



Ski Resort Development Plan EXECUTIVE SUMMARY

September 2026

Planning by



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1. Introduction

Manning Park Resort's Ski Resort Development Plan (SRDP) establishes a coordinated, long-term framework for strengthening the resort as a four-season destination. The plan is organized into three interconnected components: the Ski Area Plan, Lodge Area Plan, and Support Services Area Plan. Together, they address alpine recreation, guest accommodation and amenities, staff housing, maintenance operations, parking, and supporting infrastructure.

The **Ski Area Plan** focuses on modernizing and expanding the alpine experience in alignment with market expectations, site conditions, BC Parks policy, and the E.C. Manning Provincial Park Management Plan. Proposed improvements include expanded and better-balanced ski terrain, realigned chairlifts, improved skier circulation, a redesigned pedestrian-oriented alpine base area, increased space for guest services, and expanded parking. The plan is intended to improve the transition from arrival to mountain access while creating a more efficient and appealing winter recreation product.

The **Lodge Area Plan** updates earlier concepts to reflect current operating conditions, new opportunities, and ownership's vision. Planned development includes 6 additional premium cabins over the next few years, three new chalet units, continued expansion of summer recreation, optimized parking, potential relocation of the tube park, and possible expansion of Manning Park Lodge, including an elevator to address accessibility and space limitations. The plan also identifies opportunities to improve landscaping, trail connections, and the Village Core, potentially including relocation of the BC Parks Visitor Information Centre subject to consultation and agreement with BC Parks.

The **Support Services Area Plan** recognizes staff housing and maintenance facilities as essential to resort growth. Approximately 90% of resort employees currently live on-site, with existing accommodations that support up to 170 staff. Future investment will include a mix of individual and multi-person housing to respond to changing workforce and demographic needs. The area will continue to support core operations through vehicle and equipment maintenance, workshops, storage, utilities, staff laundry, group accommodation, and related BC Parks facilities.

Overall, the SRDP presents an integrated approach in which guest-facing development, recreation infrastructure, workforce accommodation, and operational capacity advance together. Its successful implementation will position Manning Park Resort for sustainable growth while preserving its distinctive character and delivering memorable year-round experiences.

2. Manning Park Resort's Guiding Values

RESPECT

- We respect each other and our guests.
- We respect the natural environment we work and live within.
- We respect and strive to foster a caring attitude in our community.

INTEGRITY

- We treat people with respect - no exceptions.
- We are authentic, transparent, and non-political.
- We are accountable for our words and actions.

INCLUSION

- We embrace and seek out diverse opinions and ideas to enhance decision-making processes.
- We collaborate effectively with those of diverse backgrounds and ideals.
- We ensure no team or community member is marginalized or unfairly treated.

SUSTAINABILITY

- We look for sustainable approaches to ensure longevity in both staffing and business.
- We design operations to be sustainable towards our surrounding environment and natural resources.

EXCELLENCE

- We strive to be the best we can be and to improve every day.
- We have a professional approach to our work - appearance, positive attitude, work ethic and solutions-based approaches.
- We inspire and support others to reach greater heights both personally and professionally.

3. Existing Resort

3.1. Location

Manning Park Resort is a regional ski resort located in southwestern British Columbia that provides year-round outdoor recreation for day-use visitors and overnight guests. It is situated within E.C. Manning Provincial Park, a Class A Provincial Park that prioritizes its conservation values and opportunities for a range of recreation opportunities through all four seasons.

3.2. Environmental Context

As part of the planning process for the Manning Park Resort Ski Resort Development Plan, Sartori Environmental was engaged to produce an Environmental Overview Assessment (EOA) of the Ski, Lodge, and Support Service Areas and the surrounding landscape.

The EOA provides a high-level description of aquatic and terrestrial wildlife, vegetation, habitat features, and species at risk that are present or potentially present within and near the MPR and adjacent areas. It is intended to inform future Environmental Impact Assessments that may be required as part of the proposed development by making recommendations for Valuable Ecosystem Components. To complete the EOA, Sartori Environmental conducted a desktop analysis based on Provincial data, followed by a high-level site reconnaissance focused on species of management concern identified during the desktop review.

The results of this detailed study, along with complementary background research, informed the planning process, concept design, and mitigation measures for MPR. The full Sartori Environmental EOA can be found in the Appendix of the SRDP

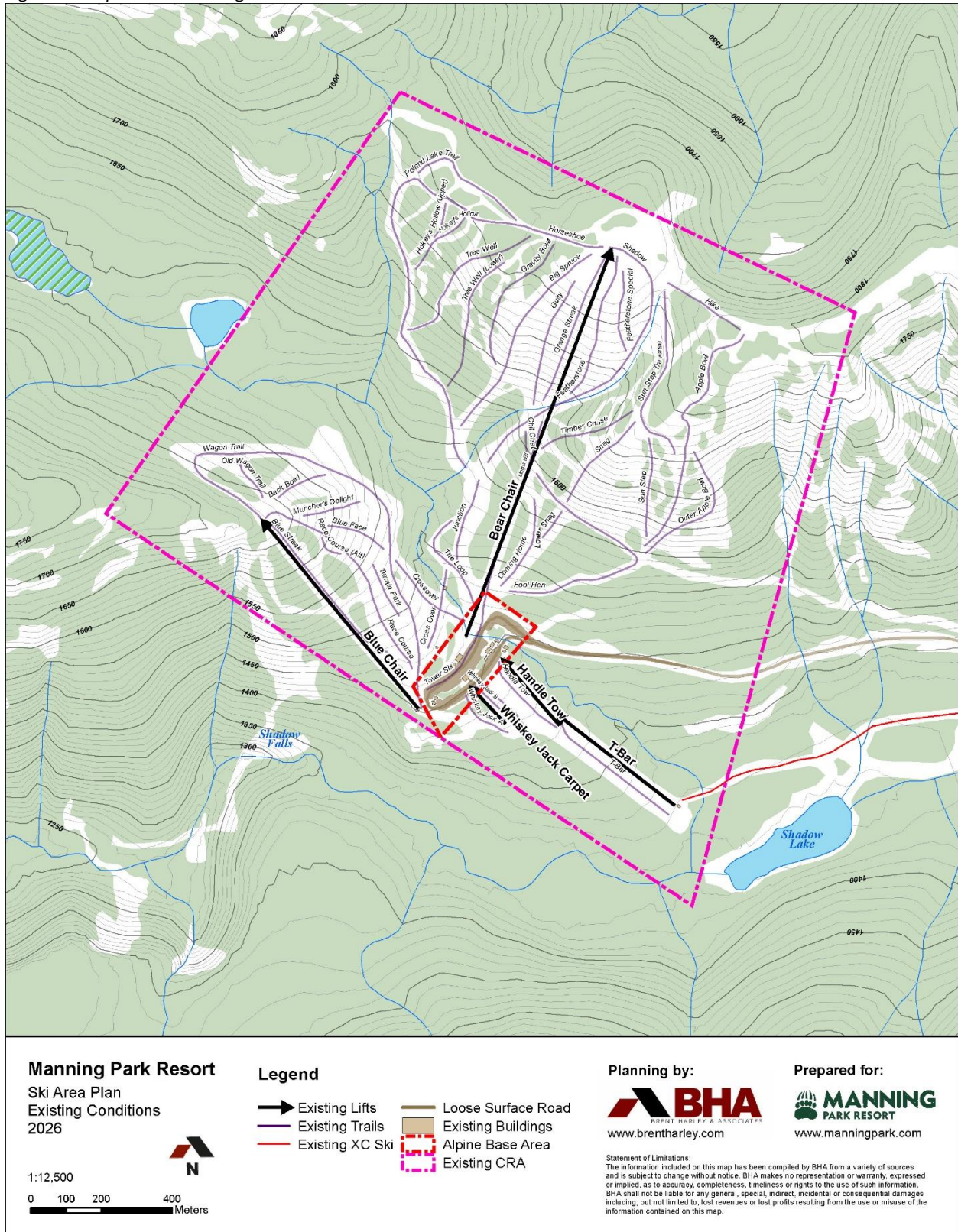
3.3. Alpine Area

3.3.1. Mountain Facilities

Manning Park Resort currently has five uphill conveyances, including 1 fixed-grip quad chair, 1 fixed-grip double chair, a T-Bar, a Handle Bar, and a Magic Carpet, serving a total of 68 ha of skiable terrain. Together, the chairlifts at MPR provide an uphill capacity of approximately 2,177 skiers per day, while the ski trails provide downhill capacity for approximately 1,674 skiers per day. Ideally, uphill and downhill capacity are in balance, and current conditions at Manning Park Resort indicate significant potential to add more skiable terrain served by the existing lift system. The proposed concept provides for a series of terrain additions and improvements to realize this opportunity.

The capacity of the available alpine skiing, additional winter activities (e.g., Nordic skiing, snowshoeing, tubing) and passive visitors resulted in a Balance Resort Capacity (BRC) of 2,288 visitors at Manning Park Resort. Balanced Resort Capacity is the optimal number of visitors who can use a resort's facilities each day, meeting their recreational expectations while maintaining the integrity of the site's physical, natural, and sociological environment throughout the year. This becomes the foundation for establishing the required amount of built space.

Figure E-1. Alpine Area Existing Conditions



3.3.2. Base Area Facilities

To service the existing BRC of 2,288 visitors per day, MPR requires approximately 23,000 sq. ft. of space in its alpine base area, including restaurant seating, rentals, washrooms, ski school and administrative space, among others.

The existing parking areas in the Alpine Base Area cover approximately 1.4 ha and have capacity for approximately 350 cars, with space for an additional 3-4 buses. This accommodates approximately 1,140 guests at a time, complemented by parking capacity at the Lodge Area, adjacent to Highway #3, and regular shuttle services between the Lodge Area and Alpine Base Area. Parking is a consistent challenge, and the shortfall has been addressed in the base area plan with parking concepts for the Manning Park ski area.

3.4. Lodge Area

The Manning Park Resort Lodge Area consists of a variety of major facilities and amenities. These include:

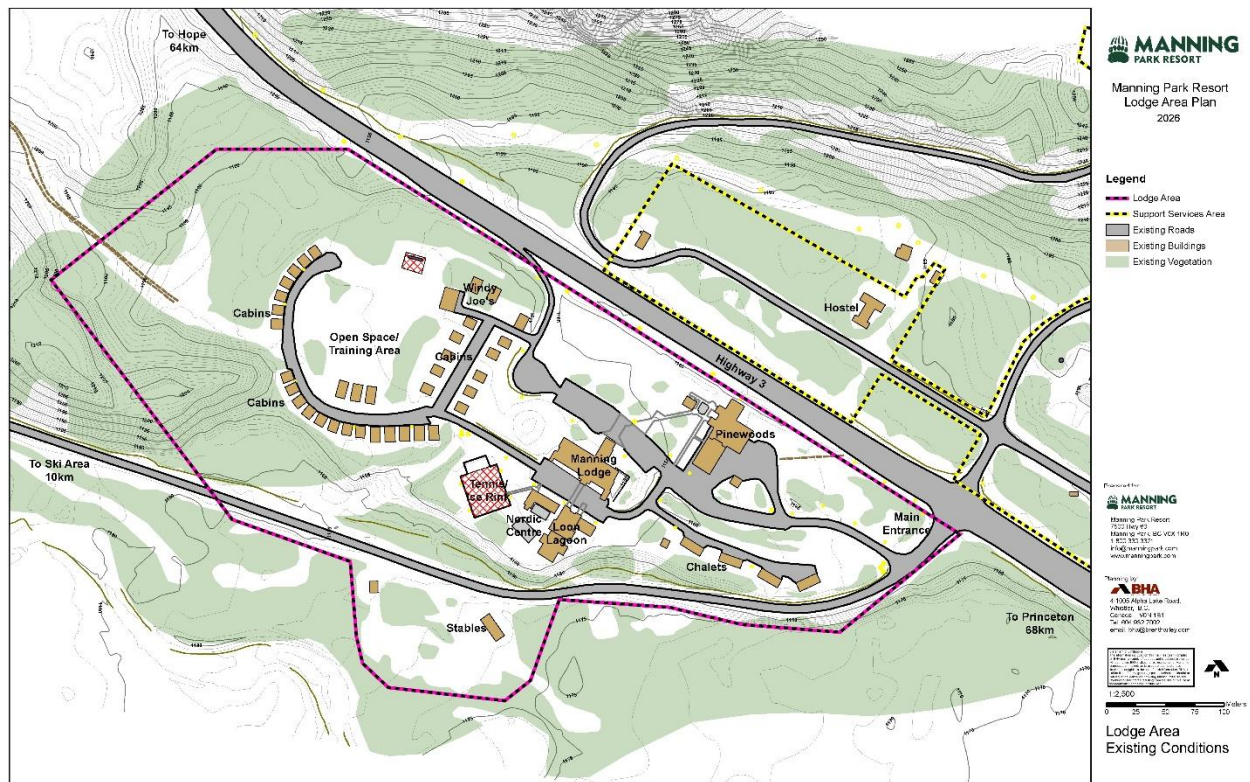
- Manning Park Lodge
- Pinewoods Lodge with the Dining Room, Cascade Café, and Bear's Den Lounge
- Loon Lagoon Recreation Centre (hot tub, sauna, steam room, exercise room)
- Nordic Centre (Nordic skis, skates, snowshoes, and rentals)
- Chalets and Cabins
- Windy Joe's Hall (meeting space)
- Parking (+/- 200 cars)
- 17 Electric Vehicle Charging stations
- Outdoor Recreation Facilities/ Amenities
 - Ice rink
 - Tobogganing
 - Nordic trails and instructional area
 - Hiking/biking trails
 - Playground and picnicking areas

The Resort offers a variety of lodging options, including a main hotel, four chalets, five deluxe cabins, five premium cabins, fourteen premium plus cabins, and fifteen standard cabins, as well as the Last Resort building. Collectively, these can accommodate 656 guests per night.

The following are critical considerations pertaining to existing conditions and parking requirements at Manning Park Resort:

- The Lodge Area currently provides parking for more than 200 cars, which equates to 500 guests at a time, but is undersized on peak days throughout the year especially on busy Hwy #3 traffic days.
- The existing parking area divides the Lodge Area, isolating Manning Lodge and effectively breaking pedestrian circulation desire lines.
- Electric Vehicle charging stations (Tesla and BC Hydro) have been added in key areas.

Figure E-2. Lodge Area Existing Conditions



3.5. Support Services Area

The vast majority (90%) of Resort staff live onsite, and during peak periods the SSA can be home to 170 people. They are housed in a variety of accommodation within the SSA, including modular homes, houses, mobile homes, RV units and a ten-unit hostel. In recent years, MPR has added 5 modular homes, a 10-person hostel, 24 one-bedroom apartments, and a 16-person modular building with full kitchen facilities.

4. Site Analysis

The physical, environmental, and climatological realities of Manning Park Resort's Controlled Recreation Area and surrounding lands were assessed using advanced GIS tools. The results indicate that MPR has tremendous potential to expand the skiable terrain on offer, incorporating new advanced and expert ski terrain into the Resort, in turn bringing the distribution of ski terrain available into closer alignment with the skier marketplace. Terrain immediately to the west and north of the existing CRA offers significant contiguous areas of intermediate and advanced ski terrain with considerable vertical drop that could be easily integrated into the existing ski product. However, the ski terrain to the north of the alpine base area is predominantly south- and southeast-facing, with high solar exposure. This reality, in conjunction with the projected impacts of climate change, stresses the importance of developing the north-facing terrain available to the west, associated with the Blue Chair, and the need for effective ski trail design as critical pieces of future on-mountain development.

5. Ski Resort Development Plan

The SRDP for Manning Park Resort is organized into three interconnected components: the Ski Area Plan, Lodge Area Plan, and Support Services Area Plan. The Ski Area Plan (SAP) addresses the future development of the alpine ski area at the end of Gibson Pass Road, including all ski lifts, trails, lodges, parking, and required infrastructure. The Lodge Area Plan (LAP) is focused on the resort facilities along Highway 3, including lodges, overnight accommodation, parking, and staging facilities. Finally, the Support Services Area Plan (SSAP) addresses staff housing and the maintenance yard opposite the Lodge Area on Highway 3.

The SAP, LAP, and SSAP, while separate for the purposes of the SRPD document, have been developed in unison to mutually support and complement each other and ensure that Manning Park Resort continues to flourish as a four-season destination that offers unique and memorable recreation experiences to all guests.

5.1. Alpine Area

5.1.1. Goals and Objectives

The primary goal of the Ski Area Plan planning process is to create a new alpine ski area master plan for MPR that will guide the ongoing development in the alpine ski area and support projects in the larger Ski Resort Development Plan. It must reflect the following:

- Develop terrain that offers something for everyone, from traditional ski runs to gladed, adventure terrain for all ability levels, that reinforces the diverse needs of MPR's guests.
- Develop terrain that encourages the advancement of skier skill and confidence.
- Develop glades that are 'feathered' into traditional ski runs.
- Realize efficiencies within existing terrain through modifications to ski run and lift alignments.
- Upgrade and modernize the lift system.
- Potentially connect to the BC Hydro power grid.
- Create exciting new terrain that will inspire the recreational market.

5.1.2. Lifts and Trails

The proposed expansion of lifts and ski runs at MPR will include the realignment of existing ski lifts and the addition of 1 new ski pod, resulting in a total of 4 ski pods at buildout. At buildout, these additions will bring the downhill capacity of MPR to 2,126 skiers per day, an increase of approximately 450 skiers per day over today's capacity. To complement this, the lift system at MPR will expand from 4 to 6 lifts, realigning and relocating existing lifts and installing new ones where required to provide access to terrain and improve circulation. At buildout, the lift system will have a capacity of approximately 2,694 skiers per day.

The capacity of the proposed alpine skiing, additional winter activities (e.g., Nordic skiing, snowshoeing, tubing), and passive visitors brings MPR's proposed Balance Resort Capacity (BRC) to 2,604 visitors per day.

5.1.3. Base Area Facilities

The Alpine Base Area at Manning Park Resort will evolve into a centralized, pedestrian-oriented base area that improves guest access to essential skier services and eases guests' transition between their vehicles, the skier services, and the slopes. Buildings hosting skier services will be gradually relocated to a central position just north and northwest of the existing Day Lodge, while the Maintenance facilities will potentially shift west, above the parking area, making way for additional beginner ski terrain. The changes will improve skier access, limit required walking distance to lifts, services, and vehicles, and, by separating vehicles and pedestrians, will foster a more intimate 'mountain village' atmosphere.

Concurrently, the parking area at the Alpine Base Area will expand from approximately 1.4 ha up to 2.4 ha, with capacity for approximately 630 cars and an additional 6-8 buses, accommodating approximately 2,091 guests. This represents an increase of approximately 1,000 guests over the current parking capacity.

5.1.4. Controlled Recreation Boundary Adjustment

To accommodate the proposed improvements and expansions to the ski terrain at Manning Park Resort, the current Controlled Recreation Area Boundary will need to be expanded to approximately 60 ha (148 acres) to a total of 327 ha (808 acres). The developments proposed in the SRDP depend on whether the CRA is expanded or is maintained in its current form.

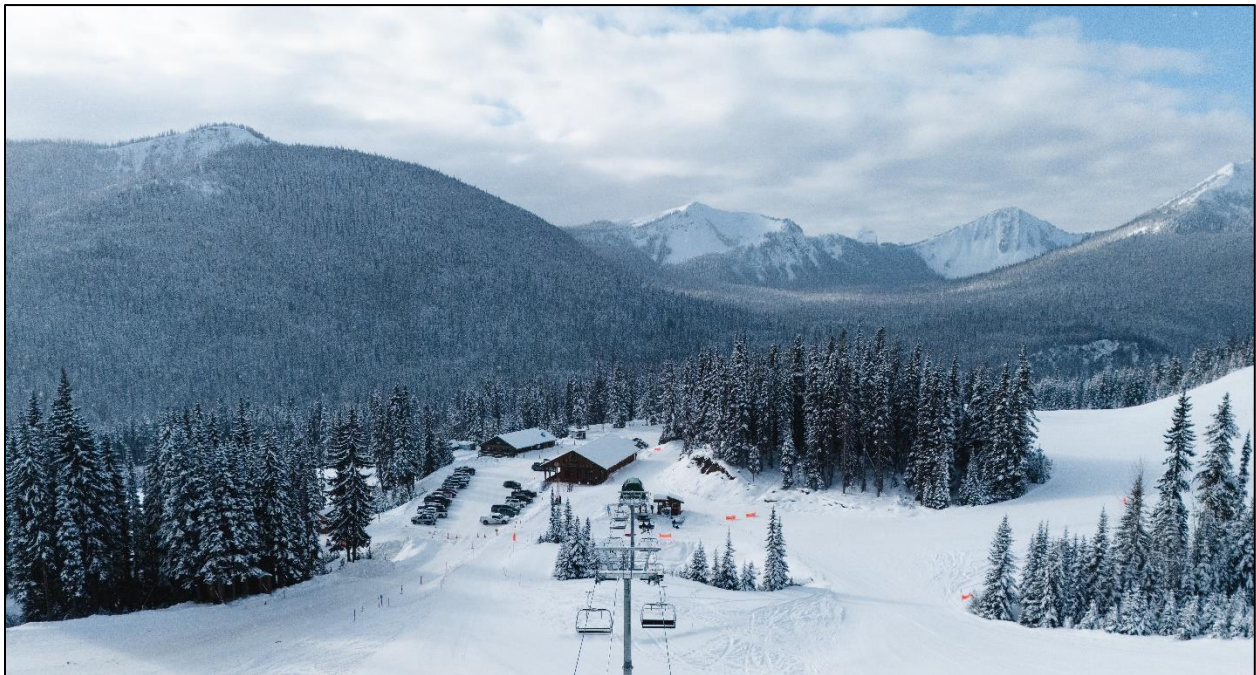
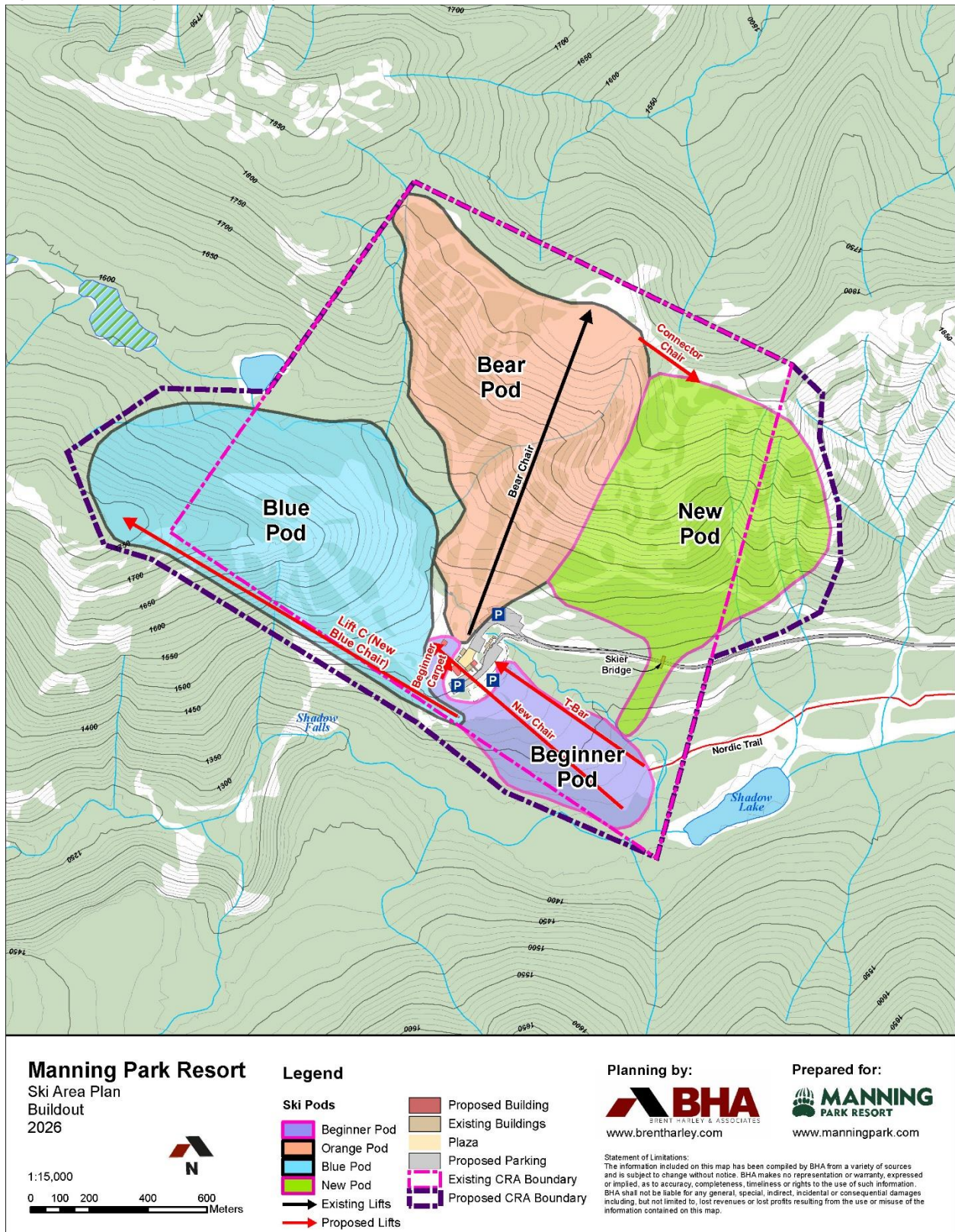


Figure E-3. Manning Park Resort Alpine Area at Buildout



5.2. Lodge Area

5.2.1. Goals and Objectives

The intent of the Lodge Area Plan is to upgrade and diversify MPR's park-oriented offering by:

- Consolidating the day-use core of facilities and amenities.
- Incorporating expanded destination accommodation.
- Establishing facilities to cater to groups, enhanced recreation, retreat, and lifestyle markets.

5.2.2. Village Core

The Village Core area has been designed as the focal point of the Lodge Area, catering to day-use and destination guests alike. It is anchored by the Pinewoods building to the east, and Manning Lodge to the west. To further establish the Village Core as the centre of activity in the Lodge Area, two new buildings are proposed: a new hotel and a new multi-use building, the latter of which could include restaurants, outdoor patios, retail outlets, and a wellness centre. The Village Core will also shift toward a more pedestrian-oriented layout, with expanded parking areas on the periphery to encourage drivers to get out of their vehicles, and buildings and amenities linked by walkways.

5.2.3. Accommodation

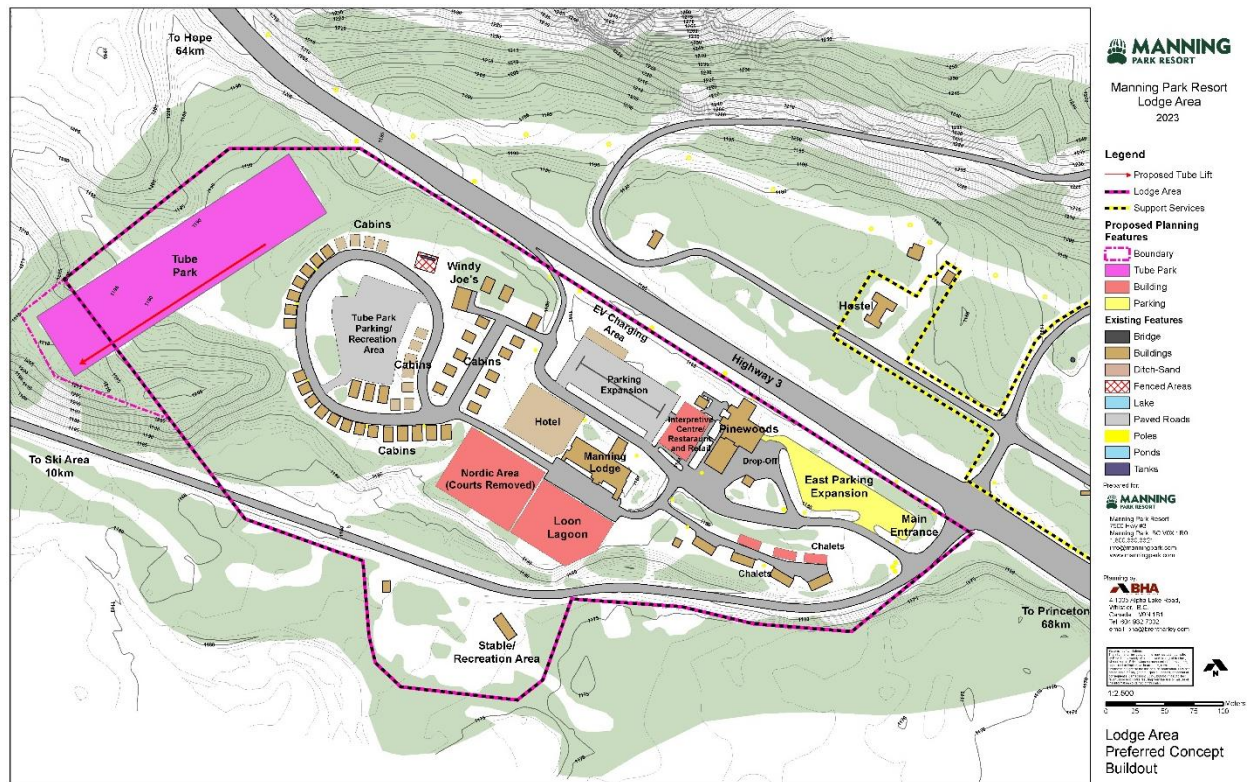
The Village Core serves as the central lodging and accommodation area at MPR, complemented by Cabins and Chalets along the periphery of the Lodge Area. In the Core, Manning Park Lodge will add 25 new rooms through a modest expansion, while an additional 6 premium Cabins will be added west of Windy Joe's, and 3 Chalets opposite the existing Chalets south of the Lodge. With the proposed hotel, cabins, and chalets, at buildout MPR will have room to accommodate 864 overnight guests.

5.2.4. Recreation Facilities

As part of the redevelopment of the Village Core, MPR will also establish a new Recreation Plaza, anchored by the existing Loon Lagoon building and a new, purpose-built Nordic Centre that will act as a premier Nordic store and service shop supporting snowshoeing, skiing, skating and other sports. There would also be space for change rooms and lockers, ticket facilities, instruction rooms, a waxing and repair room, among others. Adjacent to the Loon Lagoon, the existing Nordic Centre would be redeveloped to create a "Spa Experience" centred on health and wellness treatments.

To the north of the Village Core, beyond the Cabins, the physical potential of the lands at the northwest edge of the Lodge Area offers an opportunity to develop a new, lit Tube Park close to the Lodge.

Figure 4. Manning Park Resort Lodge Area at Buildout



5.3. Support Service Area

5.3.1. Goals and Objectives

The Resort will continue to invest in expanding and improving staff housing as an integral part of its business model. The goal for staff housing in the SSA is to create a place of comfort where staff can live and enjoy the outdoors.

5.3.2. Staff Housing

There are no defined plans for the SSA, but MPR will review its staff housing needs on an ongoing basis and prepare detailed applications for BC Parks as needed, supported by site-specific assessments for each project. The continued expansion and upgrades to staff housing will be complemented by the creation of amenities that enhance the staff living area and experience, such as laundry facilities, outdoor activity areas, and a community fire pit.

6. Implementation Plan

6.1. Alpine Area

The development of Manning Park Resort to Resort Buildout condition will occur in two or more phases: a 10-year Plan stage and a *Buildout* stage. Critical to the progression through the proposed phasing plan is MRP's connection to the BC Hydro grid.

6.1.1. 10-Year Plan

MPR intends that, within the first 10 years, the alpine base area will add space for day-use skier services, located and oriented to create a spatially separated, enclosed, pedestrian-scaled skier plaza. To compensate for reduced parking capacity in the upper lots, MPR will redevelop Parking Lot #2, south of the Day Lodge, to add additional parking capacity for day-use guests. Stairs will be added to make access to the beginner area easier.

On the mountain, MPR plans to develop a new beginner-skier development area alongside the expansion of ski terrain in the New Pod. This would include development of the New Chair and T-Bar, the creation of a new ski pod with the Beginner Carpet, and the formalization of the 'New Pod' east of the Bear Chair. The result is an increase of approximately 370 skiers at uphill capacity and approximately 450 at downhill capacity.

6.1.2. Buildout

Beyond the first 10 years, on the mountain MPR will realign and upgrade the Blue Chair, adding skiable vertical and skiable terrain well-suited to intermediate skiers, and further add to the 'New Pod' by installing a T-Bar for access and a potential skier bridge across Gibson Pass Road that will connect skiers to the bottom of the New Chair.

In the base area, MPR will shift the Blue Chair's lower terminal to create greater ski terrain in the Beginner Pod and ease the movement of beginner skiers around the 'never-ever' magic carpet down.

6.2. Lodge Area

6.2.1. 10-Year Plan

The changes and enhancements planned for the first 10 years of development in the Lodge Area focus on providing additional overnight accommodation, improved parking capacity, and easier vehicle and pedestrian circulation. MPR will build on its existing cabin area experience by adding 6 premium cabins, supported by a new parking area that will double as a recreation field. In the Village Core, MPR will develop a hotel immediately adjacent to Manning Lodge. The new hotel will add 25 rooms to the existing 41.

These additions will be complemented by a significant upgrade of the existing parking lot and related access road in front of Manning Lodge, expanding to approximately 0.37 ha with parking for approximately 130 cars.

6.2.2. Buildout

Work following the first 10 years will focus on the reconfiguration and upgrade of existing recreation facilities, additional accommodation, tourism-oriented space, and parking areas. This includes development of the Recreation Plaza, consisting of the Loon Lagoon, expanded health and wellness facilities, and a new Nordic Centre. At the same time, MPR will consider relocating the Tube Park just west of the existing Cabins, creating an accessible, family-oriented recreation experience within walking distance of all accommodations.

6.3. Future Project Assessments and Approvals

Approval of the SRDP is the initial step in approving a variety of projects proposed by Manning Park Resort. If a project (e.g. lift, lodge) is pursued, it will trigger site- and project-specific Environmental Impact Assessments and First Nations Consultation, led by BC Parks. The outcomes of this assessment and Consultation will direct more detailed designs and refinements to the concept and operations to minimize environmental, cultural, and social impacts.



We look forward to welcoming you very soon!



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