

Mt Seymour Resorts Ski Resort Development Plan Executive Summary

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Planning for

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1. INTRODUCTION

The Ski Resort Development Plan (SRDP) for Mt Seymour Resorts (MSR) describes the evolution of this successful ski area into the mountain recreation gateway for Metro Vancouver. The SRDP describes the Resort's phased development over the next 60 years, its diversification into a mix of high-quality all-season mountain and recreation facilities and attractions, and growth into a premier mountain recreation destination in Metro Vancouver. The SRDP was completed by Brent Harley and Associates Inc. (BHA) with input from Mt Seymour Resorts Ltd., BC Parks, Tsleil-Waututh Nation, Squamish Nation, and local stakeholders. The purpose of the SRDP is to provide a conceptual roadmap for the preferred development at Mt Seymour Resorts over the term of its Park Use Permit. This development has been designed to improve the quality of the guest experience at MSR, aligned with Park values. The SRDP is the foundation for achieving MSR's vision, goals, and objectives.

2. THE PLANNING PROCESS

In January 2017, Brent Harley and Associates were retained to create a new SRDP to guide the long-term development of MSR. The resort ownership and management team developed a comprehensive vision for MSR as the foundation for the SRDP, recognizing the strong demand for an accessible, family-oriented, all-season mountain recreation experience on Vancouver's North Shore. BHA then undertook a detailed terrain analysis of the study area, confirming the technical viability of expanding and upgrading the mountain's alpine skiing and snowboarding experience, as well as developing summer recreational activities, and conducted an in-depth analysis of the base area, including its size, layout, and orientation. BHA tied these analyses together to create a series of potential development concepts for expanding and upgrading the mountain facilities and amenities in a balanced manner, integrating them with an improved base area. The development concepts were refined through collaboration with Mt Seymour Resorts Ltd. to arrive at the preferred concept presented in the BHA Ski Resort Development Plan for Mt Seymour Resorts.

3. THE VISION

Visioning sessions, led by BHA, established that MSR has a strong reputation as a family-oriented, beginner-friendly resort with the best snow on the North Shore Mountains. The variety of beginner and novice ski terrain, along with a consistent, deep snowpack, has made MSR the place to go for new skiers, young and old.

Building on these positive qualities, Mt Seymour Resorts is envisioned as:

Metro Vancouver's starting gate to mountain recreation.

Mt Seymour Resorts Ltd., the owner of Mt Seymour Resort, recognizes that its position within a Provincial Park places it in a unique position within both the ski industry and the parks system. It understands that to realize its vision, it must be aligned with the goals and objectives for Mount Seymour Provincial Park.

BC Parks states that their role is:

To protect the legacy of our natural heritage for future generations to enjoy as past generations have.

Mt Seymour Resorts Ltd. will work with BC Parks, First Nations, local stakeholders, and members of the public to realize the complementary visions for Mt Seymour Resorts and Mount Seymour Provincial Park. To do so, the following goals and objectives guided the creation of the Mt Seymour Resorts SRDP.

- Ensure the long-term viability of Mt Seymour Resorts by improving existing recreation activities and diversifying recreation activities and facilities through all four seasons.
- Address capacity and access issues related to the ski area and the Provincial Park.
- Resolve Controlled Recreation Area (CRA) boundary conflicts in collaboration with BC Parks and Metro Vancouver.
- Upgrade existing water and sewage systems to meet growing visitation and support the development of snowmaking infrastructure.

4. EXISTING RESORT

4.1. Location

Mt Seymour Resorts is located within Mount Seymour Provincial Park in North Vancouver, BC. The Resort sits on the eastern edge of the North Shore Mountains below the peak of Mt. Seymour and overlooks the Metro Vancouver region. It is approximately a 30-minute drive from downtown Vancouver and within a 1.5-hour drive of all areas of Metro Vancouver.

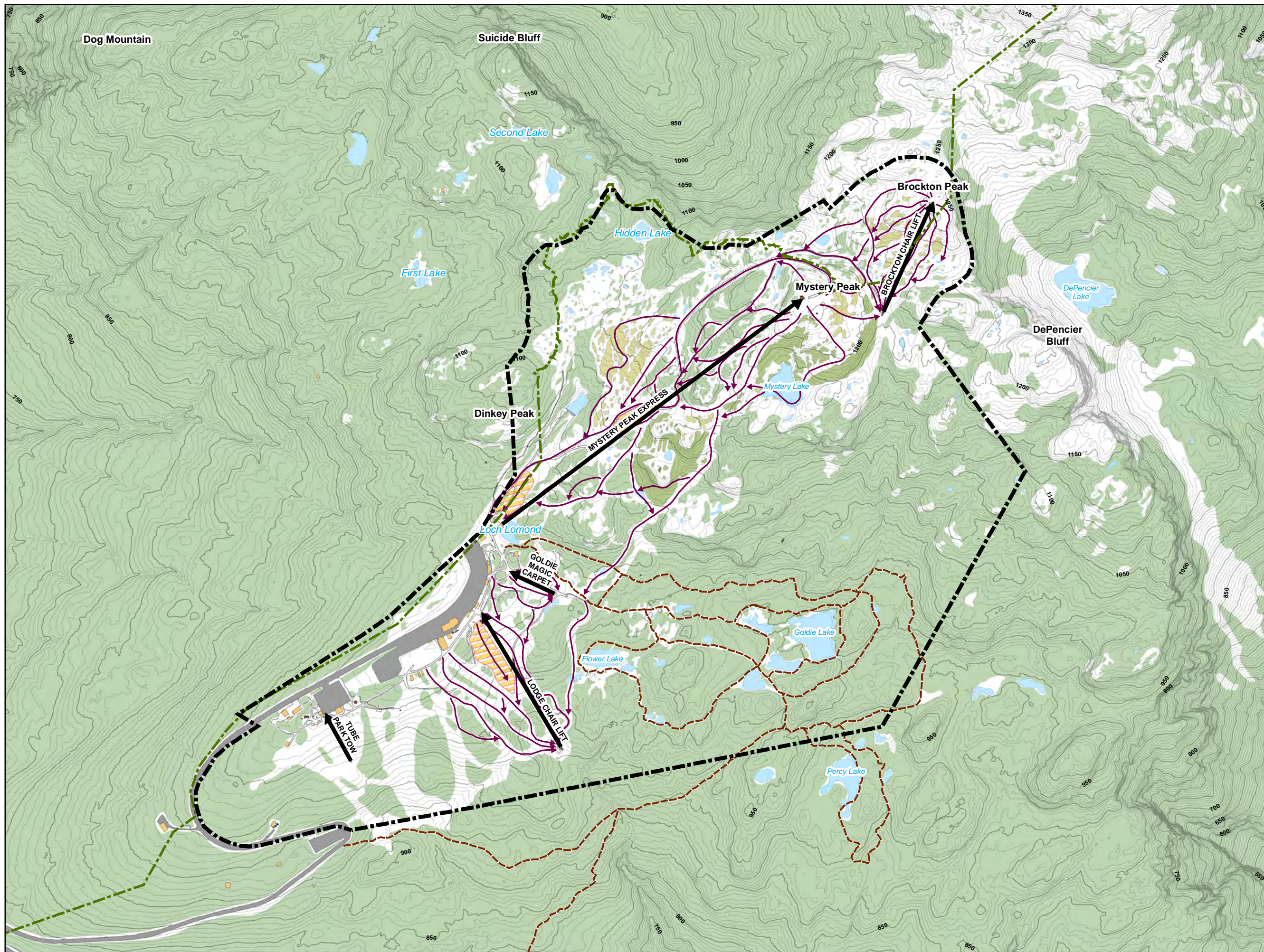
4.2. Existing Facilities

Mountain Facilities

The current mountain facilities at Mt Seymour Resorts (Figure E-1) consist of 4 lifts servicing 41 trails (plus gladed ski trails and terrain parks) contained within their Controlled Recreation Area (CRA), an area of approximately 230 hectares (570 acres). The CRA area also contains MSR's snowshoe trail network, consisting of 11 trails (5.6 km) and two sliding areas.



The Three Peaks Lodge and Alpine Activity Centre form the heart of the current Mt Seymour Resorts Base Area



Mt. Seymour Resort
Resort Development Plan
2025

Legend

- Mt Seymour CRA
- Mt. Seymour Provincial Park
- Existing Lifts
- Existing Terrain Parks
- Existing Ski Trails
- Existing Snowshoe Trails

Planning by:



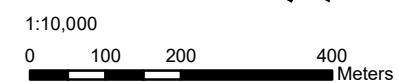
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Existing Resort

Figure E-1



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The skiing facilities at MSR have a Peak Comfortable Carrying Capacity (PCCC) of 1,717 skiers¹. The Peak CCC is a measure of the optimal number of skiers who can use a resort during its busiest period while ensuring a pleasant recreational experience and avoiding degradation of the surrounding environment. Given the high demand for alpine skiing at MSR, its proximity to Metro Vancouver, and its vision for the future, BHA applied the highest acceptable skier densities in its analysis.

The analysis of the existing ski trails found an oversupply of beginner and novice terrain and a lack of intermediate, advanced, and expert terrain. Mt Seymour Resorts has committed to addressing this imbalance by developing new ski terrain.

The capacity of the available alpine skiing, additional winter activities (e.g., snowshoeing) and passive visitors resulted in a Peak Balance Resort Capacity (Peak BRC) of 2,660 visitors at MSR. The Peak BRC is the total number of guests the Resort's facilities can accommodate during the busiest period of the day while respecting the site's environmental limits and preserving a high-quality guest experience. The Peak BRC is the foundation for determining the appropriate scale of base area development (e.g., built space, parking).

Base Area Facilities

The existing base area at Mt Seymour Resorts extends along the Lodge Ridge, connecting the Mystery Peak Express in the north with the Enquist Lodge in the south. BHA's analysis of these facilities, as they relate to the Peak BRC, found that the amount of built space for ski patrol/first aid and administration is well provided. However, compared to industry standards, space for washrooms, restaurant/dining, rentals, and ski school is underserved. As these are crucial to a positive visitor experience, the SRDP evaluates and illustrates the opportunities to expand or upgrade the base area facilities.

Parking

The day-use parking lots at Mt Seymour Resorts have a capacity of 823 cars. At full capacity, the parking areas have space for approximately 1,646 guests (based on 2 people per vehicle, determined from recent vehicle surveys). Through the SRDP, as Mt Seymour Resorts expands, parking capacity will expand, additional programs and active management will be employed, and alternative transport options will be explored to balance the resort's recreation capacity and improve the guest experience.

¹ For simplicity, any reference to skiing in the SRDP implies both skiing and snowboarding.

5. SITE ANALYSIS

5.1. The Mountain and the Base

BHA analyzed the physical characteristics of the study area in terms of slope, elevation, and aspect to gain an understanding of the alpine skiing development potential and its capability to support additional all-season resort activities, physically and environmentally. BHA identified several areas that hold significant promise for the upgrade and expansion of winter activities and the development of summer activities. Notably, slopes within the CRA to the southeast of the Mystery Peak Express present a significant opportunity to increase the amount of intermediate and advanced ski terrain. Further, the ski terrain above De Pencier Lake could add a new dimension to the Resort, offering long intermediate ski runs and gladed areas currently lacking at MSR. Finally, the surrounding Mount Seymour Provincial Park offers summer and winter backcountry adventure opportunities, which MSR supports and seeks to improve, enhancing the recreation opportunities and promoting Mt Seymour Resorts as a wilderness and backcountry recreation gateway on the North Shore.

6. SKI RESORT DEVELOPMENT PLAN

The Mt Seymour Resorts Ski Resort Development Plan (SRDP) describes the proposed evolution of MSR from a local ski area into a standout all-season regional resort. It is divided into two principal parts – the mountain facilities and the base area facilities.

6.1. Mountain Facilities

Mountain facilities are the on-mountain recreation trails, equipment and infrastructure developed to complement the natural landscape and environment in which they are built. They are the features and tools visitors and guests utilize to enjoy their escape to the mountains. The SRDP defines the proposed facilities that Mt Seymour Resorts can support, now and in the future. In the winter, these include ski lifts and trails, snowshoeing, and tubing, while in the summer, opportunities will include hiking, wildlife viewing, zip lining, aerial adventure experiences, and mountain biking, all complemented by year-round glamping, cabin, and spa experiences.

6.2. Mountain Facility Goals and Objectives

Winter Season

The primary mountain development goals for MSR as they relate to winter facilities are to:

- Continue to offer terrain that reinforces the diverse needs of families and provides something for everyone, from traditional ski runs to gladed terrain for all ability levels.
- Continue to offer terrain designed to encourage skier skill progression.
- Provide intermediate/entry-level gladed ski trails that are 'feathered' into advanced gladed ski trails, supporting skier skill progression.
- Realize efficiencies within the existing terrain through modifications, upgrades, and infill.

- Continue to upgrade the ski lift system to cater to a high-density family skiing experience.
- Develop exciting new terrain that will inspire the skiers and snowboarders of Vancouver.
- Preserve, develop, and enhance the ski-to/ski-from capabilities of the Base Area.
- Preserve and enhance the trails catering to backcountry skiing and snowshoeing staged from Mt Seymour Resort.
- Develop a comprehensive snowmaking system utilizing state-of-the-art technologies to ensure a reliable snowpack, especially at lower elevations.
- Improve and expand on-mountain facilities to cater to the diverse needs and expectations of skiers in each area of the mountain.
- Provide exciting and compelling alternative winter activities for guests, such as snowshoeing and tubing, recognizing families' diverse needs and interests.

Summer Season

The primary mountain development goals for MSR as they relate to summer facilities are to:

- Plan for, design, and develop an accessible mountain biking trail system, an aerial adventure park and zip lines unique to Mt Seymour Resort.
- Plan and design various overnight options, from glamping to cabins, that are welcoming and accessible to all and provide a range of wilderness experiences.
- Consider and develop additional recreational opportunities in and around Mt Seymour Resort, including facilities and activities like a via Ferrata, a skywalk, an alpine slide, and a suspension bridge.
- Preserve, enhance, and expand on the trails catering to hiking, trail running, and backcountry backpacking staged from Mt Seymour Resort.
- Explore the opportunities to develop additional summer attractions, facilities, festivals, events, and celebrations based in the Base Area.



Guests heading up Mystery Peak Express after a fresh snowfall.

6.3. Lift and Trails

At the buildout of the SRDP, Mt Seymour Resorts will consist of 14 ski lifts servicing 90 ski trails, plus gladed ski trails and terrain park areas (Figure E-2). Of these, 6 lifts will service existing terrain, 5 lifts will offer access to new areas, and 3 will facilitate skier circulation. This represents an additional 116 hectares of newly developed ski terrain and will bring Mt Seymour Resort's total developed ski terrain to approximately 158 hectares. With the planned increases to the intermediate, advanced, and expert terrain, the available ski terrain will more closely align with the distribution of skier skill classes in the skier marketplace and respond to increasing demand for alpine skiing in the Metro Vancouver region. At buildout, the Peak Comfortable Carrying Capacity, or the number of guests that can be accommodated during the busiest period of the day while ensuring a positive experience and respecting the environmental limits of the landscape, will be approximately 4,500 skiers during the busiest period.

6.4. Summer Attractions

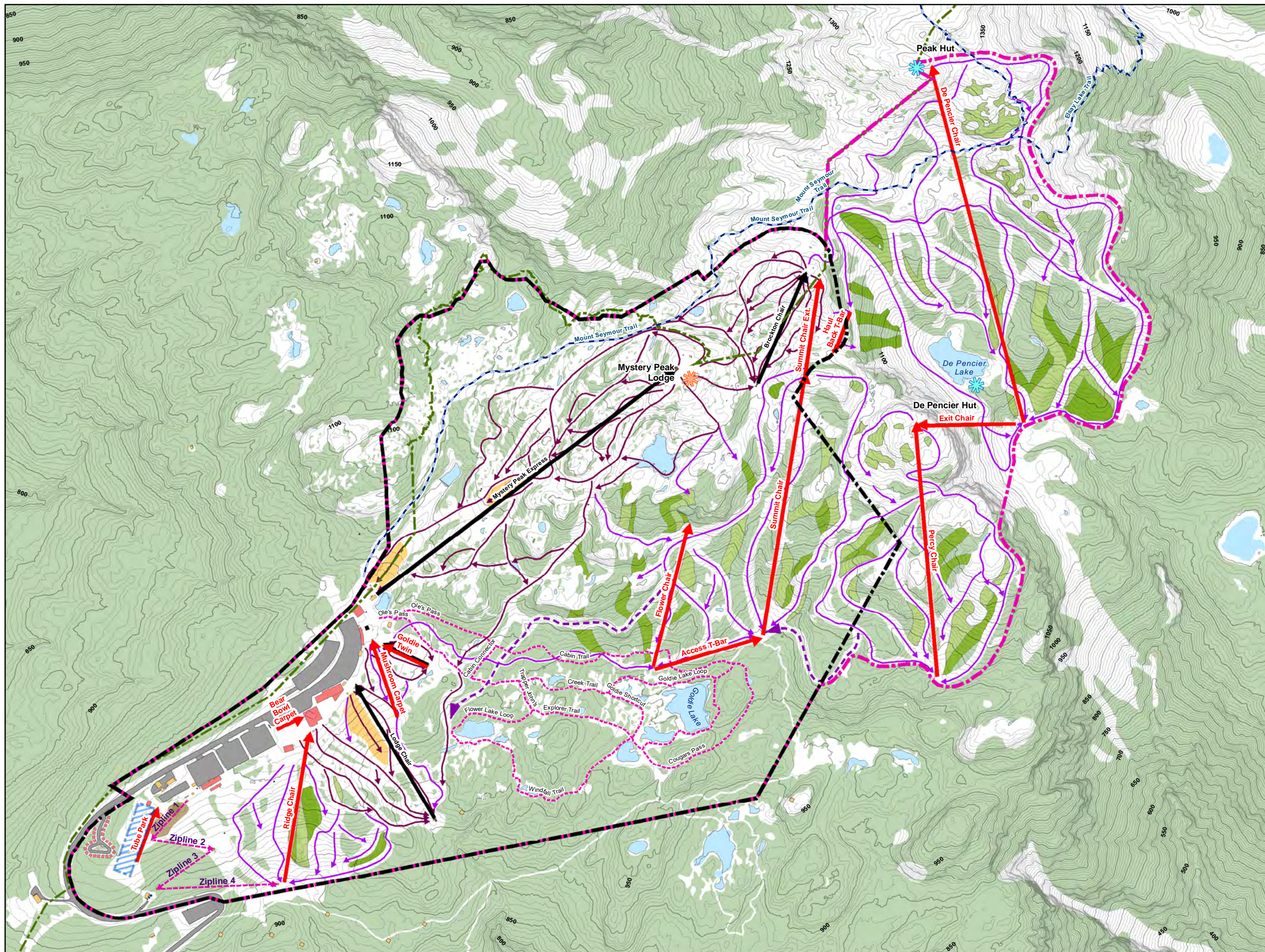
Mt Seymour Resorts has excellent potential to develop diverse, accessible, family-friendly summer season experiences. The SRDP describes a comprehensive Summer Plan, including adding an accessible, beginner-focused, Learn-to-Bike mountain biking trail network, an expanded hiking trail network, and wildlife viewing and sightseeing opportunities. Additional summer facilities include the adventure park with zip lines near the Enquist Lodge, and glamping and cabin opportunities. Further, as base area facilities develop, MSR will actively engage in summer-use programming to accommodate festivals, concerts, camps, and weddings.

6.5. Backcountry Access

Backcountry skiing, snowshoeing, and hiking are ever-popular activities and are part of the history and fabric of Mount Seymour Provincial Park. Mt Seymour Resorts is committed to preserving and enhancing the backcountry access route through the CRA². Through the SRDP, MSR will work to ensure continuing and improved backcountry access, including:

- identifying and developing an optimized trail alignment better suited to uphill travel for skiers, snowshoers, and hikers;
- widening the trail to better support concurrent uphill and downhill travel;
- active maintenance (e.g., grooming) of key segments;
- active management of locations where downhill and backcountry uses intersect; and,
- a dedicated backcountry skiing return route through the CRA from Brockton Summit.

² A free Exclusion of Liability waiver, available at the BC Parks Kiosk near the bottom of Mystery Peak Chair, will be required for travel through the CRA.



**Mt. Seymour Resort
Resort Development Plan
2025**

Legend

- Mt Seymour Existing CRA
- Proposed CRA
- Mount Seymour Provincial Park
- Existing Terrain Parks
- Existing Lifts
- Proposed Lifts
- Proposed Access
- Proposed Ski Runs
- Existing Ski Runs
- Existing Winter Backcountry Access Routes
- Existing Snowshoe Trails
- Proposed Buildings
- Proposed Summer Use**
- Aerial Adventure
- Proposed Ziplines
- Proposed Winter**
- Potential Tube Park
- Proposed Glading**
- Dense Glading
- Thin Glading
- Proposed Mountain Lodges**
- Restaurant/Cafe
- Warming Hut

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**Mount Seymour
Resort at
Buildout**

Figure E-2

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6.6. Peak Balanced Resort Capacity

At buildout, the alpine skiing facilities will have a Peak CCC of approximately 4,500 skiers. The expansion of snowshoeing and the relocation of tubing, as well as the addition of overnight and passive visitors, add 1,400 guests, bringing the Peak BRC to approximately 5,900 visitors during the busiest periods.

6.7. Base Area Facilities

The proposed improvements and upgrades of the base area at MSR have been designed to complement the mountain's attributes and planned on-mountain facilities. Base area projects will be gradually developed, in balance with the creation of additional skiing and associated mountain resort attractions.

6.8. Built Space

Built space requirements are driven by the Peak BRC of the Resort's facilities. At buildout, MSR must be able to accommodate approximately 5,900 visitors during its busiest period of the day. The types of built space need to complement the needs and expectations of visitors and will range from amenities such as restaurants, bars, and retail shops to services such as ski school, rental, and day lockers to administrative space needed to manage the resort itself. As Mt Seymour Resorts grows in reputation and visitation, these facilities must be expanded and enhanced to meet visitors' expectations. At buildout, the amount and composition of skier-related space will reflect the needs of skiers and visitors, totalling approximately 110,000 ft² of built space. The proposed base facilities will take place within the footprint of the existing base area, parking, and staging area, complemented by select on-mountain cafes and huts. The focus of the upgrades will be to complement and provide for the needs of day-use guests.

6.9. Base Area

The proposed improvements and expansions of the base area at MSR have been developed to service and complement the adjacent mountain facilities. When completed, the base area will provide a visitor-centred experience supported by restaurants, a pub, rentals, and guest services. The layout of the core of the base area has been designed to support easy movement to and from mountain facilities, spatially separating visitors from vehicles and parking areas to create an intimate and family-oriented atmosphere with stunning views of the Fraser Valley.

7. DEVELOPMENT SUMMARY

The following table summarizes the key elements and improvements in the Mt Seymour Ski Resort Development Plan.

Mt Seymour Resorts SRDP Summary			
	Existing Conditions	Proposed Development	Potential Total Buildout
Controlled Recreation Area (Hectares)	235	99	334
Ski Lifts			
Carpet Lifts	1	2	3
T-Bars	0	2	2
Double Chairs	2	3	5
Triple Chairs	0	0	0
Fixed Quads	0	3	3
Detachable Quads	1	0	1
Total Lifts	4	10	14
Ski Trails	41	49	90
Skiable Terrain (Hectares)	42	116	158
Peak Comfortable Carrying Capacity - CCC	1,717	2,845	4,561
Additional Winter Activities - Capacity			
Snowshoe	200	50	250
Tubing	300	100	400
Glamping/Cabins	0	200	200
Total Additional Capacity	500	350	850
Additional Passive Guests	443	98	541
Peak Balanced Resort Capacity - BRC	2,660	3,293	5,953
Facility-Related Built Spaces (sq. ft.)	32,177	78,003	110,179

8. IMPLEMENTATION PLAN

The resort marketplace, visitation trends, economic conditions, and MSR's priorities will drive the pace of implementation of the MSR Ski Resort Development Plan. However, the SRDP identifies a series of short-term implementation priorities to set the Plan in motion. These are:

- Secure approvals and initiate the development of a disc golf course near the Goldie pod;
- Secure approvals and initiate construction of two new beginner carpets, the Summit Chair and access lifts, and associated ski terrain;
- Develop a mountain bike trail network associated with the Lodge and Goldie lifts;
- Secure approvals and initiate the relocation of the tube park and the development of the adventure park, which will include zip lines;
- Complete the planning, secure approvals, and initiate the development of the glamping, cabins, and spa experience;
- Secure approvals and initiate construction of a comprehensive snowmaking system;
- Design and secure approvals to expand the built space in the base area (e.g., 3 Peaks Lodge) to address the needs of guests and staff; and,
- Complete the planning and secure approvals for the realignment and expansion of the parking and drop-off areas.

On a longer timeframe, implementation strategies would include, but are not limited to:

- Pursue the development of new ski terrain (e.g., Percy and De Pencier Chairs).
- Complete the planning and approvals for and construction of on-mountain day lodges (e.g., Mystery Peak Lodge, Peak Hut);
- Pursue the development of via Ferratta routes, the Skywalk, and a suspension bridge;
- Complete the planning and approvals for an access gondola, connecting the development at the base of the mountain with MSR; and,
- Continue gradually redeveloping the base and staging area, expanding skier services and parking capacity to meet demand.

Each of these planned development components aligns directly with the vision of MSR becoming the all-season mountain recreation gateway for Metro Vancouver.

8.1. Future Project Assessments and Approvals

Approval of the SRDP and SRDP Concept is the first step in a project's approval. 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 process will lead to more detailed designs and refinements to the concept and operations to minimize environmental, cultural, and social impacts.



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