



Introduction



1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

Big White is a major destination ski resort located in British Columbia's Okanagan region. This Master Plan describes and illustrates an exciting opportunity for the Resort to double the size of its all-season recreation offering, improving the quality and mix of those facilities as well as the overall resort experience.

The Big White Ski Resort Master Plan responds to the requirements of the All Seasons Resort Policy (ASRP). It has been created by Brent Harley and Associates Inc. (BHA) based on in-depth input from the owners and management of Big White Ski Resort (Big White).

BHA has worked with Big White on long-term planning and implementation of the Resort since 1994. In 1996, BHA prepared a Master Plan for the resort and updated that plan in 1999 to reflect the growth of Big White and the ski industry marketplace.

- Since the 1999 Master Plan, Big White has expanded and improved its skiing, all-season recreation opportunities, day lodges, and base area amenities, as well as adding mountain biking, with the intent of evolving into a premier, four season resort.
- Complementing this, Big White has continued to refine and upgrade the resort, exploring and planning for:
 - Resort Expansion with the potential development of the East Peak for skiing, base area development and associated ski in/ski out real estate;
 - Big White Village expansion;
 - Lower Base Village development;
 - Golf course development;
 - Water park opportunities;
 - Ice rink opportunities;
 - Happy Valley expansion;
 - Real estate opportunities;
 - Employee housing;

- Upgrades to the Nordic skiing;
- Snowmobile trails;
- Summer use expansion;
- New Fire Hall opportunities;
- Expansion of the Horsefly Road industrial park;

Subsequently:

- New detailed LiDAR mapping was acquired with cost sharing with Interfor to enable detailed resort master planning and forestry planning;
- Crown land Grants were applied for, secured and purchased for base area development;
- Crown land leases were applied for and secured to accommodate site specific facility development and recreation land use;
- The winter offerings have been improved with an upgrade to the Powder Chair in 2018, and the addition of new ski terrain with the approval of the Backcountry Chair and Black Forest Connector in 2019.
- The Black Forest Day Lodge was built and opened in 2015, offering on-mountain food and beverage services and an expanded day use staging to the mountain.
- Big White has greatly expanded its summer season offerings, undertaking a Master Plan amendment to adopt the Big White Bike Park Master Plan in 2016. This has led to the development of 26 lift-accessed bike trails (to date) and a world-class Slopestyle Course. This has been complemented by the creation of an extensive trail network that links that Village to the surround forests, lakes, and peaks.
- In the base areas Big White completed the Black Forest and Happy Valley OCP Amendments, Secondary Plans and, Zoning Bylaws for the Regional District of Kootenay Boundary, leading to the continued development of employee housing, and the development of the Central Reservations guest services building.
- Improvements to the road and skiing interface with the construction of a new Jimmie Spencer Bridge expanding skiing links to the Ridge Base;
- Utilities at Big White have been improved and increased in capacity to meet growing visitation. The sewage treatment infrastructure has been upgraded to exceed environmental standards while meeting resort needs. Similarly, potable water capacity was expanded and improved with the

construction of a new water treatment plant. Finally, in 2009, the Joe Rich transmission line was completed, ensuring that Big White has the electrical infrastructure in place to meet future demand.

The pace of development has aligned with an impressive growth in annual visitation. The Resort is now the second largest ski resort in British Columbia, next to Whistler Blackcomb, and is arguably the largest family-oriented ski destination in North America. Notably, the 'ski to/ski from' facilities and accommodation have become the cornerstone of the winter experience in all areas of Big White and set it apart from its larger competitor.

Looking to the next step in Resort's growth and evolution, Big White has undertaken this Master Plan to establish a clear course of action that supports the vision for resort. The intent of the BHA Big White Master Plan is to define, in both written and graphic form, all relevant and required aspects of the existing and proposed mountain resort development. It describes the planning process, demonstrates the technical analysis, and details the envisioned ski area and village base plans.

1.2 THE PROPONENT

Big White Ski Resort is wholly owned by the Big White Ski Resort (BWSR) Trust, a Kelowna based mountain resort development group.

1.3 PLANNING PROCESS

With the initiation of the Master Planning process, BHA revisited the earlier vision, goals, objectives, opportunities, constraints, and concepts developed for Big White. With this foundation, BHA initiated a comprehensive planning exercise with a perspective that respected previous planning exercises but was not constrained by them.

Building upon the opportunities inherent to the local terrain and anticipating a growing market demand for mountain resort product, BHA worked with the team at Big White to craft an updated vision for the Resort. With this as a guide, BHA then carefully reviewed and analyzed the undeveloped potential of the mountain, both within and outside of the Resort's Controlled Recreation Area (CRA) with an eye towards improving and upgrading the skiing and snowboarding product and fully incorporating summer recreation facilities and attractions. The objective was to consider the existing development and expand onto terrain that would improve the balance of the Resort's recreation offering, reflecting changes in the expectations of the mountain resort marketplace.

Opportunities and weaknesses of the existing mountain and base area and surrounding landscape were then identified which informed a preliminary conceptual planning exercise. Through this process, BHA explored the potential to diversify the winter product, differentiating Big White from other 'typical' ski resorts, and the development of a full range of summer season recreation activities, including lift-serviced downhill mountain biking, cross-country mountain biking, an alpine coaster, aerial adventure park, golf courses, and hiking. The concepts were then refined through close collaboration with Big White and provide the foundation for the Master Plan.

Building on these concepts, BHA then determined the Comfortable Carrying Capacity (CCC) of the lift-serviced skiing and snowboarding. The cumulative capacity of the attractions (i.e. alpine skiing and snowboarding, Nordic skiing, ice skating, tubing, and snowmobiling) was then calculated to determine the Balanced Resort Capacity (BRC) of Big White. Cumulatively, this determined the appropriate amount of base area development and accommodation required at Big White.

The results of this planning process serve as the core of the Master Plan (see Section 4) and will guide the implementation of these all-season plans, both on the mountain and in the Village, well into the future.

1.4 THE VISION, MISSION, GOALS, AND OBJECTIVES

The expansion and changes contemplated in this plan are proposed to realize the Vision, Mission, Goals and Objectives for Big White. This Master Plan is designed to further the reputation of Big White as the **Premier Family Mountain Resort in British Columbia**.

The Vision for Big White is:

“To be the perfect four-season mountain resort, distinguished for the high-quality experience our guests always receive.”

Big White's Mission Statement is:

“To go the extra mile to ensure our guests enjoy a memorable alpine experience in a positive, safe and friendly environment.”

Supporting this, Big White's Goals and Objectives include the following:

- Respect the natural attributes of the mountain and the setting recognizing that these are Big White's primary attraction and currency;
- Continue to strengthen the working relationship with the Westbank First Nations (WFN) – one that will assist both Big White and WFN to respectfully achieve sustained prosperity;

- Provide state-of-the-art all-season facilities on the mountain and in the village and base areas:
- Focus on the development and operation of a wide variety of recreation and retreat pursuits;
- Accommodate the needs and expectations of day-use guests, destination guests, weekend guests and the growing population of full-time residents;
- Provide a well-balanced lift-serviced alpine skiing and snowboarding experience as the primary winter attraction;
- Offer a diverse range of winter attractions to complement the alpine skiing including:
 - Nordic skiing;
 - Tubing;
 - Snowshoeing;
 - Skating (outdoor and indoor);
 - Cat Skiing;
 - Backcountry ski touring;
 - Snowmobiling;
- Develop summer attractions with the:
 - Expansion of lift-serviced mountain biking, bike park, skills parks, and associated facilities;
 - Expansion of hiking and sightseeing;
 - Development of cross-country mountain bike trails and associated facilities;
 - Development of an alpine coaster;
 - Development of a Par 3 golf course and two eighteen-hole golf courses and associated facilities;
 - Development of an aerial adventure park, tree walks, and zip lines;
 - Development of opportunities such as horseback riding, nature trails, and fishing;
 - Expansion of guided recreation activities;
 - Development of motorized recreation activities such trials bikes, motocross, ATViing;
- Maintain a diverse mix of specialized resort retail and equipment rental, restaurants, pubs, bistros, workout and training facilities, conference and meeting facilities and “unique to Big White” outlets and galleries;

- Develop an appropriate mix of facilities that will cater to longer term guests and may include a grocery store, liquor store, day care, community centre, hardware store, theatre, and bank;
- Ensure that the amount of real estate and overnight accommodation that is developed does not exceed the Balanced Resort Capacity of the Big White's attractions;
- Develop a wide range of resort-oriented real estate product (e.g. hotels, condotels, condominiums, townhouses, duplex and single family);
- Maintain and maximize the "ski to/ski from" attribute that defines Big White as a truly unique ski resort.

The expansion and changes contemplated in this Master Plan are designed to achieve Big White's Vision, Mission, Goals, and Objectives.



View of Big White Ski Resort (Existing) from the south.

1.5 FIRST NATIONS

Big White is located within the traditional territory of Syilx People of the Westbank First Nation (WFN), one of eight member Nations of the Okanagan Nation Alliance. Along with the Okanagan Indian Band, Osoyoos Indian Band, Penticton Indian Band, Upper Nicola Band, Upper and Lower Similkameen Indian Bands in Canada, and the Colville Confederated Tribes in Northern Washington State, the territory of the Okanagan Nation Alliance covers 69,000 km², spanning from Jasper National Park to Central Washington State.

Big White has worked with the WFN to develop a strong relationship that mutually benefits both communities. Through this relationship Big White has come to support several youth and adult recreation programs, offering single day and seasons passes to WFN members.



Big White Fridays

Fridays (4:00PM - 10:00PM, January - March)

Join the youth department for Friday night Skiing/Snowboarding at Big White. Snowboarding equipment can be borrowed from the WFN Youth/Rec Department. Please bring all appropriate winter gear. A youth out-trip permission form is required to attend. There is no charge for lift tickets, however, youth will need to rent equipment, if needed. IR#10 pickup 4:20pm/return drop-off @ 9:40pm at the Shoppers Drug Mart Parking area.

Saturday Snowboard Club

Saturday (8:00AM - 4:00PM, January to March)

Westbank First Nation members with passes to Big White can get a ride in the Youth... 12+ are welcome... members, on a... permitting... basis. Any... the individual...

● Ride to Big White community program
02/10/2018

Contact Phone: 250-768-4838

Contact Email: nwerstuik@wfn.ca

Location: 1880 Quail Lane, Westbank, BC

For More Information: [Click Here](#)

Venue Name: Youth Centre departure/arrival

Event Time: 8:15AM - 4:00PM

News

and events / News / Big White passes for Members are in

< Priority snow removal routes and winter tips | syilx language program now available >

Posted on: November 29, 2017

Big White passes are in

Single day passes, tubing and snow shoeing passes are now available for Westbank First Nation Members. This was made possible through the relationship building between WFN Title & Rights and Big White Ski Resort. Thank you to those who have once again made available this great benefit for WFN Members.

There will be no reimbursement for those who have already purchased a season pass.

Please note that all passes must be signed off and picked up individually. You must personally pick up your own passes. Passes will not be given to anyone other than the pass holder, with the exception of minors.

Contact Membership Services at 250-768-0227 or membershipservices@wfn.ca.

In recognition of their strong relationship, the WFN recently gifted a sculpture by First Nations artist Smoker Marchand to Big White. With reference to the gift, WFN Chief Robert Louie stated:

“WFN shares a great relationship with Big White. We appreciate the opportunities and benefits the resort offers our communities, and are happy to provide the art sculpture for everyone to enjoy”

The sculpture is prominently displayed in front of the Black Forest Day Lodge in recognition of this growing partnership and Big White Ski Resort's presence in the traditional territory of the WFN.



The statue features a grizzly bear, coyote, and Ogopogo and is located at the base of the New Black Forest Day Lodge.

This relationship has been strengthened by ongoing conversation and dialogue. In 2015, spurred by a desire to become a true all-season resort with a world-class bike park, Big White initiated a dialogue with WFN representatives at the outset of what became the planning exercise for the Big White Bike Park. During this process, a visual appendix, a range of preliminary maps, and a vision for the bike park along with information regarding mountain biking, trails design, and tourism opportunities were shared, discussed, and refined with WFN representatives. The final concept for the bike park was received positively, and with the support of the WFN, the project moved forward to development in Spring 2017.

As Big White grows and evolves, the ownership and management at Big White will work to support and complement the WFN's vision, goals, and objectives for their community. Specifically, there is significant opportunity to pursue WFN's stated objective to identify, support, and enhance tourism opportunities within their lands and traditional territories. As such, Big White is committed to build upon and strengthen this relationship through ongoing dialogue and formal consultation to reach agreements that will assist both parties in their efforts to achieve sustained prosperity.

1.6 MASTER PLAN GOALS AND OBJECTIVES

The primary goal of this planning process is to create a new Resort Master Plan for Big White that will guide in the ongoing development of the resort. The Resort Master Plan must reflect the:

- Unique development opportunities of Big White, reinforcing the established resort ambience and experience offered;
- Defined Vision, Goals and Objectives;
- Changes in the mountain resort marketplace;
- Requirements and expectations of the owners of Big White Ski Resort;
- Requirements of the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (FLNRORD);
- Requirements of the All Season Resort Policy (ASRP).

