

construction and subsequently open the resort for operations.

II. 7 BED UNIT CALCULATION MODELS – MOUNTAIN RESORTS

II.7.1 Alpine Skiing Bed Unit Calculation Model

The Alpine Skiing Bed Unit Calculation Model is intended to assist in determining the number of bed units that may be warranted for application to the mountain resort that is primarily driven by lift serviced alpine skiing. Based on their perceived attributes, Regional and Destination Mountain Resorts are eligible to build a specified number of bed units within their proposed base area. Based on designed site plans, bed units can be assigned to specific sites within the base area. If this is Crown land, it may be purchased from the Crown through TRD as per the Commercial Alpine Skiing Policy. Community Mountain Resorts are not eligible for bed units.

Each step in the Bed Unit Calculation Model assigns point values based on the specific existing and proposed attributes of the mountain resort under consideration in terms of its Balanced Resort Capacity (BRC). The total points determine the appropriate ratio of bed units to BRC.

II.7.1.1 Ski Terrain

The distribution of ski terrain by ability level:

Novice (10-25% slopes)	15% of terrain
Intermediate (25-45% slopes)	55% of terrain
Advanced (45-80% slopes)	30% of terrain

Points	Criterion
1	Over 35% of area either advanced or novice terrain
2	25-35% of area either advanced and/or novice terrain
3	Close to ideal slope ratio
4	Ideal slope ratio

II.7.1.2 Average Skier Density per Hectare (Ski Trail Area/CCC)

Points	Criterion
0	> 40 /ha
1	30 - 40 /ha
2	25 - 30/ha
3	20 - 25/ha
4	15 - 20/ha

II.7.1.3 Accessibility

Travel time to the skier marketplace:

Points	Criterion
0	Less than 0.5 hour
1	0.5 to 1 hour
2	1 to 1.5 hours
3	1.5 to 2 hours
4	2 to 2.5 hours
5	2.5 to 3 hours
6	Greater than 3 hours

II.7.1.4 Access Reliability

Points	Criterion
1	Highly reliable (main highway with short mountain road)
2	Somewhat unreliable (snow and avalanche closures)

II.7.1.5 Population within 250 kilometers

Points	Criterion
1	0 to 30,000
2	30,000 to 100,000
3	100,000 to 250,000
4	250,000 to 500,000
5	500,000+

II.7.1.6 Unique Existing Qualities other than Skiing

Located adjacent to the mountain resort under consideration, this may include: a major provincial or national park, hot springs, convention facilities, other significant resorts, etc.

Points	Criterion
1	Nothing unusual
2	Regional attraction
3	National attraction

II.7.1.7 All Season Facilities at the Mountain Resort

Points	Criterion
0	Limited (undeveloped with little potential)
1	Fair (some potential for recreation facilities)
2	Good (tennis courts, swimming pool, some mountain biking, etc.)
3	Very Good (18 hole golf course, formalized mountain biking, tennis, swimming pool)
4	Excellent (several 18 hole golf courses, 6 or more tennis courts, swimming pool, arena, hiking, lift serviced mountain biking, spa, beaches, water park, etc.)

II.7.1.8 Potential Length of Season

(based on natural and manmade snow)

Good to excellent snowpack for:

Points	Criterion
0	Less than 100 days
1	Less than 115 days
2	115 to 130 days
3	130 to 150 days
4	More than 150 days

II.7.1.9 Type of Snow

Points	Criterion
0	Dry less than 25% of season
1	Dry 25 to 50% of season
2	Dry 50 to 75% of season
3	Dry 75 to 90% of season
4	Dry over 90% of season

II.7.1.10 Weather Conditions

Number of hours of bright sunshine per year:

Points	Criterion
1	Less than 1,000 hours
2	1,000 to 1,500 hours
3	1,500 to 2,000 hours
4	Greater than 2,000 hours

II.7.1.11 Express Lifts

Points	Criterion
0	None
1	Less than 50% of aerial lifts
2	More than 50% of aerial lifts

II.7.1.12 Need for Employee (Resident Restricted) Housing

Generally, the total number of employees and residents at regional and destination mountain resorts represents 10-20% of the BRC, increasing with the size of the resort. If there is an established bed base that can supply this size of work force within a 15-minute drive of the resort core, then there is a reduced immediate need for employee housing on site. However, it is important for

the developer to understand and acknowledge that as the resort becomes progressively more successful, what was readily available as employee and resident accommodation becomes progressively less affordable. This gradually erodes the supply of housing as the resort grows. As such, the successful resort will enable and encourage employees to live at or in close proximity to the resort. Points are awarded based on the percentage of employee housing developed at the resort.

Points	Criterion
0	0% of employee / resident restricted bed base provided for at the resort
1	25% of employee / resident restricted bed base provided for at the resort
2	50% of employee / resident restricted bed base provided for at the resort
3	75% of employee / resident restricted bed base provided for at the resort
4	100% of employee / resident restricted bed base provided for at the resort

II.7.2 Potential Need and Calculation of Bed Units

Based on the Total Points Rating, as calculated with the bed unit model, the following chart indicates the ratio (percentage) of bed units to BRC.

Balanced Resort Capacity	Bed Unit Calculation Model (Ski) Point Rating	Associated Percentage	Allocated Bed Units
5,000	30	79%	3,950
5,000	34	100%	5,000
5,000	45	156%	7,800

Total Points Rating	Total % of BRC
30	79%
31	84%
32	89%
33	95%
34	100%
35	105%
36	110%
37	115%
38	120%
39	125%
40	130%
41	136%
42	141%
43	146%
44	151%
45	156%
46	160%

Note: Upon completion of the total number of bed units, they must be classified as Public, Private or Resident Restricted (Employee).

II.7.3 Application

As such, the number of bed units at a resort are determined by multiplying the BRC times the percentage correlating with the total points rating. For example,

II.7.4 Non-Ski Bed Unit Calculation Model

The Non-Ski Bed Unit Calculation Model is intended to assist in determining the number of bed units that may be warranted for application to the mountain resort that is primarily driven by activities that do not require uphill transportation (i.e. ski lifts). Based on the resort site plans, bed units can be assigned to development sites within the base area. If this is Crown land, it may be purchased from TRD as per CASP, which forms part of the All Season Resort Policy.

Each step in the Bed Unit Calculation Model assigns point values based on the specific existing and proposed attributes of the mountain resort under consideration in terms of its Balanced Resort Capacity (BRC). The total points determine the appropriate ratio of bed units to BRC.

II.7.4.1 Recreational Activities

Type of recreational activities offered (within walking distance of the resort core):

Points	Criterion
1	Primary Core (hotel/lodge and dining)
2	Core plus single use trail system (hiking, mountain biking, horseback) and limited retreat facilities, or core plus golf course
3	Core plus multi-use hierarchy trail system, training facilities and/or health spa / wellness centre and/or golf course
4	Core plus multi-use hierarchy trail system, training facilities and health spa / wellness centre and golf course

II.7.4.2 Water Access (Within 5 Minute Walk of Resort Core)

Points	Criterion
1	Public Pool (swimming programs, training, etc)
2	Aqua Park (water slides, wave pool, lazy river) plus swimming pool
3	Lake/ocean/river beach with swimming / paddling access plus water park and / or pool
4	Lake/ocean/river beach with swimming / paddling access or boating etc. plus water park and / or pool
5	Lake/ ocean/ river paddling access and boating (windsurfing and / or water skiing / wake boarding) plus water park and / or pool

II.7.4.3 Accessibility

Travel time to the resort:

Points	Criterion
0	Less than 0.5 hour
1	0.5 to 1 hour
2	1 to 1.5 hours
3	1.5 to 2 hours
4	2 to 2.5 hours
5	2.5 to 3 hours
6	Greater than 3 hours

II.7.4.4 Access Reliability

Travel reliability to the resort:

Points	Criterion
1	Highly reliable (main highway with short mountain road)
2	Somewhat reliable (secondary roads; long unpaved backcountry sections; potential closures, ferries required etc.)

II.7.4.5 Population within 250 kilometers

Points	Criterion
1	0 to 30,000
2	30,000 to 100,000
3	100,000 to 250,000
4	250,000 to 500,000
5	500,000 +

II.7.4.6 Unique Existing Qualities other than Principal Activities

Located adjacent to the mountain resort under consideration, this may include: a major provincial or national park, hot springs, convention facilities, other significant resorts, etc.

Points	Criterion
1	Nothing unusual
2	Regional attraction
3	National attraction

**II.7.4.7 All Season Facilities
the Mountain Resort**

All-season Experiences within 30 minutes of resort:

Points	Criterion
0	Limited (undeveloped with little potential)
1	Fair (some potential for recreation facilities)
2	Good (limited lift serviced mountain access; tennis courts, swimming pool, some mountain biking, etc.)
3	Very Good (18 hole golf course; lift serviced mountain biking; tennis and/or swimming)
4	Excellent (several 18 hole golf courses, 6 or more tennis courts, swimming pool, arena, hiking, lift serviced mountain biking, spa, beaches, water park, etc.)

**II.7.4.8 Potential Length of
Primary Season**

Points	Criterion
0	Less than 100 days
1	Less than 115 days
2	115 to 130 days
3	130 to 150 days
4	More than 150 days

II.7.4.9 Mountain Amenities

Points	Criterion
0	Disjointed and disorganized
1	All resort facilities concentrated in the valley
2	Valley and some on-mountain facilities
3	Well planned and integrated variety of valley, on-mountain and summit facilities
4	Well planned, integrated, and programmed variety of valley, on-mountain and summit facilities

II.7.4.10 Weather Conditions

Number of hours of bright sunshine per year:

Points	Criterion
1	Less than 1,000 hours
2	1,000 to 1,500 hours
3	1,500 to 2,000 hours
4	Greater than 2,000 hours

II.7.4.11 Off-Season Mountain Access and Facilities

Points	Criterion
0	None
1	Some managed trails and related infrastructure
2	Some all-season lift access to mountain summit and slopes
3	All-season lift access to mountain summit and slopes, with small scale / limited capacity ski and snowboard programming

II.7.4.12 Need for Employee / Resident Restricted Housing

Generally, the total number of employees and residents at regional and destination mountain resorts represents 10-20% of the BRC, increasing with the size of the resort. If there is an established bed base than

can supply this size of work force within a 15-minute drive of the resort core, then there is a reduced immediate need for employee housing on site. However, it is important for the developer to understand and acknowledge that as the resort becomes progressively more successful, what was readily available as employee and resident accommodation becomes progressively less affordable. This gradually erodes the supply of housing as the resort grows. As such, the successful resort will enable and encourage employees to live at or in close proximity to the resort. Points are awarded based on the percentage of employee / resident restricted housing developed at the resort.

Points	Criterion
0	0% of employee / resident restricted bed base provided for at the resort
1	25% of employee / resident restricted bed base provided for at the resort
2	50% of employee / resident restricted bed base provided for at the resort
3	75% of employee / resident restricted bed base provided for at the resort
4	100% of employee / resident restricted bed base provided for at the resort

II.7.6 Application

II.7.5 Potential Need and Calculation of Bed Units

Based on the Total Points Rating, as calculated with the bed unit model, the following chart indicates the ratio (percentage) of bed units to BRC.

As such, the number of bed units at a mountain resort are determined by multiplying the BRC times the percentage correlating with the total points rating.

Note: Upon completion of the total number of bed units, they must be classified as Public, Private or Resident Restricted (Employee).

Total Points Rating	Total % of BRC
32	79%
33	84%
34	89%
35	95%
36	100%
37	105%
38	110%
39	115%
40	120%
41	125%
42	130%
43	136%
44	141%
45	146%
46	151%
47	156%
48	160%

Balanced Resort Capacity	Bed Unit Calculation Model (Non-ski) Point Rating	Associated Percentage	Allocated Bed Units
1,500	32	79%	1,185
1,500	36	100%	1,500
1,500	47	156%	2,340