

Schedule V⁹
To the Official Community Plan of the Resort Municipality of Whistler

SOUTH WHISTLER COMPREHENSIVE DEVELOPMENT STRATEGY
OFFICIAL COMMUNITY PLAN

I. Scope and Application

Background

The South Whistler Comprehensive Development Strategy (the “South Whistler CDS”) entails the development of three sites:

- *Spring Creek*
- *The Peaks*
- *Whistler Creek*

The South Whistler CDS is intended to fulfill several of the objectives of the OCP through the provision of the following community amenities:

- *Elementary School Site*
- *Daycare Site*
- *Fire Hall Site*
- *Resident Housing*
- *Open Spaces*
- *Valley Trails*
- *Parks*

1.1 This South Whistler Official Community Plan (the “South Whistler OCP”) applies to:

- the Spring Creek lands shown hatched on the map which forms Appendix I-1 to this South Whistler OCP,
- the Peaks lands shown hatched on the map which forms Appendix I-2 to this South Whistler OCP, and
- the Whistler Creek area shown hatched on the map which forms Appendix I-3 to this South Whistler OCP,

⁹ Bylaw 1428—00/01/10

(hereinafter referred to respectively as “Spring Creek,” “The Peaks,” and “Whistler Creek,” or collectively as the “South Whistler CDS Lands”).

- 1.2 This South Whistler OCP forms part of the Resort Municipality Official Community Plan (the “OCP”), and if any provision of this Schedule V is in conflict with any other provision of the OCP, the provisions of this Schedule V shall govern.
- 1.3 This South Whistler OCP is a general statement of the broad objectives and policies of the Resort Municipality of Whistler (the “Municipality”) respecting the nature of development, the proposed land uses, the servicing requirements, and the provision of community lands and facilities under the South Whistler CDS.
- 1.4 The approximate locations and type of residential development and institutional uses proposed for Spring Creek are generally shown on the Spring Creek Development Concept Plan, being Appendix II-1 to this South Whistler OCP.
- 1.5 The approximate locations and type of residential development proposed for The Peaks are generally shown on The Peaks Development Concept Plan, being Appendix II-2 to this South Whistler OCP.
- 1.6 The approximate locations and type of residential and commercial development proposed for Whistler Creek are generally shown on the Whistler Creek Base Development Concept Plan, being Appendix II-3 to this South Whistler OCP.
- 1.7 The Parks and Trails Concept Plan, being Appendix III to this South Whistler OCP, shows the approximate parkland areas and trail alignments anticipated for the South Whistler CDS Lands. For the purpose of Section 941 of the *Municipal Act*, those lands shown as park on Appendix III shall be accepted by the Municipality in complete satisfaction of any statutory requirement to provide park dedication within the South Whistler CDS Lands.
- 1.8 The Institutional Uses Concept Plan, being Appendix IV to this South Whistler OCP, shows the approximate locations of sites for an elementary school, a daycare, and a fire hall within Spring Creek.
- 1.9 No industrial or agricultural land uses are proposed for the South Whistler CDS Lands.
- 1.10 The South Whistler CDS Lands contain no sand or gravel deposits suitable for future extraction for use outside the South Whistler CDS Lands, and no provision has been made therefor.
- 1.11 No waste treatment or disposal sites are planned for the South Whistler CDS Lands.

II. Bed Unit Inventory

Background

Whistler's OCP and Comprehensive Development Plan (CDP) both contain growth management policies, some of which are explicitly tied to an overall cap on bed units that may be developed in Whistler. The CDP stipulates that the total number of approved and committed bed units will not be increased except under extraordinary circumstances, and that there is already a large approved capacity for development. Appendix 1 to the CDP provides an inventory of the approved and committed bed unit capacity (the "bed unit inventory"). The OCP defines "bed unit" by indicating the number of bed units allocated to each type of accommodation use in the Municipality. The Municipality updates the bed unit inventory on an annual basis. The inventory is a planning tool that measures Whistler's capacity for accommodation, and helps to monitor future growth.

The allocations under the bed unit inventory are based primarily on the highest and best accommodation use permitted by the zoning designation of each property in Whistler. However, in some instances, bed units are inventoried for entities other than zoned land. These include bed units "earned" by the ski mountains in lift construction during the early planning stages of Whistler, and, in some limited cases, bed unit allocations which have been recognized by Council resolution. But bed units do not equate to development rights, nor do they have any property status. The development of each parcel in Whistler is governed by the zoning of the parcel. Bed units are simply a measure of development that assists the Municipality in tracking and managing growth. A property must be zoned for development before development can take place.

Historically, Whistler Mountain earned bed units through the construction of ski lifts. Of the bed units earned, 7,500 are accounted for in the current bed unit inventory. Of these 7,500 inventoried bed units, 5,212 have been utilized to date under current OCP and zoning designations, leaving a remainder of 2,288 unallocated bed units. The Comprehensive Development Strategy for South Whistler (the "CDS") is a plan for utilizing a substantial portion of these remaining Whistler Mountain bed units. It is anticipated at the time of passage of this South Whistler OCP that 594 bed units may have been allocated from the Whistler Mountain inventory to Lot E at Blackcomb, leaving 1,694 bed units remaining in the inventory. The CDS contemplates rezonings to allow for the development of these remaining 1,694 bed units. The following policies govern the use and extent of building on the South Whistler CDS Lands through the allocations of bed units.

- 2.1 The maximum number of bed units that shall be developed on the South Whistler CDS Lands (including each and every parcel into which the lands may be subdivided) is 1,694 bed units.

2.2 The maximum number of bed units permitted to be developed at each respective project of the South Whistler CDS is as follows:

Spring Creek	444
The Peaks	360
Whistler Creek	<u>890</u>
Maximum Total:	1,694

2.3 Despite section 2.2, the maximum number of bed units permitted to be developed at Whistler Creek may exceed the 890 bed units, provided that the maximum number of bed units to be developed at Spring Creek and The Peaks combined is reduced by the number of bed units in excess of 890 developed at Whistler Creek.

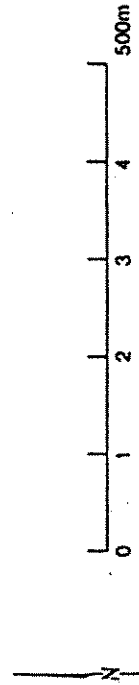
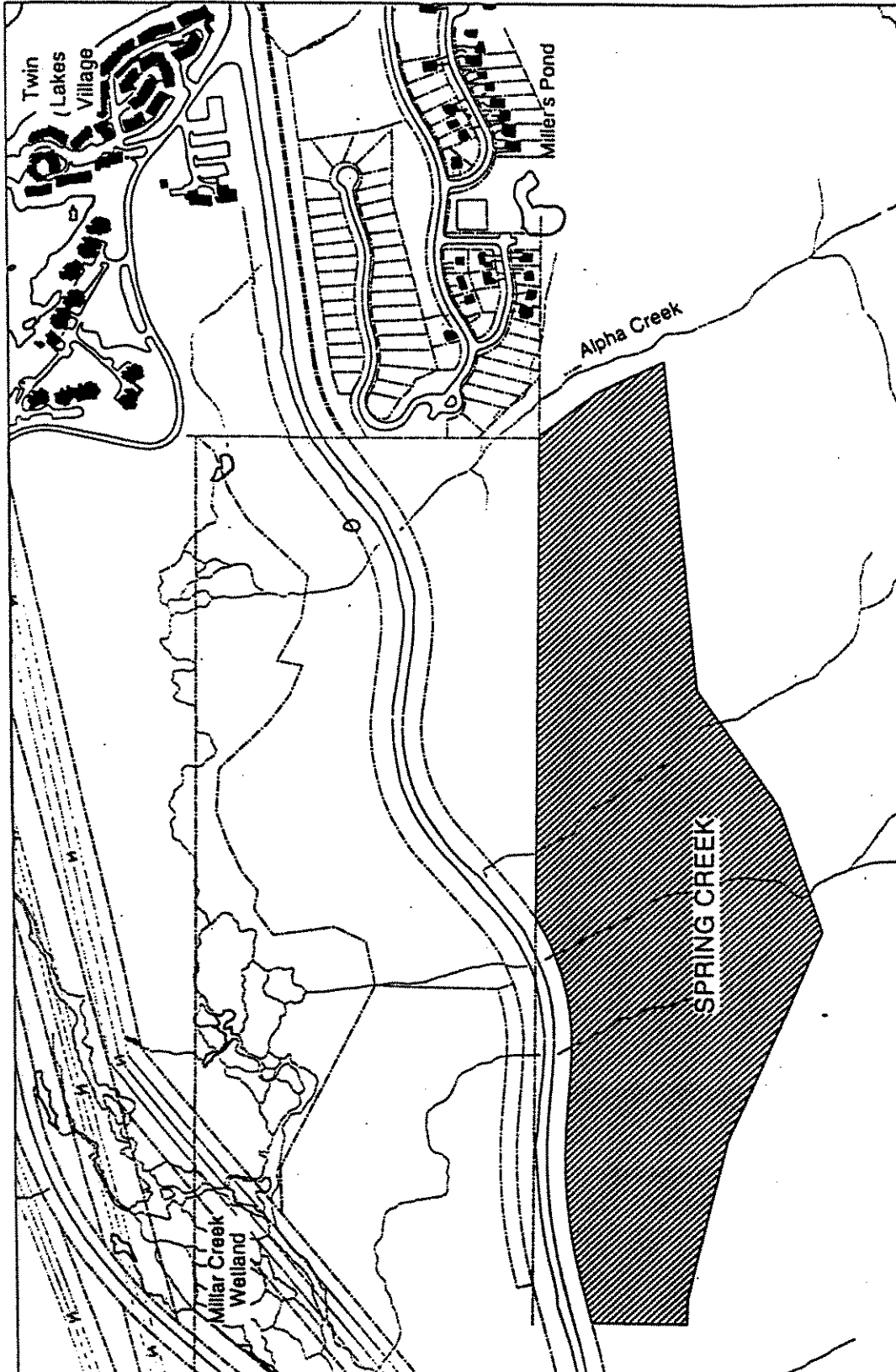
2.4 The final number of bed units developable at each respective project of the South Whistler CDS shall be determined through the zoning regulations of each respective parcel, and through the criteria in a restrictive covenant registered on title to each parcel.

2.5 Any bed units utilized for the development of resident employee accommodation shall not be subtracted from the Whistler Mountain inventory of bed units.

2.6 Any bed units remaining unallocated through this development process shall be maintained as “Whistler Mountain” bed units as recorded under the Municipality’s inventory of bed units. These bed units shall be considered relevant only to the growth management policies of Council. Council may consider one or more rezonings to permit the “Whistler Mountain” bed unit development potential to be realized, in accordance with Council’s unfettered discretion on the merits of each case. Development applications to utilize these bed units shall be reviewed under the Municipality’s usual process for rezoning applications, and shall be subject to all criteria set out in the OCP and other relevant municipal policies and guidelines.

SOUTH WHISTLER CDS

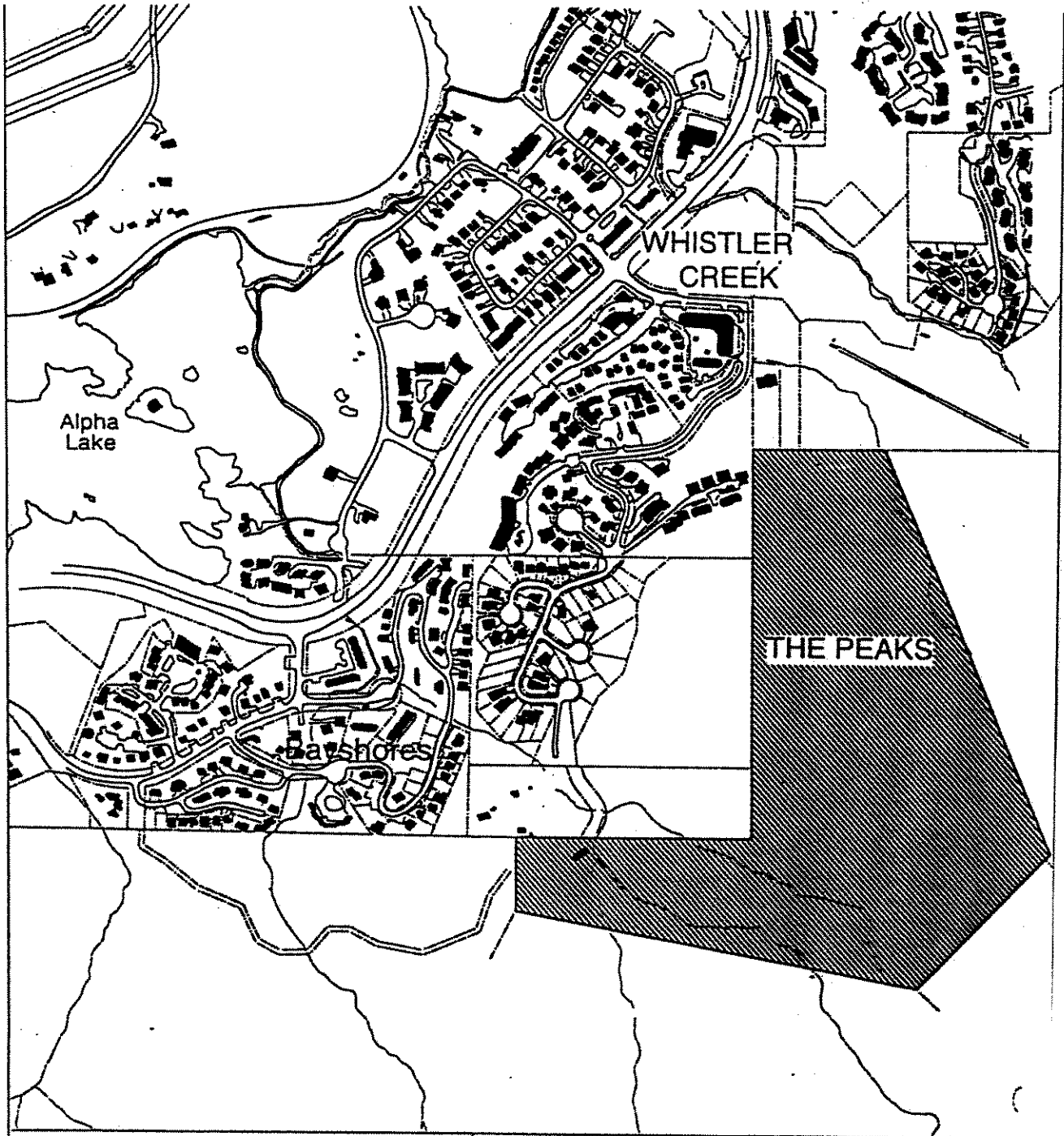
APPENDIX I-1
LOCATION OF SPRING CREEK



Intrawest Comprehensive Development Strategy
for South Whistler

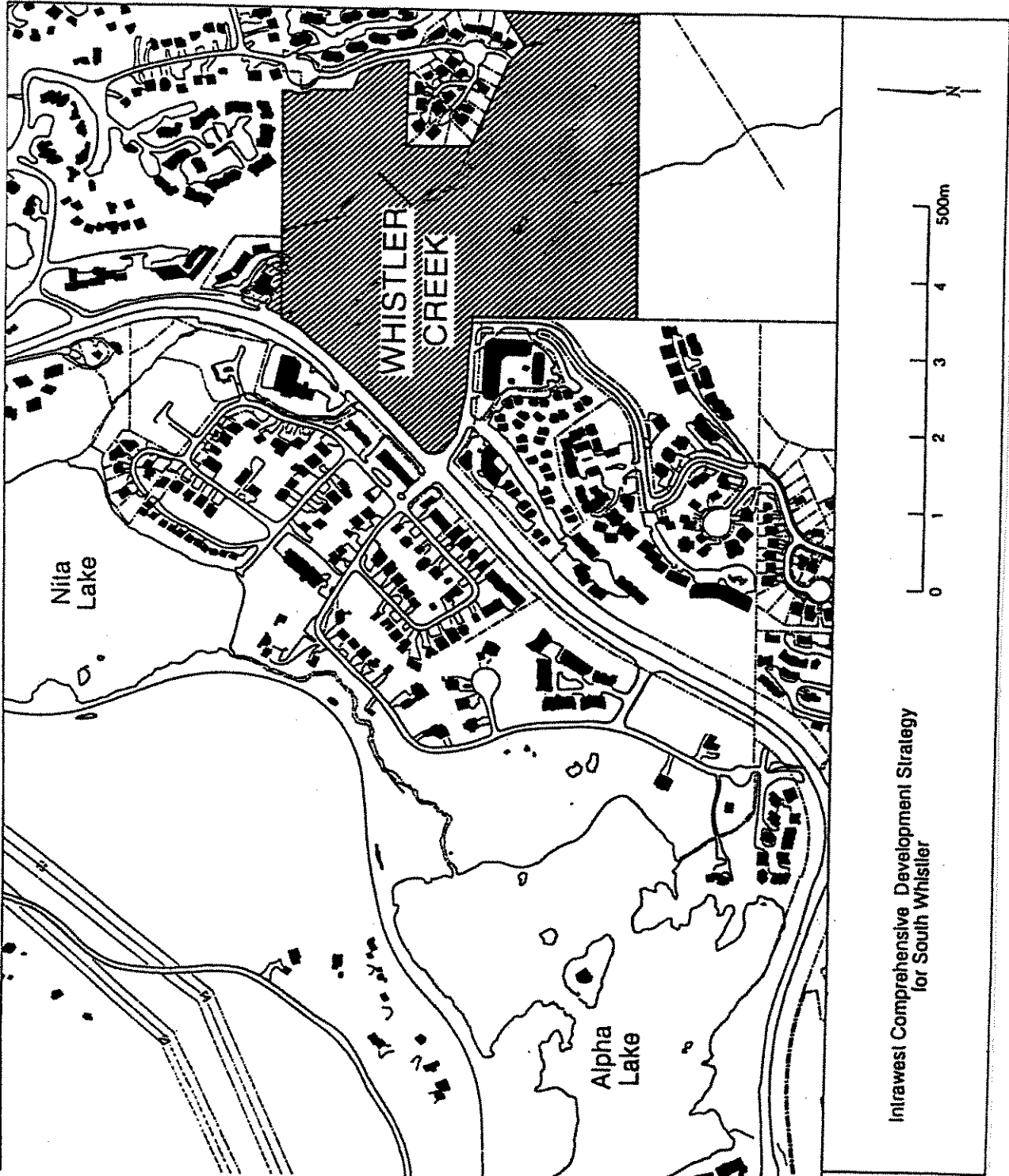
SOUTH WHISTLER CDS

APPENDIX I-2
LOCATION OF THE PEAKS



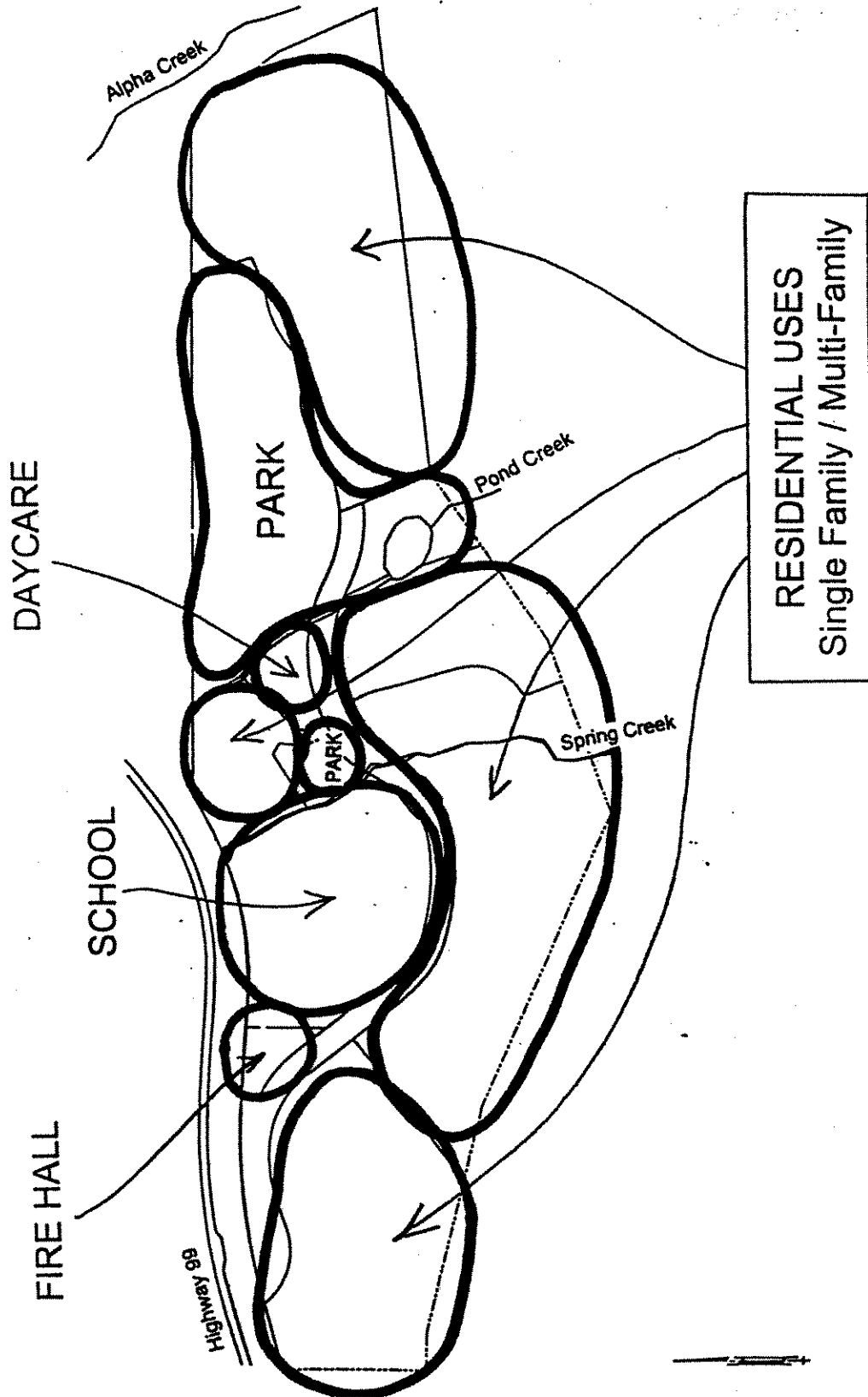
SOUTH WHISTLER CDS

APPENDIX I-3
LOCATION OF WHISTLER CREEK

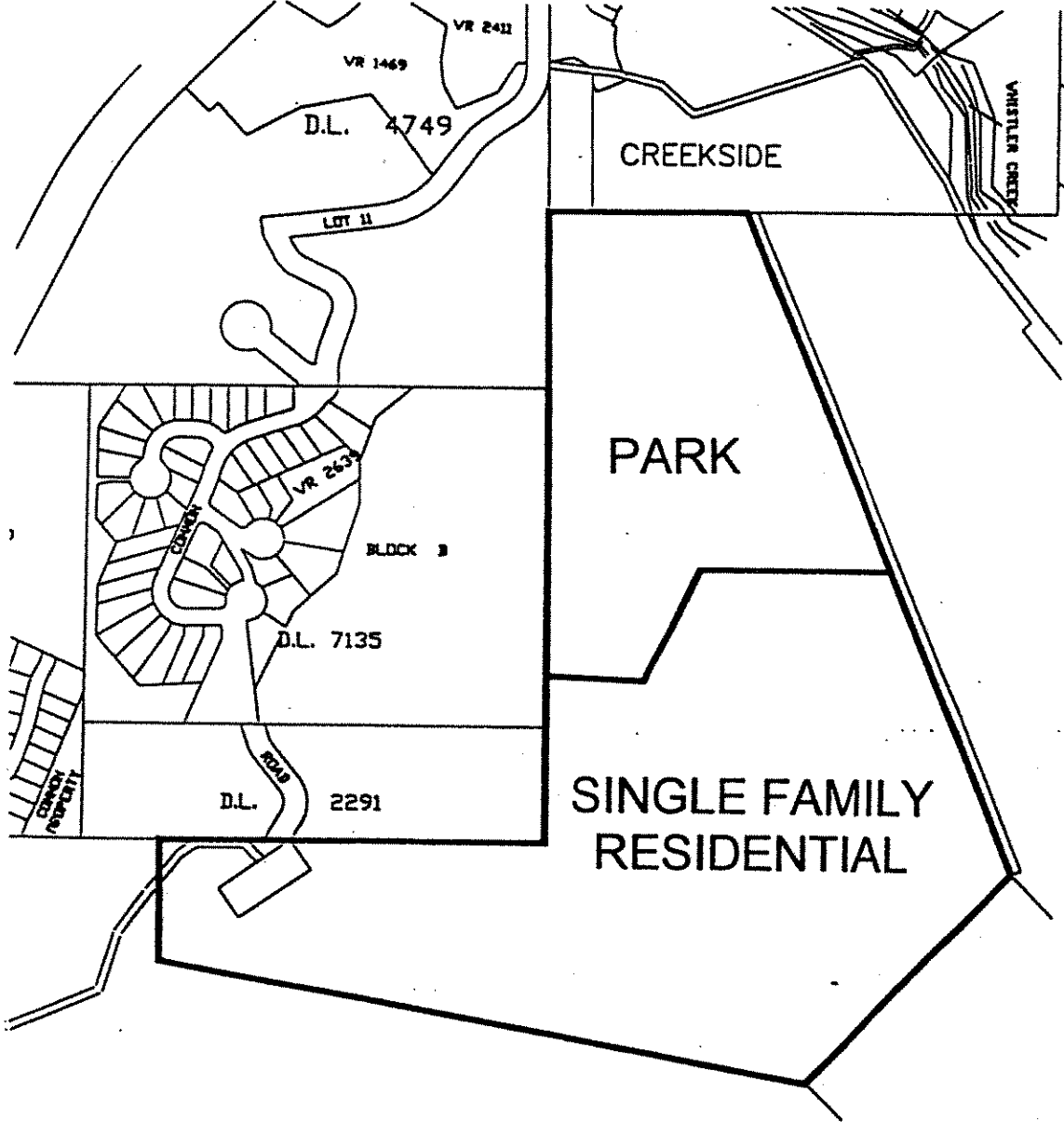


SOUTH WHISTLER CDS

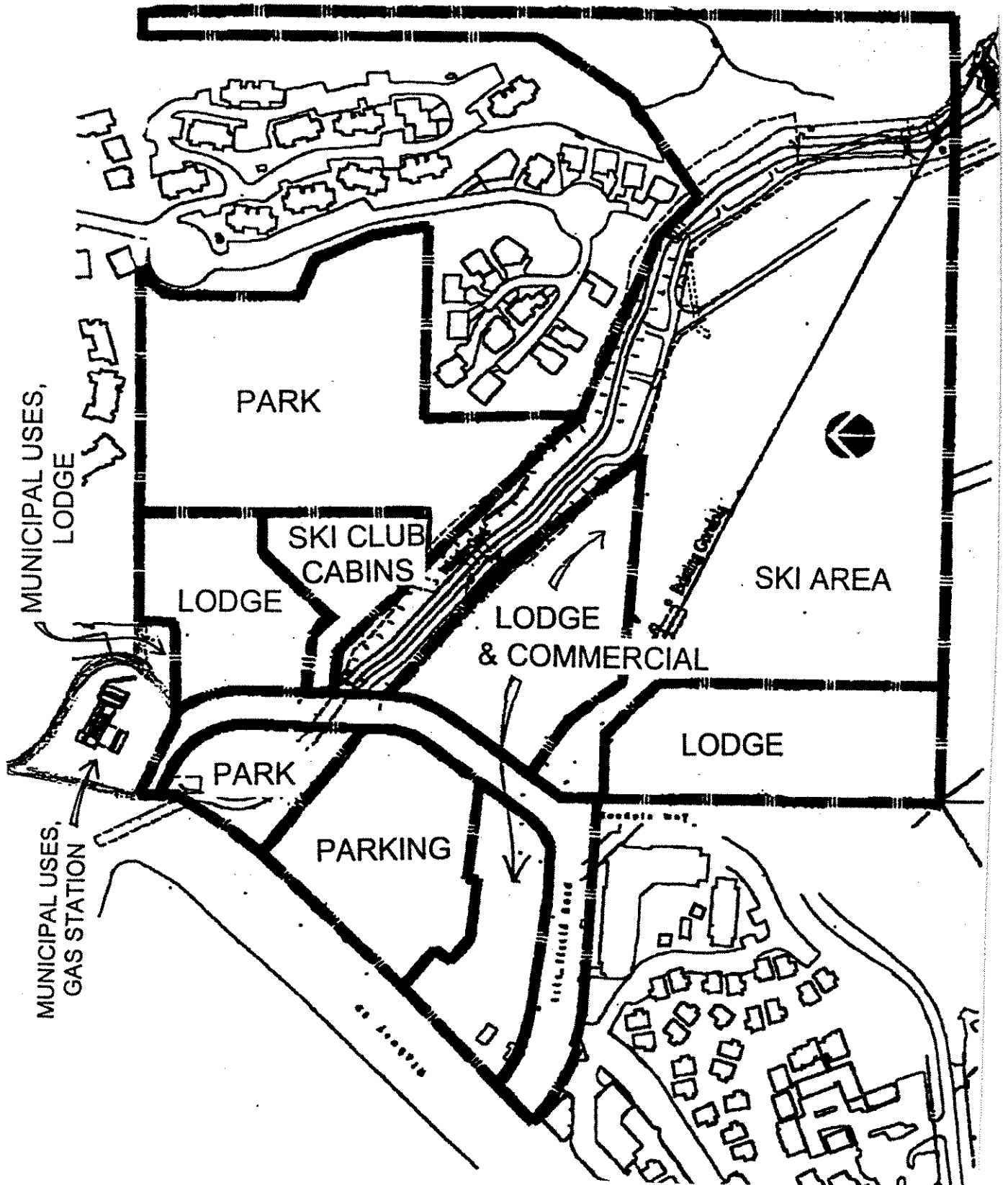
APPENDIX II-1
SPRING CREEK DEVELOPMENT CONCEPT PLAN



SOUTH WHISTLER CDS
APPENDIX II-2
THE PEAKS DEVELOPMENT CONCEPT PLAN

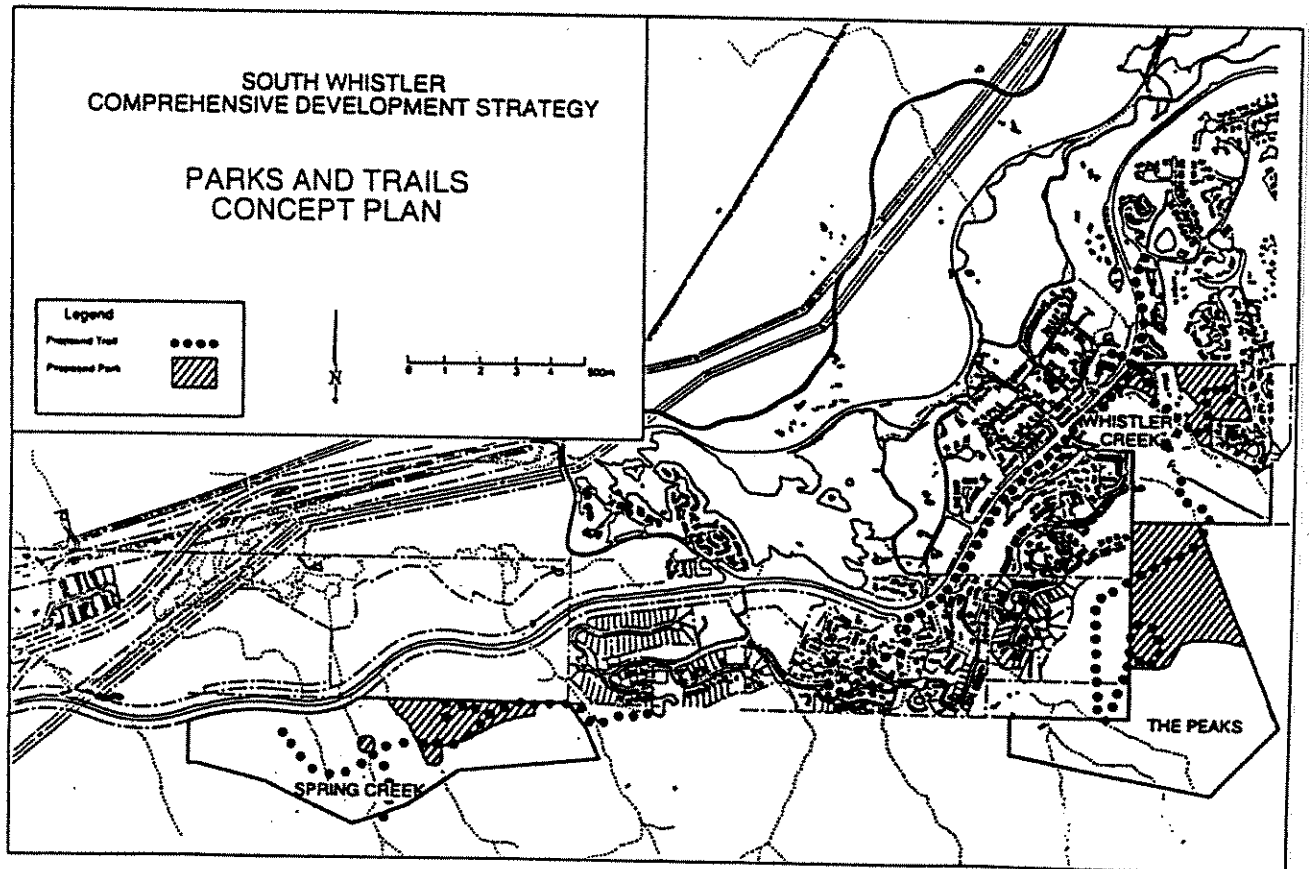


SOUTH WHISTLER CDS
APPENDIX II-3
WHISTLER CREEK DEVELOPMENT CONCEPT PLAN



SOUTH WHISTLER CDS

APPENDIX III PARKS AND TRAILS



SOUTH WHISTLER CDS

APPENDIX IV
INSTITUTIONAL USES

