



REGULAR MEETING OF MUNICIPAL COUNCIL
AGENDA

Tuesday, February 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 February 16, 2021.

3. ADOPTION OF MINUTES

That Council adopt the Regular Council Meeting Minutes of February 2, 2021.

4. PUBLIC QUESTION AND ANSWER PERIOD

5. MAYOR'S REPORT

6. INFORMATION REPORTS

6.1. Community Energy and Climate Action Plan Report – Q4, 2020 No. 21-115 File No. A05001

A presentation by municipal staff.

That Information Report No. 21-115 regarding quarterly progress on implementing the 2016 Community Energy and Climate Action Plan (CECAP) be received.

7. ADMINISTRATIVE REPORTS

7.1. DVP01203 - 9595 Emerald Place - Side Yard Setback Variance No. 21-016 File No. DVP01203

No presentation.

That Council approve the issuance of Development Variance Permit DVP01203 for the development located at 9595 Emerald Place to:

1. Vary the north side setback from 3.0 metres to 2.44 metres for roof support posts;
2. Vary the north side setback from 3.0 metres to 1.73 metres for roof overhang;
3. Vary the north side setback from 3.0 metres to 2.72 metres for stair slab; and
4. Vary the north side setback from 3.0 metres to 2.44 metres for deck footing.

All as illustrated on the Survey Plan 2113-03955-00-V-01-R2, prepared by McElhanney Associates Land Surveying Ltd. dated June 16, 2020, attached as Appendix "B" to Administrative Report to Council No. 21-015.

7.2. Public Hearing Summary And Third Reading For Zoning Amendment Bylaw (Retaining Walls) NO. 2033, 2020 No. 21-017 File No. RZ001065

A presentation by municipal staff.

That Council consider giving third reading to “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020”.

7.3. RZ1164 – 8200 Bear Paw Trail – Rainbow Plaza Rezoning No. 21-018 File No. RZ1164

A presentation by municipal staff.

That Council consider giving first and second readings to “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”; and further

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.

7.4. RZ1165 - Cheakamus Crossing Phase 2 - Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 Summary Report of Public Hearing and Third Reading Consideration No. 21-019 File No. RZ1165

A presentation by municipal staff.

That Council consider giving third reading to “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020”.

7.5. COVID-19 Resilience Infrastructure Stream - Wildfire Funding Application (Nesters Hill) No. 21-020 File No. 8337

A presentation by municipal staff.

That Council support the application for grant funding application for the Nesters Hill wildfire fuel reduction project through the Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream; and

That Council support the project and commit to fund any associated ineligible costs and cost overruns through the 2021 wildfire program budget.

8. BYLAWS FOR FIRST AND SECOND READINGS

8.1. Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020

That “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” be given first and second readings.

9. BYLAWS FOR THIRD READING

9.1. RZ1165 Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020

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

9.2. RZ1065 Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020

That “RZ1065 Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020” be given third reading.

10. OTHER BUSINESS

10.1. Notification of Forest and Wildland Advisory Committee Appointments

Notification of the appointments to the Forest and Wildland Advisory Committee.

11. CORRESPONDENCE

11.1. Re-Zoning Proposal (5298 Alta Lake Road) File No. RZ1157

Correspondence from the following individuals, regarding "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" and "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020":

- Dr. Brian Gilvary and Joanne Louise Gilvary;
- Carolyn Hill;
- S. Jane Justice;
- Diane Hanna;
- Roger McCarthy and Michael Blaxland;
- Veronica Ross;
- Russell and Gillian Smith;
- James McLaren;
- Elisa McLaren;
- Brenna King and Robert Haliburton;
- Fran Sloan-Sainas;
- Margaret King;
- David Krasny;
- Judi Hess;
- Michael Joy;
- Sharon Mitchell; and
- Winnie Wiggs.

That correspondence from the following individuals, regarding Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 and Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020 be received and referred to staff:

- Dr. Brian Gilvary and Joanne Louise Gilvary;
- Carolyn Hill;
- S. Jane Justice;
- Diane Hanna;
- Roger McCarthy and Michael Blaxland;
- Veronica Ross;
- Russell and Gillian Smith;
- James McLaren;
- Elisa McLaren;
- Brenna King and Robert Haliburton;
- Fran Sloan-Sainas;
- Margaret King;
- David Krasny;
- Judi Hess;
- Michael Joy;
- Sharon Mitchell; and
- Winnie Wiggs.

11.2. Constitutional Rights Law Centre Correspondence File No. 3009

Correspondence from Wolfgang Lindemann from Constitutional Rights Law Centre.

That correspondence including the added late correspondence from Wolfgang Lindemann regarding Constitutional Rights Law Centre be received and referred to staff.

11.3. Sidewalk Inventory File No. 3009

Correspondence from Peter Ladner regarding sidewalk improvements.

That correspondence from the Peter Ladner regarding sidewalk improvements be received and referred to staff.

11.4. Alta Lake Vessel Operation Restriction Regulation File No. 3009

Correspondence from Jean Clarke regarding Alta Lake Vessel Operation Restriction Regulation.

That correspondence from the Jean Clarke regarding Alta Lake Vessel Operation Restriction Regulation be received and referred to staff.

11.5. COVID-19 File No. 3009

Correspondence from Philip Johnson regarding COVID-19.

That correspondence from the Philip Johnson regarding COVID-19 be received and referred to staff.

11.6. Highly Affected Sectors Credit Availability Program File No. 3009

Correspondence from MP Patrick Weiler regarding launch of the Highly Affected Sectors Credit Availability Program (HASCAP).

That correspondence from the MP Patrick Weiler regarding launch of the Highly Affected Sectors Credit Availability Program be received and referred to staff.

11.7. Re-Zoning Proposal (Cheakamus Crossing Parcelization) File No. RZ1165

Correspondence from Scott, Grace, and Mei Lin Redenbach regarding "Zoning Amendment Bylaw (Cheakamus Crossing Parcelization) No. 2298, 2020".

That correspondence from Scott, Grace, and Mei Lin Redenbach regarding "Zoning Amendment Bylaw (Cheakamus Crossing Parcelization) No. 2298, 2020" be referred to staff.

11.8. LGMA Call for Resolutions and Nominations File No. 3009

Correspondence from Shannon Story regarding LGMA Call for Resolutions and Nominations.

That correspondence from Shannon Story regarding LGMA Call for Resolutions and Nominations be received and referred to staff.

11.9. Provincial Tree Planting Program and COVID-19 Protocols File No. 3009

Correspondence from Katherine Lawrence regarding Provincial Tree Planting Program and COVID-19 Protocols.

That correspondence from Katherine Lawrence regarding Provincial Tree Planting Program and COVID-19 Protocols be received and referred to staff.

11.10. EPIC Vail Passes File No. 3009

Correspondence from Angela and David Claydon regarding EPIC Vail Passes.

That correspondence from Angela and David Claydon regarding EPIC Vail Passes be received.

11.11. Future Planning Post-COVID-19 File No. 3009

Correspondence from John and Karen Wood regarding Future Planning Post-COVID-19.

That correspondence from John and Karen Wood regarding Future Planning Post-COVID-19 be received and referred to staff.

11.12. PACE BC File No. 3009

Correspondence from Will Cole-Hamilton regarding PACE BC.

That correspondence from Will Cole-Hamilton regarding PACE BC be received and referred to staff.

11.13. Light-up Requests

a. HHT Canada THH File No. 3009.1

Correspondence from Carol Derksen, HHT Canada THH, requesting that on June 23, 2021 the Fitzsimmons Bridge be lit red and blue in support of Global HHT Recognition Day.

That correspondence from Carol Derksen, HHT Canada THH, requesting that on June 23, 2021 the Fitzsimmons Bridge be lit red and blue in support of Global HHT Recognition Day be received, referred and lit.

b. Amyloidosis Awareness Month File No. 3009.1

Correspondence from Kathi Luis, Special Projects Director, Amyloidosis Foundation, requesting that on March 6, 2021 the Fitzsimmons Bridge be lit red in support of Amyloidosis Awareness Month.

That correspondence from Kathi Luis, Special Projects Director, Amyloidosis Foundation, requesting that on March 6, 2021 the Fitzsimmons Bridge be lit red in support of Amyloidosis Awareness Month be received, referred, and lit.

12. TERMINATION

That the Regular Council Meeting of February 16, 2021 be terminated at 7:37 p.m.

REGULAR MEETING OF MUNICIPAL COUNCIL
MINUTES

Tuesday, February 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
Technical Director of Planning, M. Kirkegaard
Manager of Planning, M. Laidlaw
Planner, R. Licko
Transportation Demand Management Coordinator, E. DalSanto
Manager of Transport and Waste Management, A. Tucker
Acting Municipal Clerk, A. Banman
Acting Deputy Municipal Clerk, P. Lysaght
Council Coordinator, M. Miklea
Legislative Services Administrative Assistant, L. Wyn-Griffiths

1. **CALL TO ORDER**

Mayor J. Crompton called a five minute recess at the start of the Meeting due to technical issues. The Meeting was reconvened at 5:35 p.m.

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 AS AMENDED**

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

That Council adopt the Regular Council Meeting Agenda of February 2, 2021, as amended to include a presentation by Manager of Transport and Waste Management, A. Tucker for two grant applications for UBCM Community Emergency Preparedness Fund – Flood Mitigation and Emergency Management BC National Disaster Mitigation Program – Stream 3 Flood Mitigation; a presentation by Manager of Planning, M.

Laidlaw for 5298 Alta Lake Road Zoning Amendment for Employee/Market Housing; Deferral of the Whistler Valley Housing Society appointments; Deferral of the Advisory Design Panel appointments and 13 pieces of late correspondence regarding 5298 Alta Lake Road File No. RZ1157.

CARRIED

3. ADOPTION OF MINUTES

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council adopt the Regular Council Meeting Minutes of January 19, 2021; and

That Council adopt the Public Hearing Minutes of January 26, 2021.

CARRIED

4. PUBLIC QUESTION AND ANSWER PERIOD

Questions were asked during the Meeting via Zoom.

Dawn Titus, 8440 Bear Paw Trail

D. Titus asked if the updated environmental assessment has been completed regarding Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

The Manager of Planning M. Laidlaw confirmed this has been recently received and is currently under review by staff.

D. Titus asked if the Bylaw's First and Second Reading will be given tonight without attaching the environmental assessment.

The Manager of Planning M. Laidlaw advised that typically third party reports are not added to Council packages, rather staff prepared their reports with information from all sources, including third party reports. The Bylaw's First and Second Reading tonight do not relate specifically to the updated environmental assessment.

D. Titus asked if the existing traffic study is representative of the peak season traffic flow on Alta Lake Road.

The Manager of Planning M. Laidlaw advised as per the December 1, 2020 report, that staff have recently received an updated traffic study and it is under review.

D. Titus asked for clarification of the developer's relationship with the Resort Municipality of Whistler.

Mayor J. Crompton responded that they are considering the merits of rezoning, considering the input of the neighbours and the details of the proposal.

Richard Durrans, 5200 Jordan Lane

R. Durrans attempted to ask a question however was unable to activate their audio.

Mayor J. Crompton allowed for some time to pass, however still unable to activate their microphone to ask a question, Mayor J. Crompton then moved to the next individual's question.

Paul Hothersall, 2240 Gondola Way

P. Hothersall asked if any members of Council are aware of any other Whistler locations that have had COVID-19 outbreaks, other than those publicly announced recently.

Mayor J. Crompton advised Vancouver Coastal Health is doing their best and Council is not aware of other locations.

P. Hothersall noted one-third of all the restaurant/community exposure notices in the province have been from Whistler and suggested it may be related to insufficient contact tracing in the Municipality. He asked if the Municipality could require establishments to get contact information from each person who visits instead of one per group?

Mayor J. Crompton advised the pandemic is being managed by the Provincial Health Office and through the various Health Authorities. It's the professionals in that office that make these decisions.

Brandon Green, 5205 Jordan Lane

B. Green asked to hear from each member of Council with respect to RZ1157. He also asked why the RMOW were only supporting housing projects that were owned by the WHA and employees, and if the goals of these housing projects are congruent with the vision which Council had for these housing solutions.

Mayor J. Crompton advised that the public process needs to be followed for RZ1157 and Council will speak to questions then, however this Council Meeting is not specifically for that, rather that there will be a Public Hearing to address any issues. Likewise, 100 per cent Whistler Housing Authority ownership was only in place for approximately one year and produced housing proposals that were considered dense, and thus had to be changed in order to offer flexibility. Mayor Crompton advised Council did not reach the decision-making portion of that process, and Council can only speak by resolution.

Elise Maskell, 1500 Spring Creek Drive

E. Maskell said she is thankful of all the work RMOW Council and staff have done through these difficult times.

5. MAYOR'S REPORT

Condolences

Mayor J. Crompton, on behalf of Council and the Resort Municipality of Whistler, would like to share condolences with the family and friends of Patricia Lynn Walker.

Mayor J. Crompton, on behalf of Council and the Resort Municipality of Whistler, would like to share condolences with the family and friends of Grace Oaks.

COVID-19 Community Session

On January 21, Mayor and Council joined doctors from the Whistler Health Care Centre and community leaders to share updates about the latest

COVID-19 situation in Whistler and the steps being taken to prevent the spread of COVID-19 in our community.

A video recording, along with a question and answer document from the session is available at www.whistler.ca/COVID19.

If you were not able to attend the session, you can email your questions to communications@whistler.ca.

COVID-19 Testing

COVID-19 testing in Whistler is free. You do not need health insurance or BC MSP coverage to get a test. If you are concerned, you need a test.

Information on testing along with a self-isolation guide can be found at www.whistler.ca/COVID19.

Whistler Community Services Society is able to provide assistance to anyone in our community struggling with self-isolation. Whether you need food, hygiene products, financial assistance and connectivity - support is available.

Whistler Has Heart Project

On Wednesdays through Saturdays from February 3 to 27, the Whistler Has Heart project will see one hundred painted wooden hearts displayed at different pop-up locations throughout the Whistler valley.

The hearts will be painted by local artists and residents to thank our community and essential workers for their strength, support and kindness to one another throughout the pandemic.

Everyone is encouraged to post photos of the heart displays on Instagram with #MyWhistler.

There will also be a QR code displayed alongside the hearts where donations can be offered to support The Whistler Health Care Foundation.

The hearts will be displayed between 9 a.m. and 4 p.m.

Community Enrichment Program

2021 Community Enrichment Program applications are being accepted until February 15.

Local not-for-profit organizations and societies can learn more at www.whistler.ca/cep.

Business Licences

Business licences can now be applied for through the MyWhistler online portal at www.my.whistler.ca.

To submit an online business licence application, and to learn more about the licencing process and the updated fee schedule, visit: www.whistler.ca/BusinessLicences.

Whistler 101

The final episode in the Whistler 101 series aired last week.

All five episodes are permanently available for viewing at www.whistler.ca/101.

Councillor Jewett's Arts Update

Arts Whistler and Whistler Community Services Society (WCSS) have partnered in a campaign to raise awareness and funds for Mental Health. WCSS has had an unprecedented demand for mental health and emotional support from community members.

Artist Aurora Moore has designed a pin for a new mental health and awareness initiative. To show your support, individuals and businesses are asked to go to www.artswinwhistler.com to order "Reach Out" pins. I've already placed my order and added a donation.

Picturing Pemberton Art Exhibit now on at Maury Young Arts Centre.

The Teeny Tiny Art Show is coming. Artists are asked to have their submissions completed by the end of this month.

Tonight the Audain Tuesday Night Talks guest is Dempsey Bob - his three-quarter view Yellow Cedar Transformation mask is my favourite in the contemporary collection. The talk starts at 8:00 p.m., you can register at www.audainartmuseum.com.

The Squamish Lil'wat Cultural Centre is offering the "Bringing Home the Bannock Menu" every Friday. Pre-order for take-out or delivery.

"Welcome to the unceded territories of the Squamish and Lil'wat Nations". Learn more about land acknowledgements at SLCC.ca.

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

Communities that Care is asking young adults living in Whistler aged 18-30 years old to complete the 2021 survey. Go to www.ctcwhistler.ca to find the survey and complete it to tell us how to make Whistler better for you and win daily prizes.

If you're looking for a special gift, buy local. Either from a local business or one of our Museum gift shops.

Councillor Forsyth

Money Matters Financial Series: Teaching the 4-Pillars. Available at www.whistlerlibrary.ca along with lots of other exciting programs.

6. ADMINISTRATIVE REPORTS

6.1 SLRD Referral – Bylaw No. 1679-2020, Rezoning For WedgeWoods Estates To Permit Second Auxiliary Dwelling Unit For Affordable Employee Housing No. 21-008 File No. CR000106

Moved By Councillor R. Forsyth
Seconded By Councillor D. Jackson

That Council direct staff to respond to the referral from the Squamish-Lillooet Regional District regarding proposed Bylaw No. 1679-2020 with the comments attached as Appendix "A" to Administrative Report No. 21-008.

CARRIED

6.2 UBCM Grant Application Active Transportation Plan - Let's Move Whistler Report No. 20-009 File No. 546

Moved By Councillor C. Jewett

Seconded By Councillor J. Ford

That Council endorse the Let's Move Whistler grant application to the UBCM as part of the Active Transportation Planning program; and

That Council authorize staff to manage the Let's Move Whistler planning project.

CARRIED

6.3 Grant Application For UBCM Community Emergency Preparedness Fund - Flood Mitigation Planning Report No. 21-010 File No. 509

Presentation by Manager of Transport and Waste Management, A. Tucker.

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

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. 21-010.

CARRIED

6.4 Grant Application For Emergency Management BC National Disaster Mitigation Program - Stream 3 Flood Mitigation Planning Report No. 21-011 File No. 509

Moved By Councillor J. Grills

Seconded By Councillor J. Ford

That Council endorse the Stream 3 Grant Application for Flood Mitigation Planning, and if successful direct staff to provide overall grant management as per Emergency Management British Columbia's (EMBC) grant requirements attached as Appendix "A" to Administration Report to Council No. 21-011.

CARRIED

6.5 RZ001157 – 5298 Alta Lake Road Zoning Amendment For Employee/ Market Housing Report No. 21-012 File No. RZ001157

Technical Director of Planning, M. Kirkegard left the Meeting at 6:22 p.m.

Presentation by Manager of Planning, Melissa Laidlaw.

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

That Council consider rescinding first and second readings to "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020"; and

That Council consider giving first and second readings to "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020", as amended; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and further

That the matters described in the motion carried by Council on December 1, 2020 and attached for reference as Appendix “A” to this Report No. 21-012, be resolved prior to adoption of “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended.

CARRIED

6.6 Tourdex.com Systems Inc. 2020 Annual Filing Report No. 21-013 File No. VAULT

Moved By Councillor J. Ford
Seconded By Councillor D. Jackson

That the Council of the Resort Municipality of Whistler (Municipality) in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Tourdex.com Systems Inc. (Tourdex.com), pass the Consent Resolutions of the shareholders of Tourdex.com, copies of which are attached to this Administrative Report No. 21-013 as Appendix “A”.

CARRIED

6.7 Whistler.com Systems Inc. 2020 Annual Filing Report No. 21-014 File No. VAULT

Moved By Councillor J. Ford
Seconded By Councillor R. Forsyth

That the Council of the Resort Municipality of Whistler (Municipality) in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Whistler.com Systems Inc. (Whistler.com), pass the Consent Resolutions of the shareholders of Whistler.com, copies of which are attached to Administrative Report to Council No. 21-014 as Appendix “A”.

CARRIED

7. MINUTES OF COMMITTEES AND COMMISSIONS

7.1 Recreation Leisure Advisory Committee

Moved By Councillor R. Forsyth
Seconded By Councillor J. Ford

That Council receive the Regular Meeting Minutes of the Recreation Leisure Advisory Committee of December 10, 2020.

CARRIED

8. BYLAWS FOR RESCINDING FIRST AND SECOND READINGS

8.1 Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020

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

That "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" first and second readings be rescinded.

CARRIED

9. BYLAWS FOR FIRST AND SECOND READINGS

9.1 Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020

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

That "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020", as amended, be given first and second readings.

CARRIED

10. OTHER BUSINESS

10.1 Council Meetings During the COVID-19 Pandemic

Moved By Councillor R. Forsyth
Seconded By Councillor J. Grills

That Council direct staff to bring forward an updated *Council Meetings During the COVID-19 Pandemic* staff report when:

1. the Provincial Public Health Orders change to allow the public to attend in-person Council Meetings, and
2. Provincial guidance no longer strongly encourages all Council Meeting participants to attend electronically.

CARRIED

10.2 Deferral of Notification of Advisory Design Panel Appointments

Mayor J. Crompton advised that the board appointment to the Advisory Design Panel has been deferred to a later date.

10.3 Notification of Board of Variance Appointments

Mayor J. Crompton announced Jim Charters has been appointed of the Board of Variance for a three year term effective February 2, 2021.

10.4 Deferral of Notification of Whistler Valley Housing Society Appointments

Mayor J. Crompton advised that the four RMOW board appointments to the Whistler Valley Housing Society have been deferred to a later date.

11. CORRESPONDENCE

11.1 Province-wide Ban on Anticoagulant Rodenticides File No. 3009

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

That correspondence from Christine Baird regarding a letter from Mayor Linda Buchanan sent to Hon. George Heyman, Minister of Environment and Climate Change Strategy and Minister responsible for TransLink regarding Implementing a Province-wide Ban on Anticoagulant Rodenticides be received and referred to staff.

CARRIED

11.2 RZ1157 5298 Alta Lake Road File No. RZ1157

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

That correspondence from correspondence from the following individuals, regarding RZ1157 5298 Alta Lake Road be received and referred to staff:

- Claudie Warner;
- Rita Dodge;
- Michael Artiss;
- Morley Forsyth;
- Lisa Di Tosto;
- Dan Tyndall;
- Amy Romano;
- Brenda Fraser;
- Brandon Stuart Green;
- Colleen Fraser;
- Estelle Fraser;
- Sarah MacDonald;
- Brent Nichols;
- Brooke Romano;
- Mallory Mellor;
- Tiana Hauschka;
- Thomas Kanitz Rasmussen;
- Dennis Ross Rose;
- Dr. Genieve Burley;
- Tom Savage;

- Esa-Jane Rapaport;
- Holly Adams;
- Jennifer Jackson;
- Laura Wallace;
- Paul Brian;
- Susan Hamersley;
- Stephanie Reesor;
- Maria Hokkanen;
- Rob Follows;
- Richard Durrans;
- Claire Lamont;
- Dave Beattie;
- Emma Ertel;
- Jen Bridges;
- Natasha Oswald;
- Caroline Haselden;
- Janel Ryan;
- Alan Linsley;
- Brian Wallace and Wendy Carter;
- George Lever;
- Amanda Shaw;
- Joanne Scott;
- Lisa Di Tosto; and
- Patricia Custance.

CARRIED

11.3 Light Up Request World Down Syndrome Day File No. 3009.1

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

That correspondence from Liza Kiegler requesting that the Fitzsimmons Bridge be lit blue and yellow on March 21, 2021 in support of World Down Syndrome Day be received, referred, and lit.

CARRIED

11.4 Legal Cannabis Dispensaries in Whistler File No. 3009

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That correspondence from Tyler Follett regarding legal cannabis dispensaries in Whistler be received and referred to staff.

CARRIED

12. TERMINATION

Moved By Councillor C. Jewett

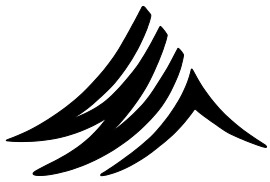
Seconded By Councillor R. Forsyth

That the Regular Council Meeting of February 2, 2021 be terminated at 7:09 p.m.

CARRIED

Mayor, J. Crompton

Acting Municipal Clerk, A. Banman



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: February 16, 2021

REPORT: 21-115

FROM: Environmental Stewardship

FILE: A05001

SUBJECT: COMMUNITY ENERGY AND CLIMATE ACTION PLAN REPORT – Q4, 2020

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Information Report No. 21-115 regarding quarterly progress on implementing the 2016 Community Energy and Climate Action Plan (CECAP) be received.

REFERENCES

Appendix “A” – CECAP Performance Tracking – Q4 2020

PURPOSE OF THE REPORT

The purpose of this report is to provide an update on the RMOW’s progress implementing the CECAP from October through December 2020. (See Appendix A).

DISCUSSION

Background

As a resort community dependent on outdoor activities for its economic success and quality of life, Whistler is deeply invested in addressing the impacts of climate change. The RMOW tracks emissions and monitors its progress on actions to mitigate and adapt to climate change. In 2016, the RMOW developed the Community Energy and Climate Action Plan (CECAP) as a guide for mitigating and adapting to climate change.

As directed by Council, staff prepares quarterly [CECAP](#) reports to provide regular progress updates on climate change mitigation and adaptation efforts across the organization and community. This quarterly report summarizes implementation progress during the period October 1st, 2020 – December 31st, 2020. The complete checklist of actions and their respective status is based on input provided by every department in the organization.

RMOW staff engage in broad, ongoing efforts to advance all CECAP actions. Below is a list of highlights to give an overview of the RMOW’s main achievements on climate change mitigation and

adaptation efforts in Q4, 2020. A comprehensive list of all actions, their current status and progress can be found in Appendix A.

Transportation:

With passenger vehicle transport being Whistler's largest source of GHG emissions, reductions in this sector continue to be a priority item. In Q4 2020, the RMOW promoted active transport with a fall 'GoByBike' week in September and by planning for more secure bike parking through the Bike Valet program or a new bike cage in the Library underground.

Public transit actions included:

- The promotion of local transit within Whistler with a free mask give-a-way to passengers.
- Transit fares were not increased in 2020 and the 6 and 12-month Spirit Transit passes were further reduced in price. RMOW staff is working with Whistler Chamber of Commerce staff to evaluate how the Spirit Transit Pass program can be expanded to a one month pass.
- RMOW staff have been working with BC Transit staff to launch phase 2 of the Transit Future Plan with the goal to strategically expand the transit system in Whistler.
- On December 15, 2020, the Day Lot Operating Committee implemented the TAG-recommended day rate parking fee. Revenues from parking fees in the Day Lots subsidize transit fares through the Community Transportation Initiative Fund.

To further encourage EV adoption and the installation of home charging options, the RMOW continued to provide top-ups for provincial rebates on home EV chargers. Top-ups were accessed by 7 single family homes and one multi-unit residential building.

Buildings:

With the goal to lower GHG emissions from existing buildings in Whistler, the building department hired a contractor to assist in obtaining a more complete picture of Whistler's building energy usage based on building type and era of construction. In addition, budget was approved to hire a consultant in 2021 to assist with the Green Building Policy update.

Waste:

The RMOW continues to move toward its Zero Waste goal to reduce upstream emissions. Reducing the amount of waste also reduces energy consumption and GHG emissions related to receiving, storing, managing and transporting the material out for recycling and landfill disposal. The Zero Waste Committee stakeholder engagement continued to better understand existing reduction and diversion challenges.

Climate change adaptation:

Climate change adaptation measures include actions around wildfire and flood protection, invasive species management as well as efforts to enhance weather independent tourism opportunities. The community FireSmart program supported a total of 16 neighborhood FireSmart projects in 2020 with 348 homes that used the FireSmart Community Chipper Service and 12 new neighborhoods and 60 single family dwellings being assessed. RMOW staff continually enhances collaborative efforts with regional partners to prevent and respond to wildfires. Additionally, the RMOW budgeted for invasive species management and will be engaging SSISC again in 2021. Floodplain mapping updates were received in Q4 2020 and recommendations from the accompanying report are being reviewed.

Grant applications:

To optimize the impact of the RMOW budget, staff made a significant effort to take advantage of grant funding by preparing and submitting the following grant applications:

- A grant application to UBCM for a \$10,000 Active Transportation Planning grant was submitted to further advance active transportation efforts
- A grant application to the CleanBC Communities Fund was submitted to install 16 Level 2 and 8 DCFC (fast) chargers.
- A grant proposal to Federation of Canadian Municipalities (FCM) was submitted to increase the uptake on heat pump incentives through a 'one stop shop' concierge approach. If successful, this project will be a collaboration with the Community Energy Association, the District of Squamish, and the City of New Westminster.

On December 15, Council adopted the 2020 Climate Action Big Moves strategy. This strategy allows the RMOW and the Whistler community to prioritize the climate change mitigation measures that have the most impact to reduce GHG emissions and to work towards reductions in a more focused way. CECAP mitigation actions that were identified to have a high GHG emission reduction impact are now incorporated into the Big Moves strategy. To streamline climate action efforts and reporting, future update reports will shift the focus towards progress on the Big Moves implementation and achievements. A formal recommendation to request a change in reporting to discontinue quarterly CECAP reporting and instead deliver twice annual reports on the Big Moves strategy will be made at the next update to Council.

One goal of the 2020 Climate Action Big Moves strategy is to embed climate action into the decision making process of every RMOW department. As a first step towards this goal, all staff engagement workshops were held in Q4 2020 to identify the small steps that each working group can take to demonstrate RMOW leadership towards achieving Whistler's climate target. In addition, a staff Climate Innovation Working Group (CIWG) was formed with volunteer members representing departments across the RMOW. The group will meet monthly with the first meeting scheduled for February 11. The purpose of the group is to provide a vehicle of communication between departments on actions that strategically support the implementation of the Climate Action Big Moves Strategy and its specific objectives and key initiatives.

Although work is progressing, many lower priority CECAP actions or actions that are outside municipal control remain unchanged or yet to be initiated. The adoption of the 2020 Climate Action Big Moves strategy on December 15, 2020 prioritizes high impact initiatives, and with continued hard work from existing staff and community members, increased progress is, and will continue to be made towards our overarching goals of energy and emission reduction.

See Appendix A for a complete listing of all actions, current status and comments.

Official Community Plan

Whistler's vision is to be a place where the community thrives, nature is protected, and guests are inspired. This ongoing work aims to reduce GHG emissions, remove the barriers for the community and guests to shift to lower carbon transportation, and help to achieve Whistler's climate goals. Therefore, this work is in alignment with Whistler's vision.

Goals, Objectives and Policies

The Community Energy and Climate Action Plan speaks to many goals, objectives and policies within Whistler's Official Community Plan (OCP).

10.1. Goal – Municipal decision-making is well-structured to achieve energy efficiency goals and GHG reduction targets

10.1.1. Objective – Leverage community-wide GHG reduction targets to track and motivate action.

10.1.1.6. Policy – Advance the implementation of the CECAP and ensure it is updated regularly.

10.5. Goal – Increase the resilience of Whistler’s infrastructure, natural environment and socio-economic assets from the potential impacts of a changing climate.

10.5.1. Objective – Ensure that climate adaptation planning is integrated in community decision-making.

10.5.1.3. Policy – Ensure that strategic directions related to climate change risk management and climate change adaption objectives are routinely considered in decision-making processes and well-integrated with the CECAP

Other Relevant Policies

Whistler CECAP commits to regular public reporting on progress, and quarterly reporting is a directive of Council.

BUDGET CONSIDERATIONS

The tracking and reporting of CECAP actions on a quarterly basis does not have direct budget implications beyond the dedication of staff time.

COMMUNITY ENGAGEMENT AND CONSULTATION

CECAP quarterly reports will be posted on whistler.ca for public access and review, and may be used in community open houses and other engagement as appropriate. Community engagement has been occurring on other related climate work, the Big Moves Strategy, which informed the 2020 Climate Action Big Moves strategy and related key initiatives.

SUMMARY

The RMOW continues to advance many of the actions and to liaise with other community and provincial stakeholders involved in emissions reduction and climate change adaptation. As highlighted in recent international reports and global meetings, it is imperative that we all take action to reduce our impacts on climate. The CECAP action list is broad and extensive, and priority actions are being incorporated into the Climate Action Big Moves strategy to streamline strategies and reporting efforts.

Respectfully submitted,

LUISA BURHENNE
CLIMATE ACTION COORDINATOR

For
HEATHER BERESFORD
MANAGER, ENVIRONMENTAL STEWARDSHIP

For
JESSIE GRESLEY-JONES
GENERAL MANAGER, RESORT EXPERIENCE



APPENDIX A – CECAP Q4, 2020

CECAP QUARTERLY UPDATE: October - December 2020						
ACTION #	RECOMMENDED ACTION	TIMING	RMOW LEAD	Progress since last update	Action Status	Update Q4
MITIGATION						
6.1 Mobile Energy Use – Transportation-based GHG Emissions						
6.1.1 Design Land Use for Location Efficient Living, Working and Playing						
6.1.1.1	Continued commitment to ensuring that Whistler is made up of increasingly complete and compact neighbourhoods.	Short	RMOW REX	Yes	In Progress	Rezoning applications for Cheakamus Crossing Phase 2 and private employee housing developments continue to be in progress.
6.1.1.2	Investigate raising the target for the number of employees, especially full-time employees, living locally (i.e. > than the current 75%)	Short	RMOW REX	Unchanged	Not Initiated	There are no specific updates for Q4.
6.1.1.3	Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.	Short	RMOW REX	Unchanged	Ongoing	This is an ongoing initiative with no specific updates for Q4.
6.1.1.4	Ensure that whenever possible, new development or significant redevelopment is concentrated in existing neighbourhoods or settled areas that are well-served by transit,	Short	RMOW REX	Yes	In Progress	Rezoning applications for Cheakamus Crossing Phase 2 and private employee housing developments continue to be in progress.

	pedestrian and cycling routes, amenities and services; and are characterized by increased residential density.					
6.1.1.5	Explore opportunities to expand live-work use designations within existing zones where this inclusion would not have adverse impacts on the neighbourhood's character.	Short	RMOW REX	Unchanged	Ongoing	This is an ongoing initiative with no specific updates for Q4.
6.1.1.6	Proposals for significant new development or redevelopment should be required to quantify future GHG emissions and energy consumption impacts (including transportation-based) and incorporate measures to minimize and/or mitigate projected increases.	Short	RMOW REX	Yes	In Progress	RFP for GHG impact tool under currently being put together.
6.1.2 Advance Local and Regional Mass Transportation Service						
6.1.2.1	Work with regional passenger carriers and provincial regulatory bodies to encourage greater frequency and more affordable choices for regional bus travel	Short	RMOW IS	Unchanged	In Progress	COVID19 pandemic and travel restrictions has made it so that there are fewer options than previously as there is far less demand for travel and shared travel to Whistler. Will look for opportunities in 2021.
6.1.2.2	Support the expansion, promotion and increased convenience of mass transportation services between Vancouver and Whistler	Short	RMOW IS	Yes	In Progress	COVID19 pandemic and travel restrictions has made it so that there are fewer options than previously as there is far less demand for travel and shared travel to Whistler.
6.1.2.3	Develop a public realm with improved multi-modal integration and comfortable, convenient transition areas – Bus Loop/taxi loop	Short	RMOW IS	Unchanged	Complete	Gateway Loop is in operation.

6.1.2.4	Advance a community-based social marketing research project to determine the key perceived barriers and benefits of increased use of mass transit transportation. Based on the associated results, develop and execute targeted community-based social marketing campaign and other relevant, practical solutions to increase use of mass transit	Short	RMOW IS	Unchanged	In Progress	In 2020 held a fall GoByBikeWeek in September and continued to promote local transit within Whistler with a free mask give-a-way to transit passengers to comply with COVID19 public transit orders.
6.1.2.5	Advance all potential opportunities to avoid increases in local transit fares.	Short	RMOW IS	Yes	In Progress	The DLOC implemented the TAG recommended Day rate parking fee change December 15, 2020 in Day Lots 1-5. Revenues from parking fees in the Day Lots subsidize transit fares through the Community Transportation Initiative Fund. Transit fares were not increased in 2020 and the 6 and 12-month Spirit Transit passes were further reduced in price. RMOW staff is working with Whistler Chamber of Commerce staff to see how the Spirit Transit Pass program can be expanded to a one month pass.
6.1.2.6	Continue to pass the infrastructure, maintenance, congestion, environmental and land costs of road and parking infrastructure onto users.	Med	RMOW IS	Yes	In Progress	The DLOC implemented the TAG recommended Day rate parking fee change December 15, 2020 in Day Lots 1-5. Revenues from parking fees in the Day Lots pay for operations and maintenance of the Day Lots.
6.1.2.7	Optimize the road network and highway to prioritize the flow of high occupancy vehicles (HOVs).	Med	RMOW IS	Yes	In Progress	RMOW received permission from the MoTI to hire a consultant to gather survey information for five high priority locations on Highway 99 to begin preliminary design over the winter.

6.1.2.8	Strategically expand transit system service levels and frequency where possible and affordable	Med	RMOW IS	Yes	In Progress	RMOW staff have been working with BC Transit staff to launch phase 2 of the Transit Future Plan public engagement in Q1 2021 to set priorities for 2021-2026.
6.1.2.9	Explore and consider opportunities to link Whistler Blackcomb and other local business products with (discounted) local and regional mass transit passes.	Med	RMOW IS	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.1.2.10	Continue to encourage the provincial government and private sector to pursue the return of higher-volume, affordable and more frequent passenger rail service to Whistler.	Long	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.1.2.11	Ensure that any potential investigation into new regional air service or a new airport facility includes a full assessment of the GHG emissions balance of the proposed project.	Long	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.1.3 Activate Walking, Biking and other Forms of Healthy Transportation						
6.1.3.1	Prioritize the recommendations of and regularly update the Whistler Transportation Cycling Plan and the Whistler Recreational Cycling Plan in planning for the pedestrian and bicycle network.	Short	RMOW REX/ IS	Yes	Ongoing	RMOW IS submitted grant application to UBCM for \$10,000 Active Transportation Planning grant.

6.1.3.2	Consider opportunities to permit the repurposing of existing village parking to other purposes to support preferred modes of transportation (i.e. bike parking, end of trip facilities)	Short	RMOW IS	Unchanged	In Progress	Secure Bike parking (Bike Valet program and Village Bike Cage in the Library underground lots) are part of the 2021 budget submitted to the CTIF.
6.1.3.3	Advance a community-based social marketing research project to determine the key perceived barriers and benefits of increased use of active transportation. Built upon the findings of the research, develop and execute targeted community-based social marketing campaign and other practical relevant solutions to increase use of active transportation.	Short	RMOW IS	Yes	Ongoing	Submitted grant application to UBCM for \$10,000 Active Transportation Planning grant.
6.1.3.4	Where opportunities exist, prioritize the optimization and enhancement of pedestrian infrastructure and safety throughout the community	Med	RMOW REX/IS	Yes	In Progress	Obtained permission from MoTI to develop a preliminary design to improve pedestrian access to southbound bus stop in Alta Vista. Hired a consultant to develop design options.
6.1.4 Support Electrification, and the Adoption of other Low Carbon Transport Options						
6.1.4.1	Support the development of, and increased access to, reduced-carbon mobile fuel options such as natural gas, appropriate biofuels, and electrical charging stations across the community.	Short	RMOW REX	Yes	Ongoing	Grant application to the CleanBC communities fund for 16 Level 2 and 8 DCFC chargers has been submitted. A user fee for all municipal owned EV chargers is under consideration. A user fee will encourage turn-over and the revenue will cover all operating, maintenance, and replacement cost

6.1.4.2	RMOW to aggressively advance the average fleet GHG and energy efficiency of the municipal vehicle fleet.	Short	RMOW IS	Yes	In Progress	A list of vehicles that would need to be replaced and qualify for electrification has been provided and the respective annual GHG emission reductions evaluated. A greater discussion about life cycle emission and a long-term electrification plan is underway.
6.1.4.3	Champion and support inter-community travel providers (including airlines) that are progressive leaders in energy and GHG innovation through preferred marketing relationships and other in-kind partnership opportunities	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.1.4.4	Integrate electric vehicles into existing private and public fleets (transit/delivery/taxis/shuttles)	Med	RMOW REX	Unchanged	Ongoing	RMOW staff have received no new updates from BC Transit on the arrival of electric buses in Whistler.
6.1.4.5	Support the use of 'appropriate' electric assist bicycles on Whistler's roads, and Valley Trail network, and support appropriate opportunities to increase secure storage and charging infrastructure in the Village.	Med	RMOW REX/ IS	Yes	Ongoing	Secure Bike parking (Bike Valet program and Village Bike Cage in the Library underground lots) are part of the 2021 budget submitted to the CTIF.

6.1.4.6	Explore opportunities to structure local incentives to support electric vehicle use within and to/from Whistler.(i.e. preferred or reduced parking fees for electric vehicles)	Med	RMOW REX	Unchanged	Ongoing	NRCan funding application was not successful. No new EV outreach programs are being planned at this moment.
6.1.4.7	Profile ultra-low emission private vehicle fleets (hotels, commercial recreation, as appropriate).	Med	RMOW IS	Unchanged	In Progress	RMOW staff waiting for appropriate time to visit electric bus fleet and advance this action.
6.1.4.8	Increase the enforcement of the Whistler anti-idling bylaw.	Med	RMOW CCS	Unchanged	Complete	Complete
6.1.4.9	Invest in electric vehicle integration across municipal fleet	Med	RMOW IS	Yes	Ongoing	A list of vehicles that would need to be replaced and qualify for electrification has been provided and the respective annual GHG emission reductions evaluated. A greater discussion about life cycle emission and a long-term electrification plan is underway.
6.1.4.10	Encourage local commercial recreation and leisure operators to minimize the GHG emissions associated with their activities.	Med	RMOW REX	Unchanged	Ongoing	Supported through ongoing commercial recreation Crown land referral processes.
6.1.4.11	Develop a social marketing initiative to drive the use and purchase of more efficient vehicles.	Long	RMOW REX	Unchanged	Ongoing	NRCan funding application was not successful. No new EV outreach programs are being planned at this moment.

6.1.4.12	Explore opportunities to effectively support and encourage the development of a new car coop/sharing program in Whistler, in addition to promoting ride-share and carpool programs.	Long	RMOW IS	Unchanged	In Progress	Carpool parking pass is still available in Day Lots 4 and 5 but is not actively being promoted due to COVID19 restrictions.
6.2 Stationary Energy Use – Buildings & Infrastructure GHG Emissions						
Existing Residential Buildings						
6.2.1.1	Continue to support and enhance the social marketing campaign to increase uptake of enhanced incentive programs and associated energy efficiency performance improvements.	Short	RMOW REX	Yes	Ongoing	Collaboration with the CEA, Squamish, and New Westminister has been initiated to increase the uptake on heat pump incentives through a 'one stop shop' concierge approach. A project grant proposal has been submitted to FCM to fund the pilot implementation.
6.2.1.2	Support and encourage Energuide energy labeling on homes for sale	Short	RMOW IS	Unchanged	In Progress	No specific initiative led by RMOW staff at this time
6.2.1.3	Expand the integration of climate change, energy efficiency and water conservation literacy into school programs and curriculum.	Short	RMOW REX	Yes	Ongoing	Environmental Stewardship continues to partner with and support AWARE as it delivers climate and environmental programs at Whistler Secondary.

6.2.1.4	Profile a deep energy retrofit as an example of what can be done to promote energy efficient retrofits in existing homes	Short	RMOW REX/IS	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.2.1.5	Continue to optimize performance outcomes of the Cheakamus Crossing DES and apply learning to future projects	Short	RMOW IS	Yes	In Progress	Modelling work has confirmed the existing DES system has capacity for all the new buildings in Cheakamus Crossing Phase 1, and the Parcel A buildings in Cheakamus Crossing Phase 2.
6.2.1.6	Advance opportunities to reduce the direct heating of outdoor areas (i.e. heated driveways, heated stairs, patio heaters, outdoor gas fireplaces).	Long	RMOW REX	Unchanged	Ongoing	A memo was prepared outlining the GHG impacts of outdoor heating and the need to develop a policy that regulates the use of outdoor heaters.
6.2.1.7	Encourage existing multi-tenant or multi-owner residential buildings to maintain or add individually metered energy consumption for individual properties (i.e. encourage user-pays principle)	Long	RMOW IS	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
Existing Commercial Buildings and Infrastructure						

6.2.1.8	Actively investigate the development of new district energy system for Whistler Village that increases energy efficiency, increases the share of energy production from renewable sources, reduces operating costs and decreases GHG emissions.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.2.1.9	Develop and implement a social marketing campaign with incentives to increase audits, uptake of incentive programs and associated energy efficiency performance improvements.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.2.1.10	Support and improve staff training on energy efficiency practices across hotel operations (start-up practices etc....)	Short	RMOW REX	Unchanged	In Progress	Planning for workshop of key energy stakeholders put on hold due to Covid 19
6.2.1.11	Advance a system of voluntary and mandatory energy benchmark reporting across Whistler's large energy consumers (leverage NRCAN Portfolio Manager updates into Canada).	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.2.1.12	Promote increased awareness of Energy Performance Contracting and other energy efficiency opportunities for commercial sector properties.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.2.1.13	Support the reestablishment of the former Whistler Facility Managers Association (WFMA)	Short	RMOW REX	Unchanged	Ongoing	Climate Action Coordinator re-evaluating best approach to support Facility Managers

6.2.1.14	Encourage approaches that reduce the direct heating of outdoor areas such as through open shop doors, patio heaters and heated driveways (i.e. explore the potential to create and enforce a closed door - energy waste bylaw in commercial and retail zones).	Med	RMOW REX	Yes	Ongoing	OCP policy 10.3.1.3 give direction for advancing regulatory approaches for reducing the use of outdoor area heating. Keeping covid-19 business sensitivities in mind, patio extensions with heaters are required to be electric.
6.2.1.15	Encourage existing multi-tenant or multi-owner commercial buildings to maintain or add individually metered energy use (i.e. encourage user-pays principle).	Med	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.2.1.16	Catalogue and develop strategies for maximizing the re-use of waste heat resources across the resort community.	Med	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.2.2 Ensure the Most Energy Efficient and Comfortable New Buildings and Infrastructure as Possible						
New Residential Buildings						
6.2.2.1	Support the trades, sub-trades, developers and building community with programs and initiatives designed to increase the uptake of energy efficient residential building designs, programs and technologies in Whistler.	Short	RMOW REX	Yes	In Progress	A workshop with building experts from the CHBA was held on November 5. The main goal was to discuss all building related Big Moves and to inform the final Big Moves strategy.

6.2.2.2	Streamline the development of passive house-certified, and net-zero residential buildings using tools such as accelerated permit processing.	Short	RMOW IS	Unchanged	In Progress	In progress, no Q4 update
6.2.2.3	Explore the feasibility for requiring energy modeling for new residential buildings and significant renovations at building permit phase.	Med	RMOW IS	Unchanged	Ongoing	The implementation of the Energy Step Code requires Energy Modelling for all new residential buildings but not for renovations.
6.2.2.4	Maintain and update the RMOW Green Building Policy to require higher energy performance standards during rezoning for new residential buildings	Long	RMOW REX	Unchanged	In Progress	Budget has been approved to hire a consultant to assist with the Green Building Policy update. Internal discussions underway to plan the next steps.
6.2.2.5	Encourage new multi-tenant or multi-owner residential buildings to have individually metered energy use (i.e. encourage user-pays principle)	Long	RMOW REX/S	Unchanged	Not Initiated	No RMOW initiative at this time
Existing Commercial Buildings and Infrastructure						

6.2.2.6	Designate Whistler Village as a District Energy Investigation Area to encourage flexible building systems for future potential DES connectivity.	Short	RMOW REX	Unchanged	Complete	Complete
6.2.2.7	Streamline the development of certified high-performance commercial buildings and/or significant renovations using tools such as accelerated permit processing.	Short	RMOW REXIS	Unchanged	Not Initiated	No RMOW initiative at this time
6.2.2.8	Explore the feasibility of requiring energy modeling for new commercial buildings and significant renovations at building permit phase.	Med	RMOW REX	Yes	Ongoing	Internal planning under way to adopt step code for Part 3 Buildings and low carbon energy system pathways. This can be combined with the update of the Green Building Policy with support of the Climate Action Coordinator.
6.2.2.9	Support the trades, sub-trades, developers and building community with programs and initiatives designed to increase the uptake of energy efficient commercial building designs, programs and technologies in Whistler.	Med	RMOW REX/CCS	Yes	In Progress	A workshop with building experts from the CHBA was being held on November 5. The main goal was to discuss all building related Big Moves and to inform the final Big Moves strategy.
6.2.2.10	Maintain and update the RMOW Green Building Policy to modernize the framework and ensure that opportunities to increase energy performance outcomes are identified and leveraged during permit approval and rezoning processes (commercial, institutional and residential).	Long	RMOW IS	Unchanged	In Progress	Development of Green Building Policy in budget for 2021.

6.2.2.11	Encourage new multi-tenant or multi-owner commercial buildings to have individually metered energy use (i.e. encourage user-pays principle).	Long	RMOW IS	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.3 Renewable Energy and Energy Supply Alternatives						
6.3.1.1	Encourage the use and fair commodity pricing of 'renewable' natural gas.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.3.1.2	Investigate and advance opportunities to incent electric heat pump systems to replace existing gas/propane/basic electric heating systems	Short	RMOW REX	Yes	Ongoing	Collaboration with the CEA, Squamish, and New Westminster has been initiated to increase the uptake on heat pump incentives through a 'one stop shop' concierge approach. A project grant proposal has been submitted to FCM to fund the pilot implementation.
6.3.1.3	Evaluate the potential for including support for local renewable energy installations within future energy and/or climate related community-based social marketing campaigns.	Short	RMOW REX	Unchanged	Ongoing	Feasibility Study completed for the use of biomass boilers and a heat recovery system in the MPSC.
6.3.1.4	Support provincial building code extensions and other tools that maximize the extent that local building regulation can require or support renewable energy systems in local development and construction.	Short	RMOW IS	Yes	In Progress	Building permit and inspections for new builds ongoing.

6.3.1.5	Develop a Renewable Energy Strategy to move Whistler toward the new 100% renewable energy target.	Med	RMOW REX	Unchanged	Not Initiated	The Climate Action Big Moves strategy includes renewable energy policies. Staff will not be developing a stand-alone Renewable Energy Strategy. The Big Moves Strategy was approved by council in December, 2020.
6.3.1.6	Undertake a research study to evaluate the best opportunities for developing and expanding renewable energy production in Whistler.	Med	RMOW REX	Unchanged	Ongoing	Feasibility study for biomass heating system at the Meadow Park Sport Center is currently being completed.
6.3.1.7	Develop and/or expand renewable energy pilot installations on appropriate municipal buildings and facilities.	Med	RMOW REX	Unchanged	Ongoing	Feasibility Study underway to explore the use of biomass boilers in the MPSC.
Encourage the Addition of Responsible, Regional Renewables						
6.3.2.1	Support local and regional renewable electricity production opportunities that include a careful assessment of potential negative impacts on ecosystem function, air quality, community character and visual aesthetics.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.3.2.2	Partner with utilities to provide feedback on the Integrated Resource Plans, and advocate for the inclusion of renewable energy provisions.	Med	RMOW REX	Unchanged	Not Initiated	No current IRP engagement at present (on mailing list)
6.4 Solid Waste System-based GHG Emissions						
6.4.1 Materials Minimization and Diversion						

6.4.1.1	Support the implementation of a strong SLRD Solid Waste Management Plan - with strong targets and actions, regional collaboration, and continued avoidance of waste/garbage incineration as part of the Plan.	Short	RMOW IS	Yes	In Progress	Continued progress
6.4.1.2	Support the expansion of local compost diversion programs (marketing, education, pricing, infrastructure, etc....)	Short	RMOW IS	Yes	In Progress	Continued progress
6.4.1.3	Evaluate opportunities to require new development or significant redevelopment to incorporate meaningful measures to minimize solid waste during design and construction, deconstruct rather than demolish, and encourage alternative and evolving methods of waste diversion during building operation.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.4.1.4	Continue moving towards the Zero Waste goal endorsed in 2005 and update the municipal solid waste strategy to advance zero-waste goals, planning and actions.	Med	RMOW IS	Unchanged	In Progress	Work in progress
6.4.1.5	Support and promote the increased use of the Sustainable Events Guide and monitor performance outcomes for all key events.	Med	RMOW REX	Unchanged	Not Initiated	

6.4.1.6	Evaluate and support implementation of efficient and convenient methods of collecting solid waste, recyclables and compost for people utilizing preferred methods of transportation.	Med	RMOW IS	Unchanged	Complete	No new initiative proposed at this time beyond the engagement of BC Transit
6.4.1.7	Encourage the private sector to develop and/or participate in innovative, cost-effective and environmentally sustainable solid waste and recycling programs in support of achieving our Zero Waste goal.	Med	RMOW IS	Yes	In Progress	Zero Waste Committee stakeholder engagement continues to better understand existing reduction and diversion challenges.
6.4.1.8	Implement standardized SLRD signage across Whistler to improve recycling and composting rates.	Med	RMOW IS	Unchanged	Complete	Standard signage is included on all new bins.
6.4.2 Reduce Upstream Emissions from Goods and Services						
6.4.2.1	Support the creation of a 'sharing economy' working group to explore the best opportunities for sharing locally available skills and equipment as a means of increasing affordability, reducing new consumption and decreasing local waste production.	Short	RMOW IS	Unchanged	In Progress	Work in progress
6.4.2.2	Encourage the use of the Re-Build-It Centre and Re-Use it Centre for the reuse of building materials, products and to support community services.	Short	RMOW IS	Unchanged	Complete	Facilities are open again. Expansion of this waste reduction program will be part of the updated Zero Waste Action Plan.
6.4.2.3	Promote opportunities for education and learning related to food production and associated GHG and environmental impacts.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time

6.4.2.4	Promote and facilitate opportunities to shorten food supply chains and that support less GHG intensive food growing and menu choices.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time
6.5 Enabling Energy Reduction and Climate Change Mitigation						
6.5.1 Ensure Adequate Governance and Funding for ongoing Climate Action progress						
6.5.1.1	Create a 'Climate Leadership Committee' as a standing committee of Council	Short	RMOW REX	Yes	In Progress	A staff working group is currently being formed (Climate Innovation working group). The goal is to have 12 members from various RMOW departments. Meetings are monthly with the first one being set for Feb 11th, 2021.
6.5.1.2	Investigate and advance opportunities to fund expanded local energy efficiency incentive programs with the annual RMOW corporate carbon tax rebate (CARIP).	Short	RMOW REX	Yes	In Progress	The CARIP fund policy A-32 is currently being updated.
6.5.1.3	Create a Climate Action Coordinator position on municipal staff to lead the coordination and implementation of this CECAP and related energy and climate management responsibilities at the RMOW.	Short	RMOW REX	Unchanged	Complete	Complete
6.5.1.4	Review and consider the implementation of a FortisBC franchise fee and dedicate the incremental funds to EE programs	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time.
6.5.1.5	Consider use of cash-in-lieu parking fees for improvement of pedestrian, cycling, and transit infrastructure.	Short	RMOW IS	Unchanged	In Progress	
6.5.2 Actively Work With Other Levels of Government to Advance Shared Climate Goals						

6.5.2.1	Lobby the Provincial government for further systematic increases in the BC Carbon Tax, and for a shift toward VKT-based car insurance structures (vehicle-kilometers-travelled-based).	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time.
6.5.2.2	Lobby the Provincial government for further systematic improvements to the BC Building Code that focus on building envelopes and energy efficiency.	Short	RMOW REX	Unchanged	Not Initiated	This is built into the Energy Step Code. The Energy Step Code focuses on building envelopes and energy efficiency. The issue is the Energy Step Code restricts energy usage per square meter not total energy consumption.
6.5.2.3	Lobby senior governments to encourage increased energy and GHG innovation in the automotive and aviation sectors.	Short	RMOW REX	Unchanged	Not Initiated	No specific initiative led by RMOW staff at this time.
6.5.2.4	Increase collaboration with neighboring S2S communities and the SLRD on climate-related issues.	Short	RMOW REX	Yes	In Progress	District of Squamish staff attends TAG as a guest.
6.5.2.5	Work with other groups and jurisdictions (i.e. BC Mayors Climate Leadership Council, City of Vancouver and other leading communities) toward advancing Whistler's 100% renewable energy goals.	Med	RMOW REX	Unchanged	Ongoing	No specific initiative led by RMOW staff at this time.
6.5.3 Support High Quality, Third-Party Verified Local Offset Products						
6.5.3.1	Encourage local organizations to support local carbon reduction projects like the Cheakamus Community Forest offset project.	Short	RMOW REX	Unchanged	Ongoing	No action taken in Q4

6.5.3.2	Encourage local accommodation providers and booking companies to provide options for purchasing local offset products.	Short	RMOW REX	Unchanged	Ongoing	No action taken in Q4
6.5.3.3	Continue to meet municipal carbon neutral commitments through the purchase of locally and regionally sourced high quality, externally verified offset products (i.e.. Cheakamus Community Forest)	Short	RMOW REX	Unchanged	Ongoing	The RMOW has maintained its carbon neutral status every year since 2010. Annual offset purchases are now 100% sourced from the Cheakamus Community Forest. RMOW purchased offset credits for 2019 year.
ADAPTATION						
8.5.1 Minimize Wildfire Threats						
8.5.1.1	Continue to implement the Community Wildfire Protection Plan, including emphasis on public education and engagement.	Short	RMOW CCS / REX	Yes	Ongoing	Year-end totals: 16 neighborhood FireSmart projects supported. 348 homes used the FireSmart Community Chipper Service. 30 bins used throughout the community in wildfire vegetation management/reduction activities. 12 new neighborhoods assessed. 60 single family dwellings assessed.
8.5.1.2	Prioritize the implementation of the landscape-level wildfire management plan for the Cheakamus Community Forest area.	Short	RMOW REX	Yes	In Progress	Cheakamus Lake Road project began in December 2020 with expected completion date by February 28, 2021.

8.5.1.3	Increase municipal and collaborative efforts around wildfire prevention with key corridor partners (i.e. MFLNRO, Sea to Sky fire rescue services, SLRD, Vancouver Coastal Health).	Short	RMOW CCS/ REX	Yes	Ongoing	Local FireSmart Representative workshop facilitation (develops new LFRs in BC with FireSmartBC [BCWS members])
8.5.1.4	Continue to review and update pre-incident and emergency response plans and communication protocols for wildfire situations.	Short	RMOW CCS	Yes	Ongoing	Updating Whistler Alert with prepared messaging in response to incident specific events including wildfire
8.5.1.5	Develop private property wildfire risk reduction guidelines and implement through municipal policy and/or procedures.	Short	RMOW CCS	Yes	In Progress	Working with planning to write defining covenants in new developments along with assisting in permit approvals process
8.5.1.6	Review existing and consider more restrictive campfire and backyard fire bans and increase the enforcement of fire bans and ticketing/fines for offenses during high fire risk periods.	Short	RMOW CCS	Yes	Ongoing	WFRS responded to 59 illegal outdoor burning complaints in 2020, with the majority occurring in July, August, and September. Each were quickly extinguished either by the offender or the fire team. 2020 was a challenging year due to COVID, which may have led to an increase in the number of illegal burning complaints. The positive outcome is the community's awareness and diligence with informing WFRS of these fires, especially important during high and extreme fire rating periods
8.5.1.7	Consider creating Development Permit Areas for wildfire protection.	Short	RMOW REX	Yes	Complete	The Wildfire Protection Development Permit Area is included in the RMOW's new OCP, which was adopted on June 23, 2020.

8.5.1.8	Lobby Provincial and Federal governments to increase funding for community and landscape level wildfire fuel reduction and response.	Med	RMOW REX	Yes	Ongoing	RMOW continues to discuss opportunities to collaborate. Province introduced new funding stream that includes wildfire fuel thinning. RMOW applied January 27, 2021.
8.5.1.9	Encourage private operators to implement wildfire prevention best practices for outdoor tourism and recreation facilities, particularly in and around high-risk interface areas.	Med	RMOW REX	Unchanged	Not Initiated	Nothing specific to private operators has been initiated but significant information is being shared with the general public.
8.5.1.10	Enhance collaborative efforts with regional partners to prevent and respond to wildfires (i.e. MFLNRO, Sea to Sky fire rescue services, SLRD, Vancouver Coastal Health).	Long	RMOW CCS	Yes	Ongoing	Enhance collaborative efforts with regional partners to prevent and respond to wildfires (i.e. MFLNRO, Sea to Sky fire rescue services, SLRD, Vancouver Coastal Health). We continue to collaborate with Squamish, Garibaldi and Pemberton fire rescue on mutual aid protocols including wildfire readiness and equipment. Further, the RMOW/SLRD Fire Protection Services Agreement – Whistler Fire Rescue response to WedgeWoods Estate took effect in October 2020. This agreement includes a response to a wildfire events with tasking from BC Wildfire Services.
8.5.1.11	Lobby the Province to incorporate FireSmart principles into the BC Building Code.	Long	RMOW CCS	Yes	In Progress	Discussions have been initiated between FireSmart Canada and the CBC, CHBA
8.5.2 Minimize Congestion on Highway 99						
8.5.2.1	Facilitate, develop and promote alternative and mass transportation options to and from Whistler.	Short	RMOW IS	Yes	In Progress	No update in Q4.
8.5.3 Minimize Damage from Heavy Rain Events						

8.5.3.1	Continue to conduct annual assessments of significant waterways to identify and mitigate high risk flood locations while respecting in-stream and riparian habitat regulations.	Short	RMOW IS	Yes	In Progress	New flood hazard mitigation information was reviewed with the design consultant.
8.5.3.2	Complete and implement a comprehensive update of the Whistler Integrated Storm water Management Plan (ISMP) that accounts for future climate change and related hydrologic changes within the lifespan of all existing and new infrastructure, buildings and developments. The ISMP should include key components of leading best practices in storm water management planning and risk assessment.	Med	RMOW IS	Unchanged	In Progress	In progress, no Q4 update
8.5.3.3	Complete and/or update floodplain mapping for all significant Whistler watersheds. Amend zoning and/or policies as needed to reflect adequate flood protection measures.	Med	RMOW IS	Yes	In Progress	Floodplain mapping updates received. A review of the recommendations from the accompanying report to be completed and the integration with the current RMOW policies and zoning to be planned.
8.5.3.4	Follow changes in risk-based insurance premiums and overland flood insurance and adapt as needed to changing context and regulations.	Med	RMOW IS	Unchanged	In Progress	No changes required yet.

8.5.3.5	Review and adapt as appropriate emergency planning protocols for extreme weather occurrences and related impacts, in consideration of projected climate changes.	Med	RMOW IS	Unchanged	In Progress	No Q4 updates
8.5.3.6	Improve the design and maintenance of current and future outdoor recreation assets to better absorb heavy rain events (i.e. trails, roads and other activity infrastructure).	Med	RMOW REX	Unchanged	Ongoing	Being considered in Parks Master Plan, upcoming Recreation Trails Strategy, and annual work plans.
8.5.3.7	Consider improvements to signs and lighting for Highway 99 and municipal bridges with respect to weather and flooding alerts. Explore new or additional tools for monitoring at-risk areas.	Med	RMOW IS	Unchanged	Not Initiated	
8.5.3.8	Update relevant policies and plans aimed at protecting Whistler's potable water supply from contamination (i.e. 21 Mile Watershed Protection Plan and Groundwater Protection Plan) to consider additional potential impacts related to projected local climate changes.	Long	RMOW IS	Unchanged	Ongoing	

8.5.3.9	Explore opportunities to improve sediment and erosion control requirements during development and construction.	Long	RMOW IS	Unchanged	Complete	Complete
8.5.3.10	Join the UN campaign "My City's Getting Ready!"	Long	RMOW REX	Unchanged	Not Initiated	No specific initiative led by the RMOW at this time
8.5.4 Ensure Adequate Water Supply						
8.5.4.1	Continue to update and prioritize implementation of the Comprehensive Water Conservation and Supply Plan focused on municipal conservation and infrastructure improvements, in addition to relevant regulations, policies and enforcement. The plan should be updated as needed to include or consider best practices in water conservation and supply management.	Short	RMOW IS	Yes	In Progress	Water meter installation completed in Function Junction neighborhood, integration of water meter data into Tempest still ongoing.
8.5.4.2	Enhance public engagement, communications and social marketing initiatives to optimize water conservation efforts and emergency preparedness related to water shortages.	Short	RMOW IS	Unchanged	In Progress	
8.5.4.3	Explore opportunities to improve municipal irrigation systems to maximize efficiency.	Short	RMOW REX	Yes	In Progress	Budget approved for Park Irrigation Strategy in 2022. Will integrate with Infrastructure Service's related water metering and non-potable water irrigation projects.

8.5.4.4	Consider opportunities to increase and promote rainwater and grey water capture and use in public and private infrastructure.	Long	RMOW IS	Unchanged	Not Initiated	Will consider in Parks Irrigation Strategy.
8.5.5 Enhance Weather Independent Tourism Opportunities						
8.5.5.1	Consider the development of a comprehensive resort-wide product enhancement, communications and marketing strategy to improve and promote the range of weather-independent and all-season tourism and recreation opportunities.	Short	RMOW Economic Development	Unchanged	Ongoing	Ongoing - work continues to progress in line with Economic Partnership Initiative (EPI) work plan.
8.5.5.2	Explore possibilities to secure additional appropriate waterfront areas for parks and recreation as needed (according to carrying capacity research) to support long-term growth in summer visitation, while preserving the environmental values of new site(s).	Short	RMOW REX	Yes	Ongoing	Ongoing
8.5.5.3	Continue to advance both cultural tourism development and the expansion of complementary learning and education initiatives.	Short	RMOW REX	Yes	In Progress	<p>1. Interpretive Panels: ~90 new or refurbished panels have been installed during the past 3 years; ~60 new or refurbished panels will be installed during each of 2022 and 2023.</p> <p>2. Whistler 101 Sessions: the 5-part video series was launched on December 16 with Episode 1: <i>Geodiversity</i>. Episodes 2-5 - <i>Biodiversity, Indigenous Peoples, History & Heritage, The Arts</i> - will be released weekly through January. The response to the series will be monitored; plans are in development to ensure awareness of and interest in W101 remains high.</p>

8.5.5.4	Explore opportunities to develop easily-accessible and affordable non-skiing, snow-based winter activities above the valley.	Med	RMOW REX	Unchanged	Not Initiated	There is free snowshoeing and cross country skiing on groomed valley trails, plus the Olympic Plaza play area.
8.5.5.5	Explore opportunities to accelerate Whistler Blackcomb Bike Park and other multi-use trail expansion in both physical footprint and length of season.	Med	RMOW REX	Unchanged	Not Initiated	RMOW has no control over WB Bike Park. Increased trail length of season and expanded network – RMOW is launching the Recreation Trail Strategy in Q1 2021
8.5.5.6	Place emphasis in relevant municipal policies on re-purposing existing under-used space to diversify tourism economy and provide non-snow-dependent recreation opportunities; remove barriers and encourage innovation.	Med	RMOW REX	Unchanged	Ongoing	Parks Master Plan deadline update - anticipated completion Q2 2021
8.5.6 Improve Ski Infrastructure for Weather Variability						
8.5.6.1	Anticipate snowline changes and consider building, improving and/or moving lifts, trails and other infrastructure accordingly to maintain and enhance terrain quality and user experience.	short	RMOW REX	Unchanged	Not Initiated	Not RMOW lead.
8.5.6.2	Continue to improve summer/fall grooming, trail surfacing and snowmaking operations at lower elevations to facilitate more effective snow management in low-snow conditions for alpine and cross-country ski trails.	med	RMOW REX	Unchanged	Not Initiated	Not RMOW lead.

8.5.6.3	Consider the potential to offer a Whistler Blackcomb combination ski/bike park pass and promote the overlap of recreation offerings earlier and later in the respective seasons.	long	RMOW REX	Unchanged	Not Initiated	Not RMOW lead.
8.5.6.4	Investigate potential land exchanges to optimize potential ski terrain.	long	RMOW REX	Unchanged	Not Initiated	Not RMOW lead.
8.5.6.5	Investigate opportunities to develop and/or improve policies related to alpine land use and development, with emphasis on enhancing recreation offerings and protecting the environment.	long	RMOW REX	Unchanged	Ongoing	RMOW Parks Planning staff continue to improve alpine trail and front country recreational experiences. Alpine Rangers program and interpretive signs are in place and planned for 2021.
8.5.7 Minimize Threats to Ecosystems, Biodiversity and the CCF						
8.5.7.1	Improve invasive species management efforts related to increasing pressures associated with a changing climate.	Short	RMOW REX	Unchanged	Ongoing	The RMOW budgeted for invasive species management in 2021 and will be engaging SSISC again. Kick off meeting to be held soon.
8.5.7.2	Develop and implement a Biodiversity Conservation Strategy that considers climate change and includes recommendations to monitor and protect ecosystem health and biodiversity from pressures including climate change.	Med	RMOW REX	Unchanged	In Progress	Consultant and Environmental Stewardship staff continue to develop priority habitat protection framework.
8.5.7.3	Conduct research and modify Cheakamus Community Forest management plans and practices to minimize risks related to climate change.	Med	RMOW REX	Unchanged	Complete	CCF continues to review options for making forest more resilient to climate change and wildfire.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 16, 2021
FROM: Resort Experience
SUBJECT: DVP01203 - 9595 EMERALD PLACE – SIDE YARD SETBACK VARIANCE

REPORT: 21-016
FILE: DVP01203

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Variance Permit DVP01203 for the development located at 9595 Emerald Place to:

1. Vary the north side setback from 3.0 metres to 2.44 metres for roof support posts;
2. Vary the north side setback from 3.0 metres to 1.73 metres for roof overhang;
3. Vary the north side setback from 3.0 metres to 2.72 metres for stair slab; and
4. Vary the north side setback from 3.0 metres to 2.44 metres for deck footing

All as illustrated on the Survey Plan 2113-03955-00-V-01-R2, prepared by McElhanney Associates Land Surveying Ltd. dated June 16, 2020, attached as Appendix “B” to Administrative Report to Council No. 21-015.

REFERENCES

Location: 9595 Emerald Place
Legal: PID 005-956-081; Lot 16 Block H District Lot 3625 Plan 12883
Owner: Brown, Ursel
Zoning: RS1 (Single Family Residential One)

Appendix “A” - Location Map
Appendix “B” - Survey Plan
Appendix “C” - Site Photos
Appendix “D” - Correspondence Received

PURPOSE OF REPORT

This Report seeks Council’s consideration for variances to “Zoning and Parking Bylaw No. 303, 2015” for existing roof support posts, roof overhang, stair slab and deck footing constructed within the north side yard setback at 9595 Emerald Place.

Council has the authority to vary “Zoning and Parking Bylaw No. 303, 2015” through Section 498 of the *Local Government Act*.

DISCUSSION

The owner is seeking a side setback variance to legitimize existing roof support posts, roof overhang, stair slab and deck footing at 9595 Emerald Place in Emerald Estates.

Site Context

The subject site is a relatively flat lot with a parcel area of approximately 832 square metres. The lot is zoned RS1 (Single Family Residential One) and fronts onto Emerald Place adjacent to Emerald Drive in the Emerald Estates neighbourhood. See Appendix “A” for the location of the subject property.

Existing Development

The site is developed with a two storey detached dwelling containing an auxiliary residential dwelling unit. The existing dwelling was built on the parcel in 1996 (Building Permit B-96-4696), followed by an addition of an auxiliary residential dwelling unit in 2000 (Building Permit B-00-6709), a small addition with roof extension in 2011 (Building Permit BP002361) and most recently a roof extension in 2019 (Building Permit BP004563).

The 2019 roof extension Building Permit (BP004563) was issued re-using the approved roof extension Building Permit (BP002361) plans from 2011 as the roof support posts and roof overhang were proposed to be replaced in the same location. After construction was completed, the Building Department requested a site survey prior to granting occupancy. Staff review of the survey (attached to this report as Appendix “B”) confirmed the location of the roof, deck and stair were not in compliance with the required Bylaw setbacks. Compliance is required prior to completion of Building Permit BP004563.

Staff review of previously issued Building Permits for this property confirmed that Building Permit B-00-6709 and Building Permit BP002361 for the roof, deck and stair were issued and occupancy was granted, even though the surveys submitted for occupancy did not detail the location of the roof, deck and stair relative to the property line. Staff note that the previously approved roof, deck and stair were constructed to mitigate snow shed while providing safe and private access to the auxiliary residential dwelling unit.

Description of Proposal

As seen in the survey plan (attached to this report as Appendix “B”) and site photos (attached to this report as Appendix “C”), the owners are proposing to legitimize the minor existing encroachments of roof support posts, roof overhang, stair slab and deck footing constructed within the north side yard setback.

The existing roof support posts, roof overhang, stair slab and deck footing variances are requested in response to the requirement for compliance prior to completion of Building Permit BP004563. As previous Building Permits were issued and received occupancy, resulting in long standing unintentional non-compliance issues, the owner pursued subsequent Building Permits and the proposed variances to bring the encroachments into compliance.

Letters of support for the requested variances have been received from the two immediately adjacent neighbouring property owners on the north and south sides as further discussed in the Community Engagement and Consultation section of this report.

Proposed Development Variance

The requested variances are described below:

Variance Request	Zoning and Parking Bylaw No. 303, 2015 Regulation
1. Vary the north side setback from 3.0 metres to 2.44 metres for roof support posts;	RS1 (Single Family Residential One) Zone Part 12 – Subsection 1: (14) The minimum permitted side setback, if the gross floor area of detached dwelling is 325 square metres or less, is 3 metres.
2. Vary the north side setback from 3.0 metres to 1.73 metres for roof overhang;	General Regulations Part 5 – Subsection 7(1)(a)(b)(i), “Projections into Required Setback Areas” (1) The following features are permitted in setback areas: (a) eaves, gutters, cornices, sills, belt courses, chimneys, heating or ventilating equipment provided such projections do not project more than 1 metre, measured horizontally, into a required setback area;
3. Vary the north side setback from 3.0 metres to 2.72 metres for stair slab;	(b) unenclosed stairwells, balconies, porches, canopies and sunshades, provided such projections do not project more than: (i) 1.5 metres into required front and side setback areas; provided the foundations or supports for such projections do not encroach into a required setback area.
4. Vary the north side setback from 3.0 metres to 2.44 metres for deck footing;	

The requested variances are identified on the survey plan attached as Appendix “B”.

POLICY CONSIDERATIONS

Development Variance Permit Criteria

Staff have established criteria for consideration of development variance permits. The proposed variances are considered to be consistent with these criteria as described in the table below.

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	The existing roof, stairs and deck are well integrated with the existing buildings design and finished to match. The siting, design and finishing of the structures are considered in keeping with the neighbourhood character visible from Emerald Place and Emerald Drive.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	Issuance of a variance to permit the existing roof, stairs and deck to remain as they are currently constructed results in no site preparation or earthwork.

Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	Issuance of a variance to permit the existing roof, stairs and deck to remain as they are currently constructed results in retention of all existing mature trees and vegetation on site. The existing structures are screened from view between neighbouring properties through the established landscape screening and mature trees in the north and south side yards.
Results in superior siting with respect to light access resulting in decreased energy requirements.	Issuance of a variance to permit the existing roof, stairs and deck to remain as they are currently constructed results in no change to light access. The existing structures were sited to complement the flat nature of the lot and respect light access through existing windows and doors.
Results in superior siting with respect to privacy.	The existing roof, stairs, deck and dwelling entrances are sited, oriented and setback from parcel lines to enhance privacy on the lot and between neighbouring properties.
Enhances views from neighbouring buildings and sites.	The existing roof, stairs and deck are well established and are not considered to affect neighbours views. The immediately adjacent neighbours have provided letters of support attached as Appendix "D".

Potential Negative Impacts	Comments
Is inconsistent with neighbourhood character.	The existing roof, stairs and deck are designed to be low in profile, consistent with the character of the existing building and sited to be consistent with the Emerald Estates neighbourhood.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	The existing roof, stairs and deck work with the flat nature the parcel, are integrated with the low profile two storey building and are not considered to increase the appearance of building bulk from the street.
Requires extensive site preparation.	n/a
Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views).	n/a
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	n/a
Requires a height variance to facilitate gross floor area exclusion.	n/a
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).	n/a

Zoning and Parking Bylaw No. 303, 2015

The property is zoned RS1 (Single Family Residential One). The requested side yard setback variances to “Zoning and Parking Bylaw No. 303, 2015” are described in the Discussion section of this report. The proposal meets all other regulations of “Zoning and Parking Bylaw No. 303, 2015”.

Official Community Plan Bylaw 2199, 2018

The recommended resolution included within this report is consistent with the goals, objectives and policies included within “OCP Bylaw 2199, 2018”. A Development Permit is not required.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. Development Variance Permit application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing DVP01203 is posted on the property.

Notices were sent to surrounding property owners in January 2021. At the time of writing this report, two letters of support had been received from the immediately adjacent neighbouring property owners on the north and south sides, which states that they both support the variance and have no concerns. These letters are attached as Appendix “D”.

One letter of support was received from the affected neighbour to the north which states that they support the variance as it contributes to the community’s mountain character and provides additional safety and protection from weather. One letter of support was received from the neighbour directly to the south which states that they support the variance as it creates safe passage to the suite and the existing construction fits with the existing design of the house.

Any letters received following the preparation of this report will be presented to Council at the time of consideration of the application

SUMMARY

Development Variance Permit DVP01203 proposes variances to “Zoning and Parking Bylaw No. 303, 2015” allow roof support posts, roof overhang, stair slab and deck footing within the north side yard setback at 9595 Emerald Place for Council’s consideration. This report recommends approving the issuance of the development variance permit.

Respectfully submitted,

Lindsay Clarke
PLANNING ANALYST

for
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

Location Map




Subject property





BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING FOUNDATION OF HOUSE ON LOT 16, BLOCK H, D. L. 3612, PLAN 12883

<p>THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL AND IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED. DATED THIS 16th DAY OF JUNE, 2020</p> <p>TREVOR BURTON, BCLS</p> <p>THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED</p>	<p>DIMENSIONS DERIVED FROM PLAN 12883 PID NO. 005-956-081</p>	<p>PREPARED FOR: URSEL BROWN</p>	<p>CIVIC ADDRESS: 9595 EMERALD PLACE, WHISTLER, V8E 0G5, BC DRAWING NUMBER: 2113-03955-00-V-01-R2</p>
	<p>THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.</p>	<p>© 2020 McELHANNEY ASSOCIATES LAND SURVEYING LTD. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.</p>	<div><p>McElhanney McElhanney Associates Land Surveying Ltd.</p></div> <div><p>Suite 205 1055 Millar Creek Road</p><p>Whistler BC Canada V8E 0K7</p><p>Tel 604 932 5426</p></div>





Lindsay Clarke

From: Planning
Sent: Monday, January 25, 2021 10:49 AM
To: Lindsay Clarke
Subject: FW: Development Variance Permit Application No. DVP01203 - 9595 Emerald Place

From: Kay Chow [REDACTED]
Sent: Monday, January 25, 2021 10:40 AM
To: Planning
Subject: Development Variance Permit Application No. DVP01203 - 9595 Emerald Place

Attention: Lindsay Clarke, Planning Analyst

Dear Ms. Clarke,

We are the owners of the property immediately adjacent, to the north side of the above noted. This email conveys that we support this application's requested variances.

Overall, the home is well maintained and the quality construction is esthetically pleasing, contributing positively to the community's mountain character. Additionally, the recent renovation provides safety and protection from inclement weather.

Thank-you for your consideration.

Sincerely,

Kay Chow
Holger Schultz
9591 Emerald Drive

Lindsay Clarke

From: Planning
Sent: Friday, January 29, 2021 10:47 AM
To: Lindsay Clarke
Subject: DVP01203: Re Variance permit for 9595 Emeardl Place

From: Dave Clark (WHM) [REDACTED]
Sent: Friday, January 29, 2021 10:45 AM
To: Planning
Subject: Re Variance permit for 9595 Emeardl Place

Hi Lindsay,

We are just writing to you to comment that we are in support of Ursel Brown at 9599 Emerald Place receiving a variance permit for the change in the roof and support posts put in place for safe passage to the suite of her house. The changes fit in with the design of the house and don't appear to create any disturbance to adjacent property with the slightly lessened setbacks.

Thank You,

Dave and Wendy Clark

[REDACTED]

9599 Emerald Place

Whistler BC

V8E0G5

Dave Clark
Race Director
Whistler Half Marathon, presented by Smartwool

[WATCH the video](#)

June 4-6, 2021. Registration February 15, 2021

www.whistlerhalfmarathon.com

See Us on [Instagram](#)

Find Us on [Facebook](#)

Follow Us on [Twitter](#)

www.whistlerhalfmarathon.com



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 16, 2021
FROM: Resort Experience
SUBJECT: PUBLIC HEARING SUMMARY AND THIRD READING FOR ZONING
AMENDMENT BYLAW (RETAINING WALLS) NO. 2033, 2020

REPORT: 21-017
FILE: RZ001065

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving third reading to “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020”.

REFERENCES

Appendix “A” – Summary and Review of Public Hearing Comments for “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020”

“Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020” (Not attached)

Administrative Report to Council No. 20-104, RZ001065 Zoning Amendment Bylaw – Text Amendments to Improve Size and Location Regulations of Landscape Features and Retaining Walls, dated October 20, 2020 (Not attached).

PURPOSE OF REPORT

This Report provides a summary of the verbal and written submissions made during the Public Hearing process held for “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020” on November 17, 2020 pursuant to section 465(5) of the *Local Government Act*. Staff are not recommending any changes to the proposed Bylaw based on the Public Hearing submissions. This Report also presents “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020” for Council’s consideration of third reading.

DISCUSSION

Background

“Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020” was introduced to Council on October 20, 2020. The purpose of the proposed Bylaw is to amend the General Regulations of “Zoning and Parking Bylaw 303, 2015” with respect to retaining walls and landscape features. At the October 20, 2020 meeting, the proposed Bylaw was given first and second reading and authorization to proceed to Public Hearing. A Public Hearing was held on November 17, 2020.

“Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020” will amend Part 5.7 Projections into Required Setback Areas of the General Regulations of Zoning and Parking Bylaw 303, 2015 as follows:

Landscape Features

1. Increase the maximum allowable height of all landscape features (including planters, stairs, walkways, decks and decorative walls, but not including retaining walls) in building setback areas from 0.6 metres to 1 metre.
2. Maintain the minimum setback from any side parcel line at 1 metre and from any front or rear parcel line at 2 metres.

Retaining Walls

Establish separate regulations for retaining wall than for other landscape features, as follows:

1. Increase the maximum allowable height of retaining walls from 0.6 metres to 1.22 metres.
2. Decrease the minimum setback from any parcel line that does not abut a highway, typically side and rear setbacks, from 1 and 2 metres respectively to 0 metres.
3. Maintain the minimum setback from any parcel line that abuts a highway (typically a front) at 2 metres.
4. Where there are two or more retaining walls within the same setback area, require each retaining wall to be separated from any other retaining wall by a horizontal distance of 1.22 metres; and limit the maximum slope of finished ground between retaining walls to not more than 1:4 (1 rise:4 run).

Public Hearing Summary

At the Public Hearing, there was one written submission and one verbal submission made by the public respecting the proposed Bylaw. Submissions to Council on the proposed Bylaw were related to snow clearing and buildup, privacy, safety and concerns specific to DVP01197. Staff's review of the submissions concludes that the proposed bylaw reduces the potential negative impacts of snow clearing and buildup, is likely to improve privacy between neighbouring properties, that safety concerns are addressed by the BC Building Code and that concerns related to DVP001197 will be addressed through the Development Variance Permit Process. A detailed summary of these submissions and staff's review relative to the proposed Bylaw is provided in Appendix "A". Based on staff's review, staff recommends that there are no significant issues to address and that the Bylaw be given third reading without changes.

OTHER POLICY CONSIDERATIONS

Other policy considerations for the proposed Bylaw are outlined in the October 20, 2020 Council Report.

BUDGET CONSIDERATIONS

This is a municipally initiated bylaw amendment and all costs associated with the Bylaw preparation, Public Hearing, notices and legal fees are covered under the existing Planning Department budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

The community engagement and consultation process for the proposed Bylaw is outlined in the October 20, 2020 Council Report. At the Public Hearing, there was one written submission received by the public and one oral representation made by the public respecting the proposed Bylaw. A summary review of the written submission and oral representation from the Public Hearing process is provided in Appendix “A”.

SUMMARY

This Report presents a summary of the Public Hearing submissions for “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020” pursuant to section 465(5) of the *Local Government Act*. The report recommends that Council consider giving third reading to “Zoning Amendment Bylaw (Retaining Walls) No. 2033, 2020”.

Respectfully submitted,

Lindsay Clarke
PLANNING ANALYST

for

Mike Kirkegaard
DIRECTOR OF PLANNING

for

Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

SUMMARY AND REVIEW OF PUBLIC HEARING COMMENTS FOR ZONING AMENDMENT BYLAW (RETAINING WALLS) NO. 2033, 2020

The following provides a summary of written and verbal Public Hearing submissions for the November 17, 2020 Public Hearing as well as staff's review and recommendations related to the comments. The summary is not intended to transcribe or replicate all of the comments that were made during the Public Hearing process.

There was one written submission received from the public prior to the Public Hearing (attached as Schedule 1), and one oral submission made by the public at the Public Hearing. A video recording and minutes of the public hearing are available at: <https://www.whistler.ca/municipal-gov/council>.

The summary is organized according to the following topic areas:

1. Snow Clearing and Buildup
2. Privacy
3. Safety
4. Comments and Concerns Specific to DVP01197

1. Snow Clearing and Buildup

Public Comments:

One written submission and one oral submission were made by the same person expressing concern about snow clearing and buildup between neighbouring properties when a retaining wall is permitted closer to a property line than the existing bylaw permits. The primary concerns were; the potential for snow clearing to result in snow build up in a side yard setback area, the ability of snow to be retained in a side yard setback area and how snow buildup on a property could affect a neighbouring property.

Staff Review:

The proposed Zoning Amendment Bylaw is considered to reduce the potential negative impacts of snow clearing and buildup between private properties as illustrated in Figure 1 of this document.

The proposed Bylaw maintains the requirement for retaining walls to be setback at least 2 metres from any parcel line that abuts a highway (typically a front), in order to maintain a suitable setback for sightlines along a road and winter snow storage. This setback is applied to both public and private (strata) roads.

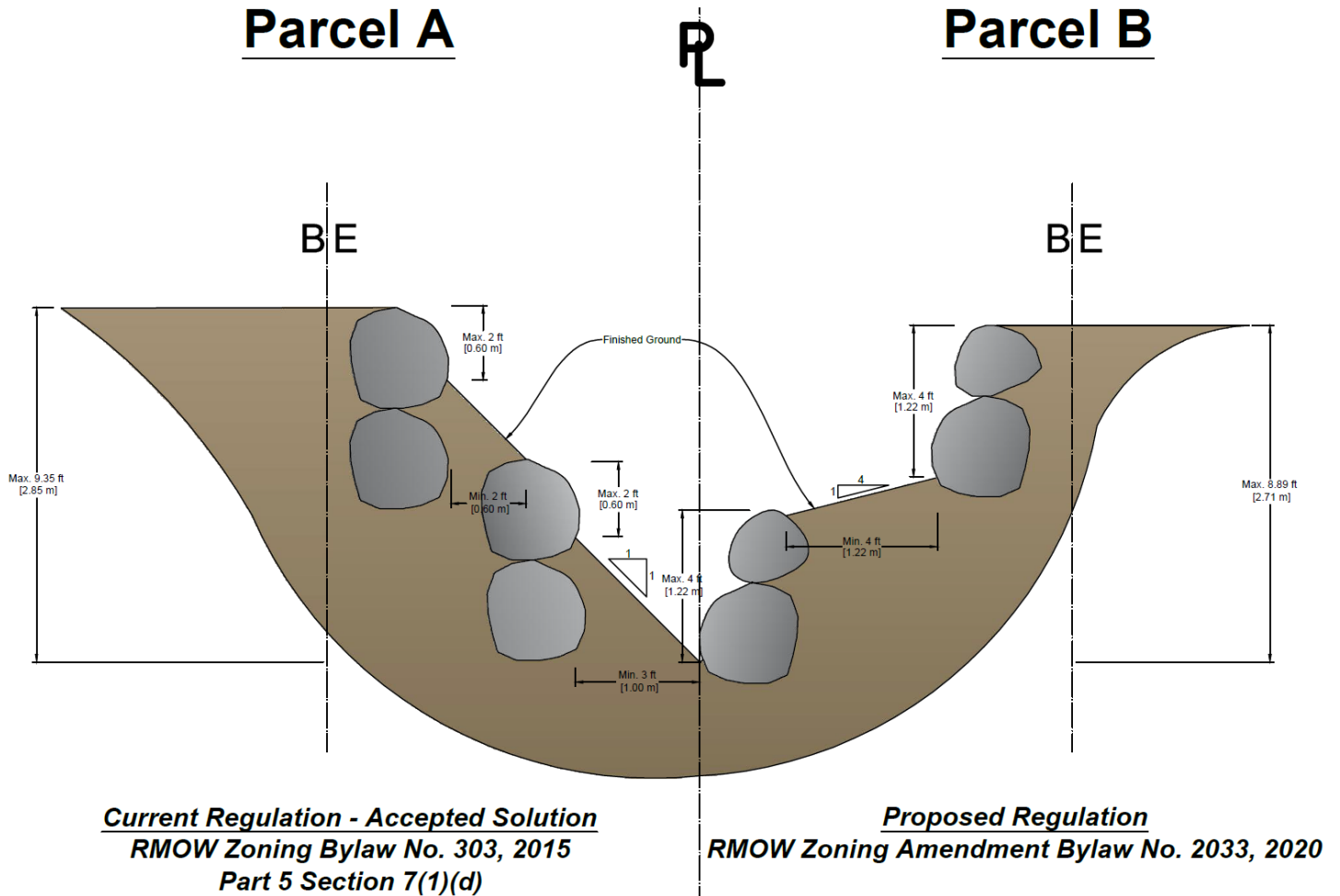
The proposed Bylaw encourages terracing retaining walls in side yard setback areas by requiring 1.22 metres distance between walls with a maximum 1:4 slope of finished ground between walls. By regulating the slope and distance between walls, the proposed Bylaw is considered to facilitate improved terracing of retaining walls, which allows for more snow retention in side yard setback areas between neighbouring properties. Further, if a driveway or walkway is located above a retaining wall, which could result in snow being pushed into the side yard setback area, the proposed new terracing is expected to facilitate the catching and retention of that snow.

In comparison the existing Bylaw allows multiple retaining walls in side yard setback areas to be 0.6 meters in height and setback 1 metre from the side parcel line, without regulating the

distance between walls or the maximum slope of finished ground between walls. Further, the existing Bylaw does not prevent a steep 1:1 slope in a setback area, which reduces the ability for snow retention in setback areas between neighbouring properties.

Staff provide the following illustration comparing how retaining walls can be constructed in compliance with the existing Bylaw on Parcel A and constructed in compliance with the proposed Bylaw on Parcel B as show in Figure 1 below.

Figure 1: Parcel A existing Bylaw compared to Parcel B proposed Bylaw



2. Privacy

Public Comments:

One written submission was received expressing concern about privacy between neighbouring properties and impact to neighbouring property value. The primary concern was the potential difference in elevation that could be created between neighbouring properties by the proposed Bylaw, and that it could facilitate overlook views from a higher elevation property onto the adjacent lower elevation property, specifically in relation to driveways and walkways located above retaining walls.

Staff Review:

The proposed Zoning Amendment Bylaw is likely to improve privacy between neighbouring properties over the existing Bylaw.

As illustrated in Figure 1, the proposed Bylaw encourages terracing retaining walls in setback areas by requiring 1.22 metre distance between walls with a maximum 1:4 slope of finished ground between walls. By regulating the slope and distance between walls, the proposed Bylaw is considered to facilitate the opportunity for soft landscaping and planting between terraced retaining walls with the potential to provide for increased privacy between neighbouring properties.

In comparison the existing Bylaw allows multiple retaining walls in side yard setback areas to be 0.6 meters in height and setback 1 metre from the side parcel line, without regulating the distance between walls or a maximum slope of finished ground between walls. Further, the existing Bylaw does not prevent a steep 1:1 slope in a side yard setback area, which results in challenging growing conditions which may reduce the effectiveness and survival of planting or landscape screening between neighbouring properties.

Staff note that the existing Bylaw regulates the location of walkways and parking spaces and there is no proposed change to these regulations under the proposed Bylaw. The existing Bylaw requires walkways to be setback 1 metre from any side parcel line and parking spaces to be setback 1.5 metres from any parcel boundary.

3. Safety

Public Comments:

One written submission and one oral submission were made by the same person expressing concern about safety on a property. The primary concern was the potential for a walkway or driveway to be located above a retaining wall, which could create a safety and/or fall hazard.

Staff Review:

The potential safety/fall hazard that could be created by constructing a walkway adjacent to a building above a retaining wall is addressed by the BC Building Code. The BC Building Code requires a guard to be constructed where there is a difference in elevation of more than 0.6 metres between a walking surface and the adjacent surface. Building Safety is regulated by the BC Building Code and enforced by the Building Department.

4. Comments and Concerns specific to DVP01197

Public Comments:

One written submission was received expressing concerns specifically related to DVP01197. The primary concern identified is that the process for variances needs to be a permission-based model versus a forgiveness model. The submission noted that the referenced Development Variance Permit was applied for after the retaining walls were constructed resulting in the perception that approval of the retaining walls may be a foregone conclusion creating a difficult situation between neighbours.

Staff Review:

Development Variance Permit DVP01197 is under review. Issues specifically related to DVP01197 will be addressed by staff through the Development Variance Permit process.

Staff Recommendation:

Staff recommends that there are no significant comments that require revisions to the proposed Bylaw, and that Council give third reading to the Bylaw as written.

Tim and Guylaine Cantin-Vincent
1581 Tynebridge Ln, Whistler, BC

Ref: **ZONING AMENDMENT BYLAW (RETAINING WALLS) NO. 2033, 2020**
A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

Mayor and Council

Please accept our input with regards to the new zoning amendment bylaw NO 2083, 2020.

We are writing this based on our experience with an outstanding variance request (DVP 01197) that was posted late August. We have been in communication with both the planning and building departments who informed us of this zoning amendment.

Let me first summarize the changes and clarification that we would like to request and then discuss the rationale behind each:

1. Stipulate whether the retaining wall has to be within the building envelope of the property.
2. Clearly stipulate that the base of the first retaining wall must be 1.22 meters from the parcel line or within the building envelope if they are not aligned.
 - There can be a 1:4 (1 rise: 4 run) starting at the parcel line and a 1.22 meter high wall above this grade.
 - This will provide for 1.525 meter height
 - Figure 5-C shows this but it is not stipulated and in conversation with the planning department they stated if not stipulated there is no setback.
3. Subsequent walls must adhere to the same distance, grade, and height restrictions
4. Add a stipulation that there must be a 1.22 meter setback from the top of the final wall that can be used only for landscape features. Building constructs such as exterior walls, walkways, and driveways have to start after the setback
5. Walkways must adhere to current minimum width restrictions

Points 1, 2 and 4 above are actual clarifications changes, number 3 is just restating what is in the zoning amendment proposal and 5 we are stating for completeness.

Rationale behind the additions are driven by our direct experience with the situation driving the variance application referred to above. There are four main factors that drive these recommendations/request; safety, snow clearing and buildup, privacy, and impact to neighbouring property value. Safety and snow issues are highly inter-related as are privacy and property value impact.

In order to ensure there is clarity on some of the comments we are making it is best to summarize the situation with the referenced variance application.

- Parcel line is 3 meters from the building envelope
- Exterior wall of property is on the building envelope line and three meters from parcel line
- Retaining wall base is <1 meter from parcel line (variance request is to take this to 0 meter from parcel line versus the 3 meters)
- At highest point retaining wall is approximately 2.5 meters above our property (variance request also addresses this)

We have enclosed two images to visually assist in the example, for reference the fence in the second image is 1.22 meter high.

- Snow will build up on the property at the base of this wall adding to the snow challenges increasing the risk of damage due to drainage and pressure from additional snow.
- There is nothing to stop snow from being pushed over side of the wall. Given our experience there is absolutely no way to stop/enforce this from occurring. Attempts to do so can and does lead to acrimony.
- With a walkway and driveway at such a height above the neighbouring property, there is risk of debris, people and objects falling. It would not take too much for a car to skid off the edge.
- With a walkway along the top of the retaining wall people can easily look down onto and into the neighbouring property. Enabling people to look into the neighbouring home completely eliminates any sense of privacy.
- The invasion of privacy and view from within a neighbouring property out to an up to a walkway and driveway will have a negative impact on the value of that property.

If we use the above example without the clarifications and additions we suggest, with respect to parcel line and building envelope, you could easily end up with:

- First wall at parcel line with height of 1.22 meters
- Second wall at 1.22 meters from first wall with height of 1.525 meters
- Total height of 2.745 meters with option of walkway and driveway right on top of that height
- Potentially a third wall another 1.22 meters back (2.44 meters from parcel line) with another 1.525 meters for a total height of 4.27 meters with option of walkway or driveway right on top of this wall.

Even with the first two walls there is a very high risk of snow issues and safety concerns and no privacy for the property at the bottom of the line.

One final request/suggestion we would like to make, again based on our unfortunate experience. This process has to be a permission-based model versus a forgiveness model. Variance requests, for bylaws such as this, should be made ideally as part of the plan approval process. There will be cases that this may not be possible and when not before the actual specific aspect is built. This will avoid acrimony as well as potential legal issues all around.

In our case the variance is effectively a fait accompli and it is an incredibly difficult situation. Both my wife and I suffer from chronic Lyme disease and moved to Whistler to lower our stress and to improve our health. The situation we are in due to the current process has impacted our health significantly, hopefully we can help avoid others having to experience the same.

We appreciate the opportunity to raise our concerns and also constructively provide concrete recommendations based directly on our experience. The interactions we have had with Jay, Nelson, and Joe in the building department and Clancy in the planning department have been exemplary.

Our confidence is very high that RMOW will prioritize safety and privacy, especially in these times.

Your sincerely

Tim Cantin-Vincent

Guyline Cantin-Vincent







REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 16, 2021
FROM: Resort Experience
SUBJECT: RZ001164 – 8200 BEAR PAW TRAIL – RAINBOW PLAZA REZONING

REPORT: 21-018
FILE: RZ001164

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 and second readings to “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”; and further

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.

REFERENCES

Location: 8200 Bear Paw Trail
Legal Description: PID 027-688-062; LOT 9 DISTRICT LOT 7302 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP38413
Owner: Rainbow Canuck Properties
Current Zoning: CD1 Zone (Comprehensive Development One)
Appendix “A” – Location Map
Appendix “B” – Applicant proposal letters
Appendix “C” – Site Plan for Proposed Child Care Facility
Appendix “D” – Rezoning Criteria Evaluation
Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020 (not attached)

PURPOSE OF REPORT

This Report presents “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” for Council consideration of first and second reading, and recommends that Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.

The proposed bylaw will amend the regulations applicable to the CD1 Zone. The CD1 Zone is a comprehensive development zone applicable to the Rainbow neighbourhood, however, the proposed bylaw amendment is specific to Rainbow Plaza, located at 8200 Bear Paw Trail. The proposed bylaw will increase the range of Permitted Uses in the CD1 Zone applicable to 8200 Bear Paw Trail to permit Child Care Facility and to allow a broader range of neighbourhood serving commercial uses that are

not limited to those identified as local service commercial and local personal service. The proposed bylaw will also alter the density requirements for commercial uses in the CD1 Zone applicable to 8200 Bear Paw Trail to allow more flexibility and a broader range of commercial tenants without increasing the overall maximum density currently permitted.

DISCUSSION

Site Context

As shown in Appendix “A”, the subject property is located at 8200 Bear Paw Trail, in the Rainbow neighbourhood. The property consists of a mixed use commercial and residential development with approximately 1,953 square meters of commercial floor area and 4,277 square metres of residential floor area. The building’s existing commercial floor area consists of a retail grocery store, a liquor store, a dentist office, a café and an unoccupied CRU with 171 square metres of vacant floor space.

Proposed Rezoning

The applicant has requested that the CD1 Zone be amended to improve the viability of the commercial tenancies at 8200 Bear Paw Trail and improve the services offered to neighbourhood residents, citing that current regulations are too restrictive hindering the ability of businesses to locate in the area and limiting local neighbourhood residents’ access to everyday services within a walkable distance of their homes. There is currently one unoccupied Commercial Retail Unit (CRU) at 8200 Bear Paw Trail, and the applicant has identified that the regulations of the CD1 Zone has led to difficulty leasing out the available commercial space. The applicant has also requested to include Child Care Facility as a Permitted Use to accommodate a potential Child Care Facility in the vacant CRU at the site. The applicants Proposal letter and further letter to update the proposal are included as Appendix “B”.

The applicant has identified a potential client for a proposed Child Care Facility in the vacant CRU (Unit 109). The vacant CRU is 170 square metres in gross floor area, and the applicant has demonstrated that 24 children, plus five (5) staff could be accommodated in the unit (separated into an Infant/Toddler area and a Childcare Area) to comply with the requirements of British Columbia’s Child Care Licensing Regulation. A proposed outdoor play area of 92.9 square metres has been identified in the community space in the commercial plaza directly outside the CRU’s. The outdoor play area can accommodate a maximum of 15 children at any given time in accordance with the requirements of British Columbia’s Child Care Licensing Regulation. The outdoor play area can be used on a rotating schedule to accommodate different groups through the day.

Staff support the use of the existing outdoor community space in the commercial plaza for the proposed Child Care Facility outdoor play area as each apartment in the development has access to a balcony or patio, existing outdoor seating areas and patio spaces are not impacted, and Rainbow Plaza is adjacent to two municipal neighbourhood parks that provide passive and active outdoor space including a playground structure for the neighbourhood residents. Staff also feel that the outdoor childcare use would add animation and activity to the outdoor space and be well aligned with the adjacent café use.

A draft site plan of the proposed Child Care Facility is included as Appendix “C”. A Development Permit would be required for any proposal to construct a Child Care Facility at the site.

Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020

“Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” has been prepared to allow a greater variety of commercial uses applicable to 8200 Bear Paw Trail in the CD1 Zone, while ensuring appropriate commercial space remains available for a mixture of uses that activate the area and meet

the commercial needs of the northern neighbourhoods.

“Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” proposes the following changes to the existing CD1 Zone:

- 1) Replace ‘Local Service Commercial’ with ‘Retail’ as a permitted use in subsection (2) of the CD1 Zone.
 - “Local service commercial” means a retail grocery store, florist, video/cable store, postal outlet, coffee shop, retail packaged liquor sales, pet food sales or pharmacy.
 - This change is intended to allow a wider range of commercial offerings in line with other neighbourhood commercial areas in the Municipality. All of the specific uses listed under ‘Local Service Commercial’ are permitted under the ‘Retail’ definition.
- 2) Replace ‘Local Personal Service’ with ‘Personal Service’ as a permitted use in subsection (2) of the CD1 Zone.
 - “Local personal service” means barbershop, beauty salon, shoe repair, pet grooming, exercise studio, dry cleaning, or laundromat.
 - This is intended to permit a broader variety of Personal Service uses, and would also include the dental office use currently existing at 8200 Bear Paw Trail. All of the specific uses listed under ‘Local Personal Service’ are permitted under the ‘Personal Service’ definition.
- 3) Remove ‘Office’ from the permitted uses in subsection (2) of the CD1 Zone.
 - This is intended to exclude offices not associated with a service as an office that is not related to or subordinate to a ‘Personal Service’ could reduce activation.
 - The expansion of permitted uses in the zone to include ‘Personal Service’ allows for medical, dental, and insurance company types of service office uses.
- 4) Increase the maximum gross floor area (GFA) from 1,900 square metres to 2,000 square metres in subsection (6) of the CD1 Zone for uses permitted by subsection (2) (g), (h), (i), (j), and (m) in Parcel Lot 9.
 - In addition to the 1,900 square metres, the current CD1 Zone (2) (l) allows up to 100 square metres for Office, only if it is an office for a “health practitioner”. As the Zoning Amendment Bylaw proposes to remove ‘Office’ from the permitted uses, it is considered reasonable that the additional 100 square metres GFA be allowed for the permitted commercial uses (Retail, Personal Service, Restaurant, Neighbourhood Public House, and Child Care Facility).
 - This does not increase the overall commercial GFA permitted in the CD1 Zone.
- 5) Add “Excluding the grocery store, the remaining commercial floor area of Parcel Lot 9 must be demised into at least 3 Commercial Retail Units (CRUs), the combined area of which must be at least 450 square metres, and with a minimum of 85 square metres Gross Floor Area in use as or available for use as a Café, Restaurant, or Neighborhood Public House.” as a new subsection (9) of the CD1 Zone.
 - This is intended to ensure that suitable GFA remains available for the non-grocery CRU’s at 8200 Bear Paw Trail to ensure a variety of services and uses available to the local public.
 - It was determined by staff that the minimum GFA available for the additional (minimum three) CRU’s should be 450 square metres, which is approximately 23 square metres less than the existing amount at 8200 Bear Paw Trail. This is to ensure that a sufficient

amount of space remains available for a variety of uses, and remains consistent with the current available GFA.

- The minimum of 85 square metres GFA for a Café, Restaurant, or Neighborhood Public House is intended to preserve the use of at least one CRU for a food and beverage type use, as this is deemed an important service and provides activation to the centre. Records indicate that the existing café's GFA is approximately 87.4m².

"Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020" also proposes the following changes to Schedule "M" of Zoning and Parking Bylaw 303, 2015:

- 1) Replace the Land Use Plan of CD1 Zone in Schedule "M" with the updated Land Use Plan of CD1 Zone.
 - The updated Land Use Plan adds Child Care Facility as a permitted use at 8200 Bear Paw Trail in addition to the existing permitted uses of "Commercial and Resident Apartment".
- 2) Adding "child care facility" as a Land Use for Parcel Lot 9 in the table
 - This ensures that Child Care Facility is explicitly listed as a Land Use at 8200 Bear Paw Trail.

The changes to the existing CD1 Zone and Zoning and Parking Bylaw 303, 2015 proposed by "Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020" remain consistent with the intent of the existing CD1 Zone to permit the development of locally oriented commercial uses.

POLICY CONSIDERATIONS

Official Community Plan - Bylaw No 2199, 2018

The subject lands are designated as Convenience Commercial in Schedule A of the Official Community Plan. The proposed rezoning remains consistent with the Convenience Commercial designation. The proposed zoning amendment is consistent with the applicable policies of the Official Community Plan as described in Appendix "D".

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

Whistler Child Care Planning Project

On August 18, 2020, Council received Information Report No. 20-073 regarding the final report for the Whistler Child Care Planning Project. The report identifies a care need for all children; most immediately for those aged 0-3 years and secondly after-school care for school-aged children. The report identified that when asked about the preferred location of child care within Whistler, 'close to home' ranked the highest by respondents. The provision of 24 additional Child Care Spaces at the subject site would directly support the target to increase the access rate from 14.3 to 17 spaces per 100 children by 2025. Given the creation and buildout of the Rainbow employee housing neighbourhood and lack of Child Care Facilities in the northern part of Whistler, staff support the

proposal to permit a Child Care Facility at the subject site.

Zoning and Parking Bylaw No. 303, 2015

Proposed “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” would not result in requirement for additional parking stalls to be provide at 8200 Bear Paw Trail. The following commercial parking rates apply:

Use	Required Parking
Commercial uses including Retail, Personal Service, Restaurants, premises or portions thereof licensed for the sale and consumption of alcoholic beverages	4 spaces per 100 square metres of gross floor area of commercial use

Under the proposed Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020, subsection 6 of the CD1 Zone will limit the GFA of commercial uses to 2,000 square metres. As such, 80 commercial parking spaces are required under the proposed zoning. This is consistent with the amount required under the existing CD1 Zone.

On March 19, 2013, Council carried a resolution for Development Permit DP001249, which included a recommendation that Council grant a variance to the total number of commercial parking spaces from 80 to 76. Four (4) parking spaces at Rainbow Plaza were also secured by a statutory right-of-way for public use through Development Permit DP001249.

The site also features one (1) loading bay for the grocery store as well as two (2) loading spaces in front of the liquor store. Furthermore, additional public on-street parking is available along the Bear Paw Trail frontage of the site, and a bus stop is located adjacent to the site. As such, the existing car parking and loading spaces are considered to be acceptable. Future monitoring can be undertaken to ensure no conflicts arise.

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

A sign describing RZ001164 is posted on the property. To date, staff have received three (3) letters of support for the rezoning, specifically in regard to permitting a Child Care Facility at Rainbow Plaza.

The proposed zoning amendment is subject to a Public Hearing adhering to statutory public notice requirements, prior to Council consideration of third reading; therefore, this Report recommends that Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020.

SUMMARY

The proposed zoning amendment will strengthen the intention to the CD1 Zone, enabling a broader range of appropriately located commercial uses to operate at Rainbow Plaza to serve the needs of the neighbourhood over time. The proposed zoning amendment also ensures that the commercial area of 8200 Bear Paw Trail is separated into at least four (4) Commercial Retail Units (CRUs) including the grocery store.

The report recommends that Council give first and second readings to “Zoning Amendment Bylaw (Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” and that Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.

Respectfully submitted,

Clancy Sloan
PLANNING ANALYST

for
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

Subject Property





Brook Pooni Associates Inc.
 Suite 200 – 1055 West Hastings Street
 Vancouver, BC V6E 2E9
www.brookpooni.com
 T 604.731.9053 | F 604.731.9075

February 10, 2020

Planning Department
 Resort Municipality of Whistler
 4324 Blackcomb Way
 Whistler, BC V8E 0X5

To Whom It May Concern:

Re: Zoning Bylaw Text Amendment Application (updated) – 8200 Bear Paw Trail (Lot 9)

On behalf of Ronmor Developers Ltd. (Ronmor), Brook Pooni Associates is submitting the enclosed Zoning Bylaw Text Amendment application for the property at 8200 Bear Paw Trail (Lot 9).

As you are aware, Ronmor has experienced difficulty leasing out commercial space on the site since the development's initial construction and occupancy. Current regulations are hindering the ability of businesses to locate in the area and limiting residents' access to everyday services within a walkable distance of their homes.

We are encouraged by the draft Official Community Plan which received third reading on July 23, 2019 and look forward to having this application considered under this context.

Proposed Changes

On behalf of Ronmor, we propose the following changes to the site's CD-1 zone to improve the viability of retail at this location and improve the services offered to residents of Rainbow Plaza:

- Section 2 (l):

Remove

"Office, limited to 100 square metres of floor area in the CD1 Zone which must be in use or available for use as a health practitioner's office"

Add the following permitted uses:

Office, limited to 200 square metres of floor area in the CD1 Zone
Retail; and
Personal Service

- Add the following as Section 9, under Density:

Excluding the grocery store, the remaining commercial floor area of Lot 9 must be demised into at least 3 Commercial Retail Units (CRUs), the combined area of which must be at least 300 square metres.

Rationale and Project benefits

The current regulations limit the range of goods and services accessible to residents of the local Rainbow Plaza community, which impacts the vibrancy of the community overall. If implemented, the proposed changes would allow professional offices, personal services, and retail uses to serve the Rainbow Plaza community, would still permit health practitioners without requiring this use, and would enable flexible uses to meet market demand.

Brook Pooni Associates understands that the RMOW wishes to provide for a fine grain of services in the commercial plaza and to prevent any one tenant from occupying the entire plaza. The proposed changes outlined above would limit the size of individual businesses, and are for the most part minor in nature. The proposed changes would address Ronmor's objective of increasing flexibility, while addressing the RMOW's desire to maintain a range of smaller CRUs.

Brook Pooni understands that RMOW has previously requested a minimum of four retail units (excluding the grocery store). The plaza currently has the following tenants on site:

- Grocery store
- Liquor store
- Dentist
- Coffee shop
- Vacant space

Existing provisions, such as the maximum of 400 sq m for any single occupancy, and the proposed requirement for at least 3 CRUs, would limit any one tenant from occupying too much space in the plaza and would provide for a fine grain of businesses.

The proposal would have no negative impacts on the surrounding community and require no exterior modifications or changes in height and built density. Bringing the vacant space on site into use would contribute to increased economic development in Whistler, and greater employment opportunities for the local population.

Bringing new goods and/or services to the Rainbow Plaza population would contribute to greater community vitality, reduced vehicular trip generation, and greater public amenity. Having more viable shops and services open throughout the day will enhance community safety and security.

Policy Background

Current Official Community Plan (OCP) (1993)

The site is adjacent to an area designated "Existing Service Commercial and Industrial" by Schedule D of the current OCP. No other land use designation is identified in the current OCP.

The OCP provides direction for commercial uses outside the central precincts where the commercial use is intended to meet the needs of the immediate area.

Ronmor's proposal seeks to provide services for the local Rainbow Plaza community. Past potential tenants that would have aligned with the proposed new zoning included a physiotherapist's office, for

example, which would have met the intent of the OCP to provide services to meet the needs of the local community. This use was not permitted because of the existing zoning's limit on office space to 100 square metres.

Greenhouse Gas Emissions targets

Whistler has set ambitious greenhouse gas reduction targets in its OCP (33% by 2020, 90% by 2060). Meeting these goals will be supported by providing a broader range of services in Rainbow Plaza, which is otherwise car-dependent and separated from the goods and services in the Whistler Village. The proposed changes will allow more residents to walk to meet their daily needs.

Development Permit Area 24

The proposal would have no impacts on the conditions of DPA24, including protection of the natural environment, protection of development from hazardous conditions, and form and character considerations.

The OCP and Zoning Context

The current OCP identifies that in areas outside of Whistler Village, Blackcomb, and Whistler Creek precincts, limited commercial development for local convenience commercial uses could be permitted. Uses identified in the Local Convenience (LC) zones include office, personal services, restaurant, and retail. The uses proposed for Rainbow Plaza would align with these uses.

Similarly, the Nester's Square development (zoned CL4) includes a grocery store, restaurants, barber shop, insurance broker, cell phone store, pet supply store, bank, liquor store, and grocery store. Similar uses would be appropriate to meet the day-to-day needs of Rainbow Plaza residents.

Whistler 2020 (2005)

Whistler 2020 identifies a range of sustainability strategies that address themes such as the built environment, economy, health and social sustainability, and transportation.

The proposed text amendment would allow for better economic viability at Rainbow Plaza without impacting the vibrancy of Whistler Village, would support local employment, improve the ability of local residents to meet their day-to-day needs, and help to address Whistler 2020's goal of prioritizing pedestrian transportation by reducing car dependency for residents of Rainbow Plaza.

Draft OCP (Third Reading) (July 23, 2019)

The draft OCP seeks to, among other important goals, protect the land, support a high quality of life in balance with a prosperous tourism economy, and support innovation and renewal.

The proposal supports better land use patterns, reduced car dependence, and improved quality of life for those who call Whistler home. The proposed changes are unlikely to affect the viability of the more boutique, tourist-oriented services in Whistler Village; however, the opportunity to provide a broader range of goods and services in Rainbow Plaza would provide closer access to potential medical, financial, or retail services.

Rainbow Plaza is designated Convenience Commercial by the draft OCP. This is defined as follows:

“Lands designated for neighbourhood-oriented convenience commercial development at a scale with uses that meet the day-to-day convenience oriented goods and services needs of the neighbourhood. Uses include retail, restaurant, office, and personal service functions. Convenience commercial centres at Nesters Square and Rainbow are scaled for an expanded market area beyond the immediate neighbourhood.”

Under current demising of the CRUs at Rainbow Plaza, there would be four CRUs and a grocery store, which aligns with conditions proposed by the site under previous negotiations with RMOW. In this application, Ronmor proposes a requirement for at least three CRUs (plus the grocery store) to ensure flexibility in the event of unit turnover in the future. Allowing three units will ensure a finer grain is required (the three units could not be consolidated into one large store) but also recognizes in some cases a larger use may be required to serve the expanded market contemplated for the site under the draft OCP.

Key draft OCP policies and objectives supporting the proposal include:

- *Policy 4.1.2.11: Optimize the use and function of existing and approved development. Support flexibility, diversity, adaptability and efficiency in land use and development, so the resort community can derive the greatest benefit from existing development and minimize the conversion of natural areas to development.*
- *Objective 4.1.4.1: Provide an adequate amount and variety of land uses and development in appropriate locations to meet the diverse needs of the community and the resort.*
- *Policy 4.1.4.6: Integrate compatible land uses where appropriate to enhance community livability and walkability.*
- *Policy 5.6.8.2: Recognize Nesters Square and Rainbow as locations for expanded convenience commercial developments scaled to serve a larger market area beyond the immediate neighbourhood.*
- *Policy 6.6.2.1: Support and encourage community-based businesses that enhance Whistler's character and authenticity.*
- *Policy 6.7.1.1: Support repurposing, reusing and optimizing built space instead of constructing new buildings.*
- *Policy 8.11.1.5: Support the private sector in providing general family medicine through a variety of mechanisms [...].*
- *Policy 8.11.1.6: Encourage the private sector in providing a full range of specialized health and wellness services, including sports medicine and injury recovery, that complement the public health care system.*
- *Objective 10.2.1: Treat land use as a primary determinant of transportation-based energy use.*
- *Policy 10.2.2.1: Use every reasonable opportunity to further the use of preferred modes of transportation.*

- *Policy 11.2.1.4: Strive to include commercial services when planning residential developments to increase walkability and reduce the need to travel by automobile.*

Based on Brook Pooni's review of the draft OCP, policy direction is closely aligned with the proposed text amendment and the rationale outlined above. The proposal does not impact any regulations under the applicable Development Permit Areas identified under the proposed OCP.

Thank you for your consideration of the proposed Zoning Bylaw amendments outlined above. We look forward to meeting with RMOW staff to discuss these proposals further.

Sincerely,

BROOK POONI ASSOCIATES

A handwritten signature in black ink, appearing to read "Dan Watson", is positioned above the printed name.

Dan Watson, MPlan, RPP, MCIP

Senior Planner

t: 604.731.9053 x 115

e: dwatson@brookpooni.com



January 7, 2021

Clancy Sloan
Planning Analyst
Resort Municipality of Whistler
4324 Blackcomb Way
Whistler, BC V8E 0X5
(sent by email: csloan@whistler.ca)

RE: 8200 Bear Paw Trail (Lot 9) Zoning Bylaw Amendment – Child Care Facility

Dear Mr. Sloan,

Further to our rezoning submission of February 10, 2020 (see Attachment 1), Ronmor has identified the exciting opportunity to locate a Child Care Facility at Rainbow Plaza, which is located at 8200 Bear Paw Trail Parcel Lot 9 (site), in Whistler, BC.

Ronmor is seeking to provide child care in Unit 109, which is currently vacant. The proposed operator is named Whistler Kids (the operator). Ronmor is also exploring the potential to expand the childcare in the future to include unit 110, located immediately to the east, and currently occupied by a coffee shop.

Child Care is listed as a permitted use for the site under the CD1 zone; however, this use is restricted to Parcel Lot 7 (indicated in Schedule "M" of the Zoning Bylaw). As the subject parcel is Lot 9, a Zoning Bylaw amendment would be required to permit a Child Care use at this site.

To enable the current childcare proposal and the potential expansion, Pooni Group is requesting two revisions to the draft zoning bylaw amendment shared by the RMOW on September 14, 2020 (see attachment B). These requested revisions are:

1. To include childcare use as a permitted use at this location; and
2. To remove the requirement for at least 85 sq m GFA for a Café, Restaurant, or Neighbourhood Public House should a childcare facility be in operation on the site.

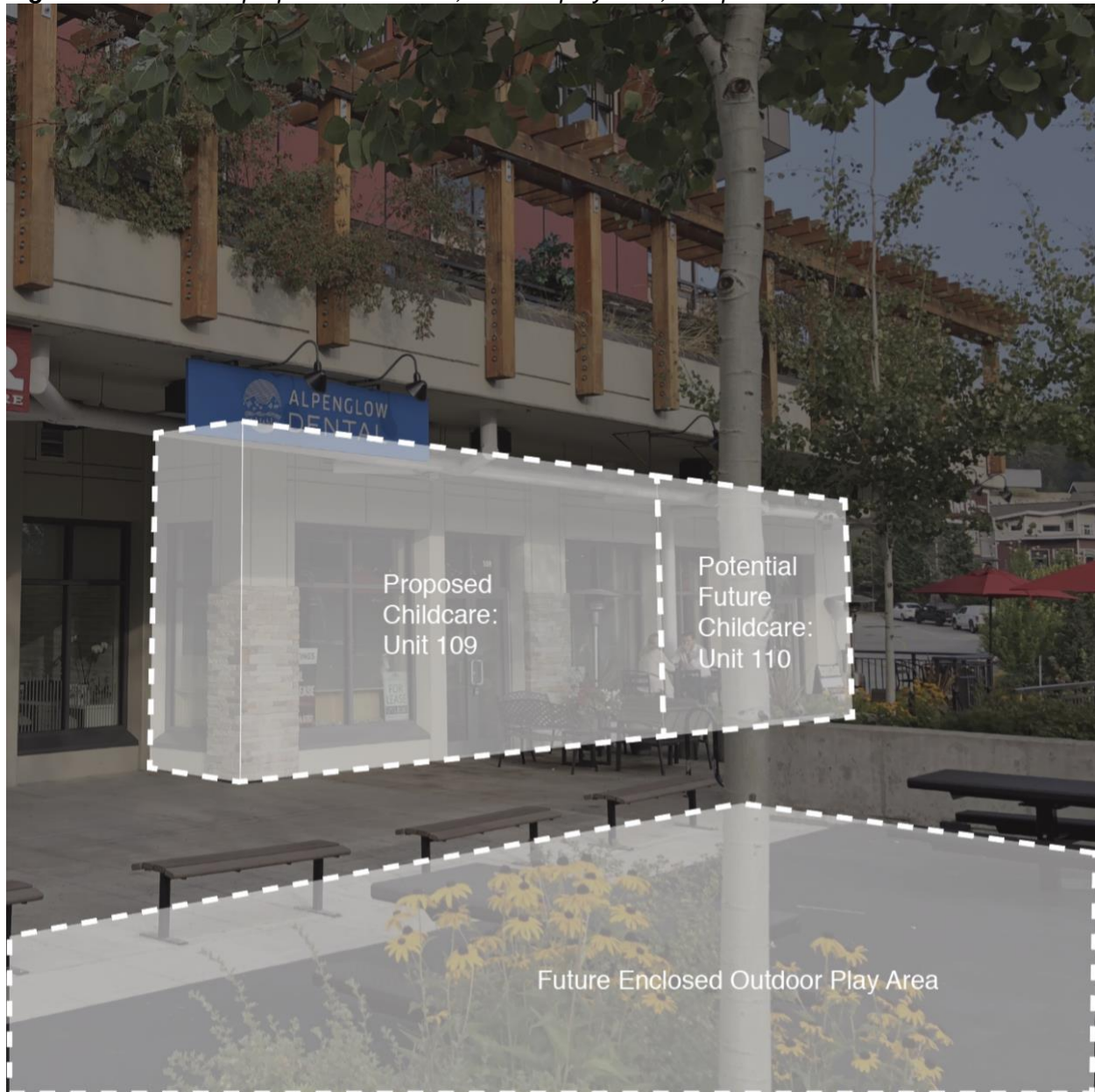
This letter provides background on the proposed Child Care Facility and a rationale to include Child Care as a permitted use at the site. A site photo illustrating the location of the proposed Child Care Facility is included in **Figure 1**.



200-1055 West Hastings
Vancouver, BC, Canada
V6E 2E9

604.731.9053
info@poonigroup.com
www.poonigroup.com

Figure 1. Location of proposed child care, outdoor play area, and potential future child care.





Proposed Childcare Statistics and Provincial Regulations

Ronmor is proposing to locate a childcare tenant in Unit 109, which is currently vacant. The total unit area is 1,838 sq ft (170.82 sq m) and the net occupied area is 1,668 sq ft (154.9 sq m). The proposed operator, Whistler Kids, has provided a partial site plan (**Attachment 3**) and proposed floorplan (**Attachment 4**). Site and occupancy statistics are summarized in **Table 1** below.

Table 1: Infant/Toddler and Childcare Area Calculations

	Total Area	Open Area	Min. Space per Child	Max. Children	Staff Required	Total Occupant Load
Infant/Toddler Area	653 sq ft (60.6 sq m)	460 sq ft (44.6 sq m)	3.7 sq m	12	3 (1 per 4 children)	15
Childcare Area	734 sq ft (68.1 sq m)	480 sq ft (44.6 sq m)	3.7 sq m	12	2 (1 per 8 children)	14
Total Infant/Toddler / Childcare	1,667 sq ft (154.9 sq m)			24	5	29

British Columbia's Child Care Licensing Regulation requires at least 6 sq m (65 sq ft) of outdoor play area per child. If the licensee provides more than one type of program, the space may be used on a rotation schedule, provided it is adequate for the largest group. The proposed outdoor fenced-in play area is 1,001 sq ft (92.9 sq m), which allows for 6.2 sq m of outdoor space for 15 children. Using a rotation schedule, this meets the provincial requirements for the two groups of children. A draft schedule outlining the shared use has been provided by the operator and is attached in **Attachment 5**.

Potential Childcare Expansion

Given the high demand for childcare services in the area, Ronmor wishes to explore the potential to expand the footprint of the childcare space into Unit 110, which is located immediately to the east of the proposed childcare space in Unit 109. As this expansion is not proposed at the present time, a floorplan has not been prepared; however, the suitability of the space can be predicted based on the following assumptions:

- Unit 110 is 87.4 sq m;
- Open area is anticipated to be in the range of approximately 65% of the total unit area, which would yield an open area of about 56.8 sq m;
- 3.7 sq m open area is required per child; therefore,
- The space could accommodate approximately 15 children.

The outdoor play area can accommodate a maximum of 15 children at any given time, and the children in Unit 110 could be scheduled into the available timeslots in the draft playground schedule outlined in **Attachment 5**.

Unit 110 is currently occupied by a coffee shop. The proposed bylaw amendments as drafted by the RMOW (see Attachment 2) include the following requirement in Section 9:

“Excluding the grocery store, the remaining commercial floor area of Lot 9 must be demised into at least 3 Commercial Retail Units (CRUs), the combined area of which must be at least 450 square metres, and with a minimum of 85 square metres Gross Floor Area in use or available for use as a Café, Restaurant, or Neighbourhood Public House.”

A childcare use serves a highly desirable public function as outlined under “Policy Context” below, Pooni Group suggest that the requirement for a Café, Restaurant, or Neighbourhood Public House be removed from the draft bylaw to enable greater flexibility in providing childcare at this location.

An alternative suggestion would be to amend the language to include childcare as one of the required use options (i.e. “available for use as a Child Care Facility, Café, Restaurant, or Neighbourhood Public House”). This would retain the general requirement for at least one “active/vibrant” retail use (such as a café, restaurant, or pub) as a default, while allowing flexibility to replace this with a use of potentially greater social benefit—expanded childcare—should the opportunity present itself.

Policy Context

The proposal to allow a Child Care Facility at the site is supported by the RMOW Official Community Plan (OCP); specifically, by Section 8.9, as follows:

Section 8.9 - **Support a variety of childcare opportunities for Whistler's children.**

- **8.9.1.1** - Encourage the availability of licenced childcare facilities, including facilities providing infant care; and
- **8.9.1.5** - Encourage new development and redevelopment to provide appropriately scaled space that may be leased at affordable rates to licenced childcare operators.

The proposal is further supported by the Whistler2020 Comprehensive Sustainability Plan. This plan addresses climate change and prioritizes sustainability, indicating that a key responsibility of the RMOW is to ensure that the built environment is vibrant and contributes to individual health and wellbeing. The Built Environment Strategy focuses on developing and renewing buildings, neighbourhoods and facilities that contribute to a more unique, liveable, and sustainable resort community. The creation of new Child Care Facilities will support the RMOW's objectives for supporting the families that live, work and play in Whistler while encouraging opportunities for future growth.

Parking & Loading Considerations

Parking requirements for Child Care are not specified in the Zoning and Parking Bylaw. Pooni Group has assumed a requirement of 4 stalls per 100 sq m Gross Floor Area, in accordance with the requirements for similar uses such as retail. In the CD1 zone, parking requirements apply as if the uses were in the CC1 zone, per the Parking and Loading requirements of the CD1 zone. **Pooni Group has calculated that 79 parking stalls are required for the site, regardless of whether childcare or a retail use is located in Unit 109 and/or 110. The site currently features 80 parking spaces; therefore, parking requirements would be met under the proposed new use.**



Currently the site features one loading bay for the grocery store as well as two loading spaces in front of the liquor store. Pooni Group has calculated a requirement of two loading spaces for the site, leaving a surplus of one space. There is no change to the anticipated loading requirement with or without the childcare use. A breakdown of parking and loading calculations is provided in **Table 2**, below.

Table 2. Parking and Loading Requirements

Use	Area (sq m)	Parking Ratio	Parking Requirement	Loading Ratio	Loading Requirement
Grocery	1415.2	4 spaces per 100 sq m GFA*	56.6	1 space per 1,400 sq m GFA	1.01
Liquor	120.5	4 spaces per 100 sq m GFA*	4.82	1 space per 1,400 sq m GFA	0.086
Dentist	159.28	4 spaces per 100 sq m GFA	6.37	1 space per 3,000 sq m GFA	0.053
Childcare (proposed)	170	4 spaces per 100 sq m GFA**	6.8	1 space per 1,400 sq m GFA**	0.12
Café or future childcare	87.4	4 spaces per 100 sq m GFA*	3.5	1 space per 1,400 sq m GFA**	0.062
Total Requirements	1,952	4 spaces per 100 sq m GFA	78.1 (round up to 79)		1.33 (round up 2)
Total existing count	1,952		80 stalls		3
Surplus			1 stall		1 space

*In the CD1 zone, applicable parking requirements apply as if the uses were in the CC1 zone, per CD1 zone Section 15 Off-Street Parking and Loading requirements.

**Parking requirements for Child Care are not listed in the Bylaw. Retail requirements have been applied.

Attachments

1. Revised Rezoning Submission (February 10, 2020)
2. RMOW Proposed Zoning Bylaw Amendments (September 14, 2020)
3. Partial Site Plan
4. Floor Plan (Unit 109)
5. Playground Sharing Plan

OCCUPANT LOAD CALCUATION: TOTAL TENANT AREA: 1,668 S.F. (154.9 m2)

INFANT/TODDLER –653 TOTAL SQ. FT./60.6 SQ. M.

OPEN AREA: 480 S.F. (44.6 m2)/ 3.7 = 12
1 STAFF FOR EVERY 4 KIDS 3
OCCUPANT LOAD: 15

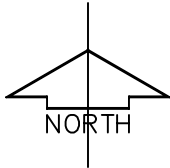
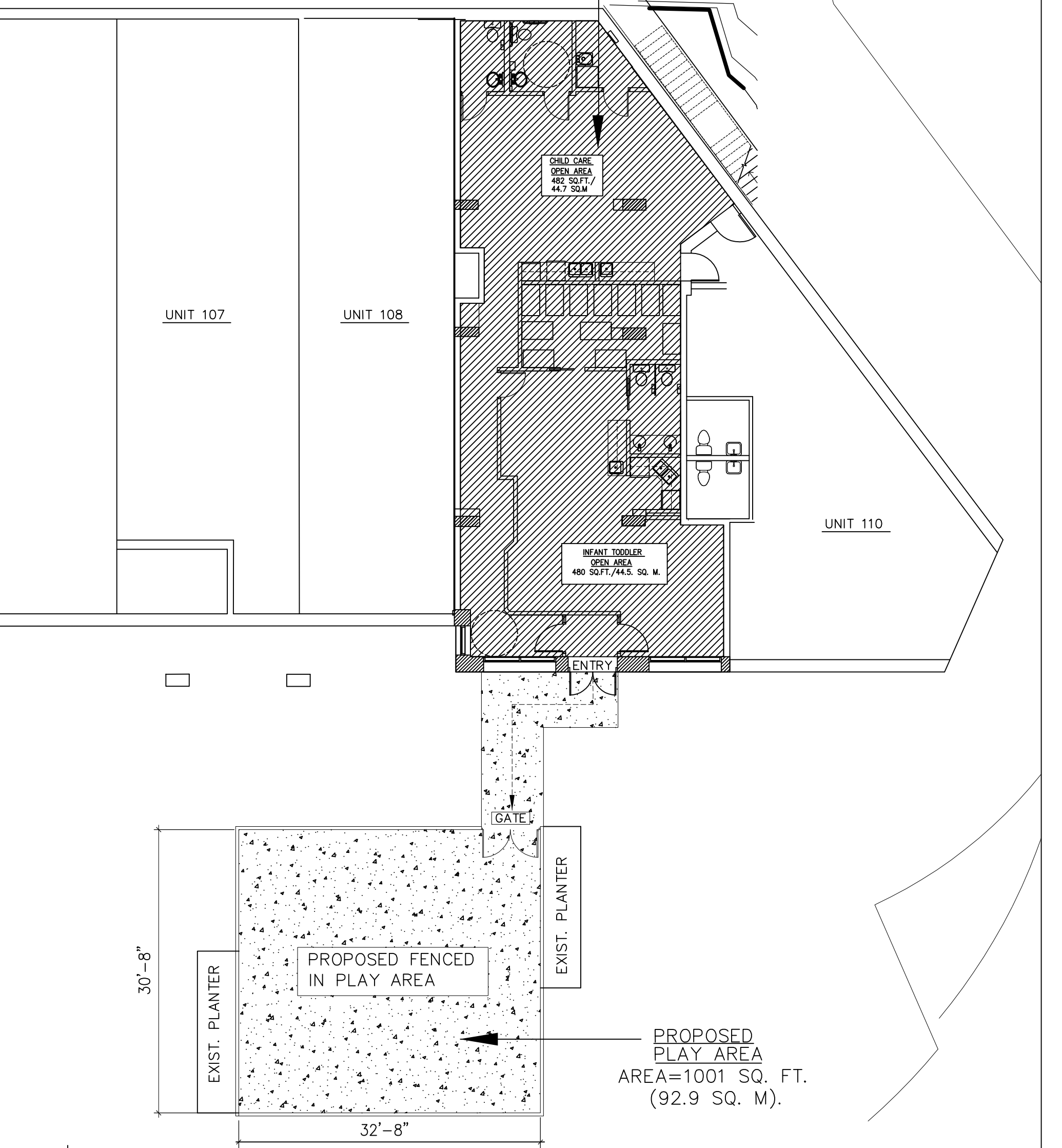
CHILDCARE – 734 TOTAL SQ. FT./68.1 SQ. M.

OPEN AREA: 480 S.F. (44.6 m2)/ 3.7 = 12
1 STAFF FOR EVERY 8 KIDS 2
OCCUPANT LOAD: 14

TOTAL OCCUPANT LOAD:

INFANT TODDLER 15
CHILDCARE 14
TOTAL: 29

PROPOSED SITE
UNIT 109
AREA=1838 SQ. FT.
(170.82 SQ. M).

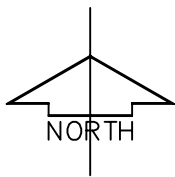


PLAN: PARTIAL SITE PLAN

SCALE: N.T.S.

REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

©COPYRIGHT. ALL DESIGNS AND THE MODIFIED LIKENESSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



CLIENT:	1262383 BC 2115 164 A STREET SURREY, BC V3Z 0V5	DESIGN:	FMR
PROJECT:	RAINBOW DAYCARE WHISTLER 8200 BEAR PAW TRAIL UNIT 109 WHISTLER, BC.	DRAWN:	FMR
SHEET CONTENT:	PARTIAL SITE PLAN	DATE:	02.12.25
		SCALE :	AS NOTED

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.

PROJECT NO.

SHEET NO
S-1

REV. NO.

APPENDIX “D”

REZONING CRITERIA EVALUATION SUMMARY

The following provides a summary of the evaluation of the proposed rezoning against the rezoning evaluation criteria contained in Policy 4.1.6.4 of the Official Community Plan.

- (a) the project must be capable of being served by municipal water, sewer and fire protection services, or by an alternate means satisfactory to the municipality;
 - The subject parcel is an already constructed and serviced development. The development is served by municipal water, sewer and fire protection services. The proposed zoning amendment is not expected to increase the demand on the abovementioned services. Covenants for Fire Protection and Water Volume exist on Title for the site.
- (b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;
 - The subject parcel is an already constructed and serviced development. The site can be accessed from Bear Paw Trail, and includes pedestrian linkages to Crazy Canuck Drive.
- (c) the project must comply with all applicable policies of the OCP; and
 - The proposed zoning amendment complies with all applicable policies of the OCP including the Whistler Land Use Map, and Commercial and Light Industrial policies.
 - The policies contained in Chapter 5 Land Use and Development, Commercial and Light Industrial, provide further guidance for this designation and the development of these lands. The overarching goal, Goal 5.6, is to:
 - *Maintain a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses tailored to reinforce Whistler's mountain resort community character, meet the needs of the community and support the local tourism economy.*

The proposed Bylaw seeks to allow a greater flexibility in permitted uses to meet the needs of the neighbourhood and local community. The proposed Bylaw also seeks to limit the density of uses to ensure that a suitable GFA remains available for the non-grocery CRU's at the site to ensure a variety of services and uses available to the local public. Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020 is consistent with Goal 5.6.

- The proposed zoning amendment is consistent with the policies of the Official Community Plan (OCP), including the following:
 - **Policy 5.6.8.2.**
Recognize Nesters Square and Rainbow as locations for expanded convenience commercial developments scaled to serve a larger market area beyond the immediate neighbourhood
 - **Policy 5.6.8.4.**
Ensure that all convenience commercial developments are designed to complement the surrounding neighbourhood and reinforce the resort community character, including considerations related to pedestrian connections, traffic, access and parking, and scale and massing of development.
 - **Policy 6.7.1.1**

Support repurposing, reusing and optimizing built space instead of constructing new buildings.

- **Policy 8.9.1.1.**
Encourage the availability of licensed childcare facilities, including facilities providing infant care.
- **Policy 8.9.1.5.**
Encourage new development and redevelopment to provide appropriately scaled space that may be leased at affordable rates to licensed childcare operators.
- **Policy 11.2.1.4**
Strive to include commercial services when planning residential developments to increase walkability and reduce the need to travel by automobile.

(d) all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:

- i. balanced resort and community capacity;

The proposal allows a broader range of commercial uses to operate from the site, providing increased services to the Rainbow neighbourhood and surrounding areas. The proposal does not increase the commercial gross floor area available in the CD1 Zone, or increase the residential density of the site.

- ii. overall patterns of development of the community and resort;

The proposal allows additional commercial uses to operate in an existing building, and does not impact the overall structure of the Rainbow neighbourhood.

- iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;

The proposal will not increase the development footprint at the site, and will not impact the existing views and natural features. The development does not detract from Whistler's forested mountain environment.

- iv. Whistler's sensitive ecosystems and biodiversity;

The proposal will not increase the development footprint at the site, and will not impact the ecosystems and biodiversity of the area.

- v. scale, character and quality of development;

The scale and character of the development is not changed by the proposed zoning amendment. No additional gross floor area is provided by the proposed zoning amendment. The character and quality of future development is subject to Municipal Development Permit requirements for the form and character of development, and review by the Municipal Advisory Design Panel.

- vi. compatibility with the surrounding area or neighbourhood;

The proposed zoning amendment seeks to increase the variety of commercial uses available to 8200 Bear Paw Trail, and allow a Child Care Facility to operate from the site. The increased range of commercial uses provide a service to the surrounding residents. There is significant demand for a Child Care Facility in the area, and the proposed zoning amendment would assist to meet this demand.

Furthermore, the proposed zoning amendment includes provisions to preserve the use of at least one CRU for a food and beverage type use, as this is deemed an important service and provides activation to the centre.

vii. quality of life of Whistler's residents;

The proposed zoning amendment allows a greater variety of commercial uses in the Rainbow neighbourhood, to ensure that residents are able to access the services that they require. There is significant demand for a Child Care Facility in the area, and the proposed zoning amendment would assist to meet this demand, providing a vital service for residents in the area.

viii. quality of experience for Whistler's visitors;

The proposed zoning amendment does not increase the commercial gross floor area available to the site, and is not considered to attract visitor oriented uses away from the primary commercial and visitor centres in Whistler (Whistler Village and Creekside).

ix. geotechnical, flood and wildfire hazard;

Geotechnical engineering assessments have been previously completed during the initial development of the site. Covenants for Geotechnical Monitoring, Fire Protection and Water Volume exist on Title for the site. The lands are located within an area designated as a Development Permit Area for Wildfire Protection. Future developments will require assessment against the applicable guidelines.

x. archaeological, heritage and cultural resources;

The subject parcel is an already constructed development. No archaeological, heritage and cultural sites of interest were identified.

xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;

The subject parcel is an already constructed and serviced development. No new roads or changes to the existing road network are proposed.

The increased potential for neighbourhood servicing convenience retail and services may reduce traffic volumes on Highway 99 and the local road system as the residents of the Rainbow neighbourhood will be able to access these services in the local area. The existing development contains a suitable number of parking spaces to accommodate the proposal, and is well connected to the surrounding area with pedestrian linkages. Furthermore, additional public on-street parking is available along the Bear Paw Trail frontage of the site, and a bus stop is located adjacent to the site.

The proposed zoning amendment will not increase the potential density of the site and is not expected to have any significant impact on traffic congestion and safety.

xii. local economy;

The proposed rezoning will enable a greater variety of commercial uses in the Rainbow neighbourhood, to ensure that residents are able to access the services that they require. This will assist the owner of the CRUs at Rainbow Plaza to fill all commercial tenancies at the site and support the local economy.

xiii. municipal finance;

Considerations related to municipal finance are addressed in the Budget Considerations section of the report.

xiv. social, health, recreation, education and emergency facilities and services;

The proposed rezoning will facilitate the operation of a proposed Child Care Facility at the site, and will ensure that the existing health operator at the site remains a permitted use in the zone. The recreation areas in the Rainbow neighbourhood are not impacted by the proposal.

xv. employee housing; and

The subject parcel is an already constructed development which contains employee housing. The proposed zoning amendment does not impact the amount of employee housing required at the site, but will allow a broader range of services to support residents.

xvi. community energy and GHG emissions, water supply and conservation and solid waste.

The subject parcel is an already constructed and serviced development. The proposed zoning amendment will not increase the potential density of the site. The existing development was built to meet the applicable energy requirements at the time of construction, and includes spaces for solid waste and recycling.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 16, 2020
FROM: Resort Experience
SUBJECT: RZ1165 - Cheakamus Crossing Phase 2 - Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 Summary Report of Public Hearing and Third Reading Consideration

REPORT: 21-019
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 giving third reading to “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020”.

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” – Subject Property Map
	“B” – Summary and Review of Public Hearing Submissions for “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020.”
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)

PURPOSE OF REPORT

The purpose of this Report is to present “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” to Council for consideration of third reading. The Report also provides a summary and review of written and verbal submissions made during the Public Hearing process. Staff are not recommending any changes to the bylaw based on Public Hearing submissions.

DISCUSSION

Background

Rezoning application RZ1165 is an application from the Whistler 2020 Development Corporation for the rezoning of lands referred to as the Cheakamus Crossing “Upper Lands” to enable the phased development of the lands. The proposed rezoning allocates existing permitted housing uses and development density under the current zoning for the lands (Urban Reserve One – UR1 zone) to individual parcel subareas. The proposed zoning also seeks to tailor the zoning parameters for each of the subareas as an extension of the existing Cheakamus Crossing neighbourhood, providing a variety of housing types, optimizing provision of employee housing, addressing livability and affordability, and complementing the existing neighbourhood and surrounding natural context.

The Upper Lands are located at the southeast end of the existing Cheakamus Crossing neighbourhood, adjacent to the Cheakamus River and accessed via upper Mt. Fee Road (see Appendix “A”). The initial zoning for the Cheakamus Crossing neighbourhood was adopted on June 18, 2007, under Zoning Amendment Bylaw No. 1734. Master Planning for Phase 2 of the Cheakamus Crossing neighbourhood was initiated in 2017 and completed in 2018.

Staff presented the rezoning application to Council for initial consideration on September 15, 2020. On December 15, Council considered and gave first and second readings to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020.

The recommendations of the December 15, 2020 report recommending first and second reading of Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” were adopted by Council. Council passed the following resolutions:

“That Council consider giving first and second readings to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

That prior to Council consideration of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, the following conditions are to be addressed to the satisfaction of the General Manager of Resort Experience:

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.
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.

3. Secure completion of the Mount Fee Road Valley Trail extension consistent with the approved development permit drawings for Development Permit 1760.
4. Secure development of two public bus shelters along Mount Fee Road as approved under Development Permit 1760.
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.
6. Secure dedication of the lands to be zoned PAN1 to the Municipality or to the Crown.
7. Secure recreation trails identified on the parcelization plans and associated trail improvements, to municipal standards.
8. Registration of updated Housing Agreements in favour of the Municipality, securing employee occupancy restrictions for employee housing parcels at time of first subdivision.
9. Secure green building commitments that reflect progressive municipal policy objectives.
10. Secure preservation of significant and unique natural features that contribute to the mountain character and landscape.”

A public hearing was held on January 26, 2020. A summary and review of written and verbal submissions made during the Public Hearing process is attached as Appendix “B.”

Public Hearing

A Public Hearing on “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” was held on January 26, 2021. The Public Hearing provided an opportunity for members of the public to make verbal representations and submit written comments to Council respecting matters contained in the proposed bylaw. The Public Hearing was conducted consistent with statutory requirements, including public notice requirements.

The Public Hearing representations and submissions to Council on the proposed bylaw were generally all with regard to RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020. Representations and submissions to Council on the proposed rezoning were related to impacts of increased density and traffic, ongoing access to regional attractions (Cheakamus River and Loggers Lake), affordability and tenure of the new housing, sustainability, and impacts on the surrounding environment and trails. Staff’s summary and review of the representations and submissions, along with staff’s associated recommendations, are provided in the Public Hearing summary report in Appendix “B”. The summary report is not intended to present the detail of all representations and submissions which are contained in the record of the Public Hearing.

Staff do not recommend any changes to “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” based on the Public Hearing comments. Staff recommend that the proposed bylaw be given third reading without further revision.

Ten rezoning conditions must be satisfied before adoption of rezoning. Staff continue to work with the applicant to satisfy the rezoning conditions. A number of conditions relate to comments and concerns raised at Public Hearing. A report will be brought forward at the time of Council consideration of adoption providing further details on how the conditions are being met.

POLICY CONSIDERATIONS

Official Community Plan

Refer to report 20-127 (Rz1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, First And Second Reading) for a comprehensive review of the proposed rezoning relative to the Official Community Plan.

Public comments have been reviewed, and staff recommend that the proposed rezoning continues to be considered consistent with the objectives and policies of the Official Community Plan.

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).

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign describing RZ1165 is posted on the site.

The Phase 2 development of the Cheakamus Crossing Upper Lands has been communicated through the engagements conducted as part of the Mayor's Task Force on Resident Housing (2016-2018). A Public Open House was conducted specifically for the Master Planning of the Phase 2 development on October 1, 2018. A further public information and input opportunity was conducted, following the format adopted by the RMOW for online and virtual community engagement for significant rezonings.

A public hearing for the proposed rezoning was held on January 26, 2021. This report presents a summary of the public hearing submissions and staff response (see Appendix "B"). With completion of the Public Hearing, no additional submissions to Council may be made by the public.

SUMMARY

This Report presents "RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020" to Council for consideration of third reading. The Report also provides a summary and review of the written submissions and verbal representations made during the Public Hearing process. Staff are not recommending any changes to the proposed bylaw based on the Public Hearing Process.

Respectfully submitted,

John Chapman
PLANNER

For
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix "A" Subject Parcel



SUMMARY AND REVIEW OF PUBLIC HEARING SUBMISSIONS FOR “RZ1165 – CHEAKAMUS CROSSING PHASE 2 – ZONING AMENDMENT BYLAW (CHEAKAMUS CROSSING PHASE 2 PARCELIZATION) NO. 2298, 2020”

A Public Hearing on “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” was held on January 26, 2021. The Public Hearing provided an opportunity for members of the public to make verbal representations and submit written comments to Council respecting matters contained in the proposed bylaw.

There were 11 written submissions and 8 verbal representations made by the public as part of the Public Hearing process. A total of 17 members of the public provided representations or submissions, as one member of the public made both written submissions and verbal submissions, and one member of the public spoke twice at the Public Hearing. All submissions were in relation to RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020.

The following provides staff’s summary and review of the written submissions and verbal representations, along with staffs associated recommendations. The summary of the content of the representations and submissions is not intended to transcribe or replicate all of the comments that were made during the Public Hearing process. The written and verbal comments will be collectively referred to as the “submissions” in this summary report.

Public Submissions:

Submissions were made by members of the public living in the Cheakamus Crossing neighbourhood, elsewhere in Whistler, and from people living outside of Whistler but with an interest in this project, including submissions from members of BC Whitewater, a provincial organization that represents interests of whitewater paddlers in British Columbia.

Comments included the following:

- Concern about the impact of increased automobile traffic on Legacy Way and Mount Fee Road, including concern about vehicle travel speed and pedestrian safety. A related concern raised is the potential for additional congestion at the intersection of Cheakamus Lake Road and Highway 99, due to additional traffic from residents of the Cheakamus Crossing phase 2 developments. It was noted that southbound traffic turning left from Highway 99 onto Cheakamus Lake Road occasionally backs up past the length of the left-turn lane. One submission proposed that primary vehicle access to the Cheakamus Crossing phase 2 neighbourhoods use the West Side Forest Service Road (FSR) to minimize new traffic through the existing Cheakamus Crossing neighbourhood.
- Concern that adequate parking is required and provided.
- Questions on the final mix of employee-restricted rental versus for-sale housing, and expressing a preference for more housing for sale. Comments about affordability were also received, expressing concern that the housing be affordable to local workers.
- Comments were submitted relating to sustainability, green building commitments, and GHG emissions. Two submissions including suggestions that natural gas infrastructure be prohibited;

commercial amenities are available within the Cheakamus Crossing neighbourhood to reduce car dependency.

- Questions about the adequacy of infrastructure to handle additional demand on drinking water and solid and liquid waste, and road infrastructure is adequate for the anticipated additional population.
- Concern was raised about too much of the new housing being added to the Cheakamus Crossing neighbourhood, and suggestions that new housing be spread more evenly across all neighbourhoods in Whistler.
- Concern that setbacks from the Cheakamus River are adequate to ensure protection of the Riverside Trail and sensitive riparian ecosystem.
- In addition to concerns about noise, safety, and congestion impacts from increased traffic from additional residents in the Upper Lands neighbourhood, several submissions indicated concern with potential noise and safety of construction-related traffic.
- Concern that access to recreational assets in the area is not lost, including to Loggers Lake and the Cheakamus River whitewater run. Paddlers submitted that access to the Upper Cheakamus put-in be maintained, and concern that traffic from kayakers on Mount Fee Road through the Cheakamus Crossing neighbourhood might be opposed by future residents. Some submissions suggested adding a vehicle connection to the FSR at the Cloudburst Drive and Mount Fee Road intersection.
- The whitewater community also suggested investigating the feasibility of creating access points to the Upper Cheakamus River from the Eastside FSR.
- Requests that the construction schedule and related road closures or other impacts are communicated to the public.
- Concern about the impacts increasing popularity of recreation and associated traffic, parking, garbage, and dog waste.

Staff Review:

Staff analysis determined that the submissions communicate key issues as follows: impact of increased population in Cheakamus Crossing including traffic congestion and safety; sustainability commitments of the proposed development; tenure and affordability of proposed housing; minimizing impacts on the environment and sensitive ecosystems; impact of the development on access to recreational assets (Cheakamus River and Loggers Lake) and conversely, impact of increased interest in recreation on the neighbourhood; concern about proper permitting of current site work; emergency access/egress; and adequacy of municipal infrastructure to serve the proposed development.

Density

The design seeks to optimize land utilization, delivery of employee housing, and building efficiency, with development form that fits and is complementary to the surrounding natural context. The proposed rezoning is consistent with the principal growth management policies of the Official Community Plan, including the Whistler Urban Development Containment Area, the Whistler Land Use Map and Designations and Bed Unit Capacity limit.

The location of the Cheakamus Crossing neighbourhood was determined through a community engagement process conducted as part of the Whistler 2020 strategic community planning initiative.

The Cheakamus Crossing site was selected as it adhered to smart growth principles, located adjacent to Whistler's existing urban development area and connecting to existing infrastructure. The Cheakamus Crossing lands were granted to the Municipality as part of the Community Land Bank granted by the Province for employee housing as a legacy of the 2010 Winter Olympic and Paralympic Games, and the Upper Lands represent a planned expansion of the neighbourhood.

The proposed zoning sets out regulations for building heights, density, setbacks and other zoning parameters, developed through comprehensive planning process and site development concepts. The proposed zoning density is consistent with the maximum density permitted under the current zoning.

The Municipal bed unit inventory has an allocation of 1,540 bed units for the Upper Lands. Applying the OCP bed unit calculations to the current proposed parcel development concepts and zoning, Parcels A, B/C, D1, D2, and D3 have potential for a total of 902 bed units, leaving a residual allocation of 638 bed units for potential Parcel E development. Parking will be required as per the Zoning and Parking Bylaw.

Building setbacks have been established to be responsive to integrating the developments within the forested landscape, incorporating expanded setbacks for naturalized landscape buffers along Mount Fee Road frontages, separation and buffering to protect the Cheakamus River corridor and Riverside trail experience, and separation between the development parcels and individual buildings. A well-sized common open space area, which will feature a neighbourhood park, is centrally located and provides trail access to the Riverside Trail.

Traffic Congestion and Safety

The Mount Fee road extension is designed to municipal standards, including an extension of the Valley Trail. The road is also designed for an extension of bus service to the new development parcels, with two bus stops, each with a bus shelter. The existing local road system for the Cheakamus Crossing neighbourhood was designed for, and has the capacity for the proposed development.

Impacts on traffic congestion and safety on Highway 99 will in part be mitigated by the availability of transit service and by the Valley Trail connection. The potential for neighbourhood-serving convenience retail, services, and amenities within the Cheakamus Crossing neighbourhood and Function Junction will be further supported by the additional development.

A construction management plan has been developed to avoid impacts on the local road system in the existing neighbourhood, including use of the Forest Service Road for construction traffic.

Industrial traffic, including logging trucks, will be re-routed through a new quarry access route after the re-alignment of the FSR. The new quarry access will only be open to industrial traffic, not for the public, and will primarily be located on existing forest service roads with a new 100 metre road segment to connect from the quarry to the existing road system.

Current Site Work

Ongoing site work including tree clearing is associated with development that is permitted under the existing UR1 zoning, and has been authorized by approved Development Permit.

Tenure of housing and affordability

The proposed rezoning will enable the subdivision and phased development of the lands for employee housing, with a limited amount of market housing proposed to financially support the development of affordable employee housing. Overall, the development parcels provide for a diversity of housing forms with a mix of apartments, townhouses, and duplex and detached dwellings, with opportunities for both ownership and rental housing. The final mix of rental and ownership is yet to be determined, and the proposed zoning provides flexibility for both rental and ownership.

Mix of uses

No commercial use is contemplated for the Cheakamus Crossing Upper Lands phase 2 development. There is potential for daycare to be integrated within the development concepts. The neighbourhood is connected to businesses in Function Junction and Whistler Creek and Whistler Village by the Valley Trail and local transit. The development of the Upper Lands will further contribute to the critical mass of the Cheakamus Crossing neighbourhood needed to support commercial food and beverage uses located within the neighbourhood. Planning for these uses within the existing neighbourhood area and the Cheakamus “Lower Lands” is included within the Planning Department Work Program.

Sustainability

The development will adhere to the Municipality’s policies and initiatives related to community energy and GHG emissions, water conservation, and solid waste management. A green building covenant is a required condition of rezoning approval, and staff is engaged with the developer to finalize commitments to sustainability. Buildings will be required to meet or exceed the Municipality’s progressive Step Code requirements.

A covenant requires all parcels to connect to the Cheakamus Crossing District Energy System (DES) for hot water heating, with space heating by electric baseboard heaters. Natural gas connection to the buildings is required and will be utilized on a limited basis to supplement hot water heating requirements and as backup to the DES for hot water heating. The DES may not be compatible with the single family and duplex dwellings contemplated for Parcel D3, as hook-up and operating costs are relatively higher, and overall energy efficiency gains are less than in multi-family buildings. The DES has been working well in multi-family and apartment buildings in Cheakamus Crossing.

Transit service and the Valley Trail extension support GHG emissions reduction. Landscape plans will be assessed against water needs, and buildings will provide required facilities to address recycling and solid waste diversion.

Protection of Environment and Sensitive Ecosystems

At the time of development, development permit requirements and guidelines for protection of riparian ecosystems and protection of sensitive ecosystems will also apply. The development permit approvals provide the opportunity to register site specific environmental monitoring plans and adherence to Provincial Riparian Area Protection Regulations during construction. The environmental protection covenants provide for protection in perpetuity and link to the municipality’s environmental protection bylaws, and are a condition of zoning adoption.

Access

As a result of this development, access to the House Rock parking area will not change. However, the Westside FSR past Parcel A will be discontinued, and new access will be provided to Loggers Lake and beyond via the new Mount Fee road extension. Recreation users will continue to have vehicular access to Loggers Lake, Cheakamus River and the trail system by way of the Mount Fee Road extension, and parking will be accommodated at the top of the Mount Fee Road extension. The extension of Mount Fee Road connecting the Upper Lands development parcels has been designed to municipal standards and has been approved under Development Permit 1760.

Adding an additional road connection to the FSR at the Cloudburst Drive/Mount Fee Road intersection is not feasible due to the location of hydro infrastructure and the location of future buildings as it relates to the existing FSR alignment.

Emergency Access/Egress

The Westside FSR provides a secondary emergency access/egress point. Gated connections from the Cheakamus Crossing neighbourhood will be maintained, and can be opened to facilitate neighbourhood evacuation if necessary.

Infrastructure

The Parcel A lands are located within the municipality's service areas for water, sewer, and fire service, and are within the District Energy expansion area. Costs for all onsite infrastructure, and park and trail improvements, are to be paid by the development.

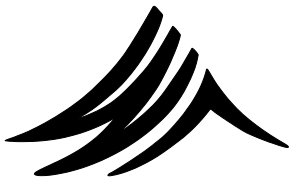
The applicant civil engineer, Webster Engineering, has developed complete servicing plans consistent with municipal standards for subdivision approval. These have been reviewed by Infrastructure Services, and no concerns have been identified. All municipal systems have been reviewed and are capable of serving the full potential development for the Upper Lands.

Public Communication

Construction status and updates will be maintained on the RMOW website. Notices and alerts will also be communicated via social media channels where necessary.

Staff Recommendation:

Staff do not recommend any changes on the Public Hearing comments. Staff recommend that the proposed bylaw be given third reading without further revision to "RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) NO. 2298, 2020" based on the Public Hearing comments. Staff recommend that the proposed bylaw be given third reading without further revision.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 16, 2021
FROM: Resort Experience
SUBJECT: COVID-19 RESILIENCE INFRASTRUCTURE STREAM – WILDFIRE FUNDING APPLICATION (NESTERS HILL)

REPORT: 21-020
FILE: 8337

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council support the application for grant funding application for the Nesters Hill wildfire fuel reduction project through the Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream; and

That Council support the project and commit to fund any associated ineligible costs and cost overruns through the 2021 wildfire program budget.

REFERENCES

Appendix “A” – Map of Nesters Hill wildfire fuel thinning project

PURPOSE OF REPORT

The purpose of this Report is to provide Council with information regarding the Covid-19 Resilience Infrastructure Stream (CVRIS) program, the applicable wildfire fuel reduction project, and to request a Council resolution in support of the project application.

DISCUSSION

On December 1, 2020, the Canadian and British Columbian governments committed up to \$80.29 million towards the intake of Covid-19 Resilience Infrastructure Stream (CVRIS) to support cost-sharing of infrastructure projects in communities across the province. CVRIS is designed to target projects starting before September 30, 2021 and completing by December 31, 2021. CVRIS includes disaster mitigation projects such as wildfire fuel reduction as an eligible project and covers 100% of eligible costs. The RMO applied for the 14.8 hectare Nesters Hill wildfire fuel reduction project scheduled for spring/summer 2021. If the application is successful, the funding will provide up to \$452,330 for the Nesters Hill wildfire fuel reduction project. The final step of the application is to provide a Council resolution in support of the project as part of the requirements for submittal.

Council continues to focus on mitigating and adapting to climate change and reducing the risk of wildfire is a key strategy. To that end, staff planned and delivered a robust wildfire mitigation program over the last few years that encompasses:

- Fuel thinning projects in high priority forested areas (both wildland urban interface and intermix areas, and landscape level fuel breaks)
- The FireSmart program to support local residents on private lands, and treat forest understory in municipal forest land, and
- The inclusion of a Wildfire Development Permit Area (DPA) in the new Official Community Plan.

The [2019-2027 RMOW Wildfire Protection Program](#) identifies a series of high priority locations that would benefit from receiving wildfire fuel reduction treatments to lower the wildfire risk threat level. In 2019, the RMOW completed the Kadenwood site, and in 2020, completed the Spruce Grove/Lost Lake site. Two sites are scheduled for 2021: Nesters Hill (14.8 hectares) and Taluswood (11 hectares).

Staff chose to apply for the Nesters Hill project because all permits and prescriptions are in place and no other external funding opportunities have been secured for this project. CVRIS does not allow funding stacking as it provides 100% of eligible costs. The Nesters Hill treatment prescription was prepared in 2020 allowing the RMOW to respond by the January 28, 2021 deadline when the CVRIS funding program was announced in December. Staff is still waiting on the Taluswood permits and previously applied to the UBCM Community Resilience Investment program for funding to offset project costs therefore it was deemed to not be a good fit for CVRIS. The Cheakamus Lake Road wildfire project is significantly funded by the Forest Enhancement Society BC so similarly was not a good fit for CVRIS.

Background

POLICY CONSIDERATIONS

The project is in alignment Council's climate action focus area as reducing wildfire risk in Whistler is a key strategy.

Official Community Plan

Community Vision

Whistler: A place where our community thrives, nature is protected and guests are inspired.

The wildfire program most aligns with the following vision statements and characteristics:

- We protect the land – the forests, the lakes, the rivers, and all that they sustain.
- Respect: We understand, respect and steward natural areas as the foundation of our community, our tourism-based economy and overall human health
- Climate: Greenhouse gas emissions are being systematically eliminated, all energy is derived from renewable sources and we are increasing our resilience to a changing climate.

Goals, Objectives and Policies

Goal 7.2 – Natural areas are proactively managed for and resilient to climate change.

Objective 7.2.1 – Ensure municipal wildfire management programs reduce risk to natural areas and private properties.

Policy 7.2.1.6 – Continue to seek provincial support and funding for Whistler’s wildfire management programs.

Other Relevant Policies

BUDGET CONSIDERATIONS

RMOW staff engaged B.A. Blackwell & Associates to assist with preparing the application under the current contract in place to provide such assistance. Approximately 20 hours were spent on preparing the application. If the application is successful, the funding will provide up to \$452,330 for the Nesters Hill wildfire fuel reduction project. The RMOW already had budgeted in 2021 for the Nesters Hill project and if this funding application is successful, it will reduce the amount of RMOW funding required to deliver it. Ineligible costs will be covered through the already approved 2021 RMOW wildfire budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

In 2020, staff consulted with the Lil’wat Nation, Squamish Nation, WORCA and BC Hydro regarding the project. First Nations had no issues with the project and staff will continue to work closely with WORCA to ensure that trails are not compromised. The general public was alerted to the project through ads in the Pique Newsmagazine, Whistler Today and whistler.ca. Staff will re-engage with these groups in 2021 as well as more directly with the residents along Treetop Lane/Nesters Road through letters and possibly hiring a community liaison as was done on the Spruce Grove project.

SUMMARY

The Nesters Hill project is the area scheduled for treatment according to the 2019-2027 RMOW Wildfire Protection Plan and if successful, the CVRIS funding will enable municipal funding to be redeployed to other wildfire protection projects identified within the protection plan, extending the ability to advance these critical works.

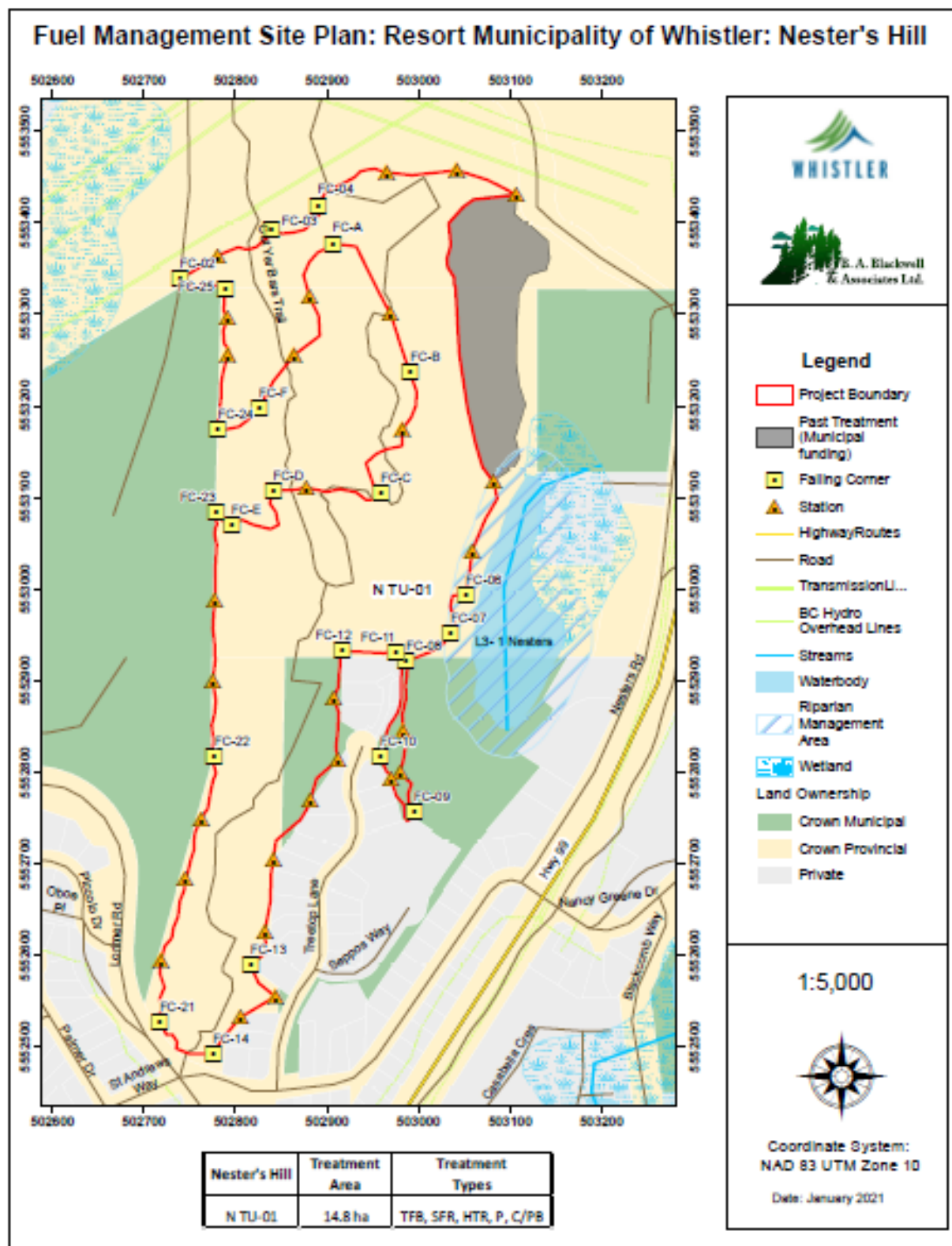
Respectfully submitted,

Heather Beresford
MANAGER, ENVIRONMENTAL STEWARDSHIP

for

Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A



**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (8200 BEAR PAW TRAIL) NO. 2297, 2020**

A BYLAW TO AMEND 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;

AND WHEREAS Council may, pursuant to section 482 of the *Local Government Act*, establish different density rules for a zone, one generally applicable and the others to apply if the owner meets conditions set out in the bylaw.

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 “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.
2. In Part 13 of “Zoning and Parking Bylaw No. 303, 2015” (the “Zoning Bylaw”), Section 52 CD1 Zone (Comprehensive Development Zone) is amended as follows:
 - a) In subsection (2) paragraph (g), “Local service commercial” is replaced with “Retail”.
 - b) In subsection (2) paragraph (h), “Local personal service” is replaced with “Personal Service”.
 - c) Subsection (2) paragraph (l) is deleted.
 - d) In subsection (5), “(2) (g), (h), (i), (j), (k), and (l)” is replaced with “(2) (g), (h), (i), (j) and (k)”.
 - e) In subsection (6), “(2) (g), (h), (i), and (j) is 1900 square metres” is replaced with “(2) (g), (h), (i), (j), and (m) in Parcel Lot 9 is 2000 square metres”
 - f) The following text is added as a new subsection (9), the remaining subsections are renumbered accordingly, and any references to those subsections are amended to reflect the renumbering:

“Excluding the grocery store, the remaining commercial floor area of Parcel Lot 9 must be demised into at least 3 Commercial Retail Units (CRUs), the combined area of which must be at least 450 square metres, and with a minimum of 85 square metres Gross Floor Area in use as or available for use as a Café, Restaurant, or Neighborhood Public House.”
 - g) In subsection (16), “paragraphs (2) (g) (h), (i), (j), (l), (m) and (q)” is replaced with “paragraphs (2) (g) (h), (i), (j), (l), (m) and (n)”
3. The Zoning Bylaw is amended in Part 24, Schedule “M”, by adding “child care facility” as a Land Use for Parcel Lot 9, and the Land Use Plan forming part of Schedule M is replaced with the Land Use Plan attached to this Bylaw as Schedule 1.

4. The Zoning Bylaw is further amended by making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering, ordering of alphabetical lists, and the Schedules.

GIVEN FIRST AND SECOND READING this 16th day of February, 2021.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this ___ day of _____, 2021.

GIVEN THIRD READING this ___ day of _____, 2021.

Approved by the Minister of Transportation and Infrastructure this ___ day of _____, 2021.

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

Jack Crompton, Mayor

Brooke Browning, Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of "Zoning Amendment Bylaw (8200 Bear
Paw Trail) No. 2297, 2020."

Brooke Browning, Municipal Clerk

SCHEDULE 1 to Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020



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.

Pursuant to Section 464 of the Local Government Act, a Public Hearing was held this 16th 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, Municipal Clerk

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

Brooke Browning,
Municipal Clerk

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.

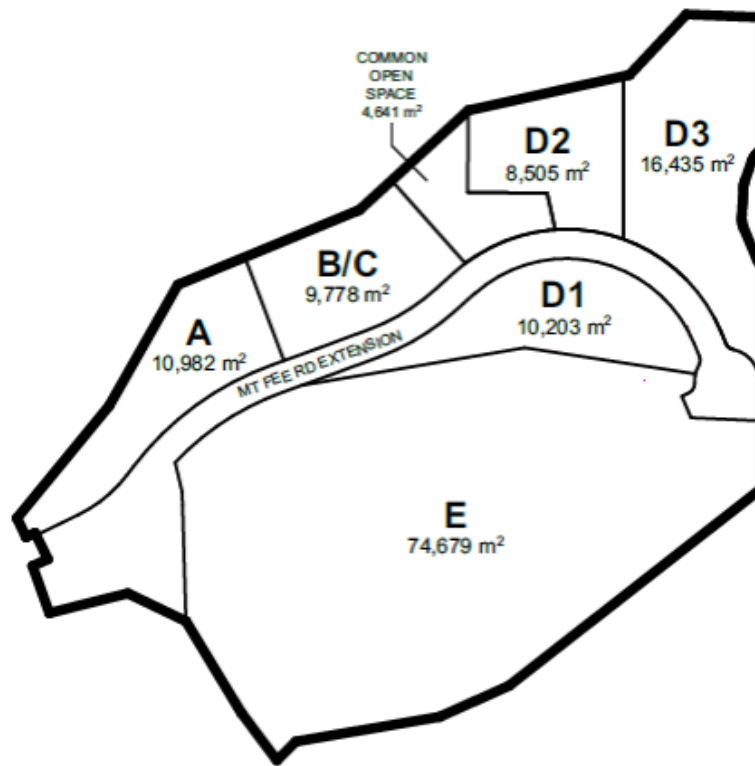
- (25) The minimum permitted separation between any buildings in the RM2-CD2 zone is six metres.

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:



RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (RETAINING WALLS) NO. 2033, 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, and regulate the siting, size and dimensions of buildings and other structures within the zones;

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 (Retaining Walls) No. 2033, 2020”.
2. “Zoning and Parking Bylaw No. 303, 2015” is amended in Part 5, section 7, subsection 1 by:

- (a) Deleting clause (d) and replacing it with the following

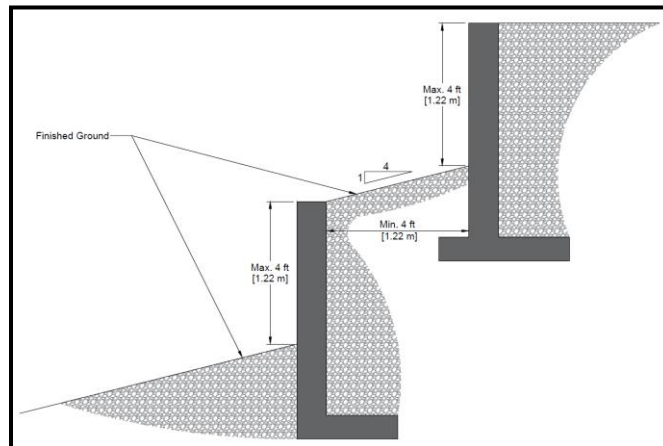
“landscape features including planters, stairs, walkways, decks and decorative walls, but not including retaining walls, provided that no part of any such features is greater than 1 metre in height above any point of the level of finished ground, and that all such features are set back at least 1 metre from any side parcel line and at least 2 metres from front and rear parcel lines.”

- (b) Adding a new clause (e), as follows:

“retaining walls, provided that: (i) no part of any retaining wall is greater than 1.22 metres in height above the adjacent level of finished ground; (ii) all retaining walls are setback at least 2 metres from any parcel line that abuts a highway; (iii) where there are two or more retaining walls within the same setback area, each retaining wall is separated from any other retaining wall by a horizontal distance of at least 1.22 metres; and, (iv) the maximum slope of finished ground between retaining walls is not more than 1:4 (1 rise:4 run), as shown in Figure 5-C”; and,

- (c) Inserting the following diagram immediately after the new clause (e):

Figure 5-C: Retaining Walls



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 20th day of October, 2020.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 17th day of November, 2020.

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

Approved by the Minister of Transportation and Infrastructure this ____ day of _____, 2021.

ADOPTED by Council this ____ day of _____, 2021.

Jack Crompton,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of "Zoning Amendment Bylaw (Retaining
Walls) No. 2033, 2020".

5213 Jordan Lane,
Whistler B.C.
V8E 1J5
2nd February 2021

By EMAIL: corporate@whistler.ca

Attention: **Mayor and Council**
Resort Municipality of Whistler

Subject: **Rezoning Proposal No. RZ001157**
5298 Alta Lake Road

Dear Mayor & Councillors,

We are writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

We last wrote to council in December 2020 highlighting our reservations and concerns related to the above development. As we understand there will now be a Public hearing on the 23rd February, we thought it was important to re-iterate our position.

We are against this zoning amendment for the reasons discussed below.

The municipality website is clear that membership of the municipal council brings with it huge responsibility – you represent the citizens of Whistler, provide community leadership and most importantly stewardship of the public assets of the community and the well-being of the community.

We fear the above development has gathered such pace and momentum, the council may expose itself to questions of how effectively they have discharged their accountabilities to all of the questions raised by those most affected – the neighbourhood and surrounding lake amenities this will impact most. Please each consider the following question – would whistler residents welcome this development as proposed within their neighbourhoods?

Designed right, this development should be welcomed by the neighbourhood, enhancing the overall experience for the broader community good. That is clearly not the case based on feedback you have received.

The genesis of this original rezoning application was focused on providing employee housing which we wholeheartedly support –

indeed we understand the developer was active within the municipality, in encouraging more developments supporting employee housing. This application, as submitted, may now be weighted too far towards reward for the developer at the expense of local environmental impacts on areas such as density and access.

We request, in considering this application for rezoning, that council please address the following areas:

1. Access – there is no way the current road access will cope with a winter nor summer season with this development – traffic through this area is already restricted with the existing volume of traffic in the winter and the huge increase we have seen this summer. We therefore request this development can only go ahead if a new access route is utilised from Alta Lake Road;
2. Density – this development has gone beyond the existing zone density and the incorporation of nightly rentals will have a detrimental impact on the surrounding areas – please consider reducing or eliminating nightly rentals and rebalance back to employee housing (the main reason for the rezoning) and residential;
3. Ensure the benefits accrued in this development are not solely for the developer, in particular addressing the issues already raised around impacts on at risk animals, plant species and ecosystems. The surrounding neighbourhoods, environment and wildlife should benefit too.

The role of council is truly a heavy responsibility and we completely understand you have to balance all of the aspects of this application.

However, we request that 'balance' leans on the side of the long term interests of the community and not the short term interests of the developer in your final considerations on this matter.

We thank you for considering our views on this matter.

Yours Sincerely

Dr Brian Gilvary

[REDACTED]

Mrs Joanne Louise Gilvary

[REDACTED]

[REDACTED]

[REDACTED]

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Carolyn Hill
2841 Clifftop Lane, Whistler BC

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

S. Jane Justice
William Russell
2062 Squaw Valley Crescent
Whistler, BC
V0N 1B2

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Diane Hanna
7115 Nancy Greene Drive.
Whistler, BC V8E 0E7



February 1, 2021

To: Mayor Jack Crompton and Councillors Arthur De Jong, Jen Ford, Ralph Forsyth, Duane Jackson, Cathy Jewett and John Grills

Re: Environmental Concerns of the Whistler Lakes Conservation Association (WLCA") regarding the proposed Development at 5298 Alta Lake Road.

One of our members, Russ Quinn, has sought the support of the WLCA regarding his concerns about the above proposed development adjacent to Nita Lake. His letter is attached.

For your information, the WLCA, is a Registered Society with 75 individual members each of whom has an "eligible" property on one of the Whistler's Lakes (Alpha, Nita, Alta and Green). The WLCA is also concerned with Lost Lake although there is no development on it.

Mr. Quinn's letter sets out one of the key purposes of the WLCA in Section 2 (c) of our Constitution which provides:

"to take any appropriate actions to promote and practice conservation and environmental protection on the Whistler Lakes"

Our concerns are raised in Mr. Quinn's letter when he states:

"I believe that Whistler Staff also had concerns about the environmental impact. I have two concerns: what were the issues brought up by PGL Environmental Consultants that the project should not go ahead until those issues are resolved and were further studies ever completed."

To repeat, our mission is to promote and practice conservation and environmental protection of the Whistler Lakes. If we ignore what happens on the land base, whether shoreline erosion from wake boats, fertilizer application on golf courses or upland condo development, we do so at our peril and that of the lakes. Simply put, what happens on the land affects the water.

We look forward to you addressing our concerns prior to making any further decisions regarding the proposed development at 5298 Alta Lake Road.

Whistler Lakes Conservation Association

By its

Chair, Roger McCarthy

and

President, Michael Blaxland

cc. The Pique, Letters to the Editor

January 28, 2021

To: WLCS Directors

Re: Development at 5298 Alta Lake Road

As a property owner on Nita Lake, I am writing to ask for the support of the Whistler Lakes Conservation Association (WLCA). The development proposal for the above property raises issues that relate to the future condition of Nita Lake, a gem in the Whistler Lakes group. Residents around the lake have expressed concerns about the project, namely: density, traffic and environment.

Of these concerns the most relevant to the WLCA is the environment as your Constitution provides in:

Section 2 (c): "to take any appropriate actions to promote and practise conservation and environmental protection on the Whistler Lakes;" and

Section 2 (f): "to do all such other things as are incidental to or conducive to the attainment of the purposes of the Association."

We know what happens on the land beside the lakes will also impact the lakes. Lost Lake is a good example of how much enjoyment a lake offers when there is no development around it.

In this regard, the Initial Environmental Report by PGL Environmental Consultants listed many environmental concerns and recommended further studies for the site before rezoning be approved. I believe that Whistler Staff also had concerns about the environmental impact.

I have two concerns:

1. What were the issues brought up by PGL Environmental Consultants that the project should not go ahead until those issues are resolved?
2. Were further studies ever completed?

Maintaining a healthy environment is one of the significant objectives for all of our Lakes of Whistler.

The 5298 Alta Lake Road development is the first of three potential developments on the west side of Nita Lake. The other two properties lie along the shore to the north of the property. What the environmental impact on Nita lake will look like at such time as these properties are developed has to be considered and is relevant to the future of the proposed development.

I look forward to your support.



Russ Quinn

From: Veronica Ross [REDACTED]
Sent: Thursday, February 4, 2021 1:16 AM
To: Jack Crompton; corporate
Cc: Veronica Ross
Subject: Development Proposal at 5298 Alta Lake Road - please vote against the re-zoning proposal RZ1157

Dear Mayor and Council,

I am writing to express my concern regarding the development proposed at 5298 Alta Lake Road. I am against the Zoning Amendment Bylaw No. 2283, 2020. My concerns are related to the traffic, the environment and the density and how this proposal will negatively affect the livability of our Neighbourhood. Please vote against the re-zoning proposal RZ1157.

Traffic

At present access to the site is contemplated through the Nita Lake Estates residential neighbourhood, which raises issues about safety as the road is quite narrow. This problem is more of a concern in winter when there is snow on the road. One suggestion that has merit is that the site should have its own access road from Alta Lake Road. There is a “summer” gravel road already there and yet upgrading and using it does not seem to have been seriously considered. Another concern relates to Highway 99 and access from Alta Lake Road. This junction has become a significant bottleneck and the new development will add approximately 70 cars to the neighbourhood.

Environmental

There was an Initial Environmental Report completed in October 2018 by PGL Environmental Consultants which made recommendations for several further studies to be carried out before approval be given to the new proposal. The IER lists many environmental concerns that have yet to be addressed or investigated. Nor has this issue been debated by Council. This is strange since this is a beautiful site next to Nita Lake which should have the highest environmental standards considered.

Density

This site was originally intended to be low impact and is considered to be “site sensitive” by the Whistler Planning Department. Original and current zoning was for a boutique, Spa-like hotel set in a forested neighbourhood next to the lake. It allowed for 1,900 square meters of Tourist Accommodation and 800 square meters of Employee Housing, (plus a hotel, which is now not part of the new plan.) The developer is seeking to increase density to 4,200 square meters of Residential Housing and 2,000 square meters of employee housing. This means overall density moves from 4,600 Sqm (the original zoning) to over 6,300 sqm, almost a 40% increase on “site sensitive”

land. In a letter to the developer dated April 2, 2019 Whistler staff expressed a concern about such a large increase on a “site sensitive” location. Mysteriously and without any debate from Council this was overruled. The Official Community Plan (OCP) requires a significant amount of Community Benefit when creating more bed units. This Community Benefit appears to be missing. Staff expressed concern that the amount of proposed development may be too great for the site in a letter dated February 21, 2019 and that the increased density will largely denude the development portion of the site.

My family owns and enjoys property on Nita Lake (#1 and #12 Whistler Ridge) so your decision will greatly affect us.

Best regards,

Veronica Ross
2204 Whistler Ridge
Whistler BC V8E 0A9



*2117 Drew Drive
Whistler, B.C.
V0N 1B2*

6th February 2021

Dear Mayor and Council Members,

5298 Alta Lake Road

We are writing to express our concern about the above planned development. With live in the same area so we have a vested interest in the planning process. We are lucky enough to have had our plans for our home accepted by the Council in 2015. Our intention is not, therefore, to prevent any development in this area in the future as that would be hypocritical. However we do believe all planning requests should pass the test of being judicious, prudent and thoughtful. We think that the proposed plans for 5298 Alta Lake Road fall far short of passing this test; and we hope it will be rejected as it stands until a plan is proposed which is more modest and less environmentally impactful on this beautiful area.

Yours sincerely,



Russell G. Smith



Gillian M. B. Smith



Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council, please ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

James and Elisa McLaren
2020 Watson Way

Marius Miklea

From: James McLaren [REDACTED]
Sent: Saturday, February 6, 2021 8:19 PM
To: corporate
Subject: Empire Club Development. RZ001157

Dear Mayor, Council and Planning Department

As residents of 32 years, happily living directly across Nita Lake from the proposed Empire Club Development (ECD) we are deeply concerned about their re-zoning application RZ001157.

We recognize that further development in Whistler is inevitable.

We strongly support all initiatives to provide a generous amount of employee housing throughout the valley provided that it is immediately adjacent to public transportation routes and is affordable.

The information available on this proposed development raises serious concerns about DENSITY AND DESIGN.

It is essential the density and design reflect the "Mountain Resort Aesthetic" of the area.

We do NOT APPROVE of this application if it becomes an urban style housing complex as seen at Rainbow. Adequate green space and mature trees are abundant throughout Creekside neighbourhoods and must be a feature of this proposed new development. The general ambience is much more important than a specific small park space. Most of Whistler is a park. The imperative is for housing to be in a park like setting as is the adjacent established neighbourhood and all of Creekside.

We trust the Council and Planning Department will properly address all environmental and aesthetic issues and ensure that access to the site will not have a negative impact on the neighbouring properties.

The issues of density and design are of vital importance to maintain the "Spirit of Creekside".

Regards
James and Elisa McLaren
2020 Watson Way
[REDACTED]

February 7th, 2021

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157. (for Nita Lake).

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Brenna King and Robert Haliburton
#41-42, 2020 Watson Way,
Whistler, BC.

Marius Miklea

From: Fran Sloan-Sainas [REDACTED]
Sent: Sunday, February 7, 2021 11:55 AM
To: corporate
Subject: Nita Lake re-zoning proposal RZ1157

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

My family has been owners of our cabin since 1965 and have witnessed the development and change within our community. Please maintain sustainable growth.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Fran Sloan-Sainas

Owner

Unit 33 2020 Watson Way

Whistler, BC V0N 1B0

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

This proposed project will have unacceptable negative impacts on environmentally sensitive lands as it will be essentially clear cut. By 2021 surely we understand the importance of our forests and riparian zones, and that their protection should be paramount. Why is Whistler Council not acting on the recommendations made by the environmental consultants in their report ?

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance. The proposed density is too much for the site and will be highly visible forever damaging the beauty of the Nita Lake area for all.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Margaret King
Whistler Alpine Village
41-42

David Krasny
1385 Alpha Lake Road
Whistler, B.C.

Jan 29 2021

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:


On behalf of Slope Side Supply Ltd, I am writing to support the housing project consisting of 43 townhome units, 21 of which are designated for employee purchase, on Alta Lake Road. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce, and we believe this project is a good example of how private development can supplement the housing provided by the Whistler Housing Authority.

Slope Side Supply Ltd has operated in Whistler since 1995 and we currently have over 11 employees. For the first time we are beginning to struggle to attract and retain key employees to run our business, due to the lack of housing that is both appropriate and affordable. Our belief is that the proposed development will be ideal for technically skilled, supervisory, and management employees. This will help not only help our business, but will ensure all businesses can attract and retain key employees.

I have read criticism of the development by some current residents in the area, including some who have concerns over having employee housing in their neighbourhood. Whistler currently has employee housing mixed with market housing though out the valley. I understand this is a best practice in urban planning, and I believe this has been a win for our community.

I can draft a multi-page list of wonderful people who have widely contributed to the success of Whistler who live in employee housing. We need to move forward on housing solutions like this to ensure the long-term success of our businesses and to keep our community vibrant.

Sincerely,


David Krasny
Co-Owner Slope Side Supply Ltd.

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

I am against this Zoning Amendment for the following reasons:

- 1) This appears to be a very high density development on lakeside property that will undoubtedly result in clearcutting of significant trees. There will be even more tree loss with the development of the proposed park and WHA parcel. All of this will be visible from the valley trail and mountain and ruin the appearance of Nita Lake. Council should be doing everything possible to preserve our lakesides for future Whistler residents.
- 2) The impact of this development on the environment needs to be more carefully managed. Council should extract binding assurances now to preserve the trees and protect the forested appearance of the lakeshore.
- 3) The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.
- 4) The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
- 5) More development means more traffic woes on local roads and the intersection of Highway 99 and Alta Lake Road.

We need to create a better balance between delivering Employee Housing, protecting the natural appearance of this site, and allowing the developer a reasonable profit. Reducing the density of the proposal would go a long way to achieving this better balance.

The citizens of Whistler deserve a rezoning process that will get us the best deal and will protect our most precious assets, holding any lakeside developments to the highest standards. Under the proposal currently before Council the cost to Whistler and the irreversible damage to Nita Lake are both too high.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Judi Hess
221-2202 Gondola Way
Whistler B.C. V0N 1B2

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

I am against this Zoning Amendment for the following reasons:

- 1) This appears to be a very high density development on lakeside property that will undoubtedly result in clearcutting of significant trees. There will be even more tree loss with the development of the proposed park and WHA parcel. All of this will be visible from the valley trail and mountain and ruin the appearance of Nita Lake. Council should be doing everything possible to preserve our lakesides for future Whistler residents.
- 2) The impact of this development on the environment needs to be more carefully managed. Council should extract binding assurances now to preserve the trees and protect the forested appearance of the lakeshore.
- 3) The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.
- 4) The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
- 5) More development means more traffic woes on local roads and the intersection of Highway 99 and Alta Lake Road.

We need to create a better balance between delivering Employee Housing, protecting the natural appearance of this site, and allowing the developer a reasonable profit. Reducing the density of the proposal would go a long way to achieving this better balance.

The citizens of Whistler deserve a rezoning process that will get us the best deal and will protect our most precious assets, holding any lakeside developments to the highest standards. Under the proposal currently before Council the cost to Whistler and the irreversible damage to Nita Lake are both too high.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Name: Michael Joy

Address: #221 - 2036 London Lane, Whistler, BC

Feb 9, 2021

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

I am against this Zoning Amendment for the following reasons:

- 1) This appears to be a very high density development on lakeside property that will undoubtedly result in clearcutting of significant trees. There will be even more tree loss with the development of the proposed park and WHA parcel. All of this will be visible from the valley trail and mountain and ruin the appearance of Nita Lake. Council should be doing everything possible to preserve our lakesides for future Whistler residents.
- 2) The impact of this development on the environment needs to be more carefully managed. Council should extract binding assurances now to preserve the trees and protect the forested appearance of the lakeshore.
- 3) The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.
- 4) The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
- 5) More development means more traffic woes on local roads and the intersection of Highway 99 and Alta Lake Road.

We need to create a better balance between delivering Employee Housing, protecting the natural appearance of this site, and allowing the developer a reasonable profit. Reducing the density of the proposal would go a long way to achieving this better balance.

The citizens of Whistler deserve a rezoning process that will get us the best deal and will protect our most precious assets, holding any lakeside developments to the highest standards. Under the proposal currently before Council the cost to Whistler and the irreversible damage to Nita Lake are both too high.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,



Sharon Lee Mitchell
#18 – 2544 Snowridge Circle
Whistler, BC. V0N 1B2

Marius Miklea

From: Winnie Wiggs [REDACTED]
Sent: Wednesday, February 10, 2021 9:44 AM
To: corporate
Subject: Correspondence for Public Hearing RZ117

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

I am against this Zoning Amendment for the following reasons:

- 1) This appears to be a very high density development on lakeside property that will undoubtedly result in clearcutting of significant trees. There will be even more tree loss with the development of the proposed park and WHA parcel. All of this will be visible from the valley trail and mountain and ruin the appearance of Nita Lake. Council should be doing everything possible to preserve our lakesides for future Whistler residents.
- 2) The impact of this development on the environment needs to be more carefully managed. Council should extract binding assurances now to preserve the trees and protect the forested appearance of the lakeshore.
- 3) The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.
- 4) The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
- 5) More development means more traffic woes on local roads and the intersection of Highway 99 and Alta Lake Road.

We need to create a better balance between delivering Employee Housing, protecting the natural appearance of this site, and allowing the developer a reasonable profit. Reducing the density of the proposal would go a long way to achieving this better balance.

The citizens of Whistler deserve a rezoning process that will get us the best deal and will protect our most precious assets, holding any lakeside developments to the highest standards. Under the proposal currently before Council the cost to Whistler and the irreversible damage to Nita Lake are both too high.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Winnie Wiggs
8472 Matterhorn Drive
Whistler BC V8E 0G1

Regards,

Winnie Wiggs

Marius Miklea

From: Erin Marriner
Sent: Monday, January 18, 2021 3:32 PM
To: corporate
Cc: Virginia Cullen
Subject: FW: Constitutional Rights Law Centre | Canada

Categories: Red Category

From: Wolfgang R. [REDACTED]
Sent: Monday, January 18, 2021 3:09 PM
To: Erin Marriner
Subject: Constitutional Rights Law Centre | Canada

To Mayor and Council

Enclosed below is a video from Constitutional Rights Law Centre | Canada -- please show this during next Council meeting for all of us and legal.

For our community Please make sure all our constitutional rights are protected including constitutionally protected medical choice.

Regarding covid vaccine: I am asking that Mayor and Council consider passing muni legislation / guidelines that all clinics are obligated to present a large poster for public display of the full adverse reactions in the official monograph and a full page display in the Pique.

Why? Because there are some people dying from this vaccine and some are having bad autoimmune reactions.

Best regards

Wolfgang

Wolfgang Lindemann
PO BOX 1466
Whistler BC
V0N 1B0
[REDACTED]

<https://www.constitutionalrightscentre.ca/police-on-guard/>

Marius Miklea

From: Peter Ladner [REDACTED]
Sent: Friday, January 29, 2021 10:42 AM
To: corporate
Cc: [REDACTED]
Subject: sidewalk inventory, addressing a major pedestrian hazard
Attachments: FA098D8C-1F52-45D2-9A68-8645B65F50CD_1_201_a.jpeg;
6CFDE9EC-9474-41D1-8E73-7CA004030ABD.jpeg

Dear Mayor and Council:

I notice that pedestrian amenities are featured throughout your 2018-2028 Transportation Action Plan:

eg.

Long-term Transportation Actions (2020+)..... 21

Goal 1. Provide a quality travel experience for all visitors, employees and residents, and promote a culture of safety and accessibility for pedestrians, cyclists and motorists. 21

Objective 4.1 Give priority to walking, cycling, transit, and other preferred modes over the single-occupant vehicle and private automobile.



Action 2.1.5. Look for opportunities to improve and designate existing informal pedestrian connections in public rights-of-way in all neighbourhoods.



Action 2.1.4: Require pedestrian connections via public rights-of-way from all streets in new developments to the adjacent road network to provide direct routes for walking to and from these developments.



Action 1.1.14: Create and implement a pedestrian accessibility construction and maintenance policy that would apply to any road or Valley Trail reconstruction project that impacts walkability and pedestrian safety.



Action 1.1.13: Conduct a safety review of crosswalks and sidewalks in the resort community to identify safety issues and implement measures that make crossings safer for pedestrians, cyclists and those with mobility challenges.

within Whistler as part of the ongoing maintenance and safety improvements.

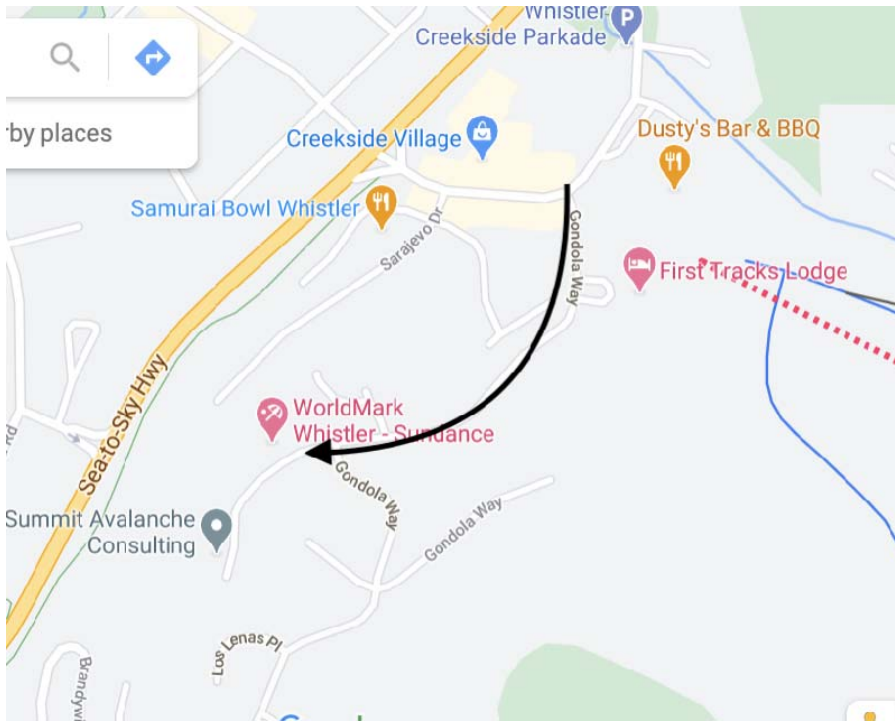
4. Work with businesses in Function Junction to determine the need and location for building sidewalks on public and private lands.

Preferred transportation option	Preferred transportation options are the modes that use our community's infrastructure and assets most efficiently, while creating less impact on our natural and built environment. Preferred modes are walking, cycling, transit, and carpooling. In the medium term plan this was narrowed to Active transportation options.

Given this commitment, I am curious if the RMOW has an inventory of priority actions for pedestrian improvements on roadways (outside the Valley Trail).

I notice that Function Junction (rightfully) has been identified specifically for sidewalk improvements, but there are other areas also in dire need of attention based on danger to pedestrians, proximity to major commercial hubs, and pedestrian volumes.

I am particularly concerned about the section of Gondola Way from Lake Placid Road at least to Sundance Place.



While this is technically a privately-owned road (owned by the three adjacent strata properties) it is officially a public right of way because it is maintained by the RMOW. When the Bunbury development went in a few years ago, the RMOW granted the developer a right of way on this road with no permission or consultation with the owners. In my view this asserts public control and responsibility for this road.

The letter of the law requires 100% approval from every strata property owner for any improvement funding, and this is all but impossible to achieve. Over the years, the three Marmot Place strata councils involved have supported this, but have been unable to muster any financial commitment.

We are left with an extremely dangerous, well-trod, steep, curving public road with zero pedestrian protection, steps from a bus depot, gondola base, and commercial centre, de facto RMOW responsibility for it, and effectively no alternative to dependence on the RMOW for pedestrian improvements.

Assuming RMOW would step up to address this long-running very dangerous pedestrian risk on this stretch of road, I understand that sidewalk investments need to be prioritized.

So can you tell me:

How does the RMOW set priorities for sidewalk construction/improvement?

Does the RMOW have any plans for sidewalk construction aside from Function Junction?

Does the RMOW have any other precedent for public maintenance of a legally-private road other than Gondola Way?

Could a branch of the Valley Trail be extended up this hill to divert pedestrians away from the highway and connect with the Function Junction Valley Trail?

How would you advise those of us who risk our lives on that road each day to proceed?

Thank you for your interest in this significant public safety issue.

Peter Ladner


14-2217 Marmot Place, Whistler

February 1, 2021

Dear Mayor Crompton and Council members

We are writing in response to the recent letter from Kevin Creery, planning analyst, seeking public input regarding an application by the RMOW for a VORR to prohibit the use of gas-powered motors on Alta Lake. From our perspective, the problems on Alta Lake go far beyond the proliferation of gas-powered watercraft.

However, if the RMOW's first move is to make an application for such a VORR, and a ban on gasoline powered motors is implemented, **we will require an exemption to this rule and would expect the Municipality to obtain the exemption on our behalf.** Without an exemption our ability to maintain and use our property will be severely hampered. As such, we ask for your written assurance that our property will be exempted from the VORR.

Our family owns 6970 Blueberry Trail on Alta Lake, a property now surrounded by Blueberry Hill Park. We have owned the property since it was first subdivided from the homestead of Grace Archibald in 1935. Access to the property is only by foot over Blueberry Trail or by water. The property has only one address but consists of two separate lots: Blocks 5 and 6, Plan VAP6495, District Lot 4751. (Don't look it up on Google maps as you will be taken to a non-existent property on Blueberry Drive.) We do not have electricity service to our property and therefore are not able to charge batteries to run an electric motor. Furthermore, the surrounding forest canopy precludes adequate use of solar power for charging such a battery. We rely on our small utilitarian boat with a 4 hp gasoline powered motor to transport heavier bulky items. Hence our need for an exemption.

We also notice that information on the website FAQs states:

If the VORR is approved, can gas motors be used for rescues? (January 14th)

Yes, the Conservation Officer Service, RCMP and Emergency Services such as Whistler Fire Rescue or Whistler Search and Rescue would be exempt from the VORR.

This shows a worrisome lack of understanding of the number of boaters needing emergency help every summer, usually when inexperienced canoeists capsize at the north end of the lake, en route to the River of Golden Dreams. We are often the ones providing the assistance, using our 4hp gas powered motor. We know that over the years we have rescued close to 10 people from certain drowning, in addition to helping countless other frightened cold and wet tourists, many of them young children, get safely to shore every summer. Eric White at Lakeside Rentals also uses his powerful gas powered boat to help boaters in distress on the lake.

Whistler Fire Rescue does not maintain a boat on Alta Lake, so is not available to carry out any needed timely water rescues. In fact, in the summer of 2020, we called 911 to ask for ambulance transport for a hypothermic concussed paddleboarder coughing up copious amounts of blood on our dock and were told paramedics would have to walk over the trail to the property and transport him back over the trail. We advised the 911 operator that it would be impossible to bring a gurney over the trail and asked specifically about the Whistler Fire boat, to be told that was not an option. (Presumably the ambulance dispatcher is a different service from the fire dispatcher, and she was clearly unwilling to go out of her way to solve the problem.) We had to put the injured man into our boat to transport him to the Alta Vista boat launch to meet the ambulance waiting to take him to the Whistler Health Centre.

Rather than focussing on one issue only (gas vs electric motors) we suggest the Municipality take the time to first create an overall plan on how best to preserve the health of the lake, while accommodating appropriate recreational use. Some examples of things beyond motor fuel which may affect the lake's health and should be reviewed include invasive species; fecal contamination by non-migratory Canada Geese; live aboard boats; natural shoreline disruption from landscaping – the list goes on.

We understand the complicated jurisdictional governance, but believe it is the responsibility of the RMOW, which actively promotes tourism to and use of Alta Lake, to take action to protect one of its most important assets. It is the municipality which should engage stakeholders to collaborate on creation of the plan, and then work with other levels of government to implement it. We would fully support the RMOW in taking such action and believe there are many others who would too.

We look forward to hearing from you.

Yours truly



on behalf of
B Jean Clarke
Courtland, Julia and Madeline Brewster

1965 West 16th Ave
Vancouver, BC V6J 2M5



cc Kevin Creery
Planning Analyst



From: Philip Johnson [REDACTED]
Sent: Monday, February 1, 2021 5:57 PM
To: corporate
Subject: covid survivor (updated with phone number)

Dear Mayor and Council ,

I, Philip Johnson Resident at 8220 Rainbow Drive Whistler BC , V8E 0G1 ,phone number [REDACTED] am writing the council due to the inaction from our municipality to take the appropriate steps to protect the working class people of this town who are the lifeblood and make the wheels turn . My recent Covid sickness has left me not only traumatized but worried about the lack of protection it is giving it's hard working citizens . In this letter I am going to present the words the government has not acted on , my experience with COVID-19 , the actions I have taken to be safe and a solution backed by science that needs to be pushed for in our town as its tool that even the world health organization has declared as a necessary along with the vaccine.

My recent experience with COVID-19 started along with everyone else in whistler but I am different as I've indulged in epidemiology to know what to expect from the pandemic to keep myself safe . I took the precautions I could . I stayed home , I kept my bubble tight to my household and my girlfriend . I made sacrifices not to travel as non-essential travel in BC is prohibited . Unfortunately I still got covid and the symptoms were bad . It's clear to me that even after all the sacrifices I made other people aren't willing to make them as well . Our Prime minister says we are all in this together but it's clear that's not the case . This also reflects on the BC government , local businesses , Tourism whistler and the municipality because if we were all in this together then they would be willing to make the sacrifices like I have . People who own these businesses and Government workers can afford to isolate in their homes. This leaves Whistler residents piled on top of each other to infect each other in close quarters so there is no reason for them to concern for us cause it only affects their bank account but at least they will keep their long term health . Fortunately you can always make more money in those position , but for whistler residents they are already low on money and now you are taking their health which is irreplaceable .

My symptoms included , loss of taste and smell , loss of hunger response (my body doesn't tell me to eat) , massive migraine non-stop for four days , no sleep for four days and the anxiety of the long term affects of future symptoms I could experience . Not only was I infected but so was my girlfriend and my roommate. Our whole household was affected as I live in a house with 5 others one of them who just had a new born child and was in contact with me prior to symptoms . People had to miss weeks of work and co workers had to miss work as well that I came in contact with . Some of them didn't get COVID-19 so it is possible they go back out into the workforce after quarantine and get infected and do it all over again . This is unacceptable considering we have solutions to prevent this all from happening and we can keep our community open to stimulate the economy.

I have taken actions beyond just being a good citizen who stayed home not to infect others so we can get through this together . I have messaged every MP and MLA in BC to push for a solution that could keep the people of whistler safe and community running . A solution even our own Prime minister back in April 2020 said he would implement which is mass rapid testing . I participate in a petition with Sandy White . Sandy was a political advisor to the Harper administration and contacted me for my letters that I sent to the MP and MLAs for his petition. His petition is to bring Mass rapid testing to the forefront of this pandemic . Sandy was trying to bring a Pilot Program to whistler to help protect us against exactly what is happening here now . He interacted with Jack Crompton but The government denied the pilot program and much like the 95% of the MP and MLAs I messaged I heard nothing come from it .

The Benefits of rapid testing and utilization is pretty simple to understand .This is scientifically proven and can easily be deployed with todays technology to keep us ahead of this pandemic. **Michael Mina**, MD, PhD, is an assistant professor of **epidemiology** at the Harvard T.H. Chan School of Public Health and with many other doctors have made a strong case for mass rapid antigen testing . These test are cheap (7-10\$) and they have machines that can produce 1 lateral flow strip per second . We can easily have access to hundreds of million of these test . These test can range in accuracy but 85% is an accuracy from a company here in Canada. These aren't diagnostics tools they are screening tools . Asymptomatic spread plays a big role in the spread of covid-19 and we need to stop the virus as soon as someone gets infected . The PCR test takes too long and as in my case it didn't catch my positive infection until days after I knew to isolate. People could go to pop up tents where a layperson would administer the test and you would have results in 15 minutes . You would take a test every 2 to three days. The test can have a QR code on them which is connected to an app and this technology already exist . The app would confirm if you are positive or negative and alert those you came in contact with if you test positive. Those people that get alerts could visit the pop up site and get a test and know in 15 minutes . Those who continually test negative will have confirmation of this in their app. They could use this as their immunity passport . This is a great way to keep the economy open while it reduces hospitalizations .The PCR test is flawed in one way that it detects dead virus meaning even after you've recovered from COVID and aren't infectious you can still test positive . This causes people to be pulled out of work to quarantine even when they aren't infectious and spreading the virus. This is hurting the economy .

At this point I am scared to return to work , I am scared to see my girlfriend , I am scared to see my friends , I am scared to move around my house and also scared to be a normally functioning person in society . As someone who was fully healthy before I got covid and now fear getting it again .My symptoms were so bad that I don't know what will happen to me next time I get covid . We don't know the long term impacts of Covid -19 and we will only find out as time passes .

Letting people from Ontario and Quebec into whistler while the New UK variant just landed there could cause bigger problems for us since there has been research to show that it might be 70% more contagious and 30% more deadlier . The federal government and provincial government did nothing to stop this and could be the reason why I got sick . The hotels and property management owners know there is a non-essential travel ban and are turning a blind eye to visitor not only from out of town but out of province . How is this acceptable ? Once again we are not all in this together.

Marius Miklea

From: Erin Marriner
Sent: Monday, February 1, 2021 1:36 PM
To: Council
Cc: Virginia Cullen; Toni Metcalf; corporate
Subject: Letter from MP Patrick Weiler - Launch of the Highly Affected Sectors Credit Availability Program (HASCAP)
Attachments: Letter from MP Patrick Weiler - Launch of Highly Affected Sectors Credit Availability Program (HASCAP).pdf

From: Weiler, Patrick - M.P. [<mailto:Patrick.Weiler@parl.gc.ca>]
Sent: Friday, January 29, 2021 12:37 PM
To: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Subject: Letter from MP Patrick Weiler - Launch of the Highly Affected Sectors Credit Availability Program (HASCAP)

Good afternoon,

Please find attached a letter from MP Weiler regarding the launch of the Highly Affected Sectors Credit Availability Program (HASCAP).

Sincerely,



Kevin Hemmat
Office of Patrick Weiler
Communications & Correspondence Assistant
West Vancouver-Sunshine Coast-Sea to Sky Country
Office: 604-913-2660
Cell: 604-353-2550
Kevin.Hemmat.842@parl.gc.ca



Before printing this e-mail, think about the Environment



Patrick Weiler

Member of Parliament
West Vancouver-Sunshine Coast-Sea to Sky Country

January 29, 2021

Dear Friends & Neighbours,

This week, the Honourable Mary Ng, Minister of Small Business, Export Promotion and International Trade, announced the **launch of the Highly Affected Sectors Credit Availability Program, or HASCAP**. As first outlined in the 2020 Fall Economic Statement, HASCAP will provide financial support to businesses that have been hardest hit by the pandemic.

Through HASCAP, the Business Development Bank of Canada (BDC) will work with participating Canadian financial institutions to offer government-guaranteed, low-interest loans of up to \$1 million. Hard-hit businesses, like a chain of hotels or restaurants with multiple locations under one related entity, could be eligible for up to \$6.25 million. HASCAP will help businesses with their day-to-day operating costs during the COVID-19 crisis and enable them to invest in their longer-term prosperity.

HASCAP is available to businesses across the country, in all sectors, that have been hit hard by the pandemic. This includes restaurants, businesses in the tourism and hospitality sectors, and those that rely on in-person service. To be eligible for HASCAP, businesses need to show a year-over-year revenue decline of at least 50% in three months, within the eight months prior to their application. They must also be able to show their financial institutions that they have previously applied for either the Canada Emergency Wage Subsidy or the Canada Emergency Rent Subsidy.

Eligible businesses can start applying as early as February 1 at principal financial institutions and more widely by February 15. Interested businesses should contact their primary lender to get more details and to apply. **For more information and guidance, [please visit this webpage.](#)**

If you have any questions or concerns, please do not hesitate to reach out to our office. We are happy to assist in any way that we can.

Sincerely,

Patrick Weiler, MP
West Vancouver-Sunshine Coast-Sea to Sky Country

Marius Miklele

From: Scott Redenbach [REDACTED]
Sent: Monday, February 1, 2021 3:07 PM
To: corporate
Subject: To Mayor and Council
Attachments: 20210130_125954.jpg; 20210130_130147.jpg; 20210131_123228.jpg

Scott, Grace, and Mei Lin Redenbach

12-1375
Cloudburst Drive
Whistler, BC
V8E 0S1
[REDACTED]

Update on recreational users in Cheakamus Crossing.

The attached photos are from last weekend Jan 30/31.

The area has become a hotspot for recreational day users winter and summer. Consideration of these users needs to be taken with regards to the proposed rezoning and future development. The area now under construction was being used by many day users for parking. Day users parking in that area have spread this info on social media hiking groups. Now that this parking is gone, they are street parking anywhere they can find room, to avoid starting their outings from the Interpretive forrest parking at the beginning of Cheakamus Road.

If the proposed rezoning, reroutes the users off the FSR, and through the Cheakamus Crossing Community. We will have all kinds of issues, with illegal parking, congestion, and conflicts with users and community members. Please do take some time to consider the impact of the recreational day users, the fact that they will continue to increase in number, and that a solution needs to be implemented before a major problem arises.

Photo1

Cheakmus Lake Road across from the waste water plant.

Photo2

Train Wreck trailhead

Photo3

1375 Cloudburst Drive

The Ridge trailhead

(These people are illegally parked across from the bus stop)

Marius Miklea

From: Erin Marriner
Sent: Tuesday, February 2, 2021 6:41 AM
To: corporate
Subject: FW: Lower Mainland LGA-Call for Resolutions and Nominations
Attachments: 2021-Call for Resolutions.pdf; Lower Mainland Call for Nominations for Executive 2021.pdf

Hi Marius,

Please see attached for inclusion in the February 16, 2021 Council Package.

Kind Regards
Erin

From: info
Sent: Thursday, January 28, 2021 10:26 AM
To: Erin Marriner
Subject: FW: Lower Mainland LGA-Call for Resolutions and Nominations

Leslie Weir
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-932-5535

From: Shannon Story [<mailto:ssstory@lmlga.ca>]
Sent: Wednesday, January 27, 2021 1:07 PM
To: [REDACTED]
Subject: Lower Mainland LGA-Call for Resolutions and Nominations

CALL FOR RESOLUTIONS AND NOMINATIONS

**PLEASE FORWARD THIS EMAIL AND ATTACHMENTS TO ELECTED OFFICIALS
IN YOUR COUNCIL/BOARD MEETING PACKAGE**

The Lower Mainland LGA Executive has made the difficult decision that due to the ongoing COVID-19 pandemic and the roll out schedule of vaccinations, that the 2021 Conference and AGM will be held virtually from May 12-14, 2021. More details will come soon in regards to the program and registration.

The Lower Mainland LGA Executive is calling for resolutions to be considered at the 2021 virtual convention. Lower Mainland LGA member local governments may now

submit board or council endorsed resolutions following the requirements outlined in the attached call for resolutions. Resolutions will be accepted until **March 26, 2021**. The resolutions process will take place virtually with more details to come. No late resolutions or resolutions from the floor will be accepted. **Due to the online format, we request that our members streamline their resolutions process and only submit timely resolutions of high importance to all Lower Mainland LGA members. Please see the attached Resolutions Notice.**

Please also see the attached Call for Nominations for our Executive Positions that will be elected at our virtual AGM. Nominations are due by Thursday, **April 1, 2021**.

Shannon Story
Executive Director
Lower Mainland Local Government Association
www.lgma.ca



LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

2021 VIRTUAL AGM & CONVENTION

RESOLUTIONS NOTICE REQUEST FOR SUBMISSIONS

The Lower Mainland LGA Executive is calling for resolutions to be considered at the 2021 virtual convention. The virtual conference will be held from May 12-14, 2021. The resolutions process will also take place in a virtual format. Pending finalization of the procedures, members are now asked to submit resolutions with the requirements outlined in the following pages.

DEADLINE FOR RESOLUTIONS

All resolutions must be received in the Lower Mainland LGA office by **Friday, March 26, 2021**.

Late resolutions or off-the-floor resolutions will not be accepted this year. Resolutions that emerge after Friday, March 26, 2021 need to be submitted directly to UBCM.

IMPORTANT SUBMISSION REQUIREMENTS

To submit a resolution to the Lower Mainland LGA for consideration please send:

1. A Word document by email to ssstory@lmlga.ca by the deadline.
2. Title the email "Resolution-title of resolution" or in the case of multiple resolutions subject header "Resolutions-X number enclosed".
3. Include a cover letter as an attachment outlining how many resolutions that have been sent and list the title of each resolution.

Detailed guidelines for preparing a resolution follow, but the basic requirements are:

- Members are responsible for submitting accurate resolutions. Lower Mainland LGA recommends that local government staff assist in drafting the resolutions, check the accuracy of legislative references, and be able to answer questions from the Lower Mainland LGA and UBCM about each resolution.
- Each resolution **must include a separate background**er that is a maximum of 3 pages and specific to a single resolution. Do not submit backgrounders for multiple resolutions. The backgrounder may include links to other information sources and reports.
- Resolutions must be relevant to other local governments within the Lower Mainland LGA rather than specific to a single member government.
- The resolution must have at least one "whereas" clause and should not contain more than two "whereas" clauses. Each whereas clause must only have **one sentence**.

UBCM RESOLUTION PROCEDURES

UBCM urges members to submit resolutions to Area Associations for consideration. Resolutions endorsed at Area Association annual meetings are submitted automatically to UBCM for consideration and do not need to be re-submitted to UBCM by the sponsor.

UBCM and its member local governments have observed that submitting resolutions first to Area Associations results in better quality resolutions overall. If absolutely necessary, however, local governments may submit council or board endorsed resolutions directly to UBCM prior to June 30. Should this be necessary, detailed instructions are available on the UBCM website.

UBCM RESOLUTIONS PROCESS

1. Members submit resolutions to their Area Association for debate.
2. The Area Association submits resolutions endorsed at its Convention to UBCM.
3. The UBCM Resolutions Committee reviews the resolutions for submission to its Convention.
4. Resolutions endorsed at the UBCM Convention are submitted to the appropriate level of government for response.
5. UBCM will forward the response to the resolution sponsor for review.

UBCM RESOLUTIONS GUIDELINES

The Construction of a Resolution:

All resolutions contain a preamble – whereas clause(s) – and an enactment clause. The preamble describes **the issue**, and the enactment clause outlines **the action being** requested of UBCM. A resolution should answer the following three questions:

- a) **What is the problem?**
- b) **What is causing the problem?**
- c) **What is the best way to solve the problem?**

Preamble:

The preamble begins with "WHEREAS" and is a concise paragraph about the nature of the problem or the reason for the request. It answers questions (a) and (b) above, stating the problem and its cause, and should explain, clearly and briefly, the reasons for the resolution.

The preamble should contain no more than two "WHEREAS" clauses. Supporting background documents can describe the problem more fully if necessary. Do not add extra clauses.

Only one sentence per WHEREAS clause.

Enactment Clause:

The enactment clause begins with the phrase "Therefore be it resolved" and is a concise sentence that answers question (c) above, suggesting the best way to solve the problem.

The enactment should propose a specific action by UBCM.

Keep the enactment clause as short as possible, and clearly describe the action being requested. The wording should leave no doubt about the proposed action.

HOW TO DRAFT A RESOLUTION

1. Address one specific subject in the text of the resolution.

Since your community seeks to influence attitudes and inspire action, limit the scope of a resolution to one specific subject or issue. Delegates will not support a resolution if it is unclear or too complex for them to understand quickly. If there are multiple topics in a resolution, the resolution may be sent back to the sponsor to rework and resubmit.

2. For resolutions to be debated at UBCM, focus on issues that are province wide.

The issue identified in the resolution should be relevant to other local governments across BC. This will support productive debate and assist UBCM to represent your concern effectively to the provincial or federal government on behalf of all BC municipalities and regional districts. Regionally specific resolutions may be referred back to the Lower Mainland LGA and may not be entered for debate during the UBCM Convention.

3. Use simple, action-oriented language and avoid ambiguous terms.

Explain the background briefly and state the desired action clearly. Delegates can then debate the resolution without having to try to interpret complicated text or vague concepts.

4. Check legislative references for accuracy.

Research the legislation on the subject so the resolution is accurate. Where necessary, identify:

- the correct jurisdictional responsibility (responsible ministry or department, and whether provincial or federal government); and
- the correct legislation, including the title of the act or regulation.

5. Provide factual background information.

Even a carefully written resolution may not be able to convey the full scope of the problem or the action being requested. Provide factual background information to ensure that the resolution is understood fully so that members understand what they are debating and UBCM can advocate effectively with other levels of government and agencies.

Each resolution **must include a separate background** that is a maximum of 3 pages and specific to a single resolution. Do not submit backgrounders that relate to multiple resolutions. The backgrounder may include links to other information sources and reports.

The backgrounder should outline what led to the presentation and adoption of the resolution by the local government and can link to the report presented to the council or board along with the resolution. Resolutions submitted without background information **will not be considered** until the sponsor has provided adequate background information. This could result in the resolution being returned or having to be submitted directly to UBCM.

6. Construct a brief, descriptive title.

A title identifies the intent of the resolution and helps eliminate the possibility of misinterpretation. It is usually drawn from the "enactment clause" of the resolution. For ease of printing in the Annual Report and Resolutions Book and for clarity, a title should be no more than three or four words.

7. Avoid repeat resolutions.

In the past, resolutions have come back year after year on the same topic. Elected officials and staff are encouraged to search the UBCM Resolutions database available through their website at www.ubcm.ca. Click on the "Resolutions and Policy" tab at the top of the page. It will be possible to locate any resolutions on the same topic that have been considered in the past and what the responses have been.

TEMPLATE FOR A RESOLUTION

Whereas << *this is the area to include an issue statement that outlines the nature of the problem or the reason for the request* >>.

And whereas << *if more information is useful to answer the questions - what is the problem? what is causing the problem?* >>:

Therefore be it resolved that the Lower Mainland LGA & UBCM << *specify here the action(s) that the **Lower Mainland LGA & UBCM** are being asked to take on, and what government agency the associations should be contacting to solve the problem identified in the whereas clauses* >>.

If absolutely necessary, there can be a second enactment clause (the “therefore” clause that specifies the action requested) with the following format:

And be it further resolved that << *specify any additional actions needed to address the problem identified in the whereas clauses* >>.



LOWER MAINLAND

LOCAL GOVERNMENT ASSOCIATION

TO: Mayor/Chair; Council/Board

FROM: Mayor Jack Crompton, Lower Mainland LGA Past President

DATE: January 26, 2020

RE: 2020 CALL FOR NOMINATIONS FOR LOWER MAINLAND LGA EXECUTIVE

Please include the following information on your next meeting agenda.

This circular is notice of the Lower Mainland LGA Executive positions open for nomination, the process and the procedures for nomination.

The deadline for receipt of your nomination is **Thursday, April 1, 2021**. The Lower Mainland LGA Conference and AGM will be held virtually this year from May 12-14, 2021. Voting for the executive positions will be online. There will be no nominations from the floor this year.

The Lower Mainland LGA is the collective voice for local government in the Lower Mainland, including local governments in the Greater Vancouver Regional District, the Squamish-Lillooet Regional District and the Fraser Valley Regional District. The membership elects directors to the Executive during the Convention, and the Executive is charged with ensuring that policy direction set by the general membership is carried forward. The Executive also provides operational and policy direction to the Lower Mainland LGA between Conventions.

1. POSITIONS OPEN TO NOMINATIONS

The following positions are open for nomination:

- President
- First Vice-President
- Second Vice-President
- Third Vice-President
- Directors at Large (3 positions)

2. NOMINATION PROCESS AND QUALIFICATIONS FOR OFFICE

The candidate must be an elected official of a Lower Mainland LGA member. The candidate must be nominated by two elected officials of a Lower Mainland LGA local government member.

Background information regarding the primary responsibilities and commitments of a Lower Mainland LGA Executive member is available upon request.

A nomination and consent form are attached and should be used for all nominations.

The Chair of the 2021 Nominating Committee is Mayor Jack Crompton, Lower Mainland LGA Past President.

3. NEXT STEPS

It is part of the duties of the Nominating Committee to review the credentials of each candidate. A Report on Nominations including, at the candidate's option, a photo and 200-word biography will be prepared under the direction of the Nominating Committee and distributed in the Lower Mainland LGA Convention Newsletter, which is distributed via email before the conference. It is not the responsibility of the Lower Mainland LGA to edit applicant materials to make them suitable for print. If materials are not provided on time and print ready, the Lower Mainland LGA reserves the right not to include them in the newsletter.

To be included in the Convention Newsletter, send your current photo, biography and completed nomination form to:

sstory@lmlga.ca

**With subject line: Lower Mainland LGA Nomination Package – “applicant name”
Deadline: April 1, 2021**

5. FURTHER INFORMATION

All other inquiries should be directed to:

Shannon Story, Executive Director of the Lower Mainland LGA
at sstory@lmlga.ca
PO Box 729
Pemberton, BC V0N 2L0
604 698-5753

NOMINATIONS FOR THE 2021 LOWER MAINLAND LGA EXECUTIVE

We are qualified under the Lower Mainland LGA Constitution to nominate¹ a candidate and we nominate:

Name of nominee: _____

Local government position (Mayor/Councillor/Director): _____

Local government represented: _____

Lower Mainland LGA Executive office nominated for: _____

Printed Name of nominator: _____ Printed Name of nominator: _____

Position: _____ Position: _____

Local Gov't: _____ Local Gov't: _____

Signature: _____ Signature: _____

CONSENT FORM

I consent to this nomination and attest that I am qualified to be a candidate for the office I have been nominated to pursuant to the Lower Mainland LGA Constitution². I also agree to provide the following information to the Executive Director by April 1, 2021:

- 2"x3" Photo (high resolution)
- Biographical information. No more than 200 words in length.

Printed Name: _____

Running for (position): _____

Local Government: _____

Signature: _____

Date: _____

¹ Nominations require two elected officials of members of the Association.

² All nominees of the Executive shall be elected representatives of a member of the Association.

**Return to: sstory@lmlga.ca
c/o Lower Mainland LGA, PO Box 729, Pemberton, BC V0N 2L0**

Marius Miklea

From: Wolfe, Kathy P FLNR:EX <Kathy.Wolfe@gov.bc.ca>
Sent: Monday, February 8, 2021 3:05 PM
Cc: Lawrence, Katherine E FLNR:EX
Subject: The Provincial Tree Planting Program and COVID-19 Protocols
Attachments: 260847 CF Letter to the Communities Leaders via DCF to District MGRs for distribution.pdf

Dear Mayors and Council and Regional District Chair and Board,

I am forwarding communication from the Chief Forester for the Ministry of Forest Lands and Natural Resource Operations and Rural Development regarding COVID-19 protocols for the upcoming 2021 tree planting season (attachment). These protocols have been established to protect both silviculture workers and the communities the workers may interact with.

I wish to provide you with my contact information should you have any questions or concerns related to tree planting and associated silvicultural activities. I am happy to discuss specifics concerning activities planned near your community if you wish. I can also help connect you with various specialists if your questions are outside my span of knowledge. I look forward to connecting with you, a member of your council, board or staff should you choose.

Links to related Covid-19 information:

PHO orders, notices and guidance: www.gov.bc.ca/phoguidance

For the latest medical updates, including case counts, prevention, risks and testing: <http://www.bccdc.ca/>

For non-medical information, visit www.gov.bc.ca/COVID19, email servicebc@gov.bc.ca or call 1-888 COVID-19.

Kind regards,

Katherine Lawrence, RPF

Stewardship Officer
Ministry of Forests, Lands, Natural Resource Operations
and Rural Development
Sea to Sky Natural Resource District
Phone: (236) 468-3966 Fax: (604) 898-2191
E-mail: katherine.lawrence@gov.bc.ca



Reference: 260847

Feb. 2, 2021

The Provincial Tree Planting Program and COVID-19 Protocols

Dear Mayor / Chief and Council

It was my intent to reach out to the municipalities, indigenous communities, forest licensees and the planting contract community prior to the start of the 2021 planting season. The past year has been filled with new and challenging business processes focused on keeping workers and communities safe as the COVID-19 pandemic spread across the province. As you'll remember, last spring's planting season began as our knowledge of the pandemic started to unfold, and through an unprecedented season of collaboration by all sectors, we successfully planted over 300 million trees with close to 6000 tree planters and without a single confirmed case of the COVID-19 virus in our workforce.

The combination of Public Health Office orders and operating guidelines, along with the forest sector working collaboratively with government and local communities, was paramount in helping make the 2020 planting season successful. The forestry sector is currently preparing for the 2021 tree planting season again, to ensure community and worker safety with respect to COVID-19. Forest activities, including tree planting, continue to be designated an essential service during the COVID-19 pandemic. As an important part of the provincial economy and for environmental sustainability, every year the forest sector in BC engages in Canada's largest tree planting program to ensure that areas harvested or destroyed by insects and wildfire are replanted. The 2021 planting season will be equally significant to last year, with about 300 million seedlings scheduled to be planted.

The 2021 planting program will begin on BC's coast at the end of February and in the interior in about mid-April. Learning from our experiences last year, the forest sector response and safe delivery of the 2020 tree planting program, preparations began last fall and will continue through the tree planting season to ensure that the safety of our workers and the surrounding communities are our highest priority.

For the 2021 tree planting season our goals are once again to:

- Prevent the transmission of any potential infection from the silviculture workers to communities around the province; and
- Ensure that the planters are kept safe and healthy so they can complete another planting season successfully.

Page 1 of 3

- Keep municipalities and indigenous community leaders informed of the planting as it moves with the spring openings.

To ensure that we can achieve our goals, as we did in 2020, please be aware of the following:

- Those working in the silviculture industry in the north of the province must follow the requirements of the new Provincial Health Officer (PHO) order, *Resource Sector Worksites and Industrial Camps in the Region of the Northern Health Authority* published as of January 12, 2021, <https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/office-of-the-provincial-health-officer/covid-19/covid-19-pho-order-industrial-camps-northern-health.pdf> while the rest of the province is required to follow the pre-existing order *Industrial Camps – July 2, 2020*. https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/office-of-the-provincial-health-officer/covid-19/archived-docs/pho_order_industrial_camps_april_23_2020.pdf All workers will be required to follow the PHO orders as they are amended to address changing conditions.
- Along with PHO orders, there are a number of guidance documents available to the planting contractors, both from the Ministry of Health and the Western Forestry Contractors Association (WFCA).
- A key success factor in 2020, which will continue for 2021, is the commitment for government and industry to align and collaborate on delivery of the planting program. A critical piece of that commitment includes frequent and clear communication.

An essential part of that commitment to communication is to identify and resolve issues both within the planting programs and also, most importantly, to provide information to communities about what is happening as the tree planting season progresses. As with all good communication, it will also provide you with an opportunity to ask questions and provide details about local issues.

Outreach and communication will begin over the next few weeks as we approach the planting season in your area.

I have asked the Ministry of Forests, Lands, Natural Resource Operations and Rural Development District Managers to be the point of contact for tree planting information for communities following on the success and effectiveness of the role they played in 2020.

In the interim, if you have specific questions please direct them to Shane Berg, Deputy Chief Forester at Shane.Berg@gov.bc.ca. With your assistance, I am confident we will accomplish similar successes in 2021.

Yours truly,



Diane Nicholls, RPF
ADM, Chief Forester
Office of the Chief Forester

pc: The Honourable Katrine Conroy, Minister
Dr. Bonnie Henry, Provincial Health Officer

Dear Mayor Crompton and the Council

It would appear the Mayor's or councillors direct email is not working. Please pass on !

I hear from Adrian Dix on his press release that you are working with the Health Authorities and Vail resorts regarding the situation with visitors coming to Whistler.

My husband and I purchased 5 day EPIC passes from Vail resorts in the fall before the PHO saying essential travel and only ski at your local hill was issued .

We live in Kimberley BC some 12 hours away. Vail resorts will not guarantee any refund as it is an advisory not a mandate not to travel.

I understand there are 1000's of us in the same boat. We would be happy to defer to 2021/22 season if a refund is not on the cards but that is currently not an option.

Do you know if Vail Resorts have any intention of offering refunds or rollovers?

Do you want those 1000's of visitors to come and stay to ski rather than lose \$1000's of dollars.

I would be interested to hear your thoughts on this? [REDACTED]

[REDACTED] We are currently stuck between a rock and a hard place.

Kind regards

Angela and David Claydon

[REDACTED]

Kimberley BC

V1A 0A2

Marius Miklea

From: John and Karen Wood [REDACTED]
Sent: Tuesday, February 9, 2021 10:25 AM
To: corporate
Subject: A reference of future planning post COVID 19

Dear Mayor and Council,

As I imagine you are quite distracted by the ongoing challenges created by COVID 19 and I want to start by thanking Mayor and council for the extra efforts to address this crisis.

I am sure also there is much thought being given to recovery from this crisis and I would like to suggest a parameter than may help Whistler recover strongly and in a more sustainable way.

I have written before with concerns about over development and over tourism of Whistler. During the OCP discussions there were others with similar concerns and the OCP noted this. Despite the inclusion of growth control I am still concerned that we lack a defined vision with metrics to measure progress and a plan to manage our growth to a sustainable level.

*“Overtourism describes destinations where hosts or guests, locals or visitors feel that there are too many visitors and that the quality of life in the area, or the quality of the experience has deteriorated unacceptably. Overtourism is the **opposite of Responsible Tourism** which is about using tourism to make better places to live in and better places to visit.”*

During 2018 and 2019 I believe we saw many examples where community infrastructure and capacities were tested by resort visitation. I found summer most revealing as crowds filled the village, most activities, trails and municipal parks became for me at least uncomfortably busy. Wildlife habitat is being unsustainably disturbed. So I would like to suggest that these years be analyzed in whatever way needed to define if perhaps the “busyness” of these years might be part of a definition of what peak activity would be in our plans for recovery and for the future going forward.

I will say in my opinion 2018-19 were uncomfortably busy and seeing nothing to apply any control of growth had COVID 19 not appeared things would have just gotten worse. (overtourism) Others might disagree what is too busy but my point is that we need to define what too busy is and have a plan to manage it. The expectations of all concerned should have some reference to what is planned for the future so we can all plan accordingly. Should a business plan for expansion or stay the course. Should a resident renovate or plan to move on.

I think we should make an opportunity of this COVID 19 set back to look at where we were a year or two ago and decide if that is the course we want to return to or if there is another option.

Again thank you for your service through this crisis. It must clearly be nothing like what you envisioned for your term of office but we think you have done your best to meet the challenge.

Yours truly,

John and Karen Wood
8573 Drifter Way
Whistler, BC
V8E 0G2



Marius Miklea

From: Erin Marriner
Sent: Tuesday, February 9, 2021 2:45 PM
To: corporate
Cc: Marius Miklea
Subject: FW: Letters to Mayor and Council
Attachments: PACE BC Letter to Municipalities.docx; HCL letter to Local Governments.docx

Hi Marius - for inclusion in the Council package.

Thanks
Erin

-----Original Message-----

From: Cole-Hamilton, Will [mailto:wcole-hamilton@courtenay.ca]
Sent: Tuesday, February 9, 2021 12:52 PM
To: Erin Marriner
Subject: Letters to Mayor and Council

Hello,

I am a Councillor in the City of Courtenay and a member of the Steering Committees of two campaigns to grant local governments greater authority to act on reducing greenhouse gas emissions related to buildings. We are reaching out to local governments in BC seeking resolutions of support.

I have attached letters to Mayor and Council from Help Cities Lead

<https://www.helpcitieslead.ca><<https://www.helpcitieslead.ca/>> and PACE BC

<https://www.pacebc.ca/>

Each letter contains a request to pass the attached draft resolutions of support. I ask that these be formally received by Council.

I do want to note that these campaigns do not seek to commit local government to any particular action, rather they seek to expand the options available for local governments if and when they choose to use them.

The Help Cities Lead website contains a resources page with detailed briefing notes. The PACE BC site also contains useful background, as does this article by two colleagues on the PACE BC steering committee which was published in the Georgia Straight last fall:

<https://www.google.com/search?client=firefox-b-d&q=georgia+straight+pick+up+the+pace>

Please feel free to contact me if you have any questions.

Best,

Will

Will Cole-Hamilton

Councillor, City of Courtenay
Director, Comox Valley Regional District Director, Climate Caucus

778 992 0102

It is a privilege to live and work in the unceded traditional territories of the K'ómoks First Nation

CITY OF COURTENAY - OUR CORE VALUES:

People Matter | Be Accountable | Depend on Each Other | Pursue Excellence | Celebrate Success



January 18, 2021

Dear Mayor and Council ,

We are writing on behalf of [PACE BC](#), a coalition of organizations working toward the adoption of Property Assessed Clean Energy (PACE) financing in British Columbia. You can learn more about [our vision for a third-party, province-wide BC PACE program here](#).

We are entering a critical window when it comes to tackling the climate crisis, and local governments are at the forefront of this endeavour. The building sector represents more than 30% of emissions in B.C. municipalities, and in order for cities to meet their community-wide emissions reduction targets over the coming decades, our existing building stock needs rapid decarbonization and extensive energy efficiency upgrades. However, currently only the most affluent of residents can afford alternative energy infrastructure or substantial energy efficiency retrofits, and high upfront costs still act as a major barrier to uptake at scale.

PACE programs allow property owners to borrow money they can invest into a broad spectrum of clean energy and resiliency improvements to their buildings. The loan is paid back on the owner's property tax bill, with the energy bill savings afforded by the improvements, often resulting in net gains for the property owner. While existing Canadian PACE programs have been piloted by municipalities and resulted in relatively limited uptake, American PACE programs have seen explosive results, financing hundreds of thousands of successful projects and creating tens of thousands of great green jobs. These highly successful programs are typically administered by third-party, non-governmental organizations and financed by private capital. These features dramatically reduce the fiscal and administrative burdens of PACE on local governments, removing the need for municipalities to contribute any upfront capital, project management capacity, or long-term administrative staff to the programs.

A critical first step toward establishing a robust and thriving PACE financial sector in B.C. is the enactment of PACE-enabling legislation by the province of British Columbia. PACE BC is encouraging the province to pass legislation that ensures the program :

- ★Is voluntary and opt-in for all parties
- ★Allows for capital investment from the private sector
- ★May be administered by third-party organizations

¹ <https://pacenation.us/pace-market-data/>

- ★ Makes PACE available for a broad spectrum of building level improvements including most energy efficiency and resiliency upgrades, and renewable energy projects
- ★ Is available for both residential and commercial property owners
- ★ Is available for retrofits and new construction
- ★ Makes financing available for 100% of the projects hard and soft costs
- ★ Ensures loans are tied to the property, and not the individual borrower, such that in the event of a property sale, remaining loan payments become transferable to the new owner.
- ★ Protects consumers from predatory practices

We are asking municipalities in B.C. to express their support for this win-win proposition by passing a resolution in support of PACE and sending a letter of support for province-wide, third party enabling legislation to the B.C. government. A sample resolution is pasted at the bottom of this letter. If you have any further questions about PACE BC, the attached resolution or next steps for moving it forward, please feel welcome to contact Katie Harrison, at katie@forceofnaturealliance.ca.

Together, we can bring B.C. municipalities one step closer to delivering a deep and swift reduction in carbon emissions that is required of all of us in order to achieve our climate goals over the coming decade.

Sincerely,

The PACE BC Steering Committee:

SUPPORT FOR PACE FROM MUNICIPAL GOVERNMENTS

Sample Resolution & Letter to Ministry

PART 1: DRAFT RESOLUTION

Support for PACE BC from Municipal Governments

WHEREAS [your local government] has shown itself to be a climate leader by [list steps you have taken or are taking];

WHEREAS retrofitting buildings across B.C. is crucial to reducing green-house gas (GHG) emissions and meeting our provincial climate targets;

WHEREAS upfront costs of retrofitting homes and businesses for climate resilience are cost prohibitive to many of our property owners, and Property Tax Assisted Clean Energy (PACE) lowers barriers to implementing GHG reductions, adding value to buildings and making them more desirable places to live or work;

WHEREAS PACE BC is working with interested municipalities *across B.C.* to assist in the establishment of a successful province-wide PACE program that meets the needs of residents and that local governments of all sizes can participate in with minimal start up costs or staff time;

WHEREAS PACE and the resulting ecosystem of retrofitting programs would create well-paying green jobs during a just recovery from the COVID-19 pandemic and a just transition away from fossil fuel infrastructure-related jobs;

THEREFORE, BE IT RESOLVED THAT [your local government] write a letter to the Ministry of Environment, the Minister of Energy, Mines and Low Carbon Innovation, the Minister of Municipal Affairs, Minister of Housing and PACE BC expressing support for B.C. Legislation enabling PACE by third-party administration and confirming [your community's] interest in having a PACE program when it becomes available in B.C.

PART 2: DRAFT LETTER OF SUPPORT

Dear Minister Osborne, Minister Heyman, Minister Ralston and Minister Eby,

During the council meeting of [Date], the [local government] passed the following resolution:

[Insert above resolution]

We are entering a critical window when it comes to addressing the climate crisis, and our province's aggressive new climate targets require us to reduce emissions by 40% over the next decade. The majority of B.C.'s residential and commercial building stock is not energy efficient, and accounts for a significant percentage of province-wide GHGs. The [Pembina Institute has calculated](#) that in order to meet our climate targets, British Columbians will need to retrofit 3% of our building stock — that's 30,000 homes, 17,000 apartment units, and 3 million square metres of commercial space — every year until 2050.

Climate change is the greatest challenge of our time, and though local governments are at the front lines, we do not have all the tools we need to meaningfully tackle mitigation or adaptation, let alone both at once. We know that building operations are one of the biggest drivers of emissions [not everyone is urban so I removed that reference]; however, the start up costs and staff time required to establish community-wide retrofit programs are prohibitive for local governments smaller than Vancouver, and even then such programs have not demonstrated extensive uptake in Canada. This means that retrofits and building GHG reductions are available solely to property owners who can access considerable upfront financing, thereby excluding the majority of our community.

PACE programs with third party administration and opt-in bylaws for local governments have been implemented in the United States since 2009, and have created hundreds of thousands of projects and clean local jobs. In the wake of COVID-19, we feel that PACE and the resulting ecosystem of retrofitting programs would give our economy a boost and provide a path toward a just transition away from fossil fuel infrastructure, all while complementing Clean BC and Resilient BC. It will also support the B.C. Poverty Reduction Strategy, as energy poverty is a major concern for B.C. residents, and those with the lowest incomes will be most impacted by more extreme temperatures, trying to keep their homes cool or warm.

Upfront cost is one of the most significant barriers to retrofitting and the installation of renewable energy options by citizens, businesses and institutions despite the fact that these investments will save property owners money over the long term. PACE solves that problem by using an innovative financing instrument which permits building and land owners to upgrade their buildings with energy- and resource-saving retrofits, or install renewable energy systems, without putting any money down, and with the repayment of the financing done via an assessment on the building's property tax bill. The capital used to finance the PACE upgrades typically comes from private sources, such as insurance companies and pension funds, who are attracted by the long term secure investment PACE provides. This type of program is favoured compared to public funding in part because it is not subject to political will during changes in government. Therefore, the jobs provided and GHG reductions would not be affected by changes of elected decision-makers.

[Local government] requests that the British Columbia provincial government take immediate steps to enact PACE-enabling legislation as advocated for by PACE BC that ensures the program:

- ★Is voluntary and opt-in for all parties
- ★Allows for capital investment from the private sector
- ★May be administered by third-party organizations
- ★Makes PACE available for a broad spectrum of building level improvements including most energy efficiency and resiliency upgrades, and renewable energy projects

- ★ Is available for both residential and commercial property owners ★ Is available for retrofits and new construction
- ★ Makes financing available for 100% of the projects hard and soft costs
- ★ Ensures loans are tied to the property, and not the individual borrower, such that in the event of a property sale, remaining loan payments become transferable to the new owner.
- ★ Protects consumers from predatory practices

With gratitude,

[Mayor of your community or your Council]



Dear Mayor and Council,

We are writing to request your support for the recently launched [Help Cities Lead Campaign](#). Help Cities Lead is an education and awareness campaign to accelerate building decarbonization through collaboration between the Province of British Columbia and local governments. The campaign is led by Climate Caucus and supported by local governments and environmental NGOs.

We are asking that Council:

- endorse the Help Cities Lead Campaign campaign; and
- commit to sending a letter of support to the Hon. Josie Osbourne, Minister of Municipal Affairs, the Hon. George Heyman, Minister of Environment and Climate Change Strategy (ECCS), the Hon. Selina Robinson, Minister of Finance, the Hon. Bruce Ralston, Minister of Energy Mines and Low Carbon Innovation (EMLCI) and Hon. David Eby, Attorney-General and Minister responsible for Housing

Allowing for local government leadership is critical to developing innovative policies and programs to achieve deep emissions reductions from the building sector throughout the province. However, tools currently available to local governments to pursue these critical reduction targets are largely limited to information campaigns and incentives and are insufficient to achieve broad and deep energy and GHG reductions at scale.

The Help Cities Lead campaign identifies a suite of measures that will enable local governments to take effective action on reducing GHG emissions from new and existing buildings. Five regulatory measures have been identified where additional authority would be instrumental for municipalities in accelerating climate action:

- Regulating GHG emissions for new buildings
- Home energy labelling
- Property assessed clean energy (PACE) enabling legislation as outlined in the accompanying [letter from PACE BC](#).
- Regulating GHG emissions for existing buildings
- Building energy benchmarking and reporting

Direction to implement the first three of these measures - enabling local governments to regulate GHG emissions for new buildings, home energy labelling, and PACE financing - were included in the ministerial mandate letters issued in November 2020. Help Cities Lead encourages the province to move as quickly as possible and in close consultation with local governments to develop and implement these measures.

Help Cities Lead would also like the province to enable local governments to choose, when ready, to opt into the remaining two measures not addressed by the mandate letters - namely, regulating GHG emissions for existing buildings and Building energy benchmarking and reporting.

All five of these initiatives will complement what the provincial government and utilities are already doing in these areas. Additional information about each of the initiatives can be found at <https://www.helpcitieslead.ca/>

It is our hope that you will put forward a motion to Council which endorses this campaign and commits to sending letters of support to Ministers Osbourne, Heyman, Robinson, Eby, and Ralston.

Sincerely,

Will Cole-Hamilton
Councillor, City of Courtenay
Director, Climate Caucus
Steering Committee, Help Cities Lead

SUPPORT FOR HELP CITIES LEAD FROM LOCAL GOVERNMENTS

Sample Resolution

WHEREAS emissions by buildings account for 40-60% of a community's green-house gas (GHG) emissions;

WHEREAS climate policy modelling completed for Help Cities Lead shows current actions to reduce greenhouse gas (GHG) emissions from buildings are insufficient to achieve the province's GHG targets for 2030 and 2050;

WHEREAS the November 2020 mandate letters to ministers include direction to provincial ministries to move forward with three of the five policy measures included in the Help Cities Lead climate policy modelling: GHG requirements for new buildings, Property Assessed Clean Energy (PACE) financing, and home energy labelling.

THEREFORE, BE IT RESOLVED THAT [your local government] write a letter to the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation, the Minister of Municipal Affairs, the Attorney-General and Minister responsible for Housing, and the Minister of Finance, expressing its endorsement of the Help Cities Lead campaign; support for the directions set out in the November 2020 ministerial mandate letters regarding GHG requirements for new buildings, PACE financing, and home energy labelling; and also requesting that the province empower local governments to opt to take action, if they so choose, on the two remaining items of the Help Cities Lead's campaign, namely GHG requirements for existing buildings and building energy benchmarking.

[ON LETTERHEAD]

[DATE]

Dear Honourable Ministers,

The [City/Town/Village] of [BLANK] is sending this letter to you as an endorsement of the Help Cities Lead (HCL) campaign.

As you are aware, municipalities are on the front lines of climate change dealing with the impacts of floods, droughts, forest fires, heat waves, etc. We directly influence about half of Canada's energy use and emissions. The success of the province in achieving deep emissions reductions from the building sector is directly connected to the success of local governments in achieving their own targets. While municipalities have shown strong climate leadership, expanded regulatory authority is needed for taking bolder steps to achieving our climate targets.

HCL is an education and awareness campaign focused on accelerating building decarbonization through collaboration between the Province of British Columbia and local governments. The group is led by Climate Caucus and supported by local governments and environmental NGO's.

Why buildings? Emissions from buildings account for about 11% of the province's greenhouse gas (GHG) emissions and for municipalities, GHG emissions from existing buildings account for 40-60% of community emissions. A number of BC local governments have made climate emergency declarations and set ambitious targets to significantly reduce GHG emissions from buildings over the next 10 years. However, local governments are largely limited to information campaigns and incentives for pursuing these ambitious reduction targets. Recent climate policy modelling shows that on their own, these policy tools are insufficient to achieve broad and deep energy and GHG reductions given limited budgets.

HCL campaign recommends a suite of expanded authorities for local governments that will enable communities to take bolder action on reducing GHG emissions from new and existing buildings:

- Property assessed clean energy (PACE) financing
- Mandatory home energy labelling
- Regulating GHG emissions for new buildings
- Regulating GHG emissions for existing buildings
- Mandatory building energy benchmarking and reporting

We are pleased to see that the November 2020 mandate letters to the Ministers of Municipal Affairs and Energy, Mines and Low Carbon Infrastructure support the implementation of PACE financing. We also note that the mandate letter for the Minister of Finance supports home energy labelling. Finally we pleased to see that the mandate letter to the Attorney-General and Minister Responsible for Housing includes support for regulation of GHG emission of new buildings.

We support the directions set out in these new mandate letters regarding PACE financing, home energy labelling, and GHG requirements for new buildings and request that the province empower local governments to opt to take action, if they so choose, on the two remaining items of the Help Cities Lead's campaign, namely GHG requirements for existing buildings and building energy benchmarking. Additional information about each of the initiatives can be found at <https://www.helpcitieslead.ca/>

It is our hope that you would consider meeting with a delegation from Help Cities Lead for further discussion on these initiatives.

Sincerely,

Mayor of [BLANK]

CC

The Hon. Minister George Heyman, Minister of Environment and Climate Change Strategy, ENV.Minister@gov.bc.ca

The Hon. Josie Osborne, Minister of Municipal Affairs, MAH.Minister@gov.bc.ca

The Hon. Bruce Ralston, Minister of Energy, Mines, and Low Carbon Innovation, EMPR.Minister@gov.bc.ca

The Hon. David Eby, Attorney General and Minister responsible for Housing, AG.Minister@gov.bc.ca

The Hon. Selina Robinson, Minister of Finance, FIN.Minister@gov.bc.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	Carol Derksen
Organization	HHT Canada THH Charity Number 830678-8
Business Address	27 Poplar Crescent
City/Province/Postal Code	Aurora Ontario L4G 3M4
Business Phone Number	Contact Carol Derksen - [REDACTED]
Business Email	[REDACTED]
Website Address	hhtcanada.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>	HHT (Hereditary Hemorrhagic Telangiectasia) is a rare, inherited genetic disorder affecting 1 in 5000 children and adults worldwide and can cause chronic bleeding, stroke, heart failure and other life-threatening complications from blood vessel malformations. HHT Canada THH is a non-profit organization with goals to spread awareness of HHT to patients and their families through education and support. The month of June is recognized as HHT awareness month. June 23 is Global HHT recognition day and we love to have the bridge lit again as it was in 2020.
Optional: Social Media Campaign Title (include hashtags)	Facebook - HHT Canada THH, Twitter - @hhtcanada
Landmark Choice	<input type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	June 23, 2021
Colour Request	Red and Blue

Signature: [REDACTED]

Date: February 3, 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	Kathi Luis
Organization	Amyloidosis Foundation
Business Address	7151 N. Main St., Suite 2
City/Province/Postal Code	Clarkston, MI 48346
Business Phone Number	(248) 922-9610
Business Email	kathi@amyloidosis.org
Website Address	www.amyloidosis.org
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>	"Light the night for amyloidosis" is an awareness campaign created to draw attention to amyloidosis symptoms, diagnosis, treatment and hopefully a cure! 'Amyloidosis Awareness Month' occurs in March. We are also asking some landmarks and businesses to light up on a day(s) in March. Most are lighting on March 6, 2021 or the week of. The growing 2021 list of the lightings for amyloidosis can be found at: https://amyloidosis.org/wp-content/uploads/2020/12/Approval-List-2021.pdf
Optional: Social Media Campaign Title (include hashtags)	"Light Ther Night For Amyloidosis" #RedIs4Amyloidosis #LTNFA #LightTheNightForAmyloidosis #AmyloidosisAwarenessMonth
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	March 6, 2021 (Awareness campaign is all of March)
Colour Request	Red

Signature: _____

Date: 2/9/2021

This application does not guarantee that your event lighting request will be approved or your date is available.