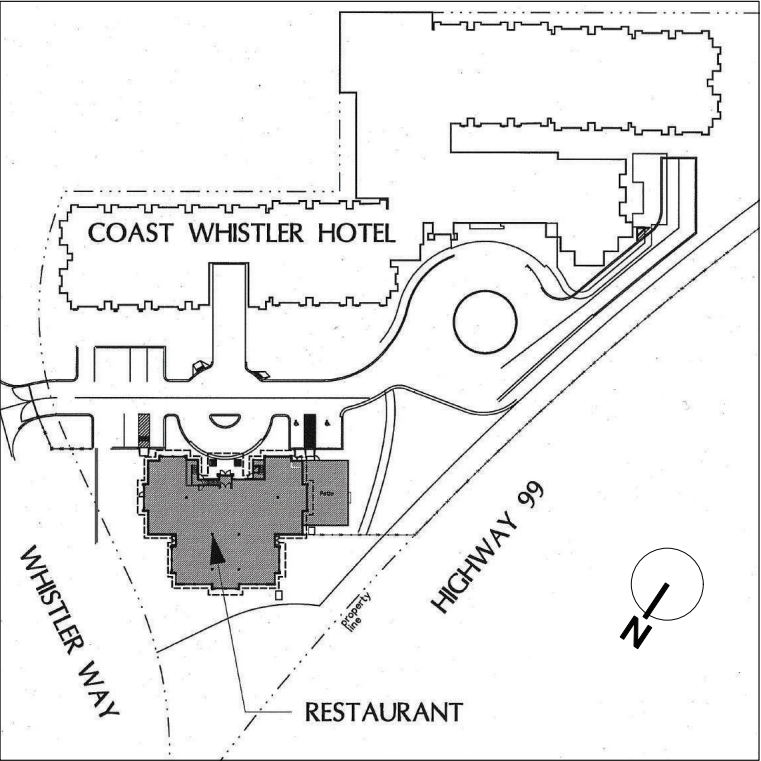
PROJECT DIRECTORY

ARCHITECTURAL	PROJECT DESIGN	STRUCTURAL	ELECTRICAL	MECHANICAL	SPRINKLER	KITCHEN	CODE
Pacific Coast Architecture Inc. 501 – 3292 Production Way. Burnaby, B.C. Canada V5A 4R4	Bricault Design Inc. 407 West Cordova Street Vancouver, B.C. V6B 1E5	Chalten Engineering PO Box 1527 Whistler, B.C. V0N 1B0	EES Electrical Engineering Services Suite 229-8623 Granville Street Vancouver, B.C. V6P 5A1	LIA Engineering Ltd. Unit 201, 5489 Byrne Road Burnaby, B.C. V5J 3J1	Ironstone Engineering Inc. 4655 Moncton Street Richmond, B.C. V7E 3A8	Patrn Productions Ltd. 12354 Southpark Cres., Surrey, B.C.	Evolution Building Science Ltd. 321 East 9th St North Vancouver, B.C. V7L 2B3
604.468.7317	604.739.9730	+ 1.604.902.1404	604.417.3863	778.323.1368	604.272.0105	604.290.4268	604-318-3489
Contact: Paul Kwasnicky Architect, AIBC, AAA, SAA, MAA, OAA, NSAA, NLAA, MRAIC, C.P. pvk@pacificcoastarchitecture.com	Contact: Marc Bricault marc@bricault.ca	Contact: Sebastian Guerrero P. Eng. chaltenengineering@shaw.ca	Contact: Blair Evans P. Eng. blairevans367@gmail.com	Contact: Alex Li P. Eng. ali@liaengineering.com	Contact: Elston Johnston P. Eng. elston@telus.net	Contact: Roger Newton patrnproductions@shaw.ca	Contact: Geoff Triggs P. Eng. ebsl@shaw.ca

ARCHITECTURAL DRAWINGS

A0.00	Cover Sheet + Key Plan
A0.10	Context Plan + Photographs
A1.00	Site Plan. Existing Plan (Hotel & Restaurant)
A1.10	Site Plan & Roof Plan Proposed
A1.20	Parking. Existing Plan
A1.30	L1 & L2 Plans (BP 4920)
A1.40	L1 Proposed Plan
A1.50	L2 Proposed Plan
A2.00	Sections
A3.00	Elevations

Appendix C



1 Key Plan
Scale: NTS

SYMBOL LEGEND

	Elevation marker		Detail
	Interior elevation		Detail
	Section		Assembly Type
	Finish note (see schedule)		Revision Tag
	General note (see schedule)		Existing Spot Elevation
	Millwork note (see schedule)		Spot Elevation
	Room number tag		
	Grid line		
	Door number tag		
	Carbon monoxide detector (refer to Electrical drawings)		
	Smoke detector (refer to Electrical drawings)		

This drawing and design are and shall at all times remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any manner without written consent.
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and shall be responsible for dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing.



12.16.2020

1	ISSUED FOR REZONING	2020.12.16
No.	Revision/Issued for review	



BRICAULT DESIGN

407 Cordova St. W
Vancouver, BC
604.739.9730



NORTHLAND PROPERTIES
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REZONING
4005 WHISTLER WAY RESTAURANT
4005 WHISTLER WAY
WHISTLER, BC

COVER SHEET

Scale:	
Date:	December 16, 2020
Drawn:	D.Sheina
Checked:	P.Kwasnicky

A0.00



1 Context Plan
Scale: NTS



#1



#2



#3



#4

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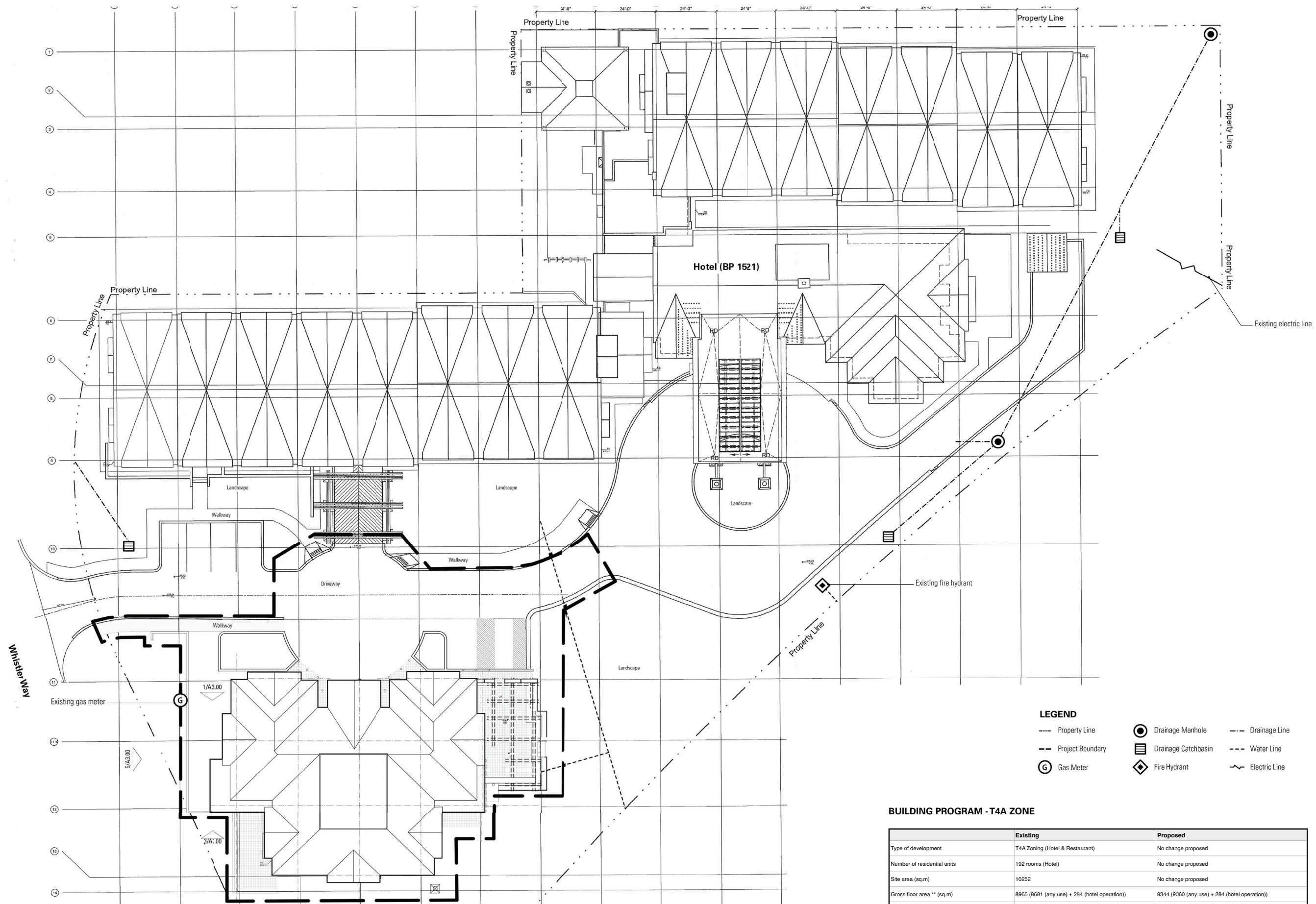
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CONTEXT PLAN + PHOTOS

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Drawn:	D. Sheina
Checked:	P. Kwasiinsuk

A0.10

Page 36 of 160



1 Site Plan Existing, Hotel & Restaurant
Scale: NTS

BUILDING PROGRAM - T4A ZONE

	Existing	Proposed
Type of development	T4A Zoning (Hotel & Restaurant)	No change proposed
Number of residential units	192 rooms (Hotel)	No change proposed
Site area (sq.m)	10252	No change proposed
Gross floor area ** (sq.m)	8965 (8681 (any use) + 284 (hotel operation))	9344 (9060 (any use) + 284 (hotel operation))
Floor Space Ratio	0.8	0.9
Parking stalls	181	No change proposed
Handicap stalls	7	No change proposed

** Gross floor area includes both Hotel & Restaurant

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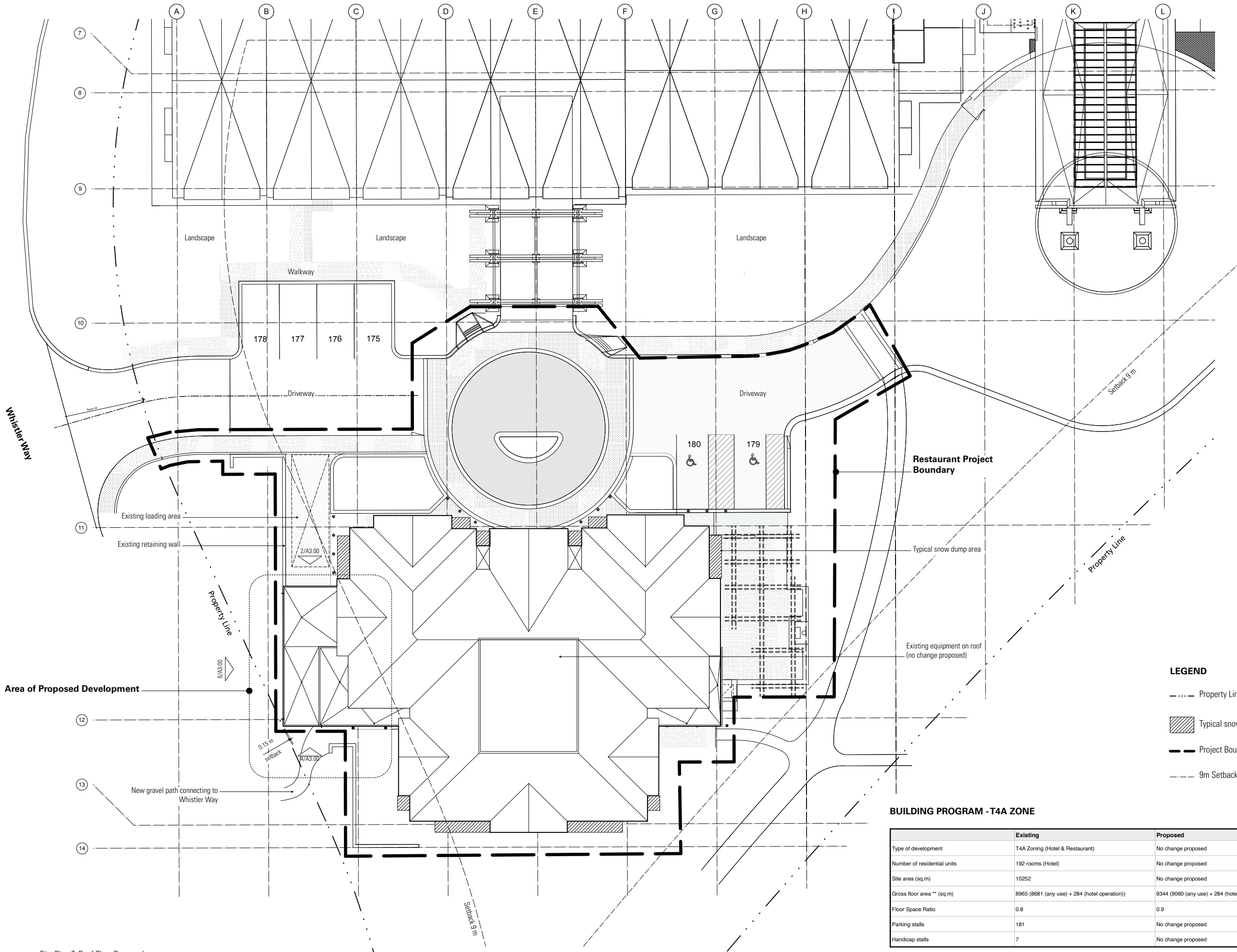
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REZONING
4005 WHISTLER WAY RESTAURANT
4005 WHISTLER WAY
WHISTLER, BC

SITE PLAN EXISTING

Scale:
Date: December 16, 2020
Drawn: D. Sheina
Checked: P. Kwasi

A1.00



1 Site Plan & Roof Plan. Proposed
Scale: NTS

BUILDING PROGRAM - T4A ZONE

	Existing	Proposed
Type of development	T4A Zoning (Hotel & Restaurant)	No change proposed
Number of residential units	192 rooms (Hotel)	No change proposed
Site area (sq.m)	10252	No change proposed
Gross floor area ** (sq.m)	8965 (8681 (any use) + 284 (hotel operation))	9344 (9060 (any use) + 284 (hotel operation))
Floor Space Ratio	0.8	0.9
Parking stalls	181	No change proposed
Handicap stalls	7	No change proposed

** Gross floor area includes both Hotel & Restaurant

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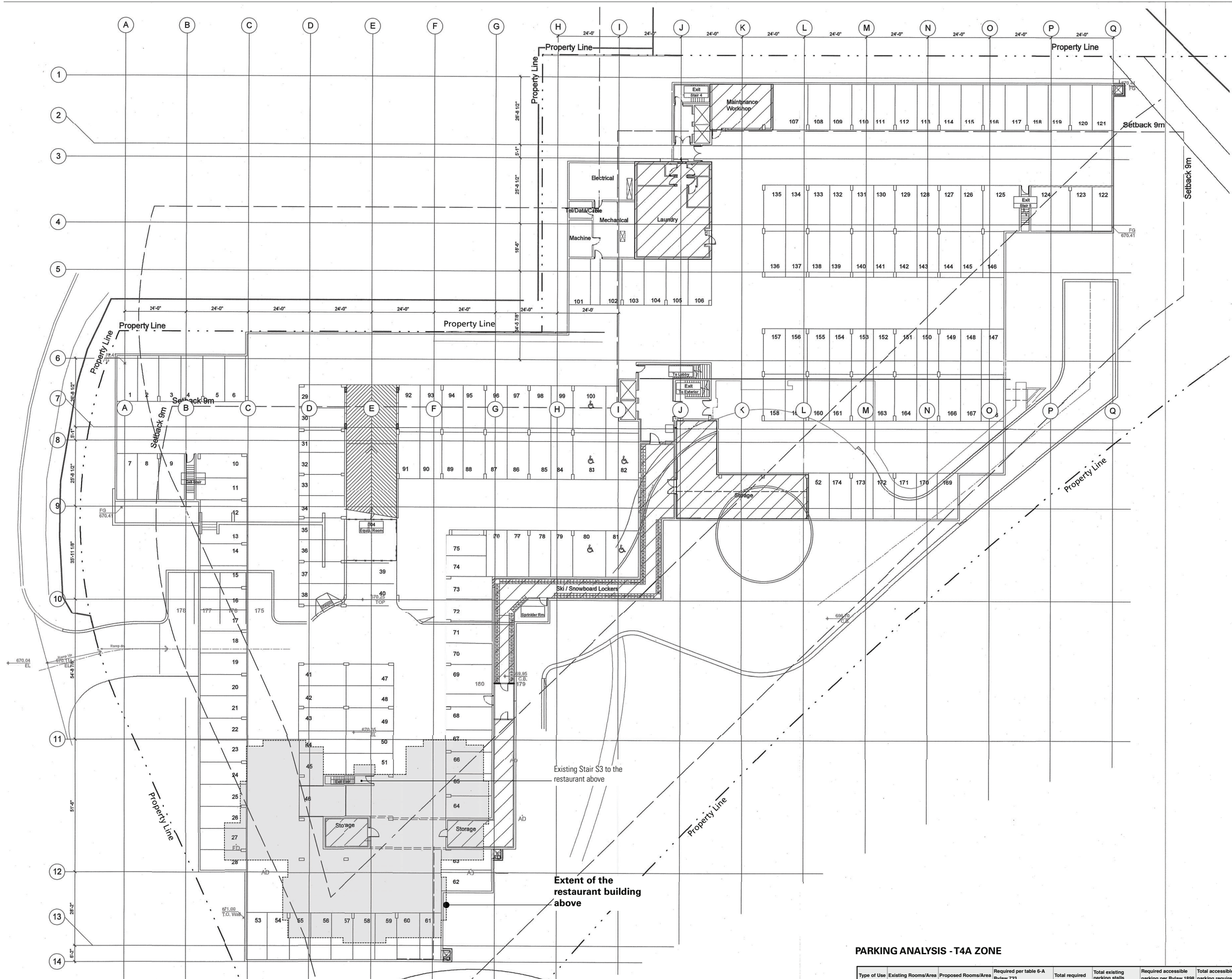
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4005 WHISTLER WAY
WHISTLER, BC

SITE PLAN & ROOF PLAN PROPOSED

Scale:
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Checked: P. Kwasnicka

A1.10



1 Parking, Existing Plan
Scale: NTS

Note: Issued for reference ONLY

PARKING ANALYSIS - T4A ZONE

Type of Use	Existing Rooms/Area	Proposed Rooms/Area	Required per table 6-A Bylaw 733	Total required	Total existing parking stalls	Required accessible parking per Bylaw 1898	Total accessible parking required	Total existing accessible parking stalls
Hotel	192 Rooms	No change proposed	0.65 spaces per guest room	125		1 space per 40 guest rooms	5	
Restaurant	603.8 sq.m (BP 4900)	962.8 sq.m	5 spaces per 100 sqm of gross floor area	50		1 space per 100 parking spaces	1	
				175	181		6	7

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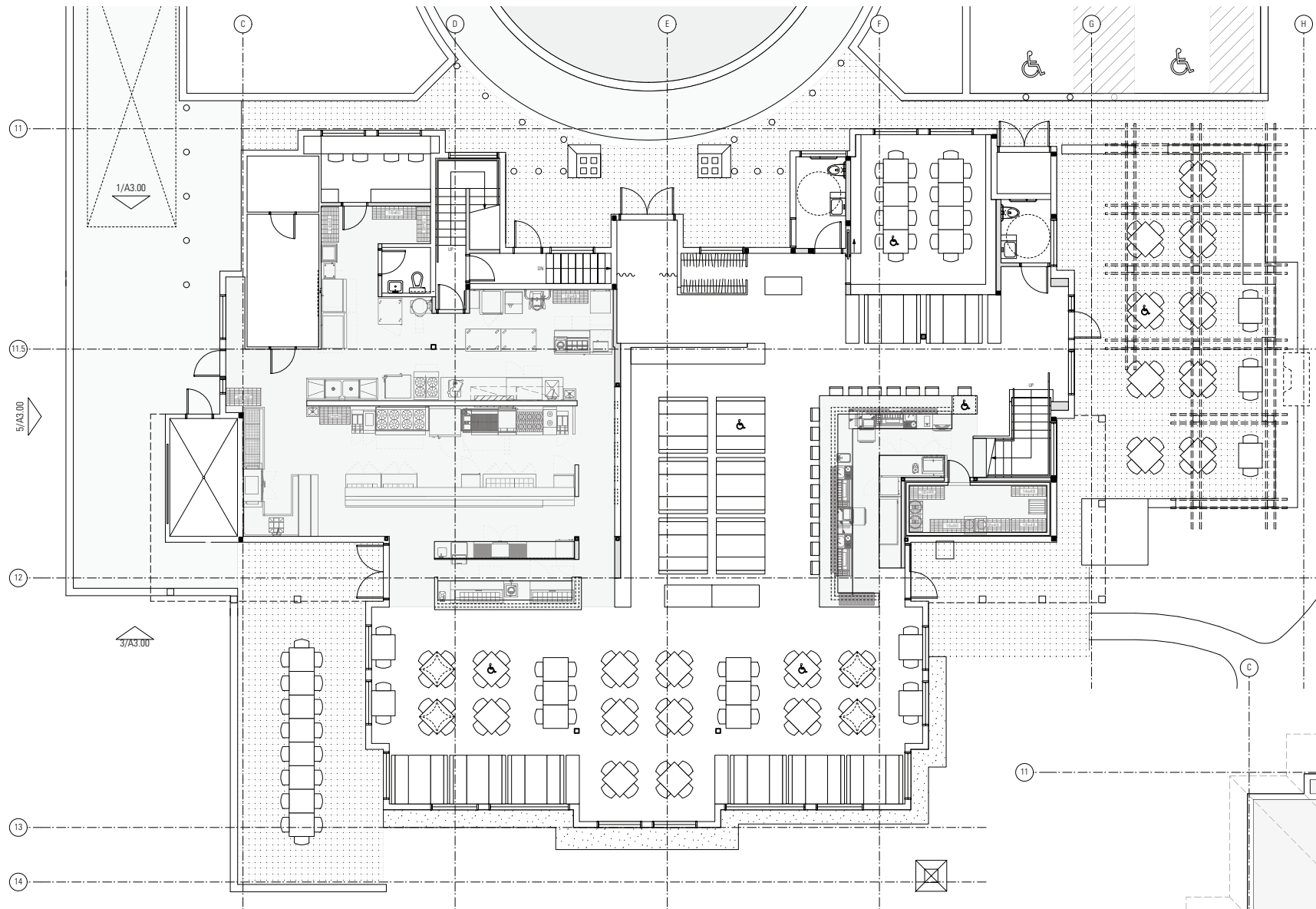
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WHISTLER, BC

PARKING, EXISTING PLAN

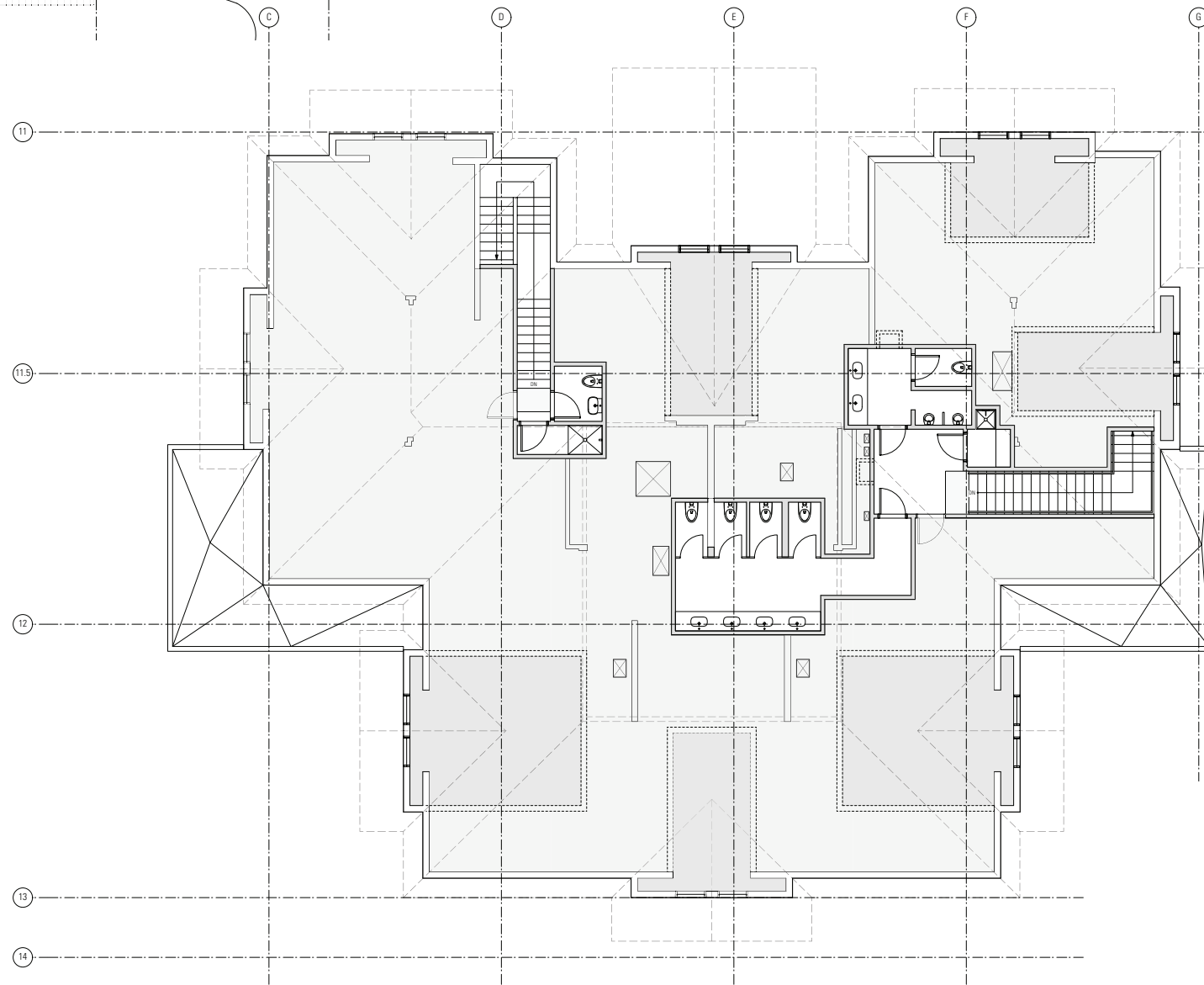
Scale:
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A1.20



L1 Plan (BP 4920)

Scale: 1:100



L2 Plan (BP 4920)

Scale: 1:100

ZONING ANALYSIS

	Permitted	Existing	Proposed
Site area (sq.m)	10252	10252	No change proposed
Gross floor area ** (sq.m)	8965	8965	9344
Floor Space Ratio	0.8	0.8	0.9
Set backs			
Front (South)	9 meters	9 meters	No change proposed
Rear (North)	9 meters	9 meters	No change proposed
Side (West)	9 meters	9 meters	No change proposed
Side (East)	9 meters	0.3 meters (Garbage enclosure)	0.15 meters (Staff bike & ski storage enclosure)
Height restrictions	12 meters / 4 storeys	9.52 meters	No change proposed
Parking stalls	175	181	No change proposed
Handicap stalls	6	7	No change proposed

** Gross floor area includes both Hotel & Restaurant

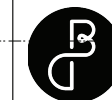
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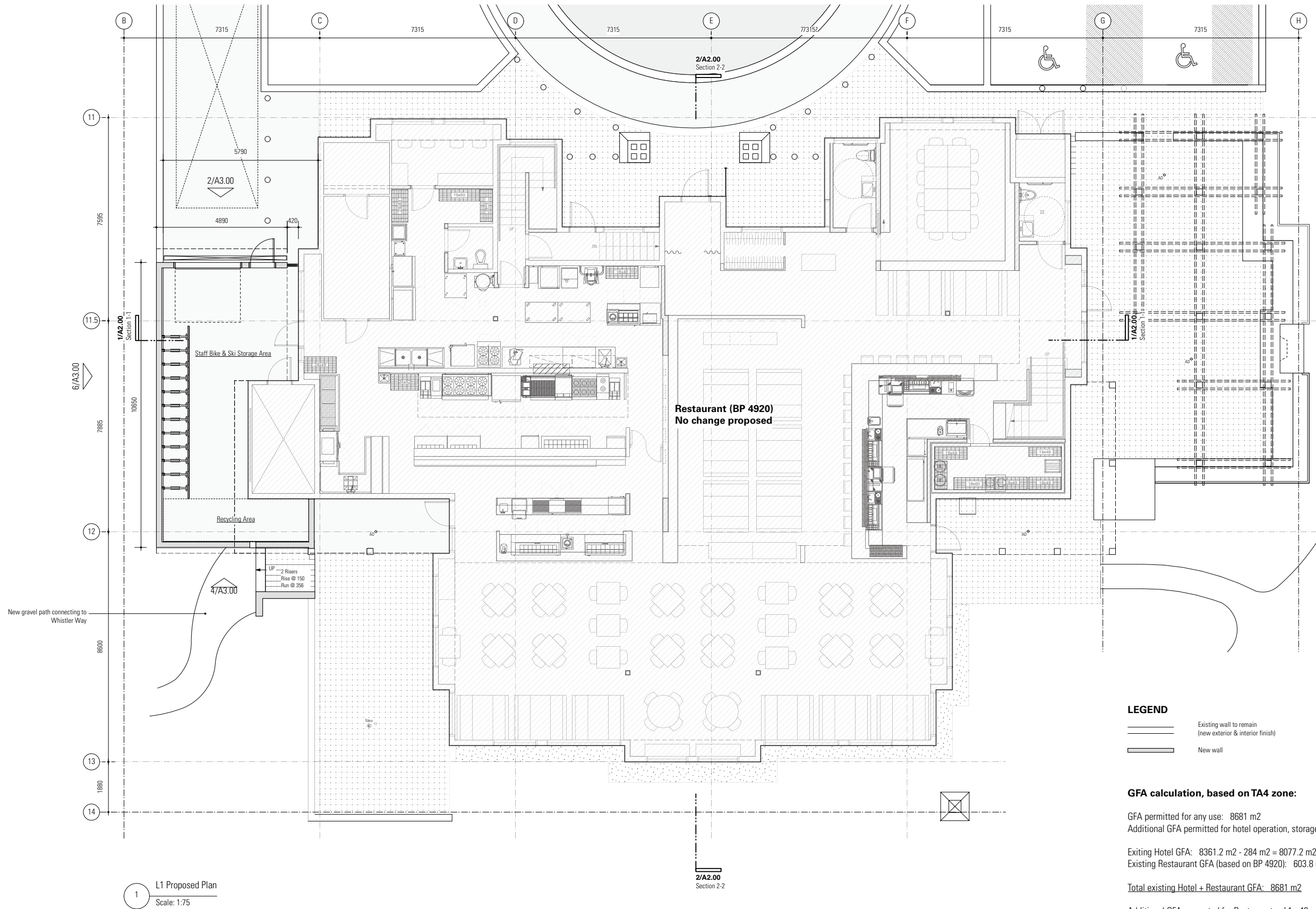
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4005 WHISTLER WAY RESTAURANT
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L1 & L2 PLANS (BP 4920)

Scale:
Date: December 16, 2020
Drawn: D. Sheina
Checked: P. Kwasi Nyanteh

A1.30

Page 40 of 160



LEGEND

Existing wall to remain
(new exterior & interior finish)

New wall

GFA calculation, based on TA4 zone:

GFA permitted for any use: 8681 m²
Additional GFA permitted for hotel operation, storage, and workshop use: 284 m²

Existing Hotel GFA: 8361.2 m² - 284 m² = 8077.2 m²
Existing Restaurant GFA (based on BP 4920): 603.8 m²

Total existing Hotel + Restaurant GFA: 8681 m²

Additional GFA requested for Restaurant: L1 - 49 m²
L2 - 330 m²

Total additional GFA requested for Restaurant: 379 m²

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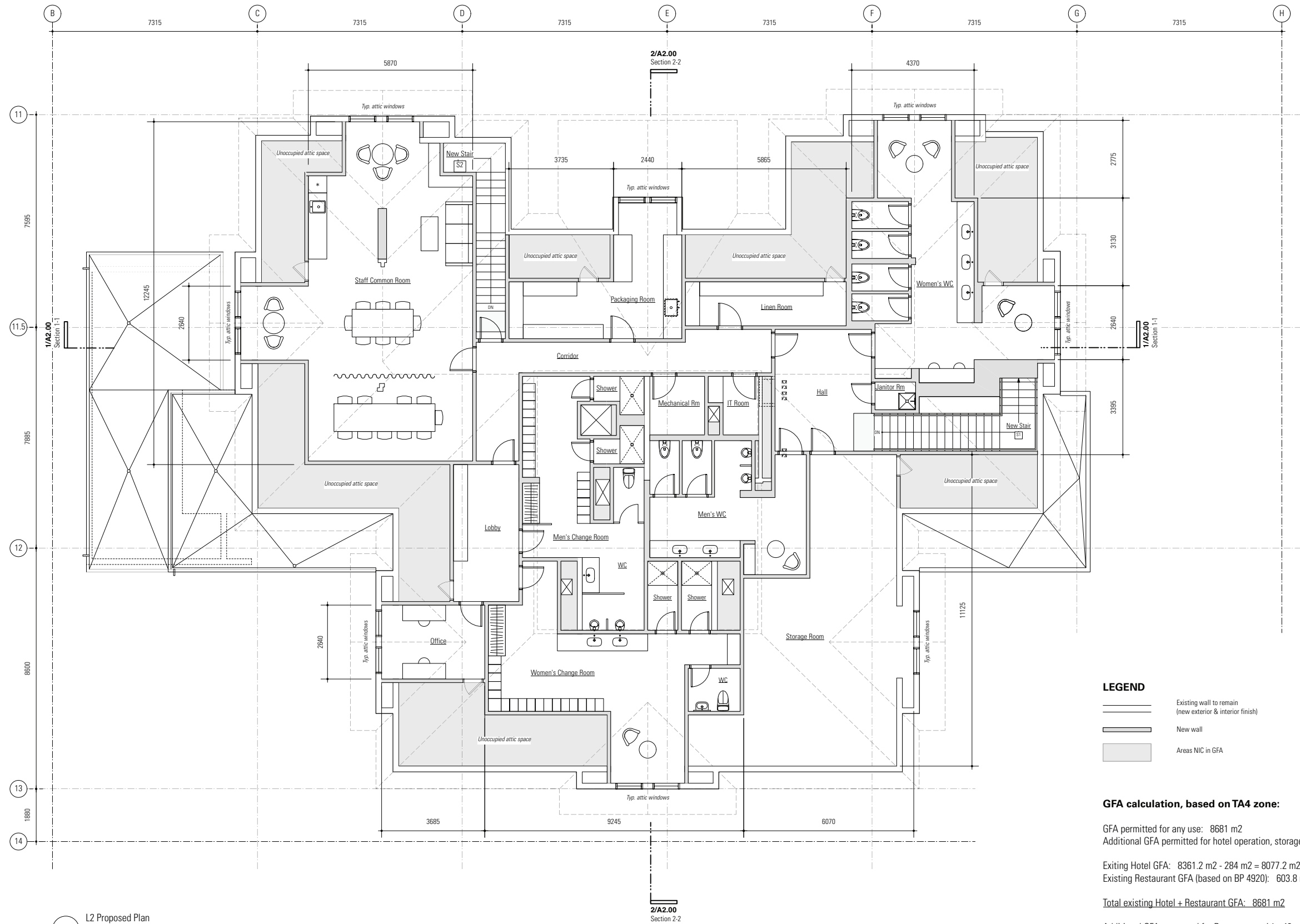
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WHISTLER, BC

L1 PROPOSED PLAN

Scale:
Date: December 16, 2020
Drawn: D. Sheina
Checked: P. Kwasi

A1.40



1 L2 Proposed Plan
Scale: 1:75

- LEGEND**
- Existing wall to remain
(new exterior & interior finish)
 - New wall
 - Areas NIC in GFA

GFA calculation, based on TA4 zone:

GFA permitted for any use: 8681 m²
Additional GFA permitted for hotel operation, storage, and workshop use: 284 m²

Existing Hotel GFA: 8361.2 m² - 284 m² = 8077.2 m²
Existing Restaurant GFA (based on BP 4920): 603.8 m²

Total existing Hotel + Restaurant GFA: 8681 m²

Additional GFA requested for Restaurant: L1 - 49 m²
L2 - 330 m²

Total additional GFA requested for Restaurant: 379 m²

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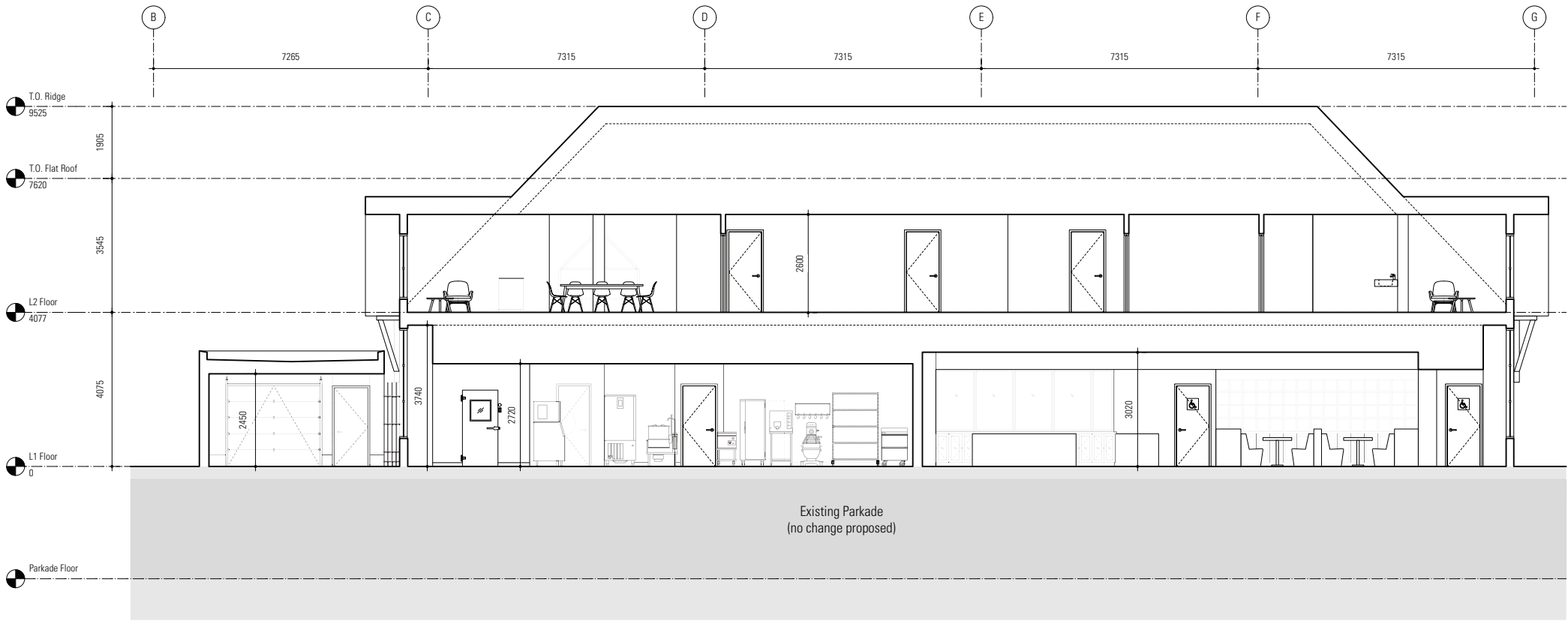
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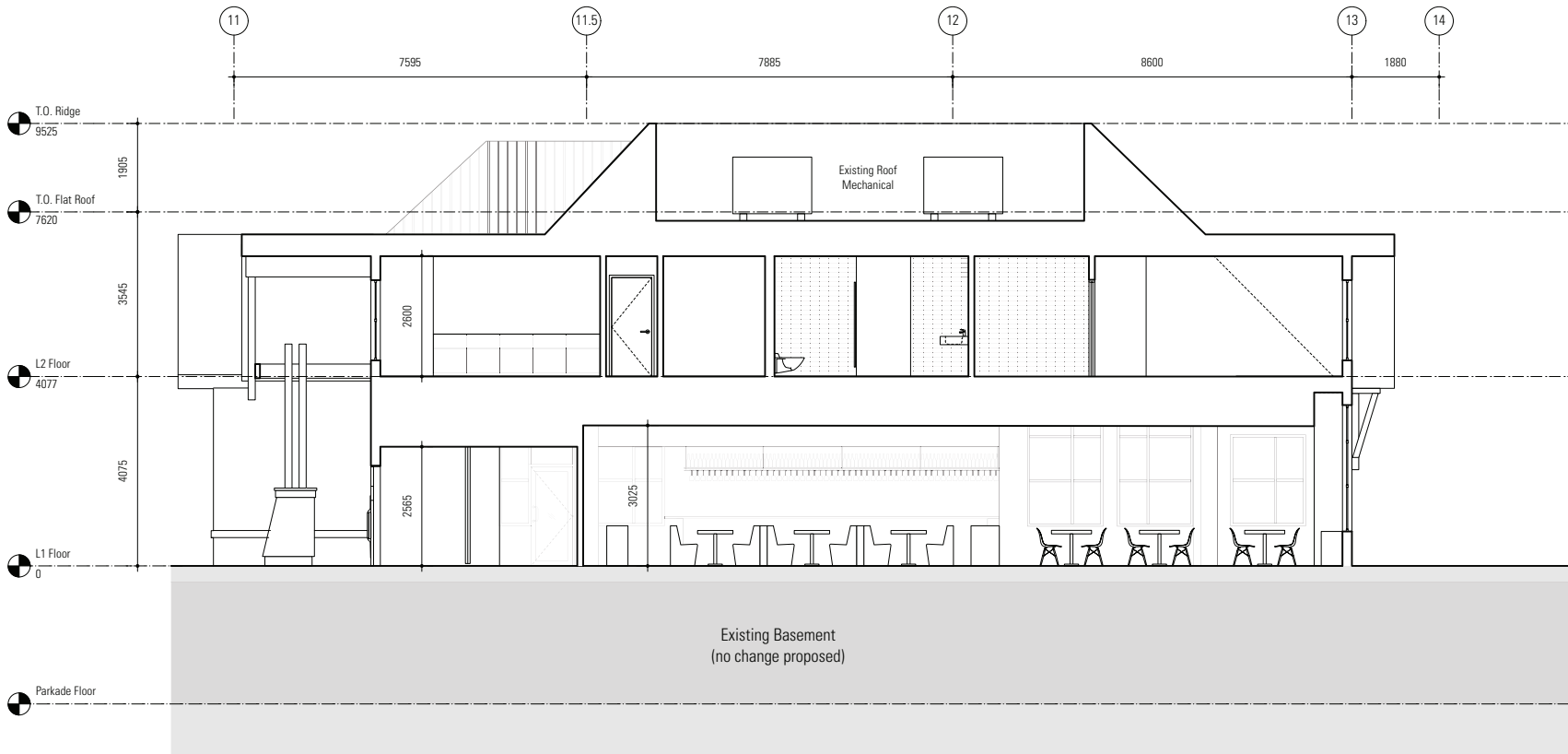
L2 PROPOSED PLAN

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A1.50



1 Section 1-1
Scale: 1:75



2 Section 2-2
Scale: 1:75

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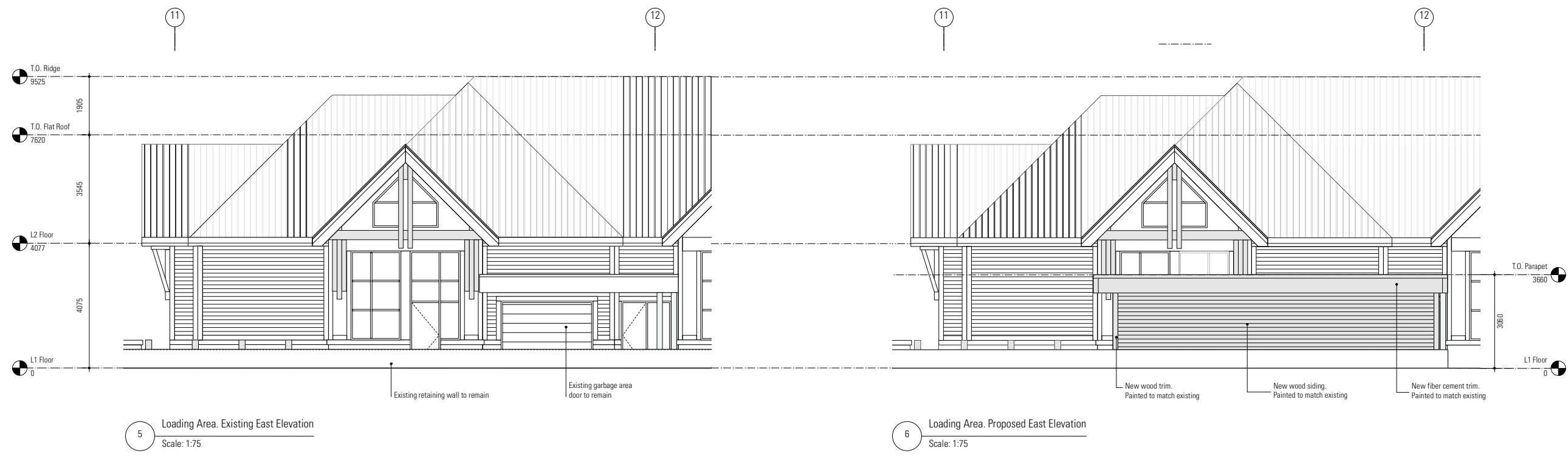
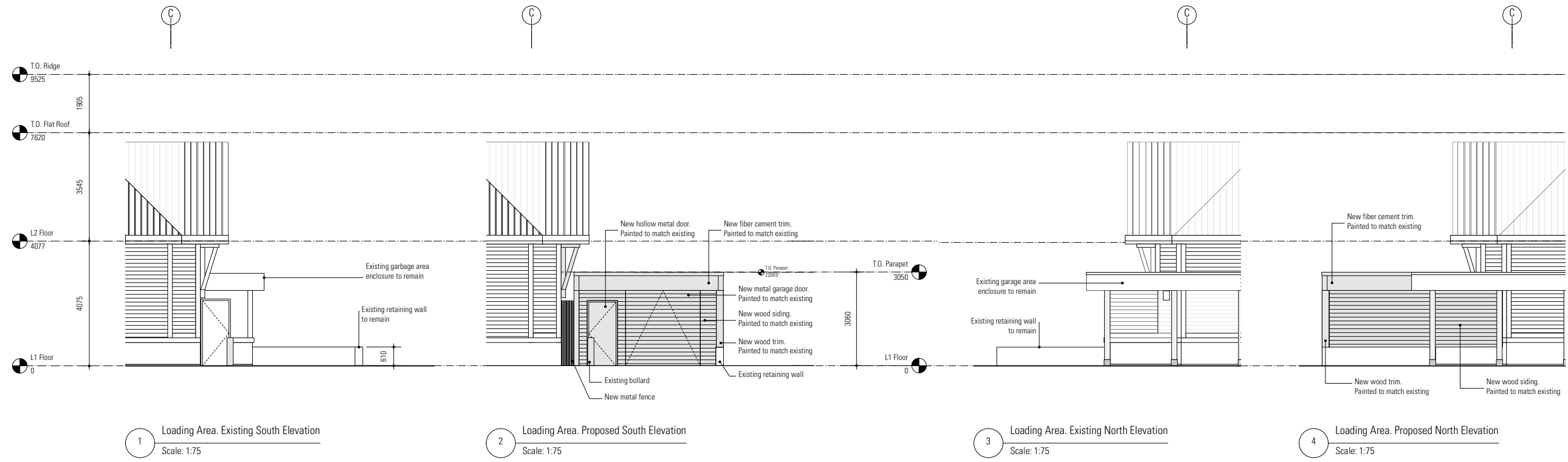
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WHISTLER, BC

SECTIONS

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4005 WHISTLER WAY
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ELEVATIONS

Scale:	
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Drawn:	D. Sheina
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A3.00

Page 44 of 160



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 16, 2021
FROM: Infrastructure Services
SUBJECT: GRANT APPLICATION FOR UBCM COMMUNITY EMERGENCY PREPAREDNESS
FUND – FLOOD MITIGATION PLANNING

REPORT: 21-023
FILE: 509

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Infrastructure Services be endorsed.

RECOMMENDATION

That Council endorse the Flood Mitigation Planning Grant Application, and if successful, direct staff to provide overall management of the grant as per the Union of British Columbia Municipalities' grant requirements as attached as Appendix "A" to Administration Report to Council No. 21-022.

REFERENCES

Appendix "A" – UBCM CEPF Flood Risk Assessment, Mapping & Mitigation Planning
2021 Program & Application Guide.

Appendix "B" – Alta Creek Flood Inundation Map

PURPOSE OF REPORT

The purpose of this Report is to ask Council to endorse a grant application for Flood Mitigation Planning to the UBCM-CEPF program. Council support of the funding request is a required part of the grant application.

DISCUSSION

Background

The government of British Columbia is investing in projects that enhance the ability of local governments and their residents to respond to environmental emergencies. Under the UBCM's "Flood Mitigation Planning" stream, the RMOW can apply for funding to investigate feasible flood mitigation options that will be considered for construction at a later date.

Several past technical studies conducted by the municipality dating from 2015 to 2020 indicate Alta Creek (River of Golden Dreams) to be a high-risk watercourse with the potential to flood the adjacent properties and public infrastructure, and recommended a review of flood mitigation options and planning.

Based on recently completed Alta Creek flood risk assessment and mapping, flood and erosion damage resulting from an Alta Creek flood should be further examined. The municipality is proposing to

undertake a flood mitigation options assessment to determine the most feasible mitigation option and to develop a flood strategy to manage the flood risk effectively. Appendix B provides Alta Creek flood inundation map information based on the existing flood risk information for Alta Creek.

Project Proposal

The proposed project has costs associated with the following tasks to be completed by a team of qualified professionals: Data Review, Surveying, Hydraulic Modelling, Flood Mitigation Options Development, Geotechnical Review, Environmental Assessment, Stakeholder Consultations, Cost-Benefit Analysis, Reporting, Project Management and Contingencies.

The terms of the proposal meet the province's requirement to future-proof project results by including the impacts of climate change into any of the proposed mitigation options and analytical results.

The potential for flooding in this area is well documented however the benefits of potential mitigation options has not been explored or quantified. This funding would provide the means for the municipality to complete that investigation and inform the public of the flood hazards and potential mitigation measures.

POLICY CONSIDERATIONS

This grant application aligns with the following goals and policies of Whistler's OCP:

Growth Management

- 4.1.5.5 Policy - Ensure all development is protected from flood hazards to the standards accepted by the Province and qualified professionals.

Natural Environment

- 7.2.2.6 Policy – Identify and protect natural areas to mitigate flooding using revised municipal flood hazard and risk mapping that incorporates the CECAP climate change modelling.

Infrastructure

- Goal – Whistler's drainage systems meet all applicable standards and replicate natural systems, as much as possible. Whistler's drainage systems ensure the safety and protection of people, property and infrastructure from floods, and are maintained in a cost-effective, reliable manner that minimizes or eliminates environmental impacts.
- 12.5.1.1. Policy - Ensure all development is protected from flood hazards to the standards accepted by the Province and the consulting engineering community.
- 12.5.1.2. Policy - Collaborate with federal and provincial organizations on evolving standards (including climate change) for the operation, maintenance, renewal and restoration of flood-protection infrastructure.
- 12.5.1.5. Policy - Identify and protect natural areas that mitigate flooding based on revised municipal flood hazard and risk mapping that incorporates the Community Energy and Climate Action Plan climate change modelling.

BUDGET CONSIDERATIONS

The UBCM CEPF program will provide up to 100% of the project funding. This funding application is for \$147,400 with an additional \$3,000 provided through in-kind donation of municipal staff time. The RMOW is applying for funds to cover the estimated cost of developing the mitigation options.

SUMMARY

The RMOW has an opportunity to receive \$147,400 in grant funding from UBCM CEPF sources to complete a flood mitigation assessment along Alta Creek (River of Golden Dreams). Staff request that Council support the submission of this grant application to UBCM CEPF.

Respectfully submitted,

ANDREW TUCKER
MANAGER OF TRANSPORTATION AND WASTE MANAGEMENT

for

JAMES HALLISEY
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

Community Emergency Preparedness Fund

Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning

2021 Program & Application Guide

1. Introduction

The [Community Emergency Preparedness Fund](#) (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments, First Nations and communities in responding to emergencies. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM).

As of September 2020, the funding streams include:

- Evacuation route planning
- Structural flood mitigation
- Flood risk assessment, flood mapping and flood mitigation planning
- Emergency support services
- Emergency operations centres and training

Background

Flooding is a significant natural hazard in BC that can damage important infrastructure, cause serious economic losses, and create social disruption. Flooding in BC is often due to:

- Climatic conditions – intense rainfall, rain on snow, ice jams, rapid snowmelt, storm surges, etc.
- Geomorphic processes – debris flows, tsunamis, landslides
- Structural failures – dike failure, dam failure, culvert failure

Additionally, climate change will impact the frequency and magnitude of flooding in BC through changes to precipitation patterns and sea level rise. It is estimated that sea levels along the coastline will increase by approximately 1m by the year 2100 (Ausenco Sandwell 2010).

Therefore, it is important for communities to understand the flood hazards they face and how to adapt to these risks.

Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Funding Stream

The intent of this funding stream is to support eligible applicants to ensure they have accurate knowledge of the flood hazards they face and to develop effective strategies to mitigate and prepare for those risks.

One or more of the following components may be developed through this funding stream:

Risk Assessments

Risk assessments identify the social, economic and environmental impacts that flood events will have on the community, including identifying the specific flood hazards, compounding hazards, community and infrastructure vulnerabilities, risk tolerance or “risk threshold” and the overall flood risk profile for a community.

Flood Mapping

Flood mapping allows a community to more accurately determine its vulnerabilities in relation to flood risks that have been identified by a risk assessment.

Mitigation Planning

Mitigation plans address flood risk through a series of comprehensive, complementary and sustainable mitigation solutions. This includes identifying broad mitigation goals, objectives and strategies to meet those goals, and key planning activities including developing mitigation options (structural and non-structural), and developing preliminary cost estimates for these options.

2. Eligible Applicants

All local governments (municipalities and regional districts) and all First Nations (bands and Treaty First Nations) in BC are eligible to apply.

Eligible applicants can submit one application per funding stream per intake.

3. Eligible Projects

In order to qualify for funding, applications must demonstrate the need to develop a Flood Risk Assessment, a Flood Map, and/or a Flood Mitigation Plan. Applicants may apply to complete one or more of these components in a single application.

In addition, to qualify for funding, projects must be:

- A new project (retroactive funding is not available), or a subsequent phase of an existing non-structural flood mitigation project.
- Capable of completion by the applicant within one year from the date of grant approval.
- Completed by a qualified professional (for further information, see [Guidance for Selection of Qualified Professionals and Preparation of Flood Hazard Assessment Reports.](#))
- Where applicable, completed to acceptable provincial and federal guidelines, including:
 - [Provincial Flood Hazard Area Land Use Management Guidelines](#)
 - [Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC](#)
 - [Flood Mapping in BC: APEGBC Professional Practice Guidelines V 1.0](#)
 - [Specifications for Airborne LiDAR for the Province of British Columbia](#)
 - [Federal Flood Mapping Guideline Series](#)

Approved applicants are required to grant the Province of British Columbia free and clear access and distribution rights, specifically a perpetual, royalty-free, non-exclusive, worldwide license to use, reproduce, modify and distribute, any and all of the spatial data products acquired/produced using CEPF funding.

4. Eligible & Ineligible Costs & Activities

Eligible Costs & Activities

Eligible costs are direct costs that are approved by the CEPF Evaluation Committee, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

Eligible activities must be cost-effective and may include:

- Completion of a Flood Risk Assessment, including:
 - Completion of [Risk Assessment Information Templates \(RAITs\)](#)
- Developing or modernizing flood maps to address flood risk identified by a risk assessment, including:
 - Acquisition of ground elevation data, bathymetry and mapping
 - Plotting of historical flood data and inundation mapping
 - Hydrologic analysis including climate change forecasting and subsequent hydraulic modelling of several design flood scenarios (e.g. Q200, Q500, etc.) to calculate design flood elevations, extents, hazards and risks (as applicable)
 - Geospatial mapping and modelling activities including producing mapping of forecasted design flood extents, hazards, risks and flood construction elevations (as applicable)
 - Identifying locations of structures, people and assets that might be affected by flooding
- Completion of a Flood Mitigation Plan, including:
 - Inundation, hazard, and/or risk mapping
 - Planning and feasibility activities for mitigation investments including development of suitable mitigation options (structural and non-structural); evaluation, ranking and recommendation of options; and development of preliminary cost estimates for options
 - Engaging the community, local stakeholders or other First Nations and/or local governments to reflect on identified risks to make more effective planning decisions. Outcomes could include letters of support from stakeholders identifying preferred options going forward
 - Gathering information to develop floodplain bylaws as identified in the [Provincial Flood Hazard Area Land Use Management Guidelines](#)
- Preparation of maps, spatial data, and metadata (must meet Section 3.4 of [Flood Mapping in BC: APEGBC Professional Practice Guidelines V 1.0](#) and/or [Specifications for Airborne LiDAR for the Province of British Columbia](#))
- Hydrometric and/or geotechnical data collection and analysis
- Creation of a local Hazard/Risk Atlas. A hazard/risk atlas is a series of maps that outline the hazards and risks in a given community. Information contained within an atlas can inform decision making in areas such as, but not limited to, community planning, emergency planning, and mitigation. This product is especially useful when carrying out modelling of various flood scenarios, such as with coastal flood mapping and tsunami inundation assessments.
- Presentation of the Flood Risk Assessment, Flood Map and/or Flood Mitigation Plan to Council, Board, Band Council or Treaty First Nation government, community organizations, etc.
- Amendments to relevant plans, bylaws and policies that are specific to the Flood Risk Assessment, Flood Map and/or Flood Mitigation Plan (e.g. land use, engineering and public works bylaws and policies)

The following expenditures are also eligible provided they relate directly to the eligible activities identified above:

- Consultant costs
- Incremental applicant staff and administration costs
- Public information costs

Ineligible Costs & Activities

Any activity that is not outlined above or is not directly connected to activities approved in the application by the CEPF Evaluation Committee is not eligible for grant funding. This includes:

- Routine or on-going planning costs
- Duplication of existing information, maps or imagery (e.g. LiDAR)
- Qualitative Hazard, Risk and Vulnerability Assessment (HRVA) activities not directly related to flood risk assessment
- Costs related to developing or submitting the application package

5. Grant Maximum

The Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning funding stream can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$150,000.00.

In order to ensure transparency and accountability in the expenditure of public funds, all other grant contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the grant.

6. Application Requirements & Process

Application Deadline

The application deadline is **February 26, 2021**. Applicants will be advised of the status of their application within 90 days of the application deadline.

Required Application Contents

- Completed Application Form
- Local government Council or Board resolution, Band Council resolution or Treaty First Nation resolution, indicating support for the current proposed activities and willingness to provide overall grant management.
- Detailed work plan and budget for each component identified in the application. This must include a breakdown of work activities, tasks, deliverables or products, resources, timelines (start and end dates), and other considerations or comments. The budget must clearly identify the CEPF funding request, applicant contribution, and/or other grant funding.
- Map indicating the location of the proposed project.
- If applicable, copies of any relevant documents that support the rationale for this project must be included with this application. (e.g. Mitigation planning applications should be supported by flood mapping and/or risk assessments for the proposed area). For risk assessments it is encouraged that proponents utilize the National Disaster Mitigation Program RAIT methodology and provide the complete RAIT with the application.

Submission of Applications

Applications should be submitted as Word or PDF files. If you choose to submit your application by e-mail, hard copies do not need to follow.

All applications should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: cepf@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

Review of Applications

UBCM will perform a preliminary review of applications to ensure the required application elements (identified above) have been submitted and to ensure that basic eligibility criteria have been met. Only complete application packages will be reviewed.

Following this, Emergency Management BC will assess and score all eligible applications as part of a technical review process. Higher application review scores will be given to projects that:

- Were not funded as part of the 2017, 2019 or 2020 Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning intakes
- Demonstrate evidence of local flood hazard and/or seismic vulnerability (e.g. as identified in the Emergency Response Plan or flood mapping); threat levels (e.g. as identified in completed flood risk assessments) and recent flood history (e.g. evacuation order and/or disaster financial assistance)
- Support the applicant in meeting [Provincial Flood Hazard Area Land Use Management Guidelines](#)
- Contribute to a comprehensive, cooperative and regional approach to flood mitigation
- Effectively engage other stakeholders, as appropriate to the project
- Consider and adapt to the impacts of climate change in the project methodology and deliverables
- Increase understanding of the social and economic impacts of flood events to the community
- Include in-kind or cash contributions to the project from the eligible applicant, community partners or other grant funding
- Are cost-effective

Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding. The CEPF Evaluation Committee will consider the provincial and regional distribution of all proposed projects. Funding decisions will be made on a provincial priority basis.

All application materials will be shared with the Province of BC.

7. Grant Management & Applicant Responsibilities

Grants are awarded to eligible applicants only and, as such, the applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Applicants are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

It is expected that in-person activities, meetings or events meet social distancing and other public health guidance in relation to COVID-19.

Notice of Funding Decision & Initial Payments

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM.

Grants are awarded in two payments: 50% when the signed Approval Agreement has been returned to UBCM and 50% when the project is complete and the final reporting requirements have been met.

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

Post Grant Approval Meeting

As a condition of grant approval, all approved applicants may be required to meet with Emergency Management BC and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural

Development (e.g. GeoBC, Deputy Inspector of Dikes for the region), or designate, to discuss the project prior to commencing work.

Changes to Approved Projects

Approved grants are specific to the project as identified in the application, and grant funds are not transferable to other projects. Approval from CEPF Evaluation Committee will be required for any significant variation from the approved project.

To propose changes to an approved project, approved applicants are required to submit:

- Revised application package, including updated, signed application form, updated budget and an updated resolution
- Written rationale for proposed changes to activities and/or expenditures

The revised application package will then be reviewed by the CEPF Evaluation Committee at the next scheduled meeting.

Applicants are responsible for any costs above the approved grant unless a revised application is submitted and approved prior to work being undertaken.

Extensions to Project End Date

All approved activities are required to be completed within one year of approval. Under exceptional circumstances, an extension beyond this date may be requested in writing and is subject to approval by the CEPF Evaluation Committee.

8. Final Report Requirements & Process

All funded activities must be completed within one year of notification of funding approval and the final reports are due within 30 days of project completion.

Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed final report form
- Financial summary
- Copy of Final Technical Report (consultant's report) including Flood Risk Assessment and RAIT, Flood Maps and/or Flood Atlas, Flood Mitigation Plan, and/or any completed assessments
- Full size PDF copies of all maps created as result of the project
- Spatial data and metadata for all maps identified above. LiDAR and orthoimagery products data and derivative products acquired/produced with CEPF funding must meet [Specifications for Airborne LiDAR for the Province of British Columbia](#)
- Optional: photos and/or media directly related to the funded project

Approved applicants are required to grant the Province of British Columbia free and clear access and distribution rights, specifically a perpetual, royalty-free, non-exclusive, worldwide license to use, reproduce, modify and distribute, any and all of the spatial data products acquired/produced using CEPF funding.

Submission of Final Reports

All final reports should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: cepf@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

Review of Final Reports

UBCM will perform a preliminary review of all final reports to ensure the required report elements (identified above) have been submitted.

Following this, all complete final reports & deliverables will be reviewed by Emergency Management BC.

All final report materials will be shared with the Province of BC.
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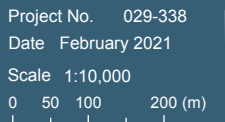
9. Additional Information

For enquiries about the application process or general enquiries about the program, please contact:

Union of BC Municipalities
525 Government Street
Victoria, BC, V8V 0A8

E-mail: cepf@ubcm.ca

Phone: (250) 387-4470

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REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 16, 2020
FROM: Resort Experience
SUBJECT: RZ1165 - CHEAKAMUS CROSSING PHASE 2 - ZONING AMENDMENT BYLAW
(CHEAKAMUS CROSSING PHASE 2 PARCELIZATION) NO. 2298, 2020,
CONSIDERATION OF ADOPTION

REPORT: 21-024
FILE: RZ001165

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider adopting “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” (the “Bylaw”); and

That Council accept for the purpose of parkland dedication required under the *Local Government Act*, the dedication of the area shown as “Common Open Space” in the Bylaw, provided that the area shown as “Protected Areas Network 1 (PAN1)” is shown as “Return to Crown” on the subdivision plan, subject to approval by the municipality’s Subdivision Approving Officer; and, further

That Council direct staff to register the **Park Improvement Agreement** (Rezoning conditions 1, 2 & 10), **Section 219 Covenant for Environmental Protection Terms** (Rezoning Conditions 5 & 10), **Section 219 Covenant for Lot 6 Natural Features and Trail** (Rezoning Conditions 7 & 10), **Statutory Right of Way for Riverside Trail** (Rezoning Conditions 7 & 10), and **Section 219 Covenant for Green Building** (Rezoning Condition 9), as described in this Report, upon adoption of the Bylaw.

REFERENCES

Owner:	Whistler 2020 Development Corporation (WDC)
Location:	1340/1360 Mount Fee Road
Legal	BLOCK A, DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER
Descriptions:	DISTRICT, EXCEPT PLAN EPP277, PID 026-772-213
Current Zoning:	UR1 (Urban Reserve One) Zone
Proposed Zoning:	RM-CD2 Zone (Residential Multiple - Comprehensive Development Two Zone) PAN1 Zone (Protected Area Network One Zone) Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (Not attached, provided in Council meeting package)
Appendices	“A” Parcelization Map

Council Reports Administrative Report to Council No. 20-089, September 15, 2020, RZ1165 – Cheakamus Crossing Phase 2 – Upper Lands Parcelization Plan (Not attached)
Administrative Report to Council No. 20-127, December 15, 2020, RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, First and Second Reading (Not attached)
Administrative Report to Council No. 21-019, February 16, 2021, RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, Third Reading (Not attached).

PURPOSE OF REPORT

The purpose of this Report is to present “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” (the “Bylaw”) to Council for consideration of adoption, and to update Council on settlement of the rezoning conditions.

DISCUSSION

Background

Staff presented the rezoning application to Council for initial consideration on September 15, 2020. On December 15, 2020, Council gave first and second readings to the Bylaw. A Public Hearing was held on January 26, 2021, and a summary and review of written and verbal submissions made during the Public Hearing process was presented to Council on February 16, 2021.

The recommendations of the February 16, 2021 report recommending third reading of the Bylaw were adopted by Council. Council passed the following resolution:

That RZ1165 “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” be given third reading.

Staff did not recommend any changes to the Bylaw based on the Public Hearing comments. A number of conditions of rezoning relate to comments submitted at Public Hearing. Staff committed to bringing forward a report at the time of Council consideration of adoption providing further details on how the conditions are being met. This report satisfies that commitment.

Prior to Council consideration of adoption of the Bylaw, there were ten rezoning conditions to be addressed to the satisfaction of the General Manager of Resort Experience, as established by Council resolution December 15, 2020. This report outlines the conditions and how these conditions have been satisfied,

Staff recommend that Council adopt the Bylaw without further revision.

CONDITIONS OF ADOPTION

At the December 15, 2020 meeting, the Council resolution required that prior to consideration of adoption of the Bylaw, ten conditions were to be addressed to the satisfaction of the General Manager

of Resort Experience. Staff have worked with the Whistler Development Corporation to craft the legal agreements and mechanisms for implementing the conditions. This report describes the nature of the agreements and their key provisions as recommended by staff. Staff's Green Building recommendations are described below under Condition 9. These are in alignment with the municipality's Big Moves Climate Action Strategy. Under an existing covenant all development is currently required to be connected to the DES for both space heating and hot water heating. The recommended provisions provide flexibility allowing for use of hydro for space heating, and for Subareas D3 and E to not be connected to the DES, provided that a higher building step code is achieved.

A subdivision application has been made and is under review by the Subdivision Approving Officer. The subdivision matches the subareas delineated in the RM-CD2 and PAN-1 zones, and can be approved after rezoning adoption.

The following table provides an overview of the ten conditions, and the staff recommendations for satisfying the conditions. As the Owner on title of the subject lands the RMOW may register the identified agreements including the key provisions as described, on the title of the lands in favour of the municipality subject to the consent of the WDC. The WDC has provided this consent and this report recommends that Council direct staff to register the agreements as outlined below. This will enable the adoption of the Bylaw, meet the desired timelines requested by the WDC for the project including the subdivision of the lands and further construction, and limits RMOW risk. Any proposed future modifications to the agreements would be subject to Council consideration. This provides the opportunity for further analysis and submissions by the WDC regarding the benefits and costs of the Green Building commitments.

Table 1. Conditions of Adoption

1. Secure dedication of the area designated as Common Open Space to the Municipality for park and open space use in conjunction with the initial subdivision of the Upper Lands consistent with the proposed RM-CD2 zone.	The park is to be dedicated to the municipality at the time of initial subdivision of the lands into the identified Parcel Areas. See Attachment "A" Cheakamus Crossing Phase 2 Parcelization Plan for location of the Common Open Space.
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<p>2. Submission of a plan for the Common Open Space area that includes neighbourhood park, passive recreation and trail improvements, and secure completion of proposed improvements within one year of any subdivision that creates individual parcels within Area D3,</p>	<p>A Park Improvements Agreement between RMOW and WDC has been finalized, outlining park design, timing for delivery, and requirement for Letter of Credit as security for completion of the Park, in accordance with Council Policy. The park must be completed by the time occupancy has been granted on Parcel A, ensuring that the park amenity will be available as families move into the Cheakamus Crossing Phase 2 neighbourhood.</p> <p>The park is a naturalized and programmed area located between lots B/C and D2, and across the road from Lot D1. The park has been dedicated on the subdivision plan.</p> <p>The applicant is working with RMOW Parks Planning to finalize a park design which will include a playground, natural areas for play, walking, and sitting, and trail connection between the Valley Trail and the Riverside trail. An appropriate cash security will be placed in trust to ensure completion of the park.</p>
<p>3. Secure completion of the Mount Fee Road Valley Trail extension consistent with the approved development permit drawings for Development Permit 1760.</p>	<p>This is within the scope of the subdivision servicing agreement subject to approval by the Subdivision Approving Officer.</p>
<p>4. Secure development of two public bus shelters along Mount Fee Road as approved under Development Permit 1760.</p>	<p>This is within the scope of the subdivision servicing agreement. The Valley Trail extension will be constructed to municipal standard, providing active transportation options for residents of the Cheakamus Crossing neighbourhood. Bus shelters will be located at the roundabout at the top of Mt Fee Road, and in front of the park.</p>
<p>5. Registration of an environmental protection covenant to restrict the use and development of any land within 30 metres of the Cheakamus River or within any SPEA or wetland area that is delineated on the lands.</p>	<p>A Section 219 Covenant for Environmental Protection Terms in favour of the RMOW will be registered at time of subdivision. This covenant defines the baseline condition of the lands, the sensitive ecosystem areas, preservation and protection of sensitive ecosystem areas, and environmental monitoring requirements through all phases of construction.</p>
<p>6. Secure dedication of the lands to be zoned PAN1 to the Municipality or to the Crown.</p>	<p>This parcel has been identified to be returned to crown on the Subdivision Plan at the time of subdivision. See Attachment "B" Cheakamus Crossing Phase 2 Parcelization Plan for location of PAN1 lands.</p>

<p>7. Secure recreation trails identified on the parcelization plans and associated trail improvements, to municipal standards.</p>	<p>A Statutory Right of Way for Riverside Trail is established granting public access and access for maintenance to the Riverside Trail, and addressing liability and indemnification. Trail connections will link the proposed neighbourhood development phases to the trail.</p> <p>The Lower Ridge Trail will remain undisturbed, and connectivity to Parcel E will be developed with the future planning of Parcel E. The Ridge Trail shortcut from the Westside parking lot will be realigned to align with Parcel E development. A Section 219 Covenant for Lot 6 Natural Features and Trail restricts any development of Parcel E until a Statutory Right of Way is surveyed to establish access to the Ridge Trail.</p> <p>The Valley Trail will be extended from the intersection of Mt. Fee Road and Cloudburst Drive along the new Mt. Fee Road extension. This is within the scope of the subdivision servicing agreement.</p>
<p>8. Registration of a Housing Agreement in favour of the Municipality, securing employee occupancy restrictions for employee housing parcels at time of first subdivision.</p>	<p>Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021" is presented to Council for first, second, and third readings under report XX-XX</p>

<p>9. Secure green building commitments that reflect progressive municipal policy objectives.</p>	<p>A Section 219 Covenant for Green Building has been crafted, with requirements for District Energy System (DES) connection, BC Energy Step Code compliance, and electric vehicle charging infrastructure. The covenant has been designed to provide flexibility, ensuring that as green building technology, municipal policy, and the provincial building code evolve, future phases of the project will continue to optimize sustainable design and building performance.</p> <ul style="list-style-type: none"> • Buildings on Parcel A, B/C, D1 and D2 will connect to District Energy for domestic hot water heating. An option is available to discharge the requirement for DES space heating is available, if the buildings are constructed to a higher Step than the base requirement in the Municipality's Building Bylaw. • For Parcels D3 and E, an option is available to discharge the requirement for DES connection for domestic hot water and space heating, if the buildings are constructed to a higher Step than the base requirement in the Building Bylaw. <p>Apart from the Parcel A buildings, natural gas connection will not be permitted to any building, for any purpose. On Parcel A, natural gas will be permitted as the energy source to top-up domestic hot water. Hydro will be the top-up energy source for all other buildings that connect to the DES. Hydro will be the energy source for heat and domestic hot water for buildings that do not connect to the DES.</p> <p>Electric vehicle charging infrastructure will be required for each parking stall for any single family and duplex homes. Multi-family buildings require energized outlets provided to a minimum of 20% of parking stalls, with basic infrastructure pre-installed for an additional 60% of the parking stalls, allowing for easy retrofitting as demand increases.</p>
<p>10. Secure preservation of significant and unique natural features that contribute to the mountain character and landscape.</p>	<p>The Common Open Area will be dedicated to the RMOW through the subdivision, and a Park Improvement Agreement between RMOW and the applicant will secure delivery of the park amenity.</p> <p>A Section 219 Covenant for Environmental Protection Terms in favour of the RMOW will be registered at the time of subdivision restricting development activity from identified sensitive ecosystem areas and the Cheakamus Riparian Corridor.</p> <p>A Statutory Right of Way for Riverside Trail in favour of the RMOW will be registered at the time of subdivision for the Riverside Trail.</p> <p>A Section 219 Covenant for Lot 6 Natural Features and Trail covenant in favour of the RMOW will be registered over Parcel E restricting development until sensitive ecosystem areas are identified and surveyed, and ensuring that the Ridge Trail right of way is established.</p>

BUDGET CONSIDERATIONS

The proposed rezoning application is subject to rezoning application fees and cost recovery for staff processing and associated direct costs. Through the development of the lands there will be further processing and application fees for development permits and building permits, as well as municipal works and services cost charges levied under existing municipal bylaws for water, sewer, transportation and recreation to fund Municipal infrastructure.

Costs for onsite infrastructure and park and trail improvements will be paid for by the development. Future operation and maintenance costs associated with this development are detailed in Report 20-127 (RZ1165 – Cheakamus Crossing Phase 2 Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 December 15, 2020).

SUMMARY

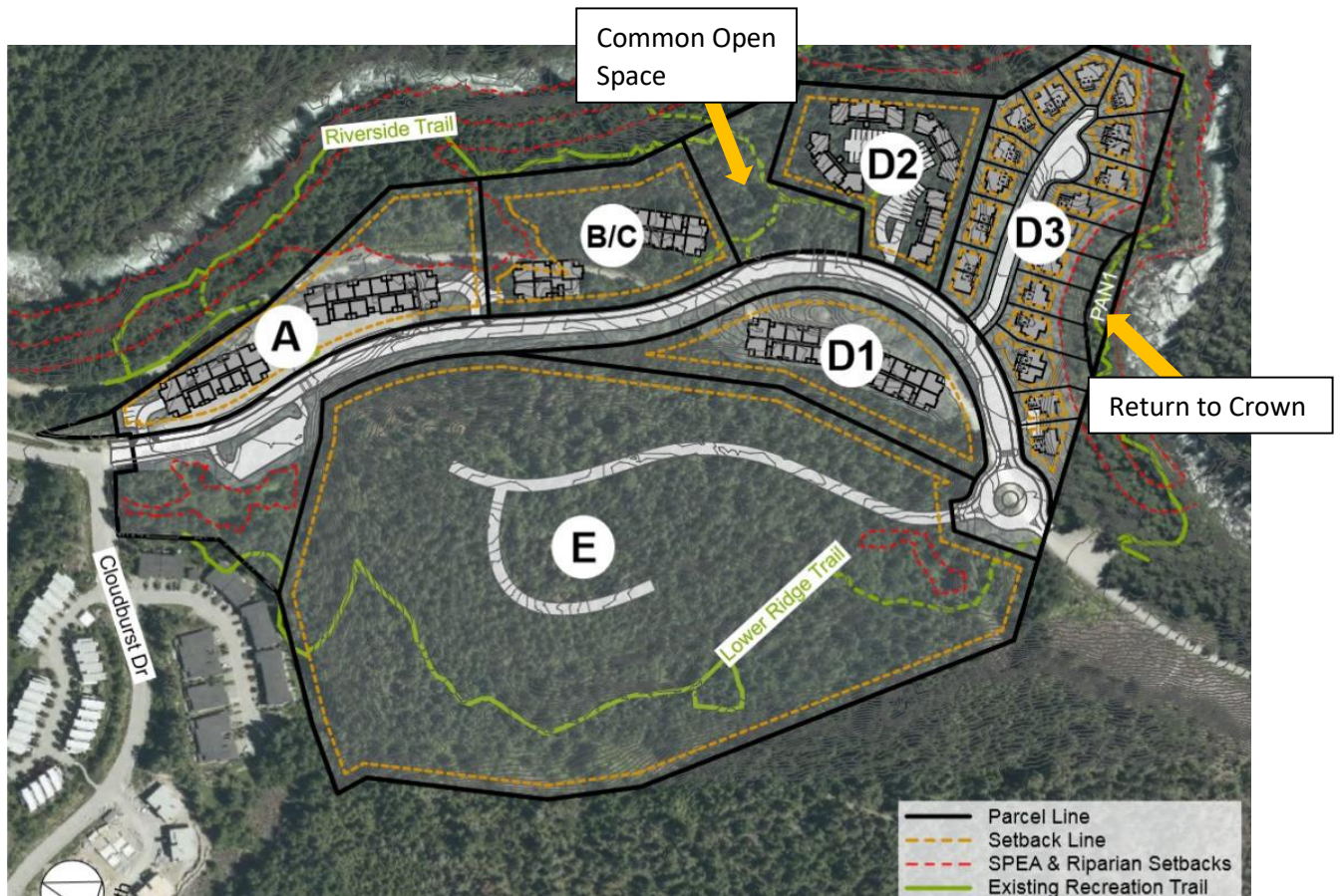
This Report presents “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” to Council for consideration of adoption. The Report also provides a summary and review of the conditions of adoption.

Respectfully submitted,

John Chapman
PLANNER

For
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 16, 2021
FROM: Planning
SUBJECT: HOUSING AGREEMENT BYLAW (CHEAKAMUS CROSSING PHASE 2) NO. 2310, 2021 – HOUSING AGREEMENT

REPORT: 21-025
FILE: RZ1165

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, second, and third readings to “Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021”.

REFERENCES

Owner: Whistler 2020 Development Corporation (WDC)
Location: 1340/1360 Mount Fee Road
Legal: BLOCK A, DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER
Descriptions: DISTRICT, EXCEPT PLAN EPP277, PID 026-772-213

Bylaw Reference: “Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021” (Provided in Council Package under Bylaws for consideration of 1st three readings)

PURPOSE OF REPORT

This report requests consideration of first, second, and third readings for a housing agreement bylaw associated with RZ1165. The Bylaw will authorize the Municipality to register a Housing Covenant over the Cheakamus Crossing Phase 2 lands, which is required to permit vertical construction.

Housing Agreement Bylaws

A condition of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2021” is that the applicant must register a housing agreement to secure employee housing use. Presented for Council’s consideration is the bylaw that will authorize the Municipality to enter into the housing agreement:

1. “Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021”

The Housing Agreement follows the template as established in the Community Land Bank Agreement, and provides a platform to bring forward an updated covenant that will reflect current Council policies.

Registration of the Housing Agreement is necessary to permit vertical construction on the Cheakamus Crossing Phase 2 lands.

Background

POLICY CONSIDERATIONS

Under the provincial *Local Government Act* a housing agreement requires approval by Council by bylaw.

BUDGET CONSIDERATIONS

All costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees will be paid by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

Under the provincial *Local Government Act* the housing agreement bylaw does not require a Public Hearing or public notification. The legislated requirements for consultation on “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” have been met.

SUMMARY

The report requests consideration of first, second, and third readings for a housing agreement bylaw associated with RZ1165. The Bylaw will authorize the Municipality to enter into a housing agreement to secure employee housing on the Cheakamus Crossing Phase 2 lands, as described in this report and reflected in the appended housing agreement.

Respectfully submitted,

John Chapman
PLANNER

for
Mike Kirkegaard
DIRECTOR OF PLANNING

For
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 16, 2021
FROM: Resort Experience
SUBJECT: LAND USE PROCEDURES AND FEES AMENDMENT BYLAW (COMPLEX SITE REZONING) NO. 2308, 2021

REPORT: 21-026
FILE: 7007.09

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, second and third readings to “Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021” to create a new fee category for large complex development applications that due to scope, complexity and size impose greater administrative, resource and capacity obligations on the Resort Municipality of Whistler than contemplated under the existing bylaw.

REFERENCES

Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021 (not attached)

PURPOSE OF REPORT

This Report presents “Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021” for Council consideration of first, second and third readings.

The proposed bylaw will amend the municipality’s existing Land Use Procedures and Fees Bylaw to create a new fee category for large complex development applications that impose greater administrative, resource and capacity obligations on the Resort Municipality of Whistler. The existing bylaw is being updated at this time to address large and unique development applications not currently contemplated in the existing bylaw. The existing bylaw fee structure will continue to apply to in-stream applications for amendments to the zoning bylaw.

In addition, the proposed bylaw updates the Title Search fee and adds a Land Title Office filing fee to reflect actual costs.

DISCUSSION

Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021

Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021 has been prepared to address large and unique development proposals not currently contemplated in the existing bylaw.

“Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021” proposes the following amendments to the existing bylaw:

- 1) Add definitions for “Complex site rezoning” to the Interpretation section of the bylaw.

“Complex site rezoning” means an amendment to a zoning bylaw for a parcel or set of parcels that comprise at least 45,000 square metres in area and for which the proposed rezoning requires an amenity zoning or phased development agreement with the exception of a proposed rezoning for residential land use only and any associated new public roads, park or other dedications.
- 2) Delete “An amendment to the zoning bylaw” and add “An amendment to the zoning bylaw other than for complex site rezoning” and “An amendment to the zoning bylaw for complex site rezoning” to the Applications section of the bylaw.
 - This adds a new application type to which a fee can be prescribed.
- 3) Replace the fees set out in Schedule A of the bylaw with a new fee schedule.
 - The new fee schedule will address fees for an amendment to the zoning bylaw for complex site rezoning as follows:

amendment to a zoning bylaw other than for complex site rezoning	\$1,500.00
amendment to a zoning bylaw for complex site rezoning	A minimum fee of \$150,000 for the first 10,000m ² of site area plus \$350 per additional 100m ² of site area or portion thereof, to a maximum fee of \$750,000

 - The fees and rates for an amendment to a zoning bylaw other than for complex site rezoning remain unchanged from the fees and rates for an amendment to the zoning bylaw established under the existing bylaw.
 - The new fee schedule will also update the title search fee from \$20.00 to \$21.00 to reflect current costs.
 - The new fee schedule will also add a Land Title Office filing fee as At Cost.

The proposed new fee structure for an application for an amendment to the zoning bylaw for complex site rezoning does not include recouping of costs for municipal disbursements related to such things as legal fees and third party reports if the costs are generated by the application. These costs if not included in the costs of development approval information under section 7 will be recovered by way of contractual agreement entered into with the landowner, through a phased development agreement, development agreement, covenant, or similar agreement.

Section 18 of the existing Land Use Procedures and Fees Bylaw, which applies to all of the application types addressed by the bylaw, will also apply to the new application type. This section states that if an application is withdrawn before any required public notice is given under the *Local Government Act* the applicant shall be entitled to a refund of 25 percent of the application fee and if the application is withdrawn prior to the filing of notice in the Land Title Office, the applicant shall also be entitled to a refund of the filing fee.

POLICY CONSIDERATIONS

Official Community Plan

The recommended resolutions included within this Report are consistent with the community vision, goals, objectives and policies included within “OCP Bylaw No. 2199, 2018”.

Local Government Act

The proposed bylaw is consistent with s. 462 of the *Local Government Act*, which requires that fees related to applications and inspections must not exceed the estimated average costs of processing, inspection, advertising and administration that are usually related to the type of application or other matter to which the fee relates.

BUDGET CONSIDERATIONS

“Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021” will create a new comprehensive fee structure for complex site rezonings that impose greater resource and capacity obligations on the Resort Municipality of Whistler. The proposed new fee structure is based on the estimated average costs of processing, inspection, advertising and administration related to an application for a complex site rezoning, and is consistent with the requirements of the *Local Government Act* in this regard. The process for recouping legal fees and any third party report fees is a contractual matter under the *Community Charter* and *Local Government Act*, which is valid and enforceable.

COMMUNITY ENGAGEMENT AND CONSULTATION

Community engagement and consultation is not required. However, staff have communicated the proposed bylaw amendment to the landowners of which the new fee structure for an application for amendment to the zoning bylaw (complex site rezoning) would apply. The proposed amendment also reflects industry standard within similar jurisdictions to enable development of large complex sites.

If adopted, “Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021” will be posted on the municipal website and all applicable application forms will be updated accordingly.

SUMMARY

This Report presents “Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021” for Council consideration of first, second and third readings.

Respectfully submitted,

Melissa Laidlaw
PLANNING MANAGER

for
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 16, 2021
REPORT: 21-027
FROM: Resort Experience
FILE: 7912.02
SUBJECT: 4500 NORTHLANDS REZONING APPLICATION -- PROPOSED PLANNING, COMMUNITY ENGAGEMENT AND AMENITY ZONING PROCESS (4500 NORTHLANDS BOULEVARD, 4711 SETTEBELLO DRIVE, 4700 BLACKCOMB WAY)

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse the proposed planning, community engagement and amenity zoning process presented in this report to guide consideration of a rezoning application for the Subject Lands (referenced below); and

That Council acknowledge a proposed rezoning application for the Subject Lands as a complex site rezoning for the purpose of determining associated application processing fees.

REFERENCES

Owner: Beedie Whistler Holdings I Ltd. registered owner of parcels 1) and 2).
Beedie Whistler Holdings 2 Ltd. registered owner of parcel 3).
Subject Lands: Three legal parcels located at: 1) 4500 Northlands Boulevard, 2) 4711 Settebello Drive and 3) 4700 Blackcomb Way
Legal Descriptions: 1) Lot 1, District Lot 4753, NWD, Group 1, Plan LMP44058
2) Lot B, District Lot 4753, NWD, Group 1, Plan LMP42509
3) Lot 2, District Lots 4753, 5028 & 7692, NWD, Group 1, Plan LMP44058
Current Zoning: 1) TA10 Zone (Tourist Accommodation Ten)
2) RM43 Zone (Residential Multiple Forty-Three)
3) RR4 Zone (Rural Residential Four) – Conservation area

Appendix “A” – Site Location and Context

Appendix “B” – Copies of current zoning regulations (TA10, RM43, RR4 zones)

PURPOSE OF REPORT

The purpose of this report is to seek Council’s endorsement of an enhanced rezoning process to guide the consideration of a proposed rezoning for the lands located at 4500 Northlands Boulevard, 4711 Settebello Drive and 4700 Blackcomb Way, for convenience collectively referred to as 4500 Northlands. The process that is envisioned includes up-front community engagement to establish site-

specific planning principles and objectives relating to a range of topics including: land use, density, height, built form and character, transportation and circulation, sustainability, community amenities and public benefits, and development phasing. This will build upon key municipal policies, such as the updated Official Community Plan, to provide a clear framework from which to consider alternative development concepts and potential amenities associated with a rezoning of the lands. Community engagement and input opportunities are identified to occur at key points in the process along with regular Council updates and decision points, as well as consultation with community stakeholders and municipal advisory bodies. A rezoning referral to the Lil'wat Nation and Squamish Nation to seek feedback on the proposed development is also recommended as outlined in the report.

The report also requests that Council acknowledge the proposed rezoning as a complex site rezoning, for the purpose of determining application processing fees and cost recovery for expenses directly related to the application. The enhanced rezoning process will require a commitment of significant staff resources, as well as legal counsel and use of specialized consultants such as land economists for community amenity valuation, as outlined in the report.

DISCUSSION

Background

The rezoning and future development of the subject lands represents a significant opportunity for the Whistler resort community. As shown in Appendix "A", the subject lands are prominently located adjacent to Whistler Village, Whistler's town centre. The portion of the lands located west of Blackcomb Way, which comprise two legal parcels and have a land area of approximately 5.2 hectares, are recognized as a combined site having significant development potential, subject to a number of site constraints described below under Site Context. The third parcel, located east of Blackcomb Way and contiguous with Fitzsimmons Creek has previously been established as a conservation area that will remain undeveloped through an existing no-build covenant, supporting the Fitzsimmons Creek riparian and wetland ecosystem, floodplain management and the open space and trail network adjacent to Whistler Village.

The subject lands were initially granted development rights through a 1989 proposal call by the municipality, which provided for an increase in Whistler's approved bed unit capacity for developments that would deliver amenities that contributed to achieving Whistler's vision as a world class, four season destination resort community. The proposal that was accepted at the time, and was given zoning in 1990, was for a world class racquet and golf resort known as the Bjorn Borg Whistler Resort. The entire project was proposed to consist of a 350-room hotel, 13 outdoor and three indoor tennis courts, a golf driving range (practice facility), 124 market residential townhouses, employee housing including dormitory units within the hotel, parkland dedication, valley trails and Blackcomb Way construction and the continuation of the Whistler Village water amenity stream.

In 1998, under Official Community Plan Amendment Bylaw (Tennis Resort Lands) No.1360, 1998 and Zoning Amendment Bylaw (Tennis Resort Lands) No.1361, 1998, Council approved a number of modifications to the proposed development of the Tennis Resort Lands including transferring 18,000 square feet from the Montebello Phase 2 Townhouse site to the hotel site, deleting the requirement to develop five tennis courts and accepting a gift in the amount of \$300,000.00, placing a no-build covenant on the golf driving range lands (Lot 2) with the potential to develop a similar facility adjacent to the Chateau Whistler Golf Course and adjusting the form of development as specified under the Tennis Resort Lands Official Community Plan.

In March 1999, Council approved Development Permit Application No. 403.10, to develop the Tennis Resort Lands under the current TA10 zoning with a nine-storey 400-unit Hyatt Hotel including 25,000 square feet of convention and meeting space, 10,000 square feet of various food and beverage

services and an 18,000-square-foot spa. The proposal also included 27 employee housing units, with 15 dormitory units within the hotel and 12 townhouse units on the Lot B parcel. However, the conditions of development permit approval were never completed and the development permit was never issued.

In May 2004, the municipality received a rezoning application for the site from new owners that sought to reposition the development program from hotel use to townhouse and condo apartment uses. In May 2008, this rezoning application received third reading of OCP amendment, zoning amendment and Phased Development Agreement bylaws for 58 market townhouse units; 123 market condo apartment units; 20-23 non-market seniors units; a 56,900-square-foot tennis and fitness centre and seven outdoor tennis courts including one stadium court. Through this negotiated process the municipality was to receive the tennis and fitness centre as an amenity and was to assume responsibility for on-going operations and maintenance. However, there was a financial downturn and the rezoning application was subsequently reconsidered and terminated by the owner of the property in January 2012.

Since that time the site has remained undeveloped, except for the existing tennis facility. The original development concept envisioned for the world class tennis resort has never been undertaken; successive owners of the property have pursued rezonings and changing development concepts in relation to changing market conditions, evolving community priorities and lack of hotel development viability.

Until recently, a potential rezoning and development of the lands has been limited by the existing Tennis Resort Lands designation in the municipality's previous Official Community Plan. Any rezoning that departed from the Tennis Resort Lands OCP concept, which included the hotel development, required an OCP amendment, which was subject to Ministerial approval from the Province of British Columbia. With the adoption of the municipality's updated Official Community Plan, the current owners, the Beedie Group, have now requested to initiate a rezoning process for the undeveloped lands.

Staff believe that in undertaking the planning and engagement process to consider a rezoning of the lands there exist a number of beneficial opportunities, including opportunities to:

- further a number of Council priorities and initiatives;
- create a development that is sustainable, socially inclusive, and highly livable;
- derive community amenities to serve the new development and the broader community;
- align with the Climate Action Big Moves Strategy; and
- create new housing and employment opportunities within walking distance of shops, services, the employment center, and the Whistler Village core.

In contrast, restricting development to the permitted uses and associated densities, under current zoning and development covenants, would limit the potential opportunities for development and realization of long-term community benefits that may be achieved through the rezoning process.

The remainder of this report presents some preliminary information related to site context that is important to recognize in informing site development opportunities and constraints, followed by a description of the recommended approach to the rezoning application consideration process. Current OCP designations and zoning parameters are summarized in the Policy Considerations section of the report. The report also addresses staff resource requirements and applicable fees and charges under the Budget Considerations section of this report.

Site Context

As identified in the References section of this report, the subject lands are comprised of three separate legal parcels:

- Lot 1 is the larger parcel and is located at 4500 Northlands Boulevard, north of Lorimer Road
- Lot B is the small parcel at the northwest of the project site, located at 4711 Settebello Drive
- Lot 2 is the large parcel to the east of Blackcomb Way, to the boundary of Fitzsimmons Creek.

Lot 1 and Lot B

The two parcels that are the focus of the current process are Lot 1 and Lot B, at the north end of Northlands Boulevard. Together they are approximately 5.2 hectares in size, and are generally bounded by Highway 99 to the west, the Montebello neighbourhood to the north and east, and Lorimer Road, and south of Settebello Drive, and to the south the site is bounded by the multi-family tourist accommodation residential developments of Symphony at Whistler and Glacier's Reach. See attached Appendix A – Site Location and Context Maps.

Lot 1 is zoned TA10 (Tourist Accommodation Zone Ten), and Lot B is zoned RM43 (Residential Multi-Family Zone Forty-Three).

Lot 2

The third legal parcel (Lot 2) across Blackcomb Way from the project site is recognized as a conservation area. The current zoning is RR4 (Rural Resource Four) and no development or change in use is contemplated on the parcel. However, the municipality will be seeking to secure these lands for continued use as part of the floodplain and stormwater management network.

See the section titled Policy Considerations below for further discussion of the land use designations.

The project site is directly adjacent to the Village North and Montebello neighbourhoods and is accessed via the cul-de-sac at the end of Northlands Boulevard, with an established secondary access point at the north end via Settebello Drive. There is no direct access from Highway 99, as there is a difference of roughly six to eight metres from the highway surface grade to the site grade. That rise to Highway 99 notwithstanding, the site is primarily flat and offers expansive views, particularly to the north, east and south.

On the southeastern portion of the site is the Whistler Racquet Club that consists of a main clubhouse building as well as multiple indoor and outdoor courts, café, and also hosts other seasonal community oriented programs.

There are a number of site constraints that relate to the natural environment and associated municipal policies, agreements and provincial regulations. These include a 20-metre highway tree buffer, amenity stream, drainage swale, and forested areas.

The large forested area along the western boundary and adjacent to Highway 99 is separated from the rest of the site by a drainage swale. The eastern portion of the site has the amenity stream, which is part of a larger man-made feature that diverts water from Fitzsimmons Creek to flow through the Village North neighbourhood before ultimately returning to Fitzsimmons Creek through the wetlands area east of the project site.

Habitat restoration and preservation of natural values are key components in the site planning, and it is critical to recognize the value of the existing amenity stream and its immediate surrounding. Due to a number of overlapping constraints on the site, consideration will be given to opportunities for mitigation and compensation in the event that compensation is required. The planning and engagement process will ensure that opportunities are considered and weighed against municipal policy and regulation as well as Provincial policy and regulation and will ultimately seek to ensure that development of the site is considerate of the existing values and the future vision for the community, as articulated through the OCP.

Recommended Planning, Community Engagement and Amenity Rezoning Process

Given the site history, and the initial allocation of bed units through a proposal call to achieve community amenities and priorities at the time, staff recommend a high level of community and Council engagement in an enhanced planning, community engagement and amenity rezoning process. Staff propose an iterative process that will include three phases, with each phase having Council consideration, community engagement, and public and stakeholder input opportunities, along with consultation with key municipal advisory bodies and committees including the Strategic Planning Committee, the Advisory Design Panel and the Recreation and Leisure Advisory Committee. The rezoning will also be referred to the Lil'wat Nation and Squamish Nation for information.

The timeline and process are designed to engage Council and the public early, and often. Frequent engagement with both Council and the public will ensure the project continues to evolve in alignment with community and stakeholder feedback as well as good planning principles and alignment with overarching RMOW policy, and will yield a final outcome that reflects the extensive and meaningful community feedback and the policy direction of Council.

The three phases, described in more detail as follows, are to: 1) establish planning and development principles, 2) identify and evaluate alternative concepts that address potential site development and associated community amenities, and 3) determine supported uses and community amenities with direction from Council to commence preparation and consideration of an associated zoning amendment bylaw. The last phase would proceed through the statutory bylaw consideration process including a public hearing, and would also involve preparation of all associated legal agreements. The recommended process has been reviewed with the applicant, and is presented for Council consideration.

Phase 1: Principles of Planning Process

The first phase involves early community engagement that is intended to set clear expectations for the project timeline and to develop a common understanding of the desired process and engagement and input opportunities, as well as to develop guiding principles and objectives. It involves an introduction to the project site, consideration of the opportunities and constraints, and the development of guiding principles that will provide a framework for identifying and evaluating alternative development and amenity concepts through the subsequent phases.

Phase 2: Alternative Concepts

Next, following further design and development work between the proponent and staff team, and following Council consideration of conceptual designs, a public event and other community engagement methods will be undertaken to present high level alternative site development concepts, and to seek feedback on alignment with principles, general site design, precedents and further consideration of community benefit. Staff will be seeking to confirm that the development concepts align with the principles before moving ahead with the process of developing the preferred concept. Feedback will inform the development of the preferred concept and staff will undertake a full internal review.

Phase 3: Direction to Proceed and Draft Bylaws

Upon completion of internal review, further collaboration with the applicant and integration of community feedback, a preferred concept will be presented to Council for direction to proceed with drafting bylaws. Community feedback and input on the preferred development concept will also be

sought to further inform the refinement of the concept over the course of the rezoning. Following Council direction and further refinement of the development concept, bylaws will be prepared and initial readings and a public hearing will be scheduled to present the amending bylaws and encourage community input on the bylaws as drafted.

Overall the process is envisioned to take place over the next 18-month period, with initial planning principles and site development concepts to be developed over the next nine months through the end of 2021, followed by the process of zoning amendment bylaw consideration including preparation of associated legal agreements, with a targeted completion of September 2022.

This is an ambitious undertaking and timeline that staff feel warrants considerable effort to realize the benefit opportunities of the site. The timeline will also be contingent on finding common ground with the community and a responsive and collaborative approach by the applicant team.

Amenity Contribution

The engagement and rezoning process will outline a community amenity package for the rezoning and development of the site. Consistent with enabling policies, community amenity benefits from the owner of the rezoning site is expected in relation to the proposed rezoning and site history. Such a community benefit is typically made through the provision of on-site amenities and/or a contribution towards public benefits in, near, or in relation to the site and community needs. As part of the rezoning process, the public amenity needs will be assessed with public input, taking into consideration existing amenities and infrastructure in and near the surrounding community. Community benefits are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval, and will be reported to Council as part of the rezoning application.

The contribution will be guided by existing policy, needs assessments, good planning principles, and community and stakeholder input, and enable a suitable contribution that provides lasting and meaningful benefit to the resort community.

POLICY CONSIDERATIONS

Official Community Plan

The Official Community Plan (OCP) establishes the municipality's highest level policy objectives. It contains the community's updated Community Vision and establishes goals, objectives and policies for the various elements of the community, addressing growth management and land use (housing, visitor accommodation, commercial), economic viability, natural environment, health safety and community well-being, learning culture and education, climate action and energy, transportation and infrastructure. The OCP is the primary policy foundation for consideration of the proposed rezoning, and any proposed zoning amendment bylaw, or related bylaw, resulting from this rezoning process is evaluated for consistency with the OCP.

Schedule A of the OCP, Whistler Land Use Map and Designations, designates the general categories of land uses that may be considered for the subject lands through the rezoning process consistent with the OCP. The application of the designations is described in Policy 4.1.4.2 contained in the Growth Management chapter of the OCP. Additional uses that may be considered, as generally provided for throughout the municipality subject to rezoning consideration, including community facilities and parks, are identified in Policy 4.1.4.3.

The parcel located at 4500 Northlands Boulevard (Lot 1), which represents the bulk of the lands comprising the potential development area, is designated as part of the Whistler Village Core

Commercial area. This designation, and the associated policies of the OCP, provide for a wide range of accommodation (residential, visitor accommodation and employee housing), commercial, institutional, community facilities, parks, recreation and leisure uses, that may be considered through the rezoning process. The parcel located at 4711 Settebello Drive (Lot B) is designated Residential – Visitor Accommodation – this designation provides for residential and visitor accommodation in various dwelling types, along with the other general uses that may be considered under the provisions of Policies 4.1.4.2 and 4.1.4.3.

The land use designations adjacent to subject lands include Residential – Visitor Accommodation to the north, Residential – Low to Medium (Detached/Multiple) to the east and on a single lot on the south-west, and Whistler Village Core Commercial to the south.

The Growth Management chapter of the OCP also establishes policies related Whistler's bed unit accommodation capacity limit (Policy 4.1.2.9). The OCP recognizes existing approved development capacity. The existing approved development capacity for the subject lands has been specified by development covenant for the 4500 Northlands Boulevard (Lot 1) parcel, to be a maximum of 837 bed units. The parcel at 4711 Settebello Drive (Lot B) has a bed unit allocation of 48 bed units. The OCP defines the accommodation bed unit capacity to include residential accommodation, visitor accommodation and employee housing.

Criteria for evaluating proposed rezonings are specified under Policy 4.1.6.1. These criteria cover a broad range of considerations in support of the goals and objectives of the OCP. The criteria will be applied to the proposed rezoning as it proceeds through the recommended rezoning process.

The OCP also establishes development permit area designations and associated guidelines for evaluation of future development through the development permit process. The subject lands are designated as development permit areas for: Protection of Riparian Ecosystems (Lot 2); Protection of Sensitive Ecosystems (Lot 2); Whistler Village Form and Character (Lot 1); Multifamily Residential Form and Character (Lot B); Wildfire Protection – Whistler Village (Lot 1), Moderate Risk (Lot B and Lot 2). These guidelines will be considered through the rezoning process and the design of proposed development, and then applied at the time of development permit approval.

SLRD Regional Growth Strategy

The Squamish Lillooet Regional Growth Strategy (RGS) Bylaw was adopted by the SLRD in 2010 and updated in October 2019. The RGS provides a broad policy framework describing the common direction that the regional district (Electoral areas B, C and D) and the member municipalities – District of Lillooet, Village of Pemberton, Resort Municipality of Whistler and District of Squamish will follow in promoting development and services that are sustainable, and recognize a long term responsibility for future generations.

Regional Context Statements set out the relationship between the RGS and the member municipality Official Community Plans, and as such, they are the main implementation tool of the RGS. Through the RMOW Official Community Plan Whistler has identified the Schedule A: Land Use Map and Designations that is consistent with the RGS Settlement Planning Map, and with the OCP Regional Context Statement. The subject lands are recognized within Whistler's designated Urban Area, and the proposed rezoning and potential future development of the project site will not necessitate any RGS amendments.

Zoning Considerations and Development Covenants

The current zone designations and associated zoning regulations, such as use, density and height provisions, as well as existing development covenants and legal encumbrances, provide an initial point of reference for consideration of a proposed rezoning. They in part define the boundaries of what could

currently potentially be developed. These parameters also provide a baseline for considering the value of a proposed rezoning and determination of the negotiated amenities that may be achieved through the rezoning process.

The following provides a summary of the existing zoning regulations and key development covenants affecting current land use and development potential for Lot 1 and Lot B, the principal development parcels. Copies of the current zone regulations are included in Appendix “B” for reference. For Lot 2, the zoning process is expected to result in establishing a zone designation that is consistent with the existing no-build covenant on this parcel.

- **Lot 1, 4500 Northlands Boulevard**

Zoning: Tourist Accommodation Ten Zone (TA10)

- Intent: to provide for commercial tourist accommodation facilities in conjunction with tennis facilities and auxiliary employee accommodation
- Permitted uses are: Hotel; Indoor and Outdoor Recreation; Auxiliary Buildings and Uses; Employee Housing
- Maximum permitted gross floor area is 33,422 square metres; hotel may be maximum of 27,500 square metres, indoor recreation maximum of 3,922 square metres, and employee housing maximum of 3,500 square metres.
- Maximum building height is 9 storeys or 35.5 metres.
- Hotel rooms on 8th and 9th floors may be used for residential use (i.e., not commercial tourist accommodation)

Lot 1 Covenants

- Development covenant establishes the maximum number of bed units for Lot 1 development at 837 bed units.
- Phase 2 rental pool covenant requires that all units developed of any type, except for detached single family dwellings, shall be used for Public Rental Accommodation Use through a Rental Booking System approved by the RMOW; owner use is permitted up to 28 days in summer and 28 days in winter subject to reservation requirements.
- Covenant specifies obligations for Recreation Facilities including tennis courts, and public use.
- Employee housing covenant requires the landowner to build approximately 15 Employee Units with a total Gross Floor Area and additional support area (including circulation, lobby, dining and lockers) of approximately 1,784 square metres, provided there is a minimum GFA of 1,218 square metres; maximum original rent established at \$1.25 per square foot in 1999 dollars, permitted annual escalation by the All-Items Consumer price Index for Vancouver published by Statistics Canada.
- Designated as Resort Lands under Resort Municipality of Whistler Act; subject to Whistler Resort Association (dba Tourism Whistler) fees.
- Statutory right of way and covenant for the Whistler Village amenity stream across Lot 1.

- **Lot B: 4711 Settebello Drive**

Zoning: Residential Multiple Forty-Three Zone (RM43)

- Intent: to provide for medium density employee residential use
- Permitted uses are: apartment, employee housing only; auxiliary buildings and uses; park and playground
- Maximum Gross floor area is 1,250 square metres; maximum of 12 dwellings
- Maximum height is 14 metres

The proposed planning, community engagement and amenity zoning process is proposed to lead to the establishment of a new custom zone for the combined Lot 1 and Lot B development site, along with associated legal agreements. The custom zone will be reflected in a zoning amendment bylaw that will be subject to Council consideration and adoption through the applicable statutory process of bylaw readings, including a statutory public hearing. The bylaw will address amenity requirements and phasing of development, and may also have any associated Phased Development Agreement. Any proposed rezoning will necessarily be consistent with the municipality's Official Community Plan.

Climate Big Moves strategy

The Climate Action Big Moves Strategy has been developed in response to the climate change crisis, and furthers the work done through the 2016 Community Energy and Climate Action Plan. The Big Moves Strategy focuses on transportation, buildings and waste with key strategies to further reduce greenhouse gas emissions.

The development site is well positioned to implement strategies to achieve a number of the “Big Moves”, including:

- moving beyond the car by enabling more active transportation, and developing compact and low carbon communities;
- decarbonizing passenger and commercial transport, through scaling up electric vehicle infrastructure;
- building zero emission buildings through advancing the BC Energy Step Code implementation; and
- shifting towards lower carbon consumption through diverting construction waste.

The project site is within comfortable distance to commercial, service, retail and healthcare facilities to support various modes of active transportation, and is accessible by public transit. The build out of appropriate density in this location will support a walkable community, and through the development review and approval process the RMOW will seek specific initiatives to lower emissions and lower carbon consumption such as progressive building step code requirements, transit and transportation improvements, EV infrastructure in parkades and exploring innovative approaches to parking such as district parking.

BUDGET CONSIDERATIONS

As presented through this report, the planning process for a development of this scope and nature will be extensive. Given the established work plan to support Council priorities underway, additional resources will be required in the Planning Department and other referral departments to support a comprehensive, collaborative review process.

The RMOW will impose fees for applications, inspections and related matters authorized under applicable statutes to recover costs associated with the proposed development applications in respect

to the Subject Property. Given that the existing Fees and Procedures Bylaw does not address developments of the proposed scope, scale, size or complexity of the proposed development of the Subject Lands, staff recommend the requisite amendment to the Fees and Procedures Bylaw. Staff will consult with the owners of the Subject Lands regarding the amendment. The amendment will be consistent with industry standards and practices in place in comparable jurisdictions for the anticipated application for the project lands. The proposed amendment is presented for Council consideration under Administrative **Report to Council No. ____**.

The rezoning fee will be structured at a minimum fee of \$150,000 for the first 10,000m² of site area plus \$350 per additional 100m² of site area or portion thereof and result in a fee of \$297,350. Staff sees this to be aligned with similar jurisdictions and industry standards and with the anticipated and required resourcing.

COMMUNITY ENGAGEMENT AND CONSULTATION

As described above, the purpose of this report is to seek Council's endorsement to proceed with the proposed planning and community engagement program and associated amenity rezoning process for the project site. The planning and engagement program will directly engage both Council and the broader community frequently, through regular reports to Council, and through a variety of community engagement methods.

SUMMARY

This report seeks Council's endorsement of a planning program to enable rezoning of 4500 Northlands Boulevard and to establish new site-specific guiding principles relating to land use, density, height, community amenities and public benefits, transportation, built form and character, sustainability and development phasing. The recommended process will seek to achieve the greatest benefit to the resort community seeking to achieve priority objectives guided by the community vision and OCP and determined through the proposed planning and engagement process.

Respectfully submitted,

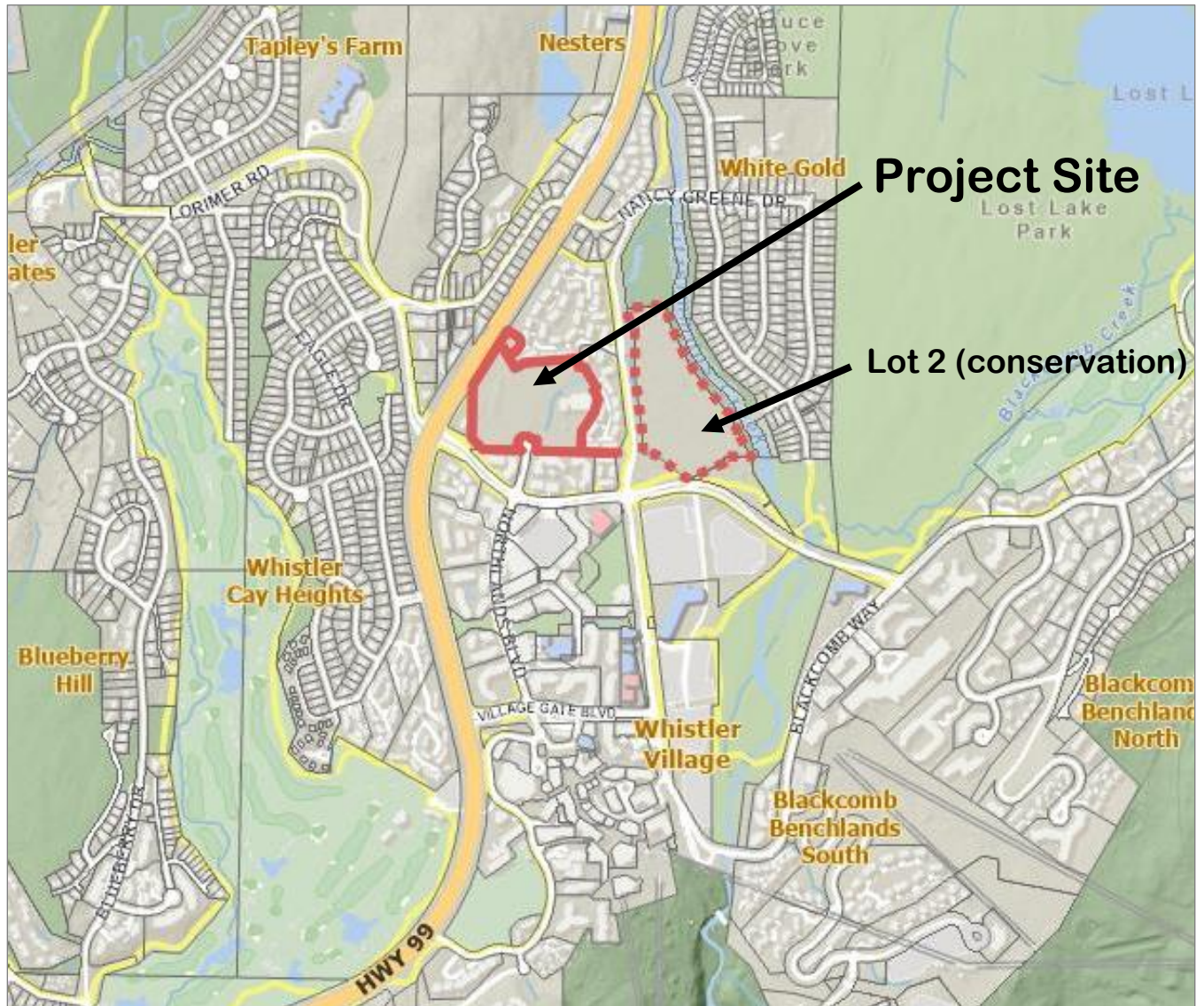
Tracy Napier
PLANNER

for
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A: Site Location and Context

Site Location Map



Ortho Image - Context



10. TA10 Zone (Tourist Accommodation Ten) (Bylaw No. 808)**Intent**

- (1) The intent of this zone is to provide for commercial tourist accommodation facilities in conjunction with tennis facilities and auxiliary employee accommodation.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1361)
- (a) hotel;
 - (b) indoor and outdoor recreation;
 - (c) auxiliary buildings and auxiliary uses; and
 - (d) employee housing.
- (3) Notwithstanding any other provision of this Bylaw, hotel rooms located on the 8th and 9th floors of a hotel building in the TA10 Zone may be used for residential use. (Bylaw No. 1361)

Density

- (4) The maximum permitted aggregate gross floor area of all uses on a site shall not exceed 33,422 square metres allocated as follows: (Bylaw No. 1361)
- (i) hotel buildings together with buildings and uses auxiliary thereto (excepting employee housing) shall not exceed an aggregate gross floor area of 27,500 square metres;
 - (ii) indoor recreation facilities shall not exceed an aggregate gross floor area of 3,922 square metres; and
 - (iii) employee housing shall not exceed an aggregate gross floor area of 3,500 square metres. (Bylaw No. 1869)

Height

- (5) The maximum permitted height of a building shall not exceed the lesser of 9 storeys, or 35.5 metres in height. (Bylaw No. 1361)

Site Area

- (6) A site may be comprised of a parcel or any number of parcels adjoining one another forming a single tract for an integrated development. In either case, the minimum area of site shall not be less than 50,600 square metres.

Setbacks and Siting

- (7) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows a minimum of 10 metres.

Off-Street Parking

- (8) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

43. RM43 Zone (Residential Multiple Forty-Three) (Bylaw No. 1386)**Intent**

- (1) The intent of this zone is to provide for medium density employee residential use.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) apartment provided that no dwelling unit in the apartment is occupied except as employee housing;
 - (b) auxiliary buildings and auxiliary uses; and
 - (c) park and playground.

Density

- (3) The maximum permitted gross floor area of all buildings is 1,250 square metres and in no case shall the number of dwellings on the parcel exceed 12.

Height

- (4) The maximum permitted height of a principal use building is 14 metres.

Parcel Area

- (5) The minimum permitted parcel area is 1,620 square metres.

Site Coverage

- (6) The maximum permitted site coverage is 30 percent.

Off-Street Parking and Loading

- (7) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (8) The minimum permitted floor area of a dwelling unit is 40 square metres.
- (9) The maximum permitted number of bedrooms in a dwelling unit is 3.
- (10) An auxiliary residential dwelling unit is prohibited.

4. RR4 Zone (Rural Resource Four) (Bylaw No. 1361)**Intent**

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

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is contained within a principal residential or hostel building;
 - (c) agriculture;
 - (d) cemetery;
 - (e) church;
 - (f) detached dwelling;
 - (g) hostel;
 - (h) indoor and outdoor recreation;
 - (i) park and playground;
 - (j) public institution;
 - (k) public storage and works yard;
 - (l) rental, outdoor recreation equipment and supplies;
 - (m) resource use;
 - (n) school; and
 - (o) storage of explosives.

Density

- (3) The maximum permitted gross floor area for a detached dwelling is 465 square metres.
- (4) The maximum permitted gross floor area for a hostel is 510 square metres.

- (5) The maximum permitted gross floor area of a principal use building, except detached dwellings, schools and hostels, is 2,000 square metres or a floor space ratio of 0.25, whichever figure is lower.
- (6) The maximum permitted gross floor area of a church is 400 square metres.
- (7) The maximum permitted gross floor area of a clubhouse ancillary to a golf course is 2,000 square metres.

Height

- (8) The maximum permitted height of a detached dwelling and hostel building is 10.7 metres.
- (9) The maximum permitted height of a principal use building, except a detached dwelling and hostel building, is 14 metres.

Site Area

- (10) The minimum permitted parcel area is 4 hectares.

Site Coverage

- (11) No regulations.

Setbacks

- (12) The minimum permitted building setback from all parcel boundaries is 10 metres except as otherwise specified in this Section.
- (13) The minimum permitted rear and side setbacks for a hostel building are 20 metres.
- (14) The minimum permitted setback for recreation buildings is 30 metres, except where a parcel is located adjacent to a Residential zone, then the minimum permitted setback is 50 metres from a Residential zone.
- (15) The minimum permitted setback for buildings used for utility, resource use, sewage disposal treatment plant buildings and related activities is 60 metres. (Bylaw No. 1898)

Off-Street Parking and Loading

- (16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (17) The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.
- (18) The minimum permitted gross floor area for a hostel is 100 square metres.

- (19) A minimum of 50 percent of the gross floor area used for sleeping accommodation in a hostel shall be provided in one or more dormitories.
- (20) The maximum permitted floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel.
- (21) The minimum permitted floor area in a sleeping unit or dormitory is 3.0 square metres per bed.
- (22) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres or less than 32.5 square metres.
- (23) An auxiliary residential dwelling unit is not permitted to contain more than one bedroom, one bathroom, one kitchen and one living room.
- (24) A maximum of one detached dwelling or hostel is permitted per parcel



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 16, 2021
FROM: Resort Experience
SUBJECT: SUMMER 2021 PARK PREPARATIONS

REPORT: 21-028
FILE: 6120-00

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council adopt the new proposed 2021 Summer Experience Plan, as outlined in this Report, including the introduction of seasonal fees to select park parking lots; and

That Council direct staff to report back with any budget amendments requirements to deliver the 2021 Summer Experience Plan.

REFERENCES

PURPOSE OF REPORT

The purpose of this Report is to:

- Inform Council of the proposed strategies to address the anticipated increase in Whistler's summer visits and the associated RMOW preparations to facilitate a safe and enjoyable resort experience for visitors and residents during ongoing COVID measures; and
- Introduce several initiatives intended to manage anticipated capacity issues at Whistler's municipal parks and trailhead parking; and
- Seek Council support for the introduction of seasonal pay parking at four high-demand lakefront park locations; and further
- Seek Council support for staff to work with local businesses to develop initiatives that support local businesses by encouraging and leveraging visitor dispersion outside the core Village area.

DISCUSSION

Background

One year ago on March 16th 2020, physical distancing measures were introduced in B.C. due to an alarming increase in the number of COVID cases in the province. On March 17th, the Provincial Health Officer declared a public health emergency, and on March 18th the province declared a State of Emergency that remains in place. Much has changed in a year, and Whistler's efforts to respond to an ever-evolving public health crisis continue. During the early months of the provincial state of emergency Whistler saw a rapid and severe decline in visitation. Non-essential businesses closed, international

tourism ceased, and British Columbians stayed home. On May 19th non-essential businesses re-opened across the province; on June 24th intra-provincial travel resumed.

British Columbians quickly sought out safe travel destinations that would enable them to be outdoors, connect with nature, reconnect with friends and family, and regain a sense of normalcy. Whistler was one such destination. Lower Mainland residents – anxious to escape their apartments and urban surroundings – arrived in Whistler en masse. July and August received significantly more regional visitors than expected.

The volume of regional visitors in summer 2020 combined with physical distancing presented considerable capacity challenges at municipal parks and several trailheads – including parking lots, washrooms, waste bins, open space – and provided an indication of what can be expected for the summer of 2021. If the plan proposed in this report is not implemented in some form, there is likelihood of a deterioration of the park system, impacts to the natural environment, a diminished visitor experience and negative impacts to local neighbourhoods.

In addition to managing Whistler's parks, the implementation of health and safety measures required an expanded role for RMOW staff in managing the visitor experience including additional sanitation stations, increased waste removal services, and redeployment of municipal staff as park hosts to provide information to visitors.

It is important to remember that COVID measures evolved over the course of the summer and into the fall and it was not until November 20th 2020 when masks were made mandatory in indoor public spaces in B.C.

Whistler Summer Experience 2021

The Plan is informed by baseline assumptions and considerations which resulted in six Objectives and five Focus Areas, all of which will be supported by a robust communications plan. These are discussed below.

Assumptions:

The following serve as baseline assumptions for RMOW planning:

- Demand for travel and access to the outdoors will be high:
 - Outdoor destinations that can be safely accessed and enjoyed will see visitation in line with or above busy 2020 levels;
 - The majority of Whistler's visitors will be from the Lower Mainland, other regions of BC, and some inter-provincial travelers;
 - The Canada - US border will remain closed.
- All British Columbians will have received their first COVID vaccination by July;
- BC will enter into a post-pandemic state including reduced travel restrictions within BC;
- Re-opening of all BC businesses;
- Safety measures including mask wearing and physical distancing will continue as national and global herd immunity will not have been reached;
- Major events and large gatherings will not be permitted.

Therefore, staff assumes that visitor volumes will meet or exceed 2020 levels and are in the process of developing a comprehensive summer experience plan that maintains COVID safety while addressing capacity challenges.

Considerations:

The plan will aim to provide improved visitor experiences, local business opportunities, and will test initiatives related to local transportation choices and climate action objectives intended to encourage

permanent behavioral changes.

In addition, the opportunity exists to introduce regional visitors – especially day visitors with little or no awareness of the essence or ethos of Whistler – to one or more of Whistler's many transformative experiences and, through that introduction, anticipate they will be inspired to explore more of what Whistler has to offer.

The summer experience plan may not solve all challenges; doing so would be an unrealistic expectation given the pandemic context as well as limits to available public space, time and budget.

However, the plan will focus on challenges specific to increased regional visitation along with the COVID safety limitations and reduce unnecessarily reactive operational and staffing responses that may have occurred in select areas.

The plan anticipates the added complexity of three construction projects taking place during the summer of 2021:

- Alta Lake Road sanitary sewer installation (RMOW), affecting access to and from Alta Lake Road and Rainbow Park; and
- Alta Vista services replacement (RMOW), affecting access to and from the Alta Vista neighbourhood, Lakeside Park, Blueberry Park south and the Carleton Way boat launch; and
- Highway 99 repaving (MOTI), affecting highway transportation between the River of Golden Dream Bridge and Emerald Estates.

The plan will be tested, monitored and adjusted as necessary in response to the dynamic nature of Public Health Orders and other variables. Additionally, new initiatives will be evaluated for long term operational effectiveness and serve as pilots for future initiatives.

Objectives:

The summer experience plan has the following objectives:

- 1) Maintain COVID public safety.
- 2) Educate visitors about Whistler.
- 3) Respond to capacity challenges.
- 4) Provide enhanced and diversified experiences.
- 5) Provide opportunities for local business.
- 6) Test local transit initiatives related to climate action objectives.

Focus Areas:

The summer experience plan is based upon five integrated and overlapping focus areas:

- 1) Increased parking management.
- 2) Increase local transit and sustainable transportation offerings.
- 3) Visitor dispersion and programming.
- 4) Enhanced park experiences.
- 5) Opportunities for local businesses.

1. Increased Parking Management

Introduction of seasonal user-pay parking at lots located within Rainbow, Lakeside, Alpha and

Wayside Parks, as well as on a portion of Alta Lake Road on either side of the Rainbow Park access driveway, and improvement of neighbourhood on-street parking signs at high demand and problematic areas to better communicate parking regulations.

These changes seek to:

- Manage demand for parking at parks and trailheads.
- Reduce reliance on private vehicles; encourage use of preferred transportation modes.
- Encourage dispersion to parks and open spaces throughout Whistler.
- Encourage turnover at busy parks.
- Reduce traffic on Alta Lake Rd. and the Rainbow Park area.
- Generate revenue to offset costs of preferred transportation modes and build reserves to manage, maintain and build new amenities in existing parks in the future.

Potential measures may include:

- Return and expansion of seasonal traffic control speed bumps on Alta Lake Road from Alpine Meadows to ~200 meters south of Rainbow Park;
- Consideration of contracted on-site traffic control where and when required;
- Modest organizational improvements to certain recreational parking areas to improve safety, flow, and capacity while reducing conflict and daily operational staffing needs.
 - The extent of improvements will be guided by available resources and limitations of seasonal preparation.
 - Parking areas identified for potential improvements include Rainbow Park, Rainbow Lake Trailhead, Train Wreck / Sea to Sky Trailhead, and Whistler Interpretive Forest.

Further details on the implementation of pay-parking can be found in the subsequent section: Seasonal Pay-parking.

2. Increase Local Transit and Sustainable Transportation Offerings

Creation of a seasonal multi-modal local transportation hub in the Village offering shuttle service between the Village, Rainbow Park, and Rainbow Lake Trailhead, as well as privately operated bike rentals. These changes will:

- Decrease reliance on private vehicles for travel to destinations within Whistler.
- Facilitate convenient access to and use of alternate methods of transportation.
- Support the Big Moves stated in Whistler's Climate Action Strategy.
- Decrease traffic congestion and GHG emissions.
- Support local businesses.

Potential measures may include:

- Expanded shuttle van service between the Village and Rainbow Park with stops at Meadow Park and Rainbow Lake Trailhead;
- Expanded bike valet and gear storage services in the Village and high demand lakefront

parks;

- Return of the free daily BC Transit service between the Village and Lost Lake;
- Return of free resort-wide BC Transit service on weekends and holidays; and
- Coordination and collaboration with resort partners to ensure efforts are aligned and complementary.

3. Visitor Dispersion and Programming

Expand the frequency and locations of the *Explore and Experience* summer animation program to:

- Increase the likelihood of visitors having an authentic Whistler experience;
- Decrease operational challenges at high-demand locations;
- Increase awareness of Whistler's lesser known open space amenities and offerings;
- Support local artists, performers, programmers and service providers.

Potential measures may include:

- Continue to program animation in unique and off-the-beaten-track locations throughout the Valley;
- Promotion and content development for current and revamped new self-guided tours; and
- Development of themed mini Adventure Itineraries that showcase different business areas, parks and areas of interest throughout the Valley.

4. Enhanced Park Experiences

Provide additional capacity for public facilities and amenities at high demand locations including:

- Portable washrooms;
- Food service;
- Park Hosts;
- Educational booths; e.g. Discover Nature;
- Increased maintenance service levels.

5. Opportunities for Local Businesses

Staff will work with local businesses to find ways to explore business opportunities outside the core Village area.

Potential opportunities may include:

- Services related to shuttle van, bike rental and bike valet;
- Dispersion animation;
- Food service in parks;
- Equipment rentals (excluding watercraft) at parks currently without concession services; e.g. umbrellas, toys, etc.

Communications

Effective communication is essential to ensure the success of the plan. The RMOW

Communications department will:

- Collaborate with resort partners and their initiatives;
- Develop a campaign to encourage planning ahead of the visit;
- Communicate impacts related to construction, parking management so public/visitors can plan ahead, and manage expectations;
- Communicate Whistler's values and expectations of appropriate conduct in-resort including messaging about Climate Action Big Moves; and
- Respond to Provincial Health Orders as well as visitor needs and travel patterns.

This will be achieved through significant local, regional and provincial outreach across a variety of media platforms in collaboration with resort partners.

Collectively the initiatives outlined above will address the objectives of the plan.

Seasonal Pay Parking and Alternate Transportation Initiatives

To help manage visitor demand for vehicle parking at Rainbow, Lakeside, Alpha and Wayside Parks the municipality intends to introduce improved parking signage and seasonal pay parking this spring as a strategy to reduce traffic and the impacts of increased park visitation. These changes will be supplemented by the introduction of a shuttle service, bike valet, and other initiatives that focus on sustainable modes of travel and park use. Parking will continue to be a limited option at our parks. The focus this summer, and in future years must be on safe and effective parking management and opportunities to access the parks by alternate modes. Similar pay parking measures at parks and trailheads are being introduced in the lower mainland including the District of North Vancouver and in similar tourist destinations such as Tofino.

The implementation of seasonal pay parking will align with the seasonal structure of the existing day lot parking. Revenues will support the seasonal park shuttle service, as well as other park operations. Through monitoring and data collection, the municipality will gain an understanding of parking lot usage at the targeted destinations as well as demands and impacts at adjacent on-street parking locations. This information will be used to inform future decisions about parking and transportation demand management. Most importantly, the introduction of seasonal pay parking at parks and trailheads is a vital step towards incentivizing sustainable transportation options.

During the past several years Whistler's parks have experienced increasingly high-volume traffic leading to congestion and overflow parking concerns impacting adjacent neighbourhoods. As a transportation demand management measure in support of the municipality's Climate Action Big Moves Strategy, seasonal pay parking promotes preferred modes of transportation including walking, carpooling (post pandemic), cycling, transit and shuttles. Seasonal pay parking has been shown to decrease average length of stay thereby increasing turnover, enabling more visitors to enjoy the destinations. Additionally, pay parking reduces cruising for an available parking space which, in turn, reduces vehicle congestion, fuel consumption and emissions.

To ensure clarity of where visitors can and cannot park on a neighbourhood street, existing on-street parking signs are being reviewed and upgraded in documented hot spots. These upgrades are a continuation of similar upgrades in the Benchlands and Alpine Meadows, both of which were successful.

At this time seasonal pay parking is not being considered along neighbourhood streets other than a short section of Alta Lake Road on either side of the Rainbow Park access driveway. Staff is aware that the introduction of pay parking within select parks may displace some visitors to no-cost parking on adjacent neighbourhood streets. However, there will be little or no impact to neighbourhoods because these spaces become occupied relatively quickly on a typical peak day.

POLICY CONSIDERATIONS

Official Community Plan

Community Vision

Whistler's vision is to be a place where the community thrives, nature is protected, and guests are inspired. The efforts outlined in this report seek to support the vision through proactive initiatives.

Vision Characteristics

3. **BALANCE:** Community life and resort visitation are balanced, both occurring within the carrying capacity of our developed and natural environments.
4. **VIBRANT:** Vibrant community spaces are full of energy and frequent celebration, while not interfering with natural places of solitude and rejuvenation.
5. **RESPECT:** We understand, respect and steward natural areas as the foundation of our community, our tourism-based economy and overall human health.
17. **EXPERIENCE:** Whistler offers diverse, year-round and authentic experiences that offer exceptional value and sustain visitation.
18. **DEPENDENCE:** Economic activity depends on and respects the natural environment, our unique mountain culture and the people of our community.
19. **LOCAL:** Locally owned businesses are essential and thrive.
20. **RENEWAL:** Innovation, renewal and reinvestment in Whistler's infrastructure and offerings support livelihoods, quality of life and the visitor experience.

Goals, Objectives and Policies

CHAPTER 4 GROWTH MANAGEMENT

4.1. **Goal:** Land use and development are effectively managed to maintain Whistler's unique sense of place, protect Whistler's natural environment, provide a high quality of life for residents and provide exceptional experiences for our visitors.

CHAPTER 6 ECONOMIC VIABILITY

6.5. **Goal** Support sustainable diversification compatible with the tourism economy.

6.5.1.1. **Policy** Support increased cultural, education and learning, arts, entertainment, events, sport tourism, and health and wellness opportunities that diversify our tourism-based economy using existing infrastructure.

6.6.2.1. **Policy** Support and encourage community-based businesses that enhance Whistler's character and authenticity.

CHAPTER 9 LEARNING, CULTURE AND RECREATION

9.3.3. **Objective** Residents and visitors are knowledgeable about and engaged with our unique natural environment, cultural history and way of life.

9.3.3.1. **Policy** regularly communicate responsible ways of interacting with our natural environment and each other.

9.4. **Goal** Achieve a balance between user needs, the natural environment and user experiences in providing recreational opportunities.

9.4.1.3. **Policy** Promote use of preferred modes of transportation to access recreation and leisure amenities to reduce public vehicle parking requirements with consideration given to maintaining site-by-site accessible parking.

9.4.1.4. **Policy** Recognize that public vehicular access to and parking at recreation and leisure amenities may be targeted, restricted, discouraged or managed due to environmental concerns, neighbourhood disruption, demand management, feasibility and cost.

9.7.3. **Objective** Investigate and test new initiatives where appropriate.

9.7.3.1. **Policy** When required, undertake planning and feasibility studies when considering new amenities or reinvestment in existing amenities.

9.7.3.2. **Policy** Use pilot programs to test the feasibility of new initiatives, where appropriate.

TRANSPORTATION

11.4. **Goal** Support the increased use of preferred modes of transportation for all travel purposes to reduce dependence on private motor vehicles.

Other Relevant Policies

Climate Action Big Moves Strategy

- Big Move #1: Move beyond the car
 - Increase transit options and usage
 - Enable more active transportation
- Big Move # 3: Reduce visitor travel emissions

Recreation and Leisure Master Plan Key Strategies

- 1.1 Continue to provide efficient delivery of municipal services to maintain high resident and visitor satisfaction levels
- 2.1 Respond to proven negatives and areas of user conflict
- 2.2 Address capacity and crowding areas
- 2.3 Support initiatives that enhance existing experiences

BUDGET CONSIDERATIONS

The proposed Summer Experience Plan has a total cost estimate of \$922,000 and is summarized in the table below. The RMOW has submitted a grant application to the Canada Healthy Communities Initiative that could potentially offset \$250,000 of this spending.

Focus Area	Potential Opportunities	Budget Estimate
Increased Parking Management	<ul style="list-style-type: none"> - Neighbourhood on-street parking sign improvements - Seasonal traffic control speed bumps on Alta Lake Road - Contracted on-site traffic control along Alta Lake Rd - Organizational improvements to select park and trailhead parking areas 	\$240,000
Increase Local Transposition Offerings	<ul style="list-style-type: none"> - Expanded shuttle van service between the Village and Rainbow Park - Expanded bike valet and gear storage services in the Village and high demand lakefront parks 	\$190,000
Visitor Dispersion and Programming	<ul style="list-style-type: none"> - Animation in unique and off-the-beaten-track locations - Promotion and content development for current and revamped new self-guided tours - Development of themed mini Adventure Itineraries that showcase different business areas, parks and areas of interest throughout the Valley 	\$87,000
Improved Park Experiences	<ul style="list-style-type: none"> - Additional capacity oriented public facilities and amenities at high demand locations including toilets - Increased opportunities for food service - Return of a modified Park Host program - Increased park maintenance service levels 	\$345,000
Local Business Opportunities	<ul style="list-style-type: none"> - Services related to shuttle van, bike rental and bike valet - Dispersion animation - Park food service opportunities - Park and beach equipment rental concessions 	Embedded in above elements
Communications and Marketing		\$60,000
Summer 2021 Park Preparations Total		\$922,000

If Council supports the recommendations in this report, following notification of the grant outcome staff will provide Council with a budget amendment bylaw for consideration.

The existing Five-Year Financial Plan contains several projects and operating allocations consistent with the objectives of the Summer Experience Plan. These are already authorized for spending and are in development for summer readiness. Included are: one bicycle valet location; provision of park compost bins; upgrading park washroom faucets, dryers and exterior doors to touchless; FE&A programming and more for total value of \$681,000.

For those pieces of the proposed strategy that are not already authorized, funding would be made available through the following means:

1) Reallocation of funds already identified in the Five-Year Financial Plan for Festival, Events & Animation (FE&A) Operational spending; and

2) Adjusting the anticipated delivery year for several projects already identified in the Five-Year Financial Plan.

The net impact on the budget as a result of this approach is anticipated to be \$0 if the grant application is successful. The recommended budget amendment to make the reallocations will be presented to Council at a future date.

All proposed expenditures are in response to demonstrated needs. Capital initiatives are permanent installations providing long term resort community benefits; associated annual maintenance expense and an allocation for eventual replacement of their components is implied.

COMMUNITY ENGAGEMENT AND CONSULTATION

The RMOW successfully pivoted operations in 2020 to facilitate a safe experience for residents and guests. With summer 2021 approaching, staff must ensure that a safe experience can be achieved and that opportunities for local businesses through regional visitation can be optimized. The proposed initiatives contained in this report have been informed by ongoing cross-divisional staff engagement and represent innovative pilot programs. Staff are in the initial stages of engagement with resort partners, prospective service providers, Vancouver Coastal Health and relevant Provincial ministries including the Ministry of Transportation and Infrastructure.

The RMOW's Communications department is developing a communications brief that will guide communications to achieve the plan's objectives.

SUMMARY

This report provides an overview of the proposed Whistler Summer Experience 2021 Plan. To facilitate a safe and successful summer we must make changes to Whistler's parks experience.

If changes are not made we will see a deterioration of the park system, impacts to the natural environment, a diminished visitor experience and spill-over impacts on our local neighbourhoods.

The proposed initiatives address anticipated increased regional summer visitation resulting from ongoing COVID related travel restrictions. Several of these initiatives are intended to better manage anticipated capacity issues at Whistler's municipal parks and trailheads and effectively manage parking.

Staff will also work with local businesses to develop ways to leverage regional visitation and support business success by exploring dispersion opportunities outside the core Village area. Combined, staff hope that these measures represent a comprehensive and proactive approach to manage crowds and create a positive summer experience for visitors and residents.

Respectfully submitted,

Martin Pardoe
MANAGER RESORT PARKS PLANNING
and
John Rae
MANAGER CULTURAL PLANNING & DEVELOPMENT
for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

**RESORT MUNICIPALITY OF WHISTLER
LAND USE PROCEDURES AND FEES AMENDMENT BYLAW
(COMPLEX SITE REZONING) NO. 2308, 2021**

**A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER
LAND USE PROCEDURES AND FEES BYLAW NO. 2019, 2012**

WHEREAS the Council of the Resort Municipality of Whistler may, by bylaw, impose application fees for an application to initiate the issuance of a permit under Part 14 of the Local Government Act or to use municipal property;

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

1. This Bylaw may be cited for all purposes as the “Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021”.
2. “Land Use Procedures and Fees Bylaw No. 2019, 2012”, as amended, is further amended as follows:
 - a) Section 2 is amended by adding the following:
 - e. “Complex site rezoning” means an amendment to a zoning bylaw for a parcel or set of parcels that comprise at least 45,000 square metres in area and for which the proposed rezoning requires an amenity zoning or phased development agreement with the exception of a proposed rezoning for residential land use only and any associated new public roads, park or other dedications.
 - b) Section 4 is amended by deleting paragraph b. and substituting the following in alphabetical order:
 - b. An amendment to the zoning bylaw other than for complex site rezoning,
 - b.1 An amendment to the zoning bylaw for complex site rezoning,
 - d) Schedule A is deleted and replaced with the Schedule A attached to this Bylaw.

GIVEN FIRST, SECOND, and THIRD READINGS this _____ day of _____, 2021.

ADOPTED by Council this _____ day of _____, 2021.

Jack Crompton,
Mayor

Brooke Browning,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of “Land Use Procedures and Fees Amendment Bylaw (Complex Site Rezoning) No. 2308, 2021”.

Brooke Browning, Corporate Officer

SCHEDULE A

APPLICATION FEES

Application Type	Application Fee
amendment to the Official Community Plan	\$1,500.00
amendment to a zoning bylaw other than for complex site rezoning	\$1,500.00
amendment to a zoning bylaw for complex site rezoning	A minimum fee of \$150,000.00 for the first 10,000 m2 of site area plus \$350.00 per additional 100 m2 of site area or portion thereof, to a maximum fee of \$750,000.00
development permit (delegated)	\$300.00
development permit (not delegated)	\$750.00
development variance permit	\$450.00
temporary use permit	\$240.00
temporary use permit (renewal)	\$240.00
amendment to a land use contract	\$1,500.00
exemption from a bylaw establishing a flood construction level or floodplain setback	\$450.00
covenant modification	\$300.00
antenna system letter of concurrence or non-concurrence	\$750.00
outdoor patio licence	\$240.00
approval of outdoor patio on statutory right of way	\$240.00

Except for an application for an amendment to a zoning bylaw for complex site rezoning, or for a temporary use permit, an outdoor patio licence and approval of an outdoor patio on a statutory right of way, in addition to the above noted application fees, the following rates will be applied to all applications to cover the Municipality's disbursement costs of processing, reporting, analysis, and inspection related to the application, to the extent not included in any fees or agreement:

professional staff	\$60.00/hr
clerical staff time	\$30.00/hr
title search	\$21.00
Land Title Office filing fee	At cost
legal services	At cost
third party consulting	At cost
hand delivered notification	\$40.00/hr

Except for an application for an amendment to a zoning bylaw for complex site rezoning, or for an outdoor patio licence and approval of an outdoor patio on a statutory right of way, in addition to the above noted application fees, the following rate will be applied to all applications to cover the Municipality's direct costs related to the application:

newspaper advertising	At cost
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Despite the above application fees, where a temporary use permit and an outdoor patio licence or approval of an outdoor patio on a statutory right of way is required, the application fee for an outdoor patio licence or approval of an outdoor patio on a statutory right of way shall be waived.

RESORT MUNICIPALITY OF WHISTLER

**HOUSING AGREEMENT BYLAW (Cheakamus Crossing Phase II)
NO. 2310, 2021**

**A bylaw to enter into housing agreements under Section 483 of the
*Local Government Act***

WHEREAS:

- A. The Municipality is the registered owner in fee simple of land legally described as Block A District Lot 8073 Group 1 New Westminster District Except: Plan EPP277 (the "Lands");
- B. Subject to the terms and limitations in a Declaration of Bare Trust and Agency Agreement dated October 15, 2008, the Lands are held by the Municipality in trust for Whistler 2020 Development Corp. ("WDC"), a company wholly-owned by the Municipality;
- C. WDC is developing the Lands as affordable housing for Whistler employers, employees and retirees;
- D. Section 483 of the *Local Government Act* allows the Municipality, by bylaw, to enter into a housing agreement under that section;
- E. Council wishes, by this Bylaw, to authorize the Municipality to enter into housing agreements in respect of the Lands in order to secure the use of the Lands for affordable employee housing;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Housing Agreement Bylaw (Cheakamus Crossing Phase II) No. 2310, 2021".
2. Council hereby authorizes the Municipality to enter into housing agreements in respect of the Lands or any parcel into which the Lands may be subdivided, in the form of Part I of the Standard Charge Terms registered in the Land Title Office under No. ST080100, a copy of which is attached to and forms part of this Bylaw.
3. The Mayor and Corporate Officer are authorized to execute the housing agreements authorized by this Bylaw.
4. The Corporate Officer is authorized to sign and file in the Land Title Office notices of the housing agreements, as required by the *Local Government Act*.

GIVEN FIRST, SECOND AND THIRD READINGS this ____ day of _____, 2021.

ADOPTED by the Council this ____ day of _____, 2021.

Jack Crompton,
Mayor

Brooke Browning,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of
"Housing Agreement Bylaw (Cheakamus Crossing Phase II)
No. 2310, 2021".

Brooke Browning,
Corporate Officer

ST080100 STANDARD CHARGE TERMS

FILED BY: RESORT MUNICIPALITY OF WHISTLER

STANDARD HOUSING AGREEMENT, 219 COVENANT AND RENT CHARGE AND INDEMNITY and PROVINCIAL 219 COVENANT (WHISTLER ATHLETES VILLAGE)

The following standard charge terms will be incorporated by reference in every Section 219 covenant and housing agreement in which the set is referred to by its filing number as provided by Section 235 of the *Land Title Act*.

WHEREAS:

- A. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the Resort Municipality of Whistler (the “**Municipality**”) and Her Majesty the Crown in Right of the Province of British Columbia (the “**Province**”) in respect of the use of land or construction on land;
- B. The Owner (hereinafter defined) is the registered owner of the Land (hereinafter defined);
- C. The Owner and the Municipality wish to enter into this Agreement to provide for affordable employee housing on the terms and conditions set out in the applicable provisions of this Agreement, and Part I of this Agreement is both a covenant under Section 219 of the *Land Title Act* and a housing agreement under Section 905 of the *Local Government Act*; and
- D. The Owner also wishes to grant a covenant under Section 219 of the *Land Title Act* in favour of the Province to provide for affordable employee housing on the terms and conditions set out in Part II of this Agreement.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in it and in consideration of the payment of \$2.00 by each of the Municipality and the Province to the Owner, the receipt and sufficiency of which is hereby acknowledged by the Owner, the parties covenant and agree as follows:

PART I- MUNICIPAL COVENANT AND HOUSING AGREEMENT

Definitions

- 1. In this Agreement the following words have the following meanings:
 - a. “Assessed Value” means the most recent assessed value of the real property as determined by the assessment authority in which the real property is situated. If such value is not available, then the Assessed Value means the highest price in terms of money that the real property will fetch under all conditions requisite to a fair sale with the buyer and seller each acting prudently, knowledgeably and

assuming the price is not affected by undue stimulus as estimated by a real estate appraiser accredited in the jurisdiction in which the real property is located;

- b. "CCPI" means the Core Consumer Price Index for Canada published from time to time by the Bank of Canada, or its successor in function;
- c. "Change in CCPI" means the percentage change (positive or negative) between:
 - (i) the CCPI applicable on the date of registration of the Previous Sale; and
 - (ii) the CCPI applicable on the date of execution by the Owner and the purchaser of a contract of purchase and sale relating to the next transfer of the Dwelling Unit following the Previous Sale;

Except that for the first resale of the Dwelling Unit, by the first purchaser to the second purchaser, the CCPI applicable under clause (i) above will be the CCPI in effect on the date the first purchaser signed a contract of purchase and sale in respect of the Dwelling Unit;

- d. "Daily Amount" means \$500.00 per day as of December 31, 2005 adjusted thereafter by an amount determined by multiplying \$500.00 by the percentage change in the CCPI since December 31, 2005 to January 1 of the year that Section 22 first applies;
- e. "Dwelling Unit" means the residential dwelling unit located on or comprising the Land, whether that dwelling unit is an entire building or part of a building, and whether or not it is a strata lot;
- f. "Employee" means a Qualified Person who is either employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business which is located either within the boundaries of the Resort Municipality of Whistler or at the Whistler Olympic Park and which holds a business license from the Municipality or equivalent acceptable to the Municipality;
- g. [deleted]
- h. "General Instrument" means the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all schedules and addenda to the Form C charging the Land and citing these Standard Charge Terms;
- i. "Gross Floor Area" means the habitable gross floor area of the Dwelling Unit and includes enclosed sunrooms but does not include crawl spaces, open patios, open balconies or parking spaces. If the Dwelling Unit is a strata lot as defined by the *Strata Property Act*, the gross floor area will be the surveyed area of the Dwelling Unit shown on the strata plan filed in the LTO in respect of the Land excluding crawl spaces, open patios, open balconies or parking spaces if they are included in the area of the Dwelling Unit as shown on the strata plan;

- j. "Housing Agreement" means the *Local Government Act*, Section 905 housing agreement and *Land Title Act*, Section 219 covenant in favour of the Municipality contained in Part I of these standard charge terms together with the General Instrument;
- k. "Interest" means the property interest of the Owner in the Dwelling Unit;
- l. "Land" means the land described in Item 2 of the General Instrument and any part into which said land is Subdivided, and includes the Dwelling Unit;
- m. "LTO" means the New Westminster/Vancouver Land Title Office or its successor;
- n. [deleted];
- o. "Maximum Price, Resale" means the Previous Sale Price plus the product of the Previous Sale Price multiplied by the Change in CCPI. Where the Change in CCPI is negative or cannot be determined, the Maximum Price, Resale shall be the Previous Sale Price. The sample calculations set out in Schedule "B" attached hereto shall be used for the purposes of interpreting this definition of "Maximum Price, Resale";
- p. "Occupancy Permit Year" means the calendar year in which the Municipality issues an occupancy permit for the Dwelling Unit;
- q. "Option/RFR" means a right of first refusal and option to purchase the Land granted or to be granted by the Owner to the Municipality;
- r. "Original Rent" means \$1.35 per square foot of Gross Floor Area per month;
- s. "Owner" means the Transferor described in the General Instrument and any subsequent owner of the Land or of any part into which the Land is Subdivided, and includes any person who is a registered owner in fee simple of the Dwelling Unit from time to time;
- t. "Previous Sale" means the most recent transfer of the Dwelling Unit;
- u. "Previous Sale Price" means the sale price of the Previous Sale;
- v. "Qualified Business" means an individual, partnership or incorporated body, with one or more employees, which operates a business either within the boundaries of the Resort Municipality of Whistler or at the Whistler Olympic Park and which holds a business license from the Municipality or equivalent acceptable to the Municipality;
- w. "Qualified Person" means an individual who does not own, either directly or indirectly through a trust, business asset, or otherwise, any interest in real property anywhere in the world, from the time that such person applies for a

Dwelling Unit until such person completes the purchase of a Dwelling Unit, unless:

- i. the Assessed Value of all the real property he or she owns does not exceed 70% of the Assessed Value of the Dwelling Unit; or
- ii. the real property he or she owns is:
 - A. less than 400 square feet in area,
 - B. less than 650 square feet in area and it is the principal residence of that person and one other individual,
 - C. less than 850 square feet in area and it is the principal residence of that person and at least one child, or
 - D. less than 1200 square feet in area and it is the principal residence of that person and at least two children; or
- iii. the real estate he or she owns is located in Squamish or Pemberton; and that person enters into an agreement with the Municipality to sell his or her interest in the real property within the time period specified by the Municipality, acting reasonably, or that person enters into an agreement with the Municipality with respect to the real property and the Dwelling Unit on terms acceptable to the Municipality in its sole discretion;
- x. "Retiree" means a Qualified Person who has ceased employment and who was an Employee for 5 of the 6 years immediately preceding the date on which the individual ceased employment;
- y. "sale price" or "purchase price" means the gross sale price of an Interest sold, plus any goods and services tax, and including any fee paid to obtain home warranty insurance under the *Homeowner Protection Act*, but without adjustment for rent, strata fees, property taxes, utilities, real estate commission and other usual adjustments between vendors and purchasers;
- z. "Subdivide" means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interests in land" as defined in the *Real Estate Development Marketing Act*;
- aa. "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy the Dwelling Unit; and

- bb. "Tenant" means an occupant of the Dwelling Unit by way of a Tenancy Agreement.

Restrictions on Use of Land

2. The Owner covenants and agrees with the Municipality that:
- a. the Land shall be used only for the Dwelling Unit;
 - b. in respect of the initial construction of the Dwelling Unit and any later capital improvements to the Dwelling Unit, the Owner must meet or exceed the construction standards for the Dwelling Unit as specified by the Municipality in a building permit issued by the Municipality in respect of development on the Land and as set out in the Construction Standards of Whistler Housing Authority Ltd.;
 - c. the Owner must at all times ensure that the Land is used and occupied in compliance with all statutes, laws, regulations, and orders of any authority having jurisdiction and without limiting the generality of the foregoing, all bylaws of the Municipality and all federal, provincial, municipal or local laws, statutes or ordinances relating to environmental matters, including all rules, regulations, policies, guidelines, criteria or the like promulgated under or pursuant to any such laws; and
 - d. the Owner must do everything necessary, at the Owner's expense, to ensure that this Agreement and the Option/RFR, if required by the Municipality in its sole discretion, will be registered against title to the Land in priority to all charges and encumbrances which may have been registered or are pending registration against title to the Land save and except those specifically approved in writing by the Municipality or in favour of the Municipality.

Restrictions On Occupancy

3. Subject to Sections 4 and 6, the Owner agrees that the Dwelling Unit may only be used as a permanent residence occupied by one or more Employees and/or Retirees, and the Dwelling Unit may also be used as a permanent residence occupied by one or more additional persons who are not Employees or Retirees, but who are residing with the Employee(s) and/or Retiree(s) in a single domestic unit and related by blood, marriage, adoption, common law marriage or foster parenthood, or cohabiting with them in an opposite sex or same sex spousal relationship, and that the Municipality's Building Inspector shall determine the number of such persons who can reside in the Dwelling Unit given the number and size of bedrooms in the Dwelling Unit and in light of any relevant standards set by the Municipality in any bylaws of the Municipality.

Occupancy Only by Owner

4. Except where the Owner is a Qualified Business (in which case the Dwelling Unit need not be owner-occupied and may be leased or rented under Section 11 for unlimited durations), the Owner agrees that the Dwelling Unit may be occupied only by the Owner (together with, if applicable, those other persons permitted in Section 3), except:
 - a. the Owner may rent or lease the Dwelling Unit in compliance with Section 11 for up to six months less one day in each calendar year; or
 - b. if the Owner is unable, using best efforts, to rent or lease the Dwelling Unit in compliance with Section 11, the Owner may leave the Dwelling Unit vacant for up to six months less one day in each calendar year;

PROVIDED that the Owner may rent or lease the Dwelling Unit or leave it vacant for longer time periods only if the Owner applies for and is issued an extension from the Whistler Housing Authority Ltd. or its successor in function or if the Municipality grants the Owner relief from hardship pursuant to Section 6.

Statutory Declaration

5. Within three days after receiving notice from the Municipality, the Owner will in respect of the Dwelling Unit, deliver, or cause to be delivered, to the Municipality a statutory declaration, substantially in the form attached as Schedule "A", sworn by the Owner, containing all of the information required to complete the statutory declaration. The Municipality may request such a statutory declaration in respect of the Dwelling Unit no more than four times in any calendar year. The Owner hereby irrevocably authorizes the Municipality to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient, including, but not limited to the provincial issuing authority for drivers licences, of the request for information from the Municipality to provide such information to the Municipality.

Relief from Hardship

6. If the Owner cannot comply with the occupancy requirements for the Dwelling Unit for reasons of hardship, the Owner may request that the Municipality alter the Owner's obligations with respect to the Dwelling Unit on terms acceptable to the Municipality, but no such request may be made later than 30 days after the Municipality has delivered to the Owner a notice of breach of this Agreement. The Owner must deliver the request in writing in accordance with Section 35 of this Agreement. The request must set out the circumstances of the hardship involved. The request must set out the reasons why the Owner cannot comply with the occupancy restrictions, and must describe the hardship to the Owner that compliance would cause. The Owner agrees that the Municipality is under no obligation to grant any relief, and may proceed with its remedies under this Agreement, and under the Option/RFR, and at law and in equity, despite the Owner's

request or the hardship involved, and the Owner agrees that the relief, if any, is to be determined by the Municipality in its sole discretion.

Restriction on Purchasers

7. The Owner may not sell or transfer the Dwelling Unit or his interest in the Dwelling Unit except to an Employee or Retiree or Qualified Business and except in accordance with the terms and conditions set out in this Agreement, the Option/RFR, and the resale policies of Whistler Housing Authority Ltd., or its successor.

Limit on Sale Prices

8. The Owner must not accept any offer to purchase the Dwelling Unit for a purchase price exceeding the Maximum Price, Resale.

Subleases, Assignments

9. The Owner must not permit the Dwelling Unit to be disposed of by sublease or assignment of a Tenancy Agreement unless such subletting or assignment is done in compliance with this Agreement.

Notice of This Agreement

10. The Owner must give prior written notice of this Agreement to any person to whom it proposes to sell, transfer, lease, rent, mortgage or otherwise dispose of the Dwelling Unit.

Restrictions on Rentals and Leases

11. In the circumstances outlined in Section 4, including where the Owner is a Qualified Business, the Owner may rent or lease the Dwelling Unit, but only to Employees and/or Retirees (together with, if applicable, those other persons permitted in Section 3), and only in accordance with the following additional conditions:
 - a. **Tenancy Agreement** - the Dwelling Unit must be used or occupied only pursuant to a Tenancy Agreement;
 - b. **Rent Restriction** - the monthly rent payable for the Dwelling Unit must not exceed the rent, rounded to the nearest dollar, determined by multiplying the Gross Floor Area by the Original Rent. Subject always to the provisions of the *Residential Tenancy Act* (British Columbia), the Owner may increase the rent payable for the Dwelling Unit annually, beginning with the first anniversary of the day on which the occupancy permit was issued by the Municipality for the Dwelling Unit, and thereafter only on each successive anniversary date, by an amount determined by multiplying the rent payable for the Dwelling Unit at the time of the proposed rent increase by the percentage change in the CCPI since the last anniversary date;

- c. **Extra Charges** - the Owner may not require the Tenant to pay any extra charges or fees for use of any common property, limited common property, or other common area, or for sanitary sewer, storm sewer, water utilities, property taxes. For clarity, this Section does not apply to cablevision, telephone, other telecommunications, gas utility or electricity utility fees or charges; provided however, that the Owner may charge a maximum of an additional \$75.00 per month if the Dwelling Unit is fully furnished and an additional \$25.00 per month if the Dwelling Unit contains a fully functioning washer and dryer.
- d. **Attach this Agreement** - the Owner will attach a copy of this Agreement to the Tenancy Agreement;
- e. **Tenant to Comply** - the Owner must include in the Tenancy Agreement a clause requiring the Tenant to comply with the use and occupancy restrictions contained in this Agreement;
- f. **Termination** - the Owner must include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the *Residential Tenancy Act* if the Tenant uses or occupies, or allows use or occupation of, the Dwelling Unit in breach of the use or occupancy restrictions contained in this Agreement;
- g. **Identified Occupants** - the Tenancy Agreement must identify all occupants of the Dwelling Unit, and must stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Dwelling Unit for more than 30 consecutive days in any calendar year;
- h. **Number of Occupants** - the Tenancy Agreement must provide for termination of the Tenancy Agreement by the Owner in situations where the Dwelling Unit is occupied by more than the number of people the Municipality's building inspector determines can reside in the Dwelling Unit given the number and size of bedrooms in the Dwelling Unit and in light of any relevant standards set by the Municipality in any bylaws of the Municipality;
- i. **Absentee Tenants** - the Tenancy Agreement must provide that the Owner will have the right, at the Owner's option, to terminate the Tenancy Agreement should the Tenant remain absent from the Dwelling Unit for three consecutive months or longer, notwithstanding the timely payment of rent;
- j. **No Sublease** - the Tenancy Agreement must provide that the Tenant will not sublease the Dwelling Unit or assign the Tenancy Agreement; and
- k. **Copy to Municipality** - the Owner must deliver a copy of the Tenancy Agreement to the Municipality upon demand.

Owner Will Terminate

12. The Owner must terminate any Tenancy Agreement where the Tenant uses or occupies, or allows use or occupation of the Dwelling Unit in breach of this Agreement or the Tenancy Agreement, such termination to be in accordance with the terms of the Tenancy Agreement and the *Residential Tenancy Act* (British Columbia).

Notice of Vacancy

13. If the Owner is leasing or renting the Dwelling Unit, as permitted by Section 4, the Owner will, forthwith upon request by the Municipality, and from time to time as the Dwelling Unit becomes vacant, identify to the Municipality that the Dwelling Unit is vacant and available for occupancy and the Owner must make best efforts to lease or rent the vacant Dwelling Unit to qualified applicants on the Whistler Housing Authority tenancy application list.

Screening Tenants

14. The Owner will be solely responsible for screening Tenants to determine whether or not they qualify to occupy the Dwelling Unit in accordance with this Agreement notwithstanding that the Dwelling Unit may be leased or rented to someone from the Whistler Housing Authority tenancy list. For greater certainty, the Owner agrees that the Municipality and Whistler Housing Authority are not responsible for, and make no representation to the Owner regarding the suitability of any prospective tenant on the Whistler Housing Authority's tenancy list.

Children of Deceased Owner

15. Despite anything to the contrary in this Agreement or the Option/RFR, upon notice from the executor of the Owner's estate, the Municipality, at its sole discretion, will waive the Option/RFR and consent to a transfer of the Dwelling Unit to the children of the deceased Owner, provided that the children of the deceased Owner are at least 19 years of age, employed in Whistler, and plan to reside in the Dwelling Unit as their primary residence. If the children of the deceased Owner own real estate that is not price-restricted, they must agree with the Municipality to sell that real estate within 6 months of taking ownership of the Dwelling Unit.

Children Below Legal Age

16. The Dwelling Unit cannot be transferred to an Owner's child who is under the age of 19 years. Despite anything to the contrary in this Agreement, if the Owner's child or children are under the age of 19 years, another family member or legal guardian, even though not an Employee or Retiree, may reside in the Dwelling Unit with the child or children until the child or children reach the age of 19 years.

Rental Until Children of Legal Age

17. Where an executor is holding title to the Dwelling Unit in trust, not living or intending to live in the Dwelling Unit with the child or children, and waiting for the Owner's child or children to come of age to inherit the Dwelling Unit, the occupancy by Employee or

Retiree requirements set out in Section 3 will be waived until the Owner's child or children is 19 years of age, provided the Dwelling Unit is rented by Employees or Retirees at Whistler Housing Authority Ltd.'s or its successor's rental rates.

Transfer to Child as Co-Owner

18. If an Owner's child is of legal age, employed in Whistler, does not own other real estate and plans to occupy the Dwelling Unit as a primary residence, the Owner can add the name of the child on to title of the Dwelling Unit. Title cannot be transferred to a trust.

Lender as Owner

19. For the purposes of this Section 19, the following terms have the following meanings:

"Lender", "Efforts to Sell" and "Bona Fide Offer" have the meanings given to them in the Option/RFR.

Notwithstanding any other provision of this Agreement, if the Owner is a Lender and has for a period of at least 120 days made Efforts to Sell the Dwelling Unit subject to this Agreement and subject to the Option/RFR, but, despite such Efforts to Sell, has been unable to enter into a Bona Fide Offer or to sell the Dwelling Unit to the Municipality, the Municipality agrees that upon such Owner providing the Municipality with evidence of such Efforts to Sell satisfactory to the Municipality, acting reasonably, the Municipality will execute and deliver to such Owner a complete discharge of this Agreement and the Option/RFR, in registrable form.

Capital Improvements

20. If the Owner has made capital improvements to the Dwelling Unit that required the issuance of a building permit by the Municipality, then the Municipality may, in its sole discretion, permit the Owner to increase the sale price for the Dwelling Unit at the time of resale up to an amount commensurate with the value of the capital improvements. To assist the Municipality in determining the value of the capital improvements, the Owner must provide receipts and invoices for the completed work to the Municipality. If the Owner is dissatisfied with the value of the improvements as determined by the Municipality, the Owner may, at its expense, engage a Quantity Surveyor to establish the value of such improvements, but the Municipality will in no way be bound by the value established by the Quantity Surveyor, and the Municipality will, in its sole discretion, determine the permitted increase, if any, in the sale price. For greater certainty, the Municipality will not permit any increase in the sale price for improvements that have been made without a building permit issued by the Municipality.

Demolition of Employee Unit

21. The Owner will not demolish the Dwelling Unit unless:
 - a. the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to

repair or replace any structural component of the Dwelling Unit, and the Owner has delivered to the Municipality a copy of the engineer's or architect's report; or

- b. the Dwelling Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the Municipality in its sole discretion, acting reasonably, and
- c. a demolition permit for the Dwelling Unit has been issued by the Municipality (unless the Dwelling Unit has already been destroyed by an accident, act of God, or sudden and unanticipated force) and the Dwelling Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy the replacement Dwelling Unit in compliance with this Housing Agreement, and Sections 2(a), (b) and (c) herein will apply to the construction of the replacement Dwelling Unit to the same extent and in the same manner as those Sections apply to the construction of the original Dwelling Unit.

Calculation of Rent Charge

- 22. The Owner acknowledges that the Municipality requires employee housing to attract employees to work for local businesses and that these businesses generate tax and other revenue for the Municipality and economic growth for the community. The Owner therefore agrees that, in addition to any other remedies available to the Municipality under this Agreement or at law or equity, if the Dwelling Unit is used or occupied in breach of this Agreement or rented at a rate in excess of that permitted under this Agreement, the Owner will pay, as a rent charge under Section 23, the Daily Amount to the Municipality for each day of the breach of this Agreement. The Daily Amount is increased on January 1 of each year by an amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CCPI between that previous January 1 and the immediately preceding December 31. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the Municipality for the same.

Imposition of Rent Charge

- 23. The Owner hereby grants to the Municipality a rent charge under Section 219 of the *Land Title Act* (British Columbia), and at common law, securing payment by the Owner to the Municipality of any amount payable by the Owner pursuant to this Agreement. The Owner agrees that the Municipality, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the Municipality in law or in equity.

Payment of Excess Amount

- 24. If the Dwelling Unit is sold for a purchase price exceeding the Maximum Price, Resale in contravention of this Agreement, the Owner will pay the excess (the "Excess Amount") to the Municipality, as a rent charge under Section 23, within 30 days after written

demand is made by the Municipality. The amount remaining unpaid after the 30 days will bear interest at 10 percent calculated from the due date until the date paid, compounded annually not in advance.

Interpretation

25. In this Agreement:

- a. reference to the singular and masculine includes a reference to the plural, feminine and body corporate, and vice versa, unless the context requires otherwise;
- b. article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- c. if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- d. reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- e. reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- f. time is of the essence;
- g. all provisions are to be interpreted as always speaking;
- h. reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- i. where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

Notice of Housing Agreement

26. The Owner acknowledges and agrees that:

- a. this Agreement constitutes a covenant under Section 219 of the *Land Title Act* and a housing agreement entered into under Section 905 of the *Local Government Act* (British Columbia); and
- b. the Municipality will file a notice of housing agreement under Section 905 of the *Local Government Act* in the LTO against title to the Land.

Modification

27. Subject to section 46, this Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the Municipality, if it is signed by the Municipality and a person who is the current registered owner of the Land.

Management and Repair

28. The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Unit and will permit representatives of the Municipality to inspect the Dwelling Unit at any reasonable time, subject, if applicable, to the Owner giving notice to the Tenant (if any) pursuant to the provisions for landlord entry in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Dwelling Unit in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land and the Dwelling Unit. Notwithstanding the forgoing, the Owner acknowledges and agrees that the Municipality, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Unit.

Indemnity

29. The Owner will indemnify and save harmless the Municipality and Whistler Housing Authority Ltd. and each of their elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- a. any act or omission or negligence of the Owner, or its officers, directors, employees, agents, contractors, tenants, invitees or other persons for whom at law the Owner is responsible;
 - b. the Owner's ownership, occupation, lease, operation, management or financing of the Land or the Dwelling Unit; or
 - c. any act or omission of the Municipality or any of its elected officials, board members, officers, directors, employees, agents or contractors in carrying out or enforcing this Agreement, except where such act or omission constitutes a breach of this Agreement by the Municipality or by any other person for whom at law the Municipality is responsible.

Release

30. The Owner by this Agreement releases and forever discharges the Municipality and Whistler Housing Authority Ltd. and each of their elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or connected to the Land or the

Dwelling Unit, including advice or direction respecting the ownership, lease, operation or management of the Land or the Dwelling Unit which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them.

Survival of Obligations

31. The obligations of the Owner set out in Sections 22, 23, 24, 29 and 30 will survive termination of this Agreement.

Powers Unaffected

32. This Agreement does not:
- a. affect or limit the discretion, rights, duties or powers of the Municipality under any enactment or at common law, including in relation to the use or subdivision of the Land or the Dwelling Unit;
 - b. impose on the Municipality any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - c. affect or limit any enactment relating to the use or subdivision of the Land or the Dwelling Unit; or
 - d. relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land or the Dwelling Unit.

Benefit to Municipality

33. The Owner and the Municipality agree that:
- a. this Agreement is entered into only for the benefit of the Municipality;
 - b. this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Land or the Dwelling Unit;
 - c. subject to section 46, the Municipality may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

No Public Law Duties

34. Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.

Notices

35. Any notice to be given to a party pursuant to this Agreement will be sufficiently given if delivered to the postal address of Owner set out in the records at the LTO, and in the case of the Municipality addressed:

To: Corporate Officer, Resort Municipality of Whistler,
4325 Blackcomb Way, Whistler, BC V0N 1B4

And to: Whistler Housing Authority Ltd.,
325-2400 Dave Murray Place, Whistler, BC V0N 1B2

or to the most recent postal address provided in a written notice given by one party to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery, if delivered by hand, or on the third day after it is dispatched for delivery, if delivered by mail.

Enurement

36. This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto, notwithstanding any rule of law or equity to the contrary.

Severance

37. If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

Remedies Cumulative, Waivers

38. All remedies of the Municipality will be cumulative and may be exercised by the Municipality in any order or concurrently in case of any breach by the Owner and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Municipality exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

Entire Agreement

39. This Agreement, and any documents signed by the Owner contemplated by this Agreement, represent the whole agreement between the Municipality and the Owner respecting the use and occupation of the Land and the Dwelling Unit, and there are no warranties, representations, conditions or collateral agreements made by the Municipality except as expressly set forth in this Agreement.

Further Assurances

40. Upon request by the Municipality the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Municipality to give effect to this Agreement.

Runs With Land

41. This Agreement burdens and runs with the Land and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for himself, his heirs, personal administrators, and successors.

Remedies

42. The Owner acknowledges and agrees that damages would be an inadequate remedy for the Municipality for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, and/or the exercise by the Municipality of the Option/RFR, and/or enforcement of the rent charge pursuant to section 23, as remedies for a default by the Owner under this Agreement.

No Agency

43. Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the Municipality or give the Owner any authority to bind the Municipality in any way.

Governing Law

44. The laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia. Without limiting the above, in the event of any conflict between any provision of this Agreement and the *Residential Tenancy Act*, this Agreement is without effect to the extent of the conflict.

Contract and Deed

45. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

PART II – PROVINCIAL COVENANT

46.

a. **Definitions** - In Section 46:

- i. the term "Province" refers to Her Majesty the Queen in Right of the Province of British Columbia, as represented by the Minister of

Agriculture and Lands, and other terms are as defined in the Housing Agreement;

- ii. the term "Housing Agreement" has the meaning given in Section 1(j) of these standard charge terms;
 - iii. the terms "Employee" and "Retiree" have the meanings given to them in the Housing Agreement;
 - iv. the term "the Land" has the meaning given in Section 1(l) of the Housing Agreement; and
 - v. the term "Owner" has the meaning given to it in Section 1(s) of the Housing Agreement.
- b. **Section 219 Covenant** - The Owner acknowledges and agrees that Section 219 of the *Land Title Act* authorizes the Province to accept a covenant in respect of the use of land, or the use of a building on or to be erected on land, and in respect of the building on the land.
- c. **Rationale for Covenant** - The Owner wishes to grant this Covenant under Section 219 of the *Land Title Act* to the Province over the Land since the Province transferred the Land to the Municipality, the first owner, for nominal consideration and on the strict condition and understanding that it would be used in perpetuity solely for the purpose of the 2010 Olympic and Paralympic Winter Games and afterwards for the purpose of providing affordable employee housing.
- d. **Grant of Covenant** - The Owner hereby covenants and agrees with the Province, in perpetuity, that the Land, and the Dwelling Unit constructed upon the Land, shall not be used except in accordance with the Housing Agreement.
- e. **Promise by Municipality** - The Municipality agrees with the Province that subsection 46f is a promise of the Municipality in its capacity as first Owner and in its capacity as transferee of the Housing Agreement.
- f. **No Discharge Without Consent of Province** - The Owner and the Municipality agree with the Province that except as specifically provided in Section 19 of the Housing Agreement, the Housing Agreement shall not be discharged without the prior written consent of the Province, in its sole and absolute discretion. The Province will execute a registrable discharge of the Covenant in this Section 46 upon request by the Owner or the Municipality if the Municipality is also concurrently discharging the Housing Agreement pursuant to Section 19.
- g. **Amendments of Housing Agreement** - The Province agrees with the Owner and the Municipality that the Housing Agreement may be amended or modified without the consent of the Province provided the amendment or modification continues to ensure that the Dwelling Unit is occupied by Employees and Retirees and persons residing with them in a single domestic unit and related by

blood, marriage, adoption, common law marriage or foster parenthood, or cohabiting with them in an opposite sex or same sex spousal relationship.

SCHEDULE "A"

STATUTORY DECLARATION

CANADA
PROVINCE OF BRITISH COLUMBIA
IN THE MATTER OF A HOUSING AGREEMENT WITH
THE RESORT MUNICIPALITY OF WHISTLER ("Housing
Agreement")

TO WIT:

I, _____ of _____, British Columbia, do
solemnly declare that:

1. I am the owner of _____ (the "Dwelling Unit"), and make this
declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Dwelling
Unit.
3. For the period from _____ to _____ the
Dwelling Unit was occupied only by the Employees and Retirees (as defined in the
Housing Agreement) whose names and current addresses and whose employer's names
and current addresses appear below:

Names, addresses and phone numbers of Employees and Retirees:

Names, addresses and phone numbers of Employers:

4. The rent charged each month for the Dwelling Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration:
\$ _____ per month;
 - (b) the rent on the date of this statutory declaration: \$ _____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the
date of this statutory declaration: \$ _____.
5. I acknowledge and agree to comply with the Owner's obligations under this Agreement,
and other charges in favour of the Municipality registered in the land title office against
the land on which the Dwelling Unit is situated and confirm that the Owner has complied
with the Owner's obligations under these Agreements.
6. I make this solemn declaration, conscientiously believing it to be true and knowing that it
is of the same force and effect as if made under oath and pursuant to the *Canada
Evidence Act*.

DECLARED BEFORE ME at the
_____, British Columbia this
_____ day of _____

)
)
)
)
)

A for taking Affidavits for
British Columbia

SCHEDULE "B"

Sample Calculations for Maximum Price, Resale.

Example 1

A first resale

Previous Sale Price (from first sale) \$200,000.00

Change in CCPI =

$$\frac{\text{CCPI at date of contract for resale } 113.4 - \text{CCPI at date of execution of contract for first sale } 112.3}{112.3} = .0098$$

$$\text{Maximum Price, Resale} = \$200,000 \text{ plus } (\$200,000 \times .0098 = \$1,960) = \$201,960.00$$

Example 2

A fourth resale.

Previous Sale Price (from third sale) \$213,647.00

Change in CCPI =

$$\frac{\text{CCPI at date of contract for sale } 116.1 - \text{CCPI at Previous Sale (third sale in this example) } 115.2}{115.2} = .0078$$

$$\text{Maximum Price, Resale} = \$213,647 \text{ plus } (\$213,647 \times .0078 = \$1,666.45) = \$215,313.45$$

Example 3

A resale where CCPI has declined

Previous Sale Price \$213,647.00

Change in CCPI

$$\frac{\text{CCPI at date of contract for sale } 113.9 - \text{CCPI at Previous Sale } 114.2}{114.2} = \text{negative } .0026$$

$$\text{Maximum Price, Resale} = \text{Previous Sale Price of } \$213,647.00 \text{ (because percentage change is negative)}$$

END OF SET

RESORT MUNICIPALITY OF WHISTLER

**ZONING AMENDMENT BYLAW (CHEAKAMUS CROSSING PHASE 2 PARCELIZATION) No.
2298, 2020**

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to Section 479 of the Local Government Act, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zones, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces for uses, buildings and structures;

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

1. This Bylaw may be cited for all purposes as the “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020”.
2. “Zoning and Parking Bylaw No. 303, 2015” is amended by:
 - 2.1. Changing the zoning designation of the land labelled PAN1 on Schedule 1 from UR1 to PAN1; and,
 - 2.2. Replacing all of the regulations for the UR1 zone with the regulations attached to this amending bylaw as Schedule 2, and by renaming the UR1 zone to RM-CD2.
3. If any section or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST and SECOND READINGS this 15th day of December, 2020.

Public Hearing held this 26th day of January, 2021.

Given THIRD READING this 16th day of February, 2021.

ADOPTED by Council this ____ day of _____, 2021.

Jack Crompton,
Mayor

Brooke Browning,
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of “Zoning Amendment Bylaw (Cheakamus
Crossing Phase 2 Parcelization) No. 2298,
2020”.

Brooke Browning,
Corporate Officer

SCHEDULE 1 to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020



SCHEDULE 2 to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020

67. RM-CD2 Zone (Residential Multiple - Comprehensive Development Two)

Intent

- (1) The intent of the RM-CD2 zone is to permit the comprehensive development of an extension of the Cheakamus Crossing neighbourhood that provides a variety of residential uses and housing forms, complements the surrounding neighbourhood context and supports the housing needs of the Whistler resort community.

Permitted Uses

- (2) The permitted uses for each of the Areas shown in the Key Plan for this zone are:

Key Plan Area	Permitted Uses
All areas indicated on the Key Plan.	Park and playground, auxiliary uses and structures, auxiliary buildings in all Areas except that auxiliary buildings are not permitted in Area D3.
Area A	Apartments for employee housing.
Area B/C	Apartments for employee housing, townhouses for employee housing, daycare.
Area D1	Apartments for employee housing, daycare.
Area D2	Townhouses for employee housing.
Area D3	Detached dwellings, duplex dwellings, detached dwellings for employee housing, duplex dwellings for employee housing, auxiliary residential dwelling unit provided it is contained in a detached dwelling or detached dwelling for employee housing.
Area E	Townhouses for employee housing, duplex dwellings for employee housing, detached dwellings for employee housing, townhouses, duplex dwellings, detached dwellings, auxiliary residential dwelling unit provided it is contained in a detached dwelling.

- (3) In this zone, apartments may contain townhouse dwelling units within the same building.

Density

- (4) The total maximum gross floor area for all buildings in the RM-CD2 zone is 41,850 square metres.

- (5) The total maximum gross floor area for all buildings within each of the Areas shown in the Key Plan for this zone is the lesser of the maximum gross floor area or the maximum floor space ratio specified for each Area:

Key Plan Area	Maximum Gross Floor Area	Maximum Floor Space Ratio
Area A	8,800 square metres	0.80
Area B/C	4,900 square metres	0.50 except for the purpose of calculating the floor space ratio any area located within a <i>Streamside Protection Enhancement Area</i> as defined under the <i>BC Riparian Areas Protection Regulation</i> is excluded from the total parcel area.
Area D1	6,150 square metres	0.60
Area D2	4,300 square metres	0.50
Area D3	5,250 square metres	0.3
Area E	12,450 square metres	0.17
Total All Areas	41,850 square metres	N/A

- (6) The maximum number of dwelling units in Area D3 is 23.
- (7) The minimum parcel area for a detached dwelling is 500 square metres.
- (8) The minimum parcel area for a duplex dwelling is 695 square metres.
- (9) The maximum gross floor area for a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (10) The maximum gross floor area for an auxiliary residential dwelling unit contained in a detached dwelling is 90 square metres.
- (11) The maximum gross floor area for a duplex dwelling is 350 square metres or a floor space ratio of 0.4, whichever figure is lower.
- (12) The maximum gross floor area for a dwelling unit in a duplex dwelling is 175 square metres.
- (13) The maximum gross floor area for an apartment dwelling unit in Area B/C is 100 square metres.
- (14) The maximum gross floor area for a townhouse dwelling unit in Area B/C is 175 square metres.
- (15) The maximum gross floor area for an apartment or a townhouse dwelling unit in Area D1 is 140 square metres.

- (16) The maximum gross floor area for a townhouse dwelling unit in Area D2 is 175 square metres.
- (17) The maximum gross floor area for a townhouse dwelling unit in Area E is 175 square metres.
- (18) The maximum permitted floor area for auxiliary parking use contained in a principal building is:

Use	Maximum enclosed parking area
Detached dwellings	55 square metres per dwelling unit
Duplex dwellings	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Building Height

- (19) The maximum permitted height of a building for each Area shown in the Key Plan for this zone is the lesser of the maximum building height in metres and the maximum number of storeys in a building specified for each Area:

Key Plan Area	Maximum Building Height	Maximum Number of Storeys
Area A	13.7 metres	Four storeys where the fourth storey must be stepped with a total step back area that is no less than 20 percent of the total area within the outside of the outermost walls of the building at the ground floor.
Area B/C	10.7 metres	Three storeys.
Area D1	13.7 metres	Four storeys where the fourth storey must be stepped with a total step back area that is no less than 20 percent of the total area within the outside of the outermost walls of the building at the ground floor.
Area D2	10.7 metres	Three storeys.
Area D3	8.0 metres	Three storeys.
Area E	8.0 metres for detached and duplex dwellings and 10.7 metres for townhouses.	Three storeys.

- (20) Underground parking levels for apartments and townhouses are not counted as a storey.

Site Coverage

- (21) The maximum site coverage is 35 percent for detached dwellings, 35 percent for duplex dwellings and 20 percent for townhouses and apartments.
- (22) Any underground parking building or structure that is wholly located below surrounding grade is excluded from the determination of the projected area of all buildings and structures on the site for the calculation of site coverage.

Minimum Frontages

- (1) The minimum parcel frontage for townhouse development is 20 metres and for detached dwellings and duplex dwellings is 18 metres. If Area D3 is subdivided in accordance with the plan shown in Schedule 1 then the minimum frontage does not apply.

Setbacks and Siting

- (23) The minimum setbacks for any building or structure located within each Area shown on the Key Plan for the zone are:

Key Plan Area	Minimum Setbacks
Area A	6.0 metres from any parcel line
Area B/C	7.6 metres front setback 12.0 metres rear setback 6.0 metres side setback
Area D1	7.6 metres front setback 9.0 metres rear setback 6.0 metres side setback
Area D2	7.6 metres front setback 7.6 metres rear setback 6.0 metres side setback except 7.6 metres side setback for property line between Area D2 and D3.
Area D3	6.0 metres front setback 6.0 metres rear setback 6.0 metres from the 30 metre riparian assessment area boundary shown on Schedule 1. 3.0 metres side setback
Area E	For detached dwellings and duplex dwellings the setbacks are 6.0 metres for front and rear and 3.0 metres for side. For townhouses the minimum setback is 6.0 metres from any parcel line.

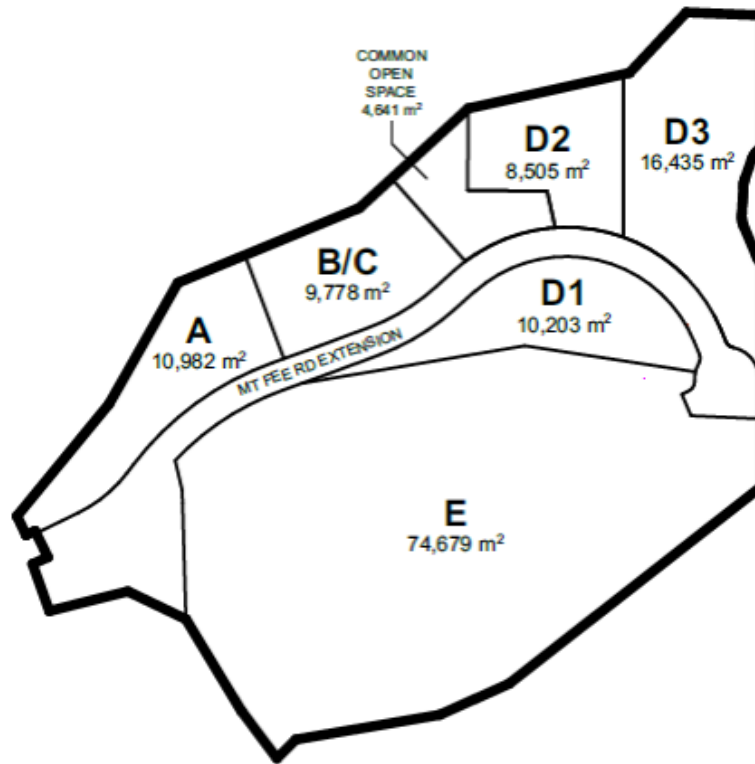
- (25) The minimum permitted separation between any buildings in the RM2-CD2 zone is six metres.

Parking and Loading

- (26) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.
- (27) For apartments, all required parking spaces must be provided within an underground parking structure connected to the apartment building, and no surface parking shall be provided except for short term convenience parking, and the maximum number of stalls for this purpose shall be 10 percent of the total number of dwelling units on the site.

Other Regulations

- (28) Except for the Permitted Uses specified in (3) for each Key Plan Area, all regulations in this zone that reference detached dwellings, duplex dwellings, townhouses and apartments apply equally to detached dwellings for employee housing, duplex dwellings for employee housing, townhouses for employee housing and apartments for employee housing.
- (29) Land within the RM-CD2 zone shall not be initially subdivided except in accordance with the Key Plan for this zone, subject to such minor adjustments in parcel boundaries as the approving officer may consider appropriate. No further subdivision of any Key Plan Area is permitted unless the Density regulations for that Area are made applicable to the individual parcels created, either by means of amendment of this Bylaw or by means of a covenant registered under s.219 of the Land Title Act, such that the Density limits set out in Sections (4) and (5) cannot be exceeded for each Area.
- (30) The maximum size of any apartment building in Area B/C or D1 is 3,500 square metres of gross floor area.
- (31) A landscape buffer shall be provided and maintained for Area D1 located between the Area boundary with Mount Fee Road and any building, within which at least 50 percent of the area is retained or naturalized forest landscape.
- (32) A landscape buffer shall be provided and maintained in the Area D2 side setback that is adjacent to Area D3 that is landscaped with a variety of conifers and deciduous trees reflective of the naturalized forest landscape.
- (33) Naturalized landscaping shall be provided and maintained within the front setback for Parcels B/C and D2 equal to a minimum of 30 percent of the setback area.
- (34) Any references to an Area in this zone relate to the Area as identified in the Key Plan for this zone.
- (35) Key Plan for the RM-CD2 Zone:



Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way,
Whistler, BC V8E 0X5

March 2, 2021

Dear Mayor and Council,

Whistler Community Services Society and Arts Whistler have partnered for ReachOut! Whistler – a campaign to raise awareness and funds for mental health and wellbeing programs with the help of a beautiful locally designed enamel pin. The *ReachOut! Whistler* pin uses the iconic image of Black Tusk to remind folks that no one needs to stand alone.

After receiving dozens of impressive design submissions from local artists, Pemberton artist Aurora Moore's bold design was selected, as it beautifully captures the spirit of the campaign. It is now being transformed into a limited edition enamel pin. *"Having other people to lean on and talk to is at the heart of mental wellness for me. I used Black Tusk to represent this thought – 'You don't have to stand alone' – as Black Tusk stands out in the Coast Mountain range",* says Aurora about her design.

We invite you to wear your compassion on your sleeve... or your label. Please wear these pins proudly and help spread the word about the project. Pins are available for \$8 each at the Maury Young Arts Centre and the Re-Use-It Centre.

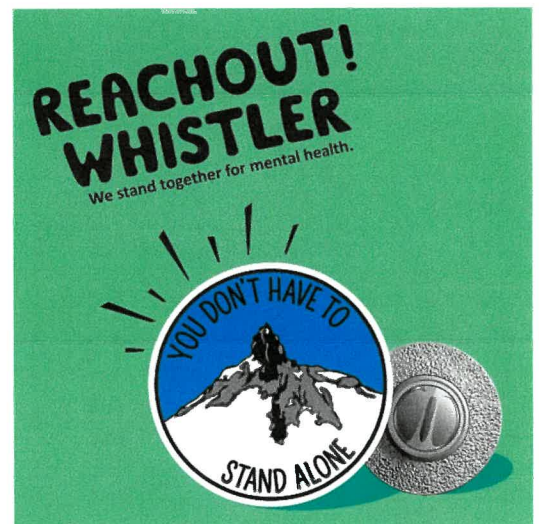
To find out more about the project, please visit:

<https://artswhistler.com/reachout>

Sincerely,



Maureen Douglas
Executive Director



Jack Crompton
4325 Blackcomb Way
Whistler, British Columbia V8E 0X5

February 26, 2021

Dear Mayor Jack Crompton:

We would like to help your community apply for part of the \$31 million that is available from the Canada Healthy Communities Initiative (CHCI) to improve the health of your neighborhoods. As part of this offer, we have provided the required information to complete and submit your application – information can be found in this letter or is available by email. Please note the application deadline is March 9, 2021.

Our company offers Canadian-made technology that makes your city efficient, safe and liveable. Liveable Cities (LC), a division of LED Roadway Lighting Ltd. (LRL), is a Canadian-based cleantech and smart city technology company that offers easy-to-deploy smart city sensors that monitor and report real-time vehicular speed data and traffic insights (other applications also available) within your community. The sensors plug into existing public streetlights without the need for tools and instantly start sending valuable reports and insights that are designed to improve roadway safety and save lives.



The Canada Healthy Communities Initiative (CHCI) started on February 9, 2021 and is accepting applications for unique solutions that increase the health of your community. We believe that a city-wide micro-sensing radar network that actively monitors vehicle speeds and instantly reports when issues are occurring (i.e., excessive speeding, traffic congestion, etc.) offers a valuable solution to create a healthier community and provide for 'safer streets'.



Please note that Liveable Cities and LED Roadway Lighting Ltd. is a Corporate Partner of the Federation of Canadian Municipalities (FCM) in 2021 and we are working to support all Canadian cities wherever and whenever possible. In the meantime, do not hesitate to contact us with any questions about this offer or

to request additional information about our company and products. We can be reached at 1-902-450-222 x 456 or skane@ledroadwaylighting.com (Sabrina Kane).

We look forward to working with you and your staff to create a healthier, safer community.

Regards,



Mr. Chuck Cartmill

CEO & President

APPLICATION – ABOUT YOUR PROJECT

Project Title. (10 words maximum)

Streetlight-Based Sensors for Vehicle Speed Monitoring and Reporting

Which Healthy Communities Initiative theme does your project primarily focus on? Please refer to the included applicant guide for a list of examples under each theme.

Digital Solutions: *“Community projects that provide digital solutions that use data and technology in innovative ways to connect people and support healthy communities. Community projects that use digital technologies and solutions to encourage citizen engagement, use open data, online platforms or physical digital devices for public benefit.”*

Safe and vibrant public spaces: *“Community projects that create and adapt public spaces, or programming and services for public spaces that improve open spaces, parks, commercial main streets, and access to other amenities. Community projects that adapt public spaces to meet public health guidance.”*

Tell us about your project. Please describe your project. How does your project address the Healthy Communities Initiative theme(s) and benefit the public during COVID-19? What are the project’s desired outcomes? Please let us know if your project has any continued community benefits. (Minimum: 50 words; Maximum: 250 words)

Smart city sensors installed on streetlights provide a real-time vehicle speed monitoring network that will keep our community roadways safe by providing valuable reports and insights into where vehicle speeding issues occur and measure the effectiveness of speed calming initiatives. This is an important consideration during COVID as families work from home and activity within communities has increased during both daytime and nighttime hours. The technology we plan to install will allow police services to efficiently deploy speed enforcement resources in the right place and at the right time. The data from this real-time speed monitoring network can also be used to measure the effectiveness of speed calming projects like speed boards or bumps and generate other useful traffic data (such as the 85th percentile speed) to support better city planning and resource deployment during and after COVID.

Tell us why this project is important and how you’ve engaged your community in it’s design. What was the inspiration or need that led to this project idea? Please describe how your community has shaped your project proposal. Have you considered any unintended, adverse outcomes for your community? (Minimum: 50 words; Maximum: 250 words)

COVID has changed the way we play, work, and study – increased numbers of professionals and students are working and/or studying from home and the daily living and working schedules have changed. This means that typical times and frequency of activity within our neighborhoods are different today and, in turn, have increased the chances for conflict between pedestrians and vehicles. This shift in daily behaviour has heightened the need to monitor and protect our communities during all times throughout the day. We are proposing the use of smart city sensors that do not collect descriptive data or create a privacy issue based on current privacy laws in Canada, which is a typical concern for these types of deployments.

Project Documents. You can attach additional documentation to support your application. Supporting document examples may include: Project proposal, design drawings, consultation documentation, letters of support, certificate of insurance, site photos, etc.

(Optional) Upload a file

- *LC Product brochure*
- *MOU*
- *Phase One Proposal*
- *Quote Template*

Project Region(s). [Visit the website](#) and check the map to determine which region(s) your project takes place using the search tool available on our website.

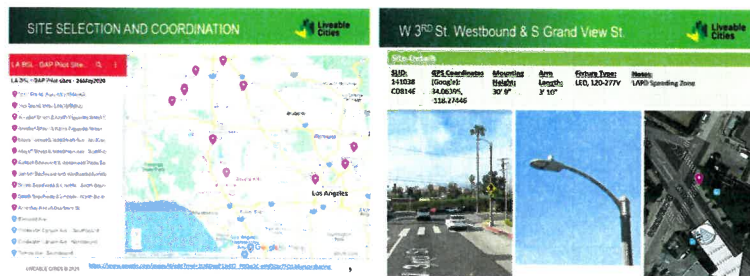
Project delivery area. Is your project being primarily delivered in the same location as where your organization is located? If your project is interregional, select "No". Example: An organization delivering an offsite project in a public park would answer "No" (No/ Yes)

Yes

Attach up to five photos/maps of your project site(s) to your application, if possible.

(Optional) Maximum: 5 Upload a file

Sample of Deployment PPT that will be provided by Liveable Cities.



Project start date. Project end date.

*Note: the activities and expenses supported by the Canada Healthy Communities Initiative must occur between April 1, 2020, and June 30, 2022

Funding Request Range

\$5,000 - \$100,000

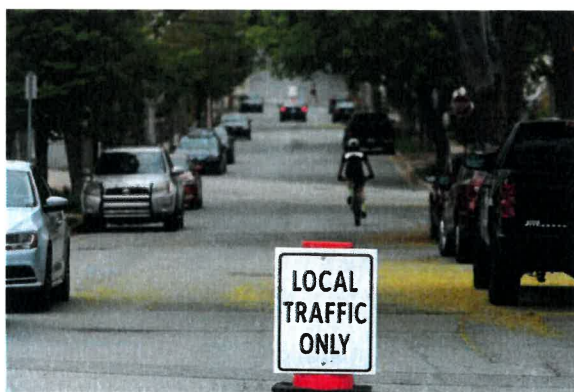
This article is copied directly from **The Chronicle Herald's website without any edits or changes made to the article, except for formatting the sizing of text and images and changing to a cohesive font. All rights for the article belong to The Chronicle Herald and the article can find the article on their website.*

Halifax to look at applying for federal funding to help keep slow streets program rolling

[Nicole Munro](mailto:nmunro@herald.ca) (nmunro@herald.ca)

Published: Feb 09 at 4:52 p.m.

Updated: Feb 10 at 6:39 a.m.



A cyclist rides down Dhalia Street in Dartmouth on May 29, 2020. The street was one of several in Halifax Regional Municipality designated as a slow street. Tanya Davis, strategic transportation planning and program manager with HRM, said staff will look at applying for funding for safe streets from the Healthy Communities Initiative.

- Tim Krochak / File

HALIFAX, N.S. —

Many streets turned into a ghost town as residents listened to public health officials and stayed home during the pandemic.

While some people are slowly going back to work, dining out and shopping at stores again, there still aren't as many people out and about as before.

So the Government of Canada is looking for ideas from local governments, charities, non-profit organizations and community-led groups to help “transform public spaces in response to COVID-19.”

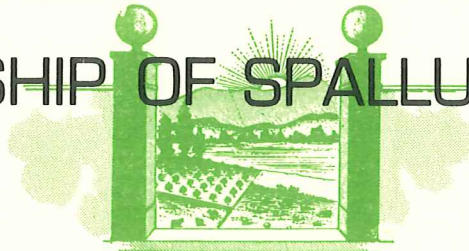
“We’re asking you to pitch community-led ideas to improve neighbourhood life, the life of folks who live in your community during COVID-19 and beyond,” said federal Minister of Infrastructure and Communities Catherine McKenna at a virtual announcement Tuesday.

Applicants from across the country can apply for funding ranging from \$5,000 to \$250,000, which will come from the Healthy Communities Initiative — an overall \$31-million pool from the federal government.

The initiative is looking to support projects that help communities create safe and vibrant public spaces, improve mobility options and provide digital solutions to help connect people and improve health.

THE CORPORATION OF THE
TOWNSHIP OF SPALLUMCHEEN

TEL. (250) 546-3013
FAX. (250) 546-8878
OUR FILE NO.



4144 Spallumcheen Way
Spallumcheen, B.C. V0E 1B6

Email: mayor@spallumcheentwp.bc.ca

March 5, 2021

www.spallumcheentwp.bc.ca

OFFICE OF THE MAYOR

File: 0320-20-01

The Honourable Patty Hajdu

sent via email

House of Commons
Ottawa, Ontario,
Canada
K1A 0A6

Patty.Hajdu@parl.gc.ca

Re: Support for 988 Crisis Line

Please be advised that at the Monday, March 1, 2021 Regular Council Meeting, the Township of Spallumcheen Council passed the following resolution:

“THAT the Township of Spallumcheen Council pass the following motion and direct a letter indicating such support to the local MP, MPP, Federal Minister of Health, the CRTC and local area municipalities as outlined in the letter from Member of Parliament Mel Arnold, North Okanagan - Shuswap for support for a National Suicide Prevention Hotline:

WHEREAS the Federal government has passed a motion to adopt 988, a National three-digit suicide and crisis hotline;

AND WHEREAS the ongoing COVID-19 pandemic has increased the demand for suicide prevention services by 200 percent;

AND WHEREAS existing suicide prevention hotlines require the user to remember a 10-digit number and go through directories or be placed on hold;

AND WHEREAS in 2022 the United States will have in place a national 988 crisis hotline;

AND WHEREAS the Township of Spallumcheen Council recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;

NOW THEREFORE BE IT RESOLVED THAT the Township of Spallumcheen Council endorses this 988 crisis line initiative.”

Council understands, now more than ever, that Canadians may need access to additional resources amidst the COVID-19 pandemic. It is imperative, we as elected officials, do everything that we can to help everyone come out stronger on the other side of this unprecedented and challenging time.

Thank you for your attention to this matter, if you have any questions in this regard please contact the undersigned.

Respectfully,

A handwritten signature in dark ink, appearing to read 'C Fraser', with a stylized, cursive script.

Christine Fraser
Mayor

cc. Member Municipalities
 MP Todd Doherty
 MP Mel Arnold
 Canadian Radio-Television and Telecommunications Commission (CRTC)

Dear Mayor Jack Crompton and Whistler Municipal Council,

March 1 , 2021.

FEBRUARY 22 is NATIONAL HUMAN TRAFFICKING AWARENESS DAY.

My name is Cathy Peters and as a private citizen I have been raising awareness regarding **Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in British Columbia** to BC politicians (Civic, Provincial and Federal), police agencies and to the public for the past 7 years.

You may be aware of my advocacy and I presented to Whistler Council a few years ago. Braden Dupuis did an excellent article in the Whistler Pique dated January 31, 2019 on the Global Sex Industry. I also had a booth at UBCM Vancouver Convention in 2019, **"An Anti-Human trafficking Initiative"**.

I was a former inner city "life skills" high school teacher 40 years ago where my focus was to keep students out of gang life and the sex industry.

Due to **globalization, an unregulated internet, limited law enforcement and lack of prevention education**, the sex industry has grown rapidly and is specifically targeting the vulnerable, Indigenous, LGBTQ2, youth at risk, new migrants, runaway youth, youth in care, disabled and any girl under 14 years of age. Some boys are targeted as well. No community is immune.

The media narrative in BC is that "sex work" is legitimate as a choice and a job. However, there is "another side" that is not being reported. I speak for the voiceless; the 95%, who are coerced, tricked, manipulated, forced and lured into the sex industry. It is not a choice or a job.

Please view my new website: www.beamazingcampaign.org. Page 2 has two teaching video workshops; one for parents and one for youth.

I have worked on a Federal (paper) petition with a sponsoring BC MP. If you would like a copy of it please contact me.

ASK: to present to your City Council and/or City Hall staff.

I have included useful resource information in this package. For background information refer to the **TIP (Trafficking in Persons) 2020 report** from the USA State Department that gives an assessment of 185 countries in the world. The summary on Canada is important to read. Ontario has been cited as best practices globally; BC is decades behind any province in addressing this crime.

Please contact me if you support my advocacy and forward my name and information to stakeholders in your area. CoVid has exacerbated the problem since the luring is taking place online and youth have more unsupervised screen time.

I look forward to hear from you.

Sincerely, Cathy Peters

BC anti-human trafficking educator, speaker, advocate

1101-2785 Library Lane, North Vancouver, BC V7J 0C3

Email: ca.peters@telus.net

www.beamazingcampaign.org

Phone: 604-828-2689

SEX TRAFFICKING is a **BOOMING** industry

DEFINED:

SEX TRAFFICKING occurs when someone uses force, fraud or coercion to cause a commercial sex act with an adult or causes a minor to commit a commercial sex act. A

COMMERCIAL SEX ACT includes prostitution, pornography and sexual performance done in exchange for any item of value, such as money, drugs, shelter, food or clothes.

It thrives because there is serious demand.

Buyer: fuels the market with their money

Trafficker/pimp: exploits victims to earn revenue from buyers

Victim: includes both girls and boys who are bought and sold for profit

Traffickers find victims through: Social network, Home/neighborhood, clubs or bars, internet, school,

And lure them through promises: Protection, Love, Adventure, Home, Opportunity.

TRAFFICKERS USE: FEAR, VIOLENCE, INTIMIDATION, THREATS

to ensure compliance and meet demand.

(now 12-14 years)

The **common age** a child enters sex trafficking is **14-16**; too young and naïve to realize what's happening.

Society may call it **PROSTITUTION**, but Federal Law calls it **SEX TRAFFICKING**.

Because of social stigma or misinformation, victims go:

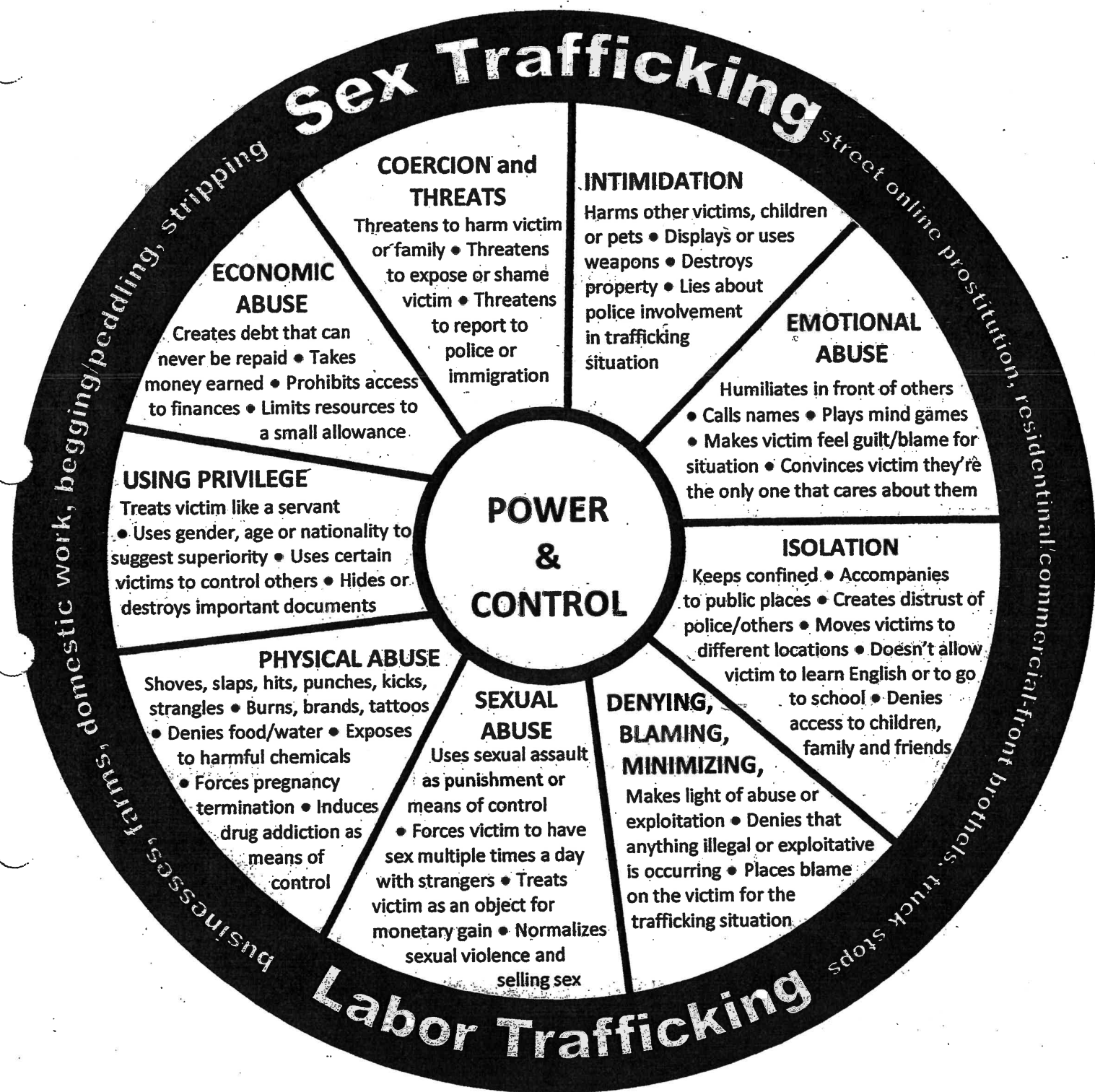
UNIDENTIFIED (silenced by fear and the control of the trafficker),

MISIDENTIFIED (pigeonholed into treatment for only surface issues).

So

Sex trafficked children are instead treated for:

drug abuse, alcohol abuse, domestic violence, delinquency, teenage pregnancy, STDS, abortion...all masking the true need...FREEDOM.



This wheel was adapted from the Domestic Abuse Intervention Project's Duluth Model Power and Control Wheel, available at www.theduluthmodel.org

Polaris Project | P.O. Box 53315, Washington, DC 20009 | Tel: 202.745.1001 | www.PolarisProject.org | Info@PolarisProject.org

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This publication was made possible in part through Grant Number 90XR0012/02 from the Anti-Trafficking in Persons Division, Office of Refugee Resettlement, U.S. Department of Health and Human Services (HHS). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Anti-Trafficking in Persons Division, Office of Refugee Resettlement, or HHS.

10 strategies for cities and municipalities to consider:

Key: It is unacceptable for women and children to be bought and sold in a modern equal society.

1. Learn about the issue; Google “thetraffickedhuman.org”, read “Invisible Chains” by Benjamin Perrin, “Pornland” by Dr. Gail Dines (world expert on porn research). Have staff take the BC OCTIP (Office to Combat Trafficking in Persons) **free online course**. Encourage police to take HT course on the Police Knowledge Network.
2. Incorporate the United Nations 4 Pillars in a local strategy to stop Human trafficking/sexual exploitation: **Prevention, Protection, Prosecution, Partnerships**.
3. **Prevention:** raise awareness in community. “Education is our greatest weapon”. ie. Children of the Street Society does school and community programs. Encourage “Men End exploitation” movements: ie. Moosehide Campaign, Westcoast Boys Club Network. Support porn addiction services for youth; ie “Fightthenewdrug” program recognizing the public health effects to youth of viewing violent sexual material.
4. Use communications to support a cultural mindshift. Ontario has “Saving the girl next door program”, the RCMP has the “I’m Not for Sale” campaign. King County (Seattle) has “Buyer Beware” program. **Protection:** help victims, have exit strategies in place for them, consider 24-7 “wrap-around programs” ie. Salvation Army “Deborah’s Gate”, Covenant House, Servants Anonymous, Union Gospel Mission.
5. **Prosecution:** increase policing budget, training and priorities. Have “john” deterrants in place, **enforce the law; “Protection of Communities and Exploited Persons Act” which addresses “demand”** ie. perpetrators, johns, buyers of commercially paid sex.
6. **Train community stakeholders: Health care workers, fire department, municipal business licensing managers** to recognize human trafficking/sexual exploitation ie. Fraser Health Authority has a human trafficking protocol, Surrey Fire department is trained to recognize HT indicators. Train judges/criminal justice system.
7. **Partnerships: Collaboration:** with other cities and municipalities at local government associations, Police agencies and RCMP, 3 levels of government (civic, provincial, federal); UBCM, FCM with Resolutions.
8. No decriminalization of prostitution because the vulnerable (aboriginal girls/women, youth, children) in our communities will be targets to be lured, groomed and exploited for the sex trade. In the global sex trade today, which we are a part of, there is no demarcation between prostitution and trafficking. **Goal: safe, healthy, working, vibrant communities.**

CANADIAN FEDERAL LAW:

“The Protection of Communities and Exploited Persons Act”

1. **Targets the demand** by targeting the buyer of sex; the predator, pimp, trafficker, john are criminalized 2. Recognizes the seller of sex is a victim; usually female and is not criminalized 3. Exit strategies put in place to assist the victim out of the sex trade.

UBCM RESOLUTIONS September 2015:

B53

HUMAN TRAFFICKING; NCLGA Executive

WHEREAS human trafficking is a real and devastating issue in British Columbia;
AND WHEREAS significant work & research has been done as of late to aid in the prevention and prosecution of human trafficking throughout Canada:
THEREFORE BE IT RESOLVED that UBCM call on the RCMP, local police forces and local governments to work collaboratively in order to implement the recommendations found within the National Task Force on Sex Trafficking of Women and Girls in Canada's recent report ("NO MORE' Ending Sex -Trafficking In Canada") as well as the Province of British Columbia's "Action Plan to Combat Human Trafficking."
ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION
UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

B80

RAPE CULTURE IN CANADA; NCLGA Executive

WHEREAS sexual assaults continue to be committed across Canada, and victims are of every age, race, income and gender;
AND WHEREAS sexual assaults are under reported, and prosecution and conviction rates are low:
THEREFORE BE IT RESOLVED that UBCM advocate for an intergovernmental task force to be convened to determine the steps needed to erase the “rape culture” that is pervasive in schools, universities, workplaces and elsewhere across Canada;
AND BE IT FURTHER RESOLVED that the task force be mandated to elicit testimony from victims in order to determine the steps needed to improve the reporting, arrest and conviction rates across Canada.
ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION
UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

CHAPTER 25

An Act to amend the Criminal Code in response to the Supreme Court of Canada decision in Attorney General of Canada v. Bedford and to make consequential amendments to other Acts

[Assented to 6th November, 2014]

Preamble

Whereas the Parliament of Canada has grave concerns about the exploitation that is inherent in prostitution and the risks of violence posed to those who engage in it;

Whereas the Parliament of Canada recognizes the social harm caused by the objectification of the human body and the commodification of sexual activity;

Whereas it is important to protect human dignity and the equality of all Canadians by discouraging prostitution, which has a disproportionate impact on women and children;

Whereas it is important to denounce and prohibit the purchase of sexual services because it creates a demand for prostitution;

Whereas it is important to continue to denounce and prohibit the procurement of persons for the purpose of prostitution and the development of economic interests in the exploitation of the prostitution of others as well as the commercialization and institutionalization of prostitution;

Whereas the Parliament of Canada wishes to encourage those who engage in prostitution to report incidents of violence and to leave prostitution;

And whereas the Parliament of Canada is committed to protecting communities from the harms associated with prostitution;

Now, therefore, Her Majesty, by and with the advice and consent of the Senate and House of Commons of Canada, enacts as follows:

SHORT TITLE

1. This Act may be cited as the *Protection of Communities and Exploited Persons Act*.

Short title

CHAPITRE 25

Loi modifiant le Code criminel pour donner suite à la décision de la Cour suprême du Canada dans l'affaire Procureur général du Canada c. Bedford et apportant des modifications à d'autres lois en conséquence

[Sanctionnée le 6 novembre 2014]

Préambule

Attendu :

que le Parlement du Canada a de graves préoccupations concernant l'exploitation inhérente à la prostitution et les risques de violence auxquels s'exposent les personnes qui se livrent à cette pratique;

que le Parlement du Canada reconnaît les dommages sociaux causés par la chosification du corps humain et la marchandisation des activités sexuelles;

qu'il importe de protéger la dignité humaine et l'égalité de tous les Canadiens et Canadiennes en décourageant cette pratique qui a des conséquences négatives en particulier chez les femmes et les enfants;

qu'il importe de dénoncer et d'interdire l'achat de services sexuels parce qu'il contribue à créer une demande de prostitution;

qu'il importe de continuer à dénoncer et à interdire le proxénétisme et le développement d'intérêts économiques à partir de l'exploitation d'autrui par la prostitution, de même que la commercialisation et l'institutionnalisation de la prostitution;

que le Parlement du Canada souhaite encourager les personnes qui se livrent à la prostitution à signaler les cas de violence et à abandonner cette pratique;

que le Parlement du Canada souscrit pleinement à la protection des collectivités contre les méfaits liés à cette pratique,

Sa Majesté, sur l'avis et avec le consentement du Sénat et de la Chambre des communes du Canada, édicte :

TITRE ABRÉGÉ

Forensic Nursing Service @ Fraser Health

Fraser Health Authority has designed a **Human Trafficking Screening Protocol**, with the following sample questions:

What type of work do you do?

Can you leave your job or situation if you want?

Can you come and go as you please?

Have you been threatened if you try to leave?

Have you been physically harmed in any way?

What are your working or living conditions like?

Where do you sleep and eat?

Do you sleep in a bed, cot or on the floor?

Have you been deprived of food, water, sleep or medical care?

Do you have permission to eat, sleep or go to the bathroom?

Are there locks on your doors and windows so you cannot get out?

Has anyone threatened your family?

Has your identification for documentation been taken from you?

Is anyone forcing you to do anything that you do not want to do?

Evaluation of safety: Are you feeling safe right now? Is it safe for me to talk to you? Do you have any concerns for your safety? Is there anything I can do for you?

INDICATORS OF HUMAN TRAFFICKING AND SEXUAL EXPLOITATION

Recognizing potential red flags and knowing the indicators of human trafficking is a key step in identifying more victims and helping them find the assistance they need.

Common Work and Living Conditions: The individual(s) in question:

Is not free to leave or come and go as he/she wishes. Is under 18 and is providing commercial sex acts. Is in the commercial sex industry and has a pimp / manager. Is unpaid, paid very little, or paid only through tips. Works excessively long and/or unusual hours. Is not allowed breaks or suffers under unusual restrictions at work. Owes a large debt and is unable to pay it off. Was recruited through false promises concerning the nature and conditions of his/her work. High security measures exist in the work and/or living locations (e.g. opaque windows, boarded up windows, bars on windows, barbed wire, security cameras, etc.)

Poor Mental Health or Abnormal Behavior

Is fearful, anxious, depressed, submissive, tense, or nervous/paranoid. Exhibits unusually fearful or anxious behavior after bringing up law enforcement. Avoids eye contact.

Poor Physical Health

Lacks health care. Appears malnourished. Shows signs of physical and/or sexual abuse, physical restraint, confinement, or torture.

Lack of Control

Has few or no personal possessions. Is not in control of his/her own money, no financial records, or bank account. Is not in control of his/her own identification documents (ID or passport). Is not allowed or able to speak for themselves (a third party may insist on being present and/or translating)

Other

Claims of just visiting and inability to clarify where he/she is staying/address. Lack of knowledge of whereabouts and/or do not know what city he/she is in. Loss of sense of time. Has numerous inconsistencies in his/her story.

This list is not exhaustive and represents only a selection of possible indicators. Also, the red flags in this list may not be present in all trafficking cases and are not cumulative. Learn more at www.traffickingresourcecenter.org.

Child Sex Trafficking in BC

Buying and selling children for sex is one of the fastest growing crimes in Canada, and it is happening in communities across BC.

Globalization, unregulated technology, lack of law enforcement and inadequate prevention education is allowing this crime to grow globally.

Human sex trafficking (HT) involves the recruitment, transportation or harbouring of people for the purpose of exploitation through the use of force, coercion, fraud, deception or threats against the victim or person known to them. It is known as modern day slavery. According to the US State department's annual global report on trafficking in persons (TIP), Canada is a source, transit and destination for sex trafficking. (<https://www.state.gov/j/tip/rls/>)

Child sex trafficking is a lucrative crime. It has low costs and huge profits; a trafficker can make \$280,000 per victim, per year. The average age of entry into prostitution in Canada is 12-14 years of age, although traffickers are known to target younger children. Traffickers seek young victims both to service the demand for sex with those who look young, and because these victims are easier to manipulate and control.

The biggest problem in Canada is that people do not know there is a problem; therefore, child sex trafficking is expanding in the dark. Every child can be a target and a potential victim, but learning about this issue is the first step.

Five things that parents can do to help prevent their children from being lured into sex trafficking:

1. Set a high standard of love within your home

The way you define and express love shapes your children's self-image, confidence and opinions of future relationships. Treat them the way you want their future partners to treat them. Help them to distinguish between real love and empty promises or cheap gifts.

2. Talk to your children about sexual abuse

According to the US Department of Justice, someone in the US is sexually assaulted every two minutes, of which 29% are between the ages of 12-17. Let your children know that if anyone has or ever does hurt them, they can talk to you. This is the most important thing you can say. Don't assume they have not been hurt by sexual violence before. Leave the door open for your child to talk about past circumstances that they haven't shared with you.

3. Talk to your children about sex trafficking

Discuss ways children and teens are targeted for sex trafficking. Let them know that traffickers specifically try to woo young girls and boys with promises of a better life – whether it's promises of love and attention, or promises of nice things and trips. Traffickers can be male or female, even classmates. Traffickers may even use kids to recruit other kids.

4. Talk to your children about the dangers of social media

It is important to provide practical safety tips, such as: don't share personal information on the internet; don't accept Facebook requests from unknown people; NEVER share naked photos of yourself with anyone; and tell a parent or a trusted adult if you feel threatened or uncomfortable online. Children also need help defining friendships. Teach them that a friend is not someone you met yesterday and that a "friend" on Facebook is not the same thing as a friendship.

5. Pay attention to your children

Monitor your children's social media accounts. Look for ways to meet their friends, their friends' parents and those they hang out with. Be alert to boyfriends who are much older, or friendships that tend to isolate your child from other friends or family. Notice if your child has new clothing items, makeup products, cell phone or other items and ask how they acquired them.

Resources and Links:

- Covenant House (crises program for ages 16-24): info@covenanthousebc.org, 604-685-7474
- Internet Safety Tips: www.Cybertip.ca
- Fraser Health Forensic Nurse Service (24 hours): 1-855-814-8194
- Kids Help Phone: 1-800-668-6868
- Office to Combat Trafficking in Persons (OCTIP): 1-888-712-7974 (24/7 interpretation available), 604-660-5199, octip@gov.bc.ca
- Plea Community Services Society (assisting youth 24/7): onyx@plea.bc.ca, 604-708-2647
- Vancouver Rape Relief and Women's Shelter (24/7): 604-872-8212, info@rapereliefshelter.bc.ca
- RCMP: Victims of Human Trafficking National Headquarters (24 hours): 1-866-677-7267
- Trafficking Resource Centre (USA): www.traffickingresourcecenter.org
- VictimLinkBC (24/7): 1-800-563-0808 Ministry of Public Safety, BC
- Youth Against Violence (24/7): info@youthagainstviolenceline.com, 1-800-680-4264

Authorities Contacts:

- RCMP: www.rcmp-grc.gc.ca; 1-855-850-4640 OR 1-800-771-5401
- Ministry of Child Protection Services: 1-800-663-9122 or 604-660-4927 (24 hours) or 310-1234 if a child is in danger to reach Ministry of Child and Family Development
- Crime Stoppers : 1-800-222-TIPS (8477)

About the Author:

Cathy Peters raises awareness of Child Sex Trafficking to all three levels of government in British Columbia, police agencies and the public. She is a former inner city high school teacher and has volunteered for two Members of Parliament (John Weston/BC, Joy Smith/Manitoba). She has made hundreds of presentations, including to City Councils, School Boards, Police Boards, high schools, universities and law enforcement agencies.

For information about her prevention education presentations, please contact Cathy Peters at ca.peters@telus.net

Additional Resources:

Children of the Street Society (Coquitlam) provides prevention education in BC schools; 25,000 students last school year Grades 3-12. They have an excellent website with tools/resources listed for every community in BC:

<https://www.childrenofthestreet.com/>

Joy Smith Foundation (Manitoba) provides prevention education, resources and an overview of human sex trafficking Canada: <http://www.joysmithfoundation.com/>

Shared Hope International (Washington State) sponsors The JuST (Juvenile Sex Trafficking) Conference in the USA; an event that spotlights the most pressing issues in the anti-trafficking field. Visit: www.justconference.org for more information.

A MODERN EQUAL SOCIETY DOES NOT BUY AND SELL WOMEN AND CHILDREN.

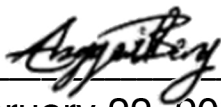


Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

Contact Name	Abygail Berg
Organization	World Federation of Hemophilia
Business Address	1425, boul. René-Lévesque Ouest, bureau 1200
City/Province/Postal Code	Montreal / Quebec / H3G 1T7
Business Phone Number	587-439-7326
Business Email	aberg@wfh.org
Website Address	www.wfh.org/en/whd
Brief description of the event associated with your request - 75 words or less <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	On April 17, 2021, we are asking landmarks all over the world to Light it Up Red! in the name of World Hemophilia Day! Lighting up a building or landmark in red will help bring attention to those affected by inherited bleeding disorders.
Optional: Social Media Campaign Title (include hashtags)	#WHD2021
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	April 17th, 2021
Colour Request	Red, RGB (227,24,54)

Signature: 

Date: February 22, 2021

This application does not guarantee that your event lighting request will be approved or your date is available.



Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

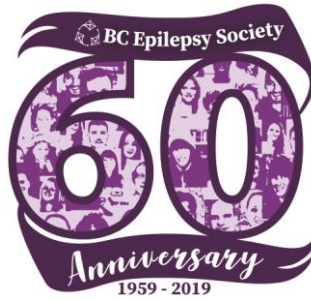
We will contact you to confirm the status of your request.

Contact Name	Erika Gomos
Organization	E-Comm 911
Business Address	3301 E Pender Street
City/Province/Postal Code	Vancouver BC V5J 5J3
Business Phone Number	604 779 0224
Business Email	erika.gomos@ecomm911.ca
Website Address	https://www.ecomm911.ca/
Brief description of the event associated with your request - 75 words or less <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	The Emergency Service Dispatchers' and 9-1-1 Awareness Week in British Columbia is an annual event and this year it falls on the week of April 4 – 10, 2021. This week is to recognize all the hard work, commitment and dedication of emergency communications professionals across British Columbia. We are hoping that the City of Whistler will be part of this week and help us recognize our staff by changing the lights of Fitzsimmons Covered Bridge to red and blue. As I'm sure you'll agree, 9-1-1 call takers, dispatchers, technology specialists and support staff commit themselves every day to first responder and public safety, and Emergency Service Dispatchers' and 9-1-1 Awareness Week is an opportunity to recognize and thank them for their hard work and dedication. It is also an opportunity to raise awareness externally about the important role they play in keeping our first responders and communities safe.
Optional: Social Media Campaign Title (include hashtags)	The Emergency Service Dispatchers' and 9-1-1 Awareness Week #911AwarenessWeek #911bc
Landmark Choice	<input type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	April 4 - 10 (if possible) or April 6 only
Colour Request	Red and Blue

Signature: 

Date: 3/4/2021

This application does not guarantee that your event lighting request will be approved or your date is available.



February 16th, 2021

Via Email: corporate@whistler.ca

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

To Mayor and Council,

Epilepsy is one of the most common neurological conditions, however, it currently receives the least funding and has the least recognition in society. The BC Epilepsy Society – a provincially incorporated non-profit organization and a federally registered charitable organization – has been proudly serving the over 50,000 people living with epilepsy in BC and their families, friends and loved ones. Through our international I AM A VOICE for Epilepsy Awareness™ campaign, we have also been working to raise awareness of epilepsy around the world.

We are excited to let you know that International PURPLE DAY® for Epilepsy Awareness is coming up and will take place on March 26th, 2021. International PURPLE DAY® for Epilepsy Awareness is a time when people in countries around the world wear purple and take part in events and activities to raise much-needed awareness of epilepsy.

As International PURPLE DAY® for Epilepsy Awareness is also a time when many buildings and landmarks in countries around the world are lit with purple lights to raise awareness of epilepsy, the BC Epilepsy Society would like to request that Whistler's Fitzsimmons Creek Bridge be lit with purple lights on March 26th, 2021 in honour of epilepsy awareness.

Through your participation in International PURPLE DAY® for Epilepsy Awareness on March 26th, 2021, you will not only be able to show people living with epilepsy that they are not alone but will also get people talking about epilepsy in an effort to raise awareness of epilepsy in the community.

We look forward to working with you on International PURPLE DAY® for Epilepsy Awareness on March 26th, 2021 and in the future. Please feel free to contact me should you have any questions or require any additional information.

Sincerely,

Kim Davidson
Executive Director
BC Epilepsy Society

Suite 610 – 4180 Lougheed Highway
Burnaby, BC V5C 4B3
tel: (604) 875-6704
fax: (604) 875-0617

improving lives. inspiring courage.

info@bcepilepsy.com
www.bcepilepsy.com



Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

Contact Name	Kim Davidson
Organization	BC Epilepsy Society
Business Address	#610 - 4180 Lougheed Highway
City/Province/Postal Code	Burnaby, BC V5C 4B3
Business Phone Number	604-875-6704
Business Email	kim@bcepilepsy.com
Website Address	www.bcepilepsy.com
Brief description of the event associated with your request - 75 words or less <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	International PURPLE DAY® for Epilepsy Awareness is a time when buildings and landmarks in countries around the world are lit purple to raise epilepsy awareness. Through the City of Whistler lighting Fitzsimmons Covered Bridge in purple, you will not only be able to show people living with epilepsy that they are not alone but will also get people talking about epilepsy in an effort to raise awareness of epilepsy in the community.
Optional: Social Media Campaign Title (include hashtags)	#PurpleDay #Epilepsy #EpilepsyAwareness #BCEpilepsySociety #IAMAVOICEforEpilepsyAwareness
Landmark Choice	Fitzsimmons Covered Bridge X
Date of Event	03/26/2021
Colour Request	Purple

Signature: Kim Davidson
03/02/2021

Date: _____

This application does not guarantee that your event lighting request will be approved or your date is available.



To Whistler Mayor and Council:

We are writing to request if the municipal landmark Fitzsimmons Covered Bridge in the Whistler community be lit in purple to celebrate National Dental Hygienists Week™ as part of the Canadian Dental Hygienists Association's national "Put Your Purple On!" campaign.

National Dental Hygienists Week™ (NDHW™) is celebrated annually April 4-10, highlighting the importance of maintaining good oral health practices while helping Canadians to understand the vital role that dental hygienists play in the health care system. Our theme "Oral Health for Total Health," reminds us that taking care of our mouth, teeth, and gums positively impacts other aspects of our lives.

Why purple? The colour purple is associated with dental hygiene, and has been the official colour of dental professionals since 1897 when lilac was first chosen for the emblem of the National Association of Dental Faculties. Purple has long been the trim colour for dental hygiene graduates' caps and gowns and is said to signify compassion, purpose, and inspiration.

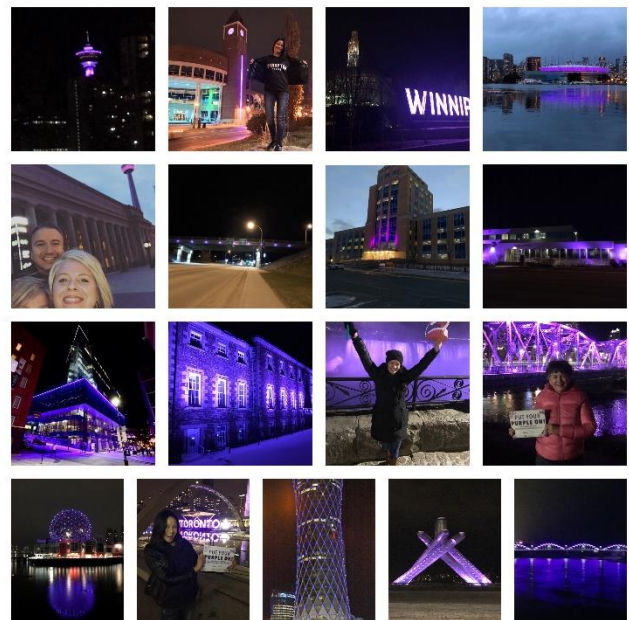
Last year, there were 22 Canadian landmarks scheduled to be lit in purple. Over the past several years, lightings have included: BC Place Stadium, Science World/TELUS World of Science Vancouver, Vancouver Olympic Cauldron & district markers, Calgary Tower, Edmonton High-Level Bridge, SaskTel Centre, Niagara Falls, 3D Toronto sign Nathan Philips Square, CN Tower, Halifax Convention Centre, St. John's Convention Centre, Confederation Building (St. John's), and Government House (St. John's).

We'd like to give every community in Canada, and globally, the opportunity to share in our celebrations. Please let us know if you are interested in joining our "Put Your Purple On!" campaign this April. You may contact me at 778-688-3899 or kalvinlim@alumni.ubc.ca

CDHA is the collective national voice of more than 30,219 dental hygienists in Canada, directly representing 20,000 individual members, including students. Since 1963, CDHA has worked to advance the profession and promote the importance of oral health. Dental hygiene is the sixth largest registered health profession in Canada with professionals working in a variety of settings, including independent dental hygiene practice, with people of all ages, addressing issues related to oral health. For more information on oral health, visit www.dentalhygienecanada.ca.

Warmest regards,

Kalvin Lim
778-688-3899
kalvinlim@alumni.ubc.ca





Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

Contact Name	Kalvin Lim (c/o Sarah Dokken - CDHA Marketing Manager)
Organization	Canadian Dental Hygienists Association
Business Address	1122 Wellington St W
City/Province/Postal Code	Ottawa, ON K1Y 2Y7
Business Phone Number	1-800-267-5235 or (613) 224-5515
Business Email	sdokken@cdha.ca
Website Address	http://www.cdha.ca/
Brief description of the event associated with your request - 75 words or less <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	National Dental Hygienists Week™ (NDHW™) is celebrated annually April 4-10, highlighting the importance of maintaining good oral health practices while helping Canadians to understand the vital role that dental hygienists play in the health care system. Our theme "Oral Health for Total Health," reminds us that taking care of our mouth, teeth, and gums positively impacts other aspects of our lives.
Optional: Social Media Campaign Title (include hashtags)	#NDHW21 , #DHPurplepride , #ihavepurpleplans , #iamadentalhygienist
Landmark Choice	<input type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	April 4-10
Colour Request	Purple

Signature: _____

Date: March 8, 2021

This application does not guarantee that your event lighting request will be approved or your date is available.



Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

Contact Name	BRIAN JOHNS
Organization	WATER AMBASSADORS CANADA
Business Address	45 SHEPPARD AVE EAST, SUITE 900
City/Province/Postal Code	TORONTO, ON M2N 5W9
Business Phone Number	1877 988 4688
Business Email	bjohns@waterambassadorscanada.org
Website Address	www.waterambassadorscanada.org
Brief description of the event associated with your request - 75 words or less (Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)	<p>WORLD WATER DAY IS MONDAY MARCH 22. LANDMARKS ACROSS THE COUNTRY ARE LIGHTING UP BLUE TO RAISE AWARENESS FOR THE GLOBAL WATER CRISIS. BC PLACE, VANCOUVER SIGN, CALGARY TOWER, TORUS SPARK, CN TOWER, CHARLOTTETOWN CITY HALL TO NAME A FEW.</p> <p>WORLD * OVER 1 IN 10 GLOBALLY GO WITHOUT ACCESS TO CLEAN WATER.</p>
Optional: Social Media Campaign Title (include hashtags)	
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	MONDAY MARCH 22 ND
Colour Request	BLUE

Signature: 

Date: MARCH 11/2021

This application does not guarantee that your event lighting request will be approved or your date is available.

From: Ondřej Machotka [REDACTED]

Date: March 5, 2021 at 11:01:34 AM PST

To: Jack Crompton <jcrompton@whistler.ca>, Arthur De Jong <adejong@whistler.ca>, Duane Jackson <djackson@whistler.ca>, John Grills <jgrills@whistler.ca>, Cathy Jewett <cjewett@whistler.ca>, Jen Ford <jford@whistler.ca>, Ralph Forsyth <rforsyth@whistler.ca>, Erin Marriner <emarriner@whistler.ca>

Subject: EV charging fee decision

Dear Mayor Crompton and members of Council,

I am writing to you to express my disappointment with the recent Council decision to introduce fees for charging electric vehicles in Whistler on Level 2 chargers.

My name is Ondrej Machotka and I am a pharmacist at Nesters Pharmacy. I lived in Whistler for 5 years before the housing situation forced me and my wife to move out from this lovely town and found our new home in Squamish in 2020. Because I really like my job here and my patients mostly from this community, I decided to stay at Nesters and commute four times a week. We quickly realized that because of my job, our love to ski and my wife's Martina volunteer position at Blackcomb Ski Patrol team, we basically commute 6-7 days a week. We also started to feel pretty bad for all the greenhouse gases we are creating by driving the car so much (I count it as more than 6 tones per year). Therefore, in January 2021 we bought an older used Nissan Leaf, a car which has enough range to make it between Whistler and Squamish when fully charged. This means I have to charge it at home in Squamish and here near my work at Nesters.

If you run simple math, the proposed fee \$2 per hour seems unnecessarily high to me. My Nissan Leaf needs about 3-4 hours to charge to 80% which is typically enough to make it to Squamish. That means \$6-8 for charge. If I would go with my 4WD Subaru with a combustion engine, the price of gas is about \$7 for the distance Squamish to Whistler. If you compare your proposed fees to BC Hydro rate (my Step 1 in Squamish is \$0.093/kWh and Step 2 is \$0.1394/kWh), the cost of electricity per hour of charging with speed 6.6kW per hour is somewhere between \$0.61 and \$0.92.

Also, the combination of parking fees and charging fees does not make sense to me. Typically, when we go skiing or my wife volunteers for Blackcomb Ski Patrol, we need to park at Lot 4 to charge. We currently pay \$6 per parking and then have to walk from Lot 4 to Blackcomb gondola or walk to Lot 6 where the Ski Patrol station is. Now with the new fees we will be paying \$6 for the parking and another \$6-8 for the charging, compared to \$7 for gas car and comfortably close and free parking in lots 6-8. It only gets worse if you count on higher parking fees on Lots 1-3.

I understand that the Municipality would like to cover the operating cost and it is fair to pay for this service. But setting the fees to more than triple the price of BC Hydro electricity cost does not sound sustainable to me. Please consider what kind of signal does it send to new potential EV adopters. There are more and more people in Whistler and whole BC considering to go electric, but EVs still represents less benefits and more troubles compare to combustion engine cars (higher purchase prices even with incentives, far less range, longer charging times compare to refueling gas, especially on level 2 chargers, winter range anxieties to name just a few). The occasionally free charging is one of the few benefits, other than a good feeling about greenhouse gases saved.

If you are certain that Municipality cannot afford free charging anymore (or at least till more massive EV adoption), please consider a fee which would be more sustainable for new EV owners. My proposal would be \$0.75 per hour, which is between Step 1 and Step 2 of BC Hydro rate. Another possibility would be a discount or special rate for local residents and local workers. E.g. tourists would pay the proposed \$2 per hour and locals would pay \$0.75, the same principle as with the parking on Lots 4 and 5 for local workers.

Another proposal would be to build more fast charging stations (we currently only have 1 in Whistler from BC Hydro and that one is pretty much occupied all the time) and charge fees for those. It is much more comfortable and faster for tourists (and it will probably become comparable in time to gas filling pretty soon) and I think EV owners are willing to pay for that service. Also, it can charge the car in 20-50 minutes to 80% so to pay even \$5 per hour sounds reasonable to me.

I am hoping you reconsider your decision and send a positive signal for current and new EV adopters and support the goal to have 50% of kilometers driven in Whistler by zero-emissions vehicles by 2030. Otherwise this goal and your advocating for EV adoption are endangered and not feasible in my opinion.

Thank you for your time.

Sincerely,

Ondrej Machotka

40624 Pierowall Place

Squamish, V0N 1T0

Ph: [REDACTED]

From: George Vodarek [REDACTED]
Sent: Tuesday, March 9, 2021 10:38 AM
To: Parks; Martin Pardoe; corporate
Subject: 9561 Emerald Drive

TO: Mayor and Council, Parks Planning Services

My wife (Laurie Cooper) and I are the owners of 9559 Emerald Drive, next door to the 9561 Emerald Drive house. We bought the lot and built our house in 1988 when Emerald was a quiet, sleepy neighbourhood. One of our most treasured features was the tranquility of backing onto wild crown land. The decision by RMOW to build the trail next to and behind our house has destroyed this tranquility. We are heartbroken! We would like to request that as part of the trail development you include a fence on the back of our property to restore some of our lost privacy and peace.

While the trail does head west and away from the houses, the nature of the terrain is such that people often end up exiting the trail through our backyard and driveway which is highly invasive and disturbing. We fear that this will worsen with the increased traffic on the trail.

We request that the same kind of fence that is proposed on the south side of the trail be extended along the back of 9561 and our property (9559) to keep people on the trail and off our property. We also request signage and barriers to encourage people to stay on the new trail.

We are sure the RMOW cares about our safety and right to peaceful use of our property. We believe a fence will help mitigate the negative impact of the new trail. We would be happy to discuss in person.

Sincerely,

George Vodarek

Laurie Cooper

9559 Emerald Drive

Whistler, BC

Phone:

