



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 16, 2019 STARTING AT 6:00 P.M.**

**Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Mayor: J. Crompton
Councillors: A. De Jong, J. Ford, R. Forsyth, J. Grills, D. Jackson
and C. Jewett

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, T. Battiston
General Manager of Resort Experience, J. Jansen
General Manager of Infrastructure Services, J. Hallisey
Director of Planning, M. Kirkegaard
Acting Municipal Clerk, W. Faris
Manager of Communications, M. Comeau
Capital Projects Manager, T. Shore
Deputy Fire Chief, C. Nelson
Manager of Environmental Stewardship, H. Beresford
Manager of Economic Development, T. Metcalf
Planner, R. Brennan
Planner C. Beaubien
Planning Analyst, J. Abraham
Environmental Coordinator, A. Sefton
FireSmart Coordinator, S. Rogers
Council Coordinator, N. Cooper

Amended at the April
30, 2019 Regular
Council Meeting

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in “Official Community Plan Bylaw No. 2199, 2018” (the “proposed Bylaw”).

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may ask questions following presentations; however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing, the purpose of the "Official Community Plan Bylaw No. 2199, 2018" is a statement of objectives and policies to guide municipal decisions on planning and land use management within the Resort Municipality. The plan adopted by Bylaw No. 2199, 2018 would replace the Resort Municipality's existing official community plan, adopted in 1993, as well as official community plans of the Squamish-Lillooet Regional District that remain in effect for areas recently incorporated into the Resort Municipality's boundaries. The new plan includes a regional context statement pertaining to the Squamish-Lillooet Regional District's regional growth strategy and establishes limits on growth of the Resort Municipality by means of an urban development containment boundary and bed unit limit, for the purpose of maintaining and enhancing the experience of visitors to Whistler, maintaining the livability of the community and protecting the natural environment. The plan designates development permit areas for most types of residential development, for commercial and industrial development, for environmental and groundwater protection and for the protection of development from wildfire.

Presentation by
Municipal Staff

A presentation was given by Director of Planning M. Kirkegaard regarding the proposed Bylaw.

Submissions from the
Public

Mayor J. Crompton called for submissions from the public.

Steven Andrews
1200 Alta Lake Road

Mr. Andrews commented on the section of the OCP regarding health and wellbeing of the different age groups. He noted that something that differentiates Whistler from other municipalities is the young transient population. He noted that the idea of resident retention is not discussed in the document and he has seen many people moving away due to the challenges of being able to stay in Whistler. He added that there seems to be a lot of focus on seniors being able to age in place, but even young adults aging in place is very important for a healthy community. He stated that he did not see any language in the report showing the difference between long term young adult residents and the transient seasonal population, and that should be addressed.

Lance Bright
308 - 2129 Lake Placid
Road

Mr. Bright noted that the OCP strays outside of other OCP's that he has read. He noted that Section 3 of the OCP is about reconciliation, and Section 8 is supportive of Whistler Blackcomb's expansion plans. He feels that it is flawed, and has concerns regarding the perceived conflict of interest due to the nature of the agreements that exist between the RMOW and the First Nations, and Whistler Blackcomb (Vail Resorts) and the First Nations. This perception is due to there being Vail Resorts employees on Council. He feels that these Councillors should have recused themselves due to the perceived conflict, and the fact that there are three Councillors, which is a significant number. He added that if these three Councillors were to declare a conflict there would still be quorum, and noted that in future someone might asked why they did not declare a conflict at the time. He advised that it might be prudent for those Councillors to have legal advice

regarding this perceived conflict in order to avoid the OCP being struck down at a future date.

Naomi Pitt
108 - 3070 Hillcrest
Drive

Ms. Pitt noted that she first moved to Whistler in 2005 as a seasonal worker, and since moved back in 2011 and has been here full time since then. Ms. Pitt noted that she wished to register support for this document. She believes it provides a reasonable balance of supporting Whistler as a resort town dependent on Tourism while also maintaining a quality of life for people who live here year round. She added that she hopes to see more new affordable housing created, with new developments guided by this plan.

Michael D'Artois
5714 Alta Lake Road

Mr. D'Artois noted that he is speaking on behalf of the Whistler Tennis Association. His comments were regarding an agreement under OCP guidelines that was made between the RMOW and a developer in 1988 to grant 1200 bed units in exchange for a significant recreational amenity. He noted that the development was never completed, and the agreement was never made good. He noted that in the new OCP there is an opportunity to strengthen the language of the current document to identify the debt owed to the community and have a multi-use tennis centre that includes community meeting space. He noted that the current OCP defines the lands including Montebello as Tennis Resort Lands. He noted that Schedule A of the new OCP changes the designation to Core Commercial, with no longer any designation that provides for the recreation amenity that is owed to the community and this might weaken the community's position in negotiation with a developer regarding the delivery of the recreational amenity.

Caroline Lamont
7323 Spruce Grove
Lane

Ms. Lamont commended staff on their work First Nations and recognizing their interests, and also on the maps and illustrations.

Ms. Lamont noted that something that is missing, particularly if it is intended for the whole community to understand it, is a note on how the document is used and how it is applied to developments or policies.

Ms. Lamont noted that she is disappointed that we monitor and collect a lot of data, but feels that with affordable housing we have failed.

Ms. Lamont noted that there are conflicting policies for example with infill housing, and employee housing, she is concerned with the language that states 'will not support land use and development that will have unacceptable negative impacts on environment, social health or economic impacts', and feels that gives fodder to neighbourhoods wanting to object to a particular development.

Ms. Lamont noted that she doesn't feel that affordable housing is a priority based on the language used.

Ms. Lamont noted that she is encouraged to see that the OCP defines a state of wellbeing which is good, but does not see the strength in some of the policies, and feels that there is a need for the facilities to support the plan. She added that young adults are not really mentioned in the plan, but seniors are more of a focus.

Ms. Lamont noted that there is no reference to social housing needs.

Ms. Lamont asked the following questions to be included in the Public Record:

- Will Whistler Blackcomb receive an allocation of new bed units with new lift development as previously contained in the provincial policy, will they be subject to some sort of employee housing generation rate;
- Why is the former Main Road yard across from the southern entrance of Alta Vista not designated for employee housing; and
- Will *Policy 4.1.2* be in the new OCP where it allows development rights through zoning of the existing RM1 Zoning?

Elyse Feaver
9026 Wedgmount
Plateau

Ms. Feaver noted that this is a very exciting milestone on getting closer to adopting our Official Community Plan. She added that it is a well-rounded vision that will guide our community into the future. She recognized that these policy documents are not meant to be overly prescriptive, and believes that it protects and fosters, and in some cases provides opportunities to grow and expand upon what makes Whistler such a very special place – from the environment, to arts and education, to new housing, in particular employee housing, which was well reflected throughout. Ms. Feaver applauded the staff for their work on this document and expressed excitement for what is to come.

Emily Dicken
6-1530 Tynebridge
Lane

Ms. Dicken noted that she works in the field of public safety. She works for Emergency Management BC, and read the OCP document through this lens. Ms. Dicken noted that she has worked with many local governments and communities to help them overcome crisis. Ms. Dicken noted that there is a lack of interconnectedness with this plan, and that she would like to see a preface to the plan, or a mention in the introduction, that talks about how connected all these pieces of planning are to bring it together in a more cohesive way like a tapestry.

Ms. Dicken recommended that a section is moved with regards to the First Nations context, which is at the end of the regional and global context. She noted that it would be great to see that historical context brought up to the historical Whistler context, before moving on to the regional and global landscape. It would speak to the space of reconciliation that the RMOW is moving towards.

With regards to the regional context, Ms. Dicken noted that the complexity of community dynamics don't end at our municipal boundaries, and we need to look at what partnership looks like on a regional scale at all levels.

In section eight, Ms. Dicken felt that it was short-sighted in addressing anything aspirational – where the field is already headed. She feels that it just addresses the status quo, so puts us behind. Ms. Dicken noted that sections eight and ten felt disconnected to the climate change spaces. She added that she is thrilled to see so much emphasis on mitigation, but feels greater emphasis should be put on climate adaption needs as we are in the thick of climate change, and we need to address those impacts in significant ways.

Ms. Dicken added that she was encouraged to see the section on community vision, and thought it was beautifully written. She believes it is a powerful section, and liked the way it is amplified into concise bullets, which allows people to get a clear visual picture.

Milo Rusimovich
 8542 Buckhorn Place

Mr. Rusimovich noted that the methodology for visitation and capacity is only slightly addressed by bed cap, and he does not see anything in the OCP that describes what the methodology is to measure it. He noted that he is not in favour of the OCP as it stands because of this.

John Sinclair
 1500 Spring Creek Drive

Mr. Sinclair noted that as noted on the Agenda, the OCP "establishes limits on growth of the Resort Municipality by means of an urban development containment boundary and bed unit limit". He stated that he needs a clear understanding of the bed unit limit, and hopes that the OCP will provide a clear description of this.

Kelly Gave
 2934 Ancient Cedars Lane

Ms. Gave, speaking on behalf of the Kadenwood strata, registered a comment from some of the strata members regarding a concern on public use of the Kadenwood lands, and asked for a conversation with Kadenwood strata regarding access to the road, and road access off Kadenwood Road.

Submissions from the Public

Mayor J. Crompton called again for submissions from the public.

Matt Woods
 8488 Bear Paw Trail

Mr. Woods thanked RMOW staff and community stakeholders for their work in getting the OCP to where it is today. He added that having to use a document from 1993 to guide our town is absurd as it is so out of date.

Mr. Woods noted that he has an issue with section five in how it is propose that new and existing commercial properties are to be treated.

With regards to affordable housing, Mr. Woods noted that we do not need more committees and studies; we need action now. He added that he owns local construction company that employs 85 staff. They have lost 14 members of staff to housing and affordability issues. He noted that only 17 of his employees live in Whistler. He noted that his company pays gas, and travel costs for staff travelling from Pemberton and Squamish. Whether it is WHA or private developers that build more housing, he hopes that the OCP will give us a better, more relevant and more nimble framework for the future.

Alex Say
 3427 Panorama Ridge

Mr. Say noted that he moved to Whistler 18 months ago, but that his wife was born in Whistler and has now come back to live in Whistler after being away for about 20 years. He noted that housing is the major issue that they see, and hopes for a document that will make things happen quickly, rather than just talking about it. He noted that he finds it hard to see how people can make a life in Whistler, and supports the OCP and how it can help with affordability.

Name not provided
 102-4369 Main Street,
 Box 626

The member of the public noted that their address is a post office box. She asked that Council takes note of empty and abandoned houses in Whistler, and to see what can be done with those locations that already exist.

Submissions from the Public Mayor J. Crompton called three more times for submissions from the public.

Robin (*last name not provided*)
8274 Idylwood Place Ms. Robin noted that the OCP might not make sense to some of the younger community. She also noted that there was a timing conflict with the Vital Signs Meetings and this public hearing, and finds it a concern that more people aren't attending those meetings.

Submissions from the Public Mayor J. Crompton called three more times for submissions from the public and none were made.

Correspondence Acting Municipal Clerk W. Faris indicated that eleven pieces of correspondence were received regarding the proposed Bylaw.

MOTION TO CLOSE THE PUBLIC HEARING

Moved by Councillor R. Forsyth
Seconded by Councillor J. Grills

That the Public Hearing for "Official Community Plan Bylaw No. 2199, 2018" be closed at 6:52 p.m.

CARRIED

Mayor, J. Crompton

Acting Municipal Clerk, W. Faris