

- Council has approved the Vail Resorts employee housing development at Base 2.
- WDC and WHA are selling the first 100 units of employee housing in Cheakamus Crossing. The second building will be available for purpose in the near future.
- RMOW 2021 Q4 financial results were positive despite the challenges including the cyber security incident and COVID-19.

## PRESENTATIONS/DELEGATIONS

Project No. 7733.03  
 RMOW Green  
 Building Policy  
 Update 1st review

A presentation by L. Renaud-Tremblay was given regarding the Green Building Policy and discussion was held.

The presentation reviewed the background and the existing Green Building Policy and the proposed updates including; Energy and Emissions, Building Materials, Sustainable Site Design, Green Mobility, Water Conservation & Rainwater Management and Solid Waste. L. Renaud Tremblay provided examples from other municipalities and a summary of the industry workshop findings.

Discussion was held, and the following main themes emerged as comments regarding the presentation:

- The performance of the policy needs to be the primary goal vs. the prescription. Must consider building type.
- According to ADP members, flexibility and performance-based requirements are the key.
- Ensure due diligence to ensure policy will result in positive results and not just look good on paper. Will be important to have quantitative basis and evidence that proves relevance and value of each target.
- Staff needs to be clear on what the outcomes we want to achieve are and what the intent behind each requirement is.
- Energy performance - encourage to always provide an alternative solution for north aspect sites in Whistler.
- Consider affordability. Higher density is one of the few ways that we can increase affordability – reduce roads, instead of 3 stories build 5 stories, reducing underground parking spaces.
- Grey water systems drive up the cost of plumbing, however we should be collecting water and storing it for landscaping. This is currently not a criteria for development in Whistler.
- Geo exchange is more viable than geo thermal. There are other types of renewable energy systems tailored to the micro climate of Whistler. The systems need to be viable for Whistler and work in this climate.
- Is there capacity and expertise within the RMOW to complete the required review? This overlaps in many departments.
- Staff needs to make sure that the RMOW has the internal capacity to enforce and review the requirements of the policy.

- Ensure trades and builders are able to implement the construction techniques. There are good trades that can handle the requirements to meet various Step Codes.
- How do we manage parking demand? How do we work with development and make them viable, yet reduce parking which in turn reduces transportation congestion. Transportation strategies are key, as the consumer currently wants parking spaces.
- ADP members suggested staff reduce parking minimum to also tackle the congestion issue.
- It is recommended to keep the Green Building Policy checklist simple to get positive results. We do not want to restrict designers or make it financially unviable.
- The checklist for landscaping should focus on the type of site and the type of development, and retain as much of the existing landscape as possible. Use drought tolerant planting and native species, for example, less water is required for natural planting than for lawns.
- However, turf and grass is still a desirable feature according to the market.
- Landscaping requirements should require collection of stormwater and storing for irrigation purpose and re-use.
- The committee recommended not rushing this policy, as it could have many implications down the road. A recommendation was made to have a pilot project work through the policy and provide feedback before the policy is adopted and implemented.

Staff advised the policy is an update to the existing policy, and not a new set of requirements. Staff have benchmarked the proposed updates against similar policies in place in other municipalities. Proposed policy updates reflect provincial sustainability and green building guidelines and important RMOW guiding documents including the OCP and Climate Action Big Moves Strategy. Staff intend the policy to be more performance-driven, and less prescriptive.

Staff intends to bring the updated policy to Council for endorsement it's in April 20

**That** the Advisory Design Panel Committee supports the Green Building Policy update with the above comments, including a recommendation of having a pilot project come through the policy before it is fully adopted and implemented.

Moved by H. Owens  
Seconded by D. Venter

CARRIED

## **OTHER BUSINESS**

There were no items of Other Business.

## **MOTION TO TERMINATE**

Moved by B. Martin  
Seconded by D. Venter