

 Kicking Horse Mountain Resort
2008 Master Plan

Parks Plan



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- Drawing A-SK14..... Parks and Green Spaces South
- Drawing A-SK15..... Parks and Green Spaces North

LIST OF PRIMARY REFERENCE DOCUMENTS

2008 Kicking Horse Mountain Resort Master Plan, Pheidias Project Management Corp. and Oberti Resort Design, December 2008.

Kicking Horse Mountain Resort Design Guidelines, (See Appendix B of KHMR Master Plan), Pheidias Project Management Corp. and Oberti Resort Design, May 2008.

Kicking Horse Mountain Resort Landscape Rationale and Design Guidelines, (See Appendix B of KHMR Master Plan), Tom Barratt Ltd., June 2006.

PARKS PLAN

I. INTRODUCTION

Kicking Horse Mountain Resort (KHMR) is planning an expansion of its existing facilities into a year-round destination resort including a signature golf course, a densification of the resort base and major improvements to the ski area.

The purpose of the expansion is to create a true destination resort and to transform the visitor demographics from a majority of day visitors, to one that would see a greater proportion of longer-term visitors. The success that KHMR has enjoyed in its initial years has shown that it is capable of attracting long-term visitors, and with appropriate planning the resort is now positioning itself to become a true destination resort.



Exhibit 1.: An alpine hiking trail at Kicking Horse Mountain Resort.

This parks plan has been developed as a component of the KHMR Master Plan and is intended to provide a comprehensive overview and guide for the parks and green spaces of the resort base area.

i. Background

KHMR is located in the Purcell Mountain Range in eastern British Columbia in the Columbia Shuswap Regional District (CSRD). It is situated on the West Bench near the Town of Golden, which is approximately 5 km to the east as the crow flies, and approximately 15 km on the existing two-lane, paved road. There is a single access road to the resort, and it originates from within the town of Golden. By automobile, the site is approximately three hours (260 km) west of Calgary, Alberta and four hours (358 km) east of Kamloops, British Columbia.

The fundamental element of the current resort is its winter and summer gondola, designed to create a year round attraction and to place both the resort and the Town of Golden on the tourists' map with a scenic view point and exceptional skiing departure point. The uniqueness of the concept included opening up a whole mountain for skiing with one lift – an experience that compares well with the more common North American experience of skiing ski pods around chairlifts.

The base of the current ski resort area is at approximately 1,250 meters. The lowest lift is planned at an elevation of 1,190 meters, and the top elevation of the highest lift reaches 2,450 meters, the highest lift in British Columbia.

KHMR's ski season runs from mid-December to early April. Its skier visits have been growing steadily since its inception in 2000-2001, increasing from 80,000 in the opening season to a projected 140,000 skier visits in the 2007-2008 ski season. West Bench and of Golden during the winter months and is now competing for National Parks tourist traffic during the summer months.

Currently there are approximately 1,300 bed units at the resort.



ii. Resort Expansion Plan

KHMR's new Master Plan outlines an expanded ski area and will include a total of 14 ski lifts at build-out. The development includes 18,080 visitor bed units and an additional 2,009 (10%) employee housing bed units for a total of 20,089 bed units.

The expanded resort is designed with a high-density central village theme. The base area consists of clustered hotel development around a central public plaza. The central village will encompass approximately 60 acres. Hotel building heights will be three to five stories. The resort's commercial occupancies, which will typically support tourist/visitors needs, will be located on the ground floor of hotels. Smaller condo development building clusters will be located outside of and away from the central village. Similarly, ski chalet subdivisions are to be located apart from the central village.

iii. Parks Plan Objectives

The objective of the Parks Plan is to identify suitable areas for relaxation, reflection, ecological preservation and interpretation, sport and recreation within the KHMR development area.

The KHMR Master Plan provides the primary contextual baseline for this plan, particularly as it relates to:

1. The vision of a four season mountain-oriented destination resort;
2. The commitment to "green" planning concepts and sustainable design;
3. The history of "Kicking Horse country" and the National Parks;
4. The architectural and landscape design guidelines of the resort, and
5. The ecology and topology of the West Bench.

The KHMR parks system will serve a wide spectrum of users ranging from local residents (primarily resort staff), to day visitors from the nearby region, to weekenders and long-term visitors.



Exhibit 2.: An example of the desired type, size, texture and colour of paving stones as described by the landscape design guidelines (courtesy of Tom Barratt Ltd.)



Exhibit 3.: A snowboarder enjoying KHMR's famous powder snow.

iv. A Living Document

This plan should be considered to be a "living document" that can be influenced over time by public dialogue, user demands and experience. It intends to provide a comprehensive framework to inform decision-making and to ensure that the public parks and green spaces at KHMR meet the objectives of the overall resort and planning vision.

This plan is a component of the larger Master Plan administered through the Ministry of Tourism, Culture and the Arts and the Master Development Agreement between KHMR and the Province.



II. PLANNING CONTEXT

i. A Park System Within a Larger Recreational Context

Kicking Horse Mountain Resort is an all-season recreation resort that provides an entire mountainside of outdoor recreational experiences including a wide range of active and passive activities ranging from Nordic skiing to mountain-top sightseeing.

The KHMR park system is a component of a larger recreational plan that includes elements such as a large ski area, snowshoeing trails, Nordic ski trails, sleigh ride/horseback riding trails, walking trails, on-mountain and off-mountain bike trails, a snow tube area, an indoor climbing gym and a golf course. In addition, many of the KHMR base area developments may also have their own amenities such as pools, exercise facilities, green spaces, etc.



Exhibit 4.: Mountain Biking at KHMR.

Clearly, a key element of the quality of life desired by a broad cross-section of the resort's visitors, employees and residents would include access to outdoor recreation. Recognizing that not everyone will participate in organized recreational activities such as skiing or mountain biking, a strong and vital parks system that includes a wide spectrum of amenities ranging from children's playgrounds and water parks to tennis courts and cross-training loops, is a beneficial component to the resort.

ii. Sustainable Planning Considerations



Exhibit 5.: An example of native Kinnickinnick planting on a retaining wall (courtesy of Tom Barratt Ltd.).

The 2008 KHMR Master Plan is conceived as a sustainable plan. The Master Plan is based on the premise of controlling the resort's environmental footprint and designing the growth of the resort around environmentally ethical practices. "Green" thinking is intended to act as a guideline and decision-making tool for the resort and environmental, economic, and social sustainability will be at the forefront and supported from senior management and passed along to employees.

The planned growth throughout the resort is modeled to keep the development footprint tightly grouped preventing sprawl throughout the adjacent lands. Development guidelines will be implemented and communicated to all potential developers to ensure new construction is geared towards green practices and follows suitable Best Management Practices.

Environmental Management Plans, which are also applicable to public park creation and management, are detailed in the Master Plan, and include the following:

- Erosion and Sediment Control Plan;
- Construction Waste Management Plan;



- Stormwater Management Plan;
- Vegetation Debris Disposal Plan;
- Wildlife Management Plan;
- Bear Management Plan;
- Air Quality Protection Plan;
- Fertilizer and Pesticide Management Plan;
- Spill Contingency Plan;
- Golf Course Management Plan;
- Water Management Plan, and
- Vegetation Management Plan.

In general, on-mountain slope work will be designed to minimize the development impact, protect all riparian areas, and plan for immediate rehabilitation of slopes after works have ceased. To ensure the health of the Cedar Creek watershed downstream from the resort, erosion control and sediment management will be a key component throughout the proposed development.

In addition, water conservation will be encouraged, implemented and enforced through voluntary and mandatory measures and latest technology and water recycling is being planned, potentially also for park irrigation.

iii. Design Guidelines

Design guidelines have been developed for Kicking Horse Mountain Resort as part of its Master Plan (See Appendix B of the Master Plan) and are applicable to this Parks Plan. They provide guidance on acceptable designs and materials for parks buildings as well as guidance on building setbacks and fire protection measures.

The general design guidelines are complemented by more specific "Landscape Design Rationale and Guidelines" (also included in Appendix B of the Master Plan), which provide guidance on elements such as: signage, landscaping materials, water features, rock/stone selections and placement, landscape construction, planting, irrigation and plant selection.

All park building designs are subject to review by the Design Review and Approval Authority as described in the design guidelines.

The guidelines were originally approved as part of the 1999 Master Plan and are intended to create an identifiable and cohesive design character that reinforces the notion of a desirable mountain retreat. Buildings, architectural features and landscaping elements should contribute to the overall character of the resort so that there is an identifiable resort image.

The intent is to create a coherent development for a master planned resort founded on



Exhibit 6.: An example of the use of masonry as shown in the Design Guidelines.



authentic architecture and based on a true expression of function and structure, and on the use of natural materials.

The design concept takes its inspiration from the mountain architecture tradition of the National Parks and the heritage design tradition of the Western Canadian Mountains Ranges. It emphasizes the use of wood and stone, and generally an abundant use of natural materials.

The planned parks, public spaces and trail system are part of a wider vision of maintaining a National Park quality setting of low-density development nested in green spaces at the foot of the mountain for KHM as described in the Master Plan's design guidelines.

III. PARKS PLAN OVERVIEW

The goal of the parks plan is to provide an overall network or web of usable park and green spaces that allow users to explore the resort from end to end providing opportunities for physical activities, environmental education, family and group gathering spaces as well as the enjoyment of the natural beauty of the West Bench is developed in concordance with the phased growth of Kicking Horse Mountain Resort.

The proposed park spaces, while envisioned as a comprehensive network, have also been allocated with an aim to enhance the adjacent development areas and respond expected visitor densities movements. For example, smaller and more secluded park spaces are proposed in the residential areas so that overnight visitors may enjoy and relax in a more intimate and quiet atmosphere, while larger parks are located closer to major parking lots and the central core of the resort in locations that are easily accessible to both day and overnight visitors.

i. Proposed Park Uses and Allocations

In general, park uses may include unstructured play areas, open grass picnic, children's playgrounds, skateboard parks, tennis courts, ecological spaces, interpretive spaces and other uses.

A few specific examples include:

- A picnic area and children's play area near the Welcome Centre;
- Environmental awareness parks adjacent significant environmental areas. This allows for the opportunity to educate visitors, and locals alike, about the importance of the natural ecosystems unique to the West Bench;
- A few parks containing circuit-training loops are planned as both exercise areas for adjacent developments but also as milestone exercise stations/ or "adventure areas" along the extended park and trail system. In time, these could be used as the routes for friendly competitive sporting events in both summer and winter;
- Tennis and volleyball courts near employee housing, and



*Exhibit 7.:
An example of a staircase
composed of assorted slate tiles
(courtesy of Tom Barratt Ltd.).*

- Smaller, more intimate parks, such as picnic areas, children's play areas, wading pools and water parks intended for more localized use by residents and visitors overnighting in the various development clusters throughout the resort.

ii. Trail & Path System

The trail and pathway system through the KHMR base area is an important feature of the resort and provide connectivity, including a planned circuit-training loop, through the resort and its park spaces. The trails and paths will connect real estate developments, parks, mountain hiking, cross country ski trails and mountain biking trails. It will be possible to travel throughout the resort on foot or by bicycle on dedicated trails, without interference from motorized traffic.

The resort's central plaza will serve as a destination point for a larger interconnected trail system. A trail, pathway and way finding system will be developed to orient visitors easily throughout the resort. This will be a particularly important feature, given the wide-ranging provenance of resort visitors. A signage plan will be developed in accordance with the landscape design guidelines.

iii. Parks Maintenance

KHMR intends to undertake maintenance of the parks subject to a cost-sharing agreement with the landowners and the CSRD. A maintenance agreement will be pursued following approval of the park plan. It is understood that the level of maintenance will be commensurate with the level of park development.

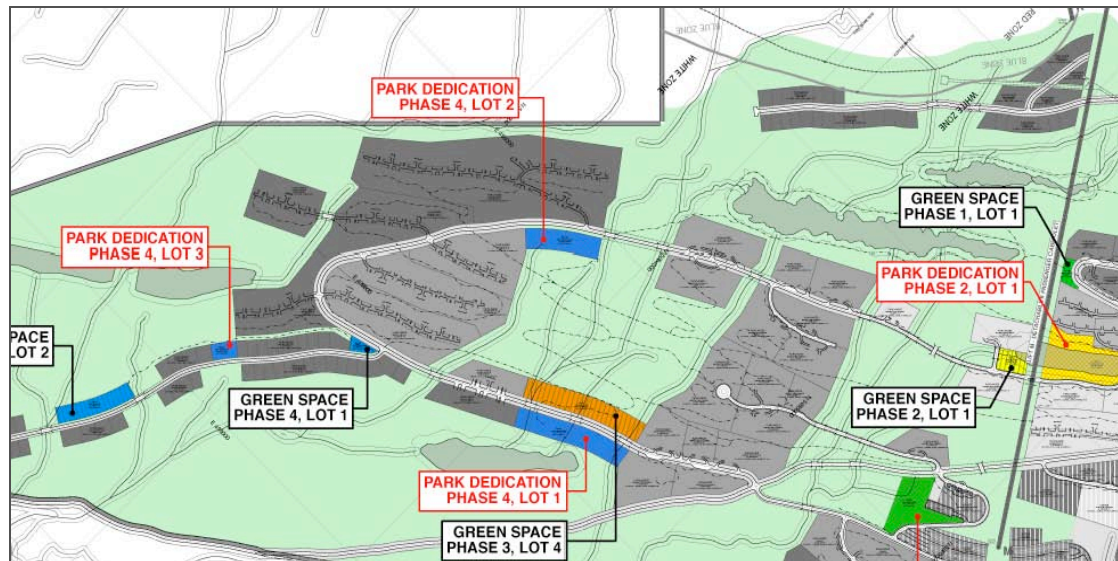


Exhibit 8.: A detail of the park dedication and green space plan for KHMR. See Drawings A-SK14 and A-SK15 of the Master Plan.

iv. CSRD Policy P-5 Compliance

While Recognizing that the CSRD Board reserves the right to modify or waive the prerequisites of the regional district's subdivision parkland dedication policy based on extenuating circumstances (such as the sloping topography that is inherent to a ski



resort), this parks plan has been proposed with the intention of complying as closely as possible to existing policy. While a detailed analysis will be conducted during detailed planning at the subdivision approval stage (see section IV.ii, Detailed Design – Subdivision Application, below), in general the proposed park plan:

- Exceeds currently required parkland dedication area requirements;
- Proposes park spaces that are in the “heart” of the resort and accompany most resort development clusters;
- Proposes park locations in areas where there are no obvious hazards and minimal site encumbrances;
- Proposes park locations where there are no legal encumbrances or rights of way;
- Proposes park locations in areas where there is easy vehicular and pedestrian access (significant road frontage), and
- Proposes park locations that are in close proximity to either day visitor parking or overnight visitor parking.

v. Proposed Park Dedication and Green Space Allocations

The following tables outline the proposed parkland and green spaces on a parcel-by-parcel basis with a corresponding use description. They are listed and colour-coded by phase. The colour coding matches all the other phased elements of the KHMR Master Plan (lift construction, development scheduling, staff housing, etc.) in order to assist in identification and cross-referencing.

The park dedication spaces are intended to meet the CSRD park dedication requirements and will be the basis for a new parkland dedication agreement (see section IV.i. Parkland Dedication Agreement, below) with the regional district. The additional green space allocations are surplus to the CSRD requirements and will be administered by KHMR. They are, however, part of the overall parks vision and plan and are functionally the same as the park dedications and therefore are included in the park plan drawings and calculations.

**Table 1.: Park Dedication Calculations, Phasing and Usages**

PHASE	DEVELOPMENT AREA (m ²)	(5%) REQUIRED PARK AREA (m ²)	LOT	PROVIDED PARK AREA (m ²)	PROVIDED (%)	CONTEMPLATED USE
EXISTING			LOT 1	9,465.49		ENVIRONMENTAL INTERPRETIVE PARK
EXISTING			LOT 2	8,718.14		ENVIRONMENTAL INTERPRETIVE PARK
TOTAL EXISTING	232,713.70	11,635.69		18,183.63	7.8%	
PHASE 1			LOT 1	12,392.50		PICNIC AREA, WATER FOUNTAIN, BENCHES, CHILDREN'S PLAY AREA W/ JUNGLE GYM AND RESORT MAP ART INSTALLATION
PHASE 1			LOT 2	5,255.15		CIRCUIT TRAINING LOOP AND WATER FOUNTAIN
TOTAL PHASE 1	318,505.74	15,925.29		17,647.65	5.5%	
PHASE 2			LOT 1	25,622.53		ENVIRONMENTAL INTERPRETIVE PARK AND EDUCATIONAL SIGNAGE.
TOTAL PHASE 2	246,895.45	12,344.77		25,622.53	10.4%	
PHASE 3			LOT 1	3,169.19		PICNIC AREA
PHASE 3			LOT 2	10,184.62		PICNIC AREA, WATER FOUNTAIN, BENCHES AND VOLLEYBALL COURT
TOTAL PHASE 3	483,367.28	24,168.36		13,353.81	2.8%	
PHASE 4			LOT 1	14,071.31		CIRCUIT TRAINING LOOP AND WATER FOUNTAIN
PHASE 4			LOT 2	9,181.23		PICNIC AREA, CHILDREN'S SMALL WADING POOL, AND WATER PARK, WATER CLOSETS AND CHANGING FACILITIES.
PHASE 4			LOT 3	2,524.97		PICNIC AREA
TOTAL PHASE 4	457,496.06	22,874.80		25,777.51	5.6%	
TOTAL ALL PHASES	1,738,978.23	86,948.91		100,585.13	5.8%	

**Table 2.: Additional Green Space Calculations, Phasing and Usages**

PHASE	DEVELOPMENT AREA (m2)		LOT	PROVIDED PARK AREA (m ²)	PROVIDED (%)	CONTEMPLATED USE
EXISTING			LOT 1	9,106.16		PICNIC AREA, NATURAL GREEN SPACE AND WATER CLOSETS
TOTAL EXISTING	232,713.70			9,106.16	3.9%	
PHASE 1			LOT 1	1,666.75	0.5%	PICNIC AREA AND WETLAND INTERPRETIVE PARK
PHASE 1			LOT 2	9,464.56		ENVIRONMENTAL INTERPRETIVE PARK
PHASE 1			LOT 3	2,135.08		CIRCUIT TRAINING LOOP
TOTAL PHASE 1	318,505.74			13,266.39	4.2%	
PHASE 2			LOT 1	3,807.52		INTERPRETIVE ENVIRONMENTAL PARK AND EDUCATIONAL SIGNAGE.
PHASE 2			LOT 2	33,136.16		TENNIS/BASKETBALL COURT, BENCHES AND WATER FOUNTAIN
PHASE 2			LOT 3	1,469.56		PICNIC AREA
PHASE 2			LOT 4	1,122.25		CHILDREN'S PLAYGROUND AND BENCHES
PHASE 2			LOT 5	4,940.79		PICNIC AREA AND INTERPRETIVE LOOKOUT
PHASE 2			LOT 6	1,022.41		BENCHES AND NATURAL GREEN SPACE
TOTAL PHASE 2	246,895.45			45,498.69	18.4%	
PHASE 3			LOT 1	5,907.66		CHILDREN'S PLAY AREA AND BENCHES
PHASE 3			LOT 2	1,019.76		NATURAL GREEN SPACE
PHASE 3			LOT 3	964.12		NATURAL GREEN SPACE
PHASE 3			LOT 4	15,325.23		CIRCUIT TRAINING LOOP AND WATER FOUNTAIN
TOTAL PHASE 3	483,367.28			23,216.77	4.8%	
PHASE 4			LOT 1	1,606.47		WATER FOUNTAIN, WATER CLOSETS AND RESORT MAP ART INSTALLATION
PHASE 4			LOT 2	7,865.24		DOG PARK AND PICNIC AREA
TOTAL PHASE 4	457,496.06			9,471.71	2.1%	
TOTAL ALL PHASES	1,738,978.23			100,559.72	5.8%	

* AS REQUIRED BY THE CSRD.

** ADDITIONAL GREEN SPACE PLANNED BY KHMRLP.

PARK DEDICATION AND GREEN SPACES ARE LINKED WITH INTEGRATED TRAIL SYSTEMS.

GENERAL NOTES:

1. EACH PARK AND GREEN SPACE SHALL HAVE:

- GARBAGE RECEPTACLE (S),
- BENCH(S) OR PICNIC TABLE(S),
- PARK AND TRAIL SIGNAGE.

2. ALL PARKS AND GREEN SPACES ARE CONNECTED BY AN INTEGRATED TRAIL SYSTEM.

3. ALSO REFER TO LANDSCAPE DESIGN GUIDELINES.

4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE APPROVED MASTER PLAN AND PARK DEDICATION REPORTS AND AGREEMENTS WITH THE CSRD.

**Table 3.: Park Dedication & Green Spaces Summary**

PHASE	DEVELOPMENT AREA (m ²)	DEDICATED AREA (m ²)	ADDITIONAL AREA (m ²)	SUB TOTAL AREA (m ²)	PROVIDED (%)
TOTAL EXISTING	232,713.70	18,183.63	9,106.16	27,289.79	11.7%
TOTAL PHASE 1	318,505.74	17,647.65	13,266.39	30,914.04	9.7%
TOTAL PHASE 2	246,895.45	25,622.53	45,498.69	71,121.22	28.8%
TOTAL PHASE 3	483,367.28	13,353.81	23,216.77	36,570.58	7.6%
TOTAL PHASE 4	457,496.06	25,777.51	9,471.71	35,249.22	7.7%
TOTAL ALL PHASES	1,738,978.23	100,585.13	100,559.72	201,144.85	11.6%

IV. PARKS PLAN IMPLEMENTATION

i. Parkland Dedication Agreement

Key to the process is the establishment of a good working relationship between KHMR and the CSRD. Regular consultation in addition to specific applications should be encouraged to ensure that the overall vision and integration of the park plan remains intact over the life of the 40-year development plan.

A Parkland Dedication Agreement¹ between KHMR and the CSRD is currently in place and will need to be updated following the approval of this Parks Plan, the Master Plan expansion and a new Master Development Agreement.

ii. Detailed Design – Subdivision Application

At the development of each major new phase of the resort, a detailed plan of new park development should be submitted together with major subdivision applications. Kicking Horse Mountain Resort will undertake each park phase in cooperation with the CSRD and it's planning staff to ensure the spirit of the plan is embodied in the specifics of the design and that the park allocations comply with CSRD policy as required.

This detailed design work will include as a minimum:

- Area and percentage calculations of the required minimum 5% park dedication;
- Appropriate level of survey work to facilitate detailed design;
- Detailed design of connecting trails and trail construction;
- Equipment lists;
- Specific activity allocation;
- Detailed directional and educational signage design;
- Updating of master "Park Map";
- Cost analysis;
- Maintenance management plan, and
- Landscaping design including, in particular, attention to native species enhancement/incorporation.

¹ Agreement dated for reference January 16, 2007 and is based on a Parks Plan dated November 15, 2005.