

Whistler Olympic Park

Cabins Project

Executive Overview Summer 2024

PROJECT BACKGROUND

Whistler Olympic Park's existing infrastructure was built with the view to expand once operations at the Park had stabilized and capital funds were available. In 2023, Whistler Olympic Park opened its summer RV/Tent Campground facility and when the plan was put into place, it was always envisioned that if successful, future expansion should be considered. In its first year of operations with minimal marketing, the RV/Tent Campground achieved an 80% occupancy rate. For the next phase of accommodation at WOP, we believe that a permanent year-round Cabin product should be given serious consideration.

The addition of a year-round Cabin product will give Whistler Olympic Park its first onsite winter ski-in, ski-out option and an alternate option in summer to RV/tent camping. The Cabins would be used for guest and athlete overnight accommodations and would be directly auxiliary to the trails at Whistler Olympic Park for recreational use, athlete sport training and various sporting events. This product is something that has been requested by our patrons and something that would be unique in the Sea to Sky Region. Expanding into the winter accommodation sector would give Whistler Olympic Park another non-sport revenue generating stream as well as provide our guests an opportunity to stay in a unique winter setting with Nordic and backcountry skiing at their doorstep, and a full-service alternative to the RV/Tent Campground in the summer.

The site for this proposed expansion would be in the existing parking lot located close to the Biathlon Stadium. This location is already cleared and is relatively close to the main services that would be required to supply power, water, and sewage to the site. We anticipate that the site will accommodate nine 535 sq.ft. 2-bedroom units and two 481 sq. ft. 1-bedroom units. The units would be modular cabins that are fully self-contained and appropriate for family accommodation.



This project fits within the scope of the Master Plan of the Park when it was first developed for the post Games operation and as this site is already cleared and the required services are in place, there would be little to no environmental impact from this project. In addition, the Official Community Plan designation for Whistler Olympic Park includes the following policy:

5.8.7 Limited tourist accommodation in the form of a lodge, RV or tent camping, or overnight cabins where directly auxiliary to an outdoor recreation use, sport training or event, may be considered by way of are zoning.

The development of the cabins will generate consistent income for reinvestment in sport and infrastructure projects in the future as well as provide an opportunity to continue to enhance and expand the offerings for the Park's users. This proposed facility will provide vacation accommodation summer and winter, sport accommodation in the shoulder season and add unique product in the Sea to Sky Region for outdoor enthusiasts to enjoy.

Whistler Sport Legacies

Mail: 1080 Legacy Way, Whistler, BC, Canada V0N 1B1
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Web: www.whistlersportlegacies.com



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PROJECT OBJECTIVE

To enhance the existing accommodation product at Whistler Olympic Park by developing a Cabin cluster on existing cleared land for year-round tourist and athlete short-term accommodation.

DELIVERABLES

Board Approval - Obtain Whistler Sport Legacies' Board approval to develop a full architectural plan with solid budget estimation. **COMPLETED**

Rezoning - Apply to rezone the Park for overnight accommodations with a year-round product. The Park previously received Rezoning approval through the SLRD to construct and operate the summer RV/Tent Campground product which opened in 2024.

Permitting - Comprehensive Development Permit and Building and Construction Permits as required by SLRD for added/new structures and civil works within Whistler Olympic Park.

Civil Infrastructure Construction - Commence the civil infrastructure construction to service (water/wastewater/electrical services) Cabin cluster. (Estimated timeframe Spring to Fall 2025)

Building Placement + Construction - Receive, place and finalize the construction of the cabins including adding carports and decks to each one.

Planning & Administration – Develop + implement Business, Marketing and Operations Plans (including Wildfire Safety Plan + Wildlife Safety Plans)

PROJECT TIMELINE

The estimated start date of the project is July 15, 2024

- Application Submission Process to SLRD – Summer 2024
- Architectural Plan September 2024
- Budget Estimation October 2024
- SLRD Final Approval Process March 2025
- Civil & Infrastructure Construction October 2025
- Cabin Construction October 2026
- Occupancy December 2026

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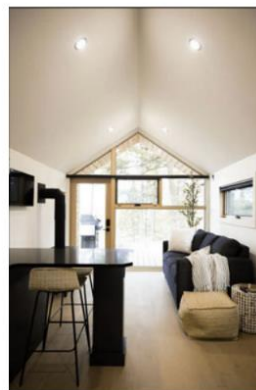
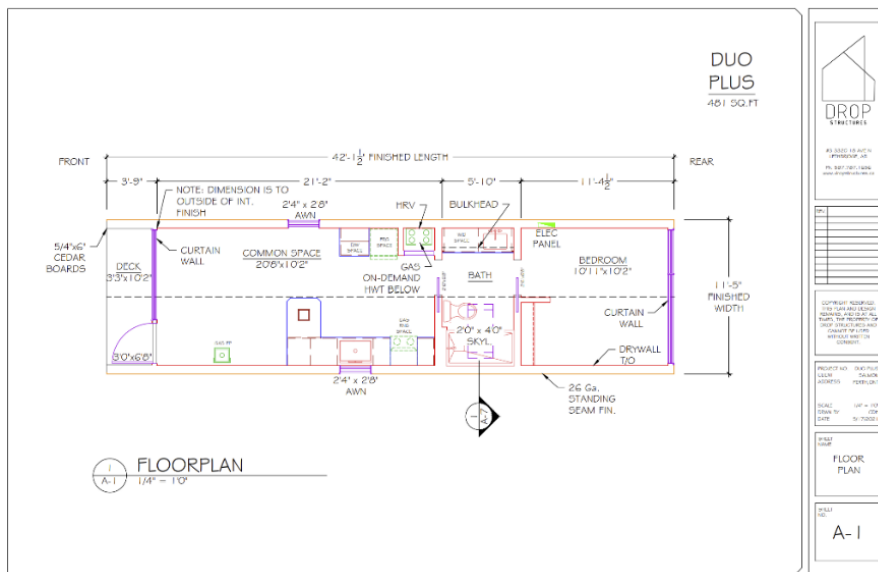


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CABINS CONCEPT

The following are the two Cabin layouts that we are considering for this project. These are just examples of the type of layout and configuration we are looking at.

First is the one-bedroom unit The DUO. Our plan proposes to have two of these units to maximize the site as well as provide a couple of different offerings to our guests and athletes.



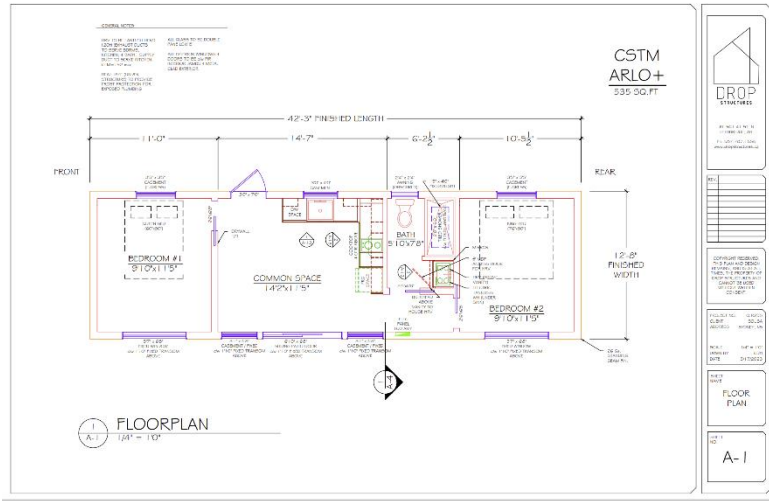
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The second concept is the two-bedroom layout. This sample design is referred to as the ARLO. We anticipate that many families will want to experience this product, so plan to have most of the cabins being two-bedroom units to accommodate this demographic.



OTHER CONSIDERATIONS

SLRD Solid Waste Diversion Technical Storage Design Guidelines

Whistler Sport Legacies have been operating the Whistler Olympic Park facility for 14 years and have serviced over 100,000 visitors to the Park annually. We have an excellent record in waste management and have always complied with the regulations in place.

Operations and Campground staff collect waste and take it to a central collection area where GFL picks up. Typically, we have general waste, mixed recycling, cardboard and organics bins. The make up of these bins change seasonally depending on what our needs are at the time.

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Our central collection area is in a back of the house area, well away from any public access. Wildlife proof bins are located in an area of 12m x 6m with a space of 21m in front for refuse trucks to maneuver easily as well as have a direct approach to pick up the bins. This area is only accessed by trained staff who ensure the appropriate bin is used and that all wildlife locks are in place. This area is cleared of snow daily to ensure the trucks have easy access.

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