



SUN PEAKS RESORT MASTER PLAN UPDATE 2006

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I. INTRODUCTION

The Sun Peaks Resort Corporation (SPRC) has retained Ecosign Mountain Resort Planners, Ltd. to prepare an update to the Sun Peaks Resort Master Plan. The first Sun Peaks Master Plan was prepared by Ecosign and approved by the Province of British Columbia in 1993. The Master Plan provided a detailed framework for mountain improvements and the associated development of base area facilities in four phases. In 1993, the Sun Peaks Resort Corporation and the Province signed a Master Development Agreement for development of the Resort in accordance with the Sun Peaks Master Plan, and construction commenced that year. An update to the Sun Peaks Master Plan was submitted to the Province in February 2001. It summarized the development of Phase 1 that had been completed to date and presented refined plans for the development of Phases 2 to 4 on the mountain and Phases 2 and 3 in the base.

This Sun Peaks Resort Master Plan Update - 2006 summarizes the results of a detailed two-year planning exercise carried out by SPRC, Ecosign and SPRC's municipal engineering consultant, Urban Systems Ltd. The report contains an inventory of facilities built at the resort to the end of 2005 and presents updated plans for development of the remainder of the resort. For the first time, a preliminary analysis of the development potential of the Phase 4 lands known as the "McGillivray Bench" has been completed. This report shows how these lands will be interconnected with the remainder of the resort by lift, trail and road networks.

.1 Location and Regional Context

Sun Peaks Resort is situated on Mount Tod in the McGillivray Creek Valley, approximately 40 kilometres ("as the crow flies") northeast of Kamloops, British Columbia. Mount Tod, with a summit elevation of 2,152 meters, is located at the western edge of the Shuswap Highlands to the west of the Monashee Mountains. Figure 1 illustrates the Area Location of Sun Peaks Resort. The ski area and the future base area lands are situated on Crown Land and are covered by a Master Development Agreement between the Province of British Columbia and Sun Peaks Resort Corporation.

Sun Peaks Resort is accessed from the city of Kamloops, via the four-lane Yellowhead Highway (Hwy. 16) for 24 kilometers and the paved two-lane Tod Mountain Road for 31 kilometers. Kamloops is located 360 kilometers north of Vancouver, British Columbia and is accessed via the four-lane Trans Canada and Coquihalla Highways. Greater Vancouver is Canada's third largest city, with a population of approximately 2 million people and is growing at a rate of 3 percent per annum.



View of the Village at Sun Peaks and Mount Tod

The city of Kamloops is one of the major interior cities in the Province, with important highway and rail transportation junctions. According to the 2001 census, the population for the city of Kamloops grew 1.2 percent to 77,281; up from 76,394 in 1996.

Due to its proximity to Shuswap Lake, the Thompson River and many other recreational facilities (hunting and fishing), Kamloops has a strong, well established summer tourism market. This location provides excellent potential to attract regional visitors from the Central Okanagan area, the lower Mainland of Vancouver, as well as northwestern Washington State and from further out destination markets as they travel through Kamloops to/from Banff, Jasper, Vancouver and Whistler. Figure 2 illustrates the Regional Context of Sun Peaks Resort.

.2 Historical Perspective

Tod Mountain was named after a famous fur trader, John Tod, who was a chief trader for the Hudson's Bay Company in the early 1840's. The mountain was originally developed in the early 1960's. Harold (Harry) Burfield is remembered as a colourful character who ran the original ski shop at the mountain, and another in Kamloops.

In 1961, the Burfield Lodge and Burfield double chairlift were opened. In 1972, the Shuswap double chairlift was constructed and temporary daylodge facilities were built in the new Shuswap base. The Shuswap daylodge was constructed in 1974 and the Crystal triple chairlift was installed for the 1979 ski season. Development at Tod Mountain continued and in 1988, a 49-lot subdivision across the valley from the Burfield lodge was constructed. By 1990, the paving of the access road from Whitecroft Village to both daylodges was completed.

In April of 1992, Nippon Cable Company Ltd., of Tokyo, Japan, purchased Tod Mountain. Nippon Cable Company Ltd. operates five ski resorts and one sightseeing resort in Japan and is partial owner of Blackcomb and Whistler Mountains and the Harvest Golf Club in Kelowna. Nippon Cable's strategy for Tod Mountain was to upgrade lift and trail systems and transform the area into a major four-season, destination resort with all amenities. Ecosign Mountain Resort Planners, Ltd. was retained to develop a master plan for the resort and the Tod Mountain Master Plan was completed in March, 1993.

On April 13, 1993, the Province of British Columbia entered into an agreement ("the Development Agreement") with the Sun Peaks Resort Corporation ("SPRC") to expand the mountain and base facilities at Tod Mountain in accordance with the Master Plan. Shortly after the Development Agreement was signed, Nippon Cable changed the name of the ski area to the Sun Peaks Resort. The agreement gives SPRC the right to develop ski facilities within a Controlled Recreation Area of 4,140 hectares and purchase Crown Land for base area facilities within the 867 hectares of Base Area Lands. Figure 3 illustrates the boundaries of the Controlled Recreation Area and the Base Area Lands at Sun Peaks Resort.

Over the past 13 years, considerable development has occurred, transforming the old Tod Mountain day ski area into Sun Peaks Resort, a four-season mountain community. This development has accounted for a substantial percentage of the building activity in the Thompson-Nicola Regional District during this period including extensive improvements to the mountain, the construction of various recreational amenities and the development of over 1,400 units of public and private accommodation. Plate I.1 illustrates the Cumulative Public and Private Accommodation Units sold at Sun Peaks Resort from May 1994 to March 2005.

**SUN PEAKS RESORT
CUMULATIVE PUBLIC AND PRIVATE ACCOMMODATION UNITS SOLD**

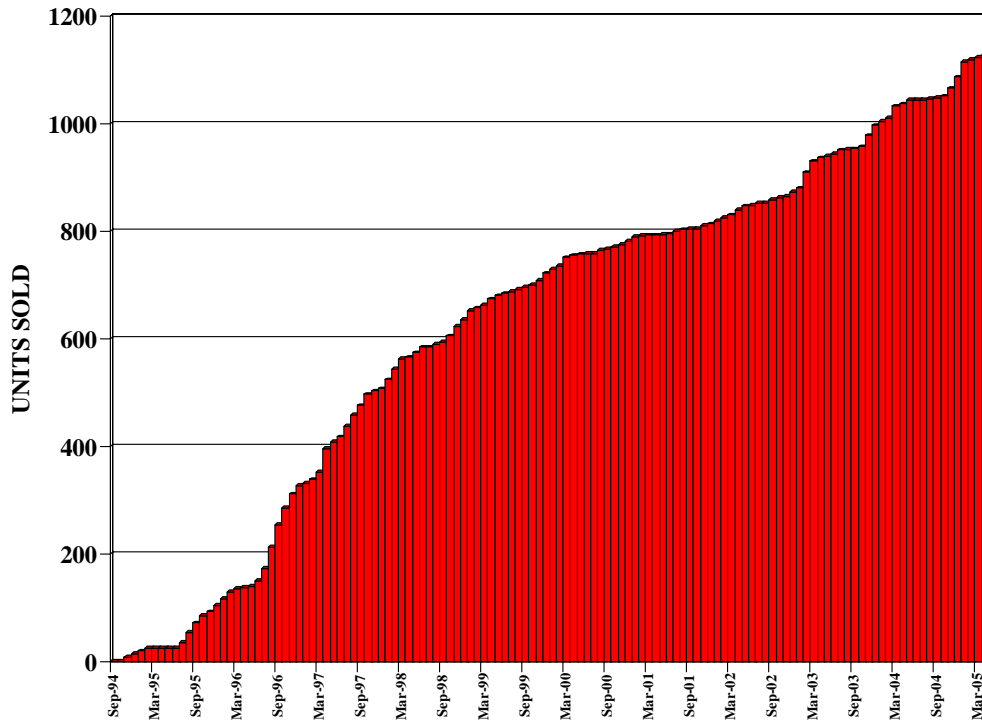


PLATE I.1

The Sun Peaks Mountain Resort Association was created to market the resort worldwide, and the Sun Peaks Improvement District formed to provide local government to the Resort community. A Fire Hall was constructed in 1996 and a volunteer fire fighting force created.



Sun Peaks Fire Hall

Mountain Development Since 1992

Nippon Cable has invested over \$44 million in upgrades to the mountain facilities since 1992. Improvements were underway immediately after the purchase was completed, with the installation of a T-bar in the West Bowl during the summer of 1992. During the summer of 1993, after the completion of the Master Plan and the Development Agreement with the Province, the old Shuswap double chairlift was replaced with the Sunburst Express, a high speed, detachable quadruple chairlift equipped with weatherproof bubbles. A total of 33 hectares of new terrain was opened on Sundance Ridge, serviced by the Sundance fixed grip quadruple chairlift. A beginner area was created to the east of the Sundance Quad, serviced by the Village Platter lift. A mountain restaurant with seating for 100 was constructed at the top of the Sunburst Express and an extensive trail summer grooming program commenced.

In 1994, the 20,000 square foot (1,860 sq. m.) Village Daylodge was constructed at the base of the Sunburst and Sundance lifts, and the old Shuswap Daylodge was renovated and renamed “Bento's”. The Village Daylodge provides many needed skier services, including a restaurant and bar, as well as rental and retail facilities. A snowboard terrain park was developed on Sundance Ridge. Sun Peaks won the Snow Country Award for best trail design in 1994. The Sundance Ridge terrain was doubled in 1995 and the Sundance Quad was converted to a detachable express lift and extended to the top of the ridge. In 1997, the old Burfield double chair was replaced with a new fixed grip quadruple chairlift.

In 1994, the first phase of the snowmaking system was constructed, utilizing the village water system. This system provided coverage to the beginner terrain serviced by the Village Platter, the terrain under the Sundance fixed quad and the lower section of Five Mile to the 1,300-meter elevation. In 1996, a new 110,000 cubic meter (24 million gallon) reservoir was constructed at the 1,750-meter elevation and a gravity fed snowmaking distribution system was constructed on the Five Mile trail.

The creation of new trails and improvements to the existing trail network has been carried out aggressively over the past twelve years. New runs were cut in 1997 in preparation for the Morrissey Express lift which was installed in 2002. Lift improvements in 1997 included the replacement of the Burfield double chairlift with a new quadruple chairlift, installation of a moving carpet lift and the increase in capacity of the Sunburst Express.



Trail Development on Mount Morrisey

In 1999, the capacity on the Sunburst Express, Sundance Express and Village platter were all increased. The Mount Morrisey beginner platter and additional ski trails on Mount Morrisey were installed in 2001. A year later, the Big Morrisey Express was installed. In 2003, the children's space was increased and a tubing facility was constructed. The following year, a magic carpet was installed for the tube facility, the Great White Circle was opened with the installation of the "Back in Time" bridge and the capacity on the Big Morrisey Express was increased.

During the 2005 summer season, the first phase of the Coquihalla Race Center began with the clearing of the race trails. The children's building known as the Schoolhouse was moved to the top of the Village platter lift. A second magic carpet lift was installed extending from the bottom of the Village Platter to the bottom of the tubing hill, to expand the beginner terrain and also allow tubers easy access to the tubing hill.

Base Area Development Since 1993

In 1994, SPRC commenced an aggressive base area development program, constructing roads and underground infrastructure for 60 single-family lots, 3 pension lots, 9 village hotel and condotel properties and 3 multi-family development parcels. The serviced area was expanded to the east of the Village to two tourist accommodation parcels during 1995, with the construction of Village Place. Sundance Road was constructed to service a multi-family townhouse parcel, a pension site and 16 ski-in/ski-out single-family lots in 1997. An infill site on the golf course between the Burfield base and the Village for a small lot, single-family strata development was also serviced during 1997. In 1998, roads and services were installed for a tourist accommodation site on Valley Drive. More recently, services have been extended to the east of the Village as far as the 15th tee on the golf course. Infrastructure is now in place to supply a community of approximately 7,000 beds at Sun Peaks Resort. The underground infrastructure includes a community water supply and sewage collection system, a piped propane gas distribution system, electricity, telephone and cable TV.

Accommodation

SPRC began selling parcels for development by third parties in 1994. Since then, a number of developers, investors and families have contributed to the rapid pace of development at Sun Peaks, constructing first class accommodation in accordance with strict design guidelines. As of the 2004/05 ski season, there are a total of 1,441 accommodation units at Sun Peaks Resort, containing 5,410 bed units. Once construction is complete in the serviced developed parcels in the Village and the existing subdivisions, Sun Peaks will contain a total of 1,441 units and 7,333 bed units. Approximately 52 percent of the existing accommodation is public and consists of the hotels and condotels in Sun Peaks Village, as well as four tourist accommodation developments east of the Village. The private beds are split relatively evenly between multi-family and single-family and duplex dwellings.

The pedestrian Village at Sun Peaks has taken shape with the completion of the Village Daylodge, the Sundance, Hearthstone and Fireside Lodges, the Delta Sun Peaks Resort, Nancy Greene's Cahilty Lodge, the Heffley Inn and Stumböck's Sun Peaks Lodge. This tightly knit arrangement of 7 buildings now contains over 639 hotel rooms and condominium units including 1,644 beds, 16 restaurants, bars and food outlets, 15 shops and a public underground parking garage.



Pedestrian Street in Resort Village



Sun Peaks Village

Public accommodation is also provided in the 5 tourist accommodation properties of Snow Creek Village, Timberline Village, Crystal Forest, Trapper's Landing and Stone's Throw to the east of the Village. Together, these developments contain 290 units, or 1,095 beds. The Horie Sunlodge and Eagle Court Pensions are bed and breakfast style accommodation and provide an additional 60 beds.



Sun Peaks Village Accommodation

There are now a total of 8 townhouse style developments along the golf course and to the east of the Village. Together, these projects contain 281 units (1,354 beds). Since 1995, 228 single-family homes and duplex units have been constructed in the Sunburst Estates, Fairways Drive, Sundance Estates, Bella Vista, Mountain View and Burfield Drive subdivisions. Additionally, 51 units of the Cabins at Sun Peaks, a clustered single-family home strata development nestled between the 3rd and 5th holes of the golf course have been completed.



House in Sundance Estates

Recreational Amenities

SPRC has acted quickly to provide the recreational amenities necessary for a four-season resort, investing \$9 million since 1994 in non-skiing, recreational facilities. In 1994, the front nine holes of the Sun Peaks Resort Golf Course were constructed, and they opened for play in August of 1995. This scenic resort golf course links the original Burfield base with the new Village and has successfully opened up the vistas in the McGillivray Creek valley. The Village Daylodge serves as the clubhouse, providing golfers with a pro shop, restaurant, bar and locker room facilities. A putting green and driving range were installed in 1997 and the back nine was completed and opened for play in 2005. This 18-hole golf course was designed by Graham Cooke and has a total length of 6,352 yards with tee placements to offer challenges to golfers of all abilities.



Back Nine of Sun Peaks Resort Golf Course

The Sun Peaks Sports Centre was officially opened to the public in February 1997 with the following amenities:

- A 250 square meter recreation center for fitness programs, parties and teen nights.
- Two championship tennis courts with night lighting.
- In the winter, the tennis court area is used for mini-z snowmobiles.
- A 14-meter diameter, round heated pool with indoor access from heated change/locker rooms with shower and restroom facilities.
- Children's splash pool and outdoor hot tub.



Sun Peaks Sports Centre Pools

In 1997, the McGillivray Lake Outpost was completed to provide a waterfront recreation facility on McGillivray Lake, as well as a winter cross-country destination warming hut. In 1998, a new dock facility was added to the McGillivray Outpost so that canoes, kayaks and row boats could better utilize the lake for fishing and other water sports.



McGillivray Lake Outpost

An outdoor skating rink was constructed adjacent to the golf course maintenance facility in 2004. A paved and lit, multi-purpose valley trail network linking all the development parcels continues to be expanded each year. Extensive mountain biking, cross-country and hiking trails have been constructed, with new additions each year.

Currently, the Resort provides the following winter recreational activities.

- Alpine skiing and snowboarding
- Telemark skiing and touring
- Cross-country skiing
- Snowboard park and half pipe
- Cat Skiing
- Snowmobiling and children's mini-zs
- Snowshoeing
- Ice skating
- Horse-drawn sleigh rides
- Dog-sled rides
- Tubing, Sledding and Snowplay
- Lift accessed sightseeing
- Sling Shot Bungee Trampoline

- Torchlight Fondue Dinners and Skiing at the Sunburst Lodge
- Swimming and Hot Tubs at the Sun Peaks Sports Centre

Summer recreational activities include the following:

- Dining and shopping in pedestrian village
- Scenic chairlift rides
- Mountain restaurant
- Mountain biking trails and park
- Mountain hiking
- Tennis courts
- Swimming (pool and lake)
- Walking, roller blading and cycling on a paved valley trail system
- 18-holes of golf and practice fairway
- Summer flower blossom festival
- Music festivals and symphony performances
- Horseback riding
- Strolling through the Woodland (Wildflower) Interpretive Garden
- Fishing and boating at nearby McGillivray Lake, which is serviced by a cabin and dock facilities
- ATV and Hummer/van tours
- Paintball
- Voyageur canoe tours on McGillivray Lake
- Massage therapy and spa
- Fly fishing

A detailed history of the mountain real estate and recreational facilities development is listed in Table I.1, Sun Peaks Development History.

**TABLE I.1
SUN PEAKS
DEVELOPMENT HISTORY 1993 TO 2006**

	Mountain	Recreational Facilities	Infrastructure	Real Estate
1993	Replace Shuswap Chair with Sunburst Express Install Village Platter Install Sundance Fixed Grip Quad Construct Sunburst Mountain Restaurant Build Sundance Trails		Expand Village Day Skier Parking Lots	
1994	Construct Village Daylodge Install Snowmaking System	Build Sun Peaks Golf Course Front Nine	Village Water Supply and Zone 2 Reservoir Village Sewer Collection System Creekside Way	Sunburst Estates (38 Single Family Lots) The Fairways - Phase 1 (22 SF Lots)
1995	Convert Sundance Quad to Detachable Build more Sundance Trails	Golf Course Maintenance Facility Open Sun Peaks Golf Course		Nancy Greene's Cahilty Lodge - Phase 1 Stumback's Sun Peaks Lodge The Peaks (32 townhouses)
1996	Expand Snowmaking System	Covered Bridge Sun Peaks Sports Centre Tennis Courts Illuminated Valley Trail System Driving Range	Village Way Village Place Firehall Propane Distribution System Sundance Road	Nancy Greene's Cahilty Lodge - Phase 2 Alpine Greens (24 Townhouses) Snow Creek Village (51 Condominiums) Sun Mountain Villas (24 Condominiums) The Cabins (14 Small Cabins) Sundance Estates - Phase 1 (16 SF Lots)
1997	Increase capacity of Sunburst Express Replace Burfield double chair with fixed grip Quad Build trails on Mount Morrisey Expand Snowmaking System Install moving carpet lift	McGillivray Lake Outpost Stables Extend Valley Trail System	Village Parkade Village Landscaping	Sundance Lodge Hearthstone Lodge Heffley Inn Fireside Lodge Timberline Village (52 Condominiums)
1998		Putting Green Extend Valley Trail System	Valley Drive Village Landscaping	Crystal Forest - 24 Condominiums Forest Trails (36 Townhouses)
1999	Increase capacity of Sunburst Express Increase capacity of Sundance Express Increase capacity of Village Platter	Build Village Playground Extend Valley Trail System	Sewage Treatment Plant Upgrade Water System Expansion	Crystal Forest - 17 Condominiums The Fairways - Phase 2 (14 SF Lots) Sundance Estates - Phase 2 (5 SF Lots)
2000		Extend Valley Trail System		Crystal Forest - 11 Condominiums Powder Ridge (7 Townhouses) Sundance Estates - Phase 3 (10 SF Lots) Fairway Cottages (37 cabins)
2001	Install Morrisey Platter Cut additional trails on Mount Morrisey	Back Nine Golf Course Construction Extend Valley Trail System		McGillivray Creek (40 Townhouses) The Fairways - Phase 3 (6 SF Lots) Sundance Estates - Phase 4 (9 SF Lots)
2002	Install Big Morrisey Express	Back Nine Golf Course Construction Extend Valley Trail System	Health Unit	Delta Sun Peaks Resort and Conference Crystal Forest - 8 Condominiums Trail's Edge (58 Townhouses) The Fairways - Phase 4 (15 SF Lots) Sundance Estates - Phase 5 (11 SF Lots)
2003	Expand Children's Program Space Build Tubing Hill	Back Nine Golf Course Construction Extend Valley Trail System	Sewage Treatment Plant Upgrade	Crystal Forest - 12 Condominiums Trapper's Landing (40 Townhouses) The Fairways - Phase 5 (12 SF Lots) Bella Vista (31 SF Strata Lots)
2004	Mountain Bike Trails Back in Time Bridge Increase capacity of Morrisey Express Install moving carpet lift for tubing -18b Orient Ridge Ski Back Trails	Back Nine Golf Course Construction Build Skating Rink at Golf Maintenance Village Pedestrian Street Paving	Valley Drive Skier Underpass Golf Maintenance Building Snow making Fire Suppression	Mountain View - Phase 1 (33 SF lots) Woodhaven - commenced Stone's Throw - commencement
2005	Coquihalla Race Centre Install moving carpet lift - 18a Move Schoolhouse to top of Village Platter Mountain Bike Trails	Back Nine Golf Course Completion! Extend Valley Trail System	PZ3 Reservoir Expansion Fairway Drive Water Treatment Plant Valley Drive Extension	Mountain View - Phase 2 (12 SF lots) Lookout Ridge - Phase 1 (24 SF lots) Woodhaven - 16 Townhouses completed Stone's Throw - 60 units finished

.3 Planning Issues

The successful design and operation of a mountain resort requires a solid footing on three separate pillars. The three critical resort elements, as illustrated in Plate I.2, are: physical, market and economic characteristics and factors.

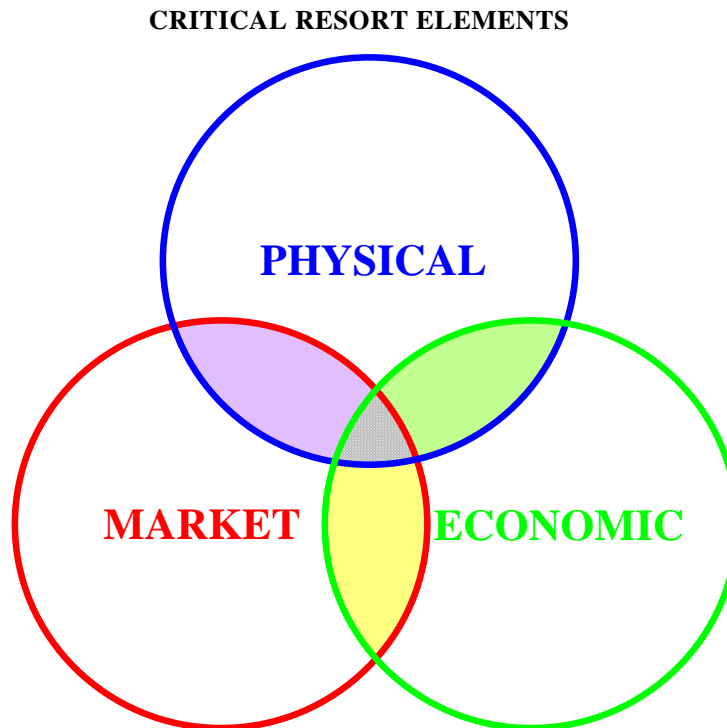


PLATE I.2

The physical site characteristics include:

- environmental resources including water, air, soil, vegetation and wildlife
- terrain
- climate
- natural hazards
- visual resources
- recreational resources

The master planning process incorporates research by scientists, ecologists and recreational planners to document the physical characteristics of each individual site with air photos, topographical maps, three-dimensional computer models, on-site field work and surveying, and analytical planning technologies.

The next critical element necessary for a feasible mountain resort deals with the market characteristics including:

- access to the site
- the size and proximity of local, regional and destination markets
- population demographics such as: age, income and education
- population dynamics such as: growth, aging, and social trends, for example, fitness

Finally, there are economic factors and characteristics to be considered such as:

- resort capacity
- length of operating season (winter and summer)
- infrastructure cost and availability
- capital costs of facilities
- operating efficiency
- revenue sources and pricing
- human resources

Every resort possesses a different blend of these characteristics. It is very important to understand and document the balance between the physical, market and economic characteristics of each individual project.

.4 Snow Sports Industry Overview

Canada

The Canadian Ski Council Demographic Survey 2004-2005 reported that in 2004, 3.8 million Canadians age 12 years and older participated in one or more forms of skiing; (Alpine and Nordic), snowboarding or a combination. This is a decrease of 8.7 percent compared to the previous season and a 3.6 percent decrease from 2002, when close to 4.1 million Canadians 12 years and older participated in these winter sports.

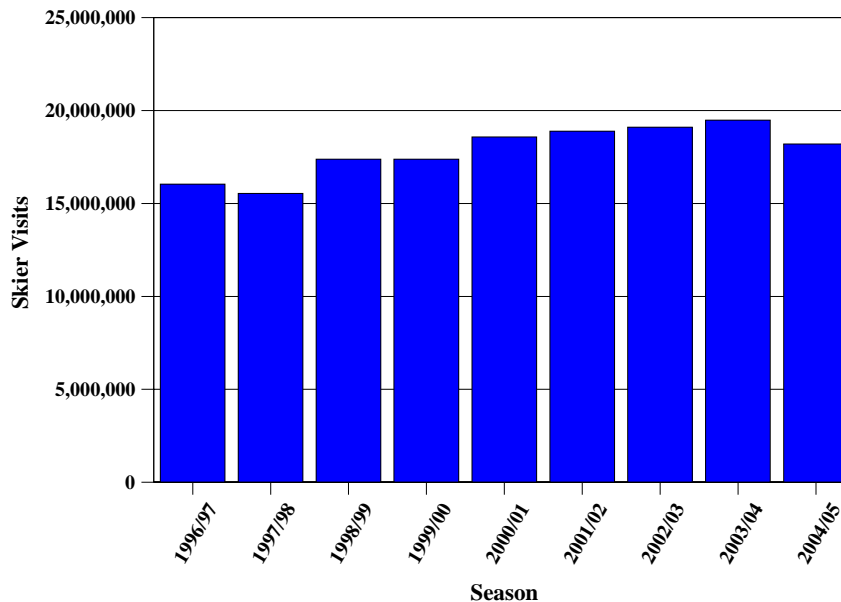
Table I.2 and Plate I.3 illustrate the Canadian historic skier visitation for the past seven years. The Canadian Ski Council reported that skier visits in Canada for 2004-2005 were 18.2 million, a 7 percent decrease from the previous year.

TABLE I.2
CANADIAN HISTORIC SKIER VISITATION
2002/03-2004/05

PROVINCE	2002/03	2003/04	% Change	2004/05	% Change
B.C./Yukon, Heliski	5,557,000	6,128,000	9.3%	4,594,000	-33.4%
Alberta	2,397,000	2,473,000	3.1%	2,286,000	-8.2%
Prairies	242,000	241,000	-0.4%	226,000	-6.6%
Ontario	3,474,000	3,358,000	-3.5%	3,476,000	3.4%
Quebec	6,965,000	6,778,000	-2.8%	7,113,000	4.7%
Atlantic	466,000	506,000	7.9%	507,000	0.2%
TOTAL	19,101,000	19,484,000	2.0%	18,202,000	-7.0%

Source: Canadian Ski Council 2005

CANADIAN HISTORIC SKIER VISITATION
2002/03-2004/05



Source: Canadian Ski Council 2005

PLATE I.3

Western Canada

Western Canada has seen a considerable number of lifts installed over the last thirty-four years. The VTM installed in British Columbia over this period has increased significantly faster than that installed in Alberta, as illustrated in Plate I.4. Between the 1978/79 season and present, the skier visitation in British Columbia has also increased significantly faster than that in Alberta. The slower development of the ski areas and hence, installation of ski lifts and other facilities has been a direct result of the majority of ski areas in Alberta being located in the National Parks.

WESTERN CANADA LIFT INSTALLED VTM AND SKIER VISITATION

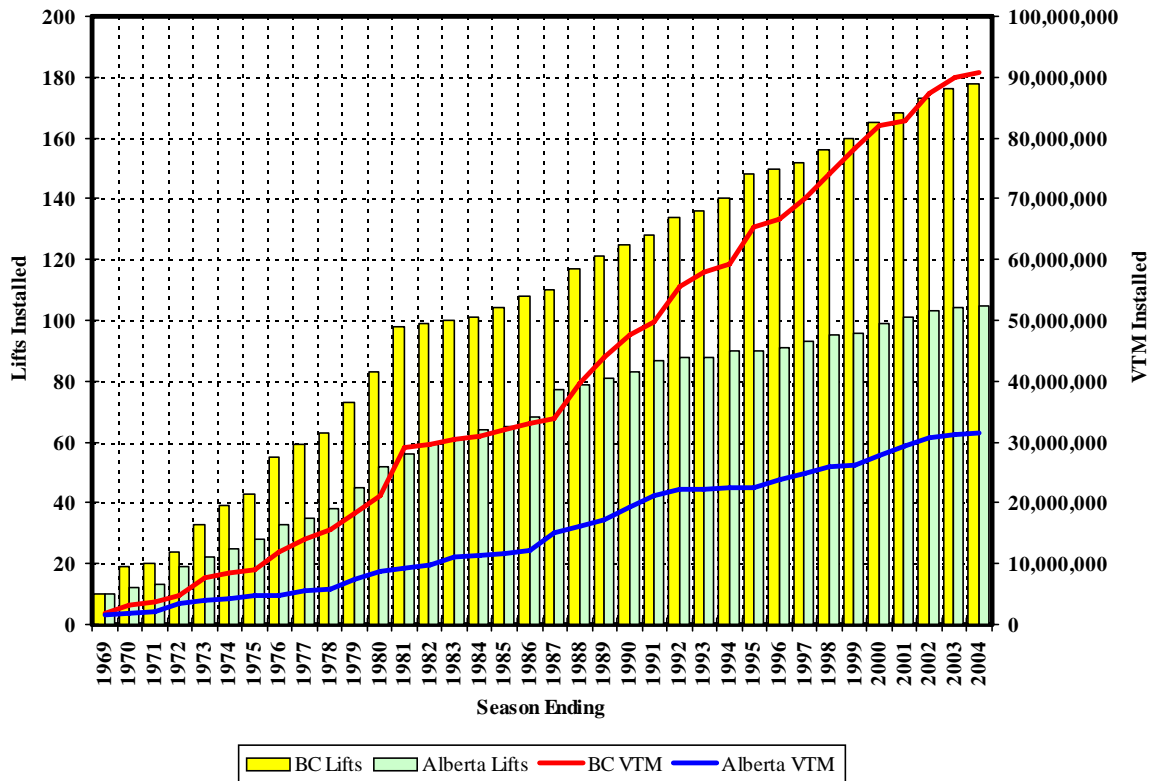


PLATE I.4

The increases in skier visitation have had a direct result in attracting proportionately more skiers to British Columbia than Alberta. We have analyzed this relationship through a linear regression analysis of the skier visitation and installed lift VTM. This analysis reveals a very tight fit between the two variables resulting in a coefficient of determination (r^2) of 0.9665. The increase in VTM and resulting increases in skier visitation are the same for both provinces. Every 17 VTM increase since the 1978/79 ski season has resulted in 1 additional skier visit. Plate I.5 illustrates this relationship.

WESTERN CANADA LIFT INSTALLED VTM VERSUS SKIER VISITATION LINEAR REGRESSION

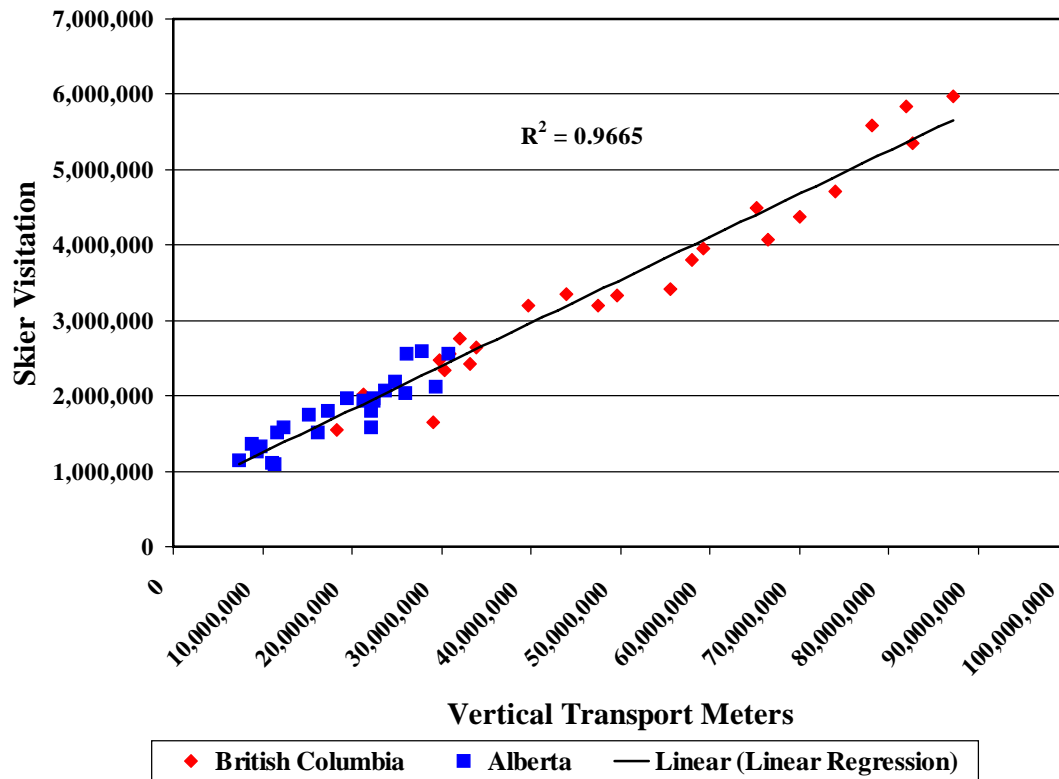


PLATE I.5

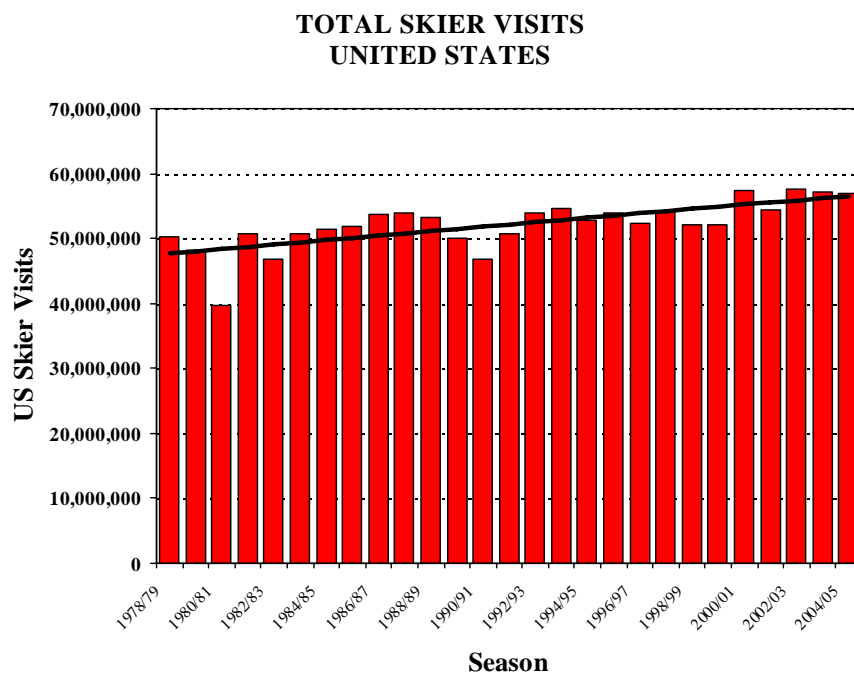
United States

Skiing is a relatively young sport and recreational pursuit, having a primary economic take-off point which occurred in the post World War II period. While the physical plant and participation in the sport grew moderately during the 1950's, the 1960's ushered in an explosive era of ski development in North America, which centered in the Northeast Corridor, the Rocky Mountains and the West, with participation growing in excess of 15 percent per annum. While the North American average annual growth rate has levelled off during the past 30 years, some regions continue to experience growth. Industry analysts have suggested that these growth regions (i.e. Colorado, California, Utah and British Columbia) have sustained their positive growth patterns through continued resort development; thereby substantiating the tenet that in winter snow sliding sports, supply creates demand. Other identifiable growth stimulators within the sport of skiing include: population growth; technological improvements of ski lifts, equipment, clothing, and slope grooming techniques; the parabolic or shaped ski boom, snowboarding, snow tubing, airline deregulation and co-operative packaging of lifts, equipment, transportation and accommodation, thus creating a "total resort experience".

In the latter part of the 1980's, growth in the North American skier market slowed considerably. Plate I.6 graphically illustrates the historic total skier visitation between the seasons ending 1979 and 2005. Total visitation in the United States remained at the 53 million level between 1986/87 and 1988/89, and dropped to 47 million by 1990/91.

Skier and snowboarder visits through the early 1990's continued to show an increase, with the United States recording close to 51 million visits. This increase could be a reflection of several factors: the end of the first Persian Gulf War; partial economic recovery; fairly good weather conditions for increased snowmaking efficiency; exposure and enthusiasm from the Winter Olympics; the continual upgrading and replacement of older chairlifts with high speed, quadruple and six-passenger lifts; increasing capacity, as well as concentrated efforts of technical and managerial staffs to market the product better.

The 2000/01 season was a record-breaking season in terms of number of visits, with a total of approximately 57.3 million visits, a 5 percent increase over 1999/00. This increase was attributed mainly to strong visitor numbers over the Christmas season and the average length of season increasing from the previous season. Snowfall accumulations were varied throughout the regions, but some areas reported a 12 percent increase in snowfall. Season pass sales increased in all regions and was also a contributing factor to the substantial increase in visitation for 2000/01.



Source: Kottke National End of Season Survey 2004/05

PLATE I.6

During the 2001/02 season visitation decreased 5.5 percent from the previous season to approximately 54.4 million. Contributing factors for the decrease include the aftermath of the September 11 terrorist attacks, poor early season weather and snow conditions. Additionally, a general economic recession in many parts of the country was to blame for the drop in skier participation.

Over the long term, visitation levels have reached a new level, even with an aging population, up from a low of 47 million in 1990/91 to approximately 57 million during the 2002/03 season. This was a decrease of 1.3 percent from the previous season, but still the third best season on record. This overall increase can be partly attributed to a number of factors other than weather, snowfall levels and length of season. Many areas initiated special pricing discounts on season passes, developed on-hill accommodation, expanded visitor services and built facilities for an increasing range of “other” mountain resort experience activities. Skier visitation for the 2004/05 season was 56.9 million, down approximately 0.3 percent from 2003/04.

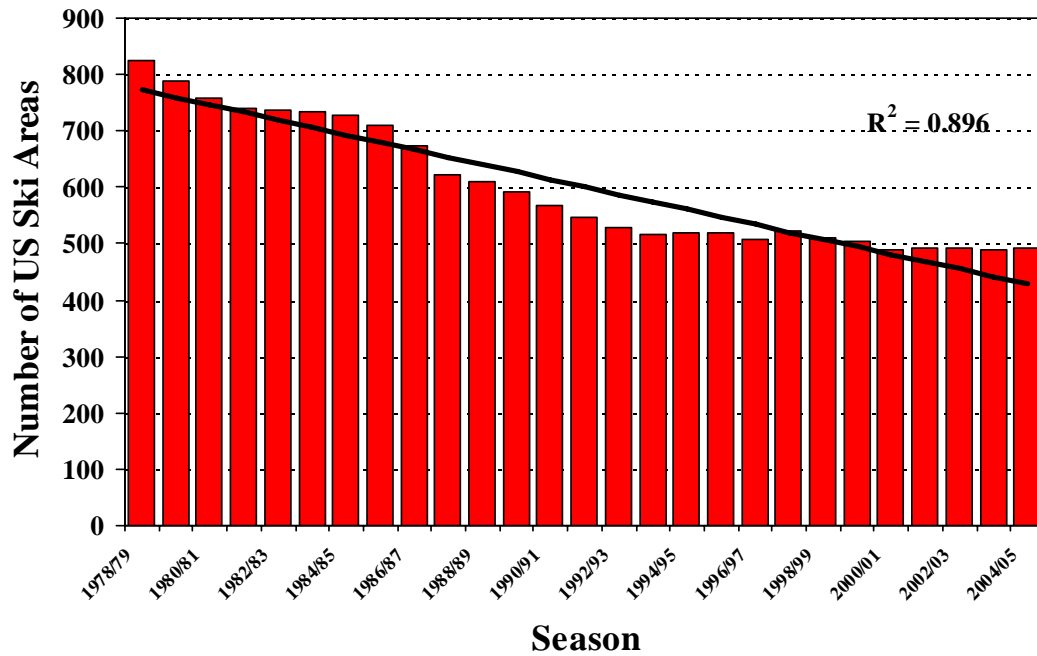
The snow skier population may be further diversifying with the explosion of other new and specialized technology and equipment such as twin tips, super short skis and snow skates.

During the nine-year period from 1978/79 to 1986/87, a study by Dr. Marvin Kottke indicated that 60 small ski areas went out of business, while another 40 small areas grew and moved out of the small area category. This finding corresponds with data which shows the average area lift capacity increased 53.9 percent over the same time period, suggesting that although there are fewer ski areas, the total resort capacity has actually increased. We find that this trend is still relevant and can be expected to continue on into the future.

In the late 1960's, the United States alone had about 1,400 ski areas. In 1977, the United States had 929 areas; in 1984, 727, and presently there are 492 ski areas operating according to the National Ski Areas Association. Plate I.7 illustrates the number of ski areas in the United States.

As illustrated in Plate I.8, the United States average visitation per area in 1978/79 was 60,990. In 1993/94, the average visitation per area increased to 105,886. This increase was a result of the rationalization of the smaller areas. As illustrated in Plate I.8, average skier visitation per area for the 2004/05 season was approximately 115,400.

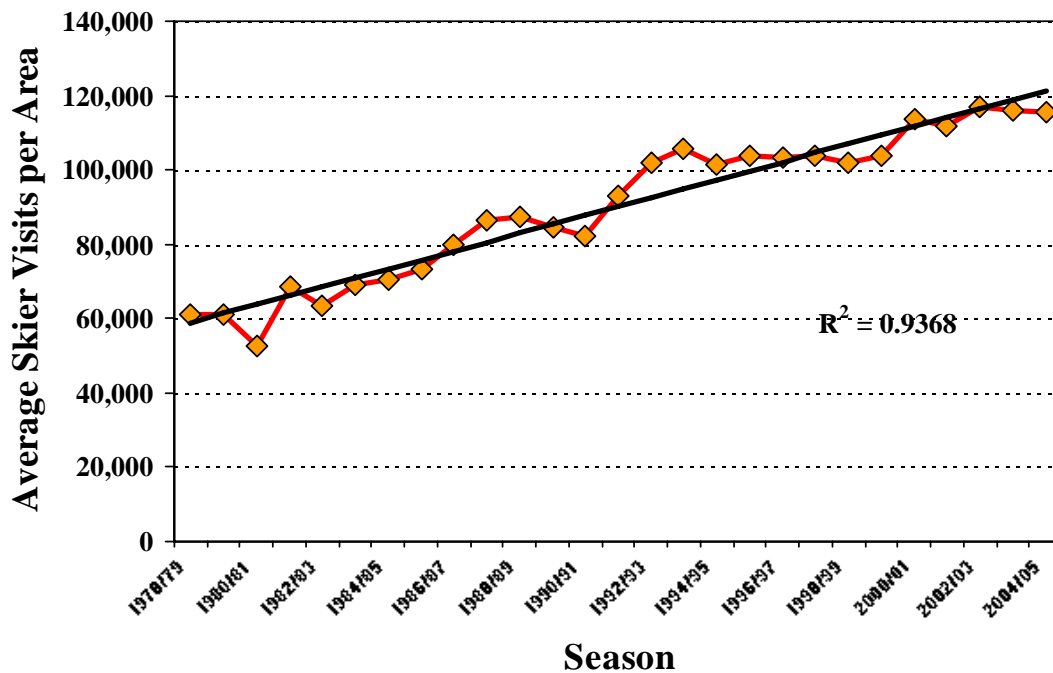
**NUMBER OF SKI AREAS
UNITED STATES**



Source: Kottke National End of Season Survey 2004/05

PLATE I.7

**UNITED STATES
AVERAGE SKIER VISITS PER AREA – 1978/79-2003/04**



Source: Kottke National End of Season Survey 2004/05

PLATE I.8

Prominent industry analysts predict an increasing specialization in ski resorts as they attempt to create their own "niche" to attract new domestic and foreign markets. New domestic markets such as seniors, ethnic groups, special interest groups, snowboarders and echo boomers are now being targeted by aggressive winter resort area marketing programs.

The conclusion from this data is that the North American ski industry has entered a new stage in its development. While overall growth in the ski industry has become stagnant, many ski areas and resorts are focusing on improving the quality of the "experience" to maintain loyal customers, as well as offering a wider variety of activities and amenities to appeal to a broader range of visitors. The increasing competition in the ski/snowboard market means that today's winter resort must be modern and efficient in terms of its operating equipment and plant, while at the same time provide a high quality experience for its guests.

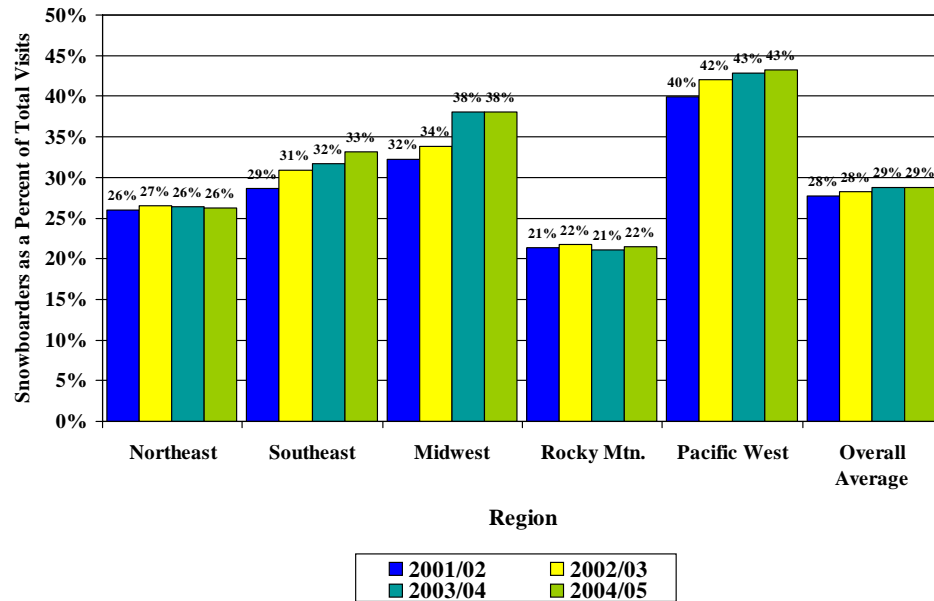
.5 Snowboarding

The emerging popularity and growth of snowboarding has had a significant impact on many components of winter resort area operations. Snowboarding, initially viewed by many as an "alternate" or "anti-establishment" activity for mainly the younger, skateboarding crowd, has shown substantial rates of growth over the past several years. The increase in participation is due to several factors. In addition to interest from a "younger" generation (76 percent of participants are between the ages of 13-24), a growing number of advanced skiers, who because of sport burn-out or skiing associated injuries, have chosen to give snowboarding a try and, in many cases, are "crossing over" to the sport. In addition, because of the perception that snowboarding is far less technical and therefore easier to learn and progress, snowboarding is much more appealing to those who may or may not have tried skiing.

In the United States, there has been a continuous growth trend in the number of snowboarder winter visits. During the 2000/02 season, approximately 28 percent of the alpine lift users were snowboarders. While there is growth in every region of the United States and Canada, there are variations in the percent of snowboarders in each region. The Pacific West region continues to show the highest percentage of snowboarder visit growth in the country with just over 43 percent of visitors riding snowboards.

Plate I.9 illustrates the change in the extent of snowboarding participation between 2001/02 and 2004/05. While the growth rate over the past four years has risen steadily, it is projected that this rate will begin to slow and there will be a gradual shift in the demographic profile of skiers/snowboarders. The growth in snowboarding, although slowing, is project to increase to about 35 percent from the current 29 percent. As aging baby boomers gradually leave the sport, they are likely to be replaced by younger participants who are snowboarders.

SNOWBOARDERS - AS A PERCENT OF TOTAL WINTER VISITS



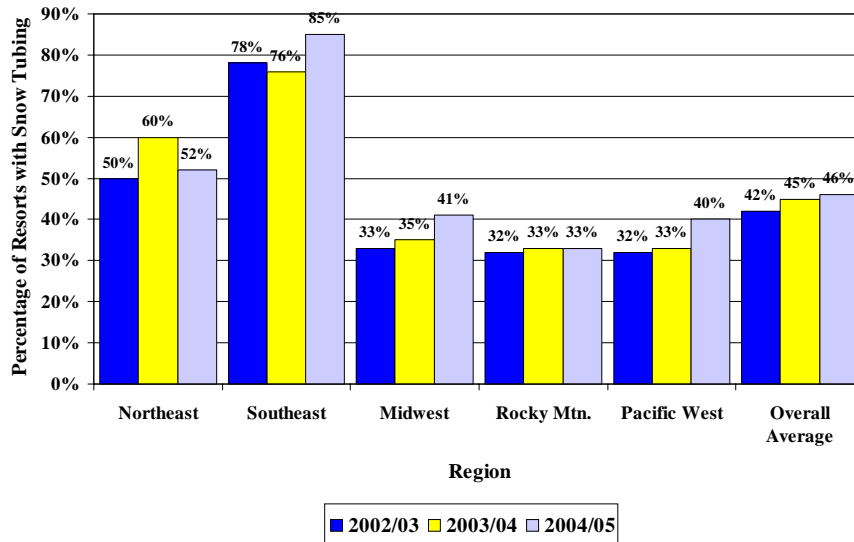
Source: Kottke National End of Season Survey 2004/05

PLATE I.9

.6 Snow Tubing

In addition to skiing and snowboarding at winter resorts, many areas now offer snow tubing. During the 2004/05 season, 46 percent of the participating areas in the annual Kottke End of Season Survey, reported that they operated a snow tubing park, contributing an average of nearly 18,271 visits. Plate I.10 illustrates the percentage of areas which offer snow tubing.

PERCENTAGE OF RESORTS WITH SNOW TUBING



Source: Kottke National End of Season Survey 2004/05

PLATE I.10

.7 Glossary

The winter resort industry has a number of terms and technical jargon specific to development, hence, a glossary is provided:

1. **Skier Visit** - One person visiting a ski/snowboard area for all or part of a day or night for the purpose of skiing or snowboarding. This is the total number of lift tickets issued. Skier visits include a person holding a full-day, half-day, night, complimentary, adult, child, season, or any other ticket type that gives them the use of an area's facilities.
2. **Rated Uphill Capacity** - The manufacturer's rated number of skiers per hour a lift can transport to the top of the lift. An area's hourly capacity is the sum of the individual lifts.
3. **VTM/Hour (000) - (Vertical Transport Meters Per Hour)** - The number of people lifted 1,000 vertical meters in one hour (vertical rise of a lift, times the lift capacity per hour, divided by 1,000). An area's total VTM, is the sum of VTM for all lifts.
4. **VTM Demand/Skier/Day** - The amount of vertical skied/snowboarded (demanded) each day by a skier.
5. **Skier (Comfortable) Carrying Capacity (SCC)** - The number of skiers that a given ski/snowboard area can comfortably support on the slopes and lifts without overcrowding, or those that may be accommodated at one time and still preserve a congenial environment. An area's comfortable carrying capacity is a function of VTM demand per skier, VTM supplied per hour, difficulty of terrain and scope of support facilities.
6. **Utilization** - Is measured, as a percent, of skier carrying capacity. Comfortable Seasonal Capacity is the product of an area's daily skier carrying capacity times its days of operation. Utilization compares actual skier visits to calculated comfortable seasonal capacity.
7. **Terrain Pod** - a contiguous area of land deemed suitable for lift and trail development due to its slope gradients, exposure and fall line characteristics.

II. INVENTORY

.1 Introduction

The inventory stage includes the identification, analysis and mapping of all on-site and off-site factors which may affect the development potential of Sun Peaks Resort. The inventory data includes: the land status, climatic, biophysical and physiographic characteristics of the study area, as well as an analysis of the existing mountain resort area. The study area identified for mountain planning purposes, encompasses about 4,200 hectares in and around Sun Peaks Resort. Through an understanding of the site's existing conditions and natural process, environmentally sensitive areas can largely be avoided and natural development opportunities maximized.

As a prelude to discussing the mountain's characteristics, it is appropriate to familiarize the reader with the basic requirements of resort area development. Mountain resort area development is generally considered to be a non-consumptive resource use of the land. The development of lifts and trails requires the use of 30-60 percent of the area in small, heavily developed zones. Lift right-of-ways are characteristically 12 to 15 metres in width, while trails vary between 30 and 50 metres wide. Subsequent to rough grading by practices selected for each site, the trails require fine grooming and seeding to establish a grass cover which prevents erosion. This also helps to minimize hazards and damage to skiers and snowboarders' equipment during low snowpack periods and possible damage to the area's snow grooming fleet. Lifts are generally aerial cable systems used to transport skiers up the mountain, with steel towers and concrete foundations every 45 to 75 metres.



Mountain resort base area development generally includes a paved access road, parking lots, buildings for accommodation, a daylodge and a maintenance center. Additionally, appropriate power, water supply and sewage disposal facilities are required to support any base area improvements. The physical site characteristics discussed in this section all interact to aid the planning team when assessing the capability of the natural systems to support resort development.

.2 Physiography

The quality and feasibility of a mountain resort site is highly dependent upon the topographic characteristics of each individual site. Physiographic features which substantially affect mountain resort development in particular include: aspect (exposure), slope gradients, fall line patterns and elevation.

Landform

The landform around the Sun Peaks Resort area is characterized by relatively flat valley bottoms bounded by steep slopes rising up to rolling plateaus on the tops of the mountains. The Sun Peaks ski area is typical of the surrounding area but with many local peaks dotting the highest elevations, rather than a plateau. The areas to the northeast and south of the ski area are also similar to the surrounding area, with large plateaus stretching far off the study area mapping. The slopes to the east and southeast of the existing ski area have gentler slopes on the lower elevations, which are more suitable for intermediate, rather than expert level skiers and snowboarders.

Mount Tod, in the northern part of the study area, is separated from the ski area by several local peaks and a drainage which has relatively gentle slopes at the upper elevations but drops off sharply into a steep sided valley at the 1,950-metre elevation. The study area is bisected by McGillivray Creek in the southern corner of the study area, flowing first to the northwest and then turning to the southeast. This valley is very wide and flat at the upper elevations and slowly narrows as it approaches the edge of the study area mapping. Both the resort area base facilities and the present real estate development are located in this valley.

The Sun Peaks base area lands consist of approximately 438 hectares of valley land. These valley lands take in the Burfield base area at the 1,170-metre elevation, the Village base area at the 1,250-metre elevation and real estate and golf course lands that follow McGillivray Creek up to the 1,330-metre elevation. The valley lies approximately east to west between the Village base and the Burfield base, and lies in a northwest to south orientation east of the Village base. The Sun Peaks valley is fairly narrow in configuration and surrounded by steep slopes (in excess of 30%) between the Burfield and Village bases. The valley widens significantly to the east of the Village.

Aspect Analysis

An aspect analysis was completed to identify the various aspect zones of the Sun Peaks Resort lands, and includes zones with southern through northern aspects. The optimum aspect for mountain development is south-south-western exposure. This analysis identifies the Village area as having predominantly south and south-west exposures. Figure 4 graphically illustrates the Sun Peaks Aspect Analysis.

The exposures in the existing ski area are generally south to southeast, and east. These exposures ensure that skiers and snowboarders get warmth from the sun during cold, sunny days, but may also cause problems with snow retention in the warm spring season on the lower elevations. The exposures within the entire study area encompass the 360° range, with areas to the south of the existing area having northerly and north-easterly exposures and areas to the east having southerly and south-westerly exposures. The area surrounding Mount Tod has exposures in every direction due to the conical shape of Mount Tod and the local peaks surrounding it.

Fall Lines

The fall lines in the southeast half of the study area are generally parallel, indicating a uniform slope. These fall lines flow a long distance, parallel to each other, before collecting in the various drainages and ultimately flowing down into McGillivray Creek. The fall lines in the north-western half of the study area flow in every direction, frequently changing direction and collecting or dispersing. This complicated pattern of fall lines is due to the many small peaks and valleys in this portion of the study area.

Elevation

The potential vertical drop available for lift serviced skiing plays an important role in site suitability since it determines the length of the trails and also the vertical transport metres (VTM) that can be supplied to the skiing/snowboarding public. Essentially, the more vertical the better, as many skiers use vertical rise as a basic yardstick of winter resort area desirability.

Elevations in the study area range from 2,152 metres at the peak of Mount Tod, to 1,160 metres to the west of the Burfield Base. The study area consists of many local peaks, mostly between the existing ski area and Mount Tod. The total available vertical is approximately 990 metres, with a few individual slopes in the 450 to 750 metre range.

.3 Climate/Solar Analysis

The Sun Peaks area is located in the semi-arid climatic zone of the interior of British Columbia. During the winter, the weather is generally cold with a high percentage of sunny days. There are periods during the winter where temperatures can drop as low as -35 degrees Celsius.

Snowpack

Snowpack is one of the most important factors in determining the length of season and the feasibility of a winter sports recreation facility. Ski areas are generally considered feasible with natural snow if there is a 90 percent probability of a 60 cm snowpack by December 15. In order to achieve good skiing and snowboarding conditions with this amount of snow, all trails must be fine summer groomed and revegetated with grass and legume ground cover. Given suitable snowmaking temperatures and water availability, snowmaking systems can enhance the natural snowpack and extend the season with earlier openings and quality late spring skiing conditions.

Since 1994, the management of Sun Peaks has kept detailed information on snowpack and snowfall at three different elevations (valley at 1306m, mid mountain at 1825m and mountain top at 2,061m). Data has also been kept for the mid mountain site since 1972, and after a cursory analysis, it seems to correspond well with the data since 1994. Therefore, we will use the more detailed data for snowfall and snowpack analysis below. The snowpack present at the end of November over the last twelve years has averaged about 40 centimetres of depth in the valley with 75 cm at mid mountain. Six of those twelve years had less than 25cm of snow in the valley and three years had less than 60cm at mid mountain. Snowpacks in the valley increase until February and then begin to decrease in March, whereas the snowpack at mid mountain and mountain top increases through March. By the end of April, snow in the valley is generally gone. End of month snowpacks at the Village, mid-mountain and the top of the Crystal Chair are illustrated in Plate II.1.

SUN PEAKS RESORT SNOWPACK DATA

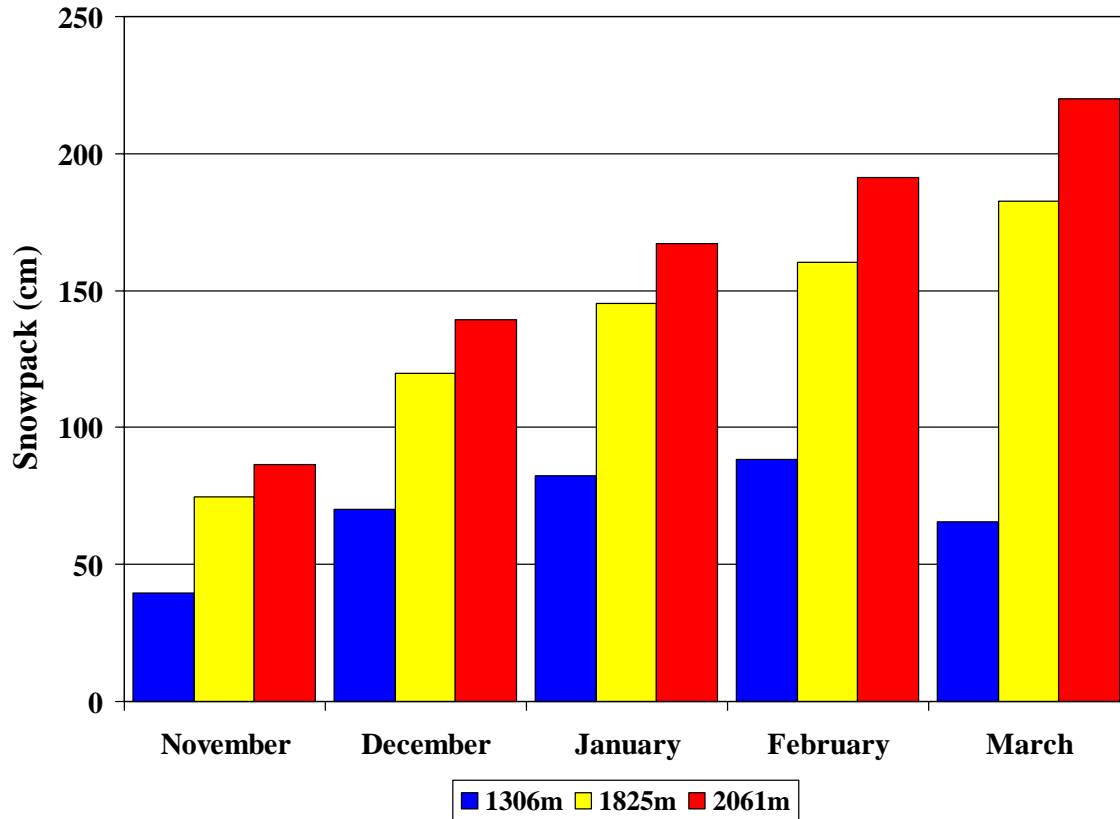


PLATE II.1

Plate II.2 graphically illustrates that over the last eleven seasons, snowpack has increased with elevation, as would be expected. It also shows a wide variation of snowpack in November, ranging from 0cm in the valley, up to 120cm at the mountain top.

SUN PEAKS NOVEMBER SNOWPACK VERSUS ELEVATION

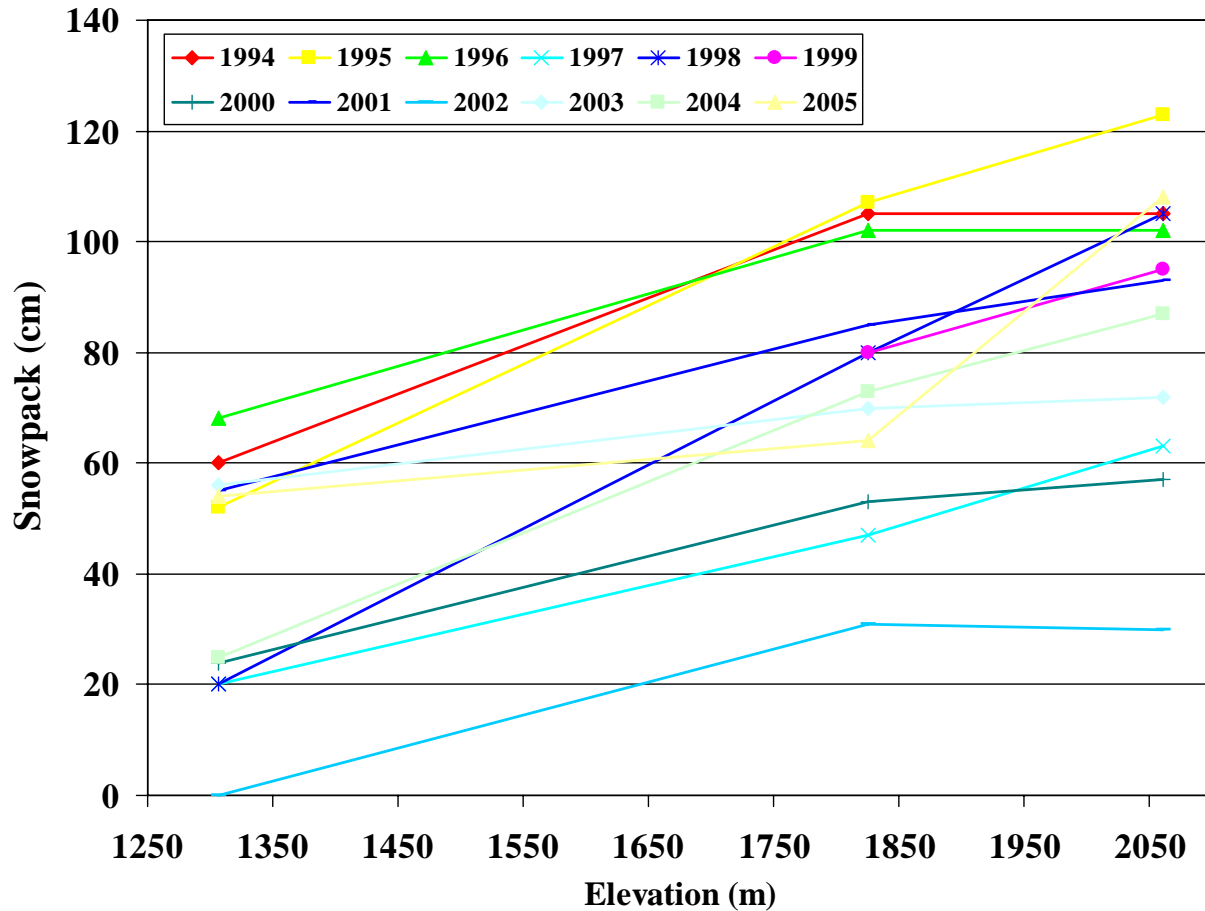


PLATE II.2

Over the last eleven seasons, Sun Peaks' mid-mountain snowfall between the beginning of November and April has averaged 475cm (187 inches). The mountain top experiences a similar amount of snowfall (450cm), while the base area experiences significantly less, at 327cm. Average monthly snowfalls for the valley, mid-mountain and mountain-top for the last five years are illustrated in Plate II.3.

SUN PEAKS AVERAGE MONTHLY SNOWFALL

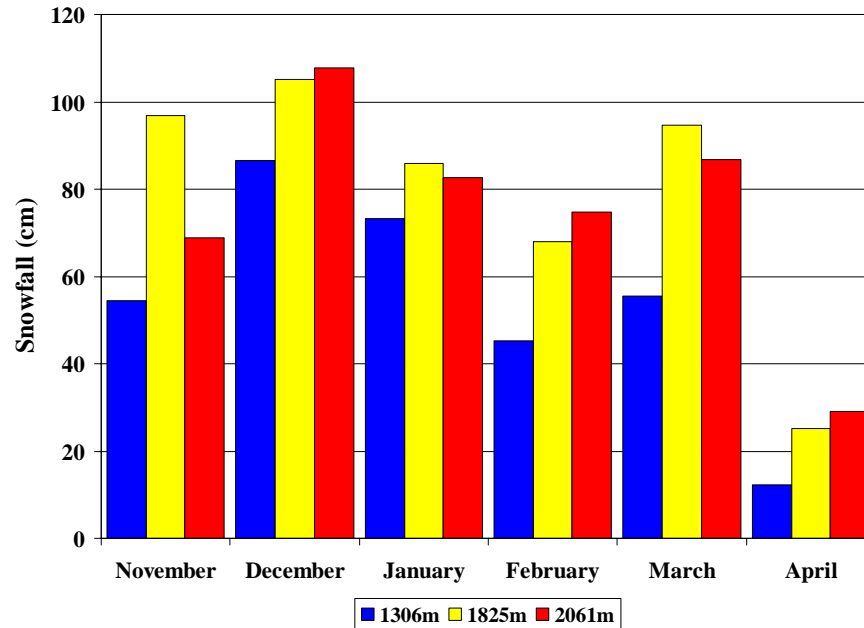


PLATE II.3

The monthly total snowfalls experienced from November to March at mid-mountain over the course of the ski season between 1994/95 to 2004/2005 are illustrated in Plate II.4.

SUN PEAKS MID-MOUNTAIN SNOWFALL – 1994/95 TO 2005

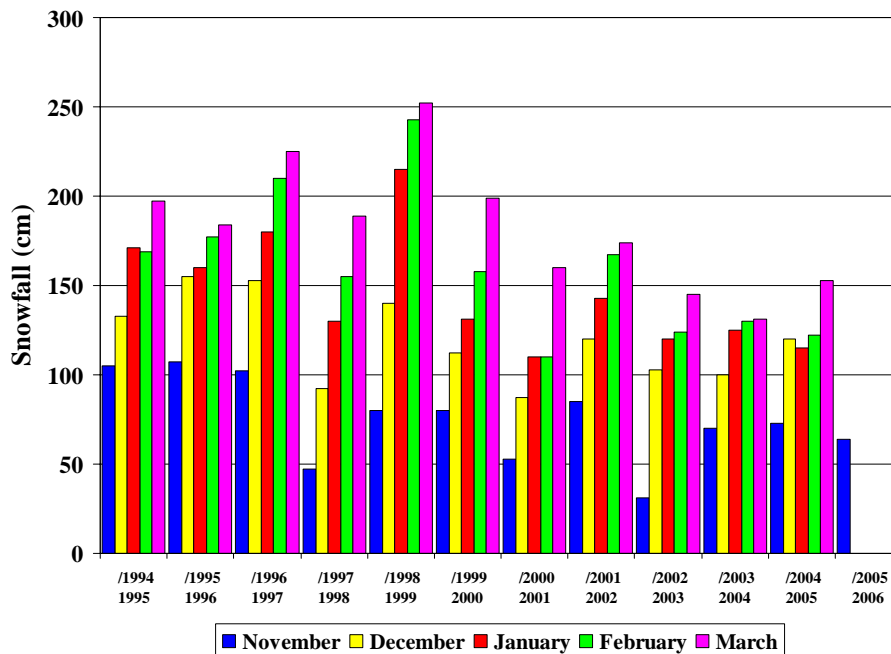


PLATE II.4

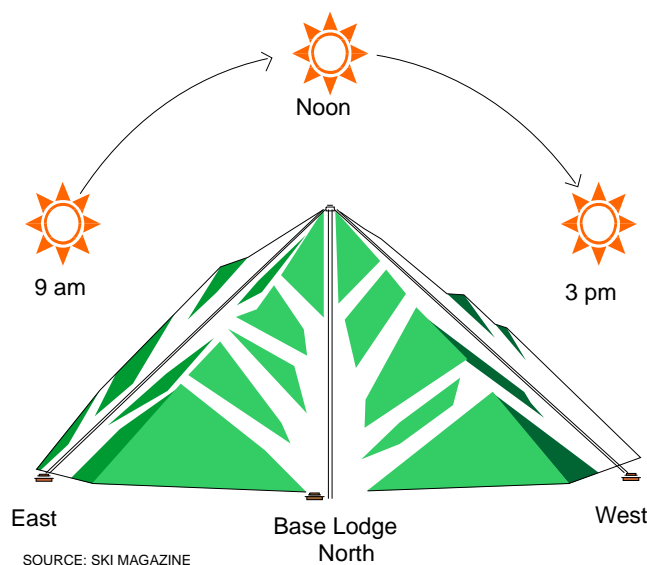
Microclimate

While regional climate patterns are primarily concerned with evaluating total resort feasibility, a thorough understanding of microclimate provides essential input for the site-specific design process. Microclimate is basically the climate near the ground where surface influences such as lakes, swamps, mountain slopes and valleys, and vegetation dramatically influence the local climate.

Solar Analysis

Most skiers and snowboarders are highly aware of the sun's influence on snow quality. While skiers and snowboarders prefer to ski in the sun, they will not do so if the snow is sticky or mushy due to intense solar radiation. As illustrated in Plate II.5, skiers will follow the sun throughout the day, using eastern exposures in the morning, southern exposures at noon and western exposures in the afternoon. As a general rule, southern slopes are the warmest, eastern and western slopes the next warmest and northern slopes the coolest.

SKI POINTER



IN SPRING, STAY AHEAD OF THE SUN

*By John Fry
Contributing Editor*

The trick to enjoyable spring skiing is to catch the snow as it becomes granular corn before it gets slushy. A good strategy is to keep one eye on the slopes and the other on the sun.

In the morning, after a frosty night, look for east-facing and southeast-facing slopes that catch the early sun. They will be the first to soften up.

As the sun climbs higher and moves into the southern sky, move with it. Ski the north-facing slopes early before they become sloppy.

Finally, move to the west-facing slopes in the afternoon to search for good corn snow.

Smart scrutiny of the weather and terrain will improve your day of skiing.

PLATE II.5

Snowpack retention is a critical concern for any snow resort operation and for this reason, slopes and trails should naturally be located where the snowpack remains for the longest period. We have prepared a detailed solar analysis to determine the areas of topographic shading at 9:00 a.m., noon and 3:00 p.m., on selected days of the winter season.

On December 22nd at 9:00 a.m., as illustrated in Figure 5a, most of the existing ski area is in the sunshine, except for the lower portions of the trails and an area in the McGillivray Valley between the upper terminal of the Burfield Chair and the bottom of the West Bowl T-Bar. Most of the valley bottom, from the Village Base and to the west, is in the shade at this time. Most of the south side of the valley is also in the shade at this time, due to the steep north facing slopes bounding the south side of the valley. There are scattered shadows in the northern portion of the study area, surrounding the peak of Mount Tod, as well as a large area of shadow on the steep north facing slopes to the northwest of the uppermost lift (West Bowl T-Bar). By January 22, the shadows have retreated in all areas, but most of the valley is still shaded. The shadows on February 23 at 9:00 a.m. have retreated substantially, leaving some of the valley in shade, but bathing both the Sun Peaks Village and Burfield base areas in sunshine. On this date, there are only small pockets of shading within the study area, except for two large areas of shading; one in the drainage to the northwest of the T-Bar and the other on the north facing slopes bordering the main valley. By March 21, the only shading occurs on the steep slopes bounding the southern side of the McGillivray Valley and in the steep basin to the northwest of the T-Bar.

Figure 5b illustrates the sun/shadow relationship at 12:00 noon on the selected days. The Burfield base and Village areas are shaded on December 22, but the Village is in sunshine on and after January 22 and the Burfield Base is sunlit on and after February 23. The only areas shaded on February 23 at noon, are on the steep slopes to the south of the Burfield Base. This area is still partially shaded by March 21, at noon.

Figure 5c shows that most of the northern corner of the study area is shaded at 3:00 p.m. on December 22, as is most of the southern corner and the entire McGillivray Valley within the study area. All of the ski area is sunlit, except the west facing slopes to the east of the top terminals of the Crystal and Sunburst Chairs. On January 22 at 3:00 p.m., the shading has retreated slightly, with the only significant change being at the Village Base, which is now bathed in sunlight. By February 23, the shadows have retreated significantly, bathing the entire existing ski area and the McGillivray Valley in sunlight. The only significant shading at this time is on the ridge to the north of the Crystal Chair and on the slopes to the south of the Burfield Base. By March 21, the only shading occurs in the same location as on February 23, but to a much smaller extent.

Figure 5d illustrates the Sun Peaks Warmer and Cooler Zones.

In summary, the area surrounding the Village Base seems to be the most frequently sunlit part of the McGillivray Valley, and most of the existing ski area is sunlit for all of the dates and times analyzed. The area to the north of the existing ski area is sunlit during most of the times analyzed, and the slopes to the south of the Burfield Base are generally partially or totally shaded. The slopes to the east of the Village Base and the McGillivray Valley, upstream of the Sun Peaks Village, are sunlit at most times.

.4 Avalanche

Avalanches within ski areas are generally divided into two categories:

1. Slopes which, under normal circumstances, present an avalanche hazard for part of the winter season and, with the proper preparation and control, can be used for ski terrain. These trails are steep, advanced and expert terrain which may be dangerous early in the winter but can usually be stabilized and opened for regular skiing.
2. The second category indicates the minority of avalanche prone slopes within the ski area which, due to their steepness and wind transport patterns, are capable of generating recurring avalanche problems throughout the entire winter season. These types of avalanches require continuous monitoring and control measures.

Sun Peaks staff provided the planning team with information on the location of avalanches within the existing Controlled Recreation Area. Only two natural occurring avalanches have been observed. During the 1995/96 season, an above average snowfall season, an avalanche started in the Inner Gills area and ran down across the 5 Mile trail. Prior to the opening of the 1997/98 season, and any avalanche control work, an avalanche occurred on Kukamungas which has a steepest 30 metre vertical pitch of 67 percent. This avalanche was released by a skier that hiked to the top of the mountain before it was officially open. The only other observed avalanche is one that was released with explosives at the top of the Chief near the top of the Burfield lift. This avalanche ran into Crystal Bowl. Another area of potential avalanche is the large road cut banks on the upper side of the Homesteader Trail. These banks are controlled as required.

In March of 1996, Mr. Chris Stethem of Snow Safety Services undertook a study of the avalanche potential of both the existing area and future phases of Master Plan development. Mr. Stethem's report dated May 13, 1996 is summarized as follows:

Avalanche hazard has been observed to develop infrequently at Sun Peaks. There are three primary source of this hazard.

- Early season deep instability within the ski area from buried weak layers
- Occasional major storm activity and wind transport of snow within the ski area
- Avalanches originating along the boundary (e.g. above Five Mile trail) running into the ski area

Potentially hazardous avalanches may be observed during early winter, when weak layers form and are buried prior to extensive skier compaction. These are most likely in the steeper, open slopes and glades near treeline at Sun Peaks where the wind effect can contribute to avalanche formation. Wherever buried weak layers are thought to be present, explosive control by hand charging should be employed. Ski cutting or ski control should be restricted to small slopes with safe run-outs when such conditions are present.

Occasionally, during the winter season, major snowfalls accompanied by wind result in formation of new snow avalanche hazard, particularly on terrain features in the lee of the wind. Control measures during such periods may include hand charging of larger slopes, ski cutting and ski compaction, and temporary closures of hazardous slopes, if required.

In most of the existing area, once the early season hazard from buried weak layers is reduced, compaction is the key to stabilization of the snowpack. As each layer is deposited, it is broken up and packed down into a strong, relatively uniform snow cover. Regular travel through potential avalanche sites during storms and periods of wind transport is the key to recognizing when potential hazard is building faster than ski compaction is reducing it.

Lift serviced terrain on the ridge to the north of the Burfield and Crystal chairs lies in a series of steep, northeast facing glades and open slopes at treeline which include Easy Out, Main Face, Elevator, Executioner and the Funnel. These areas are in the lee of prevailing south-westerly storm winds. Access control to Easy Out and Main Face will require a temporary closure sign and line located near the present northeast ski area boundary. Control of this area will be by explosive hand charges during suspected deep instability of major storms. Ski control (ski cutting) would be applied during moderate snowfall, or as a clean-up measure.

.5 Existing Mountain Facilities

Lifts

Sun Peaks currently owns and operates ten lifts, including three detachable quadruple chairlifts (one equipped with protective lexan bubbles), one fixed grip quadruple chairlift, one triple chairlift, one T-bar, two platter lifts and two moving carpets (plus a third moving carpet for tubing). The technical specifications for Sun Peaks existing lift system are listed in Table II.1.



Sunburst Express Quadruple Chairlift



Magic Carpet and Platter Lift at Beginner Zone

TABLE II.1
SUN PEAKS
LIFT SPECIFICATIONS - EXISTING AREA 2004/05

Lift Number	1	2	3	4	5	6	10	14	18	
Lift Name	Burfield	Sunburst Express	Crystal	Village Platter	West Bowl	Sundance	Morrissey Platter	Morrissey Express	Village Carpets	
Lift Type	4C	D4C-B	3C	P	T-B	D4C	P	D4C	2/MC	TOTAL
Top Elevation m.	2,080	1,850	2,061	1,307	2,069	1,730	1,345	1,675		
Middle Station m.	1,782									
Bottom Elevation m.	1,198	1,255	1,766	1,255	1,903	1,255	1,256	1,277		
Total Vertical m.	882	595	295	52	166	475	89	398	13/19	2,952
Horizontal Distance m.	2,762	2,290	930	347	701	1,985	420	1,760		
Slope Distance m.	2,899	2,378	978	353	720	2,041	429	1,804	100/150	11,603
Average Slope %	32%	26%	32%	15%	24%	24%	21%	23%	13%	26%
Rated Capacity	464	2,294	2,005	722	698	1,994	654	1,844	800	11,475
V.T.M./Hr.(000)	409	1,365	591	38	116	947	58	734	13	4,271
Rope Speed m/sec.	2.3	5.1	2.3	2.2	2.2	5.2	2.2	5.0	0.6	
Trip Time min.	21.01	7.80	7.09	2.67	5.38	6.54	3.25	6.01	2.8/4.2	
Drive Output	225KW	543KW	213KW	16KW	60KW	465KW	23KW	448KW		

The layout of the existing lift system is graphically illustrated in plan view on the Existing Mountain Facilities Map (Figure 6). The existing facilities are also illustrated in three-dimensional perspective view in Figures 6a and 6b. Existing lifts at Sun Peaks have a total skiable vertical of 882 metres (2,893 feet). The lifts have a total rated capacity of 11,475 passengers per hour and produce a total of 4.3 million vertical transport metres per hour.



Crystal Ridge Chairlift

Trail Inventory

In order to provide an accurate account of Sun Peaks existing trail system, the trails have been classified in concert with the International Ski/Snowboard Trail Standards (Table II.), as well as the seven skier skill classification levels exhibited in Table II.3. Trails are classified via an evaluation of the following parameters: slope width, average gradient and the steepest 30 metre vertical pitch. Since the average slope gradient of a trail is generally much lower than the steepest 30 metre vertical pitch, trails are usually classified to ensure that the steepest 30 metre vertical pitch falls within the acceptable terrain gradients listed in Table II.3. Furthermore, a gentle novice trail cannot suddenly turn into an advanced trail for obvious reasons.

TABLE II.2
INTERNATIONAL SKI/SNOWBOARD TRAIL STANDARDS

TRAIL DESIGNATION	ABILITY LEVELS
Easier	Beginner & Novice Skiers
More Difficult	Intermediate Skiers
Most Difficult	Advanced & Expert Skiers

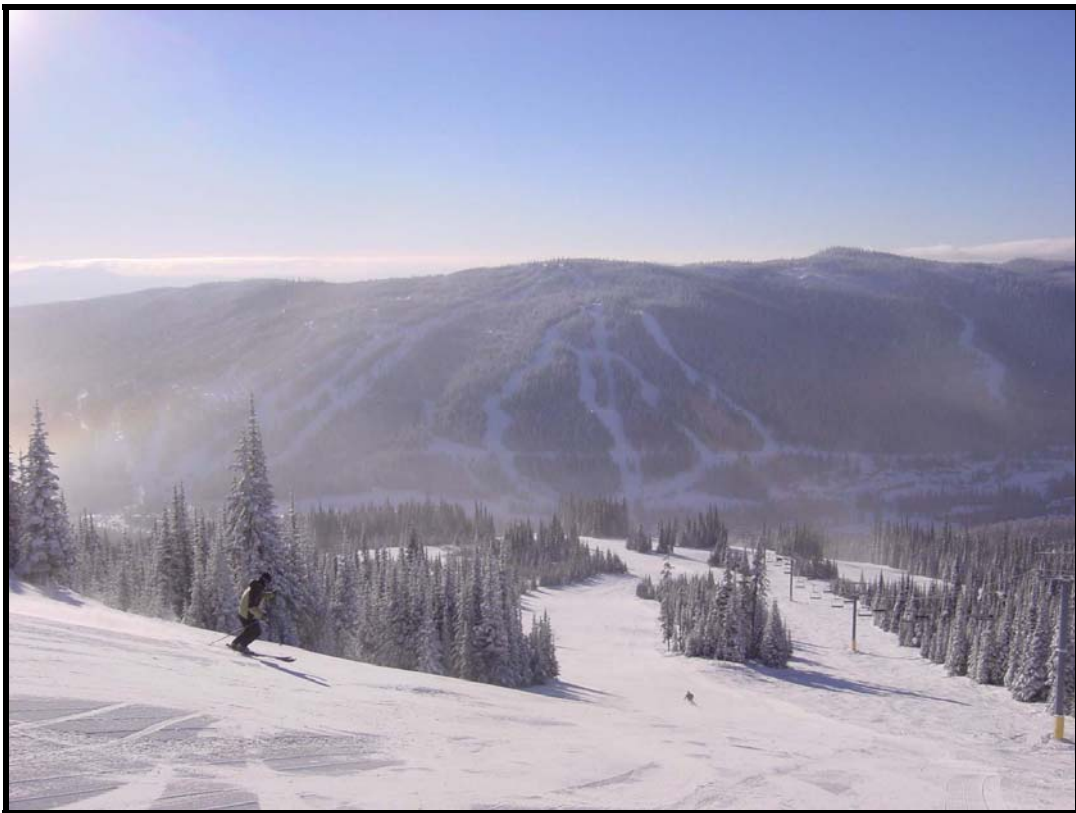
TABLE II.3
SKIER/SNOWBOARDER / SKILL CLASSIFICATIONS

Skill Classification	Acceptable Terrain Gradients
1 Beginner	8 - 15%
2 Novice	15 - 25%
3 Low Intermediate	25 - 35%
4 Intermediate	30 - 40%
5 High Intermediate	35 - 45%
6 Advanced	45 - 60%
7 Expert	60% +

The existing trails at Sun Peaks have been plotted on the topographic base map at a scale of 1:5,000 with 5-metre contours, as illustrated in Figure 6 (the Existing Mountain Facilities). The present trail system, as listed in Table II.4, includes 117 numbered trails covering a total of 581 hectares. In general, the trails have been assigned to the lift which is used for return sliding on that particular trail. Trails that are serviced by more than one lift in series are split in proportion to the vertical rise of each lift.



Headwall Terrain



Sundance Terrain

TABLE II.4
SKI/SNOWBOARD TRAIL INVENTORY - EXISTING AREA – 2004/05

Trail Name	Trail No.	Skill Class	Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope
			Top Meters	Bottom Meters	Vert. Meters	Dist. Meters	Dist. Meters	Avg.	Steep.	Width Meters	Area Ha.	Area Ha.
Lift 1 - Upper Burfield												
Roundabout	1A	4	2,075	1,782	293	2,330	2,348	13%	37%	36	8.45	8.52
Back Door	1B	6	2,075	1,965	110	315	334	35%	54%	70	2.19	2.32
Kukamungas	gladed 1C	7	2,067	1,905	162	480	507	34%	67%	186	8.92	9.41
Sunnyside West	1D	6	1,935	1,815	120	310	332	39%	47%	94	2.91	3.12
7 Mile	partial 1E	6	1,900	1,212	688	3,750	3,813	18%	64%	20	7.42	2.55
Sunnyside	1F	6	2,050	1,870	180	465	499	39%	50%	155	7.19	7.71
Juniper Ridge	1G	6	2,067	1,635	432	905	1,003	48%	54%	78	7.02	7.78
Nose of the Chief	1H	6	2,030	1,782	248	945	977	26%	61%	64	6.07	6.28
Chief Shoulder	1I	6	2,075	1,840	235	1,100	1,125	21%	60%	83	9.17	9.38
Hidden Valley	partial 1J	6	1,790	1,650	140	1,055	1,064	13%	22%	25	2.59	0.88
Challenger	partial 1M	7	1,840	1,380	460	1,445	1,516	32%	77%	46	6.59	2.34
High Voltage	partial 1N	7	1,560	1,212	348	730	809	48%	72%	34	2.50	0.94
Ridge Run	partial 1O	4	1,610	1,198	412	1,680	1,730	25%	45%	45	7.56	2.63
Total Lift 1	13						16,056					63.85
Lift 1b - Lower Burfield												
7 Mile	partial 1E	6	1,900	1,212	688	3,750	3,813	18%	64%	20	7.42	4.99
Hidden Valley	partial 1J	6	1,790	1,650	140	1,055	1,064	13%	22%	25	2.59	1.73
Roller Coaster	1K	6	1,700	1,560	140	420	443	33%	53%	38	1.58	1.67
Expo	1L	7	1,780	1,212	568	1,520	1,623	37%	70%	73	11.03	11.77
Challenger	partial 1M	7	1,840	1,380	460	1,445	1,516	32%	77%	46	6.59	4.58
High Voltage	partial 1N	7	1,560	1,212	348	730	809	48%	72%	34	2.50	1.83
Ridge Run	partial 1O	4	1,610	1,198	412	1,680	1,730	25%	45%	45	7.56	5.15
Freddy's Nightmare	1P	7	1,780	1,450	330	620	702	53%	73%	209	12.97	14.69
Challenger Glades	1Q	7	1,660	1,445	215	480	526	45%	90%	131	6.27	6.87
Total Lift 1b	4	(not including partial trails)						3,294	(not including partial trails)			53.29
Lift 2 - Sunburst												
Cahilty/5 Mile	2A	2	1,850	1,625	225	1,240	1,260	18%	30%	93	11.52	11.71
Lower 5 Mile	(half) 2B	2	1,625	1,265	360	2,245	2,274	16%	21%	53	11.82	5.99
Lower 5 Mile	(half) 2B	6	1,625	1,265	360	2,245	2,274	16%	21%	53	11.82	5.99
Coquihalla	2C	4	1,850	1,580	270	990	1,026	27%	39%	97	9.60	9.95
Caribou	2D	6	1,840	1,570	270	900	940	30%	63%	66	5.90	6.16
Distributor	2E	5	1,825	1,695	130	770	781	17%	35%	26	1.99	2.02
Bluff	2F	6	1,790	1,535	255	710	754	36%	64%	96	6.84	7.27
Sting	2G	6	1,755	1,505	250	720	762	35%	53%	39	2.79	2.95
Intimidator	2H	7	1,710	1,465	245	620	667	40%	66%	52	3.23	3.47
5th Avenue	2I	6	1,705	1,435	270	680	732	40%	55%	50	3.40	3.66
Broadway	2J	6	1,645	1,325	320	965	1,017	33%	54%	79	7.59	8.00
Exhibition	2K	5	1,845	1,265	580	2,240	2,314	26%	50%	67	14.95	15.44
Cruiser	2L	5	1,820	1,265	555	2,090	2,162	27%	47%	55	11.51	11.91
Blazer	2M	5	1,810	1,280	530	1,875	1,948	28%	48%	48	9.00	9.35
Runaway Lane	2N	5	1,570	1,295	275	785	832	35%	48%	51	4.02	4.26
Tighten Yer Boots	2O	6	1,540	1,303	237	810	844	29%	60%	30	2.45	2.55
	2P	2	1,848	1,790	58	385	389	15%	23%	42	1.60	1.62
Trans Canada	2Q	2	1,846	1,775	71	440	446	16%	26%	30	1.33	1.35
	2R	2	1,830	1,815	15	130	131	12%	12%	8	0.10	0.10
Cahilty Glades	gladed 2S	5	1,830	1,675	155	590	610	26%	43%	101	5.98	6.18
Coquihalla Glades	gladed 2T	6	1,720	1,625	95	290	305	33%	42%	92	2.67	2.81
Cariboo Trees	gladed 2U	6	1,790	1,550	240	710	749	34%	55%	105	7.46	7.87
Bluff Trees	gladed 2V	6	1,775	1,515	260	690	737	38%	53%	157	10.86	11.61
Exhibition Glades	gladed 2W	6	1,675	1,375	300	800	854	38%	43%	86	6.88	7.35
Cruiser Glades	gladed 2X	6	1,575	1,365	210	580	617	36%	45%	117	6.80	7.23
Blazer Glades	gladed 2Y	6	1,560	1,420	140	420	443	33%	44%	126	5.30	5.59
Run Away Glades	gladed 2Z	6	1,555	1,305	250	650	696	38%	50%	99	6.44	6.90
Chute	partial 3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	4.02
Spillway	partial 3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	3.60
Last Chance	partial 3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	1.44
Upper 5 Mile	partial 3L	2	2,055	1,760	295	2,055	2,076	14%	22%	28	5.82	3.93
Total Lift 2R	26	(not including 2B class 6 or 3I,3J,3K,3L)						24,291	(not including 2B class 6 or 3I,3J,3K,3L)			182.28

**TABLE II.4 CONT.
SKI/SNOWBOARD TRAIL INVENTORY - EXISTING AREA – 2005/06**

Trail Name	Trail No.	Skill Class	Elevation		Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope		Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.
			Top Meters	Bottom Meters				Avg.	Steep.			
Lift 3 - Crystal												
Crystal Run	3A	5	2,055	1,766	289	1,130	1,166	26%	49%	48	5.46	5.64
Crystal Bowl	3B	6	2,015	1,875	140	435	457	32%	60%	72	3.14	3.30
Crystal Lift Line	3C	5	2,055	1,770	285	975	1,016	29%	50%	78	7.61	7.93
West Bushwacker	3D	5	2,055	1,766	289	1,070	1,108	27%	47%	54	5.74	5.95
East Bushwacker	3E	6	1,965	1,820	145	380	407	38%	57%	66	2.51	2.69
Little Headwall	3F	7	2,010	1,850	160	345	380	46%	68%	82	2.83	3.12
Big Headwall	3G	7	2,040	1,740	300	595	666	50%	67%	65	3.84	4.30
Hat Trick	3H	6	2,025	1,855	170	600	624	28%	64%	49	2.93	3.05
Chute	partial 3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	2.00
Spillway	partial 3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	1.78
Last Chance	partial 3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	0.72
Upper 5 Mile	partial 3L	2	2,055	1,760	295	2,055	2,076	14%	22%	28	5.82	1.95
Highway 22a	3M	5	1,960	1,790	170	610	633	28%	48%	60	3.64	3.78
Total Lift 3	13						10,796					46.20
Lift 4 - Village Platter												
Lower Sunbeam	4A	1	1,280	1,258	22	180	181	12%	12%	39	0.70	0.71
Gentle Giant	4B	1	1,307	1,258	49	570	572	9%	9%	22	1.26	1.26
Upper Sunbeam	4C	2	1,307	1,280	27	150	152	18%	18%	37	0.56	0.57
Total Lift 4R	3						906					2.54
Lift 5 - West Bowl T-Bar												
Harry's Run	5A	3	2,070	1,907	163	1,150	1,161	14%	32%	46	5.33	5.38
Long Draw	open bowl 5B	3	2,035	1,905	130	625	638	21%	36%	119	7.46	7.62
Fallline	open bowl 5C	4	2,070	1,905	165	725	744	23%	40%	107	7.78	7.98
The Spine	open bowl 5D	4	2,065	1,905	160	685	703	23%	43%	81	5.58	5.73
Short Draw	5E	3	2,070	1,980	90	475	483	19%	35%	46	2.18	2.22
Total Lift 5	5						3,730					28.93
Lift 6 - Sundance												
Homesteader	6A	2	1,605	1,260	345	2,150	2,178	16%	24%	40	8.60	8.71
Lower Sundowner	6B	3	1,555	1,355	200	790	815	25%	33%	64	5.02	5.18
Sun Catcher	6C	3	1,515	1,260	255	1,030	1,061	25%	33%	67	6.90	7.11
Sunshine	6D	3	1,415	1,290	125	455	472	27%	33%	33	1.51	1.57
Sundance	6E	4	1,560	1,260	300	1,220	1,256	25%	38%	69	8.42	8.67
Lower Sunrise	6F	4	1,545	1,295	250	975	1,007	26%	41%	45	4.39	4.53
Homesteader Skiway	6G	2	1,730	1,592	138	1,520	1,526	9%	14%	17	2.58	2.59
Grannie Greene's	6H	4	1,725	1,450	275	1,070	1,105	26%	37%	49	5.25	5.42
Upper Sundowner	6L	3	1,730	1,555	175	795	814	22%	35%	45	3.61	3.70
Sunrise	6M	4	1,730	1,560	170	800	818	21%	41%	40	3.19	3.26
Peek-a-Boo	6N	6	1,715	1,465	250	810	848	31%	51%	32	2.60	2.72
Three Bear Glades	gladed 6P	4	1,700	1,570	130	580	594	22%	34%	96	5.54	5.68
Three Bears	6Q	4	1,575	1,410	165	600	622	28%	41%	37	2.21	2.29
Greene's Glades East	gladed 6R	4	1,690	1,385	305	1,200	1,238	25%	34%	103	12.41	12.80
Greene's Glades West	gladed 6S	4	1,720	1,440	280	1,010	1,048	28%	35%	113	11.42	11.85
Lonesome Fir Glades	gladed 6T	4	1,695	1,515	180	690	713	26%	30%	62	4.25	4.39
Rambler	6U	2	1,727	1,343	384	2,370	2,401	16%	23%	15	3.58	3.63
	gladed 6V	5	1,565	1,360	205	720	749	28%	36%	206	14.82	15.41
Total Lift 6	18						19,264					109.51
Lift 10 - Morrissey Platter												
Downtown	10A	1	1,279	1,256	23	210	211	11%	12%	38	0.79	0.79
Total Lift 10	1						211					0.79

TABLE II.4 CONT.
SKI/SNOWBOARD TRAIL INVENTORY - EXISTING AREA – 2005/06

Trail			Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	
Name	Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.			Width	Area	Area	
	No.	Class	Meters	Meters	Meters	Meters	Meters	Avg.	Steep.	Meters	Ha.	Ha.	
Lift 14 - Morrissey Express													
Mid Life Crisis	14A	3	1,675	1,278	397	1,840	1,882	22%	38%	36	6.54	6.69	
Upper Showboat	14B	3	1,670	1,560	110	610	620	18%	38%	23	1.38	1.40	
Lower Showboat	14C	3	1,520	1,292	228	800	832	29%	37%	44	3.49	3.63	
CC Rider	14D	3	1,655	1,525	130	830	840	16%	27%	27	2.22	2.25	
Telly Gram	14E	3	1,560	1,283	277	1,030	1,067	27%	38%	43	4.47	4.63	
Still Smokin'	14F	3	1,675	1,350	325	1,600	1,633	20%	37%	40	6.39	6.52	
	14G	3	1,578	1,563	15	150	151	10%	10%	27	0.41	0.41	
I Dunno	14H	3	1,655	1,305	350	1,810	1,844	19%	38%	30	5.47	5.57	
Shiner	14I	3	1,445	1,335	110	520	532	21%	27%	37	1.90	1.94	
Out of the Woods	14J	3	1,550	1,370	180	800	820	23%	33%	28	2.26	2.32	
	14K	3	1,545	1,527	18	160	161	11%	11%	14	0.22	0.22	
Second Growth	14L	3	1,583	1,387	196	990	1,009	20%	30%	34	3.33	3.39	
The Sticks	2/3 area 14M	3	1,675	1,278	397	2,650	2,680	15%	30%	26	6.82	4.60	
The Sticks	1/3 area 14M	2	1,675	1,278	397	2,650	2,680	15%	24%	26	6.82	2.30	
	gladed 14S	4			25	150	152	17%		271	4.06	4.12	
	gladed 14T	4			40	170	175	24%		296	5.03	5.17	
	gladed 14U	4			40	170	175	24%		377	6.41	6.59	
Total Lift 14		16 (not including 14M Class 3)					14,570 (not including 14M Class 3)					61.75	
Other Pistes													
Back In Time	H	4	1,675	1,190	485	3,090	3,128	16%	40%	16	5.09	5.15	
Delta's Return	14N	4	1,665	1,256	409	1,850	1,895	22%	45%	29	5.30	5.43	
Cover Shot	14O	6	1,507	1,385	122	360	380	34%	57%	41	1.48	1.56	
Spin Cycle	14P	6	1,585	1,282	303	1,020	1,064	30%	61%	29	2.94	3.07	
Agitator	14Q	6	1,555	1,300	255	610	661	42%	59%	21	1.26	1.37	
Static Cling	14R	6	1,581	1,305	276	800	846	35%	58%	30	2.43	2.57	
Total Other Pistes		6					7,974					19.15	
Total All Lifts		107					101.4 km					568.9	
Skiways & Transport Trails													
Alley	A	3	1,537	1,505	32	200	203	16%	16%	8	0.16	0.16	
Burfield Outrun	B	2	1,425	1,255	170	2,100	2,107	8%	8%	8	1.68	1.69	
5 Mile to Homesteader	C	2	1,537	1,505	32	200	203	16%	16%	15	0.30	0.30	
Lower 6U to Morrissey	D	2	1,393	1,278	115	1,310	1,315	9%	9%	10	1.31	1.32	
Carpe Diem	E	3	1,585	1,310	275	1,670	1,692	16%	37%	21	3.53	3.58	
Anticipation	F	2	1,345	1,305	40	380	382	11%	11%	8	0.30	0.31	
Lower Home Run	G	3	1,405	1,270	135	1,400	1,406	10%	10%	8	1.12	1.13	
Lower Home Run	G	3	1,405	1,270	135	1,400	1,406	10%	10%	8	1.12	1.13	
Upper Home Run	I	3	1,580	1,572	8	270	270	3%	3%	8	0.22	0.22	
Mid Home Run	J	3	1,455	1,425	30	300	301	10%	10%	8	0.24	0.24	
6U to East	K	3	1,520	1,278	242	2,180	2,193	11%	30%	15	3.25	3.26	
Total		10					10,073					12.21	
TOTAL		117					111.4 km					581.1	

Skier Densities

Ecosign has performed on-site research to determine comfortable and safe skiing and snowboarding densities at mountain resorts in many parts of the world. The research consisted of performing on-site guest surveys while simultaneously taking aerial photos of the trails by helicopter. One of the questions on the survey asks skiers and snowboarders their subjective opinion of the crowding on the particular trail they were on. Their opinions were then compared with the actual densities recorded in the photos. From these comparisons, we estimated densities which provide skiers with a high quality, comfortable experience, resulting in good memories and the likelihood of return visits. Densities used in planning mountain resort areas in different parts of the world are listed in Table II.5 and shown graphically in Plate II.6. This includes densities measured by Ted Farwell and Associates for Eastern North America.

TABLE II.5
WORLDWIDE COMPARISON OF SKI/SNOWBOARD TRAIL DENSITIES

Skill Classification	1	2	3	4	5	6	7
	Beginner	Novice	Low Intermediate	Intermediate	High Intermediate	Advanced	Expert
<u>Western N. America Destination</u>							
SAOT	50	50	40	40	30	15	20
On-Slope	20	20	15	15	12	7	10
<u>Western N. America Regional</u>							
SAOT	75	75	60	60	45	22	30
On-Slope	30	30	22	22	18	10	15
<u>Eastern N. America Regional</u>							
SAOT	100	100	80	80	60	30	40
On-Slope	40	40	30	30	24	14	20
<u>Australia</u>							
SAOT	236	100	80	80	60	30	40
On-Slope	55	40	30	30	25	15	20
<u>Japan</u>							
SAOT	155	155	125	125	100	55	70
On-Slope	62	62	47	47	40	27	35
<u>Farwell - Eastern N. America</u>							
SAOT	250	150	125	86	50	37	37
On-Slope	110	67	54	37	22	17	17

Note: All of the above densities are in skiers per hectare

In areas such as Europe, western Canada and the western United States, skier densities are relatively low compared to the densities at snow resort areas in Japan or Australia, where skiers and snowboarders have been historically conditioned to higher densities. For example, densities in Japan are generally three times the densities found in western North American destination resorts.

Listed in Table II.6 are the "SAOT" (Skiers At One Time) densities and the "On-Slope" densities. The SAOT is based on the total number of skiers at the area, including skiers and snowboarders in lift queues, riding lifts, in restaurants and on the trails. The "On-Slope" densities take into account only those skiers and snowboarders actually on the trails at any given time. As shown in Table II.6, acceptable slope densities tend to decrease as the proficiency of the skiers increases. The lower density for better skiers occurs due to their increased speed, and therefore, longer stopping distances and the general increase in space needed to avoid obstacles and other skiers. As listed, the exception to this rule is that slope densities increase slightly on expert terrain since these steep, ungroomed slopes dictate controlled, short radius turns. Under these conditions, experts have lower speeds and require less space for safe skiing and snowboarding.

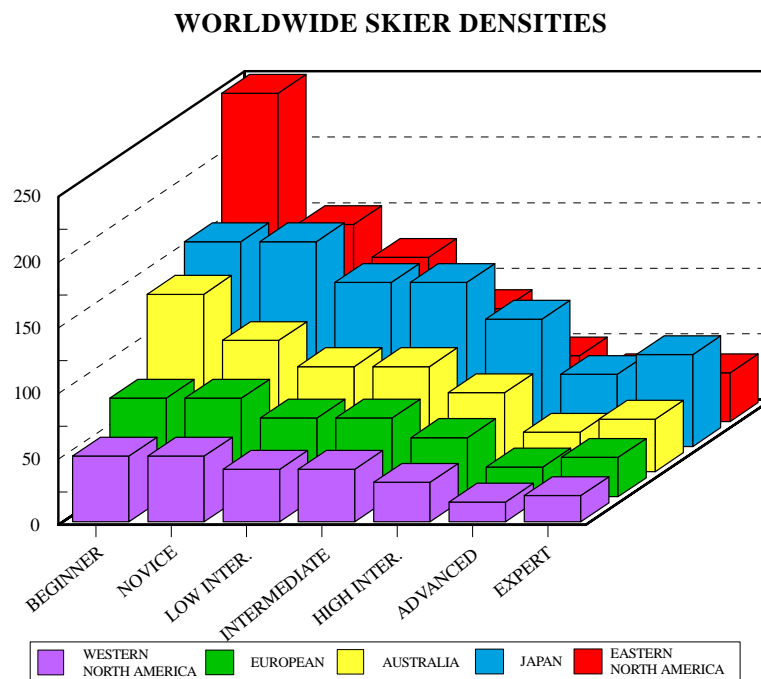


PLATE II.6

To accurately portray the terrain balance of the snow resort area, we computed the terrain available to each of the seven skill classifications and then multiplied by the appropriate densities to illustrate the distribution of terrain available to each skill level. This exercise is often referred to as "area balancing", and provides management and the planning team with the data necessary to compare the trail development with the apparent proportions of the market.

As listed in Table II.6, Sun Peaks Resort has a total of 581 hectares of trails, skiways and gladed zones with the ability to comfortably accommodate approximately 13,405 skiers per day.

TABLE II.6
SKI/SNOWBOARD TRAIL CARRYING CAPACITY - EXISTING AREA – 2005/06

Trail Name		Trail No.	Skill Class	Total	Slope	Avg.	Horz.	Slope Sliders At Area			
				Vert. Meters	Dist. Meters	Width Meters	Area Ha.	Area Ha.	Density	Total	
Lift 1 - Upper Burfield											
Roundabout		1A	4	293	2,348	36	8.45	8.52	40	340	
Back Door		1B	6	110	334	70	2.19	2.32	15	35	
Kukumungas	gladed	1C	7	162	507	186	8.92	9.41	2	20	1/10 dens.
Sunnyside West		1D	6	120	332	94	2.91	3.12	15	45	
7 Mile	partial	1E	6	688	3,813	20	7.42	2.55	15	40	
Sunnyside		1F	6	180	499	155	7.19	7.71	15	115	
Juniper Ridge		1G	6	432	1,003	78	7.02	7.78	15	115	
Nose of the Chief		1H	6	248	977	64	6.07	6.28	15	95	
Chief Shoulder		1I	6	235	1,125	83	9.17	9.38	15	140	
Hidden Valley	partial	1J	6	140	1,064	25	2.59	0.88	15	15	
Challenger	partial	1M	7	460	1,516	46	6.59	2.34	20	45	
High Voltage	partial	1N	7	348	809	34	2.50	0.94	20	20	
Ridge Run	partial	1O	4	412	1,730	45	7.56	2.63	40	105	
Total Lift 1								63.85	1,130		
Lift 1b - Lower Burfield											
7 Mile	partial	1E	6	688	3,813	20	7.42	4.99	15	75	
Hidden Valley	partial	1J	6	140	1,064	25	2.59	1.73	15	25	
Roller Coaster		1K	6	140	443	38	1.58	1.67	15	25	
Expo		1L	7	568	1,623	73	11.03	11.77	10	120	1/2 dens.
Challenger	partial	1M	7	460	1,516	46	6.59	4.58	20	90	
High Voltage	partial	1N	7	348	809	34	2.50	1.83	20	35	
Ridge Run	partial	1O	4	412	1,730	45	7.56	5.15	40	205	
Freddy's Nightmare		1P	7	330	702	209	12.97	14.69	2	30	1/10 dens.
Challenger Glades		1Q	7	215	526	131	6.27	6.87	2	15	1/10 dens.
Total Lift 1b								53.29	620		
Lift 2 - Sunburst											
Cahilty/5 Mile		2A	2	225	1,260	93	11.52	11.71	50	585	
Lower 5 Mile	(half)	2B	2	360	2,274	53	11.82	5.99	50	300	
Lower 5 Mile	(half)	2B	6	360	2,274	53	11.82	5.99	15	90	
Coquihalla		2C	4	270	1,026	97	9.60	9.95	40	400	
Caribou		2D	6	270	940	66	5.90	6.16	15	90	
Distributor		2E	5	130	781	26	1.99	2.02	30	60	
Bluff		2F	6	255	754	96	6.84	7.27	15	110	
Sting		2G	6	250	762	39	2.79	2.95	15	45	
Intimidator		2H	7	245	667	52	3.23	3.47	20	70	
5th Avenue		2I	6	270	732	50	3.40	3.66	15	55	
Broadway		2J	6	320	1,017	79	7.59	8.00	15	120	
Exhibition		2K	5	580	2,314	67	14.95	15.44	30	465	
Cruiser		2L	5	555	2,162	55	11.51	11.91	30	355	
Blazer		2M	5	530	1,948	48	9.00	9.35	30	280	
Runaway Lane		2N	5	275	832	51	4.02	4.26	30	130	
Tighten Yer Boots		2O	6	237	844	30	2.45	2.55	15	40	
		2P	2	58	389	42	1.60	1.62	50	80	
Trans Canada		2Q	2	71	446	30	1.33	1.35	50	70	
		2R	2	15	131	8	0.10	0.10	50	5	
Cahilty Glades	gladed	2S	5	155	610	101	5.98	6.18	3	20	1/10 dens.
Coquihalla Glades	gladed	2T	6	95	305	92	2.67	2.81	2	5	1/10 dens.
Cariboo Trees	gladed	2U	6	240	749	105	7.46	7.87	2	10	1/10 dens.
Bluff Trees	gladed	2V	6	260	737	157	10.86	11.61	2	15	1/10 dens.
Exhibition Glades	gladed	2W	6	300	854	86	6.88	7.35	2	10	1/10 dens.
Cruiser Glades	gladed	2X	6	210	617	117	6.80	7.23	2	10	1/10 dens.
Blazer Glades	gladed	2Y	6	140	443	126	5.30	5.59	2	10	1/10 dens.
Run Away Glades	gladed	2Z	6	250	696	99	6.44	6.90	2	10	1/10 dens.
Chute	partial	3I	7	260	737	82	5.63	4.02	20	80	
Spillway	partial	3J	7	280	1,092	49	5.20	3.60	20	70	
Last Chance	partial	3K	5	125	433	50	2.07	1.44	30	45	
Upper 5 Mile	partial	3L	2	295	2,076	28	5.82	3.93	50	195	
Total Lift 2R								182.28	3,830		

TABLE II.6 CONT.
SKI/SNOWBOARD TRAIL CARRYING CAPACITY - EXISTING AREA – 2005/06

Trail Name	Trail No.	Skill Class	Total Vert. Meters	Slope Dist. Meters	Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Sliders At Area Density	Total
Lift 3 - Crystal									
Crystal Run	3A	5	289	1,166	48	5.46	5.64	30	170
Crystal Bowl	3B	6	140	457	72	3.14	3.30	15	50
Crystal Lift Line	3C	5	285	1,016	78	7.61	7.93	30	240
West Bushwacker	3D	5	289	1,108	54	5.74	5.95	30	180
East Bushwacker	3E	6	145	407	66	2.51	2.69	15	40
Little Headwall	3F	7	160	380	82	2.83	3.12	20	60
Big Headwall	3G	7	300	666	65	3.84	4.30	20	85
Hat Trick	3H	6	170	624	49	2.93	3.05	15	45
Chute	partial 3I	7	260	737	82	5.63	2.00	20	40
Spillway	partial 3J	7	280	1,092	49	5.20	1.78	20	35
Last Chance	partial 3K	5	125	433	50	2.07	0.72	30	20
Upper 5 Mile	partial 3L	2	295	2,076	28	5.82	1.95	50	95
Highway 22a	3M	5	170	633	60	3.64	3.78	30	115
Total Lift 3							46.20		1,175
Lift 4 - Village Platter									
Lower Sunbeam	4A	1	22	181	39	0.70	0.71	75	55
Gentle Giant	4B	1	49	572	22	1.26	1.26	75	95
Upper Sunbeam	4C	2	27	152	37	0.56	0.57	50	30
Total Lift 4R							2.54		180
Lift 5 - West Bowl T-Bar									
Harry's Run	5A	3	163	1,161	46	5.33	5.38	40	215
Long Draw	open bowl 5B	3	130	638	119	7.46	7.62	20	150 1/2 dens.
Fallline	open bowl 5C	4	165	744	107	7.78	7.98	20	160 1/2 dens.
The Spine	open bowl 5D	4	160	703	81	5.58	5.73	20	115 1/2 dens.
Short Draw	5E	3	90	483	46	2.18	2.22	40	90
Total Lift 5							28.93		730
Lift 6 - Sundance									
Homesteader	6A	2	345	2,178	40	8.60	8.71	50	435
Lower Sundowner	6B	3	200	815	64	5.02	5.18	40	205
Sun Catcher	6C	3	255	1,061	67	6.90	7.11	40	285
Sunshine	6D	3	125	472	33	1.51	1.57	40	65
Sundance	6E	4	300	1,256	69	8.42	8.67	40	345
Lower Sunrise	6F	4	250	1,007	45	4.39	4.53	40	180
Homesteader Skiway	6G	2	138	1,526	17	2.58	2.59	50	130
Grannie Greene's	6H	4	275	1,105	49	5.25	5.42	40	215
Upper Sundowner	6L	3	175	814	45	3.61	3.70	40	150
Sunrise	6M	4	170	818	40	3.19	3.26	40	130
Peek-a-Boo	6N	6	250	848	32	2.60	2.72	15	40
Three Bear Glades	gladed 6P	4	130	594	96	5.54	5.68	4	25 1/10 dens.
Three Bears	6Q	4	165	622	37	2.21	2.29	40	90
Greene's Glades East	gladed 6R	4	305	1,238	103	12.41	12.80	4	50 1/10 dens.
Greene's Glades West	gladed 6S	4	280	1,048	113	11.42	11.85	4	45 1/10 dens.
Lonesome Fir Glades	gladed 6T	4	180	713	62	4.25	4.39	4	20 1/10 dens.
Rambler	6U	2	384	2,401	15	3.58	3.63	50	180
	gladed 6V	5	205	749	206	14.82	15.41	3	45 1/10 dens.
Total Lift 6							109.51		2,635
Lift 10 - Morrisey Platter									
Downtown	10A	1	23	211	38	0.79	0.79	75	60
Total Lift 10							0.79		60

TABLE II.6 CONT.
SKI/SNOWBOARD TRAIL CARRYING CAPACITY - EXISTING AREA – 2005/06

Trail Name	Trail No.	Skill Class	Total Vert. Meters	Slope Dist. Meters	Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Sliders At Area Density	Total
Lift 14 - Morrissey Express									
Mid Life Crisis	14A	3	397	1,882	36	6.54	6.69	40	270
Upper Showboat	14B	3	110	620	23	1.38	1.40	40	55
Lower Showboat	14C	3	228	832	44	3.49	3.63	40	145
CC Rider	14D	3	130	840	27	2.22	2.25	40	90
Telly Gram	14E	3	277	1,067	43	4.47	4.63	40	185
Still Smokin'	14F	3	325	1,633	40	6.39	6.52	40	260
	14G	3	15	151	27	0.41	0.41	40	15
I Dunno	14H	3	350	1,844	30	5.47	5.57	40	225
Shiner	14I	3	110	532	37	1.90	1.94	40	80
Out of the Woods	14J	3	180	820	28	2.26	2.32	40	95
	14K	3	18	161	14	0.22	0.22	40	10
Second Growth	14L	3	196	1,009	34	3.33	3.39	40	135
The Sticks	2/3 area 14M	3	397	2,680	26	6.82	4.60	40	185
The Sticks	1/3 area 14M	2	397	2,680	26	6.82	2.30	50	115
	gladed 14S	4	25	152	271	4.06	4.12	4	15
	gladed 14T	4	40	175	296	5.03	5.17	4	20
	gladed 14U	4	40	175	377	6.41	6.59	4	25
Total Lift 14		16 (not including 14I)		14,570			61.75		1,925
Other Pistes									
Back In Time	H	4	485	3,128	16	5.09	5.15	40	205
Delta's Return	14N	4	409	1,895	29	5.30	5.43	40	215
Cover Shot	14O	6	122	380	41	1.48	1.56	15	25
Spin Cycle	14P	6	303	1,064	29	2.94	3.07	15	45
Agitator	14Q	6	255	661	21	1.26	1.37	15	20
Static Cling	14R	6	276	846	30	2.43	2.57	15	40
Total Other Pistes		6		7,974			19.15		550
Total All Lifts		107		101.4			568.9 Ha		12,880
Skiways & Transport Trails									
Alley	A	3	32	203	8	0.16	0.16	40	5
Burfield Outrun	B	2	170	2,107	8	1.68	1.69	50	85
5 Mile to Homesteader	C	2	32	203	15	0.30	0.30	50	15
Lower 6U to Morrissey	D	2	115	1,315	10	1.31	1.32	50	65
Carpe Diem	E	3	275	1,692	21	3.53	3.58	40	145
Anticipation	F	2	40	382	8	0.30	0.31	50	15
Lower Home Run	G	3	135	1,406	8	1.12	1.13	40	45
Lower Home Run	G	3	135	1,406	8	1.12	1.13	40	45
Upper Home Run	I	3	8	270	8	0.22	0.22	40	10
Mid Home Run	J	3	30	301	8	0.24	0.24	40	10
6U to East	K	3	242	2,193	15	3.25	3.26	40	130
Total		10		10,073			12.21		525
TOTAL		117		111.4			581.1 Ha		13,405

Cumulative Trail Balance

The Cumulative Trail Balance Statement, as listed in Table II.7, shows the balance of the existing trails according to the seven skill classifications and compares them to the balance of the skier/snowboarder market. Plate II.7 indicates that the presently developed trails at Sun Peaks are fairly well balanced, with a noticeable excess of novice terrain and shortages of beginner and intermediate terrain.

TABLE II.7
SUN PEAKS
CUMULATIVE TRAIL BALANCE STATEMENT

Skill Classification	Hectares	Sliders	Balance	Ideal
1 Beginner	3.3	255	2.0%	5%
2 Novice	44.4	2,220	17.2%	10%
3 Low Intermediate	76.4	2,910	22.6%	20%
4 Intermediate	125.3	2,905	22.6%	30%
5 High Intermediate	90.0	2,125	16.5%	20%
6 Advanced	154.7	1,650	12.8%	10%
7 Expert	74.7	815	6.3%	5%
TOTALS	568.9	12,880	100%	100%

Average Density =	12.2 Sliders/Hectare
Optimum Density =	35.8 Sliders/Hectare
Weighted Demand =	4,008 VTM/Slider/Day

SUN PEAKS
CUMULATIVE TRAIL BALANCE

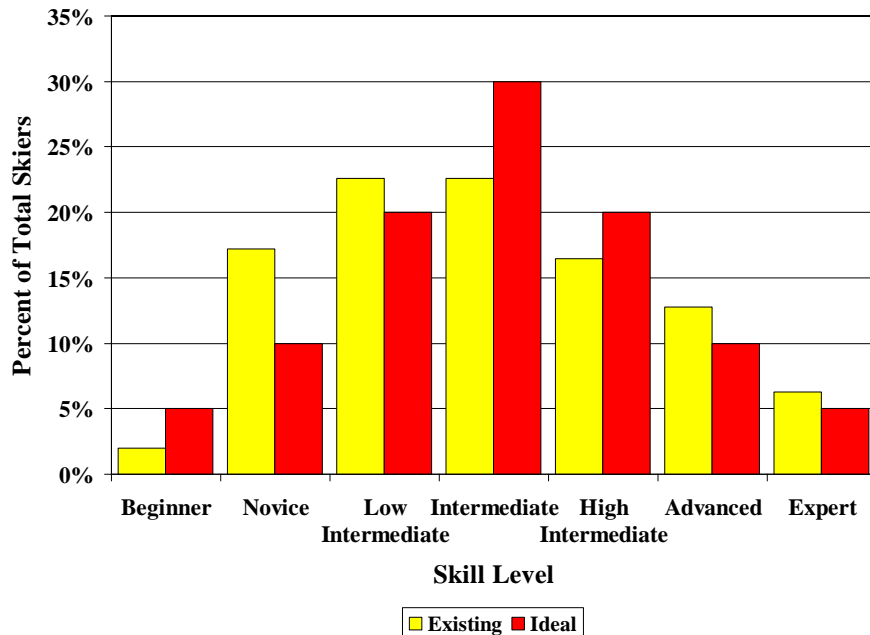


PLATE II.7

The existing trail balance, using the three international skill classifications (Easier, More Difficult and Most Difficult), is 19.2%:61.7%:19.1%, as compared to an ideal of 15%:70%:15%.

.6 Mountain Capacity Analysis

Skier Carrying Capacity

The determination of an area's Skier Carrying Capacity (SCC) is perhaps the most critical step in snow resort area planning. Often referred to as the "Comfortable Carrying Capacity" or "Skiers At One Time", this figure represents the number of skiers and snowboarders that can be safely supported by an area's lift and trail system, while providing a quality experience to each ability level. Skier Carrying Capacity is determined via the integration of lift capacity, operating hours, acceptable slope densities, slope gradients, skill classifications and vertical metres of lift serviced terrain.

Each skier ability level places different demands upon an area's lift and trail system. Empirical observations have determined that each skier ability level will ski a relatively constant number of vertical metres per day. As the proficiency of the skier increases, the demand for vertical metres also increases. During the past several years, Ecosign has undertaken and reviewed substantial research dealing with skiing demand, skill distribution and densities. These reviews have continued to support the bell curve distribution of skier skill levels (Table II.8, Plate II.8) and the current normal vertical skiing demands.

TABLE II.8
SUN PEAKS
SKIING AND SNOWBOARDING DEMAND BY SKILL CLASSIFICATION

Skill Classification	Planning Goals	Skier Demand VTM/Day		
		Low	Average	High
1 Beginner	5%	610	705	940
2 Novice	10%	1,370	1,595	2,120
3 Low Intermediate	20%	1,830	2,125	2,825
4 Intermediate	30%	2,440	2,830	3,770
5 High Intermediate	20%	3,290	3,840	5,085
6 Advanced	10%	3,840	4,460	5,935
7 Expert	5%	5,485	6,370	8,475
Weighted Average		2,582	3,001	3,989

Note: Demand based on a 6 hour sliding day for classes 3 to 7 and a 5 hour sliding day for classes 1 and 2.

In Europe, western Canada and the western United States, we use the industry high VTM demand to ensure a quality, uncrowded skiing and snowboarding experience for the better conditioned, more aggressive skiers. The average level of demand is commonly found in Japan, Australia and Korea.

SKIER/SNOWBOARDER SKILL CLASS DISTRIBUTION

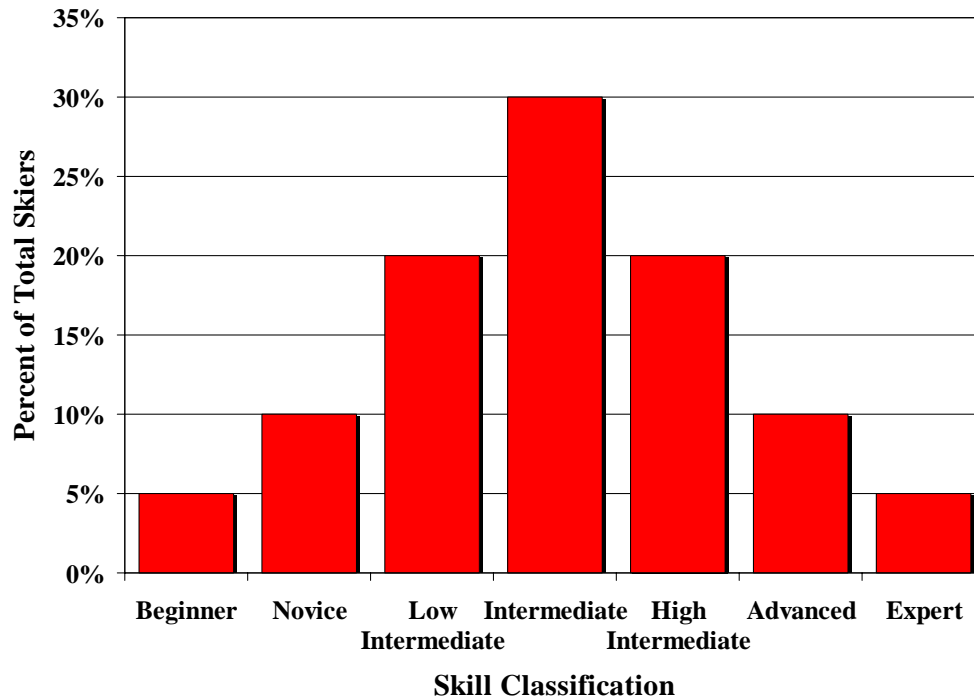


PLATE II.8

Table II.9 summarizes the planning parameters which will be used for evaluating and planning the Sun Peaks Resort winter sports complex.

**TABLE II.9
SUN PEAKS
PLANNING PARAMETERS**

Skill Classification		Planning Goals	Acceptable Terrain Gradients	Skier Demand VTM/Day	Skiers/Hectare	
					On Trail	At Area
1	Beginner	5%	8 - 15%	940	20	50
2	Novice	10%	15 - 25%	2,120	20	50
3	Low Intermediate	20%	25 - 35%	2,325	15	40
4	Intermediate	30%	30 - 40%	3,770	15	40
5	High Intermediate	20%	35 - 45%	5,085	12	30
6	Advanced	10%	45 - 60%	5,935	7	15
7	Expert	5%	60% +	8,475	10	20

Sun Peaks SCC Analysis

Based upon the design VTM demand, we have calculated the Skier Carrying Capacity (SCC) of Sun Peaks existing lift facilities. Based upon this analysis, we estimate that the existing lift system can comfortably accommodate approximately 6,930 skiers per day (Table II.10). The capacity analysis assumes that skiers are distributed throughout the mountain, with waiting time for each lift equal to the lift's ride time, except on detachable, high speed lifts where the waiting time is double the ride time. The other main assumption is that the VTM demand on each lift is determined by the terrain balance of the trails serviced by that lift.

**TABLE II. 10
SUN PEAKS
SKIER CARRYING CAPACITY**

Lift No.	Lift Name	Lift Type	Hourly Capacity	Vertical Meters	VTM/Hr (000)	VTM Demand	Loading Effic.	Access Reduc.	SCC
1	Burfield Chair	4C	464	882	409	6,024	95%	5%	430
2	Sunburst Express	D4C-B	2,294	595	1,365	4,324	95%	11%	1,860
3	Crystal Chair	3C	2,005	295	591	5,591	85%	3%	590
4	Village Platter	P	722	52	38	1,137	80%	0%	180
5	West Bowl	T-B	698	166	116	3,181	95%	0%	220
6	Sundance Express	D4C	1,994	475	947	3,106	95%	12%	1,770
10	Morrissey Platter	P	654	89	58	600	80%	50%	70
14	Morrissey Express	D4C	1,844	398	734	2,812	95%	5%	1,650
18	Village Carpets	2/MC	800	13/19	13	400	70%	0%	160
Total			11,475		4,271				6,930

.7 Lift and Trail Balance Statement

The trail balance by lift system (Table II.11) portrays the relationship between each of the major lift and trail systems, as well as the proportionate amount of terrain available to each skier/snowboarder skill level in each lift system.

In general, Sun Peaks has an excess of return cycle skiing trail capacity, at 12,880 skiers per day, as compared to a lift capacity of 6,930 skiers per day. Plate II.9 graphically illustrates the relationship between lift and trail capacities for each of Sun Peaks lift systems.

**TABLE II.11
TRAIL BALANCE BY LIFT SYSTEM**

Lift No.	1	2	3	4	5	6	10	14	18	
Lift Name	Burfield	Sunburst Express	Crystal	Village Platter	West Bowl	Sundance	Morrissey Platter	Morrissey Express	Village Carpets	
Lift Type	4C	D4C-B	3C	P	T-B	D4C	P	D4C	2/MC	
Lift Capacity	430	1,860	590	180	220	1,770	70	1,650	160	Sliders/Day
Trail Capacity	1,750	3,830	1,175	180	730	2,635	60	1,925	45	Sliders/Day
Trails:Lifts	407%	206%	199%	100%	332%	149%	86%	117%	28%	
Average Density	6.7	10.2	12.8	70.9	7.6	16.2	88.6	26.7	285.7	Sliders/Hectare
Optimum Density	25.2	34.5	28.0	50.0	40.0	42.3	50.0	40.6	50.0	Sliders/Hectare
Demand VTM	6,024	4,324	5,591	1,137	3,181	3,106	600	2,812	400	VTM/Slider/Day
Balance										
Beginner	0%	0%	0%	83%	0%	0%	100%	0%	100%	
Novice	0%	32%	8%	17%	0%	28%	0%	6%	0%	
Low Intermediate	0%	0%	0%	0%	62%	27%	0%	91%	0%	
Intermediate	39%	10%	0%	0%	38%	42%	0%	3%	0%	
High Intermediate	0%	35%	62%	0%	0%	2%	0%	0%	0%	
Advanced	53%	16%	11%	0%	0%	2%	0%	0%	0%	
Expert	8%	6%	19%	0%	0%	0%	0%	0%	0%	
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	

LIFT VS. TRAIL CAPACITY

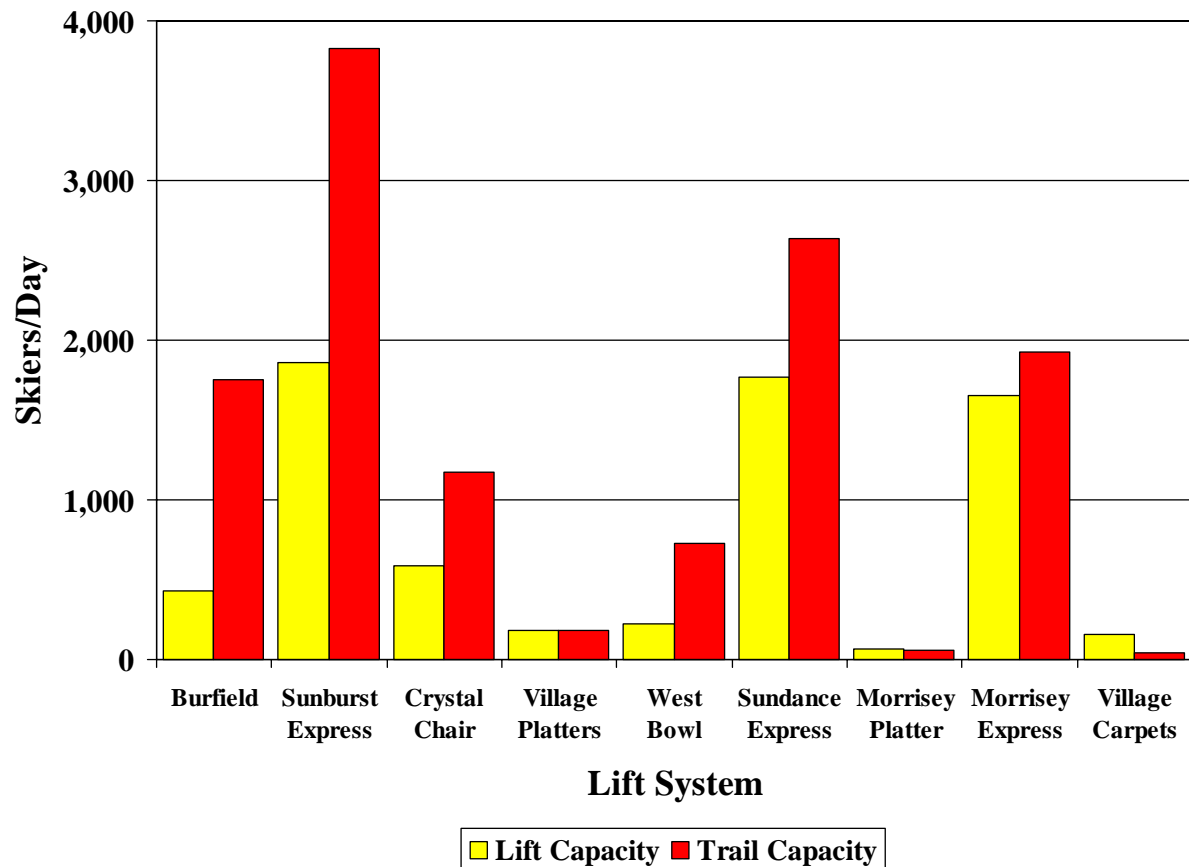


PLATE II.9

.8 Snowmaking

Sun Peaks has snowmaking coverage in place at the Village Base area, on Five Mile/Cahilty, Sunrise/Sundance and Coquihalla trails and in the Tube Town tubing zone. This snowmaking system covers a total of approximately 51 hectares to improve skiing, snowboarding and tubing conditions when natural snowpack is limited. The snowmaking coverage is illustrated on the Existing Snowmaking Plan (Figure 7).



Snowmaking

The water used for snowmaking is obtained from a 110,000 m³ (24 MIG) reservoir located at the 1,750-metre elevation on the northern portion of the Sun Peaks Controlled Recreation Area permit. This reservoir is filled during the spring freshet via a pipeline from the 5 Mile Creek with an intake at the 1,775-metre elevation. The snowmaking distribution lines below the 1,600-metre elevation are gravity fed from this reservoir. Any snowmaking above this critical elevation requires booster pumping, through a pump station installed on the side of the Five-Mile run in 2005.

.9 Snow Grooming Equipment

Machine grooming (snowfarming) of ski trails is an essential component of mountain operations, with new grooming techniques revolutionizing many aspects of today's snow resort business. Present industry guidelines recommend the grooming of all trails with beginner to high intermediate skill classifications. Swing, or night shift grooming has become the rule in the industry, as it allows a longer period for groomed trails to cure (set up) while eliminating hazardous conflicts between skiers and machines. An effective summer grooming program (seeding and mulching) can save appreciable wear and tear on expensive snow grooming equipment, as well as produce earlier opening dates and lower snowmaking costs. Modern snow grooming machines come with many features and a selection of implements are available for optimizing the quality of grooming and the time required to groom the slopes. Quick change hydraulic couplings and attachment fasteners have reduced the time and manpower required to change implements, allowing the groomer to use the right implement for the job, even in changing snow conditions during a single shift. Grooming requirements change over time, due to climatic conditions and the extent of skier traffic on the trail, therefore, a good selection of grooming implements such as all-way blades, power tillers and compactor bars are necessary to increase the efficiency of the grooming fleet and to provide skiers with an ideal snow surface every day.

Sun Peaks presently operates the snow grooming equipment listed in Table II.12. A total of seven front line grooming machines are used for trail grooming and snowmaking, including two winch cats, and one cat used for terrain park grooming.

**TABLE II.12
SUN PEAKS
GROOMING EQUIPMENT INVENTORY**

Machine #	Make	Model	Year	Hours
32	Bombardier	MP	2002	7,146
33	Bombardier	BR275	2003	5,664
34	Bombardier	BR275	2003	5,772
35	Bombardier	BR275	2004	4,194
37	Bombardier	BR350 Winch	2005	2,299
38	Kässbohrer	PB300 Winch	2005	243
39	Kässbohrer	PB200 Edge	2005	427
Average				3,678

It is recommended that one fully operable grooming machine be available each nightly shift for every 25 hectares of groomable terrain. Due to the fact that Sun Peaks has more than double the trail capacity compared to lift capacity, it is our recommendation that Sun Peaks groom the trails in skill classes 1 to 3 each night, skill class 4 every second night and skill class 5 every third night. The nightly grooming requirements are listed in Table II.13.

In order to maximize the capital investment in grooming equipment, the fleet is double shifted as much as possible. A relatively new grooming fleet, with an average of less than 6,000 hours per machine, can achieve a machine availability of 90 percent or greater. Sun Peaks current grooming requirements, *based on one nightly shift*, are shown in the last rows of Table II.13.

**TABLE II.13
TRAIL GROOMING**

EXISTING Groomable Terrain		Interval (Days)	Daily Grooming
Class 1	3.3 hectares	1	3.3 hectares
Class 2	48.1 hectares	1	48.1 hectares
Class 3	81.1 hectares	1	81.1 hectares
Class 4	67.9 hectares	2	33.9 hectares
Class 5	62.6 hectares	3	20.9 hectares
Groomable Class 6	35.6 hectares	7	5.1 hectares
Total			192.4 hectares

Recommended Machines		8 Standard Grooming Machines
		1 Winch Equipped Grooming Machines



As listed in the inventory, Sun Peaks has one machine which is dedicated to the Terrain Park, leaving four normal machines and two winch cats to perform the nightly grooming. Therefore, based upon the above analysis, Sun Peaks would have to double shift three machines to effectively groom the mountain on the schedule as described above. It should be noted that snowmaking places added demands on the grooming fleet and, since the area relies on a certain amount of snowmaking coverage early in the season, we estimate that at times additional grooming time will be required during periods when both snowmaking and grooming are taking place.

The number of skiers serviced by the grooming component of the fleet can be calculated as follows;

Normal Machines

No. of Machines	x	Percent Availability	x	25 Ha. Per Machine	x	Density Of Area	x	Grooming Interval (Days)	=	Skiers Serviced
4	x	90%	x	25	x	38.8	x	1.40	=	4,888

Winch Machines

No. of Machines	x	Percent Availability	x	5 Ha. Per Machine	x	Density Of Area	x	Grooming Interval (Days)	+	Class 6&7 Not Serviced	=	Skiers Serviced
2	x	90%	x	5	x	15	x	7	+	2,330	=	3,275

Maintenance Facility

Sun Peaks has three service bays at the Burfield base and three service bays at mid-mountain. The Burfield service facility encompasses a total of 501 square metres (5,390 square feet) of floorspace and is used mainly for road vehicles. The vehicle maintenance portion has two bay entrances, a parts storage area and a lift maintenance area, and encompasses approximately 231 square metres (2,493 square feet). The building maintenance bay is located directly adjacent to the vehicle maintenance bays and encompasses a total of 897 square feet.

The mid-mountain facility encompasses a total of 445 square metres (1,528 square feet) on the main level and 44 square metres (144 square feet) in a small mezzanine. The mid-mountain facility is used mainly for snowcat and snowmaking maintenance, and has three double bays.

Normally, an area should have one bay for each snowcat that is approximately 60 square metres (640 square feet) in size, as a rule of thumb. The bays are used for more than just the snowcat fleet and would accommodate lift, vehicle and building maintenance. Snowmaking requires additional space for the maintenance of equipment and hoses, etc.

.10 Skier Visit Analysis

Daily skier visit records for the 2000/01 ski season to the 2004/05 ski season were analyzed. The results of this analysis are presented in chart format in Plate II.10. Annual skier visits at Sun Peaks increased from approximately 224,000 in 2000/01 to just over 303,000 in 2003/04 and then dropped in 2004/05 due to the very poor snowpack experienced throughout the Pacific Northwest. The chart also illustrates the number of skiers on the peak day, the average of the top 10, 20 and 30 busiest days and the average skiers per day for each of the past five ski seasons. The number of visits on the peak day has increased from approximately 4,000 skiers in 2000/01 to 6,240 in 2004/05. Average visits per day have increased from 1,500 to just over 2,000 skiers over this same period. The busiest days at Sun Peaks occur during the week between Christmas and New Year's and the week following the American President's Day long weekend. A skier visit distribution analysis for the 2004/05 and the 2003/04 ski seasons is presented in Table II.14.

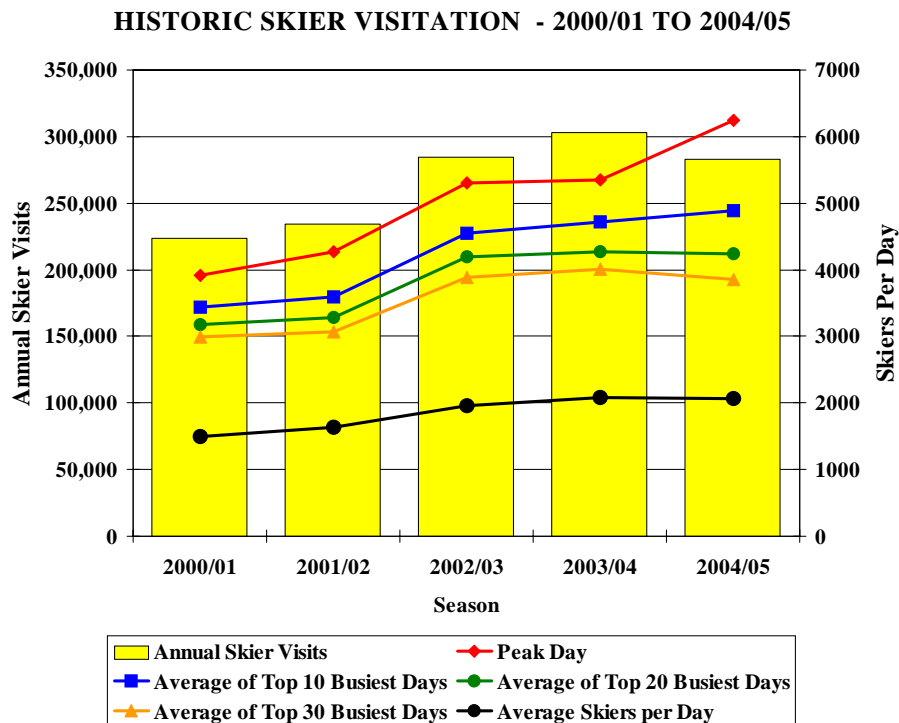


PLATE II.10

TABLE II.14
SKIER VISIT DISTRIBUTION ANALYSIS - 2004/05

Skier Visit Range			Number of Visits	Percent of Visits	Number of Days	Percent of Days
0	to	999	17,573	6%	27	20%
1,000	to	1,999	72,084	26%	49	36%
2,000	to	2,999	89,185	32%	35	26%
3,000	to	3,999	62,510	22%	18	13%
4,000	to	4,999	18,173	6%	4	3%
5,000	to	5,999	10,880	4%	2	1%
above		6,000	12,244	4%	2	1%
TOTAL			282,649	100%	137	100%

<i>Peak Day</i>	6,240
<i>Average of Top Ten Days</i>	4,893
<i>Average of Top Twenty Days</i>	4,235
<i>Average of Top Thirty Days</i>	3,853
<i>Average Visits per Day</i>	2,063

SKIER VISIT DISTRIBUTION ANALYSIS - 2003/04

Skier Visit Range			Number of Visits	Percent of Visits	Number of Days	Percent of Days
0	to	999	20,732	7%	32	22%
1,000	to	1,999	85,383	28%	55	38%
2,000	to	2,999	48,693	16%	20	14%
3,000	to	3,999	93,247	31%	27	18%
4,000	to	4,999	39,441	13%	9	6%
5,000	to	5,999	15,823	5%	3	2%
above		6,000	0	0%	0	0%
TOTAL			303,319	100%	146	100%

<i>Peak Day</i>	5,353
<i>Average of Top Ten Days</i>	4,713
<i>Average of Top Twenty Days</i>	4,268
<i>Average of Top Thirty Days</i>	4,002
<i>Average Visits per Day</i>	2,078

.11 Parking and On-Hill Accommodation

Parking

Ecosign has completed an inventory of the surface area and capacities of the existing parking lots at Sun Peaks Resort, as listed in Table II.15.

Parking capacities for Lots 1 to 3 have been calculated assuming a density of 345 cars per hectare. This density can be achieved when the parking lots are well designed and parking attendants are used to ensure people park closely together. For the unsupervised Lots 4 to 6, a density of 250 vehicles per hectare has been assumed. Sun Peaks Resort Corporation conducted a vehicle count on their busiest day during the 2004/2005 season. Lots 2 and 3 and the surrounding driveways contained a total of 1,400 vehicles.

Skiers primarily use Lots 1 to 3, as these are in the closest proximity to the lifts. Lots 1 and 3 are also used by mountain employees and employees of the Village businesses. Lot 4 at the Sports Centre is used by skiers on peak days. Assuming an average of 2.5 skiers/snowboarders per vehicle, Lots 1 to 4 are capable of accommodating approximately 3,800 skiers.

**TABLE II.15
SUN PEAKS RESORT
PARKING INVENTORY**

Lot Number	Location	Area ha.	Cars per ha.	Total Cars	Percent Skiers	Skiers per Car	Skiers
P1	Burfield Base	0.84	345	291	90%	2.5	655
P2	Main Day Skier Lot	2.93	345	1,011	100%	2.5	2,528
P3	Village Day Lodge	0.69	345	238	80%	2.5	476
P4	Sports Centre	0.31	250	78	80%	2.5	155
P5	Cross Country - East Village	0.27	250	69			-
P6	Snowmobile Access (Parcel 35)	0.09	250	23			-
Total		5.14		1,709			3,814

Resort Accommodation

Ecosign has prepared an inventory of the public and private accommodation units in place at Sun Peaks Resort for the 2005/06 winter season. In addition, sites that have been serviced and zoned for development are included in the inventory under the proposed category. It is anticipated that development of these sites will occur over the next 3 to 5 years. The purpose of this inventory is to identify Sun Peaks current and committed capacity to accommodate visitors on the mountain. Table II.16 contains a list of all properties contained in this inventory. The percentage of units and bed units for each development parcel that are located within skier/snowboarder walking distance of the lifts is also identified.

As outlined in Table II.16, there are currently a total of 1,441 accommodation units at Sun Peaks Resort, containing 5,410 bed units. Once construction is complete in the serviced developed parcels in the Village and the existing subdivisions, Sun Peaks will contain a total of 1,441 units and 7,333 bed units. A summary of the existing and proposed development by unit type is contained in Table II.17. Approximately 52 percent of the existing accommodation is public and consists of the hotels and condotels in Sun Peaks Village, as well as four tourist accommodation developments east of the Village. The private beds are split relatively evenly between multi-family and single-family and duplex dwellings.

Figure 8 graphically illustrates the Sun Peaks Existing Base Area Land Use and Figure 9 illustrates the Existing Village Area Plan.

TABLE II.16
EXISTING AND COMMITTED ACCOMMODATION INVENTORY

PARCEL	DEVELOPMENT TYPE	UNITS			B.U.'s per Unit	BED UNITS			Walk/Ski to Lifts
		Existing	Proposed	Total		Existing	Proposed	Total	
PRE-DEVELOPMENT AGREEMENT									
Public Accommodation									
Alpine Road Site	Tourist Accom.		64	64	4.0		256	256	100%
Burfield Cabins	Tourist Accom.	6	-	6	2.0	12	-	12	100%
Public Accommodation Total		6	64	70	3.8	12	256	268	100%
Private Accommodation									
1-Burfield Heights	Multi-family	36	-	36	4.0	144	-	144	100%
Burfield Drive	Duplex, Triplex	63	36	99	5.0	318	180	495	37%
Private Accommodation Total		99	36	135	4.7	462	180	639	51%
PRE-DEVELOPMENT AGREEMENT TOTALS		105	100	205	4.4	474	436	907	66%
PHASE 1 & 2A (1994-2005 DEVELOPMENT PARCELS)									
Public Accommodation									
A-Sundance Lodge	Condotel	84		84	2.2	186		186	100%
B - Hearthstone Lodge	Condotel	70		70	2.5	172		172	100%
C	Condotel		47	47	2.5		117	117	100%
D - Stumbock's Sun Peaks Lodge	Hotel	44		44	1.7	74		74	100%
F/G/H - Delta Sun Peaks	Hotel	220			2.6	580		580	100%
I/J - The Residences	Condotel		41	41	5.3		216	216	100%
K-N.G's Cahilty Lodge	Condotel	123		123	2.9	362		362	100%
L-Heffley Inn	Hotel	26		26	2.3	59		59	100%
M- Fireside Inn	Condotel	72		72	2.9	211		211	100%
N/Q	Condotel		95		3.0		286	286	100%
Village Core Subtotal		639	183	507	4.5	1,644	619	2,263	100%
4-Horie Sunlodge	Pension	1		1	20.0	20	-	20	100%
7-The Pinnacles	Pension	2		2	20.0	40	-	40	0%
39-Snow Creek Villas	Tourist Accom.	52	-	52	3.6	185		185	100%
40-Timberline Village	Tourist Accom.	60		60	3.2	192		192	100%
47-Crystal Forest	Tourist Accom.	72		72	3.3	238		238	100%
48 - Trapper's Landing	Tourist Accom.	40		40	6.0	238		238	100%
60 - Stone's Throw	Tourist Accom.	60		60	3.8	230		230	100%
Outside Village Subtotal		287	-	287	4.0	1,143	-	1,143	97%
Public Accommodation Added, 1994-1998		926	183	794	4.3	2,787	619	3,406	99%
Sub-total Public Accommodation at November 2005		932	247	864	4.3	2,799	875	3,674	99%
Private Accommodation									
5A - Alpine Greens	Multi-family	26		26	3.7	96		96	0%
5B - The Peaks	Multi-family	32		32	4.0	129		129	50%
6 - Sun Mountain Villas	Multi-family	24		24	3.5	84		84	0%
42 - Forest Trails	Multi-family	36		36	3.8	138		138	100%
43 - Powder Ridge	Multi-family	7		7	7.0	49		49	100%
18 - McGillivray Creek	Multi-family	40		40	4.7	189		189	100%
46 - Trail's Edge	Multi-family	58		58	6.8	393		393	100%
31 - Woodhaven	Multi-family	22	26	48	6.0	132	157	289	100%
9 - Sunburst Estates	Single Family	35	3	38	6.0	210	18	228	40%
11 - The Fairways	Single Family	43	25	68	6.0	258	150	408	0%
44 - Sundance Estates	Single Family	27	24	51	6.0	162	144	306	100%
8 - Fairway Cabins/Cottages	Single Family - Strata	51	-	51	5.0	255	-	255	0%
45 - Bella Vista	SF - Bare Land Strata	4	27	31	6.0	24	162	186	100%
10 - Mountain View	Single Family	5	40	45	6.0	30	240	270	0%
Private Accommodation Added, 1994-1998		410	145	555	5.4	2,149	871	3,020	56%
Sub-total Private Accommodation at November 2005		509	181	690	5.3	2,611	1,051	3,659	56%
Total Existing & Committed Accommodation, Nov. 2005		1,441	428	1,554	4.7	5,410	1,926	7,333	77%

1. Note: Committed includes parcels that have been zoned, subdivided and fully serviced



Sun Peaks Village

**TABLE II.17
SUN PEAKS RESORT
SUMMARY OF ACCOMMODATION**

	EXISTING			EXISTING & COMMITTED		
	Units	Bed Units	Percent of BU's	Units	Bed Units	Percent of BU's
Hotel/Condotel	639	1,644	30%	507	2,263	31%
Tourist Accommodation	290	1,095	20%	354	1,351	18%
Pension/B& B	3	60	1%	3	60	1%
Total Public	932	2,799	52%	864	3,674	50%
Single-Family & Duplex	228	1,257	23%	383	2,148	29%
Multi-Family	281	1,354	25%	307	1,511	21%
Total Private	509	2,611	48%	690	3,659	50%
TOTAL	1,441	5,410	100%	1,554	7,333	100%

By making assumptions of bed unit occupancy and skier participation rates, we can determine the estimated visitors generated by the on-mountain accommodation. We have assumed the rates outlined in Table II.18 for a typical weekend day during the peak winter season. Higher occupancy rates may be experienced during the Christmas and American President's week break school holidays.

**TABLE II.18
BED UNIT OCCUPANCY AND SKIER PARTICIPATION RATES**

ASSUMPTIONS	Unit Occupancy	Bed Unit Occupancy	Bed Unit Yield	Percent Skiers	Skier Yield
Hotel/Condotel/Pension	95%	90%	86%	80%	68%
Tourist Accommodation	90%	90%	81%	80%	65%
Multi-family	90%	80%	72%	70%	50%
Single Family/Duplex	80%	80%	64%	70%	45%

Using the skier yields outlined in Table II.18, the skiers generated from on-mountain accommodation on a typical peak winter weekend day is estimated at 3,115 for the 2005/06 season and 5,501 when buildout of the serviced development parcels is complete, as shown in Table II.19.

**TABLE II.19
SUN PEAKS RESORT
SKIERS GENERATED FROM ON-MOUNTAIN ACCOMMODATION**

	EXISTING					EXISTING & COMMITTED				
	Bed Units	Bed Unit Yield	Over- night Guests	Percent Skiers	Skiers	Bed Units	Bed Unit Yield	Over- night Guests	Percent Skiers	Skiers
Hotel/Condotel	1,644	86%	1,406	80%	1,124	2,263	86%	1,935	80%	1,810
Tourist Accommodation	1,095	81%	887	80%	710	1,351	81%	1,094	80%	1,081
Pension/B& B	60	86%	51	80%	41	60	86%	51	80%	48
Total Public	2,799	84%	2,344	80%	1,875	3,674	84%	3,080	80%	2,939
Single Family & Duplex	1,257	72%	905	70%	634	2,148	72%	1,547	70%	1,504
Multi-Family	1,354	64%	867	70%	607	1,511	64%	967	70%	1,058
Total Private	2,611	68%	1,772	70%	1,240	3,659	69%	2,514	70%	2,561
TOTAL	5,410	58%	4,115	76%	3,115	7,333	76%	5,594	75%	5,501

Of the 3,115 skiers/snowboarders from on-mountain accommodation on a typical weekend during 2005/06, 83 percent, or 2,581 skiers may originate from accommodation within walking or sliding distance of the lifts. The remaining 534 skiers would be beyond a comfortable walking distance and would most likely drive to one of the day skier parking lots. Since the existing day parking lots can accommodate 3,814 skiers, the total number of skiers from parking and accommodation is on a typical day during the peak period is 6,495, as shown in Table II.20. The actual peak day recorded during the 2004/05 season was 6,240 skier visits and a peak day of 6,352 visits was recorded during the 2005 Christmas break.

TABLE II.20
SUN PEAKS RESORT
POTENTIAL NUMBER OF SKIERS FROM PARKING AND ACCOMMODATION
2005/06 SEASON (EXISTING)

Skiers from accommodation within walking distance of lifts	2,581
Skiers from parking	3,814
Total Skiers	6,395

.12 Skier/Snowboarder Service Floorspace

Skier/snowboarder service functions are facilities specifically related to the operation and management of the resort area and can be grouped into three main categories including:

Staging Facilities: Those facilities required by skiers when first arriving at the resort;

Commercial Facilities: Those facilities required by skiers once they have staged up the mountain; and,

Operational Facilities: Those facilities required in the management and operation of the resort.

Staging facilities include ticket sales, public lockers, equipment rental and repair, ski/snowboard school, nursery/daycare, and retail sales (related to the operation of the area only). Commercial facilities include food service seating (including bar seating), kitchen and food storage, and restrooms. Operational facilities include administration space, employee lockers, and first aid and patrol.

Existing Skier Services Floorspace Inventory

In 1977, the United States Forest Service performed a detailed inventory of skier service facilities at Western U.S. resorts. This inventory was tabulated and broken down into 15 service functions. Ecosign has since updated this database using the U.S.F.S. format to provide current skier service standards for both North American and European day ski areas, regional resorts and destination resorts.

With the help of staff at Sun Peaks, we have prepared an inventory of the skier service facilities at Sun Peaks Resort. Sun Peaks supplied Ecosign with plans of each of the skier service buildings at the resort. The existing built floor area has been allocated to the 15 primary skier service functions, as summarized in Table II.21.

Buildings owned by the Sun Peaks Resort Corporation have a total floor area of approximately 5,800 square metres. Of this total, approximately 500 square metres is leased to other users including Sun Peaks Utility Company Ltd., Tourism Sun Peaks, the Laundromat and the RCMP. Currently, the Resort only has one on-mountain restaurant, the Sunburst Lodge, which is located at the top of the Sunburst Express chairlift. The remainder of the skier service floorspace is located at the base of the mountain either at the Burfield Base or in the Sun Peaks Village. Most of the skier staging facilities are provided in the Village Daylodge, Bento's Lodge and a few smaller buildings in their immediate vicinity. SPRC also leases space for equipment retail, rental and repair in the Time to Ride shop in Sundance Lodge and the Elevation shop in the Delta Sun Peaks. Only the rental component of these stores has been included in our analysis since the retail component is really part of the overall village commercial experience for destination guests. The total skier service space currently utilized by SPRC is 5,394 square metres.



Sunburst Lodge

TABLE II.21
SUN PEAKS RESORT
SKIER SERVICE FLOOR AREA INVENTORY

	Burfield Lodge m²	Bento's Lodge m²	Bento's Trailer m²	Village Daylodge m²	Child Minding m²	Health Hut m²	School House m²
Staging Facilities							
Ticket Sales	2	11	-	22	-	-	-
Public Lockers	62	-	-	114	-	-	-
Equipment Rental & Repair	-	-	90	210	-	-	-
Ski School/Guest Services	-	-	-	109	-	-	60
Day Care	-	-	-	-	339	-	-
Sub-total Staging Facilities	64	11	90	455	339	-	60
Commercial Facilities							
Food & Beverage Seating	-	429	-	236	-	-	60
Kitchen & Scramble	-	224	-	204	16	-	11
Rest Rooms	24	44	-	86	35	-	7
Accessory Retail Sales	-	-	-	81	-	-	-
Sub-total Commercial Facilities	24	697	-	607	51	-	78
Operational Facilities							
First Aid & Ski Patrol	-	76	-	-	-	35	-
Administration	295	-	-	53	26	-	-
Employee Lockers	-	170	-	52	67	-	-
Sub-total Operational Facilities	295	245	-	105	93	35	-
Sub-total Functional Facilities	383	953	90	1,167	483	35	138
Storage	122	7	-	49	-	-	15
Circ./Walls/Waste/Mech.	344	107	-	671	52	-	16
Total Skier Service Space	848	1,067	90	1,886	534	35	169
SPRC Gross Building Area	1,103	1,067	90	1,921	534	35	169
Non Skier Service Uses	255	-	-	35	-	-	-

**TABLE II.21 CONT.
SUN PEAKS RESORT
SKIER SERVICE FLOOR AREA INVENTORY CONTINUED**

	Sunburst Lodge m ²	Staff Accom. m ²	Top Of Burfield m ²	TOTAL SPRC Owned	Time 2 Ride m ²	Elevation Rentals m ²	TOTAL SPRC Used
Staging Facilities							
Ticket Sales	-	-	-	35	-	-	35
Public Lockers	-	-	-	176	-	-	176
Equipment Rental & Repair	-	-	-	300	50	51	400
Ski School/Guest Services	-	-	-	169	-	-	169
Day Care	-	-	-	339	-	-	339
Sub-total Staging Facilities	-	-	-	1,019	50	51	1,119
Commercial Facilities							
Food & Beverage Seating	87	-	-	812	-	-	812
Kitchen & Scramble	59	-	-	513	-	-	513
Rest Rooms	31	-	-	227	-	-	227
Accessory Retail Sales	-	-	-	81	-	-	81
Sub-total Commercial Facilities	176	-	-	1,633	-	-	1,633
Operational Facilities							
First Aid & Ski Patrol	-	-	4	115	-	-	115
Administration	7	14	-	395	-	-	395
Employee Lockers	-	7	-	296	-	-	296
Sub-total Operational Facilities	7	21	4	805	-	-	805
Sub-total Functional Facilities	183	21	4	3,457	50	51	3,557
Storage	42	150	-	384	-	-	384
Circ./Walls/Waste/Mech.	162	102	-	1,453	-	-	1,453
Total Skier Service Space	387	272	4	5,293	50	51	5,394
SPRC Gross Building Area	387	479	4	5,790			
Non Skier Service Uses	-	207	-	497			

In addition to the skier service space provided by Sun Peaks, two other shops within the village (Jardines and McSporties) offer ski and snowboard equipment rentals. These two shops provide an additional 156 square metres of rental equipment space. Many of the village restaurants and fast food outlets are open and serve skiers during the lunch period, because of the proximity of the village and the ski slopes. The total floor space dedicated to food and beverage outlets in the village that are open during the lunch hour period is 1,804 m². When the village equipment rental space and food and beverage outlets are included, the total skier service space at Sun Peaks Resort is 7,346 square metres, as shown in Table II.22.

TABLE II.22
SUN PEAKS RESORT
SKIER SERVICE SPACE INVENTORY
INCLUDING OTHER RENTAL OPERATORS
AND FOOD & BEVERAGE OUTLETS OPEN FOR LUNCH

	TOTAL SPRC Used	Jardines m²	McSporties m²	Village F&B m²	Total Skier Service
Staging Facilities					
Ticket Sales	35	-	-		35
Public Lockers	176	-	-		176
Equipment Rental & Repair	400	116	40		557
Ski School/Guest Services	169	-	-		169
Day Care	339	-	-		339
Sub-total Staging Facilities	1,119	116	40		1,276
Commercial Facilities					
Food & Beverage Seating	812	-	-	1,796	2,608
Kitchen & Scramble	513	-	-		513
Rest Rooms	227	-	-		227
Accessory Retail Sales	81	-	-		81
Sub-total Commercial Facilities	1,633	-	-	1,796	3,429
Operational Facilities					
First Aid & Ski Patrol	115	-	-		115
Administration	395	-	-		395
Employee Lockers	296	-	-		296
Sub-total Operational Facilities	805	-	-		805
Sub-total Functional Facilities	3,557	116	40	1,796	5,510
Storage	384	-	-		384
Circ./Walls/Waste/Mech.	1,453	-	-		1,453
Total Skier Service Space	5,394	116	40	1,796	7,346

Note: Village F&B Seating reflects the entire leased premises for F&B including Kitchen and Scramble space.



Village Day Lodge



Sunburst Lodge

Skier Service Space Analysis

Table II.23 lists Ecosign's planning standards for the amount of skier service space recommended per skier for each of the 15 basic skier service functions at a day skier area and a destination resort and also shows the average of these two standards. These standards have been developed over several years and incorporate data from destination resorts in Europe, North America and Asia, and are used as a benchmark to evaluate the existing services at a resort. It should be noted that these planning standards are average requirements. Each ski resort caters to a unique market and adjustments to the standards may be required to meet demand on specific services.

**TABLE II.23
SUN PEAKS RESORT
SKIER SERVICE FLOOR AREA STANDARDS**

Guest Service Function	Square Metres Per Skier		
	Ski Area	Average	Resort Area
Staging Facilities			
Ticket Sales	0.009	0.012	0.014
Public Lockers	0.065	0.088	0.111
Equipment & Repair	0.074	0.084	0.093
Guest Services/Ski School	0.023	0.035	0.046
Children's Programs	0.033	0.039	0.046
Commercial Facilities			
Food Service Seating	0.300	0.336	0.372
Kitchen & Scramble	0.150	0.168	0.186
Restrooms	0.075	0.084	0.093
Accessory/Retail Sales	0.037	0.053	0.070
Operational Facilities			
Administration	0.056	0.074	0.093
Employee Facilities	0.028	0.037	0.046
First Aid & Ski Patrol	0.023	0.028	0.033
Subtotal all Facilities	0.873	1.038	1.203
Storage @ 10%	0.087	0.104	0.120
Circ./Walls/Waste/Mech. @ 15%	0.131	0.156	0.180
Total Gross Floor Area (m²)	1.092	1.298	1.504

Table II.24, the Existing Skier Service Floorspace Analysis, compares the existing skier service space at Sun Peaks with Ecosign's planning standards for destination resorts. This analysis has been carried out assuming a design day of 4,893 skiers, which represents the average of the top 10 busiest days recorded during the 2004/05 ski season. A design day representing the average of the top 10 days is used to evaluate the facilities, as it is not practical to build the skier floor area facilities to the peak day level that may only be achieved once or twice per season. The design day of 4,893 skiers was exceeded only 4 times during the 2004/05 ski

season. On these days, the skier service facilities would seem somewhat overcrowded.

As listed in Table II.24, Sun Peaks Resort presently provides approximately 60 percent of the recommended functional space for a destination ski area, based on Ecosign's standards. This table indicates shortages in most of the 15 skier service categories. Two areas that have adequate supply appear to be employee lockers and children's facilities. It should be noted that these standards are just averages and each resort has specific requirements that are unique to themselves. For example, Sun Peaks appears to be short of ticket sales space. However, because the destination component utilizes multi-day tickets or receives their tickets from the hotel front desks and the relatively high number of season pass holders, ticket sales floor area is actually not in short supply at Sun Peaks. Additionally, because Sun Peaks is recognized as a family area, the children's area may not necessarily be large enough, even though the analysis indicates that Sun Peaks has more than enough children's space.

TABLE II.24
EXISTING SKIER SERVICE FLOORSPEACE ANALYSIS
SPACE USED BY SPRC

Skier Carrying Capacity = 6,930 Skiers
Design Day = 4,893 Skiers (Average of 2004/05 Top 10)
Peak Day 2004/05 6,240 Skiers

Skier Service Function	Existing Area Used by SPRC		ECOSIGN STANDARDS				Theo. Skiers Served by SPRC Space
	Floor Space m ²	m ² per skier	Theo. m ² per skier	Theo. Req'd Space m ²	+/- Req'd Space m ²	% of Ecosign Stds.	
Staging Facilities							
Ticket Sales	35	0.007	0.014	68	(33)	51%	2,519
Public Lockers	176	0.036	0.111	545	(369)	32%	1,581
Equipment Rental & Repair	400	0.082	0.093	455	(54)	88%	4,308
Ski School/Guest Services	169	0.034	0.046	227	(59)	74%	3,629
Children's Programs	339	0.069	0.046	227	112	149%	7,302
Sub-total Staging	1,119	0.229	0.311	1,523	(404)	73%	3,596
Commercial Facilities							
Food & Beverage Seating	812	0.166	0.372	1,818	(1,006)	45%	2,185
Kitchen & Scramble	513	0.105	0.186	909	(396)	56%	2,761
Rest Rooms	227	0.046	0.093	455	(228)	50%	2,443
Accessory Retail Sales	81	0.017	0.070	341	(260)	24%	1,167
Sub-total Commercial	1,633	0.334	0.720	3,523	(1,890)	46%	2,269
Operational Facilities							
First Aid & Ski Patrol	115	0.023	0.033	159	(45)	72%	3,521
Administration	395	0.081	0.093	455	(60)	87%	4,249
Employee Lockers	296	0.060	0.046	227	68	130%	6,362
Sub-total Operational	805	0.164	0.172	841	(36)	96%	4,682
Net Total Functional Facilities	3,557	0.727	1.203	5,887	(2,329)	60%	2,957
Storage	384	0.078	0.120	589	(205)	65%	3,189
Circ./Walls/Waste/Mech.	1,453	0.297	0.180	883	570	165%	8,051
Total Gross Floor Area	5,394	1.102	1.504	7,358	(1,965)	73%	3,587

The rental space that is owned and/or operated by Sun Peaks appears to be under-sized for the 2004/05 skier carrying capacity. However, there are two other ski rental operators in the Sun Peaks Village. The impact of this additional rental space is listed in Table II.25. When this space is included in the calculation, there appears to be a surplus of rental space. Normally, when skiers arrive at a resort they go to the rental shop that is in the daylodge which directly intercepts skiers arriving from the day skier parking lots. Therefore, the rental shops in the Village are unlikely to cater to the day skier. The Village Daylodge rental shop runs out of certain sizes and selection of equipment on peak days.

Table II.25 also indicates the impact of the village Food and Beverage outlets on the overall supply of skier service space at Sun Peaks Resort. Since it is very easy to ski into the village, many skiers choose to have lunch in one of the food and beverage outlets in the village. When these outlets are included in the analysis, there appears to be sufficient food services at the resort to meet the demands on the 2004/05 Design Day.

TABLE II.25
SKIER SERVICE FLOORSERVICE ANALYSIS
INCLUDING OTHER RENTAL OPERATORS
AND FOOD & BEVERAGE OUTLETS OPEN FOR LUNCH

Skier Carrying Capacity = 6,930 Skiers
Design Day = 4,893 Skiers (Average of 2004/05 Top 10)
Peak Day 2004/05 6,240 Skiers

Skier Service Function	Existing Area Other Village		ECOSIGN STANDARDS				Theo. Skiers Served Incl. Village
	Floor Space m ²	m ² per skier	Theo. m ² per skier	Theo. Req'd Space m ²	+/- Req'd Space m ²	% of Ecosign Stds.	
Staging Facilities							
Ticket Sales	35	0.007	0.014	68	(33)	51%	2,519
Public Lockers	176	0.036	0.111	545	(369)	32%	1,581
Equipment Rental & Repair	557	0.114	0.093	455	102	122%	5,993
Ski School/Guest Services	169	0.034	0.046	227	(59)	74%	3,629
Children's Programs	339	0.069	0.046	227	112	149%	7,302
Sub-total Staging	1,276	0.261	0.311	1,523	(247)	84%	4,099
Commercial Facilities							
Food & Beverage Seating	2,608	0.533	0.372	1,818	790	143%	7,018
Kitchen & Scramble	513	0.105	0.186	909	(396)	56%	2,761
Rest Rooms	227	0.046	0.093	455	(228)	50%	2,443
Accessory Retail Sales	81	0.017	0.070	341	(260)	24%	1,167
Sub-total Commercial	3,429	0.701	0.720	3,523	(94)	97%	4,763
Operational Facilities							
First Aid & Ski Patrol	115	0.023	0.033	159	(45)	72%	3,521
Administration	395	0.081	0.093	455	(60)	87%	4,249
Employee Lockers	296	0.060	0.046	227	68	130%	6,362
Sub-total Operational	805	0.164	0.172	841	(36)	96%	4,682
Net Total Functional Facilities	5,510	1.126	1.203	5,887	(377)	94%	4,580
Storage	384	0.078	0.120	589	(205)	65%	3,189
Circ./Walls/Waste/Mech.	1,453	0.297	0.180	883	570	165%	8,051
Total Gross Floor Area	7,346	1.501	1.504	7,358	(12)	100%	4,885

**SUN PEAKS
SERVICE FUNCTION CAPACITIES
SUN PEAKS RESORT CORPORATION BUILDINGS ONLY**

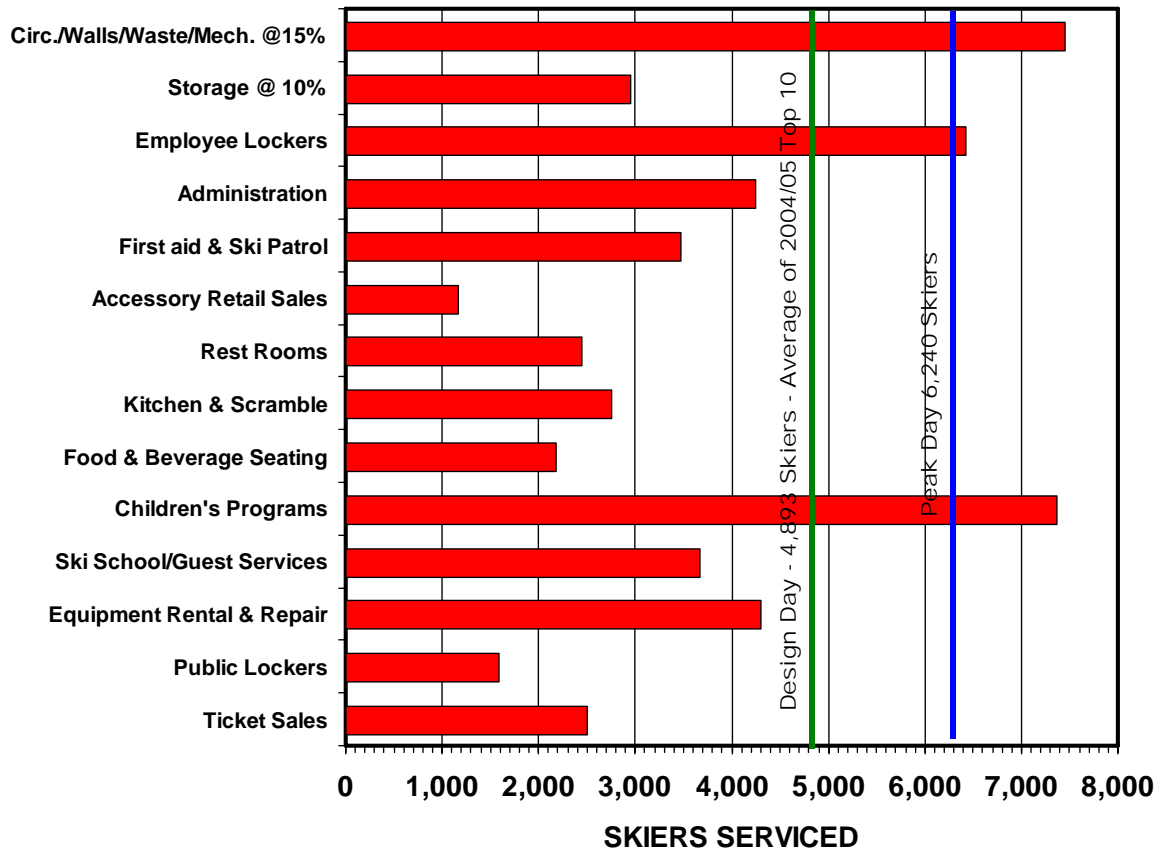


PLATE II.11

Food Service Seating

Sun Peaks Resort currently offers a variety of food service facilities that are open to skiers, ranging from brown bag areas in Bento's to full service restaurants in the Village. An inventory of the food service seating at Sun Peaks is presented in Table II.26. The Resort Corporation operates food and beverage outlets in the Village Daylodge, Bento's and on the mountain at the Sunburst Lodge. These outlets contain 605 indoor seats and 219 outdoor seats. There are thirteen other food and beverage outlets operating within the Village at Sun Peaks. These outlets contain a total of 694 indoor seats and 417 outdoor seats. Of the thirteen village restaurants, ten are open during the lunch hour period. Therefore there are a total of 1,135 indoor and 608 outdoor seats available during the lunch hour period.

**TABLE II.26
SUN PEAKS RESORT
EXISTING RESTAURANT/BAR SEAT INVENTORY**

Restaurant/Bar	Seats			Est. Turns per Seat		Guests Served		
	Indoor	Outdoor	Total	Indoor	Outdoor	Indoor	Outdoor	Total
Masa's	156	150	306	3.0	2.0	468	300	768
Café Soleil	2	9		100		200	-	200
Bento's	346	-	346	3.0		1,038	-	1,038
Burfield Daylodge		-	-			-	-	-
Sunburst Mountain Lodge	101	60	161	3.0	2.0	303	120	423
Sub-total SPRC	605	219	813			2,009	420	2,429
Sundance Lodge								
Bottom's Bar and Grill	72	65	137	2.0	1.5	144	98	242
Bolaccio Caffe	7		7	5.0		35	-	35
Hearthstone Lodge								
Baggio's Ristorante	70	40	110	2.0	1.5	140	60	200
Bagg's Sweet	15	8	23	5.0	4.0	75	32	107
Mountain High Pizza	16	4	20	5.0	4.0	80	16	96
Silver Spoon Soup Bar	4	2	6	5.0	4.0	20	8	28
Servus 1.	32	12	44			-	-	-
Sun Peaks Lodge								
The Steakhouse 1.	72		72			-	-	-
Heffley Inn								
Toro's	45	18	63	2.0	1.5	90	27	117
Delta Sun Peaks Resort								
Mantles Bar and Grill	195	146	341	2.5	2.0	488	292	780
Nancy Greene Cahilty Lodge								
Macker's Bistro & Bar	88	100	188	2.5	2.0	220	200	420
Fireside Lodge								
Powder Hounds 1.	60	16	76			-	-	-
Vertical Juice & Smoothie	18	6	24	5.0	4.0	90	24	114
Sub-total Others	530	389	919			1,382	757	2,139
Total	1,135	608	1,732			3,391	1,177	4,568

Notes: 1. Not included in total seat count.

In general, the capacity of food service space at ski areas is calculated assuming a turnover of between 2 and 4 guests per seat during the lunch hour rush. The number of turns achieved is dependent on the type of establishment, the type of service provided and the duration of the lunch hour period. Each of the food and beverage outlets at Sun Peaks has been assigned a theoretical turnover rate as shown in Table II.26. Using these assumptions, the indoor seats operated by Sun Peaks can service approximately 2,009 skiers and the Village indoor seats can service another 1,382 skiers for a total lunch time food service capacity of 3,391 skiers. While there are a considerable number of outdoor seats at the resort, during the peak holiday periods of Christmas and President's Week, the weather is generally too cold to eat outside. The outdoor seating typically gets used in the spring and can provide service to approximately 1,180 skiers, as shown in Table II.26. Our analysis indicates a

shortage of food service seating spaces to service the design day during cold weather. However, since most of the accommodation at Sun Peaks is ski-in/ski-out and equipped with kitchens, skiers do have the option of returning to their condominiums for lunch.

.13 Commercial Floorspace Inventory

An inventory of the existing commercial floorspace was completed for this Master Plan update in the fall of 2005 and reflects all commercial space that is available for the 2005/06 ski season. Since 1994, third party developers have constructed substantial commercial space on the ground floor of the Village hotel buildings. In addition, commercial space is provided in temporary buildings at the resort, such as the Real Estate Office. The food service outlets that are open during the lunch hour period were included in the Skier Service Floorspace Inventory and Analysis. Similarly, Masa's and the retail shop in the Village Daylodge have been included in the Commercial Floorspace Inventory, as these outlets are open in the evenings to cater to overnight guests at the resort. The Commercial Floorspace Inventory is summarized in Table II.27. There is currently 1.74 m² of commercial floorspace per overnight guest based on the projected 3,877 overnight guests that can be accommodated in the existing bed base.



MackDaddy's Night Club

TABLE II. 27
SUN PEAKS RESORT
COMMERCIAL FLOORSPACE INVENTORY

	Retail m²	Restaurant Bar m²	Office m²	Public Recreation m²	Conference m²	Building Total m²
Burfield Lodge - SPUCL	-	-	255	-	-	255
Burfield Warehouse	95	-	30	-	-	125
Village Day Lodge -TSP	81	308	84	-	-	472
Sundance Lodge	301	329	-	-	-	630
Hearthstone Lodge	223	389	-	-	143	755
Stumböck's Sun Peaks Lodge	68	550	-	26	-	644
Heffley Inn	19	113	-	-	-	132
Delta Sun Peaks	355	1,120	-	-	1,487	2,962
Nancy Greene's Cahilty Lodge	31	276	-	-	60	368
Fireside Lodge	234	180	46	-	-	460
Real Estate Trailers	-	-	169	-	-	169
Sports Centre	-	-	-	227	-	227
Total Space	1,407	3,265	584	253	1,690	7,200
Number of Overnight Guests for Typical Peak Period in 2005 Accommodation Bed Base						4,115
<i>Space per Overnight Guest</i>	<i>0.34</i>	<i>0.79</i>	<i>0.14</i>	<i>0.06</i>	<i>0.41</i>	<i>1.75</i>

Office - excludes front desk or hotel administration office space

Recreation - excludes hotel use facilities



Sun Peaks Retail Outlet

A large conference facility has been constructed as part of the Delta Sun Peaks Resort. This facility includes a ballroom that can accommodate a reception of 500 people, a large pre-function area, 6 other meeting rooms and a full banquet kitchen. Two of the other hotels also provide conference rooms. Public indoor recreation space is provided at the Sun Peaks Sports Centre, which has a common room and change facilities for the outdoor pool and hot tubs. A private spa is operating in the Sun Peaks Lodge. The Delta Hotel includes exercise facilities and a large outdoor pool for the use of hotel guests which has not been included in the commercial floorspace inventory.



Delta Sun Peaks Ballroom

.14 Ski Area Facilities Balance

The previous sections presented an inventory of the existing facilities related to operation of the ski area at Sun Peaks Resort and analyzed the daily capacity of the following operational elements; lifts, trails, grooming equipment, built space, restaurant seats and the base area staging capacity.

We have prepared a graphic representation of the overall balance of the ski area at Sun Peaks, as illustrated in Plate II.12. The area facilities balance graph illustrates that trail capacity at Sun Peaks far exceeds the capacity of the other operational elements. The trail capacity at Sun Peaks is almost double the lift carrying capacity of 6,930 skiers per day. This excess in trail capacity ensures a high quality, uncrowded experience for guests on the slopes. Although, the grooming fleet at Sun Peaks currently has capacity to service terrain for about 8,163 skiers per day, during times of new snowfall or when snowmaking is taking place, the current grooming fleet would be insufficient to provide adequate grooming service to the large terrain area and additional machines may be required.

SUN PEAKS RESORT AREA FACILITIES BALANCE

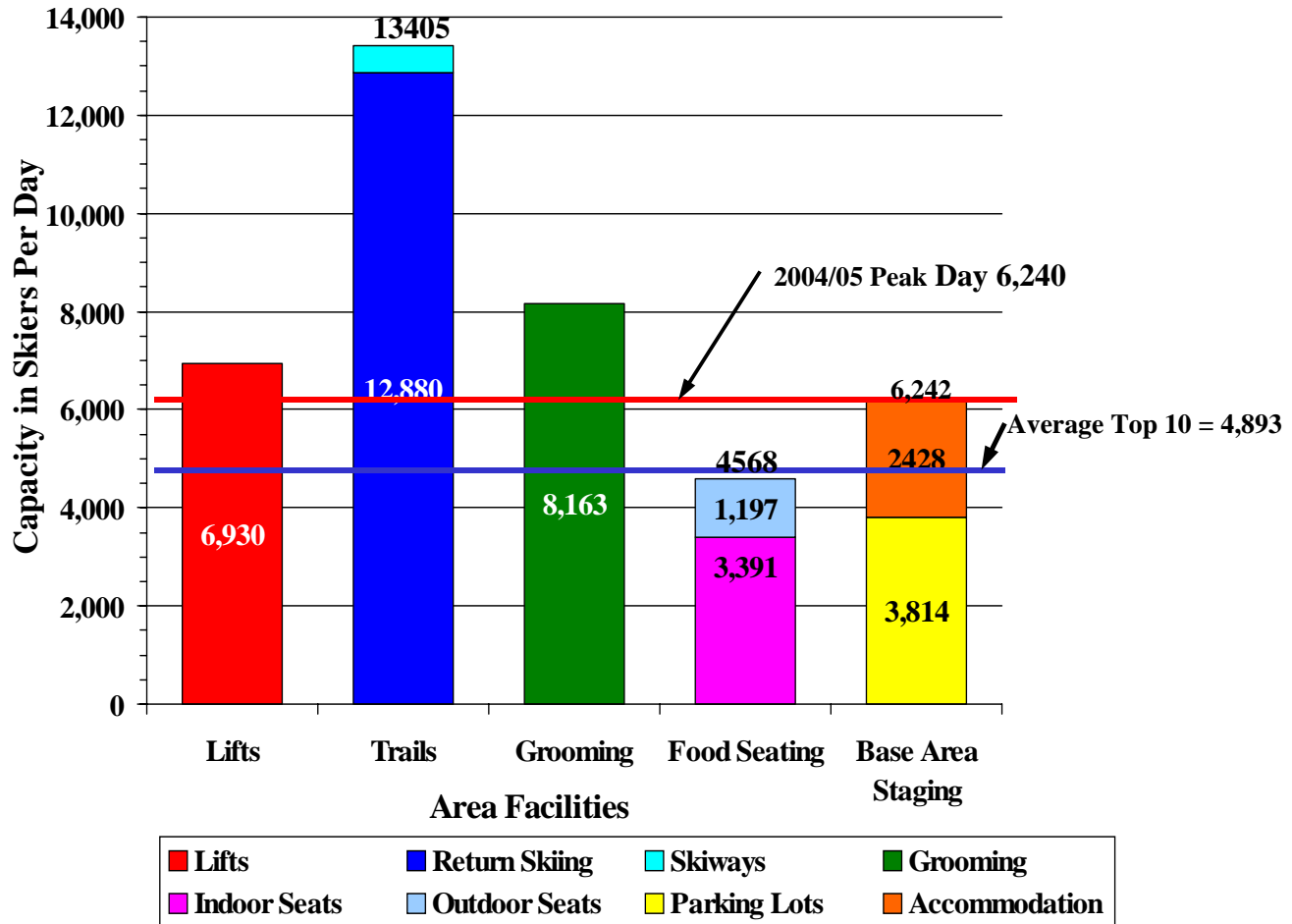


PLATE II.12

If all the skier service space at Sun Peaks Resort, including that provided by private operators in the Village, was allocated at the recommended per skier floorspace ratio, it would be able to accommodate almost 4,900 skiers per day. Since the average of the top ten busiest days in the 2004/05 season was 4,893 skiers, the level of space provided is adequate for current business levels, however overcrowding will be apparent on 4 to 6 days per season. Additional retail and food service space will be required as business levels increase.

Currently the overnight accommodation at Sun Peaks Resort, within walking distance of the lifts, has the potential to generate supply approximately 2,428 skiers per day during the typical peak periods. The existing parking lots can accommodate another 3,814 skiers, bringing the base area staging capacity to 6,242 skiers. All of the facilities, with the exception of built space and indoor restaurant seating exceed the average of the top ten busiest days in the 2004/05 season.

.15 Independent Recreation Facilities

Over the past twelve years, Sun Peaks Resort has been transformed from a day ski area into an attractive four-season, destination mountain resort. In addition to the improvements to the ski area, the resort has constructed a variety of other recreational facilities including:

- 18-hole golf course
- Two tennis courts
- Outdoor swimming pool and sports centre
- Mountain bike park
- Outdoor skating rink
- Tubing park
- 8-kilometer valley trail network
- Mountain biking trail network
- Cross country ski trail network
- Hiking trail network
- Stable
- McGillivray Lake Warming Hut and Dock Facility

A number of operators have joined with Sun Peaks Resort Corporation to offer a wide range of recreational activities including:

Winter

- Cross-Country Skiing
- Telemark Skiing and Touring
- Paragliding
- Ice Skating
- Snowshoeing
- Horse Sleigh Rides
- Dog Sled Rides
- Guided Snowmobile Tours
- Children's Mini Z Snowmobiles
- Bungee Trampoline Rides
- Sledding, Snowplay and Tubing
- Sightseeing Lift Rides
- Canoe Rentals
- Scenic 'Top of the World' Hummer Tours
- Wildfire Hummer and Van Tours
- Fishing Trip Guiding
- All Terrain Vehicle Tours
- Paintball Excursions
- Voyageur Canoe Tours
- Hiking Tours
- Mountain Biking
- Boating and Fishing on McGillivray Lake
- Mountain-top Restaurant and Sightseeing

Summer

- Golf
- Guided Horseback Rides
- Swimming in pool and McGillivray Lake
- Tennis



Sun Peaks Golf Course

.16 Summary

It is Ecosign's opinion that the information collected in this Inventory section indicates Sun Peaks Resort can now be classified as a Type D Destination Resort under the 1980 Guidelines and Background Information for the Interpretation of the Ski Area Policy. These are the guidelines that were in effect when the Development Agreement between the Province and Sun Peaks Resort Corporation was signed in 1993.

The ski area has a lift carrying capacity of almost 7,000 skiers provided on 5 chairlifts, one t-bar, 2 platters and 2 moving carpets. The available vertical drop is approximately 990 meters and the existing developed trail area, including glades and skiways, is 581 hectares. The resort has an accommodation bed base of over 5,400 bed units in 1,440 dwelling units. More than 50 percent of the existing bed base is public accommodation. Public access to units zoned for tourist accommodation that are privately owned is protected through covenants on title that require the units to be available for nightly rental to tourists. The Village at Sun Peaks provides a good selection of restaurants, bars and retail facilities, as well as a large conference facility in the Delta Sun Peaks. Year-round recreational facilities to appeal to a wide range of user groups have been constructed. The Canada Ski Council 2004/05 National Demographic and Opinion Survey indicates that over 80 percent of those surveyed at Sun Peaks Resort were overnight visitors and that of over 60 percent of those surveyed were at Sun Peaks for a visit of 5 days or longer.

III. MARKET

.1 Classification of Winter Sport Sites

Ecosign utilizes a system of classification and inventory to document and predict present utilization of and demand for winter sports recreational areas. We realize that it is necessary to provide a variety of sites to accommodate an equal variety of winter sport activities and participants. This is a valid exercise since proper classification can reasonably determine whereby winter sports sites are either competitive or complimentary with one another.



Winter sports areas generally fall into one of the following classifications:

- a) Community Facility
- b) Regional Facility
- c) Regional/Destination Facility
- d) Destination Facility

The following section is a list of site development characteristics common to each of the above classifications.

a) Community Facility

An area that has 150 meters or less vertical drop and a ski trail area of less than 40 hectares. Rope tow, handle lifts or small T-bars are the normal lift services that cater mainly to the local population.

b) Regional Facility

An area with approximately 600 meters vertical drop, ski trail area of less than 80 hectares and trails serviced by rope tows, handle lifts, T-bars and chairlifts. Located where competitive areas have fewer facilities thereby making this facility attractive to nearby communities. This type of area could have a weekend accommodation demand, but would not have any significant ski vacation package business. Mid-week skiers would be local or regional visitors.

c) Regional/Destination Facility

An area which has 600 meters or more vertical drop, three or more chairlifts and a total skiable area of more than 80 hectares. These areas have sufficient facilities, both on and off the mountain, to make the area attractive to vacation or mid-week skiers. The majority of visitors on ski week packages would arrive by automobile within a 5-hour distance.

d) Destination Facility

An area which has more than 900 meters of vertical drop, more than five chairs or aerial lifts, as well as a good selection of restaurants, bars and entertainment facilities. Ski trail area is 160 hectares. These areas possess unique ski features and other year-round recreational activities that bring visitors from distant markets looking for an “all around” vacation area. Air travel would provide access for a sizable portion of the destination ski market.

It is Ecosign’s opinion that Sun Peaks Resort has quickly achieved full Destination resort status.

.2 Existing Competition

A local market is defined as the area within a 2-hour drive of the ski area. Within the Sun Peaks local market there is one other operating ski area, Harper Mountain, which operates primarily for the local community. This facility operates one triple chairlift and two surface lifts.

The regional market (within approximately a 5-hour drive) encompasses a large area of the province, as well as the northern portion of Washington State. Within the Regional market, there are currently 13 skiing operations. Competitive ski areas in the Regional market offer a wide variety of facilities and include major Regional/Destination and Destination resorts. Figure 10 illustrates the location of the local and regional competitive Market Areas.

Sun Peaks Resort's strategic location in the interior Okanagan region, as well as its relatively easy access, provides a strong competitive market position among the other resort areas, as well as those areas in the southeast corner of British Columbia and Alberta.

Table III.1 lists the operating ski areas within the region. For comparison purposes, we have included information such as vertical drop, hourly capacity, number of lifts, difficulty of terrain and ticket prices.

Plates III.1 and III.2 graphically illustrate the vertical drop and hourly capacity comparisons. It should be noted that Mount Mackenzie is currently under construction. The new facility will ultimately have the greatest vertical drop in North America (2,325 meters).

**TABLE III.1
SUN PEAKS
COMPETITIVE WINTER RESORT AREAS**

	Sun Peaks	Harper Mountain	Apex	Silver Star	Big White	Manning Park	Mount Mackenzie	Kicking Horse	Hemlock Valley	Grouse Mountain	Mount Seymour	Cypress Mountain	Whistler Mountain	Blackcomb Mountain	Mount Baker, USA
SKI AREA															
NEAREST CITY	Kamloops	Kamloops	Penticton	Vernon	Kelowna	Hope	Revelstoke	Golden	Mission/Agassiz	Vancouver	Vancouver	Vancouver	Vancouver	Vancouver	Bellingham
TOP ELEVATION (m)	2,080	1,524	2,210	1,915	2,319	1,790	1,067	2,450	1,371	1,250	1,403	1,432	2,182	2,284	1,540
BOTTOM ELEVATION (m)	1,199	1,219	1,661	1,155	1,508	1,353	473	1,190	975	880	1,006	910	652	675	1,080
VERTICAL (m)	881	305	549	760	777	437	594	1,260	396	384	397	522	1,530	1,609	455
SKIABLE HECTARES	681	299	450	1,240	1,147	74		1,053	121	300	243	600	1,925	1,382	
LONGEST RUN (km)	8	4	5	8	7	2	3	10	2		2	4	11	11	3
NUMBER OF LIFTS	12	4	4	9	13	4		5		5	5	5	16	17	8
Gondola/ Aerial Tram					1			1		1			2	1	
Chairs															
Detachable	3qd		1qd	2qd 1sp	4qd					1 qd		1qd	6qd	6qd	
Quad	1			1	1			2				2			4
Triple	1	1	1		1				1				2	3	
Double				1	3	2		1	2		3	2	1		2
T-Bar	1	2	1	2	1	1		1		2			2	2	
Platter	2		1		1								1	1	
Carpet/HT/RT	4	1		2	1	1			1	1	1	1	2	4	2
HOURLY CAPACITY	11,000	2,700	3,494	13,000	25,400	4,171		3,000	4,000	5,500	5,318	5,800	29,895	29,112	12,000
SKI TERRAIN BALANCE															
% Beginner	10%	25%	16%	20%	18%	30%	50%	20%	20%	30%	40%	23%			31%
% Intermediate	58%	50%	48%	50%	54%	40%	50%	20%	60%	50%	40%	37%			45%
% Advanced	32%	25%	36%	30%	28%	30%	30%	60%	20%	20%	20%	40%			24%
NIGHT SKIING (ha)	16	Y	Y	Y	94	N	Y	N	Y	Y	Y	Y	N	Y	N
AREA TYPE	D	R	R/D	R/D	R/D	R	R	R	R	R	R	R	D	D	R
2005/06 ADULT TICKET PRICE	\$ 57.00	\$ 33.00	\$ 53.00	\$ 64.00	\$ 64.00	\$ 38.00		\$ 59.00	\$ 40.00	\$ 42.00	\$ 38.00	\$ 42.06	\$ 75.00	\$ 75.00	\$37.64 US

Source: Ski Area Brochures, The White Book of Skiing, Canada West Ski Areas Association, Ski Area Management Magazine

**SUN PEAKS RESORT
VERTICAL DROP COMPARISON**

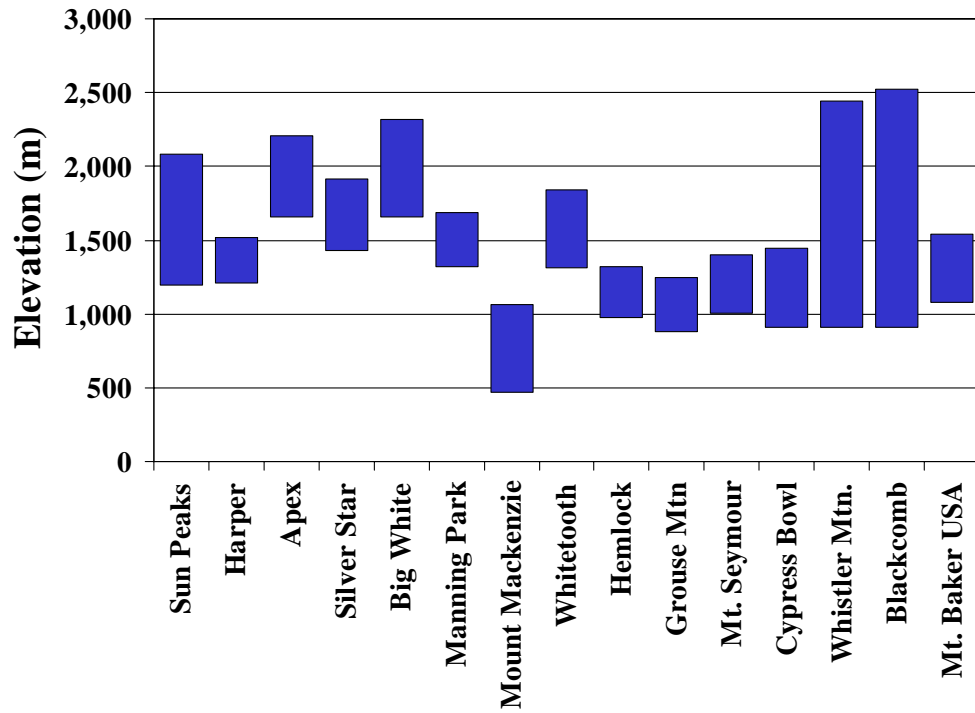


PLATE III.1

**SUN PEAKS RESORT
HOURLY CAPACITY COMPARISON**

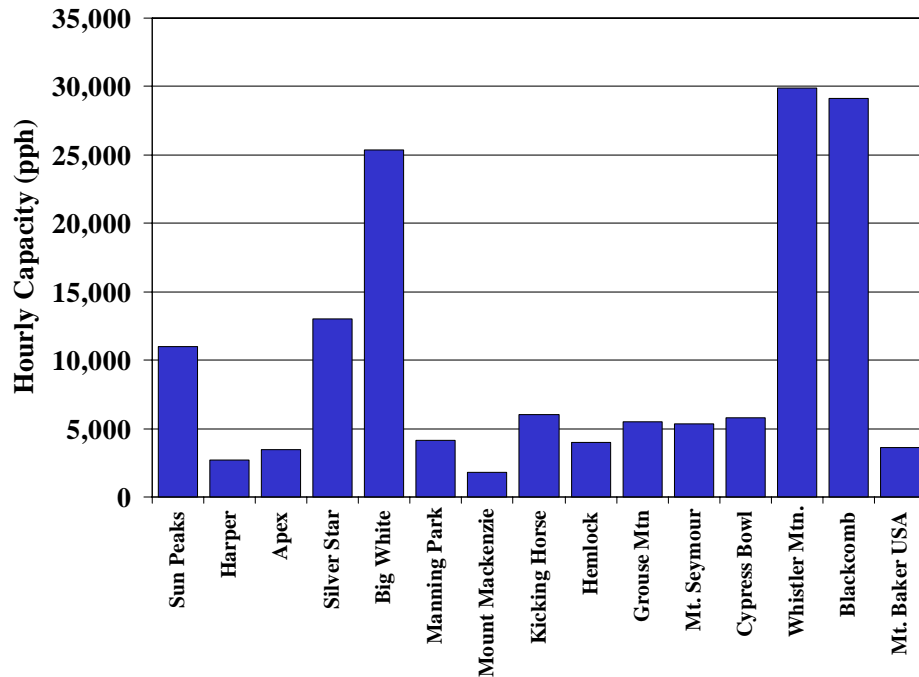


PLATE III.2

.3 Population Centres

The existing and potential market base for any commercial skiing operation is heavily dependent on the size and proximity of local, regional, national and international population centres.

The number of times that active skiers and snowboarders will participate in their chosen activity each year is partly dependent on the distance and travel time to the area. Ease of transportation and cost are also factors that affect levels of participation and visitation.

In order to determine the existing and potential market base for Sun Peaks, we have analyzed population data to establish current trends and future projections for areas within the local and regional markets.

Approximately 35 percent of the skier visits at Sun Peaks are derived from the local market population in the city of Kamloops and surrounding area. The city of Kamloops recorded a 1.2 percent growth in population between 1996 and 2001, from 76,394 to 77,281 people.

Between 1996 and 2001, the total population of British Columbia grew at a rate of 4.9 percent from 3,724.5 million people to 3,907.7. Table III.2 lists the population projections for those areas within the local and regional market of Sun Peaks Resort.

**TABLE III.2
POPULATION CENTRES**

	Local Market			Regional Market		
British Columbia (by Regional District)	2006*	2010*	2015*	2006*	2010*	2015*
Thompson-Nicola	129,656	134,067	139,461			
Columbia-Shuswap	15,457	16,118	17,001	37,842	39,463	41,624
North Okanagan	80,246	83,832	89,087			
Central Okanagan				167,921	179,695	195,747
Squamish-Lillooet				38,340	42,610	48,571
Okanagan-Similkameen				83,086	85,966	90,672
Cariboo				70,738	72,716	74,691
Fraser Valley				270,051	292,014	323,194
Greater Vancouver				2,177,215	2,283,942	2,437,458
Total	225,359	234,017	245,549	2,845,193	2,996,406	3,211,957
Compound Growth Rate		1.3%	1.2%		1.7%	1.8%

Source: Stats Canada

*Population Projections

P.E.O.P.L.E. 30

As shown in Table III.2, the Thompson-Nicola Regional District experienced a population growth of 0.4 percent from 118,801 in 1996 to 119,222 in 2001. An increase of 8.2 percent occurred in the Central Okanagan Regional District. The Regional markets of the Fraser Valley and Greater Vancouver also recorded increases of between 6.8 and 8.5 percent respectively. The Squamish-Lillooet Regional District showed the highest increase in population between 1996 and 2001 of 12.3 percent, with the population rising to just over 33,000 from 29,401.

.4 Access

Access is a primary consideration in the overall attractiveness of year-round resort development. Both private and public modes of transportation have been assessed to identify market constraints and/or potentials or gaps in existing public delivery systems. The private auto has been, and will likely continue to be, the primary mode of travel for resort visitors within the local and regional markets.

In establishing the regional and/or local market base, it is necessary to consider the distance and estimated travel times from major population centres to the mountain resort area. Table III.3 lists the distance and approximate driving times from population centres within the local and regional markets. Total trip times are approximate and will vary, due to the range in posted speed limits, changing winter driving conditions and rest stops en route.

**TABLE III.3
DRIVING TIME TO MAJOR POPULATION CENTRES**

Population Centre	Distance (km)	Drive Time @ 90 km/hr.	Drive Time @ 80 km/hr.
Kamloops	55	0.6	0.7
Cache Creek	84	0.9	1.1
Salmon Arm	108	1.2	1.4
Kelowna	163	1.8	2.0
Hope	205	2.3	2.6
Vancouver	355	3.9	4.4
Jasper, Alberta	439	4.9	5.5
Seattle, Washington	464	5.2	5.8
Whistler*	356	4.0	4.5
Banff, Alberta	492	5.5	6.2
Prince George	525	5.8	6.6
Calgary, Alberta	620	6.9	7.8

Note: Maximum Speed Limit on Coquihalla Highway = 110 km/hr

Maximum Speed Limit on Tod Mountain Road = 80 km/hr

** Via Duffy Lake Road*

Air access to Sun Peaks is provided through two airport gateways, the Kamloops Airport and the Kelowna International Airport. Air Canada, Central Mountain Air and Horizon/Alaska Air provide daily air service to the Kamloops Airport from Vancouver, Calgary and Seattle, Washington. Sun Star Shuttle operates a shuttle bus service between the Kamloops Airport and the resort, which dovetails with the airlines' schedules. The Kelowna International Airport has daily non stop service by both Air Canada and West Jet from Victoria, Vancouver, Calgary, Edmonton, Seattle and Toronto, as well as connecting flights to all of North America. A shuttle service to and from the Kelowna airport operates during the ski season. Shuttle services also operate between Sun Peaks and other B.C. ski resorts such as Whistler, Silver Star and Big White.

Proposed Eastern Access Road

It has long been proposed by the local Chase Chamber of Commerce and the Whispering Pine First Nations Band, that a two-lane, all-weather road be completed from the Trans Canada Highway (#1) to Sun Peaks Resort. This 35-kilometre upgrade of an existing forestry road would connect Sun Peaks Resort to the Trans Canada Highway east of Kamloops and bring the towns of Chase, Salmon Arm, Sicamous and other points within the local market area to Sun Peaks Resort without the need to travel via Kamloops. This proposed route would reduce the travel time to Sun Peaks by approximately one hour.

This proposed road would have a beneficial impact on the local market for Sun Peaks Resort by expanding the current local market area to include the Okanagan region to the south. The regional market potential to the east in British Columbia would expand to include Golden and a portion of the Trans Canada Highway to Lake Louise, Alberta. Other Alberta destination visitors would also benefit, as there would be a similar one-hour reduction in the travel time to Sun Peaks Resort for all visitors traveling along the Trans Canada Highway from the east.

It has been estimated that the tour bus traffic along the Trans Canada Highway between Alberta and Vancouver is in the order of 15,000 buses per year. The Trans Canada Highway is also an extremely popular route for tourists driving their own vehicles. In the summer, the City of Kamloops often does not have the capacity to accommodate all the overnight visitors who require an overnight stop along the route. The proposed connection from the Trans Canada Highway to Sun Peaks would make it very convenient for travellers along this route to overnight at Sun Peaks Resort.

.5 Historic Visitation

Table III.4 and Plate III.3 summarize the skier visitation at Sun Peaks Resort during the past 21 seasons of operation. As illustrated, the annual visitation at Sun Peaks has fluctuated between a low of approximately 53,000 in 1990/91, and the record high of over 303,300 recorded during the 2003/04 season. Annual skier visits at Sun Peaks have increased by 438 percent since April 1992, when the area was purchased by Nippon Cable. This is a growth rate of 13 percent annually. The dramatic increase in skier visitation can be attributed to the improvements in the on-hill facilities, as well as the construction of both public and private overnight accommodation units at the base of the mountain.

**TABLE III.4
SUN PEAKS
HISTORICAL SKIER VISITS**

Season Ending	Skier Visits	% Change	Length of Season	Visits/Day	% Change	SCC	Seasonal Capacity	Seasonal Utilization
1985	71,966							
1986	62,573	-13.1%						
1987	72,500	15.9%						
1988	85,329	17.7%						
1989	67,000	-21.5%						
1990	60,528	-9.7%						
1991	53,400	-11.8%						
1992	62,520	17.1%						
1993	69,201	10.7%	138	501		2,390	329,820	21.0%
1994	88,367	27.7%	126	701	39.9%	4,190	527,940	16.7%
1995	112,560	27.4%	149	755	7.7%	4,190	624,310	18.0%
1996	122,722	9.0%	136	902	19.4%	4,730	643,280	19.1%
1997	136,468	11.2%	137	996	10.4%	4,730	648,010	21.1%
1998	163,030	19.5%	135	1,208	21.2%	5,420	731,700	22.3%
1999	211,087	29.5%	137	1,541	27.6%	5,420	742,540	28.4%
2000	222,979	5.6%	154	1,448	-6.0%	5,420	834,680	26.7%
2001	228,680	2.6%	149	1,535	6.0%	5,420	807,580	28.3%
2002	234,180	2.4%	143	1,638	6.7%	5,440	777,920	30.1%
2003	284,624	21.5%	145	1,963	19.9%	5,920	858,400	33.2%
2004	303,319	6.6%	146	2,078	5.8%	5,940	867,240	35.0%
2005	282,649	-6.8%	137	2,063	-0.7%	6,600	904,200	31.3%

Table III.4 also illustrates that the length of ski season has fluctuated between 126 days and 154 days during the past 13 operating seasons. Over this period, the area averaged 141 days of operation per season.

**SUN PEAKS RESORT
HISTORICAL SKIER VISITS
1984/85 – 2004/05**

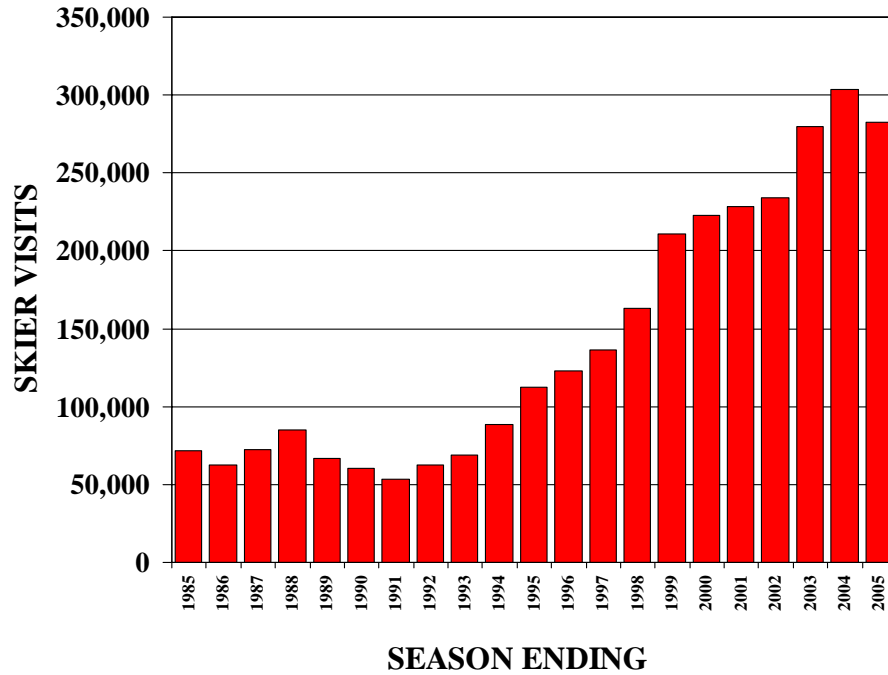


PLATE III.3

**SUN PEAKS RESORT
HISTORIC SKIER VISITS
LINEAR REGRESSION ANALYSIS 1992/93 TO 2004/05**

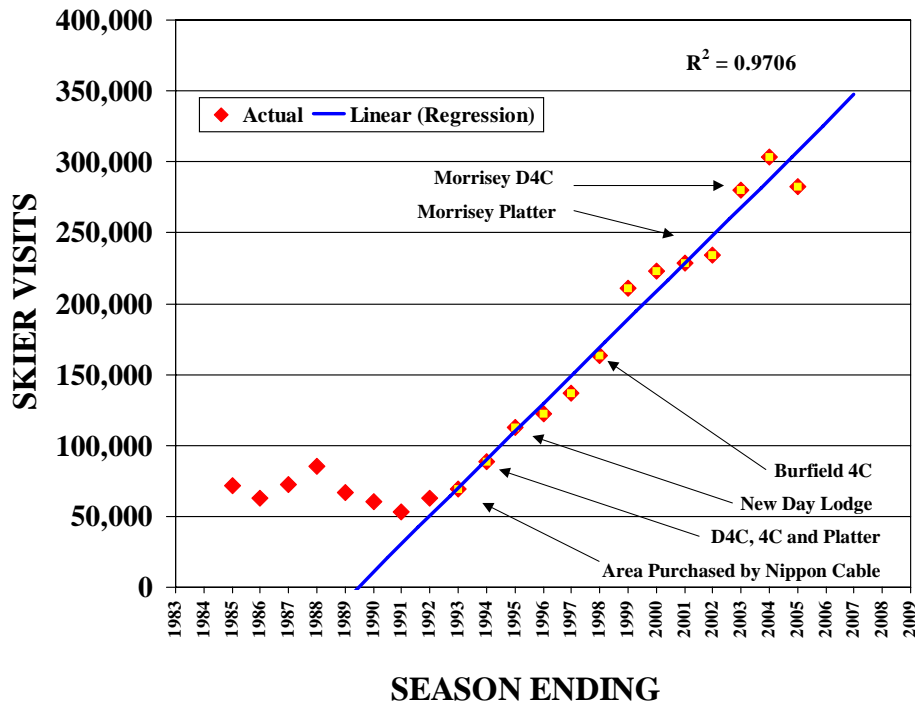


PLATE III.4

For illustrative purposes, a regression analysis of Sun Peaks' historic skier visitation was performed, as illustrated in Plate III.4. This linear regression has a very good fit with a coefficient of determination (r-squared) of 0.97. The linear regression line revealed an annual compound growth rate of 14 percent between 1992/93 and 2004/05.

The length of the season is a critical factor in the total number of skier visits recorded during any given season. The average number of skiers per day of season was calculated and listed in Table III.4. A strong trend of increasing skiers per day was found for each season between the 1992/93 and 2004/05 seasons. A regression analysis was performed on the average number of skier visits per day of season and it was found that the linear regression had a good fit, with an r-squared of 0.97, as illustrated in Plate III.5. Average skier visits per day of season also grew at a compound annual growth rate of 14 percent over this period.

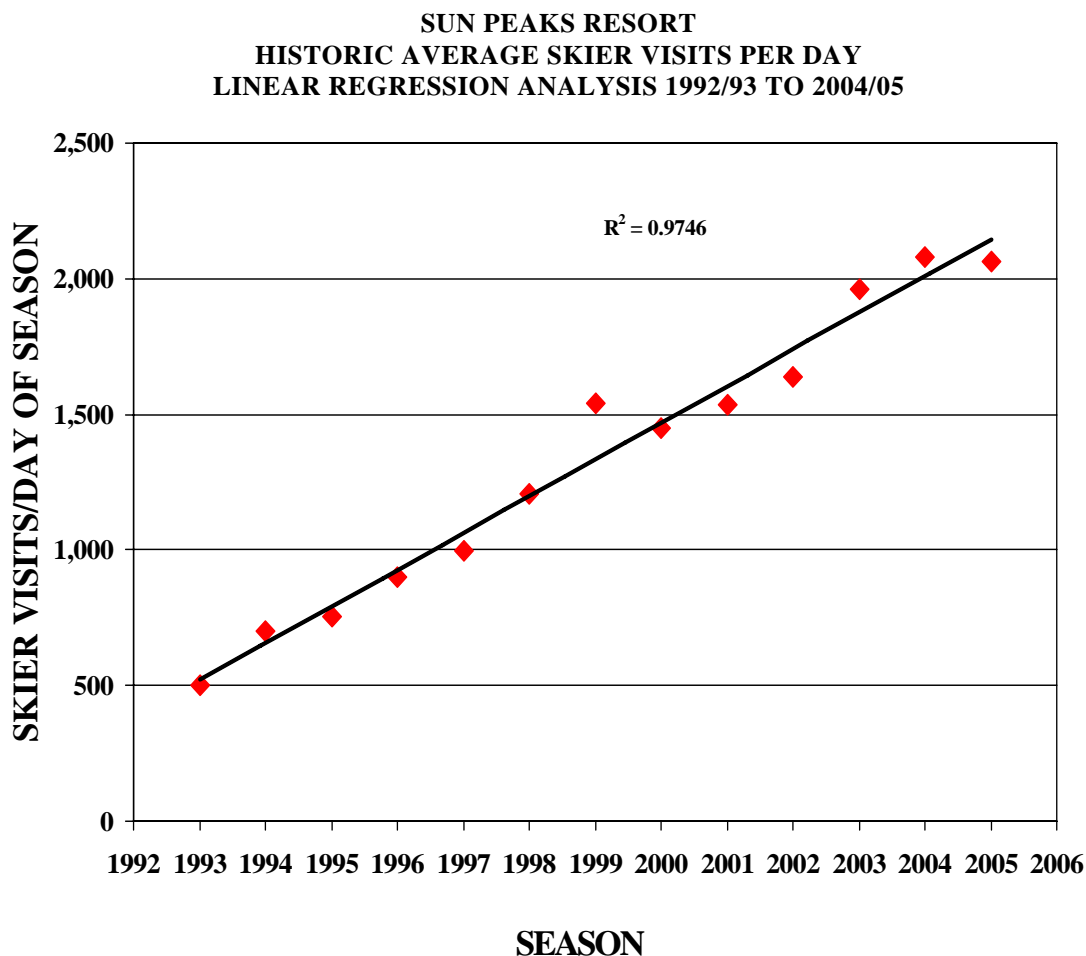


PLATE III.5

It is readily apparent that skier visits are increasing as the number of new beds at the resort increases. The increases in skier visit and beds are illustrated in Plate III.6. We have also evaluated the relationship between overnight accommodation and increases in skier visitation. The local market can supply a base line of skier visits based on normal participation rates and increases in population. Above the local base, skier visits must be supplied from the regional and destination markets and, as such, requires overnight accommodation. Plate III.7 illustrates the increase in skier visitation and the increase in bed units at Sun Peaks from the 1992/93 season to the 2004/05 season. Ecosign estimates that the existing local market supplies between 70,000 and 100,000 skier visits. Based upon this estimate, the accommodation at Sun Peaks currently supplies approximately 57 additional visits each season for each bed unit.

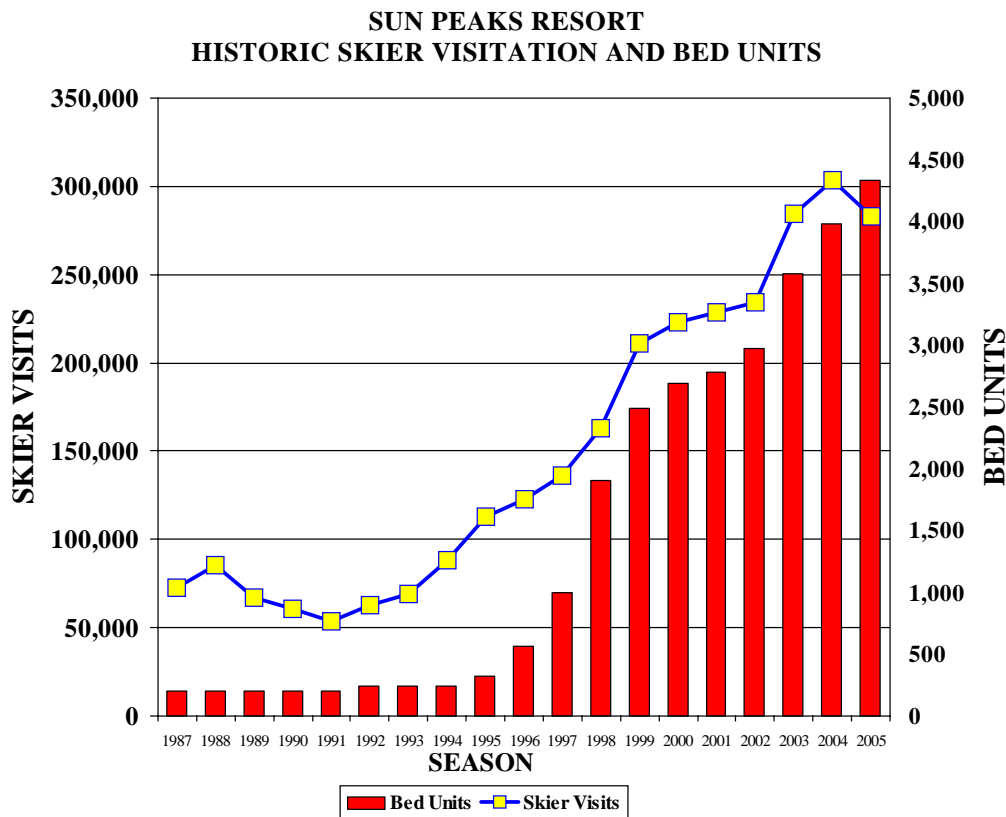


PLATE III.6

**SUN PEAKS RESORT
HISTORIC SKIER VISITATION AND BED UNITS LINEAR REGRESSION**

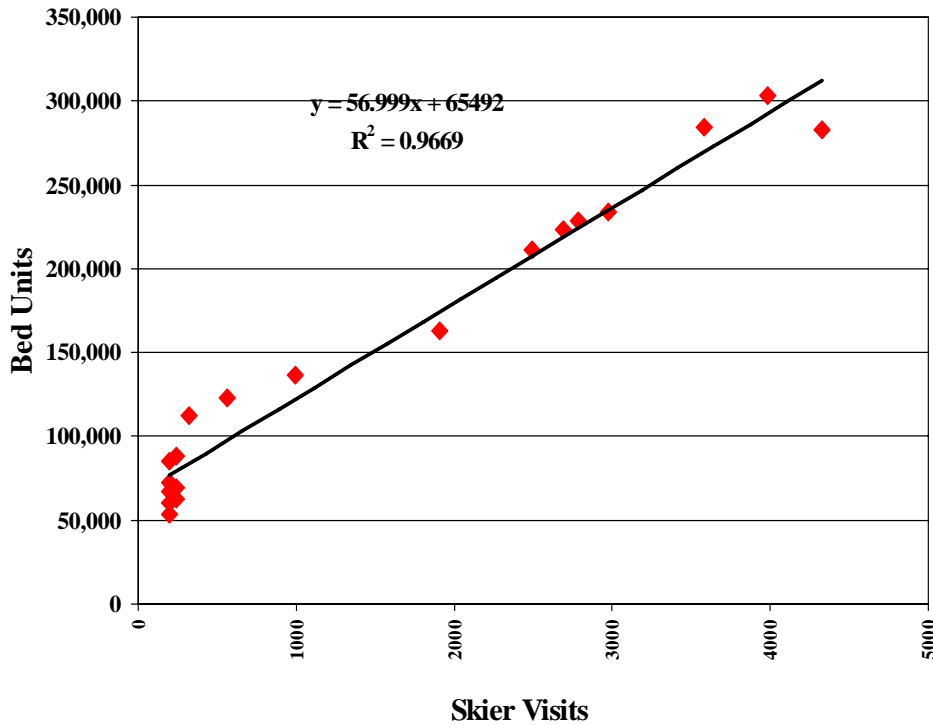


PLATE III.7

.6 Skier Visit Forecasts

Forecasting skier visitation is an imperfect science due to the many influencing factors such as economic health, weather and global events. Reliable projections require a very detailed analysis of the following factors:

- **Population** - trends and demographic profiles
- **Access** - transportation infrastructure to the region (e.g. airline capacity) and to the site (e.g. highway capacity)
- **Economy** - regional and national trends, especially disposable income and leisure time
- **Resort Facilities** - quality and variety of accommodation, dining, entertaining, shopping and recreational opportunities
- **Resort Infrastructure** - capacity and balance of accommodation, recreation, transportation, sewer facilities, etc.

- **Competitive Resorts** - quality, magnitude and positioning of intervening opportunities
- **Market Saturation** - it is essential to accurately identify the “weak link” in all of the above factors where further penetration of identifiable market segments become improbable
- **Weather Conditions** - snowpack depth and quality, number of days of sunshine



To determine the potential number of skier visits to Sun Peaks, we have looked at historical skier visitation data, population trends and overnight accommodation constructed on-site. This projection was based on a linear regression analysis of the historic skier visitation data between the 1992/93 ski season, (when Nippon Cable Co. Ltd. purchased Tod Mountain) to the 2004/05 ski season. A linear regression analysis exhibited a reasonably good fit with an r-squared of 0.97. The historic visitation and the forecast visits based on the linear regression of historic visits for Sun Peaks Resort is listed in Table III.5 and illustrated in Plate III.8. It may, however, be very difficult to maintain this growth rate over the long term, therefore historic visits may not be a reliable predictor of the future.

TABLE III.5
SUN PEAKS SKIER VISIT FORECAST
1992/93 TO 2004/05 SKIER VISIT LINEAR REGRESSION

Season Ending	Historic Visits	Regression Forecast
1993	69,201	69,799
1994	88,367	89,703
1995	112,560	109,606
1996	122,722	129,510
1997	136,468	149,413
1998	163,030	169,317
1999	211,087	189,220
2000	222,979	209,124
2001	228,680	229,028
2002	234,180	248,931
2003	284,624	268,835
2004	303,319	288,738
2005	282,649	308,642
2006		328,546
2007		348,449
2008		368,353
2009		388,256
2010		408,160
2011		428,063
2012		447,967

SUN PEAKS
LINEAR REGRESSION SKIER VISIT FORECAST
1992/93 TO 2004/05

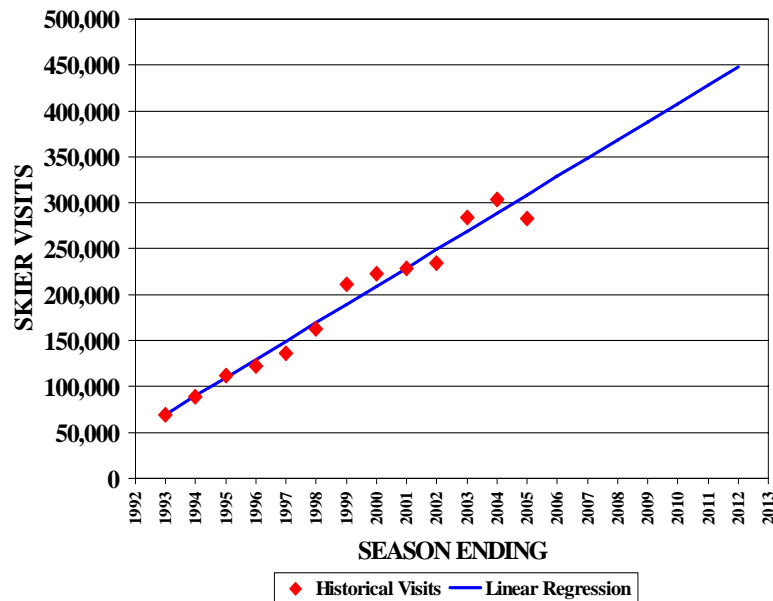


PLATE III.8

.7 National Skier Demographic Survey (Canadian Ski Council)

Introduction

During the 2004/05 season, 41 ski areas from British Columbia to Newfoundland and Labrador participated in the CSC's National Demographic and Opinion Survey. More than 14,000 surveys were collected on Palm Pilots and on paper. This information is the core data from which the Canadian Ski Council has built the National and 4 Regional Models for Growth this year. This Model projects skier/boarder visit trends for the next 15 years and monitors how the industry is doing with its many programs to promote skiing and snowboarding in Canada.

This confidential report for your ski area has been prepared from the surveys collected at your area. In addition to your ski area's individual results, the provincial and national results have also been provided to allow your ski area to have a better understanding of how you compare to your competitors.

Every effort has been made to collect data from ski areas of all sizes in order to produce a report that significantly reflects the ski industry in your region and Canada. In order to assure the sample (data) collected is representative of the skiing and snowboarding population that visit Canadian ski areas, the data has been weighted. The skier visits of participating ski areas were used to weight the data and ensure that no one resort was over or under represented in the results.

Survey Results

Which sport are you spending most of your time doing today?

		Regions					
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
Alpine skiing	87.4%	63.7%	72.0%	59.7%	56.3%	68.7%	66.2%
Snowboarding	11.4%	33.1%	27.5%	39.7%	43.3%	29.9%	33.0%
Cross country skiing	1.3%	3.3%	0.5%	0.5%	0.5%	1.3%	0.8%
N:	870	369	4662	2474	2039	4147	13691

Which of the following best describe how you started skiing/snowboarding?

	Regions						
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
With family	40.2%	40.7%	42.9%	42.5%	31.5%	43.8%	41.6%
With friends	40.2%	39.2%	34.6%	31.5%	36.7%	36.1%	35.1%
With my school	7.3%	9.7%	9.0%	13.9%	16.1%	8.6%	10.6%
With a ski/board club	3.9%	1.1%	3.9%	2.2%	3.4%	2.6%	3.0%
Other group	0.9%	1.5%	2.1%	1.8%	1.5%	1.6%	1.8%
On my own	7.5%	7.8%	7.5%	8.2%	10.9%	7.3%	8.0%
N:	849	268	3178	1542	1372	3701	10061

Which best describes your ability level on the equipment you are using today?

	Regions						
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
First time	0.8%	3.8%	1.3%	4.1%	6.5%	3.1%	3.2%
Beginner	5.9%	12.1%	9.4%	12.3%	18.4%	10.7%	11.7%
Intermediate	40.2%	44.6%	42.0%	41.9%	41.4%	42.2%	42.0%
Advanced	41.0%	25.0%	36.3%	29.0%	23.4%	32.4%	31.5%
Expert	12.0%	14.5%	11.0%	12.7%	10.3%	11.6%	11.5%
N:	880	372	4710	2589	2062	4191	13924

How many days this season will you ski at any location?

	Regions						
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
1 to 5 times	12.8%	22.0%	18.5%	30.9%	41.4%	18.9%	23.2%
6 to 10 times	26.8%	25.4%	28.2%	29.4%	31.9%	22.9%	26.7%
11 to 15 times	19.7%	12.4%	14.3%	10.4%	8.3%	16.5%	13.8%
16 to 19 times	5.5%	1.1%	1.6%	1.2%	1.4%	3.3%	2.1%
20 times +	35.2%	39.0%	37.5%	28.1%	16.9%	38.4%	34.1%
N:	750	177	2341	1072	792	2668	7050

How many days this season will you snowboard at any location?

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
1 to 5 times	21.8%	19.4%	16.8%	31.7%	37.3%	23.1%	24.7%
6 to 10 times	13.0%	19.4%	21.9%	29.4%	22.0%	17.5%	21.4%
11 to 15 times	8.3%	9.7%	13.0%	7.0%	5.9%	10.3%	9.9%
16 to 19 times	1.6%	0.7%	0.8%	0.9%	0.8%	1.6%	1.1%
20 times +	55.4%	50.7%	47.4%	31.0%	34.0%	47.4%	42.9%
N:	193	134	1213	646	656	1568	4217

Travel Information

Are you on a day trip or an overnight trip from home?

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
Day trip	20.0%	85.4%	68.9%	87.9%	76.7%	40.9%	65.6%
Overnight trip	80.0%	14.6%	31.1%	12.1%	23.3%	59.1%	34.4%
N:	861	364	4737	2591	2027	4170	13889

How many nights are you staying at this resort?

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
1 night	1.9%	11.1%	6.0%	22.1%	12.1%	3.9%	6.6%
2 nights	9.5%	27.8%	32.4%	39.9%	23.9%	14.9%	22.6%
3 nights	14.5%	16.7%	20.8%	12.2%	10.1%	13.0%	14.9%
4 nights	13.6%	13.0%	8.2%	3.6%	6.3%	10.1%	8.8%
5 nights +	60.5%	31.5%	32.6%	22.1%	47.6%	58.1%	47.1%
N:	696	54	1302	303	473	2445	4577

How many previous visits have you made to this resort in your lifetime?

	Regions						
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
1 visit	51.8%	11.3%	34.4%	24.9%	35.7%	38.5%	33.6%
2 visits	26.9%	13.3%	11.4%	11.5%	25.7%	13.6%	14.2%
3 visits	2.5%	3.3%	4.9%	3.5%	5.2%	3.9%	4.3%
4 visits	0.0%	0.4%	0.4%	0.6%	0.7%	0.5%	0.5%
5 visits +	18.8%	71.7%	48.8%	59.5%	32.7%	43.6%	47.4%
N:	517	240	2919	1423	1159	2585	8326

What type of ticket are you using today?

	Regions						
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
Season pass	24.2%	45.8%	21.1%	27.6%	21.7%	31.3%	26.6%
Group/bulk ticket	5.2%	1.5%	14.2%	5.2%	7.6%	4.0%	7.8%
Multi-day ticket	30.9%	0.8%	8.5%	1.8%	10.9%	25.1%	13.8%
Complimentary ticket	1.9%	4.6%	3.8%	4.1%	6.1%	2.4%	3.6%
Discount/Frequency card	7.6%	4.6%	7.3%	7.9%	9.3%	4.1%	6.4%
Regular price ticket	18.1%	37.8%	37.4%	44.4%	36.1%	25.2%	33.8%
Lift/Lodging ticket	9.4%	0.4%	3.2%	1.6%	0.4%	3.8%	2.7%
Other	1.9%	2.3%	2.1%	4.9%	3.8%	1.8%	2.7%
Ski School Package	0.4%	1.5%	2.1%	1.9%	4.0%	1.7%	2.2%
Rental Package	0.5%	0.8%	0.2%	0.6%	0.1%	0.6%	0.4%
N:	847	262	3176	1512	1336	3692	9978

Are you taking a ski/snowboard lesson today?

	Regions						
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
Yes	5.6%	9.5%	6.3%	10.1%	16.8%	11.9%	10.3%
No	94.4%	90.5%	93.7%	89.9%	83.2%	88.1%	89.7%
N:	878	369	4734	2595	2069	4195	13962

Are you renting ski/snowboard equipment today?

		Regions					
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
Yes	14.2%	22.6%	9.3%	20.1%	36.1%	20.1%	18.9%
No	85.8%	77.4%	90.7%	79.9%	63.9%	79.9%	81.1%
N:	879	368	4734	2582	2064	4198	13946

How likely is it that you would recommend our resort to a friend or colleague?

		Regions					
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
0 = Not at all likely	0.0%	2.4%	0.4%	1.7%	1.1%	0.5%	0.8%
1	0.6%	0.5%	0.6%	1.6%	1.5%	0.4%	0.9%
2	0.2%	0.3%	0.8%	3.2%	1.4%	0.3%	1.2%
3	0.1%	0.8%	2.1%	7.5%	5.0%	0.4%	3.0%
4	0.0%	1.1%	7.6%	9.5%	10.7%	0.3%	6.0%
5 = Neutral	2.5%	8.9%	4.5%	12.5%	7.8%	5.3%	6.8%
6	3.2%	5.4%	3.1%	3.5%	3.8%	4.7%	3.8%
7	9.5%	10.3%	8.0%	9.1%	7.9%	9.9%	8.9%
8	42.7%	23.8%	17.8%	18.6%	16.4%	30.8%	21.8%
9	7.2%	5.7%	12.9%	8.9%	14.6%	9.6%	11.2%
10 = Extremely likely	33.9%	40.7%	42.3%	23.8%	29.8%	37.8%	35.6%
N:	868	369	4673	2575	1989	4152	13758

Skier/Snowboarder Demographic Information

Gender of the respondent

		Regions					
	Sun Peaks	Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	Canada
Male	56.8%	57.5%	56.3%	58.9%	51.1%	54.1%	55.4%
Female	43.2%	42.5%	43.7%	41.1%	48.9%	45.9%	44.6%
N:	873	372	4741	2597	2062	4192	13964

Age of the respondent

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
- 9 years old	0.1%	0.8%	1.2%	2.4%	2.2%	1.1%	1.5%
10 - 14 years old	5.2%	6.0%	12.6%	19.9%	21.7%	6.2%	13.2%
15 - 17 years old	5.2%	9.5%	13.4%	10.3%	11.8%	7.0%	10.6%
18 - 24 years old	5.4%	27.2%	14.0%	13.7%	12.8%	14.5%	14.3%
25 - 34 years old	8.4%	16.8%	10.4%	10.3%	10.5%	16.1%	12.3%
35 - 44 years old	13.0%	20.7%	15.8%	20.5%	20.3%	20.1%	18.8%
45 - 54 years old	25.1%	12.8%	19.0%	14.8%	15.4%	19.0%	17.5%
55 - 64 years old	24.1%	4.3%	10.0%	5.1%	4.1%	10.9%	8.3%
65 - 74 years old	10.4%	1.6%	3.1%	2.3%	1.0%	4.2%	2.9%
75 years old +	3.0%	0.3%	0.5%	0.7%	0.2%	0.9%	0.6%
N:	864	368	4722	2590	1997	4171	13848

Origin (Country)

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
Canada	51.5%	96.6%	94.8%	97.9%	84.4%	65.4%	82.2%
Germany	2.2%	0.8%	0.2%	0.3%	1.3%	1.6%	1.0%
Mexico	0.8%	0.4%	0.1%	0.2%	0.8%	0.2%	0.3%
Japan	0.1%	0.0%	0.0%	0.3%	0.8%	0.6%	0.4%
Australia /New Zealand	13.4%	0.4%	0.2%	0.3%	2.1%	11.1%	4.8%
US	26.6%	0.4%	2.7%	0.7%	2.2%	14.0%	6.7%
UK	4.1%	1.5%	1.5%	0.4%	7.3%	5.2%	3.7%
Other	1.3%	0.0%	0.5%	0.0%	1.1%	1.9%	1.0%
N:	870	262	2498	1513	1378	3687	9338

Origin (Province)

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
B.C.	78.3%	1.6%	0.3%	0.4%	2.3%	77.1%	23.7%
Alberta	5.1%	0.8%	0.4%	0.3%	91.4%	8.7%	20.8%
Saskatchewan	0.8%	0.0%	0.0%	0.2%	1.9%	1.6%	0.9%
Manitoba	0.3%	0.4%	0.1%	0.2%	2.5%	1.3%	1.0%
Ontario	13.0%	1.2%	16.1%	97.9%	1.0%	9.1%	28.2%
Québec	2.3%	1.2%	81.5%	0.8%	0.4%	1.4%	21.8%
New Brunswick	0.0%	32.8%	1.1%	0.0%	0.1%	0.1%	1.3%
Newfoundland	0.3%	14.8%	0.0%	0.0%	0.1%	0.2%	0.5%
Nova Scotia	0.0%	30.8%	0.4%	0.0%	0.1%	0.2%	1.1%
Prince Edward Island	0.0%	16.4%	0.0%	0.1%	0.0%	0.1%	0.5%
Nunavut	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%
Northwest Territories	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Yukon	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%
N:	355	250	2150	1791	1643	2481	8315

Which best describes your household living arrangement?

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
17 years or younger	8.0%	12.5%	25.9%	18.8%	25.2%	12.0%	19.9%
Single, no children	15.9%	31.5%	22.6%	15.7%	18.8%	24.7%	21.7%
Couple, no children	16.4%	10.3%	16.1%	10.7%	12.6%	16.3%	14.5%
Household with children living at home	28.7%	32.1%	25.7%	44.2%	38.0%	30.7%	32.6%
Household with children no longer at home	31.0%	13.6%	9.6%	10.6%	5.3%	16.2%	11.3%
N:	872	368	4684	2563	2009	4188	13812

Which of these categories best describes your combined household income?

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
< \$25,000	5.3%	17.3%	19.7%	10.8%	13.8%	14.0%	15.4%
\$25 to \$49,999	8.1%	10.8%	10.6%	8.7%	10.2%	9.3%	9.8%
\$50 to \$74,999	11.7%	10.4%	11.3%	13.5%	13.5%	10.1%	11.5%
\$75 to \$99,999	14.0%	7.3%	7.4%	16.5%	11.5%	8.2%	9.6%
\$100 to \$150,000	15.8%	4.6%	6.7%	18.0%	10.2%	9.1%	9.7%
\$150,000+	14.4%	4.6%	3.7%	7.4%	6.6%	9.4%	6.8%
I prefer not to answer	30.6%	45.0%	40.5%	25.1%	34.2%	39.9%	37.3%
N:	770	260	2862	1342	1237	3442	9143

Including this year, how many years in total have you skied?

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
1 to 5 years	9.3%	25.5%	22.9%	29.0%	38.8%	19.7%	24.4%
6 to 10 years	18.8%	32.5%	23.9%	20.2%	26.7%	19.6%	22.2%
11 to 15 years	14.3%	14.0%	13.5%	11.9%	8.9%	14.1%	12.9%
16 to 19 years	3.1%	6.0%	3.6%	4.0%	3.0%	4.8%	4.1%
20 years +	54.5%	22.0%	36.2%	34.9%	22.6%	41.9%	36.3%
N:	767	200	2525	1178	891	3007	7801

Including this year, how many years in total have you snowboarded?

	Sun Peaks	Regions					Canada
		Atlantic	Quebec	Ontario	Prairies +Alberta	B.C.	
1 to 5 years	65.2%	67.9%	60.6%	66.5%	75.4%	67.5%	66.8%
6 to 10 years	25.4%	24.1%	32.6%	27.5%	18.7%	24.1%	26.1%
11 to 15 years	5.8%	3.6%	4.3%	1.6%	3.0%	6.2%	4.3%
16 to 19 years	0.7%	0.9%	0.4%	0.9%	0.3%	0.8%	0.6%
20 years +	2.9%	3.6%	2.0%	3.5%	2.5%	1.4%	2.2%
N:	138	112	993	633	630	1292	3660

IV. DEVELOPMENT ANALYSIS

The purpose of the development analysis section is to blend the information and/or constraints identified in the Inventory and Market sections with acceptable winter resort industry planning and design parameters. Specifically, the constraints imposed by climate (natural snowpacks, wind, solar exposure), surficial geology (depth to bedrock, potential hazards, high water table) and visual quality objectives have "shrunk" the overall size of the potential development area.

.1 Planning Parameters

In order to determine the potential skier carrying capacity of the terrain within the Sun Peaks study area, we will utilize the planning parameters established in the Inventory section of this report, and listed below in Table IV.1.

**TABLE IV.1
SUN PEAKS
PLANNING PARAMETERS**

Skill Classification	Planning Goals	Acceptable Terrain Gradients	Skier Demand VTM/Hour	Skiers/Hectare	
				On Trail	At Area
1 Beginner	5%	8 -	940	20	50
2 Novice	10%	15 -	2,120	20	50
3 Low Intermediate	20%	25 -	2,325	15	40
4 Intermediate	30%	30 -	3,770	15	40
5 High Intermediate	20%	35 -	5,085	12	30
6 Advanced	10%	45 -	5,935	7	15
7 Expert	5%	60%+	8,475	10	20

.2 Mountain Design Analysis

Accurate topographic mapping is a prerequisite for good mountain planning. During the technical assessment phase, the planning team used topographic mapping, produced in 2003 by McElhanney at a scale of 1:5,000 with 5-metre contours. The mapped area encompasses approximately 6,100 hectares, covering the existing ski/snowboard area, Controlled Recreation Area boundary, the existing base areas and valley lands.

Utilizing this topographic mapping, the most critical analysis map for the winter resort area design and evaluation process was prepared: the Slope Analysis Map. The Slope Analysis Map (Figure 11), delineates the areas that can be negotiated by the various skier ability levels, as well as areas that are considered too flat or too steep for skiing and snowboarding. The natural slope gradients were carefully measured and colour-coded into the following five classifications:

Slope Gradients	Colour	Type of Skiing
0 - 8%	white	flats, marginal skiing
8 - 25%	green	beginner & novice skiing
25 - 45%	yellow	intermediate skiing
45 - 70%	blue	advanced & expert skiing
70% +	red	unskiable, safety zones

These maps were then utilized in the evaluation of the terrain and play a critical role in developing conceptual alternatives. Three-dimensional computer perspectives of the terrain slope analysis are shown in Figures 11a and 11b.

.3 Terrain Capacity Analysis

We have analyzed the natural terrain within the Sun Peaks study area which possesses good skiing and snowboarding potential to accurately establish the area's overall development potential. The Terrain Capacity Analysis (Figure 11) graphically illustrates major terrain "pods" within the study area which possess good potential for snow sliding development. The pods were selected by consulting the Slope Analysis Map and observing the following criteria:

- continuous fall line sliding from top to bottom
- suitable upper and lower lift terminal locations (e.g., 0.2 hectares less than 25 percent slope)
- good slope continuity to allow interesting sliding from top to bottom for one or more ability levels
- natural slope gradients primarily greater than 8 percent and less than 70 percent

Within each terrain pod, we then joined the upper and lower points to establish the total vertical rise, horizontal distance, straight line slope and steepest 30-metre vertical pitch. The total pod area was calculated and major unskiable areas (slopes 70 percent+, local knolls, etc.) were subtracted. The above data comprises the inputs to our ski terrain capacity computer program. The final program input is a judgement which identifies the "primary" skill classification for each terrain pod. The program outputs are as follows:

AVAILABLE SKI TERRAIN - net developable, assuming 35 percent of usable terrain represents the maximum desirable development in forested areas and higher percentages in untreed alpine zones.

TOTAL SKIERS - in pod at acceptable densities.

DEMAND VTM (000) - vertical transport metres required to service the total skiers.

LIFT CAPACITY/HR. - the net hourly lift capacity necessary to maximize the development of each pod.

SHELTER SQ. METRES - the amount of built space required to adequately handle the number of guests.

PARKING AREA IN HECTARES - assuming 2.5 skiers per vehicle and 32 square metres of gross land per vehicle.

TOTAL STAGING AREA IN HECTARES - total land allowance for buildings, roads, parking, milling areas, etc.

The Terrain Capacity Analysis Map and program printout (Table IV.2) provide a reliable indication of the maximum development potential of each pod, the shelter and base terrain required to support the build-out of the mountain and the lift capacity necessary to balance with the terrain.

**TABLE IV.2
SUN PEAKS
TERRAIN CAPACITY ANALYSIS**

Terrain Pod	A	B	C	D	E	F	G	H	I	J	K	L	M
Top Elevation m.	2,100	2,152	2,046	2,005	2,069	2,112	2,042	2,071	2,077	1,896	1,843	1,880	2,081
Bottom Elevation m.	1,855	1,962	1,924	1,869	1,716	1,771	1,821	1,752	1,758	1,702	1,676	1,698	1,766
Total Vertical m.	245	190	122	136	353	341	221	319	319	194	167	182	315
Horizontal Distance m.	1,200	440	600	520	1,220	1,200	860	1,350	1,280	1,160	990	1,160	940
Slope Distance m.	1,225	479	612	537	1,270	1,248	888	1,387	1,319	1,176	1,004	1,174	991
Average Slope %	20%	43%	20%	26%	29%	28%	26%	24%	25%	17%	17%	16%	34%
Skill Class	5	6	5	4	6	6	5	4	6	2	2	3	5
Skier Density/Ha.	30	15	30	40	15	15	30	40	15	50	50	40	30
VTM Demand/Day	5,085	5,935	5,085	3,770	5,935	5,935	5,085	3,770	5,935	2,120	2,120	2,825	5,085
Total Area Ha.	55.0	24.9	33.7	30.0	53.6	98.1	37.5	60.2	49.4	43.5	33.2	61.5	66.6
% Ski Terrain Available	70%	80%	35%	35%	35%	35%	35%	70%	50%	35%	35%	35%	75%
Available Ski Terrain	38.5	19.9	11.8	10.5	18.8	34.3	13.1	42.1	24.7	15.2	11.6	21.5	50.0
Total Skiers	1,160	300	350	420	280	510	390	1,680	370	760	580	860	1,500
Demand VTM (000)	936	283	283	251	264	480	315	1,005	349	256	195	386	1,211
Lift Capacity.Hr.	3,822	1,487	2,316	1,848	747	1,409	1,424	3,152	1,093	1,318	1,169	2,119	3,844
Shelter Sq. Meter	1,330	350	400	480	320	590	450	1,930	430	870	670	990	1,730
Parking Area Ha.	1.43	0.37	0.43	0.52	0.34	0.63	0.48	2.07	0.46	0.94	0.71	1.06	1.85
Staging Area Ha.	1.70	0.44	0.51	0.61	0.41	0.75	0.57	2.46	0.54	1.11	0.85	1.26	2.19
Cumulative Total	1.7	2.1	2.6	3.3	3.7	4.4	5.0	7.4	8.0	9.1	9.9	11.2	13.4

Terrain Pod	N	O	P	Q	R	S	T	U	V	W	X	TOTAL
Top Elevation m.	1,896	1,849	2,059	1,731	1,326	1,674	1,370	1,497	1,670	1,582	1,665	7,202
Bottom Elevation m.	1,189	1,255	1,603	1,255	1,257	1,279	1,297	1,296	1,278	1,257	1,255	
Total Vertical m.	707	594	456	476	69	395	73	201	392	325	410	29,257
Horizontal Distance m.	1,760	2,290	1,530	1,970	410	1,800	510	1,020	1,770	960	1,360	
Slope Distance m.	1,897	2,366	1,597	2,027	416	1,843	515	1,040	1,813	1,014	1,420	29,257
Average Slope %	40%	26%	30%	24%	17%	22%	14%	20%	22%	34%	30%	
Skill Class	7	5	5	3	1	4	2	3	4	6	6	29,257
Skier Density/Ha.	20	30	30	40	50	40	50	40	40	15	15	
VTM Demand/Day	8,475	5,085	5,085	2,825	940	3,770	2,120	2,825	3,770	5,935	5,935	29,257
Total Area Ha.	219.5	227.1	125.1	224.0	5.2	199.6	9.1	55.7	189.8	30.0	154.4	
% Ski Terrain Available	35%	35%	35%	35%	50%	35%	50%	35%	35%	35%	35%	2,086.5
Available Ski Terrain	76.8	79.5	43.8	78.4	2.6	69.9	4.6	19.5	66.4	10.5	54.1	
Total Skiers	1,540	2,380	1,310	3,140	130	2,790	230	780	2,660	160	810	25,090
Demand VTM (000)	2,072	1,921	1,057	1,408	19	1,670	77	350	1,592	151	763	50,882
Lift Capacity.Hr.	2,930	3,234	2,319	2,958	281	4,227	1,060	1,740	4,061	464	1,861	
Shelter Sq. Meter	1,770	2,740	1,510	3,610	150	3,210	260	900	3,060	180	930	28,860
Parking Area Ha.	1.90	2.93	1.61	3.87	0.16	3.44	0.28	0.96	3.28	0.20	1.00	
Staging Area Ha.	2.25	3.48	1.92	4.59	0.19	4.08	0.34	1.14	3.89	0.23	1.18	36.7
Cumulative Total	15.6	19.1	21.0	25.6	25.8	29.9	30.2	31.4	35.3	35.5	36.7	

NOTE:

- 1.15 sq.m. per skier shelter area
- 2.5 skiers per car
- 30.8 sq.m. surface area per car

The terrain in the Sun Peaks study area is comprised of 24 pods suitable for development covering 2,087 hectares. These pods have a potential of supporting approximately 25,090 skiers on 818 hectares of developed terrain at development densities ranging from 35 percent to 80 percent and at the design densities shown in Table IV.1. Sun Peaks has the second largest natural terrain capacity for any resort Ecosign has surveyed in Canada. Only Whistler Mountain has a larger potential area for skiing and boarding. The total skiable vertical within the pods is 963 metres, stretching from the top of Pod B at the peak of Mount Tod to the bottom of Pod N in the Burfield Base area.

The Terrain Capacity Analysis also provides an indication of the general balance of the developable terrain. The Terrain Pod Balance Statement (Table IV.3, Plate IV.1) reveals that the natural terrain at Sun Peaks is well balanced when compared to the skier market. The terrain pod balance shows that most of the skill classes are well balanced, except for an excess of terrain in the high intermediate skill class and noticeable shortages in the novice and beginner skill classes. The beginner and novice skill classes account for 6.8 percent of the terrain, as compared to an ideal of 15 percent. The intermediate skill classes account for 77.4 percent, as compared to the ideal of 70 percent and the advanced and expert account for 15.8 percent, as compared to 15 percent. With detailed trail design, terrain from all skill classes will be used to attempt to ensure a trail distribution balanced with the market.

**TABLE IV.3
SUN PEAKS
TERRAIN BALANCE STATEMENT**

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	2.6	130	0.5%	5%
2 Novice	31.4	1,570	6.3%	10%
3 Low Intermediate	119.4	4,780	19.1%	20%
4 Intermediate	188.9	7,550	30.1%	30%
5 High Intermediate	236.7	7,090	28.3%	20%
6 Advanced	162.2	2,430	9.7%	10%
7 Expert	76.8	1,540	6.1%	5%
Total	818.0	25,090	100%	100%

Optimum Density =	34.2	Skiers/Hectare
Weighted Demand =	4,342	VTM/Skier/Day

SUN PEAKS TERRAIN POD BALANCE

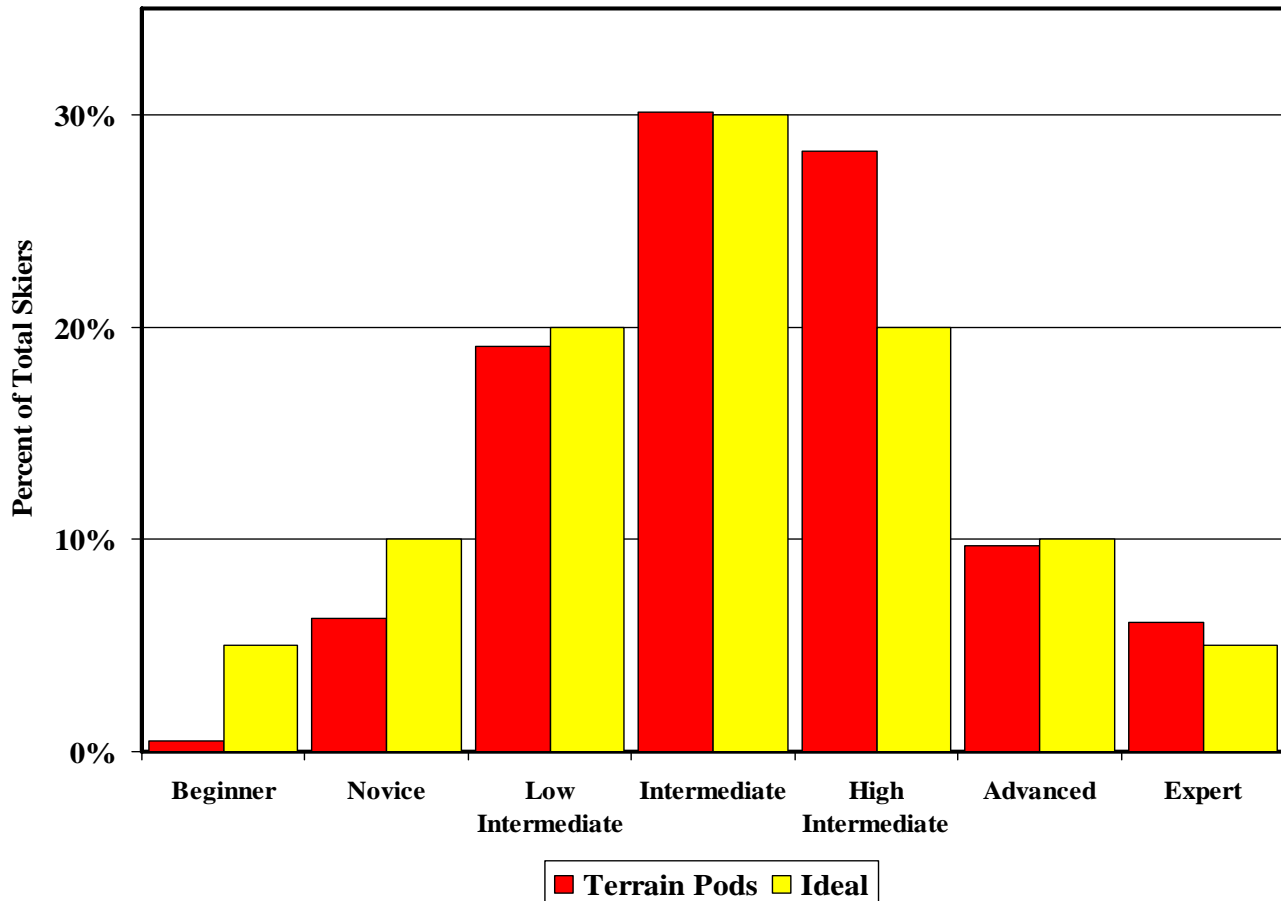


PLATE IV.1

.4 Base Area Design Analysis

The 1993 Sun Peaks Resort Area Master Plan included a comprehensive base area design analysis and an environmental inventory conducted by Environmental Management Associates of the base area lands within the Phase 3 boundary area. Biophysical opportunities and constraints of the site were identified and guided the development of the 1993 Master Plan. This analysis will continue to guide the evolution of the resort's development up to the end of Phase 3. For this Master Plan Update, the base area analysis has been expanded to include the Phase 4 base area lands on the "McGillivray Bench". The purpose of this analysis is to identify the development potential of the last future expansion area within the current Controlled Recreation Boundary. Figure 12 illustrates the new Base Area Slope / Development Capability Analysis, which is focused on the land to the east of the existing developed base area. This analysis was completed using topographic mapping with a

5-metre contour interval. More detailed aspects of the terrain will become apparent later in the planning process, when 1-metre contour interval mapping is available.

The design criteria specific to mountain resort development, together with the site's detailed design analysis, forms the basis for the design methodology which was applied to create the base area master plan. Design criteria identified for Sun Peaks Resort which will continue to pilot the design and planning for the location of new facilities are noted as follows:

1. The base area should respond to the needs of the visitor. Base improvements must be completed in conjunction with the upgrading of mountain facilities. Improvements should complement the site and, where possible, maintain existing grades and vegetation to minimize site disturbance.
2. A multi-structure facility should be designed to create spatial variety and character, "spread" the building mass, and efficiently accommodate expansion as required.
3. The base area structures should be aligned in conjunction with an access road to create a sense of arrival, and act as a visible land mark in guiding first-time visitors to Sun Peaks.
4. Morning sun should be maximized and co-ordinated with arrival activities.
5. Afternoon sun should be maximized and co-ordinated with lunchtime and afternoon activities.
6. The site's spectacular views and vistas should be maximized where possible.
7. Primary function zones (i.e. entry/arrival, primary services, secondary services, congregation, operational/service functions) should be arranged both horizontally and vertically to maximize visitor enjoyment and area revenues, while minimizing congestion, visitor confusion, and area management problems.
8. Pedestrian areas must be well defined, interconnect the parking lots to base structures, and focus pedestrian traffic through a centralized transition area that maximizes commercial opportunities.
9. Skier/Snowboarder movement should flow easily away from base structures to lift terminals, and from the trails back to the structures with negligible slope gradients.

10. Large vertical transitions should be minimized, although small vertical displacements can effectively be utilized to separate and define specific areas and activities.
11. Pedestrians should not be forced to cross major vehicular roadways, and walkways should be provided to interconnect the parking lots and base area structures.
12. A drop-off and pick-up zone is required for both cars and buses.
13. Parking lots should be designed to fill from the closest proximity to the base structures outward in order to minimize vehicular-pedestrian conflict. Parking lots should be visually unobtrusive, both from a distance and at close proximity. Parking lot grades should not exceed 5 percent longitudinally, or 3 percent cross-slope in order to facilitate easy pedestrian and vehicular movement on snow or ice.
14. The most distant parking stalls should not exceed comfortable skier/snowboarder walking distances noted below.

.5 Walking Distances

As previously mentioned, it is important to provide all services, parking and recreational opportunities within a comfortable walking distance of the lifts. Research has indicated that up to 450 metres over level ground is a reasonable distance to expect people to walk while carrying equipment. Every 25 metres vertical change shortens this distance by 100 metres. This relationship has shaped the overall concept of the Sun Peaks Land Use Plan. If the resort is to be “pedestrian oriented”, most development should lie within this circumference of a valley staging lift. Skier walking distances from existing and proposed staging lifts are identified on Figure 12.

.6 Slope Analysis

Slope Analysis Plans at a scale of 1:2,500, with a contour interval of 5 metres, were completed by Ecosign for the Sun Peaks base area lands. The following slope zones are identified on the Base Area Slope Analysis Map (Figure 12):

White	0 - 8%	Optimum: considered essentially "level" for roads, parking and larger structures.
Green	8 - 15%	Desirable; usable for roads, parking and larger structures with major terrain modification.
Yellow	15 - 25%	Less desirable; best suited for single family and townhouse development.
Blue	25 - 35%	Undesirable; too steep for most development.
Red	35% +	Too steep for any development.

.7 Aspect Analysis and Solar Analysis

The Aspect Analysis (Figure 4) and Solar Analysis (Figures 5a, 5b and 5c) were consulted for potential impact on the Phase 4 lands. The exposures in the Phase 4 area are mostly west to southwest, with a variety of all exposures on the gently sloped highest plateau, where the top terminals of the lifts are planned to be located. The west and southwest exposures ensure that skiers and snowboarders get warmth from the sun during cold, sunny days, but may also cause problems with snow retention in the warm spring season. However, since the Phase 4 ski slopes with west and southwest exposure are at elevations of 1,350 to 1,500 metres, snow burnoff is not expected to be a problem in this area.

The solar analysis of the Phase 4 lands indicates that the whole area lies in a "warmest" zone, with some small pockets on the lower northwest facing slopes being slightly cooler. Therefore, the solar exposure within the Phase 4 base lands is generally excellent for real estate development purposes.

.8 Watershed Constraints

Subsequent to approval of the Tod Mountain Master Plan, in consultation with the provincial Ministry of the Environment and the federal Department of Fisheries and Oceans, Sun Peaks Resort Corporation agreed to amend the valley master plan to provide a minimum 15 metre setback zone on either side of McGillivray Creek and 7.5 metres on either side of all other creeks. The setback is intended to protect the riparian flora and fauna and no development shall take place within this zone with the case by case exception of the construction of valley trails. A 30-metre building setback has been established beside McGillivray Creek to meet Ministry of Environment flood proofing requirements. Development parcels have also been configured to avoid all minor drainages, either through drainage easements or property line configurations which respect natural drainages. The drainage setbacks have helped shape an integrated open space network which runs through the valley lands. The creeks at Sun Peaks are viewed as linear parks that are fully integrated into the Sun Peaks open space network.

.9 Base Area Development Capability

The Base Area Slope Analysis/Development Capability Analysis Map (Figure 12) identifies the following development potential within the Sun Peaks Phase 4 base lands:

- Potential high-density development zones (village core, parking lots, Tourist Accommodation zoning)
- Potential medium-density development zones (various types of townhouse development and golf course)
- Potential low-density development zones (single-family parcels)
- Potential main road access to the Phase 4 lands

The high-density development zones are concentrated in areas with slope gradients from 0-8% in the area, which is either within skier walking distance of the lift terminals, or in areas which have potential for ski-in/ski out development. The medium-density development zones are located in zones with slope gradients from 8 to 15%, whereas the low density development zones are in the areas with slope gradients from 15 to 25 %.

In the calculations of the development potential of the Phase 4 lands, assumptions were used as shown in Table VI.4. These assumptions are consistent with densities in existing zoning in Sun Peaks.

**TABLE IV.4
SUN PEAKS
DEVELOPMENT DENSITY ASSUMPTIONS**

	Development Type	Units per ha.	Beds per Unit	Beds per ha.
V	Hotel and Public Apt	100	2.2	220
ST	Stacked Townhouses	40	4	160
T	Townhouses	30	5	150
SF	Single Family	8	6	48

T and V assumptions are based on existing Sun Peaks densities

Table VI.5 is a summary calculation of the development potential of the Phase 4 lands. A total of 205 hectares is developable. Of this, 20 hectares are suitable for a village core, Tourist Accommodation and day skier parking, 133 hectares are suitable for medium density development, which has 53 hectares with potential for townhouse development and 80 hectares are included to allow for a second golf course. Land with potential for single-family parcels has a total area of 52 hectares.

**TABLE IV.5
SUN PEAKS
PHASE 4 DEVELOPMENT CAPABILITY**

Phase 4 Development Potential

Parcel	Description	Area (Ha.)	Units/Ha.	Beds/Ha.	Potential (Beds)	Percentage of Total Beds
High Density Development						
1	Village Core	7	100	220	1,540	
2	TA	2.1	100	220	462	
3	TA	2.8	100	220	616	
4a	Village Core	5	100	220	1,100	
4b	Day Skier Parking	2				
Subtotal		18.9			3,718	27%
Medium Density Development						
5	Stacked Townhouse	3.9	40	160	624	
6	Stacked Townhouse	1.3	40	160	208	
7	Stacked Townhouse	3.7	40	160	592	
8	Golf Course	51				
9	Golf Course	31				
10	Townhouse*	33.2	30	150	4,973	
11	Townhouse*	6.5	30	150	982	
12	Townhouse	2.8	30	150	420	
Subtotal		133.4			7,798	56%
Low Density Development						
13	Single Family*	17.0	8	48	816	
14	Single Family*	19.6	8	48	938	
15	Single Family*	5.5	8	48	265	
16	Single Family*	10.2	8	48	490	
Subtotal		52.3			2,509	18%
Total Phase 4		204.57			14,025	100%

Note: *Development area reduced by 15% for road right of ways

The total potential for public and private beds in the Phase 4 lands is estimated at approximately 14,000 beds. At this time, with the lift development planned for Phase 4 and based on the B.C. Ski Area Policy the allowable number of beds to be developed in Phase 4 is around 7,543 beds. With some “overflow” of allowable development that will be transferred from Phase 3, the Phase 4 lands may need to accommodate approximately 10,000 beds.

V. MOUNTAIN FACILITIES

.1 Goals and Objectives

A ski area Master Plan involves planning the removal or replacement of existing equipment, integrated with the addition of new facilities over time. Modern mountain resorts require the most efficient and user-friendly lift and trail systems as possible. It is therefore, necessary to have a complete understanding of the total project at buildout so that facilities can be balanced and capital invested effectively.

Over the last thirteen years, the ongoing development of the Sun Peaks Master Plan has resulted in the day ski area evolving into a four-season resort with most of the necessary facilities, including a large variety of skiing, an eighteen-hole golf course, a resort village and a variety of accommodation. The skiing/snowboarding at Sun Peaks is the primary focus of the resort in winter and the skiing facilities have been upgraded and developed to provide guests with a high quality experience. The existing area has enough trails to service over 13,400 skiers per day, while the lifts can handle 6,930 skiers per day, providing low densities and therefore, an extremely high quality experience.

The phased Master Plan for the development of the ski facilities at Sun Peaks is described in detail in the following sections.

Objectives

The objectives of the Sun Peaks Mountain Master Plan are as follows:

- Provide upgraded ski/snowboard facilities, such as new technology lifts, high quality grooming and guest service facilities in order to bring the total resort area up to, and beyond, the standards provided by the competition.
- Continue to provide a selection of trails in skier skill classes that are closely balanced to the distribution of the market.
- Provide services in appropriate locations to service skiers in each zone of the mountain.

- Provide base staging areas with adequate capacity, and in locations to satisfy mountain access requirements. Lifts used for staging should be able to stage all skiers to the upper mountain within 1.5 hours, so that return cycle skiing/snowboarding can occur on these lifts starting relatively early in the morning, with minimal lift queues.
- Each phase of development should provide an optimally balanced facility, while at the same time move towards the ultimate goal.
- Define goals to guide management and inform public agencies during the ensuing 5-10 year period.

We have utilized a number and letter code to indicate the type of lift installations proposed. The coding is illustrated below.

MC	Moving Carpet
P	Platter (surface lift)
T-B	T-Bar (surface lift)
3C	Triple Chairlift
4C	Fixed Grip Quadruple Chairlift
D4C	Detachable Quadruple Chairlift
D4C-B	Detachable Quadruple Chairlift with protective bubbles
D6C	Detachable Six-Passenger Chairlift
JB30	30-Passenger Aerial Tramway
R	Replacement Lift (i.e. 3R)

The Master Plan Development by Phase for Sun Peaks Resort is summarized in Table V.1.

**TABLE V.1
SUN PEAKS
MASTER PLAN DEVELOPMENT SUMMARY**

Phase	Lifts Installed	SCC	Trails	Trail Capacity	Mtn. Restaurants/ Base Lodges
Existing 2005/06 (Phase 2A)	Lift 1R - Burfield - 4C - 464 pph Lift 2 - Sunburst - D4C-B - 2294 pph Lift 3 - Crystal - 3C - 2005 pph Lift 4 - Village Platter - P - 722 pph Lift 5 - West Bowl - TB - 698 pph Lift 6 - Sundance - D4C - 1994 pph Lift 10 - Morrissey Platter - P - 654 pph Lift 14 - Morrissey Express - D4C - 1844 pph Lift 18 - Village Carpets - 2/MC - 800 pph	6,930	117 trails 581 Ha. (1436 acres)	13,405	Bento's Village Daylodge Sunburst Restaurant Burfield Daylodge
Phase 2B	<i>Install:</i> Lift 8 - West Morrissey - 4C - 2000 pph Lift 9 - Spillway - 4C - 1800pph Lift 12 - P - 700pph Lift 16 - Orient Ridge - 4C - 1800 pph <i>Upgrade Capacity:</i> Lift 2 - Sunburst - D4C - to 2509 pph Lift 6 - Sundance - D4C - to 2600 pph Lift 14 - Morrissey - D4C - to 2800 pph	10,440	138 trails 643 Ha. (1,589 acres)	15,495	Children's Building Sundance Restaurant Bld. BB
Phase 3	<i>Shorten & Upgrade Capacity:</i> Lift 1 - Burfield - 4C - 464 pph to 920 pph top terminal to 1,850m elevation <i>Replace & Realign:</i> Lift 3 - Crystal - 3C - 2005 pph with Lift 3R - Crystal - D4C - 2800pph Lift 5 - West Bowl - TB - 698 pph with Lift 5R - West Bowl - TB - 1200pph <i>Install:</i> Lift 17b - McGillivray Transfer - 4C - 2400 pph	11,080	143 trails 667 Ha. (1,648 acres)	16,180	Gills Restaurant
Phase 4	<i>Install:</i> Lift 7 - Sunnyside - D4C - 2800 pph Lift 13 - Mount Tod - 4C - 2400pph Lift 15 - The Gills - 4C - 1200 pph Lift 19 - Headwall Tram - JB30 - 600pph Lift 20 - 4C - 2400 pph Lift 22 - Carpet Zone - 3/MC - 1200 pph Lift 23 - Platter Zone - 2/P - 1400 pph Lift 24 - 2/P - 1400 pph <i>Upgrade Lift:</i> Lift 6R - Sundance - D6C - 3200 pph <i>Upgrade and Extend Lift:</i> Lift 16R - Orient Express - D6C - 3200 pph Lift 17 - McGillivray - 4C - 2400pph	15,560	188 trails 807 Ha. (1,995 acres)	21,075	West Bowl Restaurant

.2 Phase 2b

Since the last Master Plan, Sun Peaks has completed construction of Phase 1 and Phase 2a of the mountain development. This included the construction of the Morrissey platter and Morrissey Express detachable quad chairlift and their associated trails on Mount Morrissey, the third mountain. Sun Peaks also constructed a tubing center near the Village Platter complete with two moving carpets, one of which services the tubing only and the other which accesses the tubing and also provides beginner skiing.

The completion of Phase 2 (and Phase 2b) of the mountain development includes increasing the capacity of the Sunburst, Sundance and Morrissey lifts by adding carriers, as well as some additional lift and trail development. The Sundance quad chair currently has a capacity of 1,994 pph but was installed with the capability of being upgraded to a maximum capacity of 2,600 pph. Therefore, by simply adding carriers, the rated capacity of this lift will be increased to 2,600 pph in this phase. Increasing the rated capacity to the design level will also result in an increase in SCC.

Similarly, the Sunburst and Morrissey chairs are also currently under design capacity. Carriers will be added to the Sunburst chair to increase the capacity to 2,509 pph and chairs can be added to Morrissey to increase its capacity to 2,800pph.

The moving carpet lift, currently located between the Village platter and the Sundance chair, will be moved to a new beginner area, just above the top of the platter. This will provide beginners with a learn-to-ski area away from the traffic in the base area.

Lift 16, a fixed grip quadruple chairlift (the Orient Chair), has a bottom terminal in the valley, approximately 120 meters to the north of the bottom terminal of the Mount Morrissey quad and at the same elevation as that chairlift. Although these two terminals are separated by McGillivray Creek and a proposed roadway, a skier bridge will be constructed over the creek and a tunnel under the road to make a convenient, level connection for skiers moving between these two lifts. This lift will be installed initially as a fixed grip quadruple chairlift with the top terminal located at the 1,495-meter elevation on Orient Ridge (to the east of the Sundance chair). This lift will effectively connect the bottom of Lift 14 and the surrounding accommodation with the Village. At this stage, several trails will also be cleared in this zone to provide some return cycle skiing in this pod. The initial trails include three trails in the novice and low intermediate skill classes (including the existing Carpe Diem trail), as well as one trail which is essential a skiway providing ski-in/ski-out access for accommodation further east (already cleared and being used in 2005). In a later phase, this lift will be replaced by a longer detachable six-passenger chairlift with the same bottom terminal and alignment but with the top terminal moved up to the 1,712-meter elevation.

Lift 8, the West Morrissey fixed grip quad chair, is proposed to be installed on the north facing slopes of Mount Morrissey. This lift will provide steeper skiing on north facing (good snow holding) slopes between the Village and the Burfield base. The trails serviced by this lift will range from intermediate (on the existing “Back in Time” trail) to high intermediate advanced and expert (on the existing “Static Cling” trail). This lift will have a vertical rise of 430 meters and a rated capacity of 2,000 pph which will result in a calculated SCC of approximately 880 skiers per day. This lift will also provide ski-in/ski-out access for a neighbourhood on the south side of the valley near “The Cabins”, Fairways Drive and Mountain View Drive.

Lift 9, the Spillway chair, is proposed to be a fixed grip chairlift servicing return cycle skiing on the east facing, mid mountain terrain, including the existing Coquihalla and Caribou trails and two new trails to be constructed in this zone. This lift will be used as a training lift for competitors in the early season and provide public skiing access during the bulk of the regular season. This lift, with a vertical rise of 276 meters, a length of about 989 meters and a rated capacity of 1,800 pph, will have an SCC of approximately 700 skiers per day.

Lift 12, a platter lift, is proposed to be installed near the top of the mountain on a peak between the “Top-of-the-World” and the peak of Mount Tod. The uphill route of this lift will follow the ridge line with an angle, similar to the configuration of the Morrissey Platter. Lift 12 will provide return skiing in an area presently serviced by Cat Skiing and will also provide access to the Gills area with less hiking than is presently necessary. Skiers will access this lift from the top of Lift 5 and egress via an established skiway to Trail 3L (Skiway M). The overall vertical rise will be approximately 185 meters and its SCC will be approximately 250 skiers per day.

At completion of Phase 2, the Sun Peaks ski area will have a total of fourteen ski lifts with a combined daily SCC of approximately 10,440 skiers per day. Table V.2 lists the lifts present at completion of Phase 2, their specifications, and the calculated SCC at completion of this phase.

As listed in Table V.3, at the end of Phase 1 there will be a total of 138 trails, gladed zones and skiways covering approximately 643 hectares. Figure 13 graphically illustrates the Sun Peaks Mountain Master Plan / Phase 2b.

**TABLE V.2
SUN PEAKS
LIFT SPECIFICATIONS
PHASE 2**

Development Phase	Existing					
Lift Number	2	4	6	10	14	18
Lift Name	Sunburst	Village	Sundance	Morrissey	Morrissey	Village
Lift Type	Express	Platter	D4C	Platter	Express	Carpets
	D4C-B	P		P	D4C	2/MC
Top Elevation m.	1,850	1,307	1,730	1,345	1,675	
Middle Station m.						
Bottom Elevation m.	1,255	1,255	1,255	1,256	1,277	
Total Vertical m.	595	52	475	89	398	13/19
Horizontal Distance m.	2,290	347	1,985	420	1,760	
Slope Distance m.	2,378	353	2,041	429	1,804	100/150
Average Slope %	26%	15%	24%	21%	23%	13%
Rated Capacity	2,509	722	2,600	654	2,800	800
V.T.M./Hr.(000)	1,493	38	1,235	58	1,114	13
Rope Speed m/sec.	5.1	2.2	5.0	2.2	5.0	0.6
Trip Time min.	7.80	2.67	6.80	3.25	6.01	2.8/4.2
Operating Hr./Day	7.0	7.0	7.0	7.0	7.0	7.0
V.T.M. Demand/Day	4,349	1,122	3,106	600	2,812	400
Loading Eff. %	95%	80%	95%	80%	95%	70%
Access Reduction	12%	0%	24%	50%	5%	0%
SCC Skier/Day	2,010	190	2,010	70	2,510	160

Development Phase	Phase 2b				Existing			
Lift Number	8	9	12	16	1	3	5	
Lift Name	West	Spillway		Orient	Burfield	Crystal	West	
Lift Type	Morrissey						Bowl	
	4C	4C	P	4C	4C	3C	T-B	TOTAL
Top Elevation m.	1,675	1,858	2,110	1,495	2,080	2,061	2,069	
Middle Station m.					1,782			
Bottom Elevation m.	1,245	1,582	1,925	1,277	1,198	1,766	1,903	
Total Vertical m.	430	276	185	218	882	295	166	4,061
Horizontal Distance m.	1,430	950	1,040	930	2,762	930	701	
Slope Distance m.	1,493	989	1,056	955	2,899	978	720	16,097
Average Slope %	30%	29%	18%	23%	32%	32%	24%	26%
Rated Capacity	2,000	1,800	700	1,800	464	2,005	698	19,552
V.T.M./Hr.(000)	860	497	130	392	409	591	116	6,946
Rope Speed m/sec.	2.2	2.2	3.0	2.2	2.3	2.3	2.2	
Trip Time min.	11.31	7.49	5.87	7.24	21.01	7.09	5.38	
Operating Hr./Day	7.0	6.8	6.3	7.0	7.0	6.8	6.5	6.9
V.T.M. Demand/Day	5,217	3,780	3,137	2,313	6,024	5,578	3,241	
Loading Eff. %	80%	80%	95%	80%	95%	95%	90%	
Access Reduction	4%	2%	0%	50%	32%	1%	1%	
SCC Skier/Day	880	700	250	470	310	670	210	10,440

**TABLE V.3
TRAIL SPECIFICATIONS – PHASE 2**

		Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area		
	Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.	Avg.	Steep.	Width	Area	Area	Density	Total
	No.	Class	Meters	Meters	Meters	Meters	Meters	Meters		Meters	Ha.	Ha.		
Lift 1 - Burfield														
Roundabout	1A	4	2,075	1,782	293	2,330	2,348	13%	37%	36	8.45	8.52	40	340
Back Door	1B	6	2,075	1,965	110	315	334	35%	54%	70	2.19	2.32	15	35
Kukamungas	gladed 1C	7	2,067	1,905	162	480	507	34%	67%	186	8.92	9.41	2	20 1/10 dens.
Sunnyside West	1D	6	1,935	1,815	120	310	332	39%	47%	94	2.91	3.12	15	45
7 Mile	partial 1E	6	1,900	1,212	688	3,750	3,813	18%	64%	20	7.42	2.55	15	40
Sunnyside	1F	6	2,050	1,870	180	465	499	39%	50%	155	7.19	7.71	15	115
Juniper Ridge	1G	6	2,067	1,635	432	905	1,003	48%	54%	78	7.02	7.78	15	115
Nose of the Chief	1H	6	2,030	1,782	248	945	977	26%	61%	64	6.07	6.28	15	95
Chief Shoulder	1I	6	2,075	1,840	235	1,100	1,125	21%	60%	83	9.17	9.38	15	140
Hidden Valley	partial 1J	6	1,790	1,650	140	1,055	1,064	13%	22%	25	2.59	0.88	15	15
Challenger	partial 1M	7	1,840	1,380	460	1,445	1,516	32%	77%	46	6.59	2.34	20	45
High Voltage	partial 1N	7	1,560	1,212	348	730	809	48%	72%	34	2.50	0.94	20	20
Ridge Run	partial 1O	4	1,610	1,198	412	1,680	1,730	25%	45%	45	7.56	2.63	40	105
Total Lift 1		13						16,056					63.85	1,130
Lift 1b - Lower Burfield														
7 Mile	partial 1E	6	1,900	1,212	688	3,750	3,813	18%	64%	20	7.42	4.99	15	75
Hidden Valley	partial 1J	6	1,790	1,650	140	1,055	1,064	13%	22%	25	2.59	1.73	15	25
Roller Coaster	1K	6	1,700	1,560	140	420	443	33%	53%	38	1.58	1.67	15	25
Expo	1L	7	1,780	1,212	568	1,520	1,623	37%	70%	73	11.03	11.77	10	120 1/2 dens.
Challenger	partial 1M	7	1,840	1,380	460	1,445	1,516	32%	77%	46	6.59	4.58	20	90
High Voltage	partial 1N	7	1,560	1,212	348	730	809	48%	72%	34	2.50	1.83	20	35
Ridge Run	partial 1O	4	1,610	1,198	412	1,680	1,730	25%	45%	45	7.56	5.15	40	205
Freddy's Nightmare	1P	7	1,780	1,450	330	620	702	53%	73%	209	12.97	14.69	2	30 1/10 dens.
Challenger Glades	1Q	7	1,660	1,445	215	480	526	45%	90%	131	6.27	6.87	2	15 1/10 dens.
Total Lift 1b		4						3,294					53.29	620
Lift 2 - Sunburst														
Cahilty/5 Mile	2A	2	1,850	1,580	270	1,500	1,524	18%	30%	63	9.43	9.58	50	480
Lower 5 Mile	(half) 2B	2	1,580	1,265	315	1,960	1,985	16%	21%	57	11.20	5.67	50	285
Lower 5 Mile	(half) 2B	6	1,580	1,265	315	1,960	1,985	16%	21%	57	11.20	5.67	15	85
Distributor	2E	5	1,825	1,695	130	770	781	17%	35%	26	1.99	2.02	30	60
Bluff	2F	6	1,790	1,535	255	710	754	36%	64%	96	6.84	7.27	15	110
Sting	2G	6	1,755	1,505	250	720	762	35%	53%	39	2.79	2.95	15	45
Intimidator	2H	7	1,710	1,465	245	620	667	40%	66%	52	3.23	3.47	20	70
5th Avenue	2I	6	1,705	1,435	270	680	732	40%	55%	50	3.40	3.66	15	55
Broadway	2J	6	1,645	1,325	320	965	1,017	33%	54%	79	7.59	8.00	15	120
Exhibition	2K	5	1,845	1,265	580	2,240	2,314	26%	50%	67	14.95	15.44	30	465
Cruiser	2L	5	1,820	1,265	555	2,090	2,162	27%	47%	55	11.51	11.91	30	355
Blazer	2M	5	1,810	1,280	530	1,875	1,948	28%	48%	48	9.00	9.35	30	280
Runaway Lane	2N	5	1,570	1,295	275	785	832	35%	48%	51	4.02	4.26	30	130
Tighten Yer Boots	2O	6	1,540	1,303	237	810	844	29%	60%	30	2.45	2.55	15	40
	2P	2	1,848	1,790	58	385	389	15%	23%	42	1.60	1.62	50	80
Trans Canada	2Q	2	1,846	1,775	71	440	446	16%	26%	30	1.33	1.35	50	70
	2R	2	1,830	1,815	15	130	131	12%	12%	8	0.10	0.10	50	5
Cahilty Glades	gladed 2S	5	1,830	1,675	155	560	581	28%	43%	61	3.42	3.55	3	10 1/10 dens.
Coquihalla Glades	gladed 2T	6	1,720	1,640	80	290	301	28%	42%	59	1.70	1.76	2	5 1/10 dens.
Cariboo Trees	gladed 2U	6	1,790	1,550	240	710	749	34%	55%	105	7.46	7.87	2	10 1/10 dens.
Bluff Trees	gladed 2V	6	1,775	1,515	260	690	737	38%	53%	157	10.86	11.61	2	15 1/10 dens.
Exhibition Glades	gladed 2W	6	1,675	1,375	300	800	854	38%	43%	86	6.88	7.35	2	10 1/10 dens.
Cruiser Glades	gladed 2X	6	1,575	1,365	210	580	617	36%	45%	117	6.80	7.23	2	10 1/10 dens.
Blazer Glades	gladed 2Y	6	1,560	1,420	140	420	443	33%	44%	126	5.30	5.59	2	10 1/10 dens.
Run Away Glades	gladed 2Z	6	1,555	1,305	250	650	696	38%	50%	99	6.44	6.90	2	10 1/10 dens.
Chute	partial 3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	4.02	20	80
Spillway	partial 3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	3.60	20	70
Last Chance	partial 3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	1.44	30	45
Upper 5 Mile	partial 3L	2	2,070	1,660	410	2,350	2,385	17%	22%	38	9.04	6.14	50	305
Total Lift 2R		24 (not including 2B class 6 or 3I-3L)					22,267 (not including 2B class 6 or 3I-3L)					161.93		3,315

**TABLE V.3 CONT.
TRAIL SPECIFICATIONS – PHASE 2**

		Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area			
		Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.		Width	Area	Area			
		No.	Class	Meters	Meters	Meters	Meters	Meters	Avg.	Steep.	Meters	Ha.	Ha.	Density	Total
Lift 3 - Crystal															
Crystal Run		3A	5	2,055	1,766	289	1,130	1,166	26%	49%	48	5.46	5.64	30	170
Crystal Bowl		3B	6	2,015	1,875	140	435	457	32%	60%	72	3.14	3.30	15	50
Crystal Lift Line		3C	5	2,055	1,770	285	975	1,016	29%	50%	78	7.61	7.93	30	240
West Bushwacker		3D	5	2,055	1,766	289	1,070	1,108	27%	47%	54	5.74	5.95	30	180
East Bushwacker		3E	6	1,965	1,820	145	380	407	38%	57%	66	2.51	2.69	15	40
Little Headwall		3F	7	2,010	1,850	160	345	380	46%	68%	82	2.83	3.12	20	60
Big Headwall		3G	7	2,040	1,740	300	595	666	50%	67%	65	3.84	4.30	20	85
Hat Trick		3H	6	2,025	1,855	170	600	624	28%	64%	49	2.93	3.05	15	45
Chute	partial	3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	2.00	20	40
Spillway	partial	3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	1.78	20	35
Last Chance	partial	3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	0.72	30	20
Upper 5 Mile	partial	3L	2	2,055	1,760	295	2,055	2,076	14%	22%	28	5.82	1.95	50	95
Highway 22a		3M	5	1,960	1,790	170	610	633	28%	48%	60	3.64	3.78	30	115
Total Lift 3		13						10,796				46.20		1,175	
Lift 4 - Village Platter															
Lower Sunbeam		4A	1	1,280	1,258	22	180	181	12%	12%	51	0.92	0.93	75	70
Gentle Giant		4B	1	1,307	1,258	49	570	572	9%	9%	22	1.26	1.26	75	95
Upper Sunbeam		4C	2	1,307	1,280	27	150	152	18%	18%	37	0.56	0.57	50	30
Total Lift 4		3						906				2.76		195	
Lift 5 - West Bowl T-Bar															
Harry's Run	open bowl	5A	3	2,070	1,907	163	1,150	1,161	14%	32%	46	5.33	5.38	20	110
Long Draw	open bowl	5B	3	2,035	1,905	130	625	638	21%	36%	119	7.46	7.62	20	150
Fallline	open bowl	5C	4	2,070	1,905	165	725	744	23%	40%	107	7.78	7.98	20	160
The Spine	open bowl	5D	4	2,065	1,905	160	685	703	23%	43%	81	5.58	5.73	20	115
Short Draw		5E	3	2,070	1,980	90	475	483	19%	35%	46	2.18	2.22	40	90
Total Lift 5		5						3,730				28.93		625	
Lift 6 - Sundance															
Homesteader		6A	2	1,605	1,260	345	2,150	2,178	16%	24%	40	8.60	8.71	50	435
Lower Sundowner		6B	3	1,555	1,355	200	790	815	25%	33%	64	5.02	5.18	40	205
Sun Catcher		6C	3	1,515	1,260	255	1,030	1,061	25%	33%	67	6.90	7.11	40	285
Sunshine		6D	3	1,415	1,290	125	455	472	27%	33%	33	1.51	1.57	40	65
Sundance		6E	4	1,560	1,260	300	1,220	1,256	25%	38%	69	8.42	8.67	40	345
Lower Sunrise		6F	4	1,545	1,295	250	975	1,007	26%	41%	45	4.39	4.53	40	180
Homesteader Skiway		6G	2	1,730	1,592	138	1,520	1,526	9%	14%	17	2.58	2.59	50	130
Grannie Greene's		6H	4	1,725	1,450	275	1,070	1,105	26%	37%	49	5.25	5.42	40	215
Upper Sundowner		6L	3	1,730	1,555	175	795	814	22%	35%	45	3.61	3.70	40	150
Sunrise		6M	4	1,730	1,560	170	800	818	21%	41%	40	3.19	3.26	40	130
Peek-a-Boo		6N	6	1,715	1,465	250	810	848	31%	51%	32	2.60	2.72	15	40
Three Bear Glades	gladed	6P	4	1,700	1,570	130	580	594	22%	34%	96	5.54	5.68	4	25
Three Bears		6Q	4	1,575	1,410	165	600	622	28%	41%	37	2.21	2.29	40	90
Greene's Glades East	gladed	6R	4	1,690	1,385	305	1,200	1,238	25%	34%	103	12.41	12.80	4	50
Greene's Glades West	gladed	6S	4	1,720	1,440	280	1,010	1,048	28%	35%	113	11.42	11.85	4	45
Lonesome Fir Glades	gladed	6T	4	1,695	1,515	180	690	713	26%	30%	62	4.25	4.39	4	20
Rambler		6U	2	1,727	1,343	384	2,370	2,401	16%	23%	15	3.58	3.63	50	180
	gladed	6V	5	1,565	1,360	205	720	749	28%	36%	206	14.82	15.41	3	45
Total Lift 6		18						19,264				109.51		2,635	

**TABLE V.3 CONT.
TRAIL SPECIFICATIONS – PHASE 2**

			Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area				
			Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.	Width	Area	Area					
			No.	Class	Meters	Meters	Meters	Meters	Meters	Avg.	Steep.	Meters	Ha.	Ha.	Density	Total	
Lift 8 - Lower Morrisey																	
		8A	7	1,577	1,287	290	790	842	37%	64%	32	2.52	2.68	20	55		
		8B	6	1,568	1,263	305	975	1,022	31%	63%	37	3.64	3.81	15	55		
		8C	6	1,582	1,258	324	990	1,042	33%	57%	43	4.29	4.51	15	70		
		8D	6	1,605	1,400	205	595	629	34%	56%	51	3.02	3.19	15	50		
		8E	5	1,425	1,250	175	455	487	38%	50%	55	2.52	2.70	30	80		
		8F	5	1,672	1,280	392	1,360	1,415	29%	48%	59	8.04	8.37	30	250		
		8G	6	1,672	1,285	387	1,575	1,622	25%	63%	40	6.31	6.50	15	100		
Upper Back In Time		8H	4	1,670	1,247	423	2,620	2,654	16%	40%	21	5.62	5.69	40	230		
Total Lift 8								9,713				37.45		890			
Lift 9 - Spillway																	
Cariboo																	
		9A	6	1,840	1,583	257	900	936	29%	63%	68	6.15	6.40	15	95		
		9B	3	1,857	1,605	252	880	915	29%	38%	58	5.08	5.28	40	210		
Coquihalla																	
		9C	4	1,857	1,583	274	1,040	1,075	26%	39%	63	6.56	6.78	40	270		
		9D	4	1,837	1,670	167	630	652	27%	42%	47	2.94	3.04	40	120		
Total Lift 9								3,579				21.50		695			
Lift 10 - Morrisey Platter																	
Downtown																	
		10A	1	1,279	1,256	23	210	211	11%	12%	38	0.79	0.79	75	60		
Total Lift 10								211				0.79		60			
Lift 14 - Morrisey Express																	
Mid Life Crisis																	
		14A	3	1,675	1,278	397	1,840	1,882	22%	38%	36	6.54	6.69	40	270		
Upper Showboat																	
		14B	3	1,670	1,560	110	610	620	18%	38%	23	1.38	1.40	40	55		
Lower Showboat																	
		14C	3	1,520	1,292	228	800	832	29%	37%	44	3.49	3.63	40	145		
CC Rider																	
		14D	3	1,655	1,525	130	830	840	16%	27%	27	2.22	2.25	40	90		
Telly Gram																	
		14E	3	1,560	1,283	277	1,030	1,067	27%	38%	43	4.47	4.63	40	185		
Still Smokin'																	
		14F	3	1,675	1,350	325	1,600	1,633	20%	37%	40	6.39	6.52	40	260		
		14G	3	1,578	1,563	15	150	151	10%	10%	27	0.41	0.41	40	15		
I Dunno																	
		14H	3	1,655	1,305	350	1,810	1,844	19%	38%	30	5.47	5.57	40	225		
Shiner																	
		14I	3	1,445	1,335	110	520	532	21%	27%	37	1.90	1.94	40	80		
Out of the Woods																	
		14J	3	1,550	1,370	180	800	820	23%	33%	28	2.26	2.32	40	95		
		14K	3	1,545	1,527	18	160	161	11%	11%	14	0.22	0.22	40	10		
Second Growth																	
		14L	3	1,583	1,387	196	990	1,009	20%	30%	34	3.33	3.39	40	135		
The Sticks		2/3 area	14M	3	1,675	1,278	397	2,650	2,680	15%	30%	26	6.82	4.60	40	185	
The Sticks		1/3 area	14M	2	1,675	1,278	397	2,650	2,680	15%	24%	26	6.82	2.30	50	115	
		gladed	14S	4		25	150	152	17%		271	4.06	4.12	4	15		
		gladed	14T	4		40	170	175	24%		296	5.03	5.17	4	20		
		gladed	14U	4		40	170	175	24%		377	6.41	6.59	4	25		
Total Lift 14								14,570				61.75		1,925			
Lift 16 - Orient																	
		16A	2	1,458	1,305	153	900	913	17%	18%	40	3.62	3.67	50	185		
		16B	2	1,485	1,310	175	650	673	27%	28%	49	3.16	3.27	50	165		
		16D	3	1,493	1,279	214	1,000	1,023	21%	38%	45	4.54	4.64	40	185		
		16I	2	1,493	1,295	198	1,590	1,602	12%	21%	17	2.76	2.78	50	140		
Total Lift 16								4,211				14.36		675			
Lift 18																	
		18A	1	1,322	1,309	13	110	111	12%	12%	35	0.39	0.39	75	30		
		18B	1	1,277	1,258	19	160	161	12%	12%	20	0.32	0.32	75	25		
Total Lift 18								272				0.71		55			
Total All Lifts			120					111.8 km				618.5 Ha				14,600	

**TABLE V.3 CONT.
TRAIL SPECIFICATIONS – PHASE 2**

			Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area		
	Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.			Width	Area	Area			
	No.	Class	Meters	Meters	Meters	Meters	Meters	Avg.	Steep.	Meters	Ha.	Ha.	Density	Total	
Other Trails															
Alley	A	3	1,535	1,505	30	190	192	16%	16%	8	0.15	0.15	40	5	
Burfield Outrun	B	2	1,425	1,255	170	2,100	2,107	8%	8%	8	1.68	1.69	50	85	
5 Mile to Homesteader	C	2	1,537	1,505	32	200	203	16%	16%	15	0.30	0.30	50	15	
6U to 16A (lower)	D	2	1,393	1,310	83	810	814	10%	10%	10	0.81	0.81	50	40	
Upper Carpe Diem	E1	3	1,585	1,438	147	1,030	1,040	14%	38%	17	1.70	1.72	40	70	
Upper Carpe to 16	E2	2	1,520	1,497	23	330	331	7%	7%	10	0.33	0.33	50	15	
Anticipation	F	2	1,345	1,305	40	380	382	11%	11%	8	0.30	0.31	50	15	
Lower Home Run	G	3	1,405	1,270	135	1,400	1,406	10%	10%	8	1.12	1.13	40	45	
Back In Time	H	4	1,350	1,190	160	1,040	1,052	15%	40%	21	2.16	2.19	40	90	
Upper Home Run	I	3	1,580	1,572	8	270	270	3%	3%	8	0.22	0.22	40	10	
Mid Home Run	J	3	1,455	1,425	30	300	301	10%	10%	8	0.24	0.24	40	10	
16K to East Village	K	2	1,403	1,297	106	730	738	15%	30%	30	2.16	2.18	50	110	
16A to 6U	L	2	1,433	1,395	38	440	442	9%	9%	10	0.44	0.44	50	20	
15 to 3L	M	3	2,095	2,045	50	910	911	5%	7%	16	1.48	1.48	40	60	
Delta's Return	14N	4	1,665	1,256	409	1,850	1,895	22%	45%	29	5.30	5.43	40	215	
Cover Shot	14O	6	1,507	1,385	122	360	380	34%	57%	41	1.48	1.56	15	25	
Spin Cycle	14P	6	1,585	1,282	303	1,020	1,064	30%	61%	29	2.94	3.07	15	45	
Agitator	14Q	6	1,555	1,300	255	610	661	42%	59%	21	1.26	1.37	15	20	
Total Other Trails							14,190					24.62		895	
Total	138						126.0 km				643.1 Ha		15,495		

As listed in Table V.4 and illustrated in Plate V.1, the Phase 2b ski trails have an excess of terrain in the novice and low intermediate skill classes and shortages in the beginner and intermediate skill classes. Figure 14 illustrates the Sun Peaks Mountain Master Plan / Phase 3.

Plate V.2 illustrates the balance of lift and trail capacity in each lift serviced “pod” of skiing.

**TABLE V.4
CUMULATIVE TRAIL BALANCE – PHASE 2**

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	3.7	280	1.9%	5%
2 Novice	53.9	2,700	18.5%	10%
3 Low Intermediate	98.1	3,675	25.2%	20%
4 Intermediate	122.3	2,785	19.1%	30%
5 High Intermediate	100.2	2,495	17.1%	20%
6 Advanced	163.0	1,795	12.3%	10%
7 Expert	77.4	870	6.0%	5%
TOTALS	618.5	14,600	100%	100%

Average Density =	16.9 Skiers/Hectare
Optimum Density =	36.1 Skiers/Hectare
Weighted Demand =	3,944 VTM/Skier/Day

PHASE 2b TRAIL BALANCE

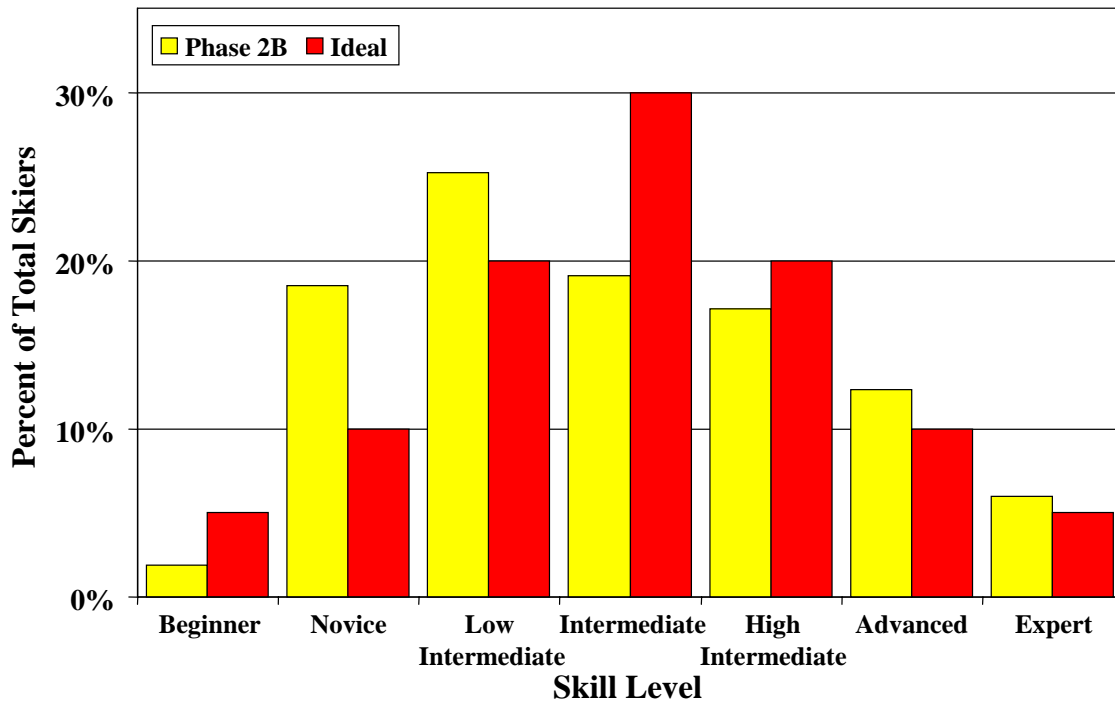


PLATE V.1

PHASE 2b LIFT VS. TRAIL CAPACITY

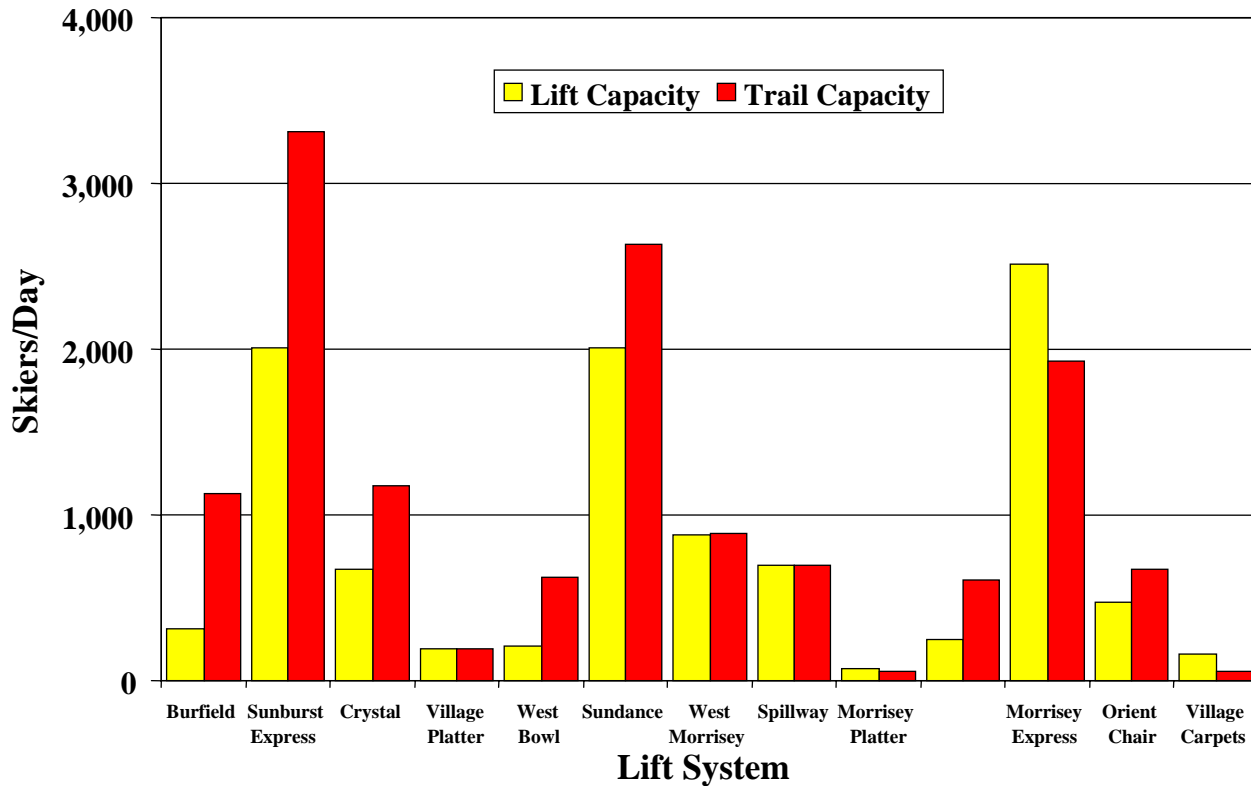


PLATE V.2

.3 Phase 3

Phase 3 of the Sun Peaks Resort mountain development sees the continuation of the renovation of the mountain with a very small expansion of terrain on the upper mountain. The upgrading and realignment of the Crystal chair will result in some existing terrain being better serviced for return skiing on the upper mountain, while the replacement of the West Bowl T-bar will add a small amount of new terrain.

Lift 3, the Crystal triple chairlift, will be replaced by a detachable quadruple chairlift with a new top terminal, adjacent to the existing Burfield chairlift's top terminal and the bottom terminal moved slightly east. This lift will service the same terrain it currently serves, with the addition of the east facing slopes of the Chief and the terrain between the existing Burfield and Crystal top terminals. This new lift will have an increased vertical rise of 316 meters (up from 293 meters), a decreased ride time (from 7.3 minutes down to 3.2 minutes), an increase in rated capacity and easier loading. Due to its increased vertical, capacity and loading efficiency the SCC will rise to approximately 990 skiers per day.

The West Bowl T-bar (Lift 5) will be replaced with a new (the existing equipment will be nearing the end of its useful life) longer T-bar lift which will service return skiing in an expanded West Bowl. The top terminal will remain in essentially the same position, however, the bottom terminal will move downhill to approximately the 1,817-meter elevation. This will result in an increased length of 1,080 meters (compared to the existing 720 meters) and an increase in terrain from 28.9 hectares to 42.5 hectares. This lift will have an SCC of approximately 550 skiers per day and will remain as the main access lift to Lift 12.

The Burfield quad chair will be shortened, with the top terminal moving down 230 vertical meters to the 1,850-meter elevation. This will allow Sun Peaks to increase the rated capacity on this lift to approximately 920 pph. This increase in capacity will be necessary due to the anticipated increase in the number of people using the Burfield base to access the mountain due to the increase in day skier parking at that base. There will no longer be any significant return cycle skiing on the upper portion of the lift, but the whole lift will continue to provide return cycle skiing on the steep slopes above the Burfield base when conditions are suitable. The upper section will provide access to the bottom of Crystal and the Village from the far west side of the ski area.

Lift 17b, a fixed grip quadruple chairlift, is planned for the east end of the resort to provide ski-in/ski-out access for proposed accommodation. This very short lift will provide morning access to the Morrissey zone (and the rest of the ski area) for skiers coming from accommodation in the east end of the valley. In the last phase of construction, this lift is lengthened up to the Phase 4 base lands and becomes a "down-and-under" fixed quad chair. This lift should be designed for that eventuality.

At the completion of Phase 3, Sun Peaks will have a total of fifteen ski lifts, producing 7.8 million VTM/hr. These lifts will have a daily SCC of approximately 11,080, as shown in Table V.5. Trail development in this phase consists of some clearing and grading of trails located in the lower portion of the pod serviced by Lift 5. The overall slideable terrain in Phase 3 increases slightly to approximately 667 hectares. As listed in Table V.6, the total capacity of the return skiing trails and gladed zones in Phase 3 is approximately 15,240 skiers per day (plus a capacity of about 940 skiers per day on skiways and other transport trails).

TABLE V.5
LIFT SPECIFICATIONS - PHASE 3

Development Phase	Existing					
Lift Number	2	4	6	10	14	18
Lift Name	Sunburst Express	Village Platter	Sundance	Morrissey Platter	Morrissey Express	Village Carpets
Lift Type	D4C-B	P	D4C	P	D4C	2/MC
Top Elevation m.	1,850	1,307	1,730	1,345	1,675	
Middle Station m.						
Bottom Elevation m.	1,255	1,255	1,255	1,256	1,277	
Total Vertical m.	595	52	475	89	398	13/19
Horizontal Distance m.	2,290	347	1,985	420	1,760	
Slope Distance m.	2,378	353	2,041	429	1,804	100/150
Average Slope %	26%	15%	24%	21%	23%	13%
Rated Capacity	2,509	722	2,600	654	2,800	800
V.T.M./Hr.(000)	1,493	38	1,235	58	1,114	13
Rope Speed m/sec.	5.1	2.2	5.0	2.2	5.0	0.6
Trip Time min.	7.80	2.67	6.80	3.25	6.01	2.8/4.2
Operating Hr./Day	7.0	7.0	7.0	7.0	7.0	7.0
V.T.M. Demand/Day	4,351	1,122	3,106	600	2,812	400
Loading Eff. %	95%	80%	95%	80%	95%	70%
Access Reduction	16%	0%	25%	50%	5%	0%
SCC Skier/Day	1,910	190	1,980	70	2,510	160

Development Phase	Phase 2b				Phase 3				
Lift Number	8	9	12	16	1R	3R	5R	17b	
Lift Name	West Morrissey	Spillway		Orient	Burfield	Crystal Express	West Bowl	McGillivray	
Lift Type	4C	4C	P	4C	4C	D4C	T-B	4C	TOTAL
Top Elevation m.	1,675	1,858	2,110	1,495	1,850	2,080	2,070	1,393	
Middle Station m.					1,782			0	
Bottom Elevation m.	1,245	1,582	1,925	1,277	1,198	1,764	1,817	1,300	
Total Vertical m.	430	276	185	218	652	316	253	93	4,032
Horizontal Distance m.	1,430	950	1,040	930	1,970	920	1,050	490	
Slope Distance m.	1,493	989	1,056	955	2,075	973	1,080	499	16,126
Average Slope %	30%	29%	18%	23%	33%	34%	24%	19%	26%
Rated Capacity	2,000	1,800	700	1,800	920	2,800	1,200	2,400	23,705
V.T.M./Hr.(000)	860	497	130	392	600	885	304	223	7,841
Rope Speed m/sec.	2.2	2.2	3.0	2.2	2.2	5.0	3.0	2.2	
Trip Time min.	11.31	7.49	5.87	7.24	15.72	3.24	6.00	3.78	
Operating Hr./Day	7.0	6.8	6.3	7.0	7.0	6.8	6.5	7.0	6.9
V.T.M. Demand/Day	5,217	3,780	3,137	2,467	6,008	5,563	3,220	2,120	
Loading Eff. %	80%	80%	95%	80%	80%	95%	90%	80%	
Access Reduction	4%	3%	0%	50%	20%	3%	1%	100%	
SCC Skier/Day	880	690	250	450	450	990	550	0	11,080

**TABLE V.6
TRAIL SPECIFICATIONS - PHASE 3**

				Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area	
		Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.			Width	Area	Area		
		No.	Class	Meters	Meters	Meters	Meters	Meters	Avg.	Steep.	Meters	Ha.	Ha.	Density	Total
Lift 1 - Burfield															
Roundabout	1/2 area	1A	4	2,075	1,782	293	2,330	2,348	13%	37%	36	8.45	4.26	40	170
Back Door	1/2 area	1B	6	2,075	1,965	110	315	334	35%	54%	70	2.19	1.16	15	15
Kukamungas (gladed)	1/2 area	1C	7	2,067	1,905	162	480	507	34%	67%	186	8.92	4.71	20	95
Sunnyside West		1D	6	1,935	1,815	120	310	332	39%	47%	94	2.91	3.12	15	45
7 Mile	1/2 area	1E	6	1,900	1,212	688	3,750	3,813	18%	64%	20	7.42	3.77	15	55
Sunnyside	1/2 area	1F	6	2,050	1,870	180	465	499	39%	50%	155	7.19	3.86	15	60
Juniper Ridge	1/2 area	1G	6	2,067	1,635	432	905	1,003	48%	54%	78	7.02	3.89	15	60
		1H	6	1,850	1,783	67	515	519	13%	21%	26	1.33	1.34	15	20
Hidden Valley		1J	6	1,790	1,650	140	1,055	1,064	13%	22%	25	2.59	2.61	15	40
Roller Coaster		1K	6	1,700	1,560	140	420	443	33%	53%	38	1.58	1.67	15	25
Expo		1L	7	1,780	1,212	568	1,520	1,623	37%	70%	73	11.03	11.77	10	120 1/2 dens.
Challenger		1M	7	1,830	1,380	450	1,400	1,471	32%	77%	44	6.20	6.51	20	130
High Voltage		1N	7	1,560	1,212	348	730	809	48%	72%	34	2.50	2.77	20	55
Ridge Run		1O	4	1,610	1,198	412	1,680	1,730	25%	45%	45	7.56	7.78	40	310
Freddy's Nightmare		1P	7	1,780	1,450	330	620	702	53%	73%	209	12.97	14.69	2	30 1/10 dens.
Challenger Glades		1Q	7	1,660	1,445	215	480	526	45%	90%	131	6.27	6.87	2	15 1/10 dens.
Total Lift 1		16						17,721				80.77		1,245	
Lift 2 - Sunburst															
Cahilty/5 Mile		2A	2	1,850	1,580	270	1,500	1,524	18%	30%	63	9.43	9.58	50	480
Lower 5 Mile	(half)	2B	2	1,580	1,265	315	1,960	1,985	16%	21%	57	11.20	5.67	50	285
Lower 5 Mile	(half)	2B	6	1,580	1,265	315	1,960	1,985	16%	21%	57	11.20	5.67	15	85
Distributor		2E	5	1,825	1,695	130	770	781	17%	35%	26	1.99	2.02	30	60
Bluff		2F	6	1,790	1,535	255	710	754	36%	64%	96	6.84	7.27	15	110
Sting		2G	6	1,755	1,505	250	720	762	35%	53%	39	2.79	2.95	15	45
Intimidator		2H	7	1,710	1,465	245	620	667	40%	66%	52	3.23	3.47	20	70
5th Avenue		2I	6	1,705	1,435	270	680	732	40%	55%	50	3.40	3.66	15	55
Broadway		2J	6	1,645	1,325	320	965	1,017	33%	54%	79	7.59	8.00	15	120
Exhibition		2K	5	1,845	1,265	580	2,240	2,314	26%	50%	67	14.95	15.44	30	465
Cruiser		2L	5	1,820	1,265	555	2,090	2,162	27%	47%	55	11.51	11.91	30	355
Blazer		2M	5	1,810	1,280	530	1,875	1,948	28%	48%	48	9.00	9.35	30	280
Runaway Lane		2N	5	1,570	1,295	275	785	832	35%	48%	51	4.02	4.26	30	130
Tighten Yer Boots		2O	6	1,540	1,303	237	810	844	29%	60%	30	2.45	2.55	15	40
		2P	2	1,848	1,790	58	385	389	15%	23%	42	1.60	1.62	50	80
Trans Canada		2Q	2	1,846	1,775	71	440	446	16%	26%	30	1.33	1.35	50	70
		2R	2	1,830	1,815	15	130	131	12%	12%	8	0.10	0.10	50	5
Cahilty Glades	gladed	2S	5	1,830	1,675	155	560	581	28%	43%	61	3.42	3.55	3	10 1/10 dens.
Coquihalla Glades	gladed	2T	6	1,720	1,640	80	290	301	28%	42%	59	1.70	1.76	2	5 1/10 dens.
Cariboo Trees	gladed	2U	6	1,790	1,550	240	710	749	34%	55%	105	7.46	7.87	2	10 1/10 dens.
Bluff Trees	gladed	2V	6	1,775	1,515	260	690	737	38%	53%	157	10.86	11.61	2	15 1/10 dens.
Exhibition Glades	gladed	2W	6	1,675	1,375	300	800	854	38%	43%	86	6.88	7.35	2	10 1/10 dens.
Cruiser Glades	gladed	2X	6	1,575	1,365	210	580	617	36%	45%	117	6.80	7.23	2	10 1/10 dens.
Blazer Glades	gladed	2Y	6	1,560	1,420	140	420	443	33%	44%	126	5.30	5.59	2	10 1/10 dens.
Run Away Glades	gladed	2Z	6	1,555	1,305	250	650	696	38%	50%	99	6.44	6.90	2	10 1/10 dens.
Chute	partial	3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	3.93	20	80
Spillway	partial	3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	3.51	20	70
Last Chance	partial	3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	1.41	30	40
Upper 5 Mile	partial	3L	2	2,070	1,660	410	2,350	2,385	17%	22%	38	9.04	6.00	50	300
Total Lift 2R		24 (not including 2B class 6 or 3I-3L)						22,267 (not including 2B class 6 or 3I-3L)				161.58		3,305	

**TABLE V.6 CONT.
TRAIL SPECIFICATIONS - PHASE 3**

			Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area		
			Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.	Avg.	Steep.	Width	Area	Area	Density
			No.	Class	Meters	Meters	Meters	Meters	Meters	Meters	Ha.	Ha.			
Lift 3 - Crystal															
Crystal Run		3A	5	2,079	1,765	314	1,210	1,250	26%	49%	51	6.20	6.41	30	190
Crystal Bowl		3B	6	2,025	1,870	155	480	504	32%	60%	68	3.26	3.43	15	50
Crystal Lift Line		3C	5	2,050	1,770	280	880	923	32%	50%	84	7.41	7.78	30	235
West Bushwacker		3D	5	2,079	1,765	314	1,070	1,115	29%	47%	56	6.00	6.25	30	190
East Bushwacker		3E	6	1,965	1,820	145	380	407	38%	57%	66	2.51	2.69	15	40
Little Headwall		3F	7	2,010	1,850	160	345	380	46%	68%	82	2.83	3.12	20	60
Big Headwall		3G	7	2,040	1,740	300	595	666	50%	67%	65	3.84	4.30	20	85
Hat Trick		3H	6	2,025	1,855	170	600	624	28%	64%	49	2.93	3.05	15	45
Chute	partial	3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	2.09	20	40
Spillway	partial	3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	1.87	20	35
Last Chance	partial	3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	0.75	30	20
Upper 5 Mile	partial	3L	2	2,070	1,660	410	2,350	2,385	17%	22%	38	9.04	3.18	50	160
Highway 22a		3M	5	1,960	1,790	170	610	633	28%	48%	60	3.64	3.78	30	115
		3N	7	1,955	1,860	95	230	249	41%	71%	47	1.09	1.18	20	25
Chief Shoulder		3O	6	2,079	1,825	254	970	1,003	26%	60%	108	10.45	10.80	15	160
Nose of the Chief		3P	6	2,035	1,845	190	510	544	37%	61%	145	7.39	7.89	15	120
Roundabout	1/2 area	1A	4	2,075	1,782	293	2,330	2,348	13%	37%	36	8.45	4.26	40	170
Back Door	1/2 area	1B	6	2,075	1,965	110	315	334	35%	54%	70	2.19	1.16	15	15
Kukamungas (gladed)	1/2 area	1C	7	2,067	1,905	162	480	507	34%	67%	186	8.92	4.71	20	95
7 Mile	1/2 area	1E	6	1,900	1,212	688	3,750	3,813	18%	64%	20	7.42	3.77	15	55
Sunnyside	1/2 area	1F	6	2,050	1,870	180	465	499	39%	50%	155	7.19	3.86	15	60
Juniper Ridge	1/2 area	1G	6	2,067	1,635	432	905	1,003	48%	54%	78	7.02	3.89	15	60
Total Lift 3		16						12,947				90.21			2,025
Lift 4 - Village Platter															
Lower Sunbeam		4A	1	1,280	1,258	22	180	181	12%	12%	51	0.92	0.93	75	70
Gentle Giant		4B	1	1,307	1,258	49	570	572	9%	9%	22	1.26	1.26	75	95
Upper Sunbeam		4C	2	1,307	1,280	27	150	152	18%	18%	37	0.56	0.57	50	30
Total Lift 4		3						906				2.76			195
Lift 5 - West Bowl T-Bar															
Harry's Run	open bowl	5A	3	2,069	1,818	251	1,280	1,304	20%	33%	76	9.67	9.85	20	195
Long Draw	open bowl	5B	3	2,050	1,818	232	940	968	25%	36%	122	11.49	11.83	20	235
Fallline	open bowl	5C	4	2,065	1,818	247	1,020	1,049	24%	40%	110	11.25	11.58	20	230
The Spine	open bowl	5D	4	2,069	1,905	164	700	719	23%	43%	99	6.92	7.11	20	140
Short Draw		5E	3	2,069	1,980	89	460	469	19%	35%	45	2.09	2.13	40	85
Total Lift 5		5						4,510				42.50			885
Lift 6 - Sundance															
Homesteader		6A	2	1,605	1,260	345	2,150	2,178	16%	24%	40	8.60	8.71	50	435
Lower Sundowner		6B	3	1,555	1,355	200	790	815	25%	33%	64	5.02	5.18	40	205
Sun Catcher		6C	3	1,515	1,260	255	1,030	1,061	25%	33%	67	6.90	7.11	40	285
Sunshine		6D	3	1,415	1,290	125	455	472	27%	33%	33	1.51	1.57	40	65
Sundance		6E	4	1,560	1,260	300	1,220	1,256	25%	38%	69	8.42	8.67	40	345
Lower Sunrise		6F	4	1,545	1,295	250	975	1,007	26%	41%	45	4.39	4.53	40	180
Homesteader Skiway		6G	2	1,730	1,592	138	1,520	1,526	9%	14%	17	2.58	2.59	50	130
Grannie Greene's		6H	4	1,725	1,450	275	1,070	1,105	26%	37%	49	5.25	5.42	40	215
Upper Sundowner		6L	3	1,730	1,555	175	795	814	22%	35%	45	3.61	3.70	40	150
Sunrise		6M	4	1,730	1,560	170	800	818	21%	41%	40	3.19	3.26	40	130
Peek-a-Boo		6N	6	1,715	1,465	250	810	848	31%	51%	32	2.60	2.72	15	40
Three Bear Glades	gladed	6P	4	1,700	1,570	130	580	594	22%	34%	96	5.54	5.68	4	25
Three Bears		6Q	4	1,575	1,410	165	600	622	28%	41%	37	2.21	2.29	40	90
Greene's Glades East	gladed	6R	4	1,690	1,385	305	1,200	1,238	25%	34%	103	12.41	12.80	4	50
Greene's Glades West	gladed	6S	4	1,720	1,440	280	1,010	1,048	28%	35%	113	11.42	11.85	4	45
Lonesome Fir Glades	gladed	6T	4	1,695	1,515	180	690	713	26%	30%	62	4.25	4.39	4	20
Rambler		6U	2	1,727	1,343	384	2,370	2,401	16%	23%	15	3.58	3.63	50	180
	gladed	6V	5	1,565	1,360	205	720	749	28%	36%	206	14.82	15.41	3	45
Total Lift 6		18						19,264				109.51			2,635

**TABLE V.6 CONT.
TRAIL SPECIFICATIONS - PHASE 3**

		Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area	
Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.	Avg.	Steep.	Width	Area	Area	Density	Total
No.	Class	Meters	Meters	Meters	Meters	Meters			Meters	Ha.	Ha.		
Lift 8 - Lower Morrisey													
8A	7	1,577	1,287	290	790	842	37%	64%	32	2.52	2.68	20	55
8B	6	1,568	1,263	305	975	1,022	31%	63%	37	3.64	3.81	15	55
8C	6	1,582	1,258	324	990	1,042	33%	57%	43	4.29	4.51	15	70
8D	6	1,605	1,400	205	595	629	34%	56%	51	3.02	3.19	15	50
8E	5	1,425	1,250	175	455	487	38%	50%	55	2.52	2.70	30	80
8F	5	1,672	1,280	392	1,360	1,415	29%	48%	59	8.04	8.37	30	250
8G	6	1,672	1,285	387	1,575	1,622	25%	63%	40	6.31	6.50	15	100
Upper Back In Time	8H	4	1,670	1,247	423	2,620	16%	40%	21	5.62	5.69	40	230
Total Lift 8						9,713					37.45		890
Lift 9 - Spillway													
Cariboo													
9A	6	1,840	1,583	257	900	936	29%	63%	68	6.15	6.40	15	95
9B	3	1,857	1,605	252	880	915	29%	38%	58	5.08	5.28	40	210
Coquihalla													
9C	4	1,857	1,583	274	1,040	1,075	26%	39%	63	6.56	6.78	40	270
9D	4	1,837	1,670	167	630	652	27%	42%	47	2.94	3.04	40	120
Total Lift 9						3,579					21.50		695
Lift 10 - Morrisey Platter													
Downtown													
10A	1	1,279	1,256	23	210	211	11%	12%	38	0.79	0.79	75	60
Total Lift 10						211					0.79		60
Lift 12													
12A	3	2,110	1,926	184	1,010	1,027	18%	36%	44	4.45	4.52	40	180
12B	4	2,070	2,005	65	210	220	31%	45%	90	1.90	1.99	40	80
12C	5	2,057	1,985	72	200	213	36%	47%	79	1.58	1.68	30	50
12D	3	2,015	1,950	65	270	278	24%	33%	133	3.60	3.70	40	150
12E	3	2,070	1,926	144	1,200	1,209	12%	20%	30	3.55	3.58	40	145
Total Lift 12						2,945					15.47		605
Lift 14 - Morrisey Express													
Mid Life Crisis													
14A	3	1,675	1,278	397	1,840	1,882	22%	38%	36	6.54	6.69	40	270
Upper Showboat													
14B	3	1,670	1,560	110	610	620	18%	38%	23	1.38	1.40	40	55
Lower Showboat													
14C	3	1,520	1,292	228	800	832	29%	37%	44	3.49	3.63	40	145
CC Rider													
14D	3	1,655	1,525	130	830	840	16%	27%	27	2.22	2.25	40	90
Telly Gram													
14E	3	1,560	1,283	277	1,030	1,067	27%	38%	43	4.47	4.63	40	185
Still Smokin'													
14F	3	1,675	1,350	325	1,600	1,633	20%	37%	40	6.39	6.52	40	260
14G	3	1,578	1,563	15	150	151	10%	10%	27	0.41	0.41	40	15
I Dunno													
14H	3	1,655	1,305	350	1,810	1,844	19%	38%	30	5.47	5.57	40	225
Shiner													
14I	3	1,445	1,335	110	520	532	21%	27%	37	1.90	1.94	40	80
Out of the Woods													
14J	3	1,550	1,370	180	800	820	23%	33%	28	2.26	2.32	40	95
14K	3	1,545	1,527	18	160	161	11%	11%	14	0.22	0.22	40	10
Second Growth													
14L	3	1,583	1,387	196	990	1,009	20%	30%	34	3.33	3.39	40	135
The Sticks													
2/3 area	14M	3	1,675	1,278	397	2,650	15%	30%	26	6.82	4.60	40	185
The Sticks													
1/3 area	14M	2	1,675	1,278	397	2,650	15%	24%	26	6.82	2.30	50	115
gladed	14S	4			25	150	15%	17%	271	4.06	4.12	4	15 1/10 dens.
gladed	14T	4			40	170	17%	24%	296	5.03	5.17	4	20 1/10 dens.
gladed	14U	4			40	170	17%	24%	377	6.41	6.59	4	25 1/10 dens.
Total Lift 14						14,570					61.75		1,925

**TABLE V.6 CONT.
TRAIL SPECIFICATIONS - PHASE 3**

	Trail No.	Skill Class	Elevation		Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope		Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Area	
			Top Meters	Bottom Meters				Avg.	Steep.				Density	Total
Lift 16 - Orient														
	16A	2	1,458	1,305	153	900	913	17%	18%	40	3.62	3.67	50	185
	16B	3	1,485	1,310	175	650	673	27%	28%	49	3.16	3.27	40	130
	16D	3	1,493	1,279	214	1,000	1,023	21%	38%	45	4.54	4.64	40	185
	16I	2	1,493	1,295	198	1,590	1,602	12%	21%	17	2.76	2.78	50	140
Total Lift 16							4,211					14.36		640
Lift 17b - McGillivray														
	17C	2	1,392	1,301	91	720	726	13%	21%	22	1.55	1.56	50	80
Total Lift 17b							726					1.56		80
Lift 18														
	18A	1	1,322	1,309	13	110	111	12%	12%	35	0.39	0.39	75	30
	18B	1	1,277	1,258	19	160	161	12%	12%	20	0.32	0.32	75	25
Total Lift 18							272					0.71		55
Total All Lifts	124						113.8 km					640.9 Ha		15,240
Skiways & Transport Trails														
Alley	A	3	1,535	1,505	30	190	192	16%	16%	8	0.15	0.15	40	5
Burfield Outrun	B	2	1,425	1,255	170	2,100	2,107	8%	8%	8	1.68	1.69	50	85
5 Mile to Homesteader	C	2	1,537	1,505	32	200	203	16%	16%	15	0.30	0.30	50	15
6U to 16A (lower)	D	2	1,393	1,310	83	810	814	10%	10%	10	0.81	0.81	50	40
Upper Carpe Diem	E1	3	1,585	1,438	147	1,030	1,040	14%	38%	17	1.70	1.72	40	70
Upper Carpe to 16	E2	2	1,520	1,497	23	330	331	7%	7%	10	0.33	0.33	50	15
Anticipation	F	2	1,345	1,305	40	380	382	11%	11%	8	0.30	0.31	50	15
Lower Home Run	G	3	1,405	1,270	135	1,400	1,406	10%	10%	8	1.12	1.13	40	45
Back In Time	H	4	1,350	1,190	160	1,040	1,052	15%	40%	21	2.16	2.19	40	90
Upper Home Run	I	3	1,580	1,572	8	270	270	3%	3%	8	0.22	0.22	40	10
Mid Home Run	J	3	1,455	1,425	30	300	301	10%	10%	8	0.24	0.24	40	10
16K to East Village	K	2	1,403	1,297	106	730	738	15%	30%	30	2.16	2.18	50	110
16A to 6U	L	2	1,433	1,395	38	440	442	9%	9%	10	0.44	0.44	50	20
15 to 3L	M	3	2,095	2,045	50	910	911	5%	7%	16	1.48	1.48	40	60
Delta's Return	14N	4	1,665	1,256	409	1,850	1,895	22%	45%	29	5.30	5.43	40	215
Cover Shot	14O	6	1,507	1,385	122	360	380	34%	57%	41	1.48	1.56	15	25
Spin Cycle	14P	6	1,585	1,282	303	1,020	1,064	30%	61%	29	2.94	3.07	15	45
Agitator	14Q	6	1,555	1,300	255	610	661	42%	59%	21	1.26	1.37	15	20
	17D	3	1,440	1,305	135	850	861	16%	31%	14	1.17	1.18	40	45
Total Other Trails							15,051					25.80		940
Total	143						128.9 km					666.7 Ha		16,180

The Cumulative Trail Balance (Table V.7) illustrates that the Phase 3 trail balance is changed very little from the Phase 2 development. When distributed by skill class, it still forms a good balance with the distribution of the skill classes in the market. Plate V.3 shows that there are still excesses in the novice and low intermediate skill classes and shortages in the beginner and intermediate skill classes.

Plate V.4 graphically compares the capacities of the lifts and trails in each lift system.

**TABLE V.7
SUN PEAKS
CUMULATIVE TRAIL BALANCE
PHASE 3**

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	3.7	280	1.8%	5%
2 Novice	53.3	2,675	17.6%	10%
3 Low Intermediate	109.9	3,970	26.0%	20%
4 Intermediate	127.3	2,880	18.9%	30%
5 High Intermediate	101.1	2,515	16.5%	20%
6 Advanced	167.5	1,860	12.2%	10%
7 Expert	78.2	1,060	7.0%	5%
TOTALS	640.9	15,240	100%	100%

Average Density =	17.3 Skiers/Hectare
Optimum Density =	35.8 Skiers/Hectare
Weighted Demand =	3,991 VTM/Skier/Day

**SUN PEAKS
PHASE 3 TRAIL BALANCE**

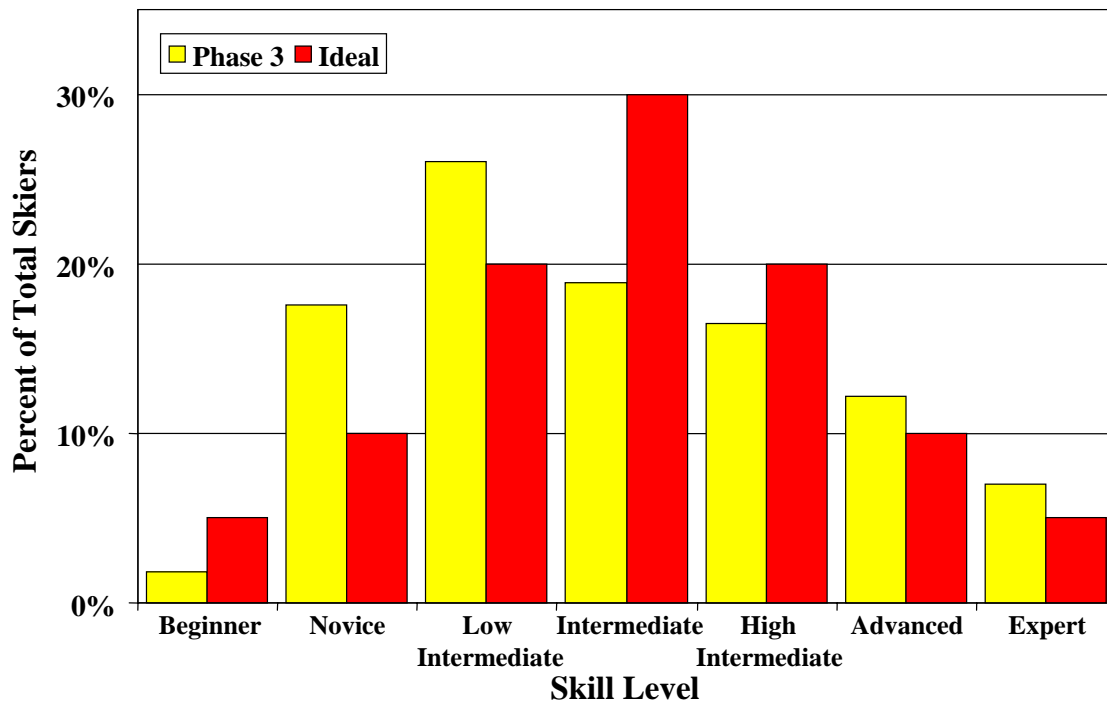


PLATE V.3

**SUN PEAKS
PHASE 3 LIFT VS TRAIL CAPACITY**

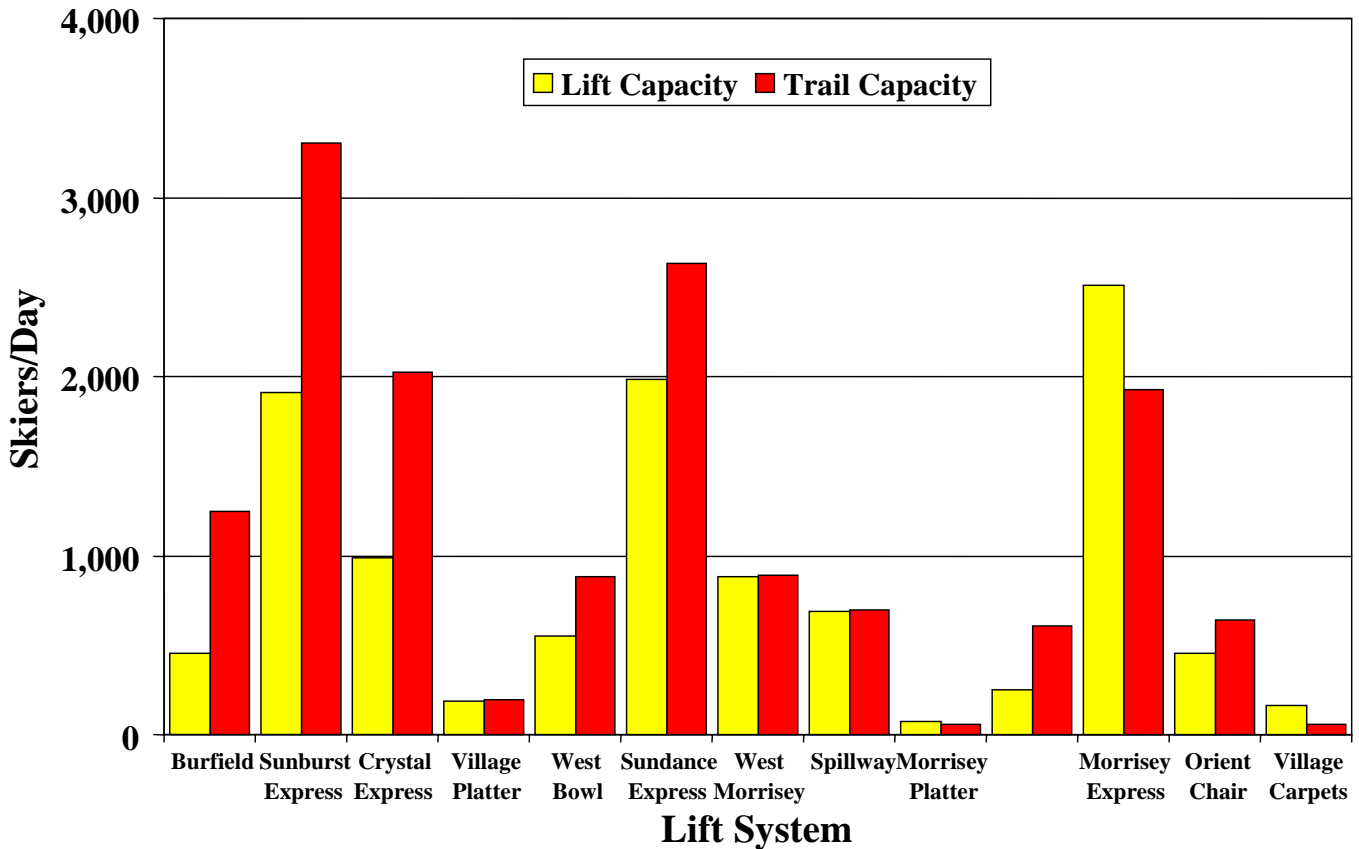


PLATE V.4

.4 Phase 4

The final phase of development involves developing additional terrain extending towards the summit Mount Tod, on the upper part of Orient Ridge and installing lifts in the eastern end of the resort for access to the “Phase 4 base lands” and beginner and novice return skiing.

Lift 7, the Sunnyside detachable quad, will be installed on the west side of the “Top of the World” servicing the existing Back Door, Kukamungas and Sunnyside trails, as well as new terrain to be developed below the 7 Mile skiway. The top terminal will be located adjacent to the existing Burfield chairlift’s top terminal, and the bottom terminal will be located well below the bottom of the West Bowl T-bar, stretching a total of 322 vertical meters. This lift will be installed with a rated capacity of 2,800 pph and accommodate approximately 1,280 skiers per day.

Lift 13, a “down-and-under” fixed grip quadruple chairlift has top terminals at the peak of Mount Tod and the top of Lifts 12 & 15. This lift allows skiing on both sections with return skiing being the attraction on the Mount Tod side and egress being the main function of the southern portion of the lift. The Mount Tod side services a large area of south facing, above treeline high alpine sliding in the intermediate to expert skill classes and also provides access to skiing opportunities to the east, down to the bottom of the Gills lift. The installation of this lift increases the total lift serviced vertical rise at Sun Peaks to 954 meters (3,129 feet).

Lift 15, a fixed grip quadruple chairlift, will be installed on the east facing slopes to the north of the existing lift serviced ski area to service return cycle skiing on steep terrain, with trails ranging from high intermediate to expert. The top of this lift will be located at the peak of the area known as the “Gills” and the off-load will be at the 2,110-meter elevation. Lift 15 will have a vertical rise of 335 meters and be accessed from the Crystal Chair, the Upper 5 Mile trail and a new section of trail to be constructed (3Q). The high altitude and eastern exposure of the terrain serviced by this lift will provide good snow conditions for skiers in this pod.

Lift 16, the fixed grip Orient Ridge chairlift, is proposed to be replaced by a longer detachable six-passenger chairlift that will rise to the 1,712-meter elevation. This extended chair will service novice to intermediate terrain on the slopes to the east of the Sundance chair. In addition to return cycle skiing, this extended lift will continue to provide ski-in/ski-out access for accommodation to the east of the Village and important transport functions between the “Phase 4 base lands”, the valley bottom accommodation (including the main Village) and the various parts of the expanded ski area. This lift will have a total vertical rise of 435 meters, a length of 2,135 meters and a ride time of approximately 7.1 minutes.

Lift 19, a 30-passenger aerial tramway, is proposed to stretch from a location near the top of the Sunburst Express to the “Top of the World”, at the top of the existing Burfield chair. This lift will provide pedestrian access to the top of the mountain in summer, as well as provide return skiing in the Headwall zone. This lift will have a rated capacity of approximately 250 pph and a vertical rise of approximately 222 meters.

The quadruple chairlift installed as Lift 17 in Phase 3 will be extended approximately 1,400 meters from its current bottom terminal up onto the plateau to the east. This chair will then have a total length of 1,895 meters with 2 top terminals and loading in both directions at the bottom terminal. The first section installed (now known as 17b) will continue to operate as a morning staging lift for skiers moving from the east end of the valley to the Morrissey pod (and beyond).

The chair will also serve the same function for skiers coming from a good portion of the “Phase 4 base lands”. These skiers would simply slide down trails 17A or 17B to the valley station where they could then load on 17b for the short ride to the Morrissey pod. The Lift 17a portion of the chair’s primary function will be to allow skiers to access the Phase 4 base lands at the end of the day. Three trails and two skiway access trails would be developed primarily to provide ski-in/ski-out access to the proposed accommodation development adjacent to this lift.

Lift 20 is another “down-and-under” chair whose main purpose is access to and from the accommodation at the “Phase 4 base lands”. Skiers moving from the main accommodation base can slide down to the bottom station and ride up to a point where they can then slide down to the Orient or Morrissey chairs. Skiers moving back to that accommodation base can slide down from the top of the Orient chair and take the lift up to the center of that accommodation base. In addition, novices coming from the “Phase 4 Base lands” that intend on using the proposed Lift 24 facilities can ride Lift 20 up to Lift 24 and then use it again on their way back to their accommodation.

The zones illustrated as Lifts 22 and 23 will form a huge learning center in the center of this new accommodation base. Lift 22 is envisioned to be a collection of several moving carpet lifts for beginner skiers and small children with a potential SCC of approximately 300 skiers per day. Lift 23 is envisioned to be a double platter, where skiers who have graduated from Lift 22 can hone their skills before moving on to Lift 24 or the chairlifts. This learning zone is much larger than the existing learning area (Lifts 4 and 18), with combined SCC of approximately 500 skiers per day.

Lift 24 is a double platter lift located on south facing slopes to the east of the Orient chair and to the north of the “Phase 4 Base lands”. These two lifts and four novice trails are accessible from either Lift 20 or the Orient chair. The calculated SCC for these lifts is approximately 390 skiers per day.

The Mountain Master Plan, Phase 4, as illustrated in Figure 15, will ultimately include a total of twenty seven ski lifts, including one 30-passenger aerial tramway, two detachable six-passenger chairlifts, four detachable quadruple chairlifts, seven fixed grip quadruple chairlifts, one T-bar, seven platter lifts and approximately five beginner moving carpet lifts, with a total combined rated capacity of about 45,555 passengers per hour, producing 12.4 million vertical transport meters per hour (VTM/hr). The Phase 4 Mountain Master plan lift specifications are listed in Table V.8. The overall Phase 4 SCC will be approximately 15,560 skiers per day.



Orient Ridge



View Towards Mt. Tod Summit

**TABLE V.8
LIFT SPECIFICATIONS - PHASE 4**

Development Phase	Existing					Phase 2b			Phase 3			Phase 4	
Lift Number	2	4	10	14	18	8	9	12	1R	3R	5R	6R	7
Lift Name	Sunburst Express	Village Platter	Morrissey Platter	Morrissey Express	Village Carpets	West Morrissey	Spillway		Burfield	Crystal Express	West Bowl	Sundance	Sunnyside
Lift Type	D4C-B	P	P	D4C	2/MC	4C	4C	P	4C	D4C	T-B	D6C	D4C
Top Elevation m.	1,850	1,307	1,345	1,675		1,675	1,858	2,110	1,850	2,080	2,070	1,730	2,080
Bottom Elevation m.	1,255	1,255	1,256	1,277		1,245	1,582	1,925	1,198	1,764	1,817	1,255	1,758
Total Vertical m.	595	52	89	398	13/19	430	276	185	652	316	253	475	322
Horizontal Distance m.	2,290	347	420	1,760		1,430	950	1,040	1,970	920	1,050	1,985	1,250
Slope Distance m.	2,378	353	429	1,804	100/150	1,493	989	1,056	2,075	973	1,080	2,041	1,291
Average Slope %	26%	15%	21%	23%	13%	30%	29%	18%	33%	34%	24%	24%	26%
Rated Capacity	2,509	722	654	2,800	800	2,000	1,800	700	920	2,800	1,200	3,200	2,800
V.T.M./Hr.(000)	1,493	38	58	1,114	13	860	497	130	600	885	304	1,520	902
Rope Speed m/sec.	5.1	2.2	2.2	5.0	0.6	2.2	2.2	3.0	2.2	5.0	3.0	5.0	5.0
Trip Time min.	7.80	2.67	3.25	6.01	2.8/4.2	11.31	7.49	5.87	15.72	3.24	6.00	6.80	4.30
Operating Hr./Day	7.0	7.0	7.0	7.0	7.0	7.0	6.8	6.3	7.0	6.8	6.5	7.0	6.8
V.T.M. Demand/Day	4,272	1,122	600	2,812	400	5,217	3,780	3,137	6,109	5,237	3,220	3,106	4,167
Loading Eff. %	95%	80%	80%	95%	70%	80%	80%	95%	80%	95%	95%	90%	95%
Access Reduction	29%	0%	50%	13%	0%	4%	5%	29%	35%	13%	2%	33%	8%
SCC Skiers/Day	1,650	190	70	2,280	160	890	670	170	360	950	570	2,060	1,280

Development Phase	Phase 4												
Lift Number	13a	13b	15	16	17a	17b	19	20a	20b	22	23	24	
Lift Name	Mount Tod		The Gills	Orient Express	McGillivray I	McGillivray II	Headwall Tram						
Lift Type	4C	4C	4C	D6C	4C	4C	JB30	4C	4C	3/MC	2/P	2/P	TOTAL
Top Elevation m.	2,152	2,110	2,110	1,712	1,515	1,393	2,080	1,515	1,575	1,515	1,495	1,636	
Bottom Elevation m.	1,983	1,983	1,775	1,277	1,300	1,300	1,858	1,470	1,470	1,492	1,445	1,528	
Total Vertical m.	169	127	335	435	215	93	222	45	105	23	50	108	5,970
Horizontal Distance m.	520	640	1,100	2,090	1,380	490	730	520	525	190	310	710	
Slope Distance m.	547	652	1,150	2,135	1,397	499	763	522	535	191	314	718	25,387
Average Slope %	33%	20%	30%	21%	16%	19%	30%	9%	20%	12%	16%	15%	24%
Rated Capacity	1,800	1,800	2,000	3,200	2,400	2,400	250	2,400	2,400	1,200	1,400	1,400	45,555
V.T.M./Hr.(000)	304	229	670	1,392	516	223	56	108	252	28	70	151	12,410
Rope Speed m/sec.	2.5	2.5	2.2	5.0	2.2	2.2	6.0	2.2	2.2	0.6	1.8	3.0	
Trip Time min.	3.65	4.35	8.71	7.12	10.58	3.78	2.30	3.95	4.06	5.32	2.91	3.99	
Operating Hr./Day	6.0	6.0	6.0	7.0	7.0	7.0	6.0	7.0	7.0	7.0	7.0	6.8	6.8
V.T.M. Demand/Day	4,655	3,490	6,654	2,827	2,120	2,120	7,940	2,120	2,120	450	1,746	2,120	
Loading Eff. %	80%	80%	85%	90%	80%	80%	95%	80%	80%	70%	70%	80%	
Access Reduction	0%	4%	0%	29%	100%	100%	10%	100%	100%	0%	0%	0%	
SCC Skiers/Day	310	300	510	2,210	0	0	40	0	0	300	200	390	15,560

The Phase 4 trails are shown in Figure 15 and the Phase 4 trail specifications are listed in Table V.9. The overall return skiing trail capacity of 19,990 skiers per day remains higher than the SCC of 15,560 skiers per day, chiefly due to the vast amount of open bowl area and the excess capacity of the existing trails on the Sunburst Chair. Figures 16a and 16b illustrate two views of the Phase 4 Resort Master Plan.

**TABLE V.9
TRAIL INVENTORY - PHASE 4**

			Elevation		Total	Horz.	Slope	Percent Slope		Avg.	Horz.	Slope	Skiers At Area	
	Trail	Skill	Top	Bottom	Vert.	Dist.	Dist.			Width	Area	Area	Density	Total
	No.	Class	Meters	Meters	Meters	Meters	Meters	Avg.	Steep.	Meters	Ha.	Ha.		
Lift 1 - Burfield														
Roundabout	1A	4	1,838	1,783	55	760	762	7%	7%	10	0.76	0.76	40	30
7 Mile	1E	6	1,783	1,212	571	3,030	3,083	19%	64%	22	6.75	6.87	15	105
	1H	6	1,850	1,783	67	515	519	13%	21%	26	1.33	1.34	15	20
Hidden Valley	1J	6	1,790	1,650	140	1,055	1,064	13%	22%	25	2.59	2.61	15	40
Roller Coaster	1K	6	1,700	1,560	140	420	443	33%	53%	38	1.58	1.67	15	25
Expo	1L	7	1,780	1,212	568	1,520	1,623	37%	70%	73	11.03	11.77	10	120 1/2 dens.
Challenger	1M	7	1,830	1,380	450	1,400	1,471	32%	77%	44	6.20	6.51	20	130
High Voltage	1N	7	1,560	1,212	348	730	809	48%	72%	34	2.50	2.77	20	55
Ridge Run	1O	4	1,610	1,198	412	1,680	1,730	25%	45%	45	7.56	7.78	40	310
Freddy's Nightmare	1P	7	1,780	1,450	330	620	702	53%	73%	209	12.97	14.69	2	30 1/10 dens.
Challenger Glades	1Q	7	1,660	1,445	215	480	526	45%	90%	131	6.27	6.87	2	15 1/10 dens.
Total Lift 1	7 (not including partial trails)						5,639 (not including partial trails)					63.64		880
Lift 2 - Sunburst														
Cahilty/5 Mile	2A	2	1,850	1,580	270	1,500	1,524	18%	30%	63	9.43	9.58	50	480
Lower 5 Mile	2B	2	1,580	1,265	315	1,960	1,985	16%	21%	57	11.20	5.67	50	285
Lower 5 Mile	2B	6	1,580	1,265	315	1,960	1,985	16%	21%	57	11.20	5.67	15	85
Distributor	2E	5	1,825	1,695	130	770	781	17%	35%	26	1.99	2.02	30	60
Bluff	2F	6	1,790	1,535	255	710	754	36%	64%	96	6.84	7.27	15	110
Sting	2G	6	1,755	1,505	250	720	762	35%	53%	39	2.79	2.95	15	45
Intimidator	2H	7	1,710	1,465	245	620	667	40%	66%	52	3.23	3.47	20	70
5th Avenue	2I	6	1,705	1,435	270	680	732	40%	55%	50	3.40	3.66	15	55
Broadway	2J	6	1,645	1,325	320	965	1,017	33%	54%	79	7.59	8.00	15	120
Exhibition	2K	5	1,845	1,265	580	2,240	2,314	26%	50%	67	14.95	15.44	30	465
Cruiser	2L	5	1,820	1,265	555	2,090	2,162	27%	47%	55	11.51	11.91	30	355
Blazer	2M	5	1,810	1,280	530	1,875	1,948	28%	48%	48	9.00	9.35	30	280
Runaway Lane	2N	5	1,570	1,295	275	785	832	35%	48%	51	4.02	4.26	30	130
Tighten Yer Boots	2O	6	1,540	1,303	237	810	844	29%	60%	30	2.45	2.55	15	40
	2P	2	1,848	1,790	58	385	389	15%	23%	42	1.60	1.62	50	80
Trans Canada	2Q	2	1,846	1,775	71	440	446	16%	26%	30	1.33	1.35	50	70
	2R	2	1,830	1,815	15	130	131	12%	12%	8	0.10	0.10	50	5
Cahilty Glades	2S	5	1,830	1,675	155	560	581	28%	43%	61	3.42	3.55	3	10 1/10 dens.
Coquihalla Glades	2T	6	1,720	1,640	80	290	301	28%	42%	59	1.70	1.76	2	5 1/10 dens.
Cariboo Trees	2U	6	1,790	1,550	240	710	749	34%	55%	105	7.46	7.87	2	10 1/10 dens.
Bluff Trees	2V	6	1,775	1,515	260	690	737	38%	53%	157	10.86	11.61	2	15 1/10 dens.
Exhibition Glades	2W	6	1,675	1,375	300	800	854	38%	43%	86	6.88	7.35	2	10 1/10 dens.
Cruiser Glades	2X	6	1,575	1,365	210	580	617	36%	45%	117	6.80	7.23	2	10 1/10 dens.
Blazer Glades	2Y	6	1,560	1,420	140	420	443	33%	44%	126	5.30	5.59	2	10 1/10 dens.
Run Away Glades	2Z	6	1,555	1,305	250	650	696	38%	50%	99	6.44	6.90	2	10 1/10 dens.
Chute	3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	3.93	20	80
Spillway	3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	3.51	20	70
Last Chance	3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	1.41	30	40
Upper 5 Mile	3L	2	2,070	1,660	410	2,350	2,385	17%	22%	38	9.04	6.00	50	300
	3Q	3	1,940	1,600	340	2,190	2,216	16%	36%	31	6.83	4.51	40	180
Total Lift 2R	25 (not including 2B class 6 or 3I-3Q)						24,252 (not including 2B class 6 or 3I-3Q)					166.10		3,485

**TABLE V.9 CONT.
TRAIL INVENTORY
PHASE 4**

	Trail No.	Skill Class	Elevation		Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope		Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Area	
			Top Meters	Bottom Meters				Avg.	Steep.				Density	Total
Lift 3 - Crystal														
Crystal Run	3A	5	2,079	1,765	314	1,210	1,250	26%	49%	51	6.20	6.41	30	190
Crystal Bowl	3B	6	2,025	1,870	155	480	504	32%	60%	68	3.26	3.43	15	50
Crystal Lift Line	3C	5	2,050	1,770	280	880	923	32%	50%	84	7.41	7.78	30	235
West Bushwacker	3D	5	2,079	1,765	314	1,070	1,115	29%	47%	56	6.00	6.25	30	190
East Bushwacker	3E	6	1,965	1,820	145	380	407	38%	57%	66	2.51	1.35	15	20
Little Headwall	3F	7	2,010	1,850	160	345	380	46%	68%	82	2.83	1.56	20	30
Big Headwall	3G	7	2,040	1,740	300	595	666	50%	67%	65	3.84	2.15	20	45
Hat Trick	3H	6	2,025	1,855	170	600	624	28%	64%	49	2.93	3.05	15	45
Chute	3I	7	2,040	1,780	260	690	737	38%	66%	82	5.63	2.09	20	40
Spillway	3J	7	2,055	1,775	280	1,055	1,092	27%	66%	49	5.20	1.87	20	35
Last Chance	3K	5	1,970	1,845	125	415	433	30%	48%	50	2.07	0.75	30	20
Upper 5 Mile	3L	2	2,070	1,660	410	2,350	2,385	17%	22%	38	9.04	3.18	50	160
Highway 22a	3M	5	1,960	1,790	170	610	633	28%	48%	60	3.64	3.78	30	115
	3N	7	1,955	1,860	95	230	249	41%	71%	47	1.09	1.18	20	25
Chief Shoulder	3O	6	2,079	1,825	254	970	1,003	26%	60%	108	10.45	10.80	15	160
Nose of the Chief	3P	6	2,035	1,845	190	510	544	37%	61%	145	7.39	7.89	15	120
	3Q	3	1,940	1,600	340	2,190	2,216	16%	36%	31	6.83	2.40	40	95
Total Lift 3	17						15,163					65.91		1,575
Lift 4 - Village Platter														
Lower Sunbeam	4A	1	1,280	1,258	22	180	181	12%	12%	51	0.92	0.93	75	70
Gentle Giant	4B	1	1,307	1,258	49	570	572	9%	9%	22	1.26	1.26	75	95
Upper Sunbeam	4C	2	1,307	1,280	27	150	152	18%	18%	37	0.56	0.57	50	30
Total Lift 4R	3						906					2.76		195
Lift 5 - West Bowl T-Bar														
Harry's Run	5A	3	2,069	1,818	251	1,280	1,304	20%	33%	76	9.67	9.85	20	195 1/2 dens.
Long Draw	5B	3	2,050	1,818	232	940	968	25%	36%	122	11.49	11.83	20	235 1/2 dens.
Fallline	5C	4	2,065	1,818	247	1,020	1,049	24%	40%	110	11.25	11.58	20	230 1/2 dens.
The Spine	5D	4	2,069	1,905	164	700	719	23%	43%	99	6.92	7.11	20	140 1/2 dens.
Short Draw	5E	3	2,069	1,980	89	460	469	19%	35%	45	2.09	2.13	40	85
Total Lift 5	5						4,510					42.50		885
Lift 6 - Sundance														
Homesteader	6A	2	1,605	1,260	345	2,150	2,178	16%	24%	40	8.60	8.71	50	435
Lower Sundowner	6B	3	1,555	1,355	200	790	815	25%	33%	64	5.02	5.18	40	205
Sun Catcher	6C	3	1,515	1,260	255	1,030	1,061	25%	33%	67	6.90	7.11	40	285
Sunshine	6D	3	1,415	1,290	125	455	472	27%	33%	33	1.51	1.57	40	65
Sundance	6E	4	1,560	1,260	300	1,220	1,256	25%	38%	69	8.42	8.67	40	345
Lower Sunrise	6F	4	1,545	1,295	250	975	1,007	26%	41%	45	4.39	4.53	40	180
Homesteader Skiway	6G	2	1,730	1,592	138	1,520	1,526	9%	14%	17	2.58	2.59	50	130
Grannie Greene's	6H	4	1,725	1,450	275	1,070	1,105	26%	37%	49	5.25	5.42	40	215
Upper Sundowner	6L	3	1,730	1,555	175	795	814	22%	35%	45	3.61	3.70	40	150
Sunrise	6M	4	1,730	1,560	170	800	818	21%	41%	40	3.19	3.26	40	130
Peek-a-Boo	6N	6	1,715	1,465	250	810	848	31%	51%	32	2.60	2.72	15	40
Three Bear Glades	6P	4	1,700	1,570	130	580	594	22%	34%	96	5.54	5.68	4	25 1/10 dens.
Three Bears	6Q	4	1,575	1,410	165	600	622	28%	41%	37	2.21	2.29	40	90
Greene's Glades East	6R	4	1,690	1,385	305	1,200	1,238	25%	34%	103	12.41	12.80	4	50 1/10 dens.
Greene's Glades West	6S	4	1,720	1,440	280	1,010	1,048	28%	35%	113	11.42	11.85	4	45 1/10 dens.
Lonesome Fir Glades	6T	4	1,695	1,515	180	690	713	26%	30%	62	4.25	4.39	4	20 1/10 dens.
Rambler	6U	2	1,727	1,343	384	2,370	2,401	16%	23%	15	3.58	3.63	50	180
	6V	5	1,565	1,360	205	720	749	28%	36%	206	14.82	15.41	3	45 1/10 dens.
Total Lift 6	18						19,264					109.51		2,635

**TABLE V.9 CONT.
TRAIL INVENTORY
PHASE 4**

	Trail No.	Skill Class	Elevation		Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope		Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Area	
			Top Meters	Bottom Meters				Avg.	Steep.				Density	Total
Lift 7 - Sunnyside														
	7A	3	2,079	1,759	320	1,650	1,681	19%	34%	40	6.61	6.73	40	270
Back Door	7B	6	2,075	1,965	110	315	334	35%	54%	70	2.19	2.32	15	35
Kukamungas	7C	7	2,067	1,905	162	480	507	34%	67%	186	8.92	9.41	2	20 1/10 dens.
Sunnyside West	7D	6	1,935	1,815	120	310	332	39%	47%	94	2.91	3.12	15	45
Upper Roundabout	7E	3	1,900	1,838	62	640	643	10%	11%	22	1.43	1.44	40	60
Sunnyside	7F	6	2,050	1,870	180	465	499	39%	50%	155	7.19	7.71	15	115
Juniper Ridge	7G	6	2,068	1,850	218	800	829	27%	54%	60	4.76	4.93	15	75
	7H	3	1,838	1,785	53	420	423	13%	16%	20	0.85	0.86	40	35
	7I	3	1,817	1,759	58	350	355	17%	25%	39	1.36	1.38	40	55
Total Lift 7	9						5,602					37.90		710
Lift 8 - Lower Morrisey														
	8A	7	1,577	1,287	290	790	842	37%	64%	32	2.52	2.68	20	55
	8B	6	1,568	1,263	305	975	1,022	31%	63%	37	3.64	3.81	15	55
	8C	6	1,582	1,258	324	990	1,042	33%	57%	43	4.29	4.51	15	70
	8D	6	1,605	1,400	205	595	629	34%	56%	51	3.02	3.19	15	50
	8E	5	1,425	1,250	175	455	487	38%	50%	55	2.52	2.70	30	80
	8F	5	1,672	1,280	392	1,360	1,415	29%	48%	59	8.04	8.37	30	250
	8G	6	1,672	1,285	387	1,575	1,622	25%	63%	40	6.31	6.50	15	100
Upper Back In Time	8H	4	1,670	1,247	423	2,620	2,654	16%	40%	21	5.62	5.69	40	230
Total Lift 8	8						9,713					37.45		890
Lift 9 - Spillway														
Cariboo	9A	6	1,840	1,583	257	900	936	29%	63%	68	6.15	6.40	15	95
	9B	3	1,857	1,605	252	880	915	29%	38%	58	5.08	5.28	40	210
Coquihalla	9C	4	1,857	1,583	274	1,040	1,075	26%	39%	63	6.56	6.78	40	270
	9D	4	1,837	1,670	167	630	652	27%	42%	47	2.94	3.04	40	120
Total Lift 9	4						3,579					21.50		695
Lift 10 - Morrisey Platter														
Downtown	10A	1	1,279	1,256	23	210	211	11%	12%	38	0.79	0.79	75	60
Total Lift 10	1						211					0.79		60
Lift 12														
	12A	3	2,110	1,926	184	1,010	1,027	18%	36%	44	4.45	4.52	40	180
	12B	4	2,070	2,005	65	210	220	31%	45%	90	1.90	1.99	40	80
	12C	5	2,057	1,985	72	200	213	36%	47%	79	1.58	1.68	30	50
	12D	3	2,015	1,950	65	270	278	24%	33%	133	3.60	3.70	40	150
	12E	3	2,070	1,926	144	1,200	1,209	12%	20%	30	3.55	3.58	40	145
Total Lift 12	5						2,945					15.47		605
Lift 13a - Mount Tod														
	13A	4	2,151	1,984	167	700	720	24%	42%	48	3.35	3.44	40	140
	13B	5	2,130	1,990	140	1,080	1,089	13%	44%	48	5.13	5.17	15	80 1/2 dens.
	13C	6	2,145	2,000	145	360	388	40%	54%	135	4.86	5.24	8	40 1/2 dens.
	13D	6	2,151	1,984	167	1,070	1,083	16%	51%	37	3.94	3.99	8	30 1/2 dens.
Total Lift 13a	4						3,280					17.84		290
Lift 13b														
	13E	4	2,090	1,984	106	600	609	18%	45%	39	2.33	2.37	40	95
	13F	3	2,040	1,986	54	200	207	27%	38%	46	0.92	0.95	40	40
Total Lift 13b	2						816					3.32		135

**TABLE V.9 CONT.
TRAIL INVENTORY
PHASE 4**

	Trail No.	Skill Class	Elevation		Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope		Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Area	
			Top Meters	Bottom Meters				Avg.	Steep.				Density	Total
Lift 14 - Morrissey Express														
Mid Life Crisis	14A	3	1,675	1,278	397	1,840	1,882	22%	38%	36	6.54	6.69	40	270
Upper Showboat	14B	3	1,670	1,560	110	610	620	18%	38%	23	1.38	1.40	40	55
Lower Showboat	14C	3	1,520	1,292	228	800	832	29%	37%	44	3.49	3.63	40	145
CC Rider	14D	3	1,655	1,525	130	830	840	16%	27%	27	2.22	2.25	40	90
Telly Gram	14E	3	1,560	1,283	277	1,030	1,067	27%	38%	43	4.47	4.63	40	185
Still Smokin'	14F	3	1,675	1,350	325	1,600	1,633	20%	37%	40	6.39	6.52	40	260
	14G	3	1,578	1,563	15	150	151	10%	10%	27	0.41	0.41	40	15
I Dunno	14H	3	1,655	1,305	350	1,810	1,844	19%	38%	30	5.47	5.57	40	225
Shiner	14I	3	1,445	1,335	110	520	532	21%	27%	37	1.90	1.94	40	80
Out of the Woods	14J	3	1,550	1,370	180	800	820	23%	33%	28	2.26	2.32	40	95
	14K	3	1,545	1,527	18	160	161	11%	11%	14	0.22	0.22	40	10
Second Growth	14L	3	1,583	1,387	196	990	1,009	20%	30%	34	3.33	3.39	40	135
The Sticks	14M	3	1,675	1,278	397	2,650	2,680	15%	30%	26	6.82	4.60	40	185
The Sticks	14M	2	1,675	1,278	397	2,650	2,680	15%	24%	26	6.82	2.30	50	115
	14S	4			25	150	152	17%		271	4.06	4.12	4	15 1/10 dens.
	14T	4			40	170	175	24%		296	5.03	5.17	4	20 1/10 dens.
	14U	4			40	170	175	24%		377	6.41	6.59	4	25 1/10 dens.
Total Lift 14	16 (not including 14M class 3)						14,570 (not including 14M class 3)				61.75		1,925	
Lift 15 - Gills														
	15A	6	2,100	1,775	325	1,190	1,234	27%	65%	39	4.69	4.86	15	75
	15B	7	1,920	1,827	93	280	295	33%	52%	35	0.98	1.03	20	20
	15C	7	2,040	1,805	235	740	776	32%	73%	40	2.97	3.12	20	60
	15D	7	2,035	1,910	125	235	266	53%	67%	105	2.47	2.80	20	55
	15E	6	2,090	2,032	58	225	232	26%	54%	53	1.19	1.23	15	20
	15F	7	2,112	1,780	332	1,130	1,178	29%	67%	53	6.02	6.27	20	125
	15G	7	2,110	2,045	65	140	154	46%	68%	84	1.17	1.29	20	25
	15H	5	1,975	1,785	190	810	832	23%	39%	42	3.43	3.52	30	105
	15I	5	2,112	1,775	337	1,510	1,547	22%	50%	39	5.91	6.06	30	180
	15J	6	1,940	1,840	100	380	393	26%	46%	99	3.77	3.90	2	5 1/10 dens.
Total Lift 15	10						6,908				34.08		670	
Lift 16R - Orient Express														
	16A	4	1,663	1,280	383	1,940	1,977	20%	43%	30	5.76	5.87	40	235
	16B	4	1,710	1,300	410	1,980	2,022	21%	42%	38	7.46	7.62	40	305
	16C	3	1,705	1,420	285	1,320	1,350	22%	38%	50	6.61	6.76	40	270
	16D	3	1,480	1,300	180	650	674	28%	38%	55	3.60	3.74	40	150
	16E	3	1,637	1,345	292	1,040	1,080	28%	40%	53	5.54	5.75	40	230
	16F	3	1,595	1,360	235	840	872	28%	39%	50	4.23	4.39	40	175
	16G	3	1,690	1,370	320	1,420	1,456	23%	39%	44	6.20	6.36	40	255
	16H	3	1,620	1,470	150	650	667	23%	32%	106	6.87	7.05	40	280
	16I	2	1,710	1,295	415	2,840	2,870	15%	22%	34	9.72	9.82	50	490
	16J	2	1,710	1,618	92	910	915	10%	14%	10	0.91	0.91	50	45
	16K	2	1,618	1,404	214	1,960	1,972	11%	12%	18	3.55	3.57	50	180
Total Lift 16	11						15,856				61.84		2,615	
Lift 17a - McGillivray														
	17A	2	1,514	1,301	213	1,540	1,555	14%	26%	29	4.54	4.58	50	230
	17B	2	1,479	1,301	178	1,100	1,114	16%	28%	17	1.90	1.92	50	95
Total Lift 17a	2						2,669				6.50		325	

**TABLE V.9 CONT.
TRAIL INVENTORY
PHASE 4**

	Trail No.	Skill Class	Elevation Top Meters	Bottom Meters	Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Avg.	Slope Steep.	Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Density	Total Area
Lift 17b - McGillivray	17C	2	1,392	1,301	91	720	726	13%	21%	22	1.55	1.56	50	80
Total Lift 17b	1						726					1.56		80
Lift 18														
	18A	1	1,322	1,309	13	110	111	12%	12%	35	0.39	0.39	75	30
	18B	1	1,277	1,258	19	160	161	12%	12%	20	0.32	0.32	75	25
Total Lift 18	2						272					0.71		55
Lift 19 - Headwall Tram														
East Bushwacker	3E	6	1,965	1,820	145	380	407	38%	57%	66	2.51	1.35	15	20
Little Headwall	3F	7	2,010	1,850	160	345	380	46%	68%	82	2.83	1.56	20	30
Big Headwall	3G	7	2,040	1,740	300	595	666	50%	67%	65	3.84	2.15	20	45
Total Lift 19	0	(not including partial trails)					0	(not including partial trails)					5.06	95
Lift 20														
	20A	2	1,514	1,471	43	530	532	8%	8%	28	1.48	1.48	50	75
Total Lift 20	1						532					1.48		75
Lift 20b														
	20B	2	1,490	1,471	19	100	102	19%	19%	46	0.46	0.47	50	25
	20C	2	1,585	1,525	60	360	365	17%	20%	41	1.46	1.48	50	75
Total Lift 20b	2						467					1.95		55
Lift 22														
	22A	1	1,515	1,492	23	200	201	12%	12%	45	0.90	0.91	75	70
	22B	1	1,515	1,492	23	200	201	12%	12%	45	0.90	0.91	75	70
	22C	1	1,515	1,492	23	200	201	12%	12%	45	0.90	0.91	75	70
Total Lift 22	3						604					2.73		55
Lift 23														
	23A	1	1,498	1,447	51	340	344	15%	16%	38	1.29	1.30	50	65
	23B	2	1,498	1,445	53	310	314	17%	19%	44	1.36	1.38	50	70
	23C	2	1,498	1,445	53	330	334	16%	19%	41	1.34	1.36	50	70
Total Lift 23	3						993					4.04		55
Lift 24														
	24A	2	1,627	1,529	98	650	657	15%	19%	37	2.43	2.46	50	125
	24B	2	1,631	1,529	102	700	707	15%	17%	36	2.55	2.58	50	130
	24C	2	1,631	1,529	102	720	727	14%	19%	54	3.91	3.95	50	200
	24D	2	1,630	1,535	95	760	766	13%	16%	36	2.77	2.79	50	140
Total Lift 24	4						2,858					11.78		55
Total All Lifts	163						142.3	km				778.2	Ha	19,990

**TABLE V.9 CONT.
TRAIL INVENTORY
PHASE 4**

	Trail No.	Skill Class	Elevation Top Meters	Bottom Meters	Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope Avg.	Slope Steep.	Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Area Density	Total
Skiways and Transport Routes														
Alley	A	3	1,535	1,505	30	190	192	16%	16%	8	0.15	0.15	40	5
Burfield Outrun	B	2	1,425	1,255	170	2,100	2,107	8%	8%	8	1.68	1.69	50	85
5 Mile to Homesteader	C	2	1,537	1,505	32	200	203	16%	16%	15	0.30	0.30	50	15
6U to 16A (lower)	D	2	1,393	1,310	83	810	814	10%	10%	10	0.81	0.81	50	40
6U to 16A (upper)	E	3	1,585	1,520	65	780	783	8%	8%	10	0.78	0.78	40	30
Anticipation	F	2	1,345	1,305	40	380	382	11%	11%	8	0.30	0.31	50	15
Lower Home Run	G	3	1,405	1,270	135	1,400	1,406	10%	10%	8	1.12	1.13	40	45
Back In Time	H	4	1,350	1,190	160	1,040	1,052	15%	40%	21	2.16	2.19	40	90
Upper Home Run	I	3	1,580	1,572	8	270	270	3%	3%	8	0.22	0.22	40	10
Mid Home Run	J	3	1,455	1,425	30	300	301	10%	10%	8	0.24	0.24	40	10
16K to East Village	K	2	1,403	1,297	106	730	738	15%	30%	30	2.16	2.18	50	110
16A to 6U	L	2	1,433	1,395	38	440	442	9%	9%	10	0.44	0.44	50	20
15 to 3L	M	3	2,095	2,045	50	910	911	5%	7%	16	1.48	1.48	40	60
Lift 16 to 6U	N	3	1,690	1,600	90	680	686	13%	16%	22	1.51	1.52	40	60
13 to 12	O	3	1,982	1,926	56	710	712	8%	8%	6	0.43	0.43	40	15
22 to 23	P	2	1,490	1,475	15	160	161	9%	9%	10	0.16	0.16	50	10
24 to 16I	Q	2	1,527	1,505	22	240	241	9%	9%	10	0.24	0.24	50	10
24 to 16K	R	2	1,527	1,500	27	280	281	10%	10%	10	0.28	0.28	50	15
24 to Upper Village	S	2	1,615	1,505	110	1,370	1,374	8%	8%	6	0.82	0.82	50	40
Delta's Return	14N	4	1,665	1,256	409	1,850	1,895	22%	45%	29	5.30	5.43	40	215
Cover Shot	14O	6	1,507	1,385	122	360	380	34%	57%	41	1.48	1.56	15	25
Spin Cycle	14P	6	1,585	1,282	303	1,020	1,064	30%	61%	29	2.94	3.07	15	45
Agitator	14Q	6	1,555	1,300	255	610	661	42%	59%	21	1.26	1.37	15	20
	17D	3	1,440	1,305	135	850	861	16%	31%	14	1.17	1.18	40	45
	17E	2	1,383	1,303	80	970	973	8%	10%	10	0.97	0.97	50	50
Total Skiways	25						18,891					28.95		1,085
Total	188						161.2 km					807.1 Ha		21,075

The trail balance by skill classification, as listed in Table V.10, shows that the Phase 4 trails have an unbalanced skill class distribution when compared to the overall North American market. Plate V.5 illustrates that Sun Peaks in Phase 4, will have excesses of low intermediate and novice terrain and a shortage of intermediate and high intermediate terrain.

**TABLE V.10
CUMULATIVE TRAIL BALANCE
PHASE 4**

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	7.7	555	2.8%	5%
2 Novice	85.6	4,300	21.5%	10%
3 Low Intermediate	154.3	5,750	28.8%	20%
4 Intermediate	138.8	3,345	16.7%	30%
5 High Intermediate	115.8	2,880	14.4%	20%
6 Advanced	183.2	1,980	9.9%	10%
7 Expert	92.7	1,180	5.9%	5%
TOTALS	778.2	19,990	100%	100%

Average Density =	20.0 Skiers/Hectare
Optimum Density =	37.3 Skiers/Hectare
Weighted Demand =	3,746 VTM/Skier/Day

**SUN PEAKS
PHASE 4 TRAIL BALANCE**

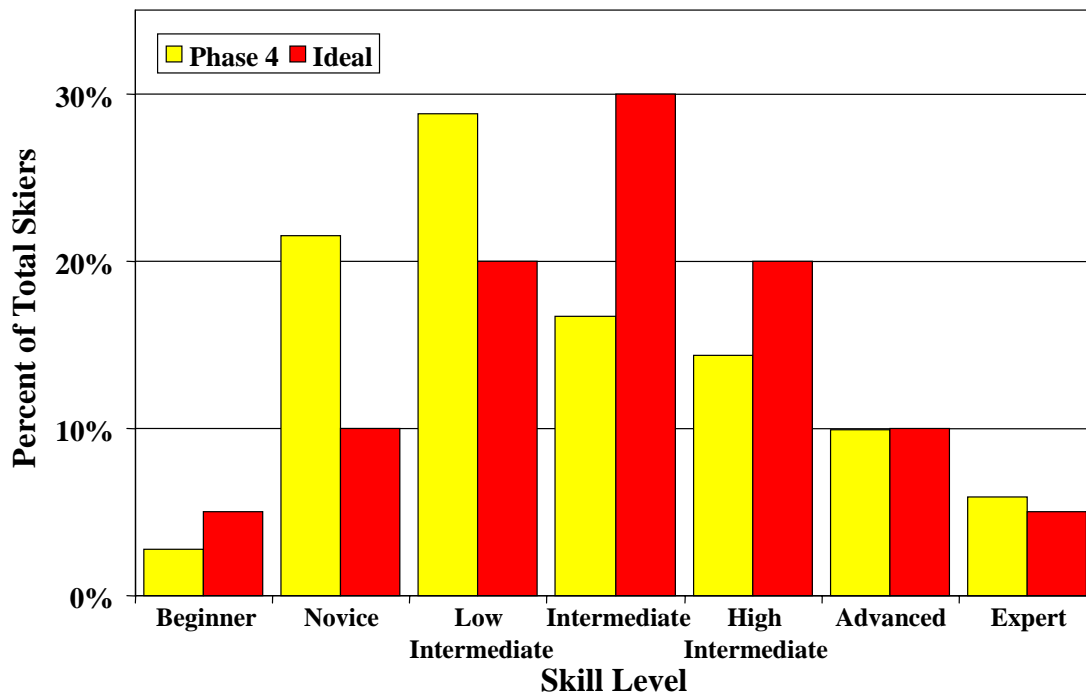


PLATE V.5

Table V.11 and Plate V.6 illustrates the balance between lift and trail capacities for each lift system.

**TABLE V.11
LIFT VS TRAIL CAPACITY
PHASE 4**

Lift No.	1R	2	3R	4	5R	6R	7	8	9	10
Lift Name	Burfield	Sunburst	Crystal	Village	West	Sundance	Sunnyside	West	Spillway	Morrissey
Lift Type	4C	Express D4C-B	Express D4C	Platter P	Bowl T-B	D6C	D4C	Morrissey 4C	4C	Platter P
Lift Capacity	360	1,650	950	190	570	2,060	1,280	890	670	70 Skiers/Day
Trail Capacity	880	3,485	1,575	195	885	2,635	710	890	695	60 Skiers/Day
Trails:Lifts	244%	211%	166%	103%	155%	128%	55%	100%	104%	86%
Average Density	5.7	9.9	14.4	68.8	13.4	18.8	33.8	23.8	31.2	88.6 Skiers/Hectare
Optimum Density	26.6	34.6	27.8	50.0	40.0	42.3	29.9	27.3	36.6	50.0 Skiers/Hectare
Demand VTM	6,109	4,272	5,237	1,122	3,220	3,106	4,167	5,217	3,780	600 VTM/Skier/Day
Balance										
Beginner	0%	0%	0%	85%	0%	0%	0%	0%	0%	100%
Novice	0%	35%	10%	15%	0%	28%	0%	0%	0%	0%
Low Intermediate	0%	5%	6%	0%	58%	27%	59%	0%	30%	0%
Intermediate	39%	0%	0%	0%	42%	42%	0%	26%	56%	0%
High Intermediate	0%	38%	48%	0%	0%	2%	0%	37%	0%	0%
Advanced	22%	15%	25%	0%	0%	2%	38%	31%	14%	0%
Expert	40%	6%	11%	0%	0%	0%	3%	6%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Lift No.	13a	13b	14	15	16	18	19	22	23	24
Lift Name	Mount		Morrissey	The	Orient	Village	Headwall			
Lift Type	Tod		Express	Gills	Express	Carpets	Tram			
	4C	4C	D4C	4C	D6C	2/MC	JB30	3/MC	2/P	2/P
Lift Capacity	310	300	2,280	510	2,210	160	40	300	200	390 Skiers/Day
Trail Capacity	290	135	1,925	670	2,615	55	95	210	205	595 Skiers/Day
Trails:Lifts	94%	45%	84%	131%	118%	34%	238%	70%	103%	153%
Average Density	17.4	90.4	36.9	15.0	35.7	225.4	7.9	109.9	49.5	33.1 Skiers/Hectare
Optimum Density	31.2	40.0	40.6	23.5	42.7	50.0	18.9	50.0	50.0	50.0 Skiers/Hectare
Demand VTM	4,655	3,490	2,812	6,654	2,827	400	7,940	940	1,746	2,120 VTM/Skier/Day
Balance										
Beginner	0%	0%	0%	0%	0%	100%	0%	100%	32%	0%
Novice	0%	0%	6%	0%	27%	0%	0%	0%	68%	100%
Low Intermediate	0%	30%	91%	0%	52%	0%	0%	0%	0%	0%
Intermediate	48%	70%	3%	0%	21%	0%	0%	0%	0%	0%
High Intermediate	28%	0%	0%	43%	0%	0%	0%	0%	0%	0%
Advanced	24%	0%	0%	15%	0%	0%	21%	0%	0%	0%
Expert	0%	0%	0%	43%	0%	0%	79%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

PHASE 4 LIFT VS TRAIL CAPACITY

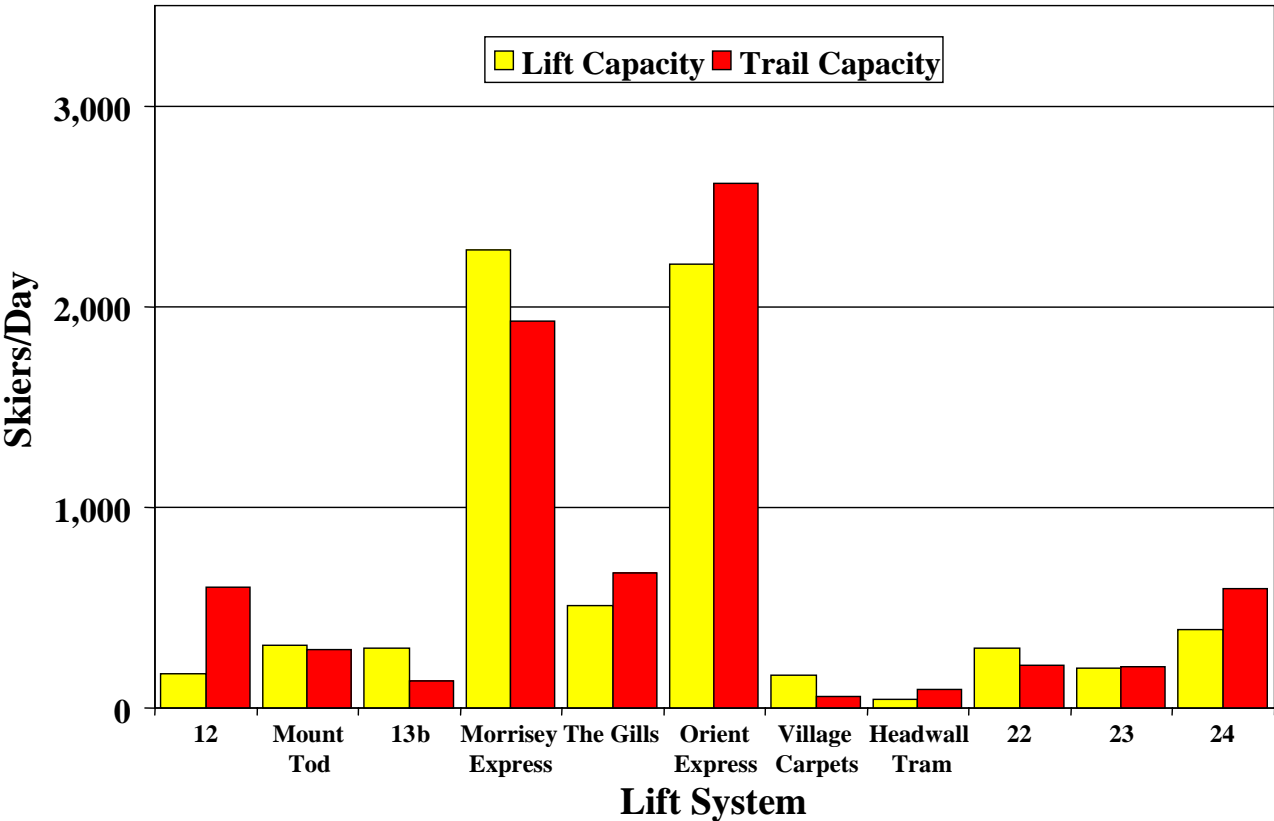
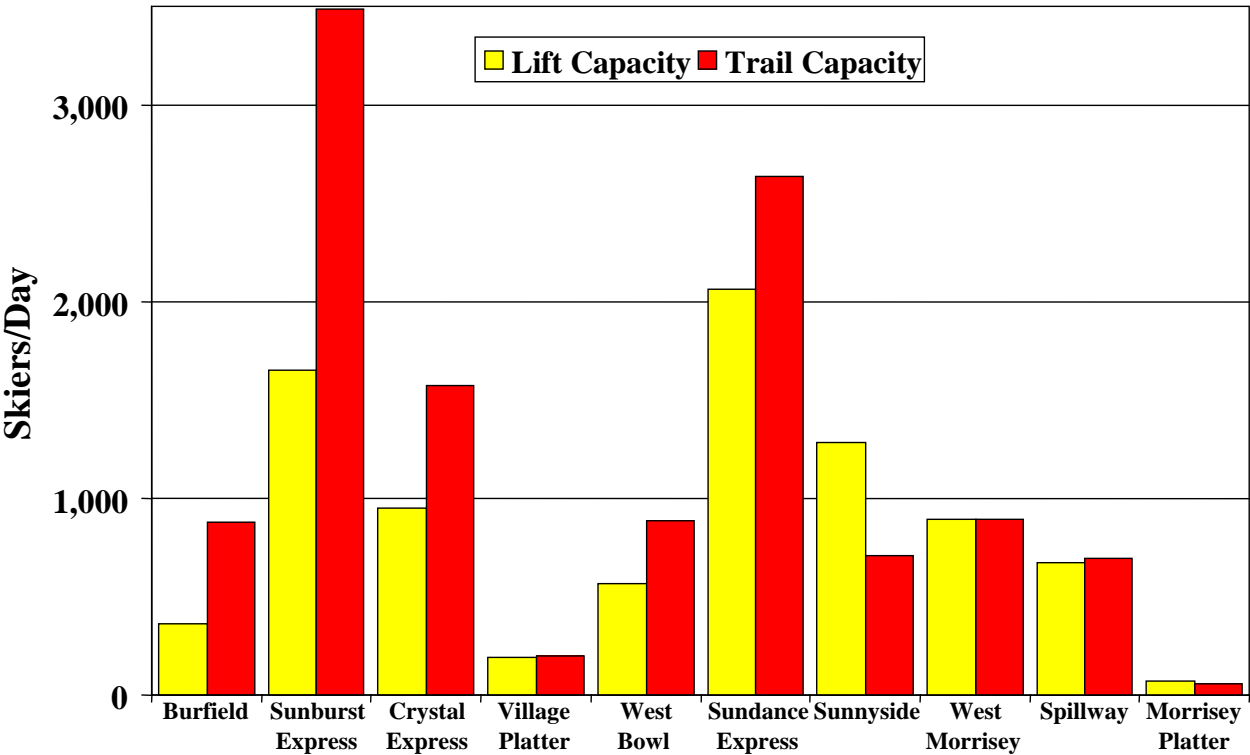


PLATE V.6

.5 Grooming Requirements and Maintenance Shop

As stated in the Inventory section of this report, grooming is an essential component of mountain operations and any expansion of terrain must be matched by the expansion of the existing grooming fleet. Based on the methodology and assumptions outlined in the Inventory section, the grooming requirements for each phase of development are listed in Table V.12.

TABLE V.12
SUN PEAKS - GROOMING REQUIREMENTS
BASED ON ONE SHIFT PER NIGHT

PHASE 2B		Interval	Daily
Groomable Terrain		(Days)	Grooming
Class 1	3.7 hectares	1	3.7 hectares
Class 2	60.0 hectares	1	60.0 hectares
Class 3	96.5 hectares	1	96.5 hectares
Class 4	72.4 hectares	2	36.2 hectares
Class 5	75.3 hectares	3	25.1 hectares
Groomable Class 6	59.9 hectares	7	8.6 hectares
Total			230.1 hectares

Recommended Machines 10 Standard Grooming Machines
2 Winch Equipped Grooming Machines

PHASE 3		Interval	Daily
Groomable Terrain		(Days)	Grooming
Class 1	3.7 hectares	1	3.7 hectares
Class 2	59.4 hectares	1	59.4 hectares
Class 3	105.2 hectares	1	105.2 hectares
Class 4	74.9 hectares	2	37.5 hectares
Class 5	76.3 hectares	3	25.4 hectares
Groomable Class 6	55.0 hectares	7	7.9 hectares
Total			239.0 hectares

Recommended Machines 10 Standard Grooming Machines
2 Winch Equipped Grooming Machines

PHASE 4		Interval	Daily
Groomable Terrain		(Days)	Grooming
Class 1	7.7 hectares	1	7.7 hectares
Class 2	93.8 hectares	1	93.8 hectares
Class 3	148.8 hectares	1	148.8 hectares
Class 4	85.5 hectares	1.5	57.0 hectares
Class 5	87.7 hectares	2.5	35.1 hectares
Groomable Class 6	64.1 hectares	7	9.2 hectares
Total			351.5 hectares

Recommended Machines 15 Standard Grooming Machines
2 Winch Equipped Grooming Machines

Note:

Winch cat can groom approx. 5 ha. per shift when operating with winch.

20 ha. per shift when on a regular grooming shift

Calculations assume 1 grooming shift per night

Although Sun Peaks currently has 7 front line grooming machines, one of whose main job is to groom the terrain park, a total of 13 grooming machine shifts (including a dedicated terrain park machine) will be required at the end of Phase 2. Additionally, by the end of Phase 2, Sun Peaks will require one dedicated cross-country trail grooming machine to groom the cross-country trail system on a regular basis in a timely manner. A second cross-country grooming machine may be required by the end of Phase 3.

Maintenance Shop

The existing maintenance shops are located at the Burfield Base (consisting of 2 bays of floorspace for ski operations, used for rubber tire vehicle machine maintenance, lift maintenance, parts storage and office space) and an on-mountain shop close to the top of the Sunburst lift containing 3 double bays, chiefly used for snowcats and snowmaking. This building is surrounded by a cleared area with a hard surface for machine and implement storage during both summer and winter. The cleared area is sheltered by trees on all sides to provide a physical and visual separation between the skiers and the maintenance area. The Morrissey maintenance shop is used for golf and skating maintenance only.

The maintenance floorspace requirements will increase as the area expands, therefore, expansion of these areas or the establishment of new maintenance bases must be considered. The grooming machine service bay requirements are listed in Table V.13. The mid mountain maintenance facility will be increased in size with the addition of two grooming machine maintenance bays during the end of Phase 1 or the beginning of Phase 2. The present ski area has a ratio of 1.25 “machine grooming shift” per standard size maintenance bay (10 machine shifts/8 bays) used for all maintenance purposes.

**TABLE V.13
SUN PEAKS
GROOMING MACHINE SERVICE BAY REQUIREMENTS**

End of Phase	"Machine Grooming Shifts"			Maintenance Bays				Ratio
	Grooming	X-Country	Total	Mid-Mtn	Burfield	Morrissey	Total	
Existing	10	0	10	6	2	0	8	1.25
2	12	1	13	10	2	0	12	1.08
3	12	2	14	10	2	0	12	1.17
4	17	2	19	10	2	4	16	1.19

By the end of Phase 2, the grooming machine maintenance facility will need to maintain enough machines to groom for a total of 12 shifts per day, as well as one dedicated cross-country grooming machine. Another two double bays should be added at the mid mountain location. The increase in fleet size will also eventually result in the need for a new satellite maintenance facility. It is proposed that the snowcat maintenance be located near the base of Lift 14, adjacent to the existing horse stables and in conjunction with a new golf course maintenance and storage facility. This location will reduce travel time for snowcats working on the Mt. Morrissey side of the valley. The grooming machines will utilize golf course maintenance bays during the winter months. During the summer, the grooming machines will be transported to the mid-mountain maintenance facility for their annual overhaul. During the winter months, golf course equipment will be stored in portions of the stable, or at the Burfield Base. During the summer, the golf course maintenance and storage facility at the Burfield Base will be converted to rubber tire vehicle maintenance and repair.

By the end of Phase 4, the trail grooming machine fleet is increased by two machines and the cross-country fleet is also increased. This increase in fleet size will result in a requirement for an additional two double maintenance bays. These new maintenance bays should be available at the Morrissey maintenance facility. At the end of Phase 4, a total of 17 grooming shifts will be required to groom the ski area.

.6 Proposed Snowmaking

The current snowmaking system covers a total of 49.5 hectares on the Sunrise/Sundance, 5-Mile, Coquihalla and Village Platter trails (plus 1.5 ha. at Tube Town and the Village interface). The water used for snowmaking is obtained from a 38 million US gallon reservoir located at the 1,760 meter elevation on the northern portion of the Sun Peaks Controlled Recreation Area permit. This reservoir is filled during the spring freshet via a pipeline from the 5 Mile Creek with an intake at the 1,775 meter elevation. The snowmaking distribution lines below the 1,600 meter elevation are gravity fed from this reservoir and snowmaking above this critical elevation uses booster pumping. Figure 17 illustrates the Sun Peaks Snowmaking Master Plan.

Snowmaking is proposed to take place over 4 additional stages of development depending on demand, snow conditions and operational changes at Sun Peaks. All of the proposed snowmaking takes place on existing trails in the Sunburst and Sundance zones and therefore, is not tied to the lift development phases.

Stage 2 of snowmaking (as shown in Figure 17) is proposed to take place on Lower Exhibition, Broadway, Sundowner and two new trails in the Spillway zone. Stage 2 snowmaking covers approximately 33.5 hectares of terrain in the low intermediate, high intermediate and advanced skill classes.

Stage 3 includes new snowmaking on Lower Cruiser (high intermediate skill class) and Lower Homesteader (novice skill class). This stage will add a further 10.8 hectares to the snowmaking system.

The Stage 4 snowmaking occurs on Grannie Greene's, Upper Homesteader and Upper Sundance/Sunrise, all in the Sundance zone. This snowmaking expansion will allow Sun Peaks to operate return cycle skiing on the Sundance from top to bottom when there is insufficient natural snow. This snowmaking system will provide three top to bottom routes on the Sundance lift (Homesteader, Sundance, and Grannie Greene's). As the snowmaking system increases in size in Stage 4, a snowmaking building will be required. This building will be used for the storage and drying of hoses, maintenance and staging of the snowmaking equipment, and space for personnel. This building will be in close proximity to the Upper Five Mile pumphouse and will initially encompass approximately 120 square meters.

The fifth stage of snowmaking is proposed to increase the amount of skiable terrain serviced by the Sunburst chairlift and provide more top to bottom routes on the Sunburst with continuous snowmaking. It is proposed that Bluff, Upper Exhibition, Upper Cruiser, and Upper 5 Mile will be serviced with snowmaking in Stage 5. Snowmaking coverage on these five trails will cover approximately 121.5 hectares of skiing terrain.

When complete, the Sun Peaks snowmaking system will have the potential to cover over 97 hectares of trails and accommodate 3,440 skiers at one time. A detailed listing of the snowmaking coverage trail specifications by phase is listed in Table V.14.

The trail balance by skill classification is listed in Table V.15 and shows the distribution of skiers serviced by the snowmade trails. At the completion of Stage 4, the snowmaking system services a wide range of skier skill classes. This system will service 1,760 beginners and novices in the "Green Circle" trail classification, 2,315 intermediates in the "Blue Square" trail classification and 345 advanced skiers in the "Black Diamond" trail classification. Plate V.7 illustrates the balance of skill classes serviced by the Sun Peaks snowmaking system.

**TABLE V.14
SUN PEAKS
SNOWMAKING TRAIL INVENTORY**

	Trail No.	Skill Class	Elevation		Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope		Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Area	
			Top Meters	Bottom Meters				Avg.	Steep.				Density	Total
Snowmaking Trails														
Cahilty/5 Mile	2A	2	1,850	1,580	270	1,500	1,524	18%	30%	63	9.43	9.58	50	480
Lower 5 Mile	2B	2	1,580	1,265	315	1,960	1,985	16%	21%	57	11.20	11.34	50	565
Upper Distributor	2E	6	1,825	1,790	35	290	292	12%	35%	40	1.16	1.17	15	20
Bluff	2F	6	1,790	1,535	255	710	754	36%	64%	96	6.84	7.27	15	110
Broadway	2J	6	1,645	1,325	320	965	1,017	33%	54%	79	7.59	8.00	15	120
Exhibition	2K	5	1,845	1,265	580	2,240	2,314	26%	50%	67	14.95	15.44	30	465
Cruiser	2L	5	1,820	1,265	555	2,090	2,162	27%	47%	55	11.51	11.91	30	355
Lower Sunbeam	4A	1	1,280	1,258	22	180	181	12%	12%	51	0.92	0.93	75	70
Gentle Giant	4B	1	1,307	1,258	49	570	572	9%	9%	22	1.26	1.26	75	95
Upper Sunbeam	4C	2	1,307	1,280	27	150	152	18%	18%	37	0.56	0.57	50	30
	18A	1	1,322	1,309	13	110	111	12%	12%	35	0.39	0.39	75	30
	18B	1	1,277	1,258	19	160	161	12%	12%	20	0.32	0.32	75	25
	6A	2	1,505	1,260	245	1,570	1,589	16%	24%	40	6.28	6.36	50	320
Lower Sundowner	6B	3	1,555	1,355	200	790	815	25%	33%	64	5.02	5.18	40	205
Sundance	6E	4	1,560	1,260	300	1,220	1,256	25%	38%	69	8.42	8.67	40	345
Homesteader Skiway	6G	2	1,730	1,592	138	1,520	1,526	9%	14%	17	2.58	2.59	50	130
Grannie Greene's	6H	4	1,725	1,450	275	1,070	1,105	26%	37%	49	5.25	5.42	40	215
Sunrise	6M	4	1,730	1,560	170	800	818	21%	41%	40	3.19	3.26	40	130
Cariboo	9A	6	1,840	1,583	257	900	936	29%	63%	68	6.15	6.40	15	95
	9B	3	1,857	1,605	252	880	915	29%	38%	58	5.08	5.28	40	210
Coquihalla	9C	4	1,857	1,583	274	1,040	1,075	26%	39%	63	6.56	6.78	40	270
	9D	4	1,837	1,670	167	630	652	27%	42%	47	2.94	3.04	40	120
5 Mile to Homesteader	C	2	1,537	1,505	32	200	203	16%	16%	15	0.30	0.30	50	15
Total Lift 2R	23						22,117					121.5		4,420

**TABLE V.15
SUN PEAKS
SNOWMAKING CUMULATIVE TRAIL BALANCE
STAGE 5**

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	2.9	220	5.0%	5%
2 Novice	30.7	1,540	34.8%	10%
3 Low Intermediate	10.5	415	9.4%	20%
4 Intermediate	27.2	1,080	24.4%	30%
5 High Intermediate	27.4	820	18.6%	20%
6 Advanced	22.8	345	7.8%	10%
7 Expert	0.0	0	0.0%	5%
TOTALS	121.5	4,420	100%	100%

Optimum Density =	40.2 Skiers/Hectare
Weighted Demand =	3,106 VTM/Skier/Day

**SUN PEAKS
SNOWMAKING STAGE 5 TRAIL BALANCE**

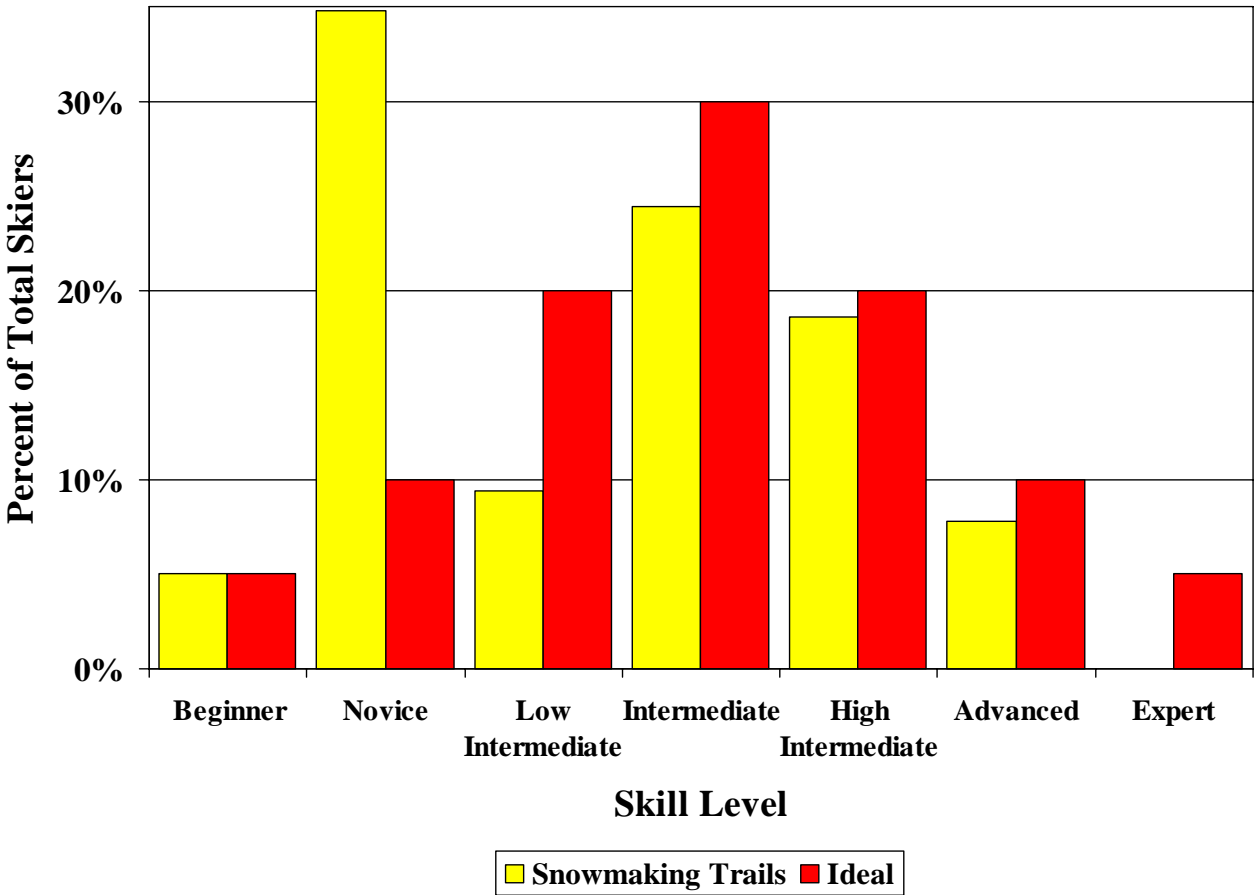


PLATE V.7

.7 Bed Unit Entitlement and Phasing

Development of the Sun Peaks Resort is governed by the B.C. Commercial Alpine Ski policy. Under this policy, the ski area operator earns the right to purchase Crown land and develop accommodation in the base area by constructing improvements such as ski lifts and other recreational improvements in the resort area. The amount of development potential earned by the ski area operator is measured in Bed Units, where one bed unit is equivalent to the floor area required to provide overnight accommodation for one person. The rate at which a ski area operator earns Bed Units is based on the capacity of the lifts installed measured in terms of Skiers At One Time (SAOT), other recreational improvements and the classification of the resort. Since Sun Peaks and the B.C. Provincial Government signed a Development Agreement on April 13, 1993, they are governed under a rating system outlined in the “Guidelines For The Interpretation of the B.C. Commercial Alpine Ski Policy 1982”. The guidelines also outline the allocation of Bed Units for public and private accommodation according to the rating of the ski area. Table V.16 documents the rating of the Sun Peaks Resort in each of the development phases of the Master Plan.

The SAOT formula, as shown below, is a standardized measure used by the British Columbia Government to allocate development rights for resorts across the province at the time the Sun Peaks Development Agreement was signed.

The SAOT formula is as follows:

$$\text{SAOT} = \frac{\text{CL} \times \text{VR} \times \text{LE} \times \text{HO}}{\text{VSD}}$$

Where:

CL	=	Hourly Capacity of the Lift as measured in passengers per hour (pph)
VR	=	Vertical Rise of the lift
LE	=	Loading Efficiency of the lift
HO	=	Hours of Operation of the lift
VSD	=	Vertical Skied per Day (Average 3,049 m except for Beginners)

TABLE V.16
BRITISH COLUMBIA COMMERCIAL ALPINE SKI POLICY
RESORT RATING SYSTEM
SUN PEAKS RESORT

		DEVELOPMENT PHASE			
		2005	2	3	4
A. VARIETY OF TERRAIN					
	<u>Terrain Balance</u>	5	5	5	5
	1 - Over 35% of area either advanced or novice				
	3 - 25 to 35% of area either advanced or novice				
	5 - Ideal slope ratio	X	X	X	X
	<u>Skier density per acre</u>	5	5	5	5
	1 - more than 35 skiers per acre				
	3 - 15 to 35 skiers per acre				
	5 - less than 15 skiers per acre	X	X	X	X
B. ACCESSIBILITY					
	<u>Travel time to major market</u>	6	6	6	6
	1 - less than 1 hour				
	2 - 1 to 2 hours				
	4 - 2 to 3 hours				
	6 - greater than 3 hours	X	X	X	X
	<u>Access (Mountain Road)</u>	2	2	2	2
	1 - Reasonable access (main highway with short access road)				
	2 - Average access (some storm closures)	X	X	X	X
C. POPULATION WITHIN 200 MILES		4	4	4	4
	1 - 0 TO 30,000				
	2 - 30,000 TO 100,000				
	3 - 100,000 TO 250,000				
	4 - 250,000 TO 500,000	X	X	X	X
	5 - 500,000 +				
D. UNIQUE QUALITIES OTHER THAN SKIING		1	1	1	1
	0 - Nothing unusual.				
	1 - Regional attraction	X	X	X	X
	2 - National attraction				
E. YEAR ROUND EXPERIENCE (Within 30 Minutes of Accommodation)		4	4	4	4
	0 - Limited				
	1 - Fair (3 or less tennis courts, swimming pool, etc.)				
	2 - Good (3 to 6 tennis courts, 1 per 200 units, swimming pool, etc)	X			
	4 - Excellent (18 hole golf course, tennis courts, 1 per 100 units, swimming pool, etc)		X	X	X
F. SITE QUALITY					
	<u>Climate</u>	3	3	3	3
	1 - Cloudy, foggy, unpredictable temperatures, windy				
	3 - Partly sunny, reliable temperatures, sometimes windy	X	X	X	X
	5 - Sunny, reliable temperatures, little wind				
	<u>Length of Season</u>	4	4	4	4
	0 - less than 100 days				
	1 - 100 to 115 days				
	2 - 115 to 130 days				
	3 - 130 to 150 days				
	4 - 150 days +	X	X	X	X
	<u>Snow Conditions</u>	4	4	4	4
	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	X	X	X	X
TOTAL POINTS		38	38	38	38
AREA TYPE		C	D	D	D
ACCOMMODATION AS A PERCENT OF SAOT		80%	105%	105%	105%

The SAOT calculations for the existing condition and Phases 2 through 4 are listed in detail below in Tables V.17 to V.20.

**TABLE V.17
SUN PEAKS RESORT
EXISTING (2005) SAOT CALCULATION**

Master Plan Phase		PHASE 1						PHASE 2		TOTAL
Lift Number		3	5	2R	4R	6R	1R	10	14	
Lift Name		Crystal	West Bowl	Sunburst (Bubble)	Village	Sundance	Burfield	Morrissey Link	Morrissey Express	
Lift Type		3C	T-Bar	D4C/B	Platter	D4C	4C	Platter	D4C	
Year Installed/Upgraded	Key	1979	1992	1993/93	1993/99	1995/99	1997	2001	2002/04	
Top Elevation (m)		2,061	2,069	1,850	1,307	1,730	2,080	1,349	1,674	
Bottom Elevation (m)		1,766	1,903	1,255	1,255	1,255	1,199	1,257	1,279	
Total Vertical (m)	A	295	167	595	52	475	882	92	395	2,952
Slope Distance (m)		978	720	2,378	353	2,040	2,899	454	1,791	
Average Slope %		32%	24%	26%	15%	24%	32%	21%	23%	
Hourly Capacity	B	2,005	698	2,294	722	1,994	464	654	1,844	10,675
Rope Speed m/sec.		2.3	2.2	5.1	2.2	5.2	2.3	2.3	5.0	
Number of Carriers		160	61	152	65	112	83	65	99	
Loading Efficiency**	C	90%	90%	90%	90%	90%	90%	90%	90%	
Hours of Operation**	D	7	7	7	7	7	7	7	7	
Vertical Skied/Day**	E	3,048	3,048	3,048	1,050	3,048	3,048	1,050	3,048	
SAOT**	F	1,223	240	2,821	225	1,959	845	361	1,506	9,180
Bed Units/SAOT %***	G	80%	80%	80%	80%	80%	80%	80%	80%	
Bed Units Earned****	H	978	192	2,257	180	1,567	676	289	1,205	7,344
*Source		Doppelmayr	Ogilvy	Ecosign	Ecosign	Ecosign	Ecosign	Ecosign	Ecosign	
Date		20/04/1979	11/05/1992	08/12/1999	08/02/2004	08/12/1999	19/03/1998	19/01/2003	07/12/2004	

**TABLE V.18
SUN PEAKS RESORT
PHASE 2 SAOT CALCULATION**

Master Plan Phase		PHASE 1						PHASE 2						TOTAL
Lift Number		3	5	2R	4R	6R	1R	10	14	8	9	12	16	
Lift Name		Crystal	West Bowl	Sunburst (Bubble)	Village	Sundance	Burfield	Morrissey Link	Morrissey Express	West Morrissey	Spillway	Platter	Orient Ridge	
Lift Type		3C	T-Bar	D4C/B	Platter	D4C	4C	Link	D4C	4C	4C	Platter	4C	
Year Installed/Upgraded	Key	1979	1992	1993/93	1993/99	1995/99	1997	2001	2002/04	2002/04				
Top Elevation (m)		2,061	2,069	1,850	1,307	1,730	2,080	1,349	1,674	1,675	1,852	2,110	1,495	
Bottom Elevation (m)		1,766	1,903	1,255	1,255	1,255	1,199	1,257	1,279	1,245	1,252	1,925	1,277	
Total Vertical (m)	A	295	167	595	52	475	882	92	395	430	600	185	218	4,385
Slope Distance (m)		978	698	2,378	353	2,040	2,899	454	1,791	1,493	989	1,056	955	
Average Slope %		32%	25%	26%	15%	24%	32%	21%	23%	30%	76%	18%	23%	
Hourly Capacity	B	2,005	698	2,500	722	2,600	464	654	2,800	2,000	1,800	700	1,800	18,743
Rope Speed m/sec.		2.3	2.2	5.1	2.2	5.2	2.3	2.3	5.0	2.2	2.2	3.0	2.2	
Number of Carriers		160	61	168	65	146	83	65	148					
Loading Efficiency**	C	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	
Hours of Operation**	D	7	7	7	7	7	7	7	7	7	7	7	7	
Vertical Skied/Day**	E	3,048	3,048	3,048	1,050	3,048	3,048	1,050	3,048	3,048	3,048	3,048	3,048	
SAOT**	F	1,223	240	3,074	225	2,555	845	361	2,286	1,778	2,232	268	811	15,898
Bed Units/SAOT %***	G	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	
Bed Units Earned****	H	1,284	252	3,228	236	2,683	887	379	2,400	1,867	2,344	281	852	16,693
*Source		Doppelmayr	Ogilvy	Ecosign	Ecosign	Ecosign	Ecosign	Ecosign	Ecosign					
Date		20/04/1979	11/05/1992	08/12/1999	08/02/2004	08/12/1999	19/03/1998	19/01/2003	07/12/2004					

**TABLE V.19
SUN PEAKS RESORT
PHASE 3 SAOT CALCULATION**

Master Plan Phase		PHASE 1			PHASE 2					
Lift Number		2R	4R	6R	10	14	8	9	12	16
Lift Name		Sunburst (Bubble)	Village	Sundance	Morrissey Link	Morrissey Express D4C	West Morrissey 4C	Spillway 4C	Platter	Orient Ridge 4C
Lift Type		D4C/B	Platter	D4C	Platter	D4C	4C	4C	Platter	4C
Year Installed/Upgraded	Key	1993/93	1993/99	1995/99	2001	2002/04				
Top Elevation (m)		1,850	1,307	1,730	1,349	1,674	1,675	1,852	2,110	1,495
Bottom Elevation (m)		1,255	1,255	1,255	1,257	1,279	1,245	1,252	1,925	1,277
Total Vertical (m)	A	595	52	475	92	395	430	600	185	218
Slope Distance (m)		2,378	353	989	454	1,791	1,493	989	1,056	955
Average Slope %		26%	15%	55%	21%	23%	30%	76%	18%	23%
Hourly Capacity	B	2,500	722	2,600	654	2,800	2,000	1,800	700	1,800
Rope Speed m/sec.		5.0	2.2	5.2	2.3	5.0	2.2	2.2	3.0	2.2
Number of Carriers		162	65	146	-	148				
Loading Efficiency**	C	90%	90%	90%	90%	90%	90%	90%	90%	90%
Hours of Operation**	D	7	7	7	7	7	7	7	7	7
Vertical Skied/Day**	E	3,048	1,050	3,048	1,050	3,048	3,048	3,048	3,048	3,048
SAOT**	F	3,074	225	2,555	361	2,286	1,778	2,232	268	811
Bed Units/SAOT %***	G	105%	105%	105%	105%	105%	105%	105%	105%	105%
Bed Units Earned****	H	3,228	236	2,683	379	2,400	1,867	2,344	281	852
<i>*Source</i>		<i>Ecosign</i>	<i>Ecosign</i>	<i>Ecosign</i>	<i>Ecosign</i>	<i>Ecosign</i>				
<i>Date</i>		<i>08/12/1999</i>	<i>08/02/2004</i>	<i>08/12/1999</i>	<i>19/01/2003</i>	<i>07/12/2004</i>				

Master Plan Phase		PHASE 3				TOTAL
Lift Number		1R	3R	5R	17b	
Lift Name		Burfield	Crystal	West Bowl	McGillivray Transfer	
Lift Type		4C	D4C	TB	4C	
Year Installed/Upgraded	Key					
Top Elevation (m)		1,850	2,080	2,070	1,393	
Bottom Elevation (m)		1,198	1,764	1,817	1,300	
Total Vertical (m)	A	652	316	253	93	4,356
Slope Distance (m)		2,075	973	1,080	499	
Average Slope %		33%	34%	24%	19%	
Hourly Capacity	B	920	2,800	1,200	2,400	22,896
Rope Speed m/sec.		2.2	5.0	3.0	2.2	
Number of Carriers						
Loading Efficiency**	C	90%	90%	90%	90%	
Hours of Operation**	D	7	7	7	7	
Vertical Skied/Day**	E	3,048	3,048	3,048	n.a.	
SAOT**	F	1,240	1,829	628	n.a.	17,287
Bed Units/SAOT %***	G	105%	105%	105%	105%	
Bed Units Earned****	H	1,302	1,920	659	n.a.	18,151

TABLE V.20
SUN PEAKS RESORT
PHASE 4 SAOT CALCULATION

Master Plan Phase		PHASE 1		PHASE 2					PHASE 3		
Lift Number		2R	4R	10	14	8	9	12	1R	3R	5R
Lift Name		Sunburst	Village	Morrissey	Morrissey	West	Spillway	Platter	Burfield	Crystal	West
Lift Type		(Bubble)	Platter	Link	Express	Morrissey					Bowl
Year Installed/Upgraded	Key	D4C/B	Platter	Platter	D4C	4C	4C	Platter	4C	D4C	TB
1993/93			1993/99	2001	2002/04						
Top Elevation (m)		1,850	1,307	1,349	1,674	1,675	1,852	2,110	1,850	2,080	2,070
Bottom Elevation (m)		1,255	1,255	1,257	1,279	1,245	1,252	1,925	1,198	1,764	1,817
Total Vertical (m)	A	595	52	92	395	430	600	185	652	316	253
Slope Distance (m)		2,378	353	454	1,791	1,493	989	1,056	2,075	973	1,080
Average Slope %		26%	15%	21%	23%	30%	76%	18%	33%	34%	24%
Hourly Capacity	B	2,500	722	654	2,800	2,000	1,800	700	920	2,800	1,200
Rope Speed m/sec.		5.0	2.2	2.3	5.0	2.2	2.2	3.0	2.2	5.0	3.0
Number of Carriers		162	65	-	148						
Loading Efficiency**	C	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Hours of Operation**	D	7	7	7	7	7	7	7	7	7	7
Vertical Skied/Day**	E	3,048	1,050	1,050	3,048	3,048	3,048	3,048	3,048	3,048	3,048
SAOT**	F	3,074	225	361	2,286	1,778	2,232	268	1,240	1,829	628
Bed Units/SAOT %***	G	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Bed Units Earned****	H	3,228	236	379	2,400	1,867	2,344	281	1,302	1,920	659
*Source Date		Ecosign 08/12/1999	Ecosign 08/02/2004	Ecosign 19/01/2003	Ecosign 07/12/2004						

Master Plan Phase		PHASE 4														TOTAL
Life Number		6R	7	13a	13b	15	16	17a	17b	19	20a	20b	23	24		
Life Name		Sundance	Sunnyside	Mount Tod 4C		The Gills 4C	Orient Express D6C	McGillivray Transfer 4C	McGillivray Transfer 4C	Headwall Tram JB30						
Life Type		D6C	D4C		4C						4C	4C	2 - P	2-P		
Year Installed/Upgraded	Key															
Top Elevation (m)	A	1,730	2,080	2,152	2,110	2,110	1,712	1,515	1,393	2,080	1,515	1,575	1,495	1,636	6,271	
Bottom Elevation (m)		1,255	1,758	1,983	1,983	1,775	1,277	1,300	1,300	1,858	1,470	1,470	1,445	1,528		
Total Vertical (m)		475	322	169	127	335	435	215	93	222	45	105	50	108		
Slope Distance (m)		2,041	1,291	547	652	1,150	2,135	1,397	499	763	522	535	314	718	41,396	
Average Slope %	B	24%	26%	32%	20%	30%	21%	16%	19%	30%	9%	20%	16%	15%		
Hourly Capacity		3,200	2,800	1,800	1,800	2,000	3,200	2,400	2,400	250	2,400	250	1,400	1,400		
Rope Speed m/sec.		5.0	5.0	2.5	2.5	2.2	5.0	2.2	2.2	6.0	2.2	2.2	1.8	3.0		
Number of Carriers															7	
Loading Efficiency**	C	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%		
Hours of Operation**	D	7	7	7	7	7	7	7	7	7	7	7	7	7		
Vertical Skied/Day**	E	3,048	3,048	3,048	3,048	3,048	3,048	n.a.	n.a.	3,048	3,048	3,048	1,050	1,050		
SAOT**	F	3,142	1,864	629	473	1,385	2,877	n.a.	n.a.	115	223	54	420	907	26,010	
Bed Units/SAOT %***	G	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	27,309	
Bed Units Earned****	H	3,299	1,957	660	497	1,454	3,021	n.a.	n.a.	121	234	57	441	952		

Bed Unit Entitlement Summary

Based on the SAOT calculation for each phase, Table V.21 summarizes the bed units earned in each phase of development, the percentage of public and private bed units, and the amount of restaurant, bar, and retail space requirements.

With the lifts and recreation improvements installed up to 2005, Sun Peaks has earned a total of 7,344 bed units, of which a minimum of 35 percent should be public. In Phase 2, three new chairlifts are added and the resort changes classification to Type D (Destination) from a Type C (Regional/Destination). Therefore, the bed unit allocation as a percent of SAOT increases to 105 percent and the requirement for public accommodation increases from 35 percent to 50 percent. At the end of Phase 2, the SAOT will be 15,898 and Sun Peaks will have earned 16,693 bed units. In Phase 3, the SAOT increases to 17,287. The rate of earned bed units as a percentage of SAOT and the public bed requirement remain the same as in Phase 2. At the completion of Phase 3, Sun Peaks would earn a total of 18,151 bed units. In Phase 4, the SAOT increases to 26,010 with the addition of several new lifts. The earned bed units increase to 27,311.

**TABLE V.21
SUN PEAKS RESORT
BED UNIT ENTITLEMENT SUMMARY**

	Development Phase			
	2005/6	2	3	4
SAOT	9,180	15,898	17,287	26,010
Accommodation as a percent of SAOT	80%	105%	105%	105%
Percent Public Units	35%	50%	50%	50%
TOTAL BED UNITS	7,344	16,693	18,151	27,311
PUBLIC BED UNITS	2,570	8,346	9,076	13,655
PRIVATE BED UNITS	4,774	8,346	9,076	13,655
% PAOT/SAOT	111%	118%	125%	133%
PAOT	10,190	18,760	21,609	34,593
Restaurant, Bar, Pub, etc. (square metres/PAOT)	0.5	1.5	1.5	1.5
Retail (square metres/PAOT)	0.1	0.5	0.5	0.5
Restaurant, Bar, Pub, etc. (square metres)	5,095	28,139	32,413	51,890
Retail (square metres)	1,019	9,380	10,804	17,297
TOTAL COMMERCIAL (square metres)	6,114	37,519	43,218	69,187

VI. BASE AREA FACILITIES

.1 Introduction

Base Area Facilities are those facilities located at the base of the mountain, and include the day skier staging areas, resort village, surrounding real estate development and other recreational facilities. The base area must be carefully planned to meet the primary needs of the forecast numbers of overnight and day visitors, as well as provide the extensive amenity package that is necessary to attract year-round visitors to ensure the success of a destination resort. The purpose of this section of the report is to describe the current plans for development of the base area lands at Sun Peaks Resort.

Since the Sun Peaks Master Plan was submitted in 2001, development has continued east of the Village. The back nine holes of the golf course, the main recreational amenity that shapes the valley land use pattern was completed and opened for play in 2005. The installation of the Morrissey express quad in 2002 extended skiing to a third mountain on the south side McGillivray Creek. Valley Drive was constructed with a skier underpass to allow skiers to easily move from one side of the valley to the other. The Delta Sun Peaks Resort opened in 2003 and several tourist accommodation and multi-family projects to the east of the Village have been developed. West of the Village, the single-family subdivision along Fairways Drive has been completed and all the lots are sold.

The revised Land Use Plans and Programs reflect experience gained from the past five years of development at Sun Peaks Resort. Revised topographic mapping was prepared from aerial photographs taken in 2003. The area of topographic mapping was expanded northeastwards over the summit of the Orient Ridge area and east to the McGillivray Lake Road, to encompass all of the Base Area Lands in the Master Development Agreement. For the Phase 4 lands on the “McGillivray Bench”, this mapping was prepared with a 5-metre contour interval which is sufficient for conceptual planning only. The remainder of the base area lands were mapped with 1-metre contour intervals. Using the new mapping, Ecosign and Urban Systems worked to adapt the proposed road network to the new Alpine Ski Village road standards adopted by the Ministry of Transportation in 2005. As was the case in the 1993 and 2001 Master Plans, detailed land use planning has been restricted to the Phase 3 base area lands contained in the McGillivray Creek Valley. However, for the first time, the development potential of capability of the Phase 4 lands has been assessed on a preliminary basis and this assessment is presented in Section IV.

Ongoing experience at the Resort has led to the recognition that more commercial services than can be provided in the Village area will be needed as development of the resort continues. In consideration of the need for additional commercial services to

support the planned development at the resort, Ecosign is now recommending that a second village centre be created adjacent to the bottom terminals of the Morrissey Express (Lift 14) and Orient Ridge (Lift 16) lifts. These two lifts form the main ski connection between the north and south sides of the valley. A village in this location will provide the necessary commercial services such as restaurants, shops and skier services at this important junction point. The reconfiguration of the Phase 2 and Phase 3 real estate development lands and supporting infrastructure is illustrated in Figure 17, the Base Area Parcelization and Zoning Plan.

At the completion of Phase 3, the Sun Peaks Resorts base area lands will accommodate approximately 10,750 guests (8,700 overnight skiers) within a bed base of 16,000. The valley lands within the Phase 3 boundary will include the following at buildout:

- Two six-hectare pedestrian villages, containing over 1,600 hotel and condotel units.
- 15 hectares of tourist accommodation containing 850 units.
- 29 hectares of multi-family development parcels.
- 72 hectares of single-family home sites
- 88 units of employee housing
- Six daylodges located within three base areas
- A par 72, 18-hole, 6,250 yard resort golf course sited on 62 hectares of land
- Over 200 hectares of open space containing multi-use trails, mountain streams and beautiful forests
- Up to seven tennis courts
- Sports Centre, including an indoor/outdoor pool and skating rink
- Major community park, including sports fields, children's water park and space for a future recreation centre
- A gas station
- A wide range of commercial space, including restaurants, retail shops and service oriented establishments
- Facilities for various sizes and styles of conferences
- A site for a church or multi-denominational chapel
- A firehall
- Building site for civic uses

.2 Goals and Objectives

The design team identified six general goals and objectives specific to the expansion of Sun Peaks Resort, which provided a common guideline throughout the planning, and design process. These goals and objectives have continued to provide a framework for updating and refining the Master Plan, as listed below.

1. Create a high quality, year-round resort and recreational environment.
2. Balance all base area and village development with the mountain's lift and trail capacities.
3. Respect the site's existing and natural attributes.
4. Create a development that contributes to the local economy and provides employment opportunities.
5. Continue to plan development to minimize reliance on the automobile for in resort transportation.
6. Provide a diverse array of recreational amenities that are attractive to a wide spectrum of clientele throughout the year.

.3 Land Use Concept

General

The recreational amenities at Sun Peaks Resort have formed the basis for the land use concept. A central resort village, alpine lift base and an 18-hole resort golf course are the conceptual anchors (fixed elements) which have shaped the Land Use Concept. A governing principle in planning the valley land use has been to provide ski-in/ski-out access to all public accommodation parcels and as many of the private development parcels as possible to reduce the need for automobile use at the resort. A valley trail system provides a valuable pedestrian link between the various real estate parcels, resort amenities and the valley open space network.

As described in the earlier versions of the Sun Peaks Master Plan, the Village at Sun Peaks is located on a gently sloped area at the base of the Sunburst and Sundance Express quad chairlifts, with a warm, southwestern exposure. The Village is bounded by ski trails to the north, McGillivray Creek and the Sun Peaks Golf Course to the south and hillside residential units to the east. The Village contains the resort's core public accommodation, recreation and commercial facilities. Medium-density public accommodation has been placed on slopes overlooking the village site. A new East Village has been proposed around the base of Lifts 14 and 16. Lower density developments, such as single-family chalets and townhouses, are located on the hillsides surrounding the valley floor, as well as around the golf course. These development areas include sites with slopes up to 35 percent, which are less feasible for higher density development. Support commercial, service, maintenance and institutional uses have been concentrated around the Burfield Base at the west end of the Resort.

The proposed road network will provide two access routes to and from the Resort. Currently, the only year-round access to the Resort is from the west via Sun Peaks Road, which extends from the Tod Mountain Road in Whitecroft, through the Burfield Base and past the entrance to the Day Skier Parking Lot to Fairways Drive. At Fairways Drive, the name of the road changes to Creekside Way as it passes along the southern perimeter of the Village adjacent to McGillivray Creek and connects to Village Way. East of the Village, the name reverts to Sun Peaks Road where it terminates in a cul-de-sac at the entrance to the Bella Vista subdivision. From there, summer only access to the east is provided by the McGillivray Lake Forestry Road which travels along the north side of the valley and continues east past McGillivray Lake and eventually down to the Thompson River in the vicinity of the town of Chase. At Chase, there is a bridge across the Thompson River and a connection to the Trans Canada Highway. In the future, it is expected that a year-round, paved connection from the Trans Canada Highway to the resort will be constructed. This new road will enter the Resort at the southeast corner of the Phase 3 base area lands, as indicated on the Base Area Parcelization and Zoning Plan (Figure 18).

Within the Resort, Fairways Drive provides a secondary road network loop at the west end. As development proceeds to the east, another loop will be created between McGillivray Road and Valley Drive, south of the back nine holes of the golf course. Access to the Phase 4 base area lands on the “McGillivray Bench” will start from this loop. A 20-metre right-of-way has been preserved on the south side of McGillivray Creek, from Fairways Drive to McGillivray Road, should a bypass of the main Village be required in the future.

An extensive valley trail network within the resort is intended to provide pedestrian access between the development parcels and throughout the Resort. While sidewalks have been provided in front of the two villages and along McGillivray Road, for the most part the valley trail network passes behind the development parcels and takes pedestrians away from the roads and into the open space network surrounding the golf course. The valley trail is a 2.5-metre wide path paved in asphalt, designed with grades suitable for walking, cycling or roller blading. Portions of the valley trail network through the more developed areas will be provided with street lighting. In addition to the paved valley trail network, a wide variety of pedestrian and skier access routes are planned throughout the resort. All cul-de-sacs provide a pedestrian/skier route through to the lands beyond.

The following new elements have been introduced to the Base Area Master Plan since the 2001 plan was submitted to the government:

1. A new East Village replaces tourist accommodation on the land just east of the base of the Orient Ridge lift. The bed unit yield from the East Village is very similar to that produced from the original land use plan, however, the higher density village design allows for the provision of approximately 10,000 m² of commercial, skier service and indoor recreation space.

2. The Community Park has been redesigned to allow room for a future full size recreation centre with an indoor ice arena instead of the outdoor tennis courts.
3. Golf course hole # 4 was realigned to allow development of the Mountain View subdivision on Parcels 10a and 10b.
4. The load terminal of Lift 8 has been moved from the covered bridge to the entrance of Mountain View Drive to provide better ski-in/ski-out access from the Cabins, the west end of the Fairways and the new Mountain View subdivision.
5. Lift 17 has been moved further east to provide ski-in/ski-out access for many of the development parcels at the east end of the developed area and to provide better integration with the Phase 4 development lands.
6. The school site has been relocated to a former employee-housing site on Burfield Drive so that civic uses can be concentrated in this area.

.4 Development Program

Bed Unit Entitlement

As outlined in Section V.7, under the B.C. Commercial Alpine Ski Policy, Sun Peaks Resort Corporation earns the right to purchase Crown land and develop accommodation in the base area by constructing ski lifts and other recreational improvements. Based on the planned mountain improvements outlined in Section V, the bed unit entitlement for each of the remaining phases of development at Sun Peaks Resort is summarized in Table VI.1.

**TABLE VI.1
SUN PEAKS RESORT
BED UNIT ENTITLEMENT**

	Development Phase			
	2005/6	2	3	4
SAOT	9,180	15,898	17,287	26,010
Accommodation as a percent of SAOT	80%	105%	105%	105%
Percent Public Units	35%	50%	50%	50%
TOTAL BED UNITS	7,344	16,693	18,151	27,311
PUBLIC BED UNITS	2,570	8,346	9,076	13,655
PRIVATE BED UNITS	4,774	8,346	9,076	13,655
% PAOT/SAOT	111%	118%	125%	133%
PAOT	10,190	18,760	21,609	34,593
Restaurant, Bar, Pub, etc. (square metres/PAOT)	0.5	1.5	1.5	1.5
Retail (square metres/PAOT)	0.1	0.5	0.5	0.5
Restaurant, Bar, Pub, etc. (square metres)	5,095	28,139	32,413	51,890
Retail (square metres)	1,019	9,380	10,804	17,297
TOTAL COMMERCIAL (square metres)	6,114	37,519	43,218	69,187

Zoning and Densities

At the completion of Phase 3, the mix of beds developed under the Development Agreement between Sun Peaks Resort Corporation and the Province will show an equal split between public and private accommodation. Generally, the higher development densities have been reserved for public accommodation, while the lower density developments such as townhouses and single-family sites will contain private accommodation. Development densities have been assigned to parcels through zoning by providing a maximum floorspace ratio rather than listing a maximum number of dwelling units per hectare. For planning purposes, we have assumed that 1 bed unit is equivalent to 25 square metres of built accommodation floorspace. Future developers at Sun Peaks will have the flexibility to adjust unit sizes in response to market conditions, while still staying within the planned building size limitations imposed in the Sun Peaks Master Plan. Zoning regulations for the Sun Peaks Resort are contained in the Thompson-Nicola Regional District Bylaw No. 1400, Sun Peaks Resort Area Zoning.

The B.C. Commercial Alpine Ski Policy sets a requirement that a certain percentage of the accommodation developed at destination mountain resorts is used for tourist accommodation. This ensures that resorts remain vibrant "lights-on" tourist areas rather than second home communities for the wealthy, with little or no public access. Properties intended for public accommodation will have either a Commercial Core (CC), Tourist Accommodation (TA) or Tourist Pension (TP) zoning and will be subject to covenants under the Land Title Act that require any units constructed on them to be available for short-term rental to tourists. These covenants are necessary to ensure that properties developed as tourist accommodation remain available to the public regardless of property ownership. All private multi-family accommodation constructed since 2003 also has the TA zoning since it is anticipated that the owners may want the ability to rent them out to tourists on an occasional basis.

Public Accommodation

Public accommodation at Sun Peaks Resort is concentrated in and around the two village areas, which will contain 59 percent of the total public beds at the completion of Phase 3. Currently, the Village at Sun Peaks contains just over 1,600 bed units and at build-out, will contain approximately 3,000 bed units. The East Village is planned to contain approximately 1,800 bed units. The remaining public beds are all located within walking/skiing distance of a valley staging lift. Seven tourist accommodation and pension parcels containing a total of 287 units and 1,243 bed units have been constructed since 1993. As Mount Morrissey is developed for skiing, and the Orient Ridge lift connecting the two sides of the valley is installed, more public accommodation will be constructed at the bottom of these new lifts in the East Village and other Tourist Accommodation parcels. By the end of Phase 3, this will bring the total public accommodation to just over 8,000 public bed units.

The proposed densities for tourist accommodation parcels vary from 300 bed units per hectare (floorspace ratio of 0.75), for parcels on relatively level ground, to 140 bed units per hectare (floorspace ratio of 0.35) for parcels on sloping sites. At buildout of Phase 3, Sun Peaks will contain 17.4 hectares of land developed for tourist accommodation, and two pedestrian villages occupying 12.3 hectares.

Private Accommodation

Currently, 48 percent of the accommodation at Sun Peaks (in terms of bed units) is private. Upon completion of Phase 3, up to 50 percent of the beds will be in private accommodation units, including various styles and sizes of condominiums, townhouses, and single-family chalet sites. The proposed densities for multi-family residential parcels vary from 180 bed units per hectare (floorspace ratio of 0.45) for apartment style condominiums to 100 bed units per hectare (floorspace ratio of 0.25) for townhouse style developments on narrow sloping lots. Single-family homes have been assumed to contain 6 bed units and the floorspace ratio is limited to 0.35 through zoning. At buildout of Phase 3, the base area lands will contain approximately 29 hectares of multi-family development and 73 hectares of single-family and duplex development.

Employee Housing

Currently most of the employees working in the resort live in Kamloops or in the small settlements of Raleigh, Heffley Creek and Whitecroft on the way to the resort. As the resort matures and a resident community is established, it is anticipated that more employees will choose to live at Sun Peaks. The first phase of an apartment style employee housing complex has been constructed at the Burfield base. At completion this complex will house 192 employees in 48 units. The zoning bylaws for single-family lots allow the construction of an auxiliary suite in single-family homes. Many of the purchasers of single-family lots have chosen to build an auxiliary suite to provide rental housing for resort employees. If all single-family property owners elect to build suites, over 600 employee units will be created. In addition, two additional development parcels in the vicinity of the Burfield base have been set aside for employee housing. At completion of Phase 3, approximately 125 employee units could be created on these parcels.

Land Use Summary

The Land Use Summary (Table VI.2) outlines the proposed land uses for the base area lands contained within the Phase 3 study area boundary. As can be seen in this table, the base area lands within the Phase 3 boundary are capable of supporting approximately 16,000 beds, or 88 percent of the Phase 3 bed unit entitlement, in addition to the pre Development Agreement lands. Development beyond this number of beds will occur in Phase 4 on the “McGillivray Bench “ lands to the east of the Phase 3 lands.

Phase 4 Lands. As described in the Development Analysis section, the Phase 4 lands have a development capability of approximately 14,000 beds, an eighteen hole golf course and day skier parking. More detailed planning of these lands will be carried out at a later date.

Of the 438 hectares contained within the Phase 3 study area, the developed area including golf courses and parks takes up 217 hectares, roughly 50% of the available land area. The remaining land will be left as open space with the exception of access roads, pedestrian pathways, ski trails and buildings related to the operation of the ski area. Land developed for accommodation occupies approximately 30 percent of the base area lands.

**TABLE VI.2
SUN PEAKS RESORT
LAND USE SUMMARY**

Land Use	Area (ha.)	Percent of Base Area Lands	Skier Service Space (m ²)	Commercial Space (m ²)	Units	Bed Units	Percent of Total B.U.'s	Percent of Type
Phase 3 Base Area Lands	438.00	100%						
Public Accommodation								
Village Hotel/Condotel	12.29	3%	9,793	23,943	1,621	4,961	31%	60%
Tourist Accommodation	15.91	4%			856	3,189	20%	39%
Tourist Pension	1.50	0%			6	120	1%	1%
Total Public	29.70	7%	9,793	23,943	2,483	8,270	51%	100%
Private Accommodation								
Multi Family	29.07	7%			911	4,296	26%	54%
Single Family/Duplex	72.63	17%			610	3,661	23%	46%
Total Private	101.70	23%	-	-	1,521	7,957	49%	100%
TOTAL ACCOMMODATION	131.40	30%	9,793	23,943	4,003	16,227	100%	
Pre Development Agreement Parcels	5.73	1%	848	255	222	971		
Employee Housing	2.54	1%			88	350		
Recreation, Golf, Parks	62.86	14%		350				
Commercial, Civic, Services	8.74	2%		6,200				
Day Skier Parking Lots	5.50	1%						
TOTAL DEVELOPED LANDS	216.77	49%	10,641	30,748	4,313	17,548		

Base Area Parcelization and Zoning Plan – Phase 1, 2, 3

An update of the land use concept for Phases 1 to 3 is presented in Figure 18, the Base Area Parcelization and Zoning Plan. Tables VI.3A, B, C and D detail the proposed land use, zoning, parcel area, proposed density and number of private or public bed units allocated to each of the proposed development parcels. The plan update accommodates a total of 16,005 bed units in the 3 phases. The planning goal is to have over 50 percent of the total beds dedicated for public use. For the sites with TA zoning, Table V.3 identifies those which are intended for public nightly rentals. Units developed on these parcels will be sold with a rental use covenant that will require the unit to be placed in a rental management pool.

**TABLE VI.3A
SUN PEAKS RESORT
LAND USE PROGRAM
VILLAGE CORE & TOURIST ACCOMMODATION**

VILLAGE

Parcel	Description	Proposed Zoning	Parcel Area (ha.)	Bed Units per ha.	Units	B.U. per Unit	Bed Units		
							Public	Private	Total
A	Sundance Lodge	CC1	0.31	n.a.	84	2.2	186	-	186
B	Hearthstone Lodge	CC1	0.35	n.a.	70	2.5	172	-	172
C	Condotel	CC1	0.28	n.a.	39	3.0	117	-	117
D	Stumback's Sun Peaks Lodge	CC1	0.23	n.a.	44	1.6	72	-	72
E	Village Walkway	CC1	0.68	n.a.	-	-	-	-	-
F/G/H	Delta Sun Peaks	CC1	1.10	n.a.	227	2.1	469	-	469
I/J	Delta Residences	CC1	0.37	n.a.	35	3.0	216	-	216
K	Nancy Greene's Cahilty Lodge	CC1	0.44	n.a.	123	2.9	362	-	362
L	Heffley Inn	CC1	0.12	n.a.	26	2.3	59	-	59
M	Fireside Lodge	CC1	0.39	n.a.	72	2.9	211	-	211
N/Q	Condotel	CC1	0.84	n.a.	84	3.0	252	-	252
R	Condotel	CC1	0.53	n.a.	57	3.0	170	-	170
S	Post Hotel	CC1	1.33	n.a.	300	2.9	855	-	855
E-A	Condotel & Daylodge	CC1	0.45	n.a.	64	3.0	193	-	193
E-B	Condotel	CC1	0.44	n.a.	51	3.0	154	-	154
E-C	Condotel	CC1	0.50	n.a.	39	5.2	202	-	202
E-D	Condotel	CC1	0.38	n.a.	42	4.9	204	-	204
E-E	Condotel	CC1	0.27	n.a.	36	4.9	176	-	176
E-F	Condotel	CC1	0.46	n.a.	50	3.0	232	-	232
E-G	Condotel	CC1	0.30	n.a.	30	5.1	154	-	154
E-H	Common Parking Lot	CC1	0.40	-	-	-	-	-	-
E-I	Condotel	CC1	0.89	-	44	4.9	217	-	217
E-J	Condotel	CC1	0.65	-	104	2.8	289	-	289
	Village Common Space	CC1	0.58	-	-	-	-	-	-
VILLAGE TOTAL			12.29	404	1,621	3.1	4,961	-	4,961

TOURIST ACCOMMODATION

Parcel	Description	Proposed Zoning	Parcel Area (ha.)	Bed Units per ha.	Units	B.U. per Unit	Bed Units		
							Public	Private	Total
25	Townhouse - public	TA4	1.15	140	36	4.5	161	-	161
26	Townhouse - public	TA4	1.57	140	49	4.5	220	-	220
30	Townhouse - public	TA4	0.62	140	17	5.0	87	-	87
35	Townhouse - public	TA1	1.29	180	52	4.5	232	-	232
39	Snow Creek Village	TA1	1.03	180	52	3.6	185	-	185
40	Timberline Village	TA2	0.87	220	60	3.2	192	-	192
47	Crystal Forest	TA2	1.08	220	85	2.8	238	-	238
48	Trapper's Landing	TA1	1.32	180	40	6.0	239	-	239
55	High Density Condominium	TA3	0.58	300	44	4.0	174	-	174
56	Townhouse - public	TA1	0.46	180	18	4.5	83	-	83
57	High Density Condominium	TA3	0.65	300	49	4.0	195	-	195
58	High Density Condominium	TA3	0.86	300	52	5.0	258	-	258
59	Stone's Throw	TA2	1.04	220	60	3.8	229	-	229
60	Settler's Crossing	TA2	1.21	220	67	4.0	266	-	266
61	Stacked Townhouse -public	TA2	0.95	220	52	4.0	209	-	209
71	Hostel	RC1	0.09	180	10	3.2	32	-	32
72	Townhouse - public	TA1	0.59	180	62	4.0	106	-	106
74	Townhouse Public	TA1	0.64	180	62	4.0	115	-	115
3	Alpine Rd. Development Site	RC-1	1.23	n.a.	68	4.0	272	-	272
14	Burfield Cabins	n.a.	n.a.	n.a.	6	2.0	12	-	12
TOURIST ACCOMMODATION TOTAL			15.91	200	856	3.7	3,189	-	3,189

NOTE: Above totals do not include Burfield Cabins or Alpine Road Development Site

**TABLE VI.3B
SUN PEAKS RESORT
LAND USE PROGRAM
TOURIST PENSION & MULTI-FAMILY**

TOURIST PENSION

Parcel	Description	Proposed Zoning	Parcel Area (ha.)	Bed Units per ha.	Units	B.U. per Unit	Bed Units		
							Public	Private	Total
4	Horier Sunlodge	TP1	0.21	95	1	20	20	-	20
7	Pinnacles Lodge	TP1	0.57	70	2	20	40	-	40
22	Tourist Pension	TP1	0.17	118	1	20	20	-	20
23	Tourist Pension	TP1	0.18	111	1	20	20	-	20
62	Tourist Pension	TP1	0.37	54	1	20	20	-	20
TOURIST PENSION TOTAL			1.50	80	6	20.0	120	-	120

MULTI-FAMILY

Parcel	Description	Proposed Zoning	Parcel Area (ha.)	Bed Units per ha.	Units	B.U. per Unit	Bed Units		
							Public	Private	Total
1	Burfield Heights	R-3	0.91	158	36	3.5	-	144	144
5A	Alpine Greens	RM2	0.69	140	26	3.7	-	96	96
5B	The Peaks	RM2	0.92	140	32	4.0	-	129	129
6	Sun Mountain Villas	RM2	0.60	140	24	3.5	-	84	84
18	McGillivray Creek	RM2	1.50	140	40	5.0	-	210	210
24	Townhouse - private	TA4	2.07	140	64	4.5	-	290	290
31	Woodhaven - private	TA1	1.60	180	46	6.3	-	288	288
33	Townhouse - private	TA1	0.69	180	28	4.5	-	124	124
34	Townhouse - private	TA1	1.08	180	43	4.5	-	194	194
38	Townhouse	TA4	1.37	140	52	4.5	-	192	192
41	Townhouse - private	TA4	1.6	140	50	4.5	-	224	224
42	Forest Trails	RM2	1.03	140	36	3.8	-	138	138
43	Powder Ridge	RM3	0.27	180	7	7.0	-	49	49
46	Trail's Edge	TA1	2.18	180	58	6.8	-	392	392
49	Townhouse - private	TA4	0.94	140	26	5.0	-	132	132
50	Townhouse - private	TA4	4.44	140	124	5.0	-	622	622
51	Townhouse - private	TA4	1.70	140	48	5.0	-	238	238
52	Townhouse - private	TA4	1.35	140	38	5.0	-	189	189
54	Townhouse - private	TA4	1.12	140	31	3.5	-	157	157
63	Townhouse - private	TA4	2.28	140	80	4.0	-	319	319
64	Townhouse - private	TA4	1.64	140	57	4.0	-	230	230
MULTI-FAMILY TOTAL			29.07	148	911	4.7	-	4,296	4,296

NOTE: Above totals do not include Burfield Heights

**TABLE VI.3C
SUN PEAKS RESORT
LAND USE PROGRAM
SINGLE-FAMILY**

SINGLE FAMILY

Parcel	Description	Proposed Zoning	Parcel Area (ha.)	Bed Units per ha.	Units	B.U. per Unit	Bed Units		
							Public	Private	Total
2	Burfield Drive (duplex,triplex)	R-1,RC-1	3.59	n.a.	101	5.0	-	505	505
8	Fairway Cabins/Cottages	RS2	3.50	73	51	5.0	-	255	255
9	Sunburst Estates	RS1	4.22	54	38	6.0	-	228	228
10a	Mountain View - Phase 1	RS1	4.31	46	33	6.0	-	198	198
10b	Mountain View - Phase 2	RS1	1.58	46	12	6.0	-	72	72
11A	The Fairways - Phase 1	RS1	2.20	60	22	6.0	-	132	132
11B	The Fairways - Phase 2	RS1	1.67	50	14	6.0	-	84	84
11C	The Fairways - Phase 3	RS1	0.61	59	6.0	6.0	-	36	36
11D	The Fairways - Phase 4	RS1	1.65	55	15	6.0	-	90	90
11E	The Fairways - Phase 5	RS1	1.03	70	12	6.0	-	72	72
12	Duplex	RT1	2.32	56	13	10.0	-	130	130
20	Single Family	RS1	2.75	50	23	6.0	-	138	138
21	Single Family	RS1	1.36	40	9	6.0	-	54	54
27	Single Family	RS1	4.00	44	35	6.0	-	210	210
28	Lookout Ridge	RS1	6.22	45	47	6.0	-	282	282
29	Single Family	RS1	4.35	55	40	6.0	-	240	240
32	Single Family	RS1	1.86	48	15	6.0	-	90	90
36	Single Family	RS1	4.44	48	35	6.0	-	210	210
44A	Sundance Estates - Phase 1	RS1	1.77	54	16	6.0	-	96	96
44B	Sundance Estates - Phase 2	RS1	0.59	51	5	6.0	-	30	30
44C	Sundance Estates - Phase 3	RS1	1.12	54	10	6.0	-	60	60
44D	Sundance Estates - Phase 4	RS1	2.04	26	9	6.0	-	54	54
44E	Sundance Estates - Phase 5	RS1	0.71	93	11	6.0	-	66	66
45	Bella Vista - Bare land Strata	RS1	3.72	50	31	6.0	-	186	186
65	Single Family	RS1	3.94	43	28	6.0	-	168	168
66	Single Family	RS1	5.53	43	40	6.0	-	240	240
67	Single Family	RS1	2.67	73	21	6.0	-	126	126
68	Single Family	RS1	2.47	46	19	6.0	-	114	114
73	Single Family House	RS1	0.07	86	1	6.0	-	-	6
SINGLE FAMILY TOTAL			72.63	1,432	610	6.0	-	3,661	3,661
<i>NOTE: Above totals do not include Burfield Drive</i>									
OUTSIDE VILLAGE ACCOMMODATION TOTAL			119.11	95	2,382	4.7	3,309	7,957	11,266
TOTAL ACCOMMODATION			131.40	123	4,003	4.1	8,270	7,957	16,227
Percent of Total Bed Units Developed							51%	49%	100%

**TABLE VI.3D
SUN PEAKS RESORT
LAND USE PROGRAM
EMPLOYEE HOUSING, SERVICE & RECREATION**

EMPLOYEE HOUSING

Parcel	Description	Proposed Zoning	Parcel Area (ha.)	Bed Units per ha.	Units	B.U. per Unit	Bed Units		
							Public	Private	Total
37	Employee Housing/Light Industrial	IL1	0.96	-	48	4	-	192	192
76	Employee Housing	RM1	0.91	100	23	4.0	-	-	91
77	Employee Housing	RM1	0.67	100	17	4.0	-	-	67
EMPLOYEE HOUSING TOTAL			2.54		88		-	192	350

SERVICE, COMMERCIAL & RECREATION

Parcel	Description	Proposed Zoning	Parcel Area (ha.)	Bed Units per ha.	Units	B.U. per Unit	Bed Units		
							Public	Private	Total
P1	Village Park	LP1	1.16	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
AA	Village Daylodge	LR1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
BB	Skier Services	LR1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
CC	Bento's	LR1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
DD	Skier Services	LR1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
EE	Children's Programs	LR1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
FF	Medical/Adminisitation	LR1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
O	Rec Centre & Tennis	LR1	0.65	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
GG	Burfield Lodge	LR1	2.26	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
15	Gas & Convenience	CS1	0.30	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
16	Fire Hall	IL1	0.33	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
17	Potential School Site	IL1	2.06	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
19	Golf Maintenance	LR1	0.62	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
37	Employee Housing/Light Industrial	IL1	0.96	-	n.a.	n.a.	-	n.a.	n.a.
69	Church	IL1	0.36	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
70	Public Services/Civic	IL1	1.15	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
75	Resort Check In	IL1	1.32	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
G1	Golf Course Front Nine	OS1	26.03	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
G2	Golf Course Back Nine	OS1	29.65	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
P2	Community Park & Sports Fields	LP1	4.75	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
	Burfield Day Skier Lots		1.22						
	Village Day Skier Lots		4.05						
SERVICE, COMMERCIAL & RECREATION TOTAL			76.87						
TOTAL DEVELOPED LAND			216.54				8,554	8,798	17,548
CUMULATIVE TOTAL									

NOTE: Above totals include pre-development parcels 1,2 and 3, Burfield Cabins and Employee Housing

.5 Base Area Capacity and Skier Staging

Detailed programming of the base area capacity ensures that sufficient base area facilities are provided to support both the day skiers and visitors at the resort. This analysis is completed for a typical weekend day during the peak winter season. For the ski area to operate effectively, the base facilities must be sized to comfortably meet the demands of the day skiers and resort guests during this "design day". It is anticipated that each season there will be a few "peak days" that are busier and

facilities will be strained on those days, however, to design for the absolute peak would result in facilities that are not used for the remainder of the season.

Skiers from Accommodation

By making assumptions of bed unit occupancy and skier participation rates, we can determine the estimated skiers generated by the accommodation at the resort. Ecosign has conducted studies at Sun Peaks and other resorts to determine the actual number of skiers produced from on-site accommodation visitors. The research concluded two key points:

- a) Even when every unit in a hotel or condotel is rented, not all of the beds will be occupied. For example, two people may occupy a unit that can comfortably accommodate four, thereby utilizing the dwelling unit below its maximum capacity.
- b) At destination mountain resorts similar to Sun Peaks Resort, between 70 and 90 percent of the visitors will actually purchase a lift ticket for skiing on a given day. This is the result of alternative recreational and social opportunities being offered within the resort area, as well as travel days and the fact that some guests are non-skiers.

Based on our experience at Sun Peaks, we have assumed the unit occupancy and bed unit occupancy rates outlined in Table VI.4 for a typical weekend day during the peak winter season. These two rates when multiplied together give the bed unit yield, or the number of overnight visitors per bed expected on a typical weekend day during the peak winter season for each category of accommodation. This visitation level is intended to reflect the average of the top ten days. Slightly higher occupancy rates may be realized during the week between Christmas and New Year's Day. The bed unit yield is then multiplied by the skier participation rates to provide the skier yield for each type of accommodation.

**TABLE VI.4
SUN PEAKS RESORT
BED UNIT OCCUPANCY AND SKIER PARTICIPATION RATES**

ASSUMPTIONS	Unit Occupancy	Bed Unit Occupancy	Bed Unit Yield	Skier Partici- pation	Skier Yield
Hotel/Condotel/Pension	95%	80%	76%	80%	61%
Tourist Accommodation	90%	80%	72%	80%	58%
Multi-family	80%	75%	60%	70%	42%
Single Family/Duplex	70%	75%	53%	70%	37%

Using the skier yields from Table VI.4, the skiers generated from accommodation at the resort on a typical peak winter day is estimated at 8,600 at the completion of Phase 3, as shown in Table VI.5. This represents 78 percent of the Phase 3 mountain carrying capacity of 11,080 skiers. Of the skiers from overnight accommodation, approximately 8,100 will be staying in accommodation that is either ski-in/ski-out or within skier walking distance of one of the resort's staging lifts. The new location of Lift 17, the Transvalley Connector, allows all the real estate at the east end of the resort to be ski-in/ski-out, in addition to linking the Phase 4 base lands on the "McGillivray Bench" to the rest of the resort. In the morning, guests can ski down from their accommodation to the mid-load point at the valley bottom, take the lift up the Mt. Morrissey side and ski down to the Morrissey Express. At the end of the day, guests staying in accommodation on the north side of the valley can ski directly home via the Orient Ridge trails, while those staying on the south side can return to their lodgings via the Mt. Morrissey trail system.

TABLE VI.5
SUN PEAKS RESORT
SKIERS AND GUESTS GENERATED FROM RESORT AREA ACCOMMODATION

PHASE 3 BUILD-OUT	Bed Units	Over Night Guests	Skiers		Total
			Within SWD?		
			Yes	No	
Public Accommodation					
Village Hotel/Condotel	4,961	3,771	3,017	-	3,017
Tourist Accommodation	3,189	2,296	1,836	-	1,837
Tourist Pensions	120	91	73	-	73
Sub-total Public	8,270	6,158	4,926	-	4,926
Private Accommodation					
Multi Family	4,296	2,577	1,675	130	1,804
Single Family	3,661	1,922	1,135	194	1,345
Sub-total Private	7,957	4,500	2,809	324	3,150
Pre Development Agreement Lands	971	583	304	127	431
Employee Housing	350	350	88	-	88
Sub-total non MDA Accommodation	1,321	933	392	127	519
TOTAL ACCOMMODATION	17,548	11,591	8,127	451	8,595

Day Skiers

In 1993, day skiers, including overnight skiers who were staying near Sun Peaks, but not at the resort, comprised 87 percent of the skiers at the resort on a typical peak day. With the construction of the public and private accommodation units over the past eleven years, day skiers are now estimated to make up just over half of the total skiers on a busy day. The actual proportion of day skiers on any given day is difficult to determine since day skiers could be season's pass holders or value card holders as well as those purchasing a single day ticket. The day skier market fluctuates considerably from weekend to weekend depending on snow and weather conditions. As the Resort matures

and more on-hill accommodation is provided, the balance between day and overnight visitors will shift until overnight skiers dominate the skier mix on any given day. Assuming a moderate growth in the existing day skier market, we estimate that day skiers will make up approximately 30 percent of the peak day totals by the end of Phase 3, as outlined in Table VI.6.

**TABLE VI.6
SUN PEAKS RESORT
RESORT PROGRAM**

	2005/06	PHASE 2	PHASE 3
MOUNTAIN CAPACITY (SCC)	6,930	10,440	11,080
Developed Bed Units	5,410	12,592	17,548
Overnight Skiers within Skier Walking Distance	2,581	5,669	8,144
Overnight Skiers beyond Skier Walking Distance	534	451	451
Overnight Skiers	3,115	6,120	8,594
Day Skiers	3,280	3,500	3,700
TOTAL SKIERS	6,395	9,620	12,294
Percent Overnight Skiers	49%	64%	70%
Percent Day Skiers	51%	36%	30%

Based on projected growth of Day Skier Market

Day Skier Parking Requirements

Adequate parking near the lifts must be provided for day skiers. In addition, parking and/or transportation to the lifts must be provided for those skiers at the Resort who are staying in accommodation beyond walking distance of a lift. Table VI.7 outlines the parking required during each phase of development. At the completion of Phase 3, we anticipate that 10 percent of day skiers will travel to the resort by bus. Assuming an average occupancy rate of 2.5 people per car, 1,332 stalls are required for day skiers and 180 stalls are required for overnight guests. If 300 stalls are provided for mountain employees in the day skier lots, then an area of 5.3 hectares must be reserved for day skier parking. The existing day skier lot at the Village will be increased in Phases 2 and 3 to a final size of 3.9 hectares. The Burfield day skier lots will be reconfigured when the Burfield Lift is shortened in Phase 3. In Phase 2, temporary day skier parking will be provided on the East Village site adjacent to the base of the Morrissey Express and the future Orient Ridge lift. As the East Village is developed, the day skier parking will move to the east of the developed parcels, eventually onto the parking area for the community park in Phase 3. If a recreation centre is developed in the park lands in Phase 4, day skier parking will be relocated to the Phase 4 lands, as the recreation centre will require its own parking.

TABLE VI.7
SUN PEAKS RESORT
SKIER PARKING REQUIREMENTS

SKIER PARKING LOT REQUIREMENTS	2005/06	PHASE 2	PHASE 3
Assumptions:			
Percent Day Skiers by Car	100%	95%	90%
Percent Day Skiers by Bus	0%	5%	10%
Percent Overnight Skiers beyond SWD by Car	100%	100%	100%
Skiers per Car	2.5	2.5	2.5
Skiers per Bus	40	40	40
Cars per Hectare	350	350	350
Buses per Hectare	70	70	70
Employee Cars	100	200	300
Day Skier Parking			
Day Skiers	3,280	3,500	3,700
Day Skiers by Car	3,280	3,325	3,330
Number of Day Skier Cars	1,312	1,330	1,332
Day Skiers by Bus	-	175	370
Number of Day Skier Buses	-	4	9
Parking Area Required for Day Skiers	3.7	3.9	3.9
Overnight Skier Parking			
Overnight Skiers outside Skier Walking Distance	534	451	451
Number of Overnight Skier Cars	214	180	180
Number of Employee Cars	100	200	300
Parking Area Required for Skier & Employee Cars (ha.)	0.9	1.1	1.4
Total Skier Parking Area Required (ha.)	4.6	4.9	5.3
SKIER PARKING AREA PROVIDED (ha.)	4.7	5.1	5.4

The day skier parking lots proposed for Phase 3 are summarized in Table VI.8 and identified in Figure 18, the Base Area Parcelization and Zoning Plan.

TABLE VI.8
SUN PEAKS RESORT
DAY SKIER PARKING SUPPLY

Lot Number	Location	Area ha.	Cars per ha.	Total Cars	Percent Skiers	Skiers per Car	Skiers
P1	Burfield Base - West	0.85	350	298	90%	2.5	669
P2	Burfield Base - East	0.37	350	130	100%	2.5	324
P3	Village Day Skier Lot - cars	3.76	350	1,315	80%	2.5	2,630
	Village Day Skier Lot - buses	0.14	70	10	100%	40	400
P4	Bento's Short Term Drop-Off	0.15	350	52			
	Village Drop-Off	n.a.	n.a.	21	0%	n.a.	n.a.
	Delta Short Term Commercial	n.a.	n.a.	65	0%	n.a.	n.a.
P5	East Village Park	0.38	350	133	90%	2.5	299
Total		5.65		2,023			4,322

The capacity of the base area to supply skiers at the completion of Phase 3 is estimated at 12,500 skiers on a peak day. As shown in Table VI.9, the Skier Staging Capacity program outlines how we anticipate the skiers will spread out between the various staging lifts. This table has been prepared assuming that guests will stage from the lift nearest to their accommodation. This information is presented graphically in Figure 19, the Base Area Staging Analysis.

TABLE VI.9
SUN PEAKS RESORT
PHASE 3 BASE AREA SKIER STAGING CAPACITY

Skier Staging Analysis	Beds	Skiers from Beds	Parking Stalls	Skiers from Parking	Total Skiers
Burfield Base	1,287	552	427	993	1,545
Lift 8	432	159			159
Village Base - beds and cars	4,602	2,395	1,315	2,630	5,025
- skiers by bus			10	400	400
Morrissey & Orient Ridge	6,414	3,361	133	299	3,660
Lift 17	4,029	1,677			1,677
Within Skier Walking Distance	16,764	8,144	1,885	4,322	12,466
Beyond Skier Walking Distance	784	450			
Total (Phases 1-3)	17,548	8,594			

Includes Pre-Development Agreement and Employee beds.

.6 Skier Services Programming

Background

Skier service facilities are those which provide functions specifically related to the operation and management of the ski area. For planning purposes, these services can generally be broken down into three distinct categories:

Staging Facilities - those services that are required as skiers arrive at the area.

Commercial Services - those services required throughout the day as skiers are on the mountain and during après-ski hours.

Operational Facilities - those services not directly required by skiers but which are essential for the day-to-day operation of the ski area.

Staging facilities include ticket sales, public lockers, equipment rental and repair, ski school, and children's programs, and are located in the base areas. These services should be sized in relation to the number of skiers staging through each base area. Equipment retail and rental space can sometimes be leased in accommodation buildings in the resort center, reducing the capital investment costs for the mountain operator.

Commercial facilities are located both in the base area and on the mountain and include food and bar seating, kitchen and serving areas, restrooms and accessory retail space. Restaurant space in the base area does not always need to be owned by the mountain operator, if the restaurant space in the village and accommodation buildings at the base is located close enough to the lifts to be convenient for skiers to use during the day. Restaurants on the mountain are, in most cases, the responsibility of the mountain operator. Restaurant seats should be planned relative to the number of skiers circulating in the vicinity of the proposed restaurant sites. Kitchens and restrooms must be sized in proportion to the amount of seating proposed for each restaurant.

Operational facilities are generally "back of the house" services and include administration, employee lockers and ski patrol facilities. These facilities will be located both on the mountain and in the base areas.

From experience at other resorts, Ecosign has developed approximate space requirements on a per skier basis for these facilities at destination resorts. On average, approximately 1.5 square metres of skier service facilities per skier on the Design Day are required. Generally, a Design Day of approximately 80% of the Mountain Capacity (SCC) is selected to avoid sizing these facilities to meet the peak day level of skier visits that may only be achieved once or twice per season. The recommended skier service program for Sun Peaks is outlined in Table VI.10.

**TABLE VI.10
SUN PEAKS RESORT
RECOMMENDED SKIER SERVICES PROGRAM**

Development Phase	Ecosign Resort Standards	2005/06	Phase 2	Phase 3
Mountain Capacity (SCC)		6,930	10,440	11,080
Design Day (80% of SCC)		5,544	8,352	8,864
Skier Service Function	Theo. m² per skier	Recommended Skier Service Floorspace (m²)		
Staging Facilities				
Ticket Sales	0.014	77	116	124
Public Lockers	0.111	618	931	988
Equipment Rental & Repair	0.093	515	776	823
Ski School	0.046	258	388	412
Day Care	0.046	258	388	412
Sub-total Staging	0.311	1,725	2,599	2,759
Commercial Facilities				
Food & Beverage Seating	0.372	2,060	3,104	3,294
Kitchen & Scramble	0.186	1,030	1,552	1,647
Rest Rooms	0.093	515	776	823
Retail Sales	0.070	386	582	618
Sub-total Commercial	0.720	3,992	6,013	6,382
Operational Facilities				
First Aid & Ski Patrol	0.093	515	776	823
Administration	0.046	258	388	412
Employee Facilities/Lockers	0.033	180	272	288
Sub-total Operational	0.172	953	1,435	1,523
Net Total Functional Space	1.203	6,670	10,048	10,664
Storage @ 10%	0.120	667	1,005	1,066
Circ./Walls/Waste/Mech. @15%	0.180	1,000	1,507	1,600
Total Gross Floor Area	1.504	8,337	12,560	13,330

Most skier service facilities will be provided in the Village at Sun Peaks. Additional skier service facilities will be provided at the Burfield base and in the new East Village at the base of the Orient Ridge and Morrissey Express lifts. Additional restaurants and washrooms will be located in the alpine in mountain restaurants. Operational facilities are currently concentrated in the Burfield Base area with the resort's administration offices located in the Burfield Lodge. Ski patrol and employee lockers are located in the Village. Over time, new operational facilities will be developed in the Village.

Skier service facilities in the Village Base will be contained in Buildings AA (Village Daylodge), BB, CC (Bento's), DD and EE (Schoolhouse) and FF (Medical/Administration). In the East Village, skier services operated by SPRC will be located in Building AA. Due to the ski-in/ski-out nature of both villages, additional services, such as sports rental and repair shops, sports retail shops and restaurants, will be located within the various village establishments run by outside operators. Hotel operators in the village currently offer a variety of dining, bars and retail opportunities and more will be added as new village parcels are developed.

Mountain restaurants are an important component of a resort's physical plant, as they provide skiers with "on-mountain facilities", such as washrooms, food and beverage seating and service, retail sales, and sometimes ski school and information services. Mountain restaurants also add to the image, ambience and prestige of an area, and provide amenities for summer guests whom are hiking, biking and sightseeing. Mountain restaurants have been sited adjacent to lift terminals, and will be sized in accordance with the number of skiers circulating in the adjacent area, as well as by the physical constraints of constructing services to them and limitations of individual building sites.

.7 Commercial Space Use Program

A significant amount of commercial floorspace is required for a successful mountain resort. Commercial facilities such as shops, restaurants, office space, conference space and indoor recreation facilities support the primary winter and summer activities such as skiing and golf. At completion of Phase 3, commercial space will be required to service the approximately 11,500 resort visitors who will be staying overnight in both public and private accommodation units.

The commercial floorspace program for Sun Peaks Resort (Table VI.11) lists recommended amounts of restaurant/bar, retail, office, conference and recreation space at the completion of Phase 3. The commercial floorspace program has been developed from research conducted by Ecosign at the following North American destination resorts: Whistler Village in Canada, and Sun Valley, Elkhorn and Northstar Villages located in the United States. Using the overall requirement of approximately 2.15 square meters of commercial floorspace per visitor, a total of about 25,000 square metres of commercial space would be needed to serve the 11,600 overnight visitors expected at the completion of Phase 3.

**TABLE VI.11
SUN PEAKS RESORT
COMMERCIAL SPACE USE PROGRAM**

Development Phase		2005/06	Phase 2	Phase 3
Number of Overnight Guests		4,115	8,184	11,591
	Space per Guest (m²)	Recommended Space (m²)		
Commercial Program				
Retail	0.48	1,975	3,928	5,564
Restaurant/Bar	0.77	3,169	6,302	8,925
Office	0.25	1,029	2,046	2,898
Indoor Recreation	0.28	1,152	2,292	3,245
Conference	0.37	1,523	3,028	4,289
Total Commercial Space	2.15	8,847	17,596	24,920

Retail

Shopping is a recreational activity for many tourists. Retail shops enhance the atmosphere, activity and revenue opportunities for a resort. Retail space includes shops and souvenir stores, clothing, sporting goods, jewelry, and specialty shops. Utilizing an average of 0.48 square metres per visitor, Sun Peaks Resort will require 5,565 square metres of commercial retail space. Each hotel or condotel within the villages should have a certain amount of retail space directly accessible from the pedestrian streets, plazas, and lobby areas. Both villages have been designed with this in mind and several retail establishments are already up and running.

A gas station/convenience store site has been provided near the Burfield Base. Adjacent to the gas station site is a 1-hectare Light Industrial Site that will be used for various commercial enterprises and offices. Also, the Tourist Accommodation zones permit up to 30 percent of the Gross Floor Area to be developed as commercial space.

Restaurant/Bar

Food and beverage includes all styles of restaurants, delicatessens, fine dining and nightly entertainment establishments. The major attraction to many resorts, next to skiing, is the nightlife and fine dining. Quality and diversity in dining and entertainment opportunities brings a village to “life” in the evening hours. Restaurants located at street level in sunny locations allow for outdoor patios, which greatly enhance the overall ambience of the village. The commercial space use program calls for 0.77 square metres per visitor, for a total of 8,925 square metres of restaurant and bar space. Most of the restaurants will be located in the two villages, however the Tourist Accommodation zoning does allow restaurants in tourist lodges and inns.

Office

The provision for office and administrative space has been included, and it is recommended that 0.25 square metres be provided for each visitor, resulting in 2,898 square metres of commercial office space. Office space will be located in some of the village buildings and in the Light Industrial Site at the Burfield Base.

Conference

The commercial program recommends supplying 0.37 square metres per visitor of conference space within the village core. This equates to 4,289 square metres of meeting facilities. Approximately 1,700 square metres of conference and meeting space has already been developed in the main village. Parcel S, the major hotel site has been programmed for approximately 2,300 square metres of conference space and some conference and meeting rooms are distributed through several of the other village hotels.

Recreation

Indoor recreation activities, such as swimming, aerobics and racquet sports are desirable to supplement winter skiing and provide alternative sports activities throughout the year. These amenities are important to promote year-round activity and attract guests throughout the summer months. A total of 3,245 square metres are recommended for recreation facilities, based on 0.28 square metres per visitor. The Sun Peaks Resort Sports Centre has already been built near the village core. The community park in the East Village has been designed to accommodate a major recreation centre including an indoor ice arena.

.8 Development Phasing

The accommodation at Sun Peaks Resort is planned to expand as recreational amenities on the mountain and in the valley are developed. The phasing schedule developed in the 1993 Master Plan was designed to supply public beds to meet the minimum percentages required by the British Columbia Commercial Alpine Ski Policy. Phase 1 was planned to have thirty-five percent public beds and this percentage was to increase to fifty percent by Phase 3, as the Resort underwent the transition from a regional to a destination resort. However, the market demand for properties that could produce a rental income has exceeded the demand for private accommodation. To meet this demand, several good tourist accommodation sites located near the village core, initially planned to be developed in later phases, were brought to the marketplace. Therefore, Sun Peaks Resort is in the enviable position of greatly exceeding its minimum requirement for public accommodation for Phase 1, although it still has not used up its bed unit entitlement for the recreation improvements it has constructed to date.

With the completion of the single-family subdivisions on Fairways Drive and Mountain View, most of the land between the Burfield base and the Village has been developed. Now that the back nine of the golf course has been completed, SPRC is focusing on the lands east of the Village that surround the golf course. New parcels will be brought on stream as the lifts and infrastructure are expanded to the east. The expansion of skiable terrain is sensitive to market considerations, which in turn affects the phasing of residential development. Development parcels will be phased and offered for development as these considerations allow, keeping in mind the bed unit entitlements and the ratio of public to private beds which must be maintained under the Commercial Alpine Ski Policy. A tentative parcel phasing schedule based on current projections of market demand is shown in Figure 19, the Base Area Phasing Plan.

.9 Village Design Principles

Since 1993, the first village development in Sun Peaks Resort has largely been completed and the vision of general design principles and architectural style as described in the 1993 Master Plan has become reality in the first pedestrian streets of the Village at Sun Peaks.

Vision

The vision that was adopted in 1993 for the village development at Sun Peaks Resort aims to provide a centrally located focus for visitor activity, where high-density accommodation and recreational and commercial facilities are concentrated in a pleasing village environment. The village creates a sense of place and provides a lively, pedestrian-only environment conducive to the provision of recreational programming such as summer music festivals and street entertainment. Wandering through the pedestrian streets is in itself, one of the many recreational pursuits offered at Sun Peaks.

The Village is located close to the primary staging lifts and contains a tightly knit arrangement of buildings with pedestrian streets, plazas and landscaped areas. Commercial facilities such as shops, restaurants, bars, indoor recreation and conference space located in the ground floors of the village buildings attract people to the village from the surrounding public and private accommodation within the resort. Parking for accommodation within the village is predominantly located underground with conveniently located guest drop-offs to preserve the pedestrian character of the village. Outdoor spaces in the village are designed with variety and detail such as street furniture, trees, summer flowers in planters and detailed paving patterns, creating a village environment with a human scale.



Village Square



Village Street

Massing

The character of the resort village has been inspired by traditional mountain towns in Europe. Development of these villages is gradual and seemingly “unorganized”, blending with and complementing the sloped mountain topography. As a result, streets seem to flow and disappear in the distance offering intrigue and surprise as new vistas and spaces unfold.

The organization and height (average 3.5 storeys) of the buildings in the village centre allows for narrow street widths while the winter sun can still penetrate to the pedestrian spaces between the buildings. Taller buildings with greater mass have been located only on the north side of the village pedestrian plazas, thus avoiding loss of solar exposure to the public spaces. The building envelopes have been designed to enhance views of the mountains and the golf course from the pedestrian street.



Village in Winter

Architecture

The architecture of the Sud-Tirol region in the Alps has influenced the design theme of the village. The village character includes gabled rooflines, facades in a range of pastel colours, a variety of intriguing window treatments and ornate and colourful signage. Larger buildings have been designed as a series of smaller modules to create a street scene with a variety of building facades.



Village Entrance of Sun Peaks Delta Hotel

Building construction is predominantly wood frame over concrete parking garages. The primary building materials include wood, stone and stucco for facades and concrete tiles for roofs. Covered pedestrian walkways known as "arcades" are incorporated into one or two sides of all village buildings. The ability for a pedestrian to walk under cover in the pedestrian arcades throughout most of the village is an important design feature. Decks and balconies provide useable outdoor space and add interest to the buildings when viewed from the pedestrian mall.

The intention is to create a village where all buildings look different, but they are based on the same architectural theme. The architectural vocabulary of colours, facades, forms and motifs will establish a continuity between buildings. The architectural theme of the village is described in more detail in the Design Guidelines for the Village at Sun Peaks. The Guidelines document allows architectural freedom but ensures consistency in architectural theme and quality of construction and finishing.

Pedestrian Environment

At Sun Peaks Resort, one of the driving design principles for the village developments is to create pedestrian-only streets. Throughout the village, landscaping planters around the buildings add visual interest to the streetscape. In winter, the planters provide a safe place for snow falling from the roofs. Seating is provided using a combination of benches, steps and planter walls. The covered arcades front all the buildings along the walkway and provide a sheltered route through the village during inclement weather. Ground level storefronts, restaurants and outdoor patios enhance the pedestrian environment.



Architecture in Central Village in Sun Peaks

The village must be fully accessible to patrons in a wheelchair or guests pushing strollers or luggage carts. The elevation change from one end of the village to the other must be incorporated in the street grades without the use of any stairs in the pedestrian mall. The maximum grade on the pedestrian street is 6 percent, with more level grades on the squares. Each building should have one or more ramped entrance to the pedestrian arcade from the pedestrian mall. Street entrances are either level or serviced with a ramp and all of the buildings have elevator service from the garage level to the ground and upper floors.

Snow Management

Snow management is a significant issue in the village area, as Sun Peaks experiences snowfalls and cold temperatures through the winter season. The Design Guidelines for the Village at Sun Peaks specify in more detail the measures recommended by Ecosign in the design of the village streets and the building architecture to manage snow clearing and importantly, snow retention.



Central Village Streetscape

Whenever possible, a thin layer of snow (20 to 30 centimeters) should be maintained on the village streets during the ski season, which will facilitate skiing down the street, and it will also be easier to maintain and groom the street than to do complete snow removal. The minimum street width is 6 metres to allow snow clearing/snow grooming machines into the village streets. Planters along the buildings must be designed to store snow.



Roof Surface and Snow Clips – Village at Sun Peaks

As has been implemented successfully in earlier building phases, Ecosign recommends retaining snow on the roofs in the village by the following measures:

- Build the roofs with a slope gradient of 3:12 to 5:12.
- Construct “Cold Roofs” by running air ventilation through a double roof.
- Increase friction on the roofs by installation of snowclips (not snow bars) and by using rough-surface roofing material such as tiles (not smooth metal).

.10 Village Plans

Village at Sun Peaks

Figure 21, the Central Village Schematic Plan graphically depicts the horizontal layout of the village indicating pedestrian areas, building footprints and roof lines and roadways. Buildings shown in deep red on the plan have already been constructed, while

those shown in pink are proposed. Most of the village buildings are limited to 3 or 4 storeys in height, although a site for a large, full service hotel of up to 8 storeys has been provided in Parcel S on the eastern edge of the Village. The traffic circulation and underground parking layout are shown in Figure 22, Central Village Parking & Circulation Plan.

The key pedestrian gateway to the Village is via the main resort drop-off adjacent to the Village Daylodge (AA) and the Sundance Lodge (A). The arriving visitors are greeted by an intriguing view of the narrow winding street between the Hearthstone (B) and Sundance Lodges, as well as the scenic covered bridge which crosses McGillivray Creek to the golf course. The village street leads to the main village square which is framed on the east by the Delta Sun Peaks Hotel (F/G/H) and open to the slopes on the north side. The clock tower on the northeast corner of the Sundance Lodge provides a focal point and a meeting place for resort guests. A large restaurant terrace on the Delta Sun Peaks overlooks the Village Square and the ski slopes. The ski slope passes behind the Nancy Greene Cahilty Lodge (K) and the conference wing of the Delta.



Delta Restaurant Terrace

The main pedestrian mall continues east from the village square past the Sun Peaks Lodge (D) and the Heffley Inn (L) to another landscaped pedestrian plaza bounded by the Heffley, the Fireside Lodge (M) and the future Delta Residences (I/J). After crossing Village Way, the pedestrian walkway extends to the east behind the Sports Centre to the large convention hotel site on Parcel S. Pedestrians can walk a full circuit by crossing Village Way between the Sports Centre and future Building R to walk along a valley trail behind proposed Buildings N and Q. This valley trail will overlook McGillivray Creek and include various patios and terraces with views of the 18th hole of the golf course.

Table VI.12 summarizes the intended programming for the central Village at Sun Peaks. At completion, the central Village will contain 20 buildings with a total gross floor area of 104,000 square metres. Approximately 8,600 square metres will be devoted to skier service facilities operated by the Sun Peaks Resort Corporation. In addition, the Village will contain almost 14,000 square metres of commercial space including restaurants, retail and office space, conference facilities and indoor recreational space. The Village will contain approximately 3,200 public beds.

**TABLE VI.12
SUN PEAKS RESORT
CENTRAL VILLAGE DEVELOPMENT PROGRAM**

Parcel	Name	Parcel Area	Gross Floor Area m ²	Skier Service Space m ²	Net Comm. Space m ²	Gross Accom. Space m ²	Net Accom. Space m ²	Number of Units m ²	Number of Bed Units m ²
AA	Village Daylodge		1,921	1,921					
BB	Future Skier Services		2,486	2,486					
CC	Bento's Daylodge		1,067	1,067					
DD	Future Skier Services		2,200	2,200					
EE	Children's Programs		169	169					
FF	Medical/Administration		1,125	750	375				
A	Sundance Lodge	0.31	5,355	-	630	4,725	3,555	84	186
B	Hearthstone Lodge	0.35	5,103	-	755	4,348	3,174	70	172
C	Future Condotel	0.28	3,600		675	2,925		39	117
D	Sun Peaks Lodge	0.23	2,319	-	409	1,910	1,270	44	72
E	Village Common Space	0.68							
F/G/H	Delta Sun Peaks	1.10	17,508	-	2,962	14,546	8,572	222	469
I/J	Future Delta Residences	0.37	6,644	-	1,233	5,411	3,356	41	216
K	N.G. Cahilty Lodge	0.44	9,759	-	300	9,458	7,920	126	378
L	Heffley Inn	0.12	1,714	-	132	1,581	955	26	63
M	Fireside Lodge	0.39	5,590	-	460	5,130	3,969	70	205
N/Q	Future Condotel	0.84	7,150		850	6,300		84	252
O	Sports Centre	0.65			227				
R	Future Condotel	0.53	5,050		800	4,250		57	170
S	Future Four Star Hotel	1.33	25,375		4,000	21,375		300	855
		7.62	104,135	8,593	13,809	81,960	32,771	1,163	3,156

Five accommodation parcels in the Central Village still remain to be developed, as well as two additional skier services buildings proposed to be located along the existing snow front. A brief description of the development intent of each of the undeveloped parcels follows.

Parcel BB – Skier Services Building

Parcel BB is located directly on the snowfront and across from the Village Daylodge, on the main skier drop-off loop. Building BB will have two floors. The height of this building must be limited to avoid shading of the lift queuing area of the Sunburst Express, therefore, the second floor has been built into the roof and has a reduced footprint. Skier services planned for building BB are: learning center (ski school), guest services, day care facilities, snack bar, public washrooms and lockers, staff lockers and lunch room space for snow sport instructors and management staff, administration space for senior snow sport employees and meeting space.

Parcel DD – Skier Services Building

Parcel DD is located across from Bento's, on the day skier parking lot. Detailed programming of this building has not been undertaken at this time.

Parcel C – Condotel

Parcel C is situated on Creekside Way immediately south of the Village Daylodge. The intended use is for a condotel building with approximately 39 units and 117 public bed units. Gross floor space is planned at 3,600 square meters, with approximately 675 square meters of commercial space on the ground floor. The commercial space planned for the ground floor has good exposure because of the building's proximity to the skier drop off loop at the Village Daylodge and the snow front.

Parcel I/J – Delta Residences

SPRC is currently marketing the development of the Delta Residences, a quarter-share condotel project. If pre-sales are successful, the building will start construction this spring. The ground floor will contain commercial condominium units and the upper floors will contain residential condominium units that will be managed by the management staff of the Delta.

Parcel N/Q -Condotel

Parcel N/Q has an area of 0.84 hectares and overlooks McGillivray Creek to the south and Village Way into the village to the north. The intended use is for a condotel building with a gross floor area of 7,150 square metres. The ground floor will contain 850 square metres of commercial space.

Parcel R- Condotel

Parcel R has site area of 0.53 hectares and the intended use is for a condotel building with approximately 57 units and 170 public bed units. The ground floor will have 800 square metres of commercial space.

Parcel S –Post Hotel

Parcel S, with an area of 1.33 hectares, is the largest of all the Central Village properties. Parcel S is located directly on the Gentle Giant ski run at the east end of the Central Village. This site is intended for a large, full service four or five-star hotel with accompanying retail, conference and recreational facilities. Since the site is on the north side of the village, against the ski hill, a taller building (maximum eight storeys) can fit on this site without impacting the sun exposure to other village buildings or the pedestrian areas. Development of this site is anticipated to occur in Phase 3.

East Village Plan

The East Village is situated on gently sloping ground between Valley Drive and the 11th hole of the Sun Peaks Resort Golf Course. The existing Morrissey Express quad and the proposed Orient Ridge chairlift will form a western anchor to the Village. A large community park is the eastern anchor to the east village. The total area of the East Village site is 5.54 hectares, including internal circulation roads. Figure 23, the East Village Schematic Plan illustrates the proposed layout of the buildings within the East Village.

Massing

The East Village has been designed using the same principles as the Central Village at Sun Peaks Resort. The buildings are 3 to 4 storeys in height and all accommodation parking is provided underground so that a car-free pedestrian street can be created. The Village Street slopes from east to west at approximately 5 percent, so those guests from the Village buildings and development parcels to the east will be able to ski/snowboard down to the lifts. At the west edge of the Village, adjacent to the lifts, skier services facilities are provided in Building E-A at a walk-out level overlooking the lifts. A skating pond has been included to provide further animation to the Village Square along the ski-front. The pedestrian street starts at the ski front and ends at the public park, where a valley trail and other walking trails continue. A three-dimensional computer rendering of the East Village is presented in Figure 25 and two cross-sections through the East Village are shown in Figure 26.

Circulation

The Parking and Circulation Plan for the East Village is presented in Figure 24. Drop-off and underground parking access for Buildings E-A, E-B and E-C is on Valley Drive. The ramp for Buildings E-A and E-B is common and there are two levels of parking under Building E-A. A public road at the east end of the East Village terminates in a cul-de-sac surrounded by Buildings E-D, E-G, E-H and E-I. Vehicle access to the community park will be by a driveway easement over Parcels E-I and E-J. Since the community park has sufficient frontage along Valley Drive to provide legal access, it will not be necessary to dedicate a public road with corresponding 20 metre right-of-way and 4.5 metre setbacks each side between Parcels E-H and E-I. Parcels E-E and E-F are landlocked. We have envisioned that Parcel E-E would be connected to Parcel E-D at the underground level and developed by the same ownership group. Similarly, Parcel E-F is connected to Parcel E-G. An alternate solution, if smaller development parcels are required, would be to provide legal access over the surface parking lot as was originally contemplated for the Delta Hotel parcel. Commercial parking for the East Village is concentrated in the “Marketplace Square”, which contains approximately 100 surface spaces and an additional 80 spaces underground.

A summary of the development program for the East Village is presented in Table VI.13. The East Village contains 10 buildings with a total gross floor area of 56,735 square meters (610,710 ft²). These buildings contain 1,820 bed units based on 1 Bed Unit per 25 m² of gross accommodation floor area. We estimate the East Village will provide approximately 460 units if all the buildings are developed as condotels containing 1 or 2 bedroom units and 2,100 pillows. A floor by floor floorspace analysis for each building is presented in Tables VI.14A through VI.14I. Although we have assumed each building will contain either 1-bedroom or 2-bedroom units to prepare this estimate (similar to the existing Village), we anticipate individual developers will choose to provide a mix of unit types and a variety of unit sizes in each building.

TABLE VI.13
SUN PEAKS RESORT
EAST VILLAGE DEVELOPMENT PROGRAM

Building	Gross Floor Area m ²	Skier Services Space m ²	Comm Space m ²	Office Confer Recreat	Gross Accom. m ²	Bed Units (1/25 m ²)	# of Units	Parking Supplied	Accom Parking Required	Comm Parking Required
A - Daylodge	7,073	1,200	-	525	4,815	193	64	63	64	
Surface Lot at A								54		
B - Condotel	4,920	-	612	462	3,845	154	51	50	51	20
C - Condotel	6,218	-	708	500	5,052	202	39	60	59	24
D - Condotel	6,385	-	1,292	-	5,093	204	42	67	63	43
E - Condotel	5,410	-	1,000	-	4,410	176	36	55	54	33
F - Condotel	7,104	-	1,399	-	5,805	232	50	76	75	47
G - Condotel	4,315	-	460	-	3,855	154	30	46	45	15
I - Condotel	6,140	-	400	525	5,415	217	44	46	45	13
J - Condotel	9,170	-	1,500	750	7,220	289	104	104	104	50
East Surface Lot								88		
East Public UG								100		
TOTALS	56,735	1,200	7,371	2,762	45,510	1,820	460	808	560	246

**TABLE VI.14A
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-A**

Elev	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat m ²	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/55m ²)
1279.6 to 1281.1	Parking	100				100	4			
1283 to 1284.5	Pkg/Skier Serv	1,300	1,200			100	4		-	
1,288.00	Main Level	1,558	1,058			500	20			
1,292.00	Second Level	1,558				1,558	62	0.85	1,324	24
1,295.00	Third Level	1,417				1,417	57	0.85	1,204	22
1,298.00	Fourth Level	1,140				1,140	46	0.85	969	18
Total		7,073	2,258	-	-	4,815	193	0.73	3,498	64
Required Accommodation Parking			64				Total Required Parking			64
Approximate Parking under Footprint			63				Surface Parking			54

**TABLE VI.14B
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-B**

Elev (Split Level)	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/55m ²)
1284/1285	Parking	100				100	4			
1287.5/1288.5	Lower Level	1,225		612	462	150	6		-	-
1291.5	Main Level	1,370				1,370	55	0.70	959	17
1295.5	Second Level	1,275				1,275	51	0.85	1,084	20
1298.5	Third Level	950				950	38	0.80	760	14
Total		4,920	-	612	462	3,845	154	0.73	2,803	51
Required Accommodation Parking			51	Req'd Comm. Pkg		20	Total Required Parking			71
Approximate Parking under Footprint			50				Off-site parking required			21

**TABLE VI.14C
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-C**

Elev	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/95m ²)
1288-1289	Parking	100				100	4			
1291-1294	Lower Level	1,416		708	500	250	10	-	-	-
1,295.5	Main Level	1,786				1,786	71	0.70	1,250	13
1,299.5	Second Level	1,796				1,796	72	0.85	1,527	16
1,302.5	Third Level	1,120				1,120	45	0.85	952	10
Total		6,218	-	708	500	5,052	202	0.74	3,729	39
Required Accommodation Parking			59	Req'd Comm. Pkg		24	Total Required Parking			82
Approximate Parking under Footprint			60				Off-site parking required			22

**TABLE VI.14D
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-D**

Elev	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/95m ²)
1288 to 1289	Parking	150				150	6			
1291 to 1294	Main Level	1,542		1,292	-	250	10			
1296.5/97.5	Second Level	1,995				1,995	80	0.85	1,696	18
1299.5/1300.5	Third Level	1,691				1,691	68	0.85	1,437	15
1,302.5	Fourth Level	1,007				1,007	40	0.85	856	9
Total		6,385	-	1,292	-	5,093	204	0.78	3,989	42

Required Accommodation Parking	63	Req'd Comm. Pkg	43	Total Required Parking	106
Approximate Parking under Footprint	67			Off-site parking required	40

**TABLE VI.14E
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-E**

Elev (Split Level)	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/95m ²)
1285 to 1287	Parking	150				150	6			
1288 to 1291	Main Level	1,370		1,000	-	370	15		-	
1,294.5	Second Level	1,800				1,800	72	0.85	1,530	16
1,297.5	Third Level	1,340				1,340	54	0.85	1,139	12
1,300.5	Fourth Level	900				900	36	0.85	765	8
Total		5,410	-	1,000	-	4,410	176	0.78	3,434	36

Required Accommodation Parking	54	Req'd Comm. Pkg	33	Total Required Parking	87
Approximate Parking under Footprint	55			Off-site parking required	32

**TABLE VI.14F
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-F**

Elev	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat m ²	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/95m ²)
1281 to 1284	Parking	100				100	4			
1284.5 to 1287.5	Main Level	1,920		1,152		768	31	0.70	538	6
1288.5/1291.0	Second Level	2,280		247		2,033	81	0.85	1,728	18
1,294.0	Third Level	1,650				1,650	66	0.85	1,403	15
1,297.0	Fourth Level	1,254				1,254	50	0.85	1,066	11
Total		7,104	-	1,399	-	5,805	232	0.82	4,734	50

Required Accommodation Parking	75	Req'd Comm. Pkg	47	Total Required Parking	122
Approximate Parking under Footprint	76			Off-site parking required	46

**TABLE VI.14G
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-G**

Elev	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat m ²	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/95m ²)
1285 to 1287	Parking	150				150	6			
1288 to 1291	Main Level	1,150		460		690	28	0.60	414	4
1,294.5	Second Level	1,390				1,390	56	0.85	1,182	12
1,297.5	Third Level	900				900	36	0.85	765	8
1,300.5	Fourth Level	725				725	29	0.85	616	6
Total		4,315	-	460	-	3,855	154	0.77	2,977	30

Required Accommodation Parking	45	Req'd Comm. Pkg	15	Total Required Parking	60
Approximate Parking under Footprint	46			Off-site parking required	60

**TABLE VI.14H
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-I**

Elev	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat m ²	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/95m ²)
1287/1291	Parking	200				200	8			
1290/1294	Main Level	2,470		400	525	1,545	62	0.70	1,082	11
1294/1298	Second Level	2,470				2,470	99	0.85	2,100	22
1297/1301	Third Level	1,200				1,200	48	0.85	1,020	11
Total		6,140	-	400	525	5,415	217	0.78	4,201	44

Required Accommodation Parking	66	Req'd Comm. Pkg	13	Total Required Parking	79
Approximate Parking under Footprint	79			Off-site parking required	0

**TABLE VI.14I
SUN PEAKS RESORT
EAST VILLAGE – BUILDING E-J**

Elev	Level	Gross Floor Area m ²	Skier Services m ²	Comm Space m ²	Office Confer Recreat m ²	Gross Accom. m ²	Bed Units (1/25 m ²)	Net to Gross Ratio	Net Accom. Space m ²	# of Units (1/55m ²)
1289 to 1290	Parking	300				300	12			
1292.5 to 1293.5	Main Level	2,900		1,500	750	650	26	0.70	455	8
1,297.5	Second Level	3,230				3,230	129	0.85	2,746	50
1,300.5	Third Level	2,280				2,280	91	0.85	1,938	35
1,303.5	Fourth Level	760				760	30	0.80	608	11
Total		9,170	-	1,500	750	7,220	289	0.80	5,747	104

Required Accommodation Parking	104	Req'd Comm. Pkg	50	Total Required Parking	154
Approximate Parking under Footprint	104			Off-site parking required	50

.11 Recreational Amenities and Valley Open Space

The base area development at Sun Peaks has been designed to ensure that an open space network flows throughout the Resort. Development surrounds an eighteen-hole golf course in the valley bottom surrounding McGillivray Creek. The ski trails descend into the developed areas to maximize the provision of ski-in/ski-out access. An extensive network of trails allows guests to walk, cycle, cross-country ski, snowshoe or roller blade throughout the resort. A major community park is provided in the East Village area. This park when developed will include a baseball diamond, soccer field and children's water park. The site is large enough to accommodate a recreation centre with an indoor ice arena, should the community grow large enough to warrant such a facility. The Phase 4 lands offer the opportunity to develop a second golf course.

To attract more guests and compete with other Regional and Destination resorts, it is necessary to provide facilities and programming for a wide range of recreational and social activities. During the winter, these activities are designed to supplement and complement skiing and snowboarding, as well as provide entertainment for those guests who do not ski or snowboard. During the summer, there also should be a wide range of activities to attract guests to the resort and provide them with a full and enjoyable holiday visit.

The 1993 Master Plan made use of two significant surveys of seasonal recreational activities in planning for independent recreational facilities for the resort. The North American Ski Areas Association (NSAA) Sixth Annual Survey of Skiers in the United States conducted by Sports Research Incorporated during the 1990/91 season asked skiers what activities they desire most other than skiing at their favourite resort. As well, the Whistler Resort Association commissioned Marktrend Research Inc. to conduct a survey of summer visitors to Whistler during the five months from June through October.

The winter survey indicated that health spas, night clubs and shopping were the top three most desired activities in ski resorts. These activities are normally incorporated within hotels and commercial space within the fabric of a pedestrian oriented village. More than 22 percent of those surveyed indicated they desired Nordic skiing. Year-round, multi-purpose trails can be utilized for this purpose and combined with summer activities such as jogging, rollerblading, cycling and walking.

The summer survey indicated dining, shopping and sightseeing around the village are the predominant activities of summer visitors at mountain resorts. The survey predicted that about one-half of summer visitors are likely to be attracted by street entertainment or a ride to the top of the mountain. Multi-purpose trails were found to be important for nature walks, hiking, biking and connecting accommodations with the village and natural areas. Tennis may be enjoyed by approximately 10 percent of summer visitors. Conference facilities will be required to attract visitors during the spring and fall shoulder seasons.

The following sections describe the winter and summer activities that can be developed to make use of the recreational amenities included in the Master Plan for Sun Peaks Resort.

Winter Activities

The winter recreation facilities and trail networks are shown on Figures 27a and 27b. The winter trail network has been designed to provide access throughout the resort for the various user groups (pedestrians, cross-country skiers, snowshoers, downhill skiers going to and from their accommodation) while minimizing conflict points.

Tubing

A tubing area has been developed at the top of the Village Platter lift. The tubing area is served by a magic carpet lift. In the afternoon and evenings, the Schoolhouse building is used as a warming hut for tubing.

Cross-Country Skiing

Sun Peaks provides cross-country skiing trails close to the Village, stretching throughout the McGillivray Valley. These trails extend out to, and beyond McGillivray Lake. The McGillivray Lake Outpost serves as a destination point, or a mid-trip warming area. The dedicated cross-country trails are groomed with one side of the trail set with traditional tracks and the other side smooth-groomed for skate skiers. The proposed cross-country trail network is illustrated on the Winter Recreation Facilities Plan (Figures 27a and 27b). Portions of the trail system within the valley will allow other user groups. These trails are indicated as multi-purpose on the plans.



Telemark Skiing and Touring

Telemark skiing can also take place within the alpine ski area, utilizing the alpine lift and trail facilities. Backcountry touring can take place in the backcountry areas beyond the top of the existing and proposed lifts.

Snowshoeing

Since snowshoeing tends to damage the surface for cross-country skiing, a dedicated snowshoe route extends from the Burfield base out to McGillivray Lake.



Ice Skating

An ice skating area has been developed near the lake on the tenth hole of the golf course. A rink area adjacent to the Golf Maintenance building is flooded and a warming area and skate rentals are available. Since Sun Peaks has suitable temperatures for natural ice, the ice rink is usable most of the winter. The shallow lakes on the golf course are also suitable for skating if the ice develops before the snow falls.

Snowmobiling

Currently snowmobile tours operate from Parcel N/Q in the central village. Parking for private snowmobilers is provided on Parcel 35 above the 16th hole of the golf course. From there, the snowmobilers use the McGillivray Lake Forestry Road to access snowmobile trails in the backcountry. As the Resort develops toward the east, the snowmobile parking and snowmobile access routes will continue to be moved east of the developed area. Eventually in Phase 4, snowmobile parking will be provided just outside the Controlled Recreation Area along the McGillivray Lake Forestry Road, as shown in Figure 27b.



Horse and Dog Sledding

Two separate concessionaires operate horse drawn sleigh and dog sled ride operations, respectively. The horse drawn sleigh rides go through the Village and surrounding subdivisions and to the McGillivray Lake Outpost cabin. The dog sled rides utilize the same trails as the horse drawn sleigh but are not permitted in the village areas. The winter horse and dog sledding routes are illustrated on Figures 27a and 27b.



Paragliding

Paragliders on skis can access the top of the mountain via the Burfield Chair. Paragliders may land in the Burfield Base area. This activity would be ideally suited for the spring time when temperatures are warm.

Mountain-Top Dining

Mountain-top restaurants are ideally suited for special activities on the winter evenings, such as conference dinners, full moon dining or regularly scheduled evening dining. Sun Peaks Resort has successfully operated fondue/ski parties and western barbecues two nights each week at the Sunburst Lodge located at the top of the Sunburst Express Quad. These programs can be expanded into the future mountain-top restaurants planned for Sundance Ridge and Mount Morrissey.

Sledding and Snowplay

A sledding/snowplay area will be developed for the use of non-skiing guests and overnight guests. This would consist of a gentle slope on the fairway of the 18th hole.

Sightseeing Lift Rides

The Sunburst Express Quad is ideal for the transport of foot-passengers for winter sightseeing. The lexan bubble provides added protection from the elements for comfort.

Summer Resort Activities

During the summer, alternative activities will be critical to the success of the resort as a year-round resort. The sunny, dry summer climate at Sun Peaks is ideal for outdoor activities and due to the elevation, summer temperatures at Sun Peaks are relatively mild compared to the surrounding Kamloops region. The activities listed below both supplement and compliment those within the village and provide an opportunity for all guests to find suitable diversions during their stay at the resort. The summer recreation facilities and trail networks are illustrated on Figures 28a and 28b. Similar to the winter trail system, the summer trail network has been designed to minimize conflict between user groups, while still allowing all the user groups access throughout the Resort.

Mountain Biking

Mountain biking has become extremely popular in the last fifteen years. Riders of all ages participate in the sport, which can vary from a gentle ride on the valley trail system to a fast-paced downhill competition. The Sunburst Express has been modified to carry mountain bikes and a large, downhill mountain biking park has been developed in the vicinity of the lift. In addition, Sun Peaks has developed an extensive mountain biking trail network in the Controlled Recreation Area, which will continue to be expanded. Sun Peaks also hosts mountain biking races and competitions. These events bring many competitors and spectators to the Resort. Mountain bike rentals are available in the village shops. The existing and proposed mountain biking trails are shown on the Summer Recreational Plan, Figures 28a and 28b.



Downhill Mountain Biking Trail System

Mountain Sightseeing

During the summer season, the Sunburst Chairlift operates to provide access to the mountain for sightseeing and other activities. In late July, the alpine wildflowers are in bloom and the resort stages the Alpine Blossom Festival to celebrate this natural display.



Music Festivals

Many other ski resorts have built a very successful business by staging musical and cultural festivals. An amphitheatre created by grading adjacent to the Sunburst Chairlift provides an ideal venue for these type of events.

Horseback Riding

Sun Peaks currently offers horseback riding and horse drawn wagon rides throughout the summer months. A stable, located at the Burfield base, provides the staging area for horseback riding tours throughout the area. The horseback riding trail network is shown on Figures 28a and 28b.

Mountain-top Restaurant

The Sunburst Lodge mountain-top restaurant provides lunch facilities for alpine hikers and sight-seers, and is also available for special evening events. A small chapel located near the Sunburst Lodge is often used for weddings.

Swimming

The Sun Peaks Sports Centre has an outdoor swimming pool for general swimming activities and a smaller, shallow children's splash pool. The Delta Hotel provides a

swimming pool for their guest. Lake swimming is available from the docks at the McGillivray Lake Outpost.

Tennis

The Sports Centre built in Phase 1 has two full sized regulation tennis courts. If required, additional tennis courts will be built in the Community Park adjacent to the East Village.

Golf

Golfers can enjoy the Sun Peaks Resort Golf Course or choose from several championship courses in the Kamloops area. The Phase 4 base area lands offer the opportunity to develop a second golf course, should demand warrant.



.12 Institutional Facilities

Since the 1993 Master Plan was completed, Sun Peaks Resort Corporation and members of the evolving community at Sun Peaks Resort have identified the need for some civic facilities within the Resort. A community fire hall was constructed by Sun Peaks Resort Corporation at the Burfield Base in 1996. Two of the development parcels at the Burfield Base have been set aside for a church and a future civic building. A potential site for a school has been identified in the same area. As previously described, a major community park containing sports fields, children's water park and room for an indoor arena has been provided at the East Village.