



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 23, 2017

REPORT: 17-057

FROM: Resort Experience

FILE: 7651

Bylaws 2140/2142/ 2152

SUBJECT: TOURIST ACCOMMODATION REVIEW – **PROPOSED COUNCIL POLICY, ZONING AMENDMENT BYLAW, BUSINESS REGULATION BYLAW AND MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW**

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse Council Policy: Tourist Accommodation Properties Zoning and Covenant Use Provisions attached as Appendix "A" to Report to Council No. 17-057; and

That Council consider giving first and second readings to "Zoning Amendment Bylaw (Hotel and Phase 2 Rental Pool Accommodations) No. 2140, 2017"; and

That Council consider giving first, second and third readings to "Tourist Accommodation Regulation Bylaw No. 2142, 2017"; and

That Council consider giving first, second and third readings to "Municipal Ticket Information System Amendment Bylaw No. 2152, 2017"; and further

That Council authorize staff to schedule a public hearing regarding "Zoning Amendment Bylaw (Hotel and Phase 2 Rental Pool Accommodations) No. 2140, 2017".

REFERENCES

Appendix A: Proposed Council Policy: Tourist Accommodation Properties Zoning and Covenant Use Provisions

Appendix B: Tourist Accommodation Review – Tourism and Accommodation Trends

Appendix C: Tourist Accommodation Review – Accommodation Inventory Database Overview

Appendix D: Zones and Land Use Contract Areas with Tourist Accommodation Permitted Uses

PURPOSE

This report presents priority outcomes of the Tourist Accommodation (TA) Review that was initiated June 21, 2016 and has been conducted consistent with Council direction. **The priority outcomes are: 1) a new proposed Council Policy that is intended to provide clarity regarding various zoning and covenant provisions that apply to Whistler's tourist accommodation bed base (Appendix A); 2)**

a proposed zoning amendment bylaw that reinforces use, management and operations provisions for specified properties that have Phase 2 type rental pool covenants or are limited to hotel use; 3) a proposed business regulation bylaw that addresses business license requirements for tourist accommodation businesses, establishes prohibitions against rental and marketing activities without a license, and includes provisions that address operating and services requirements for hotel businesses; and 4) a proposed municipal ticket information system amendment bylaw that adds infractions corresponding to the proposed business regulation bylaw. The report also presents supporting materials developed through the TA Review process.

DISCUSSION

Background

At its regular meeting on June 21, 2016, Council passed a resolution directing staff to proceed with the TA Review project as presented in the staff report to Council (Administrative Report to Council #16-080). The purpose of the project is to review and modify/develop Resort Municipality of Whistler (RMOW) policies, regulations and other legal mechanisms governing Whistler's tourist accommodation properties as may be needed to address a number of key issues and factors, including:

- Trends in accommodation booking and operations;
- Visitor trends and expectations for accommodation types, amenities and services;
- Pressures on the supply and utilization of Whistler's tourist accommodation units; and
- Pressures on the supply and utilization of Whistler's residential properties for illegal nightly rentals and paid visitor stays.

The work program has been completed over the past ten months and has involved confidential stakeholders interviews, research into tourism and accommodation trends, creation of a comprehensive database of Whistler's tourist accommodation properties, and an extensive review of existing applicable policies, zoning, land use contracts, and rental pool and development covenants along with related legal advice. Materials that have been developed represent the situation analysis that was conducted; these materials are summarized in Appendices B to D of this report.

The remainder of this report presents the four priority outcomes of the TA Review. The first is the proposed Council Policy: Tourist Accommodation Properties Zoning and Covenant Use Provisions; the second is Zoning Amendment Bylaw (Hotel and Phase 2 Rental Pool Accommodations) No. 2140, 2017; the third is Tourist Accommodation Regulation Bylaw No. 2142, 2017; and the fourth is Municipal Ticket Information System Amendment Bylaw No. 2152, 2017.

Proposed Council Policy

The proposed Council Policy: Tourist Accommodation Properties Zoning and Covenant Use Provisions is presented in Appendix A. The proposed policy provides guidance as to how the RMOW will apply zoning and covenant provisions to specific tourist accommodation properties, within four general categories:

1. Hotel and Phase 2 Rental Pool Accommodations;
2. Tourist Accommodation Dwellings with Phase 1 Rental Pool;
3. Tourist Accommodation Dwellings with No Rental Pool; and
4. Residential Use Only Accommodations.

For these properties, the proposed policy recommends a *status quo* approach that maintains existing zoning and covenanted owner use provisions and rental booking requirements for each property. The policy does not recommend 'standardizing' a uniform set of provisions and requirements across all properties through zoning or business regulation amendments.

With respect to rental pool requirements, the policy supports multiple rental booking and unit management arrangements within a property, for properties where the covenant does not specify a single, integrated rental pool. Individual unit owners may determine booking and management arrangements for their unit on an individual basis, subject to strata bylaws and owner agreements.

Effective approaches to support visitor experience and guest services for these properties would be determined at the strata level for each property. Coordinated provision of visitor services through coordinated rental reservation platforms, lobby and check-in services, uniform key systems, and emergency services would be encouraged and effective models communicated through resort partners and stakeholders.

Individual unit owners engaged in rentals of their individual unit outside of a common rental pool would require a business license. If the unit is rented through a common rental pool or by an independent property management company, then this activity may be covered under the business license of that company, and an individual license would not be required.

Tourist Accommodation Dwellings with No Rental Pool

The properties within this category also represent a range of dwelling types including condos, townhomes and chalets, as well as bed and breakfasts, pensions, hostels, campgrounds and recreational vehicle parks; they have zoning with specified uses that permit temporary lodging or temporary accommodation, which permit short-term rentals to visitors and paying guests, but are not subject to any rental pool requirements. A majority of the dwellings have zoning that permits both residential use and tourist accommodation use when the dwelling is not being used for residential purposes. The objective for properties in this category is to maximize both residential and visitor use, including supporting Whistler's housing needs. Rental activities and arrangements are at the discretion of the unit owners, subject to any strata bylaws. Rentals to visitors and paying guests would be subject to obtaining a business license, either by the unit owner if they are conducting the rental activities, or by a property management company if this is the arrangement.

Residential Use Only Accommodations

The proposed policy also addresses the related issue of rentals to paying guests in residential properties that are not zoned for this use. Any rentals that do not meet the definition of residential use, which pertains to these properties, is illegal and may be enforced against. Residential is defined to be a fixed place of living, where there is an ongoing residential use and intent to return, and excludes any temporary accommodation defined as less than four consecutive weeks. The policy maintains a strong position against visitor rentals in residential zoned areas of the resort community to maintain the residential character of Whistler's neighbourhoods, to maximize the availability of residential accommodations for Whistler's housing needs, and to direct visitor rentals to the large number of properties within the RMOW that are zoned for this purpose.

The RMOW has actively been pursuing enforcement against illegal rentals of residential properties including working with rental booking platforms (AirBnB) and obtaining injunctions against property

	and effectively adapts to changing external conditions.	the online booking and accommodation sectors.
Economic	- Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services.	The TA Review and proposed regulations aim to maintain Whistler's competitive advantage by supporting a diverse offering of accommodations to meet visitor needs.
Visitor Experience	- Whistler proactively anticipates market trends.	The TA Review and proposed regulations aim to address the external trends being experienced in the online booking and accommodation sectors.
Economic	- Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The TA Review aims to maximize the economic benefit to the resort community as a whole and minimize any potential negative impacts on local businesses that may result from changes to tourist accommodation regulations.
Resident Housing	- Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).	The proposed regulations continue to prohibit nightly rentals in residential areas (i.e., properties not zoned for temporary lodging or temporary accommodation).
Partnership	- Decisions consider the community's values as well as short and long-term social, economic and environmental consequences.	The TA Review is aligned with Whistler's values and long-term goals.
Built Environment	- To maintain vibrancy, Whistler Village is the core of the resort community.	The TA Review reinforces locating the majority of Whistler's core accommodation base for visitor use in Whistler Village.

W2020 Strategy	AWAY FROM Descriptions of success that resolution POTENTIALLY moves away from	Mitigation Strategies and Comments
None	None	None

OTHER POLICY CONSIDERATIONS

The proposed Council Policy and zoning amendment bylaw are consistent with the municipality's historic objectives for creating and maintaining a 'warm bed' base or secure supply of tourist accommodation for visitors to Whistler, helping to achieve and sustain the resort community's year-round destination tourism economy. The policies are also consistent with the policies of the current Official Community Plan and the updated Official Community Plan that stands at third reading.

BUDGET CONSIDERATIONS

There are no direct budget implications associated with the proposed policies. The proposed zoning amendment bylaw is provided for within the Planning Department's operating budget. Implementation of business license requirements for individual unit owner marketing and rental activities would be expected to result in new business license fees; these fees are established on a cost recovery basis for related administration and processing requirements. The Municipal Ticket

Information System Amendment Bylaw No. 2152, 2017 supports the tourist accommodation business regulations. Budget considerations associated with implementation of specific enforcement actions that may entail additional resource requirements would be evaluated in advance of implementation.

COMMUNITY ENGAGEMENT AND CONSULTATION SUMMARY

The proposed Council Policy and zoning amendment bylaw have been informed by a comprehensive situation analysis that was conducted. Key components of this analysis included meetings with senior staff from Whistler's resort partners – Tourism Whistler, Whistler Chamber of Commerce, and Whistler Blackcomb – as well as extensive confidential interviews conducted with individuals representing various stakeholder groups and perspectives. Issues of concern identified informally by individual parties leading up to and during the course of the TA Review have also been taken into consideration. Staff also met with representatives from AirBnB and consulted with other resort communities. Information related to illegal tourist accommodation rentals in residentially zoned neighbourhoods has also been shared and discussed with the Mayor's Task Force on Resident Housing, with support for the proposed related policies. Consultation with legal counsel has been on-going.

The proposed zoning amendment bylaw is subject to statutory public hearing requirements, which will provide members of the public the opportunity to share their views on the proposed bylaw. This report recommends that Council authorize scheduling of this public hearing consistent with statutory requirements. Notice of the public hearing will be conducted in accordance with the *Local Government Act*.

The proposed business regulation bylaw is also subject to the requirement pursuant to s. 59(2) and (3) of the *Community Charter* to give notice of the RMOW's intention to adopt the bylaw, and to provide a reasonable opportunity for persons who consider themselves affected to be heard by Council. Generally, this opportunity to be heard may be through written or oral submissions, and it is proposed that Council accept both written and oral submissions, to be coordinated with the public hearing process for the zoning amendment.

SUMMARY

This report presents a summary of key findings and the priority outcomes for the TA Review project: 1) proposed Council Policy: Tourist Accommodation Properties Zoning and Covenant Use Provisions; 2) proposed Zoning Amendment Bylaw (Hotel and Phase 2 Rental Pool Accommodations) No. 2140, 2017; 3) Tourist Accommodation Regulation Bylaw No. 2142, 2017; and 4) Municipal Ticket Information System Amendment Bylaw No. 2152, 2017. **This report recommends that Council endorse the proposed Council Policy,** consider giving first and second readings to the proposed zoning amendment bylaw, consider giving first, second and third readings to the proposed business regulation bylaw and municipal ticket information system amendment bylaw, and authorize staff to schedule a public hearing for the proposed zoning amendment bylaw.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



**THE RESORT MUNICIPALITY OF WHISTLER
COUNCIL POLICY**

POLICY NUMBER:	DATE OF RESOLUTION:
NAME: Tourist Accommodation Properties Zoning and Covenant Use Provisions	

1.0 SCOPE OF POLICY

This policy applies to all properties within the municipality that are zoned or are regulated by a land use contract to allow tourist accommodation or temporary lodging as a permitted use. The policy also addresses illegal rentals of residential accommodations that are not permitted tourist accommodation or temporary lodging.

2.0 PURPOSE

In broad terms, this policy is intended to clarify the Resort Municipality of Whistler's (RMOW's) position on provisions included in tourist accommodation covenants, and to provide direction on regulations that will be used to either maintain, clarify and/or reinforce those provisions.

With respect to Phase 1 covenanted properties, the policies are intended to *clarify* the covenant provisions aimed at achieving the guiding principles below. For Phase 2 covenanted properties, the policies herein are intended to *reinforce* the covenant provisions aimed at achieving the guiding principles.

3.0 BACKGROUND

3.1 Historic 'Warm Bed Policy' and Covenant Approach

Whistler's early plans created the foundation for the success of Whistler's tourism and visitor accommodation offerings – helping to ensure: an adequate supply; a mix of types in appropriate locations; and their active use (i.e., warm beds). Whistler's early Official Community Plans (OCPs) articulated the 'warm bed policy' for public beds (i.e., tourist accommodation) by stating the intent to "ensure that all tourism commercial accommodation will be maintained in the form of public beds through the registration and enforcement of restrictive covenants under the Land Titles Act..."

The early OCPs refer to the property covenants on title as the mechanism for achieving warm beds; called rental pool covenants, they help to ensure accommodations are available for visitor use by limiting owner use. The 'warm bed policy,' also supported by zoning restrictions, has helped to achieve a secure supply of overnight accommodation available to Whistler's visitors in proximity to its amenities.

Whistler's visitor accommodation mix and inventory, established over 30 to 40 years ago, now includes a diverse offering of commercial accommodations such as hotels, inns and lodges, as well as accommodations that may be used for either residential use or visitor use. This mix is important to providing the diversity of offerings to meet visitor needs, and hotels (including

3.3 Tourist Accommodation Inventory Overview

The TA Review project inventory process resulted in a database of properties where the zoning or land use contract permitted some form of tourist accommodation. The database includes attributes for each property, such as BC Assessment information (e.g., assessment class and assessed value), zoning, property type (strata or non-strata) and the registration numbers of rental pool covenants. In total the database comprises approximately 7,700 records each representing a titled property.

Whistler's tourism accommodation inventory, according to the three accommodation categories outlined in this policy and described below, includes: approximately 4,024 units and 31 properties within the "Hotel and Phase 2 Rental Pool Accommodations" category (hotels and Phase 2 properties); approximately 3,132 units and 55 properties within the "Tourist Accommodation Dwellings With Phase 1 Rental Pool" category (properties with Phase 1 rental pool covenants); and approximately 2,263 units and 104 properties within the "Tourist Accommodation Dwellings With No Rental Pool" category (properties without rental pool covenants).

Accommodation Categories	Properties	Accommodation Units
Hotel and Phase 2 Rental Pool Accommodations	31	4,024
Tourist Accommodation Dwellings With Phase 1 Rental Pool	55	3,132
Tourist Accommodation Dwellings With No Rental Pool	104	2,263
Total	190	9,419

4.0 GUIDING PRINCIPLES

The principles listed below guided the TA Review project and are the foundation of this Council Policy. They were drawn from existing RMOW policies, regulations and plans.

- **Protect the visitor accommodation bed base.**
- **Maintain 'warm beds'.**
- Support the visitor experience and service quality levels.
- Provide a range of accommodation types and arrangements to meet diverse visitor demographics and needs.
- Support efficient property management, operations, maintenance and reinvestment in accommodation offering.
- Provide clarity and certainty regarding tourist accommodation use requirements and rental arrangements.
- Remove RMOW from involvement in tourist accommodation property management issues.
- Prohibit nightly rentals in residential areas (i.e., properties not zoned for temporary lodging or temporary accommodation).

5.0 POLICIES

5.1 General Policies

1. Recognize, maintain and clarify distinctions within the tourist accommodation inventory for accommodation use requirements, based on specified policy objectives, guiding principles, zoning, rental pool and development covenants, and development approvals.
2. Clarify the municipality's position on various rental pool covenant provisions that are registered in favour of the municipality:
 - a) Secure provisions that are essential to maximizing the availability and use of Whistler's core accommodation base for visitor use.
 - b) Support existing owner use provisions.
 - c) Do not exercise provisions requiring municipal approval of a particular rental pool or rental agreement.
3. Where possible, implement "housekeeping" amendments to clarify and simplify existing zoning regulations.
4. Recognize and specify policies for four general categories of accommodations and identify specific properties within each, as follows:
 - a) Hotel and Phase 2 Rental Pool Accommodations category is comprised of properties listed in Schedule "1" attached, which exhibit one or more of the following characteristics:
 - i. The zoned or land use contract permitted use is hotel, inn, lodge or tourist accommodation;
 - ii. A "Phase 2" rental pool covenant is registered on title in favour of the Resort Municipality of Whistler;
 - iii. A development covenant specifying hotel use is registered on title in favour of the Resort Municipality of Whistler; and/or
 - iv. The property was developed as a hotel, inn, lodge or tourist accommodation as per the approved Development Permit.
 - b) Tourist Accommodation Dwellings With Phase 1 Rental Pool category is comprised of properties listed in Schedule "2" attached, for which the zoning or land use contract for the property permits "temporary lodging" or "temporary accommodation" and a "Phase 1" rental pool covenant is registered on title in favour of the Resort Municipality of Whistler.
 - c) Tourist Accommodation Dwellings With No Rental Pool category is comprised of properties listed in Schedule "3" attached, for which the zoning or land use contract for the property permits "temporary lodging" or "temporary accommodation" and the property is not included in either a) or b) above.
 - d) Residential Use Only Accommodations category is comprised of all properties for which the zoning permits a residential building or dwelling and does not permit any form of "temporary lodging" or "temporary accommodation".

3. Allow for multiple rental booking and unit management arrangements for properties where the covenant does not specify a single rental pool; individual unit owners may determine booking and management arrangements for their unit on an individual basis, subject to strata bylaws and owner agreements.
4. Encourage coordinated provision of visitor services through coordinated rental reservation platforms, lobby and check-in services, uniform key systems, and emergency services. Operating models for each property are determined at the strata level.
5. Work with resort partners and stakeholders to help communicate and advance effective property management and visitor services models.
6. Require individual accommodation unit owners to obtain a business license for any tourist accommodation rental and marketing activities associated with their unit. If the activity is being conducted by an independent property management company, then this activity may be covered under the business license of that company, and an individual license is not required.
7. Monitor utilization of the units in this category on an on-going basis, to maximize use and maintain covenant warm bed objectives.

5.4 Tourist Accommodation Dwellings With No Rental Pool

1. Maintain existing zoning and permitted uses for these properties.
2. Recognize and help promote the attractiveness of unit types in this category for extended stays, and larger group and family business.
3. Encourage full utilization of these units for residential use and visitor rentals as zoning permits.
4. Require individual accommodation unit owners to obtain a business license for any tourist accommodation rental and marketing activities associated with their unit. If the activity is being conducted by an independent property management company, then this activity may be covered under the business license of that company, and an individual license is not required.

5.5 Residential Use Only Accommodations

1. Maintain and reinforce existing zoning restrictions and business regulations to prohibit any tourist accommodation or temporary lodging use of properties in this category. Limit to residential use only consistent with existing residential use definitions.
2. Seek to maximize utilization of residential properties to support employee housing needs.
3. Implement regulatory changes that will facilitate active enforcement against prohibited visitor rentals.
4. Work with property management companies and rental booking platforms and service providers to support the municipality's zoning and business regulations.
5. Enforce against illegal rentals using available tools and legislative powers. Amend business regulations to prohibit marketing of illegal rentals and adopt available adjudication processes.

Schedule 3
Tourist Accommodation Dwellings With No Rental Pool

Property Name	Plan	Lots
3016 ST ANTON WAY - B&B	LMP26173	1
3137 TYROL CRES - B&B	VAP13210	33
3331 LAKESIDE RD - Pension	18346	A
7177 NANCY GREENE DR - B&B	VAP14075	30
7179 SPRUCE GROVE CIRCLE	LMP38744	28
7231 FITZSIMMONS RD N - B&B	VAP15335	2
7422 AMBASSADOR CRES - B&B	VAP13555	26
8084 PARKWOOD DR - B&B	VAP14311	110
8326 RAINBOW DR - B&B	LMP22315	1
8561 DRIFTER WAY - B&B	VAP12781	81
8597 DRIFTER WAY - B&B	VAP12781	72
ACC - Hostel	19839	46
Alpine Chalet - Pension	VAP12153	37
A Alpine Greens	LMS207	1-32
Alpine Lodge - Pension	VAP14981	134
Alta Vista Chalet - Pension	VAP13210	31
AMS Lodge (UBC) - Hostel	19839	56
Q Arrowhead Point	LMS1691	1-22
At Natures Door	BCS587	3-26
Athlete Centre Accommodation	EPP1290	C
Athlete Centre Lodge	EPP1290	A
BCIT Lodge - Hostel	19839	44
Beau Sejour - B&B	VAP13555	28
Blackcomb Greens	LMS1121	1-46
Blueberry Drive	VAS2476	3, 4
Blueberry Drive Townhomes	LMP11757	12
Blueberry Hill	VAS2097	1, 2, 4-10, 12-27, 29-33, 35, 37-48, 50-53, 55, 56, 58-60
Blueberry Links	VAS2616	1, 3, 4-6, 15-21, 24
Brio Haus - B&B	VAP17377	2
Carleton Lodge	VAS1163	10-27, 29-41
Carney's Cottage - Pension	19023	A
T Cedar Creek	LMS1989	A, B, C, D, E, F
Cedar Hollow	VAS2046	1-16
Cedar Ridge	VAS2299	1-27
Chalet Bambi - B&B	VAP18788	21
Chalet Luise - Pension	VAP21388	E
Cheakamus Hostel	EPP277	13

Schedule 3 Continued
Tourist Accommodation Dwellings With No Rental Pool

Property Name	Plan	Lots
Coast Mountain B&B	VAP13555	30
J Crystal Ridge	VAS2512	1-16
Cypress at Nick North	BCS3840	1-7, 20
Cypress Drive	BCS3840	4, 8-19, 21-39
Dulacher Hof - Pension	VAP12521	12
Englewood Greens	LMS2720	1-43
Falcon Crescent	22516	2-4, 8, 9
Falcon Crescent	LMS103	13
Falcon Lane	VAS2676	1-3
Falconridge	VAS2775	1-11
Fireside Lodge - Hostel	19839	45
Forest Creek	LMS3736	1-12
G Forest Trails	VAS2497	1-40
F Foxglove	VAS2337	1-36
B Gleneagles	LMS213	1-33
Golden Bear Place	LMS2381	30
Golden Dreams - B&B	VAP19202	4
Goldenwood Townhomes	LMS4158	1-9
Goldenwood Townhomes Phase II	LMS4158	10-24
Green Lake Estates	LMS2050	27-46
Green Lake Estates	LMS2051	1-28
Haus Landsberg - B&B	VAP17791	25
Haus Stephanie - B&B	VAP13555	8
Heron Place	VAS2464	1-3, 5-9
Highland Lodge	LMP50674	B
Horstman Estates	VAS2482	5, 10
Idylwood - B&B	VAP13852	I
Kadenwood	LMS4695	1-60
Lakecrest Townhomes	BCP18822	A
Lorimer Ridge Pension	LMP7996	B
Lot B, DL 2246	2643	B
Market Pavilion	LMS2229	1-29
R Mountain Star	LMS3020	1-28
Nita Lake Estates	BCS556	1-14
Nordic	LMP49718	A, B
SFU Club Cabin	19839	61
Olympic Plaza	LMP24001	B
S Painted Cliff	LMS657	1-52

Schedule 3 Continued
Tourist Accommodation Dwellings With No Rental Pool

Property Name	Plan	Lots
Pension Edelweiss - Pension	VAP15335	15
Pinnacle Heights	LMS3809	1-9
Pinnacle Ridge	VAS2065	1-44
L Powderhorn	VAS2515	1-32
Riverside Campground	LMP43710	1
D Snowberry	VAS2301	1-36
H Snowbird	VAS2486	1-23
Snowcrest	VAS2296	1-6
C Snowgoose	VAS2633	1-22
Snowridge	VAS2049	3, 20
Snowy Creek	VAS2083	1-30
Stancliff House - B&B	VAP17871	9
P Stoneridge	VAS2306	1-32
Swiss Cottage - B&B	VAP19710	9
Taluswood	LMS1795	1-50
Taluswood, The Bluffs	LMS4105	1-47
Taluswood, The Heights	LMS4379	1-26
Taluswood, The Lookout	LMS4697	1-10
Taluswood, The Ridge	LMS3036	1-26
Tamarisk	VAS191	1-140
W The Gables	VAS2004	1-64
The Inn at Clifftop Lane - Pension	LMP21105	59
The Peak	LMS1248	1-7, 10, 12-19, 24, 25
The Seasons	VAS695	1-13
The Woods	LMS1881	1-59
Treeline	LMS2608	1-38
Twin Lakes Village	VAS905	1-145
Valhalla	LMS920	1-58
Whistler RV Park	LICENCE # 240674	N/A
Whistler-on-the-Lake	VAS1601	1-26
E Wintergreen	VAS2303	1-36

17 Multi-Family Dwellings
Identical To Horstman Estates
In Blackcomb Land Use Contract

