

SCHEDULE "S"
TENNIS RESORT LANDS

RESORT MUNICIPALITY OF WHISTLER

TENNIS RESORT

OFFICIAL COMMUNITY PLAN

July 1991

This Tennis Resort Official Community Plan (being "Tennis Resort Official Community Plan Bylaw No. 807, 1990") forms part of the overall Official Community Plan for the Resort Municipality of Whistler and should be referenced in conjunction with the Plan.

July 1991

Consolidated for convenience only

TABLE OF CONTENTS

	<u>Page</u>
1. SCOPE AND APPLICATION	1
2. DESIGNATION	3
3. SPECIAL CONDITIONS	4
3.1 Hazards	4
3.2 Commercial/Multi-Family Residential Development	4
3.3 Protection of Natural Environment	4
4. GUIDELINES	6
4.1 Hazards	6
4.2 Commercial and Multi-Family Residential Development	6
4.3 Protection of Natural Environment	7
5. DEVELOPMENT PERMITS	8

1. SCOPE AND APPLICATION

- 1.1 This Tennis Resort Official Community Plan applies to all those lands outlined and delineated in heavy black on Schedule "A" hereto (hereinafter referred to as "Tennis Resort").
- 1.2 This Tennis Resort Official Community Plan shall form part of the Resort Municipality of Whistler Official Community Plan and in the event that any provision herein is in conflict with any provision of the Resort Municipality of Whistler Official Community Plan the provisions herein shall govern.
- 1.3 This Tennis Resort Official Community Plan is a general statement of the broad objectives and policies of the Resort Municipality of Whistler respecting the form and character of development and the proposed land uses for the Tennis Resort. In great part the objectives and policies have been reduced to plans, maps and diagrams giving expression to the objectives of the Resort Municipality of Whistler for the development of the Tennis Resort.
- 1.4 The Master Plan, being Schedule "B" to this Tennis Resort Official Community Plan, shows:
 - (a) the approximate locations, amount, type and density of residential development proposed for the Tennis Resort which together with proposed residential development in other areas of the Resort Municipality is required to meet anticipated housing needs of various types over the next five years;
 - (b) the approximate location, amount and type of proposed commercial, institutional, recreational and public utility land uses proposed for the Tennis Resort. No industrial or agricultural land uses are proposed for the Tennis Resort.
- 1.5 The Tennis Resort contains no sand or gravel deposits suitable for future extraction and no provision has been made therefor.

- 1.6 The approximate location of major roads is shown crosshatched on Schedule "B-4" hereto. The phasing of the same (if phased) will be governed by the progression of subdivision initiated by owners of lands on the Tennis Resort.
- 1.7 No schools, waste treatment or disposal sites are planned for the Tennis Resort and the proposed location of parks is shown on the Master Plan.

2. DESIGNATION

- 2.1 Pursuant to S.945(4) (b) of the Municipal Act, R.S.B.C. 1979, c. 290, the Tennis Resort lands are hereby designated as an area for the protection of development from hazardous conditions.
- 2.2 Pursuant to S.945(4) (e) of the Municipal Act, R.S.B.C. 1979, c. 290, the Tennis Resort lands are hereby designated as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and multi-residential development.
- 2.3 Pursuant to S.945(4) (a) of the Municipal Act, R.S.B.C. 1979, c.290, the Tennis Resort lands are hereby designated as a area for the protection of the natural environment.

3. SPECIAL CONDITIONS

3.1 HAZARDS

The Tennis Resort lands in its entirety is a flood plain and all parts are subject to flooding. Development of the Tennis Resort lands requires protection from flooding hazards and conditions.

3.2 COMMERCIAL/MULTI-FAMILY RESIDENTIAL DEVELOPMENT

- (a) The Tennis Resort lands are immediately adjacent to the Lands North of the Resort Municipality and as such the development will constitute an extension of what will be a highly integrated, pedestrian oriented, mixed commercial, residential and recreational complex supplementing the central focus of resort oriented tourist activity within the Resort Municipality.
- (b) The present Village and the future Lands North Development are subject to strict use, density, height, and design controls and its development form reflects the effect of such controls. It is essential that the development of the Tennis Resort continues a similar scale, pattern, form and design of development in order that the Village remain visually and physically integrated.

3.3 PROTECTION OF NATURAL ENVIRONMENT

- (a) A primary feature of the Village as the main focus of development in the Resort Municipality is preservation of direct and immediate access on the periphery of the lands to undeveloped natural attractions. Ski lifts and ski trails begin at and are accessed from the Village and it is an essential element of the control of development that the natural environment surrounding the periphery of the Tennis Resort lands be preserved and accessible.
- (b) In order to maintain direct access to natural features surrounding the Tennis Resort, public trails and trail systems centering on and commencing in the Village must be continued, created and secured on Tennis Resort lands and integrated into the open space pattern in and around buildings and structures

- (c) The Tennis Resort has stands of mature forest which stands should, especially parallel and adjacent to Fitzsimmons Creek, be preserved and protected. A treed buffer adjacent Highway 99 should also be preserved and protected.

4. GUIDELINES

4.1 HAZARDS

- (a) In order to ensure adequate protection from flooding hazard, no subdivision of the Tennis Resort should be permitted or approved until a plan of flood proofing works has been approved by the Minister of Environment.
- (b) At the time of subdivision and prior to any construction of buildings and structures on the Tennis Resort lands or part thereof, statutory right of ways as may reasonably be required for flood control, should be secured over the lands subject of the subdivision in favour of the Resort Municipality for floodways. Such floodways will allow a right to flood along the right of way, will impose grade and elevation requirements on the completed development and will prohibit obstruction of the free flow of water.
- (c) The Ministry of Environment may impose use restrictions on the habitable floor of all buildings and structures, which may also be required to be elevated to a minimum grade.

4.2 COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT

- (a) All buildings, structures, improvement of open space and landscaping on the Tennis Resort lands shall conform as far as reasonably possible with the Whistler Design Guidelines adopted as Council policy as amended from time to time, and the Parcel Specific Design Guidelines set out in Schedule "D" hereto. Such guidelines are subject to the reasonable interpretation of Council in considering the issuance of Development Permits on Tennis Resort lands.
- (b) The general pattern of subdivision of the Tennis Resort lands shall be in reasonable conformance with the parcelization shown on the Master Plan and the siting, site coverage, height and volumetrics of the hotel building shall be in general conformance with the plan contained in Schedule "C" hereto, provided that setbacks, height, siting, exterior dimensions and finish of buildings and structures, landscaping and improvement of open space for development on all of the Tennis Resort lands may be regulated, or required or made subject to conditions by development permit and provisions pertaining thereto in a bylaw made under Division (4) or (7) of the Municipal Act, R.S.B.C. 1979, c. 2190 may be varied or supplemented by development permit.

- (c) The proper and efficient development of the Tennis Resort lands in accordance with the Master Plan requires the provision of certain essential municipal and community works and services, other than the normal on-site works and services such as water, sewer, drainage, roads and parks. Such essential works and services form part of the general municipal infrastructure supporting the Village as a whole. Such essential works need not be constructed, completed or in place prior to commencement of development of the Tennis Resort lands; however, there have been identified critical points in the development beyond which no further development ought to proceed unless and until certain essential works and services are undertaken or constructed as referred to in Schedule "E" to provide the necessary public infrastructure to support and service for the Tennis Resort lands.
- (d) Guidelines for the timing of construction on the Tennis Resort lands together with conditions relating to the completion of certain essential services as referred to in Section 4.2(c) hereto are attached as Schedule "E" hereto. Such conditions on the timing of construction will be imposed by development permit.

4.3 PROTECTION OF NATURAL ENVIRONMENT

- (a) In order to provide for the protection of and access to natural features in the Tennis Resort lands, and to promote pedestrian rather than vehicular access in as many areas as possible, the Municipality and/or the Approving Officer may accept or require the grant of public trails over lands subject of the subdivision application which trails shall be secured to the Municipality by statutory right of way. The location of the trail system contemplated for the Tennis Resort lands is shown on Schedule "B-3" hereto.
- (b) The Council shall encourage where consistent with the siting of buildings in the Master Plan, the protection and preservation of stands of timber by siting controls on buildings and structures.

5. DEVELOPMENT PERMITS

Pursuant to S.976(2)(c) of the Municipal Act, R.S.B.C. 1979, c. 290, the whole of the Tennis Resort lands shall be subject to one development permit referred to as the "Master Development Permit". The Master Development Permit shall be limited to imposing conditions on the timing of construction of the Tennis Resort lands in accordance with Schedule "E" hereto in order to achieve the objectives set out in S.4.2(c) and (d) hereof.

In addition to the Master Development Permit and pursuant to s.976 and s.980(5) of the Municipal Act, R.S.B.C. 1979, c. 290, each individual parcel into which the Tennis Resort lands is subsequently subdivided shall be subject of a parcel specific development permit pertaining to matters referred to in S.3 and S.4 hereof.

SCHEDULE "A"

to Tennis Resort Official Community Plan

Plan of Present Legal Subdivision of Tennis Resort lands

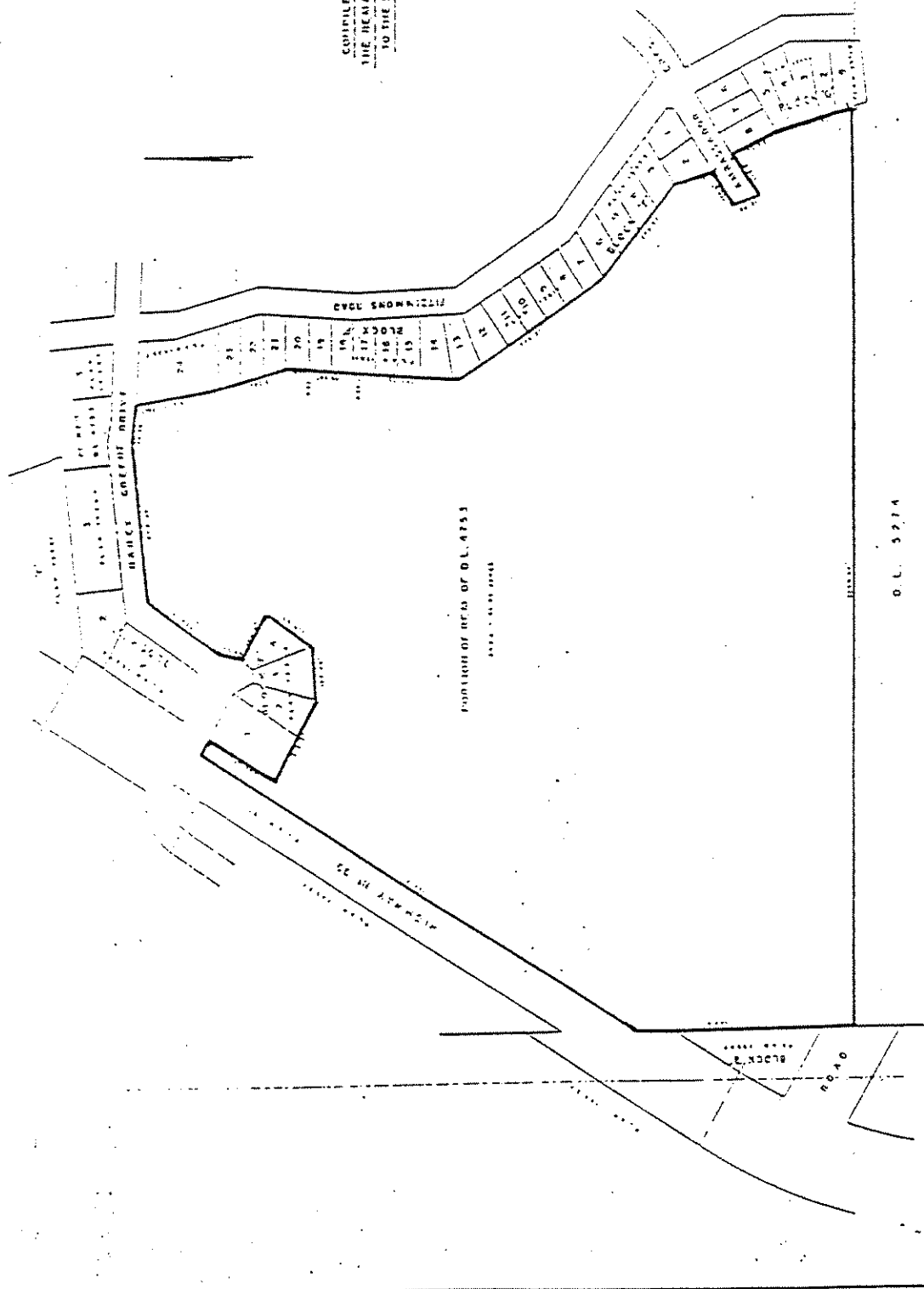
with "Tennis Resort lands" outlined in heavy black.

COMPILED PLAN OF THAT PORTION OF
THE REMAINDER OF D.L. 4253 WHICH LIES
TO THE SOUTH OF HANCE GREENE DRIVE

SCALE: 1" = 100' 1961

LEGAL IV

RECORDED IN THE
OFFICE OF THE
CLERK OF SUPERIOR
COURT
AT RALEIGH, N.C.
ON 10/11/61



D.L. 5274

SCHEDULE "A"

to Tennis Resort Official Community Plan

Plan of Present Legal Subdivision of Tennis Resort lands

SCHEDULE "B"⁶

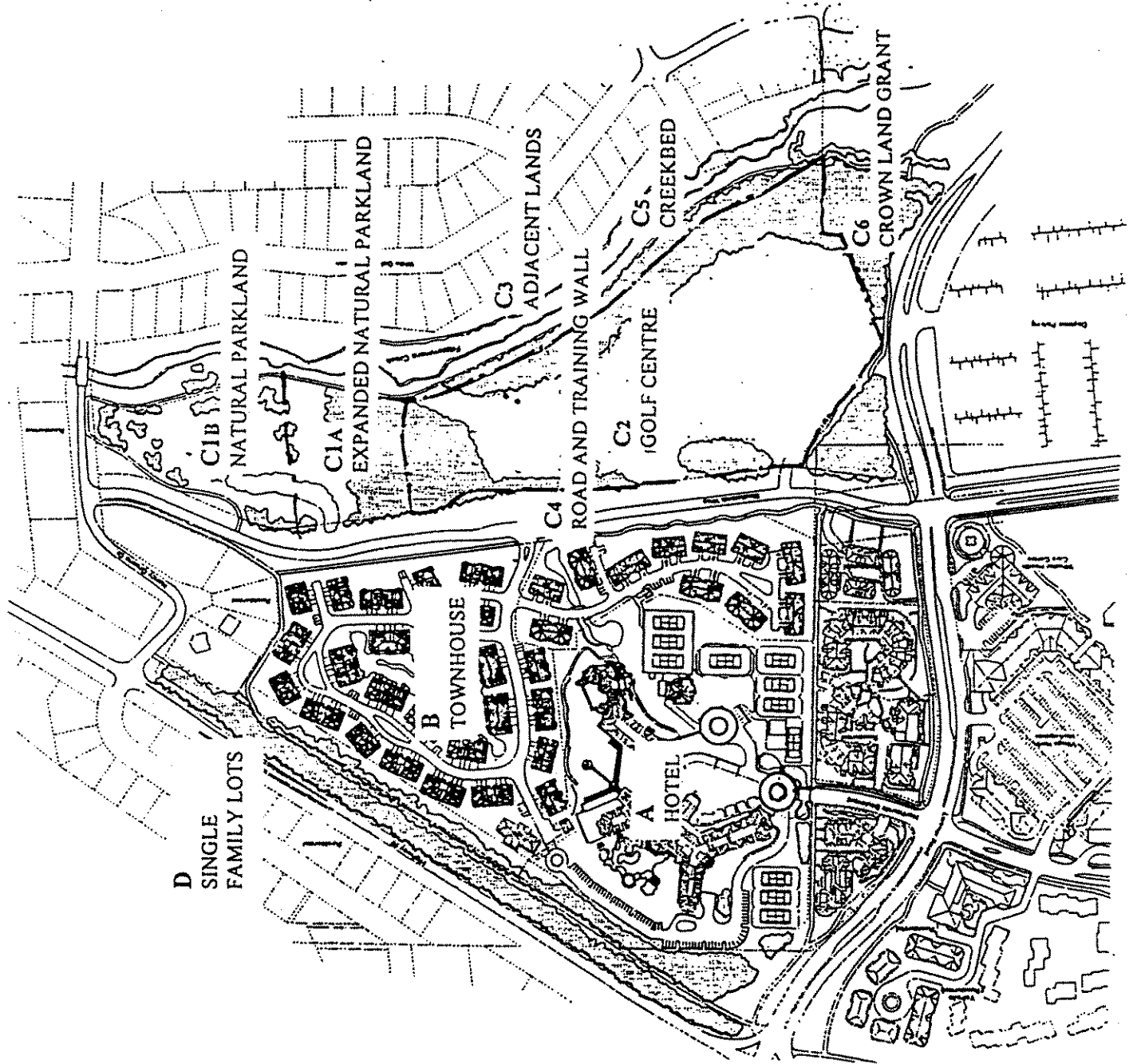
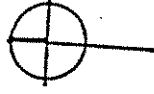
THE MASTER PLAN

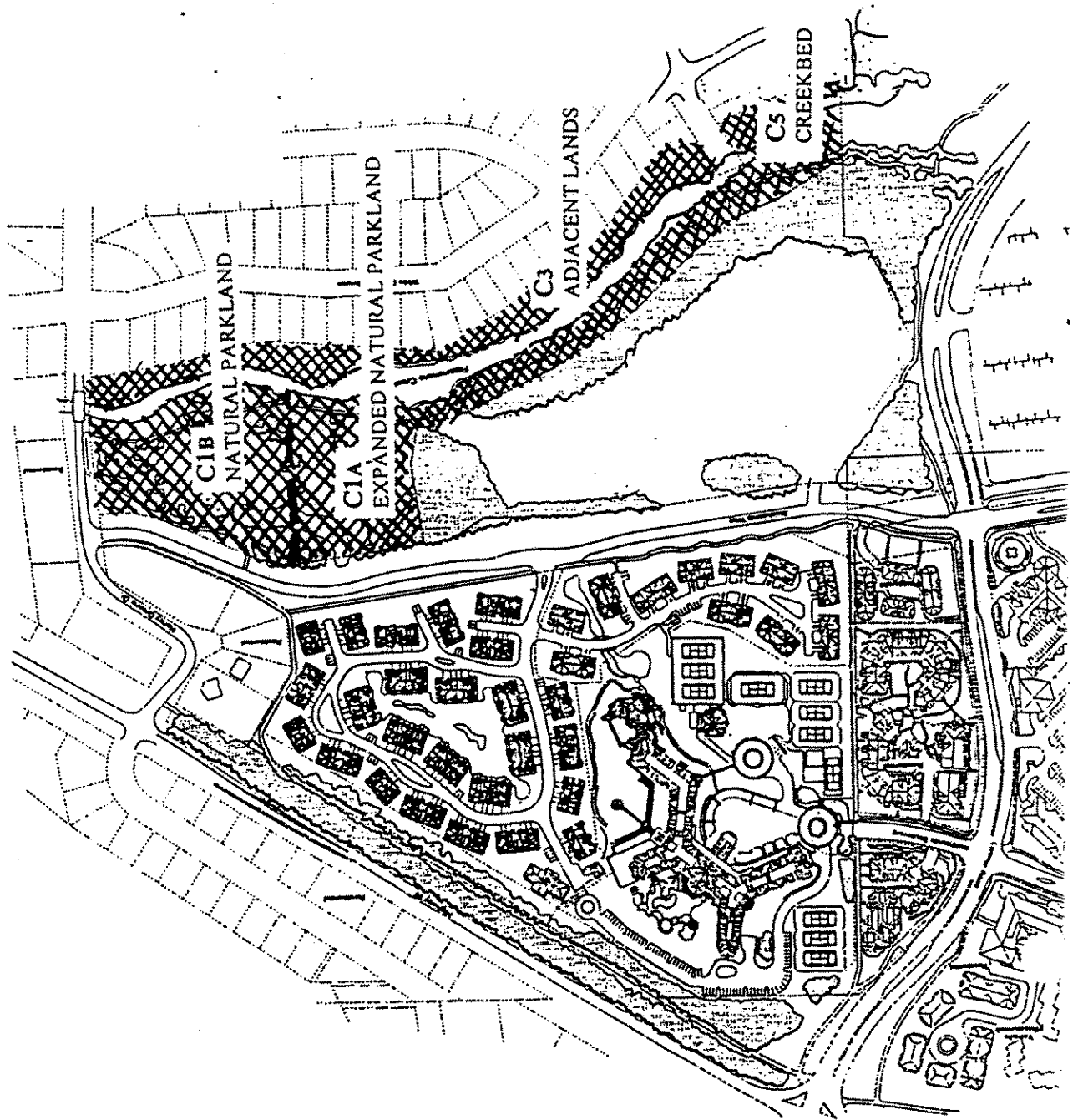
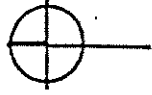
to Tennis Resort lands Official Community Plan

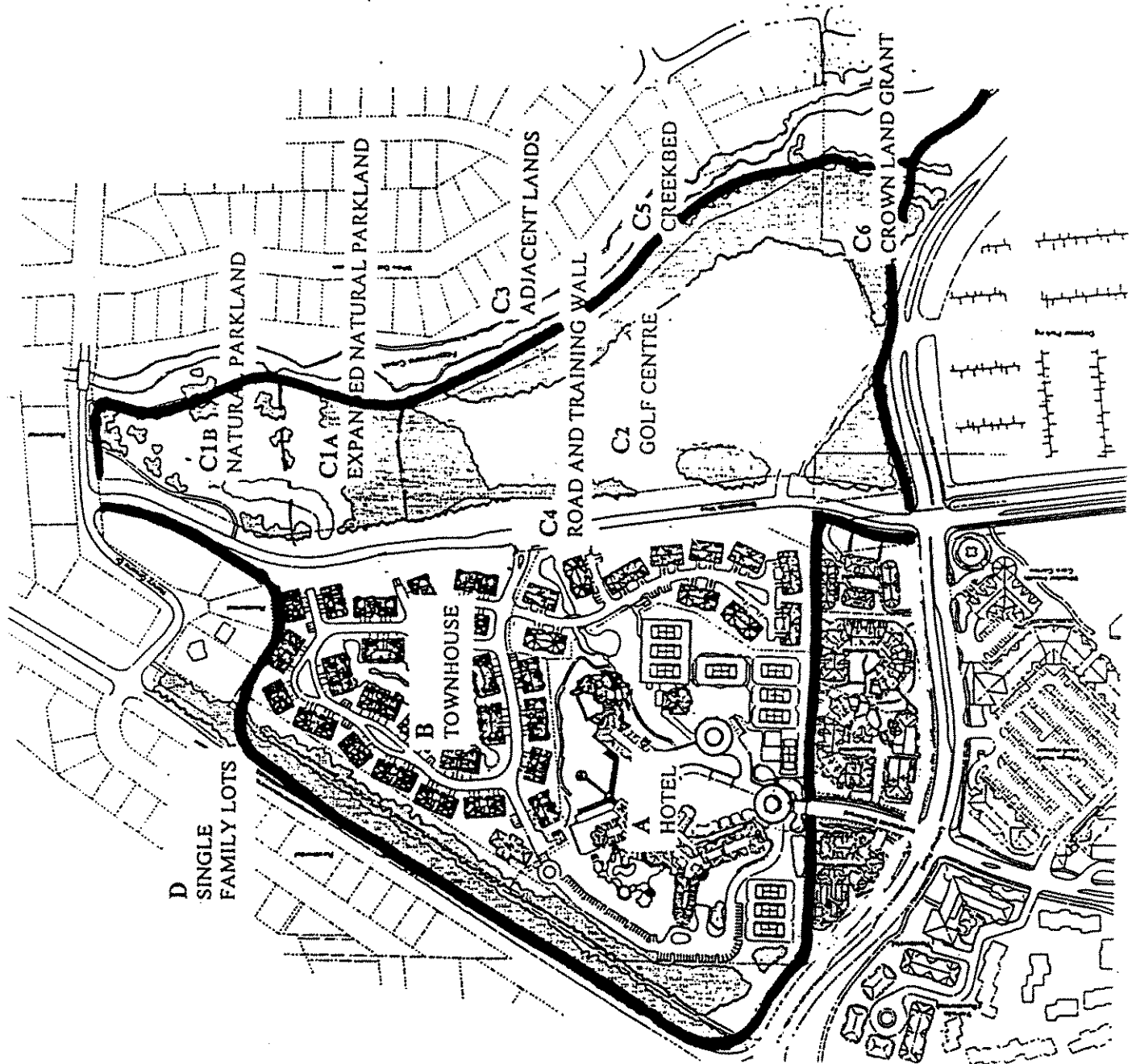
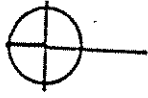
This Schedule "B" consists of four Plans marked "B-1", "B-2", "B-3", and "B-4"

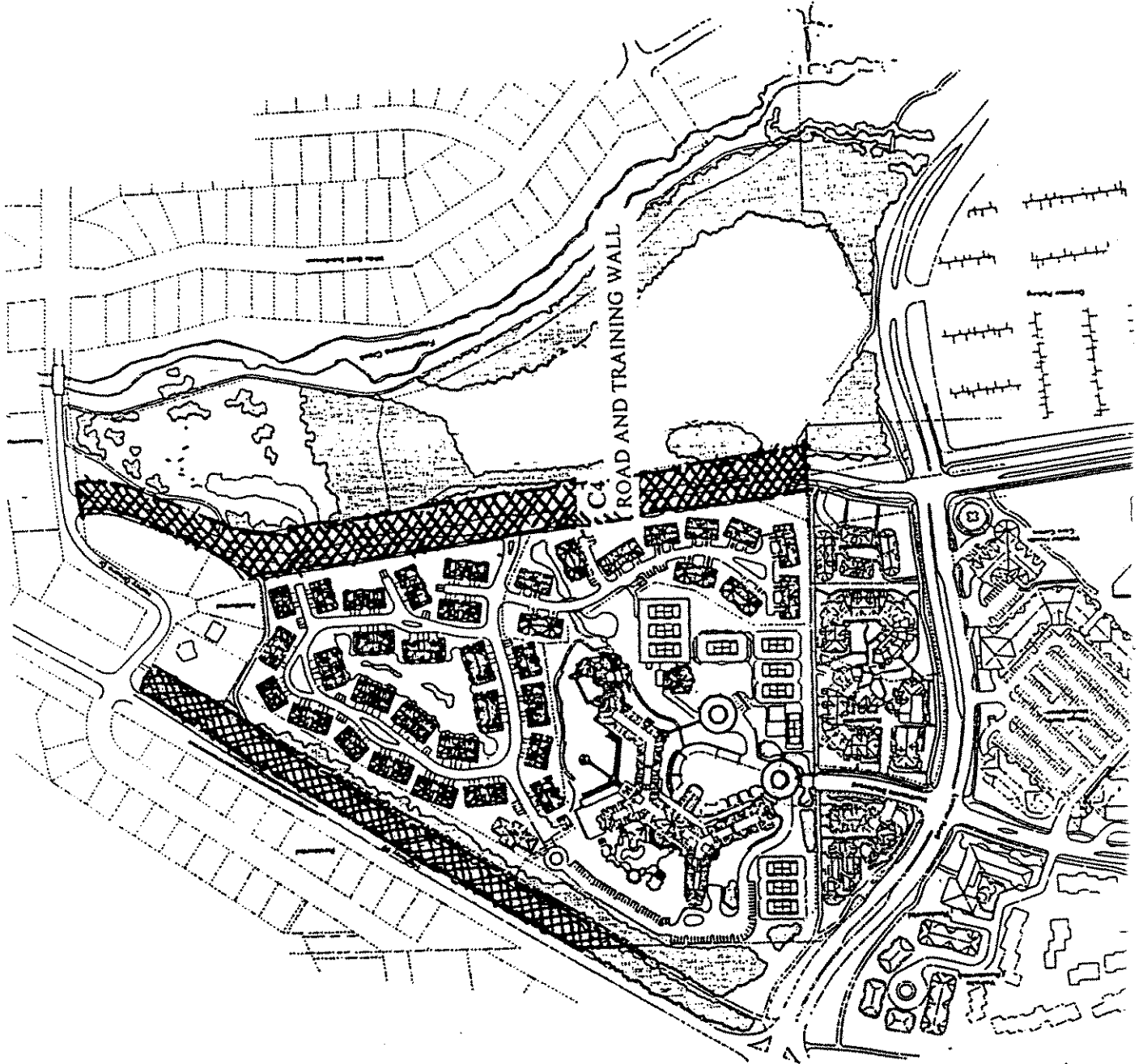
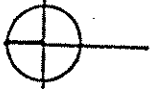
- B-1 Parcelization and pattern of subdivision
Proposed general land uses
- B-2 Open Space
- B-3 Trail Network
- B-4 Road Right of Way Dedication Plan

⁶Bylaw 1360—98/11/16







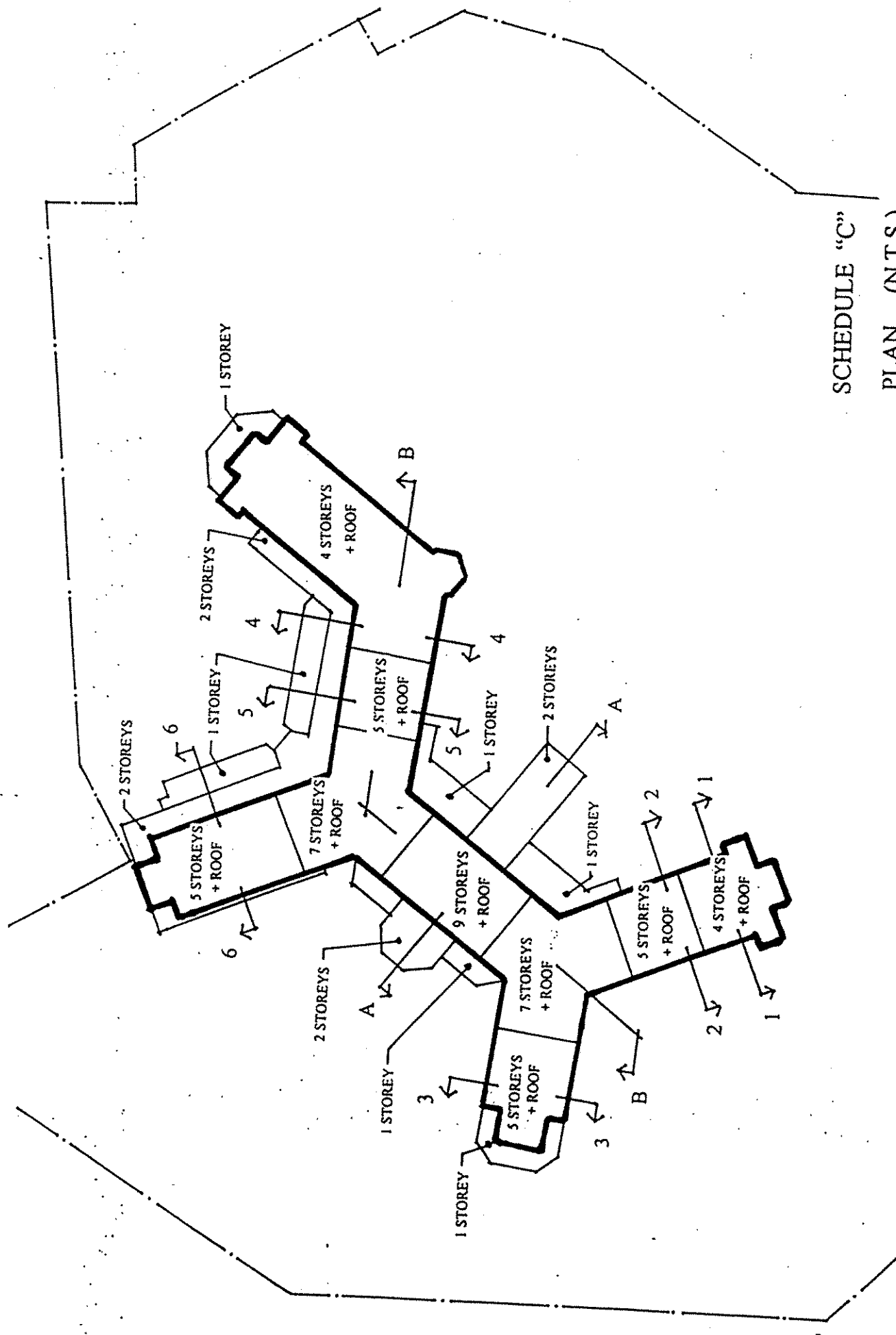


ROAD AND TRAINING WALL
RIGHT-OF-WAY
DEDICATION PLAN

SCHEDULE "C"⁶

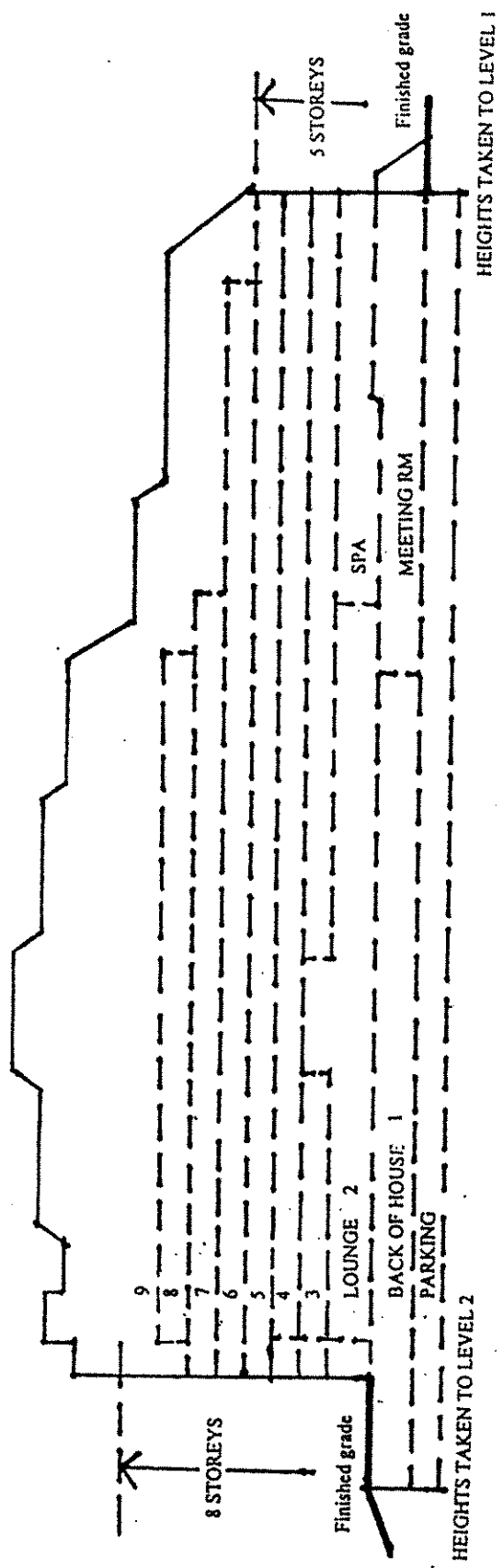
Siting, Volumetrics
for the Hotel parcel

⁶ Bylaw 1360—98/11/16

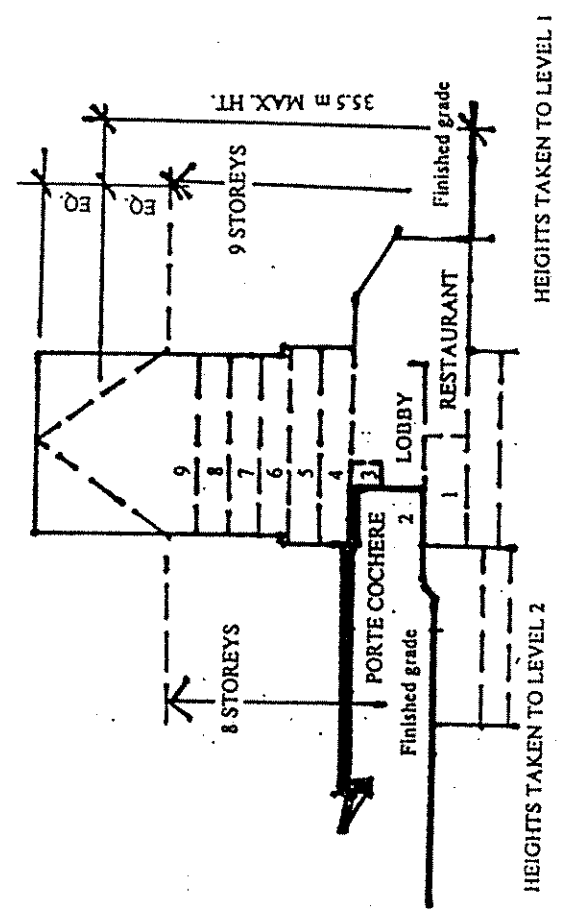


SCHEDULE "C"
 PLAN (N.T.S.)

HOTEL VOLUMETRICS I



SECTION BB

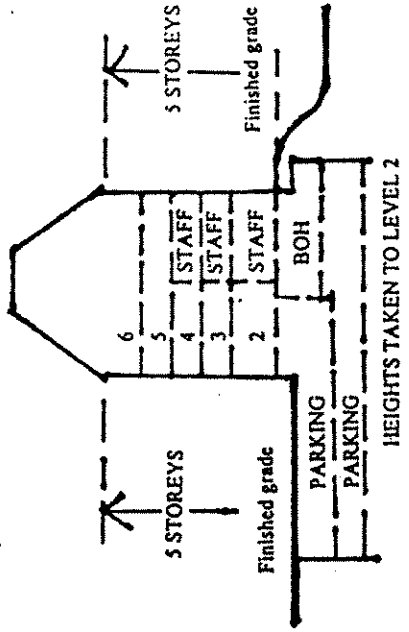


SECTION AA

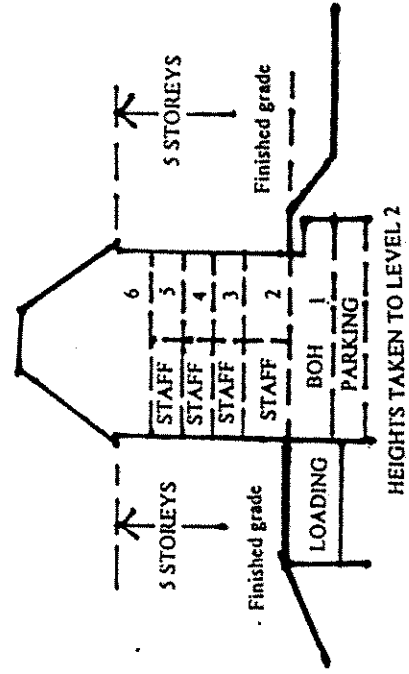
SCHEDULE "C"

SECTIONS 1" = 60'

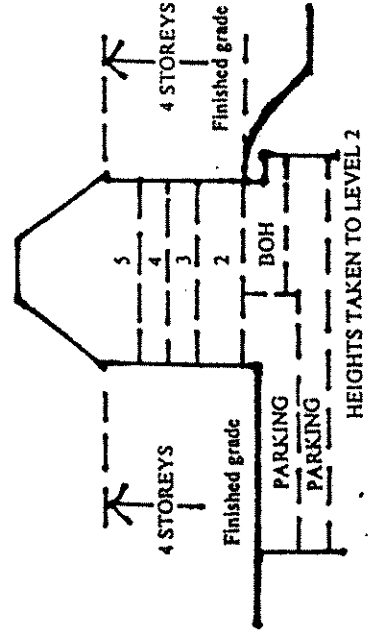
HOTEL VOLUMETRICS 2



SECTION 2



SECTION 3

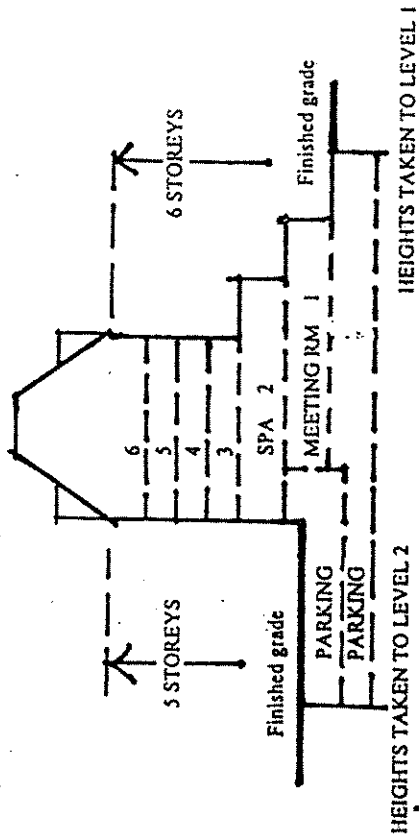


SECTION 1

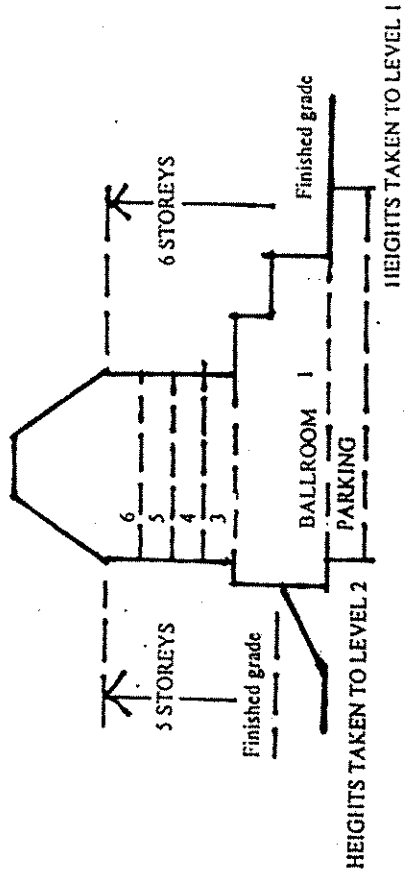
SCHEDULE "C"

SECTIONS 1" = 60'

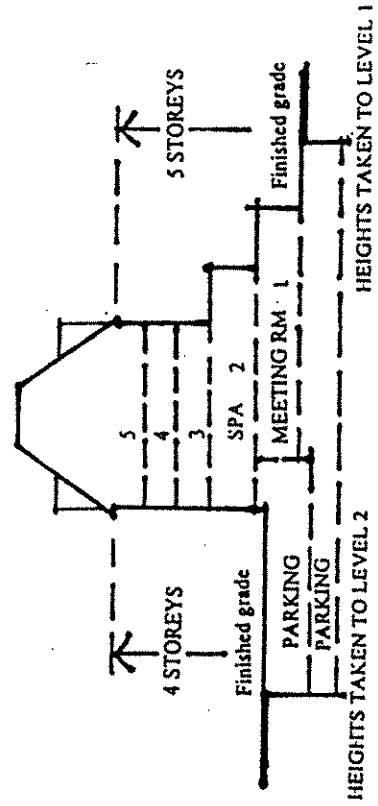
HOTEL VOLUMETRICS 3



SECTION 5



SECTION 6



SECTION 4

SCHEDULE "C"

SECTIONS 1" = 60'

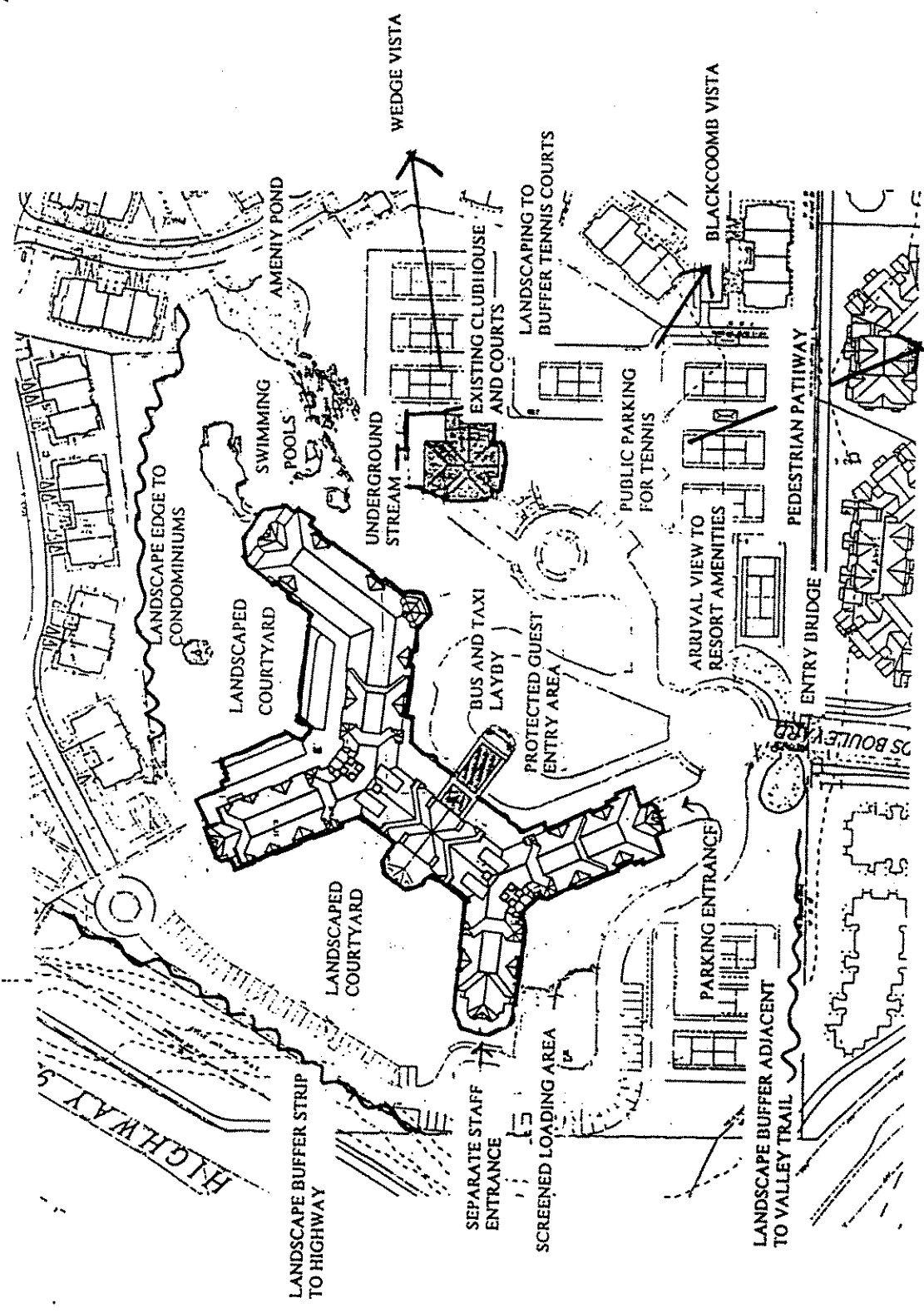
HOTEL VOLUMETRICS 4

SCHEDULE "D"⁶

Parcel Specific Design Guidelines

No indication of parcel boundaries in this Schedule forms part of this Schedule and in the event of any inconsistency between parcel boundaries indicated in this Schedule "D" and those shown in Schedule "B-1" the latter shall govern.

⁶ Bylaw 1360—98/11/16



ARRIVAL VIEW ON APPROACH FROM NORTHLANDS BLVD

SCHEDULE "D"

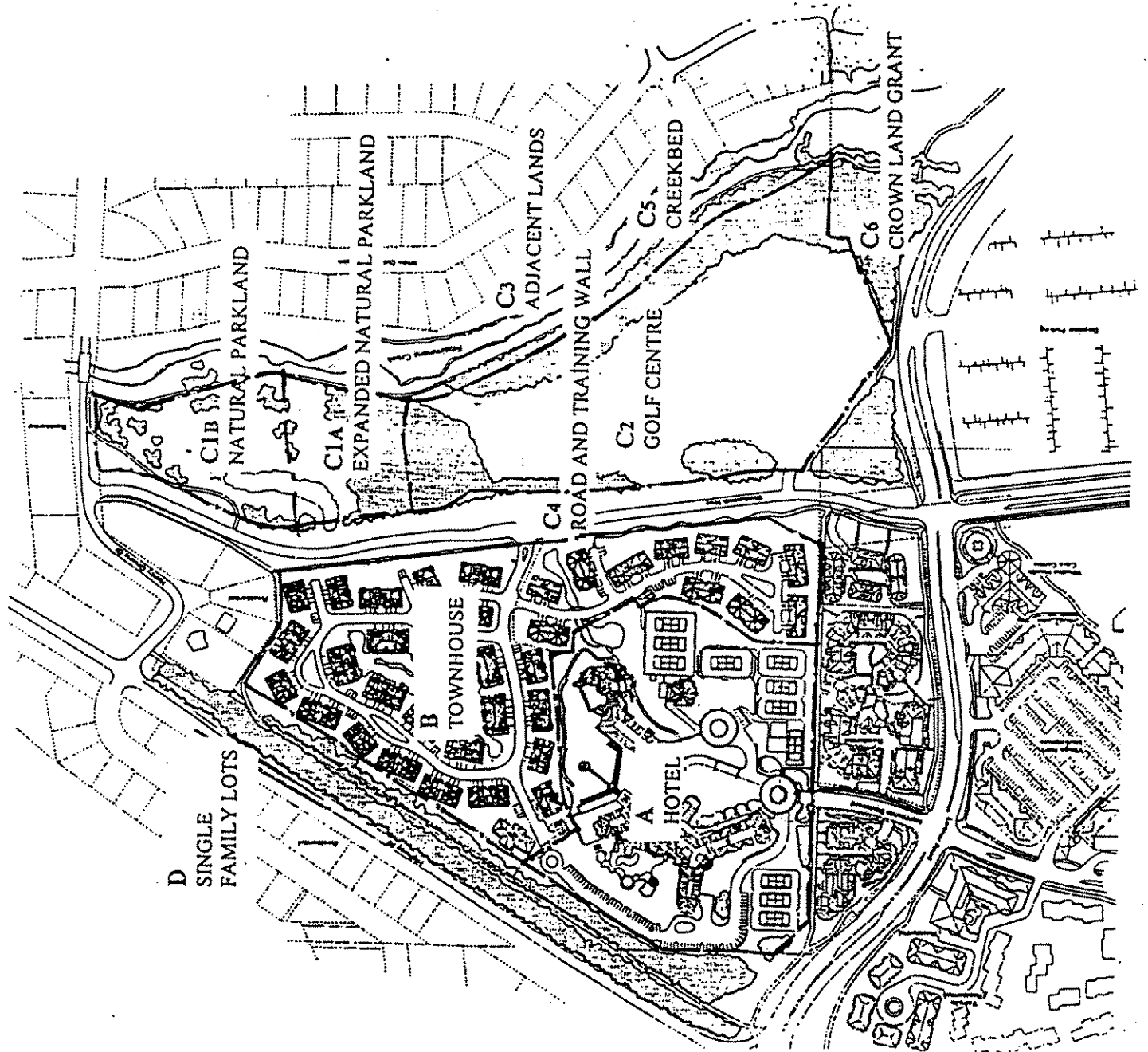
PARCEL SPECIFIC GUIDELINES

Parcel boundaries are general and will be adjusted to include riparian habitat.

Generally maintain a 15 metre buffer from top of bank. Actual buffer to be determined from ground survey. This specific area may require special treatment to accommodate golf driving range.

Training wall to be landscaped.

PARCELIZATION PLAN



SCHEDULE "E"

to the Tennis Resort Lands Official Community Plan

Guidelines for Timing of Construction

- A. The key timing constraints for the Tennis Resort Lands are:
1. No building shall be constructed upon the Tennis Resort lands until such time as the lands identified on Schedule "B-2" as "C-1A" and "C-1B" have been improved to Municipal parks standards and dedicated to the Municipality and the lands identified on Schedule "B-2" as "C-3" have been dedicated to the Municipality, or until security acceptable to the Municipality is provided for no less than 135% of the costs of improving and dedicating these lands
 2. No building shall be constructed over any part of the Tennis Resort lands until the tennis courts have been constructed, and the tennis and golf centre have been constructed generally as shown on Schedule "B-1", or until security acceptable to the Municipality is provided for no less than 135% of the costs of constructing these said tennis courts, and tennis and golf centre.
 3. No buildings shall be constructed upon any part of the Tennis Resort lands until the trails identified on Schedule "B-3" have been constructed, paved and illuminated to Municipal "Valley Trail standards" running generally in the location shown and delineated on said schedule, or security acceptable to the Municipality is providing for no less than 135% of the cost of constructing and paving said trail.
 4. No building shall be constructed upon the Tennis Resort lands until such time as the road and training wall rights-of-way as shown on Schedule "B-4" have been dedicated to the Municipality, and until the road located within the road right-of-way has been constructed to Municipal standards, or security acceptable to the Municipality has been provided for no less than 135% of the cost of construction.

B. For the purpose of the Schedule "E":

- (i) a reference to Municipal standards for construction and completion, means those standards required in any bylaw of the Resort Municipality of Whistler having application to works and services of the nature provided for herein and, without limiting the generality of the foregoing, to any bylaws now or in the future adopted by the Resort Municipality of Whistler pursuant to Division (7) Part 29 of the Municipal Act, R.S.B.C. 1979, c.2190 as amended from time to time (collectively defined as the "Municipal Subdivision and Works and Services Bylaws").