



# WHISTLER

## MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL  
TUESDAY, MAY 8, 2018 STARTING AT 6:00 P.M.**

**In the Franz Wilhelmsen Theatre at Maury Young Arts Centre  
4335 Blackcomb Way, Whistler, BC V0N 1B4**

### **PRESENT:**

Mayor: N. Wilhelm-Morden  
Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, C. Jewett and  
S. Maxwell

Chief Administrative Officer, M. Furey  
General Manager of Infrastructure Services, J. Hallisey  
General Manager of Corporate and Community Services, N. McPhail  
General Manager of Resort Experience, J. Jansen  
Municipal Clerk, B. Browning  
Manager of Communications, M. Comeau  
Utilities Services Manager, G. Woodward  
Transportation Demand Management Coordinator, E. DalSanto  
Senior Planner, M. Laidlaw  
Planner, R. Brennan

*Councillor J. Crompton declared a conflict of interest due to his business interests at this site and left Council Chambers.*

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 “Zoning Amendment Bylaw (CTI1 Zone) No. 2187, 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 “Zoning Amendment Bylaw (CTI1 Zone) No. 2187, 2018” is to modify the existing CTI1 Zone for all parcels subject to the zone to add additional permitted uses, permit indoor storage generally not just for businesses, remove the density amenity provisions which have been fulfilled, specify maximum permitted gross floor area for each parcel consistent with existing covenants, and amend the

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screening requirements for all uses on parcels adjacent to the railway.

Submissions from the Public Mayor N. Wilhelm-Morden called for submissions by the public.

Matt Woods  
8488 Bear Paw Trail  
8040 Nesters Road Tenant

Mr. Woods expressed support for the proposed Bylaw, but stated that he does not believe it goes far enough. Mr. Woods requested that the Bylaw be changed to allow four dwelling units per parcel and to decrease the 10 per cent landscaping requirement for the effected properties. Mr. Woods stated that his business, Coastal Mountain Excavations, has been in business for 40 years. Mr. Woods stated that only 20 of his 40 employees live in Whistler. Mr. Woods stated that his company provides company vehicles to commuting employees and is paying for their gas, insurance and vehicle repair and maintenance. Mr. Woods stated that Coastal Mountain Excavations provides an essential service to Whistler. Mr. Woods said that last year, Coastal Mountain Excavations had two long term employees leave because they could not find affordable housing in Whistler. Mr. Woods stated that he wants to help with the employee housing crisis.

Scott Pass  
6244 Palmer Drive  
Whistler Connection

Mr. Pass stated that he is supportive of the proposal to increase the number of residential housing units at the Nesters Crossing site. Mr. Pass stated that Whistler Connection is a tenant in the building subject to the rezoning application at Nesters Crossing. Mr. Pass stated that Whistler Connection has upwards and above 90 employees in the winter period. Mr. Pass said that currently, Whistler Connection has 14 bedrooms for employees of the company. Mr. Pass stated that providing employee housing is a huge benefit for recruitment and retention. Mr. Pass stated that he is not supportive of changes supporting gentrification such as what he stated has happened in Function Junction. Mr. Pass stated that he would like to see the housing provided in Nesters Crossing given only to the employees of the companies that operate there. Mr. Pass stated that more flexibility is needed regarding the landscaping for the Nesters Crossing development.

Greg Newton  
8640 Driftwood Close

Mr. Newton stated that he believes the development serves a bus and light industrial demand for the resort. Mr. Newton stated that the proposed edition of the Valley Trail in this development is a permanent legacy. Mr. Newton stated that he is not in favour of the plan to pursue infill housing in developed residential neighbourhoods in Whistler. He feels the residents prefer the current density in these areas. Mr. Newton stated that the request to increase the current allowance at Nesters to four employee restricted units is low hanging fruit. Mr. Newton expressed support for the Bylaw as presented and stated that he supports the request to increase the maximum restricted housing units to four.

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Carson Ham  
1025 Legacy  
Way

Mr. Ham read a letter from Dave Den Duyf, Mons and Sabre Rentals President.

Mr. Den Duyf stated in the letter that he was in support of the proposed Bylaw and stated that the request for more employee housing units should be seriously considered. Mr. Den Duyf stated that employers need more housing inventory for their workers. Mr. Den Duyf requested that the Bylaw be changed to allow for an increase to the square footage of the gross floor area allowance for proposed employee housing units, and that the proposed landscaping requirements be reduced.

Bryce Anderson  
8352 Valley Drive  
8085 Nesters  
Road

Mr. Anderson expressed support for the proposed Bylaw, but stated that the Bylaw amendment falls short of what is needed in terms of residential dwelling units.

Mr. Anderson stated that the Mayor and staff's statement stating the Nesters Crossing development area is heavy industrial zoning is incorrect.

Mr. Anderson stated that the Zone CTI1 is for Community Transportation and Infrastructure. Mr. Anderson stated that the current permitted uses in the CTI1 Zone include indoor recreation, non-motorized outdoor recreation and parks and playgrounds and stated that these are not classified as heavy industrial. Mr. Anderson stated that Nesters Crossing was not meant to be industrial, and stated that the Valley Trail is a good substitute of a sidewalk and runs adjacent to Nesters Crossing.

Mr. Anderson stated that this is an ideal location for housing for employees working in Nesters Crossing. He stated that allowing people to live where they work would reduce vehicles on the road. Mr. Anderson also stated that in Nesters Crossing, there is zero chance of upsetting neighbours with additional employee restricted housing.

Mr. Anderson stated that the landscaping requirements need to be reconsidered. He stated that the requirement is double to other the requirements in other jurisdictions.

Roger McCarthy  
5714 Alta Lake  
Road

Mr. McCarthy stated that Whistler is living with land planning issues that conflict with today's realities. Mr. McCarthy stated that Cheakamus Crossing and Function Junction are moving away from original concepts. Mr. McCarthy expressed concern regarding the traffic increases and major traffic conflicts with Highway 99 going south from these neighbourhoods. Mr. McCarthy expressed concern of moving large equipment for construction and snow removal, and stated that this exacerbates the existing issue of traffic in that area.

Mr. McCarthy stated that Alta Lake Road is a choke point for the Valley Trail for almost two kilometers. Mr. McCarthy stated that Function Junction is predominantly commercial with some heavy construction but now those businesses are moving north as they are unable to deal with additional growth.

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Mr. McCarthy stated that forcing development into a south area of Whistler takes some thinking.

Matt Bennet  
3254 Archibald  
Way  
Future Lease  
Holder at  
Nesters Crossing

Mr. Bennet expressed support for the proposal and stated that there needs to be an increase in the potential employee housing. Mr. Bennet stated that it is obvious that housing has been the biggest challenge in Whistler. Mr. Bennet stated that he has been lucky to find enough staff but recruitment and retention is a huge issue. Mr. Bennet stated that he is too small of a business to purchase market housing and house staff on his own dime.

Mr. Bennet stated that like everyone is, he is tired of hearing stories of good people leaving because they cannot find housing for themselves and their families.

Garry Watson  
2317 Boulder  
Ridge

Mr. Watson stated that in his view, to refuse the applicants' request for increasing residential employee dwelling units per parcel is a travesty. Mr. Watson stated that it goes against everything the municipality is working towards for housing for employees. Mr. Watson stated that the continued reference to Nesters Crossing as being a heavy industrial area is wrong and that the hazard of extensive overhead powerlines as a reason for refusal of additional housing units is wrong. Mr. Watson stated that there is an urgent need for employee housing. Mr. Watson stated that this rezoning inclusive of the increased units is to be encouraged. Mr. Watson urged Council to approve the addition of up to four units, and to reconsider first and second readings of the proposed Bylaw. Mr. Watson stated that he hoped to see that this will be reconsidered. Mr. Watson stated that there is support in the community for this small element of housing.

Lance Bright  
2129 Lake Placid  
Road

Mr. Bright stated that as an employer, he does not want to be in a situation where he cannot get people to cover shifts. Mr. Bright stated that the Nesters Crossing development is a great opportunity. Mr. Bright stated that he liked the idea of a live and work concept. Mr. Bright questioned the landscaping requirements for the Nesters Crossing development.

Mr. Bright stated that he believed there was a disconnect between what Steve Bayly stated in his submitted correspondence to what was said at Council. Mr. Bright stated that a vital service is provided by employees and the community has benefited from that for many years. Mr. Bright stated that Council should make an exception for those who have the machinery to use in an emergency and for the people who operate them. Mr. Bright asked if employers and Council had calculated the amount of fuel used by vehicles commuting to and from work from outside Whistler.

Mr. Bright urged Council to reconsider the proposed Bylaw, to look at Mr. Bayly's letter, and to reconsider the landscape requirements.

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Nigel Woods 5117 Old Gravel Road NSW Limited	<p>Mr. Woods stated that he supports the proposed Bylaw but stated that the proposed Bylaw does not go far enough. He stated that Council needs to increase additional housing and discuss the landscaping requirements.</p> <p>Mr. Woods stated that by adding four employee housing units, it would be a great help to the businesses, development and employees. Mr. Woods requested that Council amend the landscape requirements to the same as those in Function Junction. Mr. Woods stated that what he and Mr. Bayly are suggesting for the Nesters Crossing development is a win/win/win for businesses, employees and for the municipality.</p> <p>Mr. Woods thanked Councillors Anderson, Jewett and Ford for their support and asked the remaining Councillors to change their decision.</p>
Asher Morgan 8200 Black Bear Ridge	<p>Mr. Morgan stated that as an employee, reasonable rates for housing are hard to find. He stated that his staff have lived in cars. Mr. Morgan stated that for Council to suggest this is not a suitable location is incorrect. Mr. Morgan stated he would be thrilled to live in Nesters Crossing.</p>
Tim Coulson Pemberton Director of Coastal Mountain Excavations	<p>Mr. Coulson stated that to be able to put up employees on property is a fantastic incentive for recruitment and retention. Mr. Coulson stated that this is the first year he has had trouble finding people to do the work. He argues that if one unit is okay with powerlines overhead, why not four units.</p>
Michelle Charlton 8224 Alpine Way 8060 Nesters Road	<p>Ms. Charlton bought her lot in Nesters Crossing on a pre-sale. She stated that at the time a bylaw at time was not written. She stated that Mr. Bayly informed her about the tree buffer, and knew that there was a 10 per cent landscaping requirement coming forward and assumed the tree buffer was included in that 10 per cent landscaping requirement. She stated that other development in industrial areas are no more than five per cent landscaping. She stated that 10 per cent is an onerous provision. She stated she has one building on the property and is going to build a second. She stated that the 10 meter tree buffer is on her property, and that she pays taxes for it. She stated that in the past Nesters Crossing owners have had to remove two trees at her expense.</p>
Garry Watson 2317 Boulder Ridge	<p>Mr. Watson stated that this development incorporates five parcels, and stated with four housing units each this equals a total of 20 housing units. He stated that excavation just started for a 20 unit parcel in the Rainbow neighbourhood. Mr. Watson stated that this development is a more significant contribution to employee housing than he first anticipated. Mr. Watson stated that the units in Nesters Crossing could house approximately 40 to 60 people.</p>
Submissions from the Public	<p>Mayor N. Wilhelm-Morden called three more times for submissions by the public.</p>
Correspondence	<p>The Municipal Clerk Brooke Browning indicated that 13 pieces of correspondence have been received regarding the proposed Bylaw.</p>

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**MOTION TO CLOSE THE PUBLIC HEARING**

Moved by Councillor J. Ford

Seconded by Councillor S. Anderson

**That** the Public Hearing for "Zoning Amendment Bylaw (CT11 Zone) No. 2187, 2018" be closed at 7:07 p.m.

CARRIED

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Mayor, N. Wilhelm-Morden

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Municipal Clerk, B. Browning