



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, FEBRUARY 6, 2018, STARTING AT 5:30 P.M.**

**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. Grills, C. Jewett
and S. Maxwell

Chief Administrative Officer, M. Furey
Acting General Manager of Corporate and Community Services, K. Ing
Acting General Manager of Infrastructure Services, J. Ertel
General Manager of Resort Experience, J. Jansen
Director of Planning, M. Kirkegaard
Municipal Clerk, B. Browning
Manager of Communications, M. Comeau
Senior Planner, M. Laidlaw
Senior Planner, J. Belobaba
Planner, R. Brennan
Council Coordinator, S. Termuende

ABSENT: Councillor J. Ford

ADOPTION OF AGENDA

Agenda

Moved by Councillor J. Crompton
Seconded by Councillor S. Anderson

That Council adopt the February 6, 2018 Regular Council Meeting Agenda as amended to include the correspondence received from Andres St. Jacques, of Bearfoot Bistro; Grant Cousar, Whistler Cooks Group of Companies; Eric Griffith, Alta Bistro; Andy Flynn, General Manager, Brewhouse; and Allan Crawford, Canadian Wilderness Adventures and to add under Other Business, the proposed LMLGA resolution regarding admail.

CARRIED

ADOPTION OF MINUTES

Minutes

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council adopt the Regular Council Meeting Minutes of January 23, 2018 and the Public Hearing Minutes of January 23, 2018.

CARRIED

Public Question
and Answer
Period

PUBLIC QUESTION AND ANSWER PERIOD

Johnny Mikas
9571 Emerald
Drive
Mechanics of
Official
Community Plan
Process

Mr. Mikas asked if the Official Community Plan from 2011 could be posted on the website.

Mayor Nancy Wilhelm-Morden stated that staff can put it on the website if the plan has not already been posted.

Mr. Mikas asked when staff and Council anticipate changes to the Official Community Plan coming forward.

Chief Administrative Officer Mike Furey stated that changes will come forward after the Visioning Session and after staff and Council get thoughts from the community. Mr. Furey further stated that depending on comments received, the RMOW may have another Official Community Plan session with the community and share information at that follow up meeting.

Mr. Mikas asked if the amended document could be highlighted and commented where it has been changed and noted as to the rationale for the specific changes made.

Chief Administrative Officer Mike Furey stated staff will explain changes in many forums, detailing what the RMOW is trying to achieve. Mr. Furey stated that due to complex changes, an annotated document may not be possible for all changes but stated staff will work to accommodate this request.

Bruce Hall
2070 Garibaldi Way
Re: RZ1144 –
2077 Garibaldi Way

Mr. Hall asked if the municipality had any means for preventing the overpopulation of beds in rooms to prevent a further increase in density.

General Manager of Resort Experience Jan Jansen stated that there are rules that will be imposed regarding density for housing use to ensure the developer's intentions are followed.

Mr. Hall asked if this information would be available at the public information session.

Mayor Nancy Wilhelm-Morden stated that this information would be made available at the public information meeting.

Mr. Hall asked if a traffic impact study had been prepared and if it considers a controlled intersection at either entrance to Nordic Estates.

Acting General Manager of Infrastructure Services Jeff Ertel stated that staff are still at an early stage but are looking at the intersections of HWY 99 and local streets.

Kim Charters
2021 Garibaldi
Way
Re: RZ1144 -
2077 Garibaldi
Way

Ms. Charters asked if there is another development that has a similar density in the RMOW.

Mayor Nancy Wilhelm-Morden stated that a similar development is located in Alpine Meadows that went from six units to 198 units with the Nineteen Mile Creek affordable housing project.

Ms. Charters clarified that she wanted to know of a development that was similar to the bed count per lot size density in a residential zone.

General Manager of Resort Experience Jan Jansen stated staff can look into this information.

Ms. Charters asked if this information could be made available on February 19, 2018 at the public information meeting.

Chief Administrative Officer Mike Furey stated that staff will do their best to answer all questions from the public at the public information meeting.

Ms. Charters asked where the public information meeting will be held.

Chief Administrative Officer Mike Furey stated that the Public Information Meeting will be held in Garibaldi Room A at the Whistler Conference Centre.

Benda Haikenin
2070 Garibaldi
Way
Re: RZ1144 -
2077 Garibaldi Way

Ms. Haikenin asked why this site is not in Development Permit Area 3, Nordic Estates.

General Manager of Resort Experience Jan Jansen stated that he was not sure how the Development Permit Area lines were drawn, but will look to have an answer by the public information meeting on February 19, 2018.

Ms. Haikenin asked if Council will be present at the public information meeting.

Mayor Nancy Wilhelm-Morden stated that usually all of Council is in attendance at public information meetings, but noted that for the February 19, 2018 public information meeting, she and Councillor Jewett will be away.

Ms. Haikenin asked if the Official Community Plan needed to be amended to accommodate this development.

Mayor Nancy Wilhelm-Morden stated that the Official Community Plan did not need to be amended to accommodate this request.

Ms. Haikenin sought clarification regarding the meaning of the property being a disturbed site.

Mayor Nancy Wilhelm-Morden explained that 'disturbed' in this case meant that the property is not forested, the trees have been cut down, fill has been put in and that the site is not in its natural condition.

Bernard Nowrath
2065 Garibaldi Way
Re: RZ1144 -
2077 Garibaldi Way

Mr. Nowrath asked if the developer will be allowed to artificially raise the height of the land before commencing construction.

General Manager of Resort Experience Jan Jansen stated that developer would have to submit plans, those plans would have to be approved and permits would have to be issued before work could be undertaken.

Mr. Nowrath sought clarification regarding the allowable height for the projected building.

General Manager of Resort Experience Jan Jansen stated that the proposed height was included as part of the original submission and reiterated that the submission was a proposal for the project at the time. Mr. Jansen stated that allowable height is determined by permitted zoning.

Jason McGaw
2053 Garibaldi
Way
Re: RZ1144 -
2077 Garibaldi
Way

Mr. McGaw asked what fines are being issued to the developer for working on site without a permit.

General Manager of Resort Experience Jan Jansen stated that he was aware that a stop work order was issued on the site to prevent further filling while the removal of trees was consistent with the original permit for the construction of a residential house. Mr. Jansen stated he was not aware of any fines levied against developer.

Mr. McGaw asked why fines were not issued against the developer.

Mr. Jansen stated he did not have an answer in regard to enforcement of the bylaw nor this issue.

Mr. McGaw asked where the RMOW was getting the number of bed units from and asked how Council can consider giving so many units to one developer.

Mayor Nancy Wilhelm-Morden stated that the number of bed units are in recognition of the need for employee housing and noted that the provision of employee housing is an extraordinary benefit. She also noted that the Official Community Plan allows for this from time to time.

Mr. McGaw sought clarification regarding what was meant by assessing the value of the additional bed units.

Mayor Nancy Wilhelm-Morden stated that the value of the bed units is a movable target depending on what the bed units are being used for whether they are six units for residential housing or resident restricted employee housing.

Mr. McGaw asked why Council is considering this property for development when there is already other land dedicated for employee housing.

Mayor Nancy Wilhelm-Morden stated that one of the recommendations from Mayor's Task Force on Resident Housing was that consideration be given to privately held lands for development of employee housing. She noted that this project falls within that recommendation.

Mr. McGaw asked Council how they would feel if this type of development was next to their house.

Mayor Nancy Wilhelm-Morden stated that all members would have concerns regarding the development, and noted these concerns are legitimate. The Mayor stated that this will be taken into consideration if and when the rezoning is passed. Mayor Nancy Wilhelm-Morden stated that the RMOW is going to host a public information meeting and Public Hearing to address concerns, and stated that after hearing those concerns, Council will be charged with task of making a decision. Mr. McGaw asked for clarification regarding the Public Hearing process. Mayor Nancy Wilhelm-Morden explained the procedure of the Public Hearing.

Mr. McGaw sought clarification regarding the difference between the public information meeting and the Public Hearing.

Mayor Nancy Wilhelm-Morden explained that the public information meeting is being held to allow members of the public to ask questions and express their views to Council and staff in an informal way in advance of the Public Hearing.

Stella Benteau
2073 Garibaldi
Way
Re: RZ1144 -
2077 Garibaldi
Way

Ms. Benteau asked if Council is still planning on proceeding with this Rezoning Application.

Mayor Nancy Wilhelm-Morden stated it is all part of the Rezoning Application. Council will take into account the history of the land, the current situation of the land, the feelings of the neighbors and the community. She stated that everyone in Whistler will get to have their say on this project.

MAYOR'S REPORT

Mayor's Report

Passing of John "JP" Porteous

On behalf of Council and the Resort Municipality of Whistler, Mayor Nancy Wilhelm-Morden shared her condolences with the family of John Porteous following his sudden passing. John has been a part of the community since first arriving in Whistler in 1980. She stated that Council's thoughts go out to his family and friends.

Passing of Johan Sigfried Steiner

Mayor Nancy Wilhelm-Morden shared her condolences on behalf of Council and the RMOW with the family of Johan Sigfried Steiner, also known as Hans, who passed away following a short struggle with cancer. Hans has been a part of the Whistler community since the 1970s and was involved in the building of several iconic Whistler establishments including The Conference Centre, The Keg and his own home in White Gold. Hans was involved in the Canadian master ski program and was a passionate skier and mountain biker. The Mayor stated that Council's thoughts go out to Hans' wife Hanna and all his family and friends.

Passing of Dave Barrett

Dave Barrett was the Premier of BC for three years from 1972 to 1975, he and his party passed the equivalent of new legislation every three days. They were responsible for creating ICBC, they were involved with fast ferries, and saw the value of tourism in this region. Their government passed the *Resort Municipality of Whistler Act* in 1975 thereby creating our town.

2018 G7 Financial Ministers Meeting to be Held in Whistler

The Prime Minister announced last week that Whistler will play a role in Canada's hosting of the 2018 G7 Summit in Charlevoix Quebec on June 8-9, 2018. Several breakout meetings will be held at other locations, including the G7 ministers of finance and development and central bank governors meeting which will be hosted in Whistler. The financial ministers meetings will take place from May 31 to June 1, 2018. Further details of the meetings in Whistler are still being finalized and more information will be shared moving forward. Mayor Nancy Wilhelm-Morden stated that Whistler is proud to have been selected to be a host location and that she was confident the community will be excellent hosts for this important international event.

Open House Dates Announced

A number of open house events and forums have been planned for February and March. Open house events and forums provide an opportunity for the community to get engaged on important, upcoming community initiatives. Mayor Nancy Wilhelm-Morden encouraged the community to save these dates and come out to learn more about these projects, provide input and discuss with Council, municipal staff and other community members. Further information will be shared and confirmed in coming weeks.

- The Public Open House regarding Rezoning Application RZ1144 for proposed employee housing at 2077 Garibaldi Way will be on Monday, February 19, 2018;
- The Whistler 2018 Budget Open House will be on Thursday, February 22, 2018; and
- The Whistler Official Community Plan and Community Vision forum will be on Thursday, March 1, 2018.

These dates are available on the website and will be updated with further details soon.

Community Enrichment Program applications Open for 2018

The 2018 Community Enrichment Program is now open for applications. Through the Community Enrichment Program the RMOW provides financial support for local not-for-profit organizations and societies who contribute to our community vision. The program is open to applicants who operate in the categories of environment, social service, community service, recreation and sports or arts and culture. In 2017, the RMOW provided funding for 28 local not-for-profit organizations or societies. For more information about the program and to apply, visit whistler.ca/CEP.

2018 PyeongChang Olympic Winter Games begins Friday, February 9

This Friday, the 2018 PyeongChang Olympic Winter Games will commence. The 2018 Winter Games also marks the eight-year anniversary of Whistler's role as Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games. To reignite the energy and excitement of the 2010 Winter Games, the RMOW is putting on daily broadcasts from February 9 to February 25 at Olympic Plaza. There are many local Sea-to-Sky athletes who will be competing in various events. The Olympic Plaza broadcasts provide a wonderful venue to cheer on local athletes and Team Canada along with other fans. For all the Sea-to-Sky athletes competing, we congratulate them on their major achievement of qualifying and we wish them the best of luck.

B.C. Family Day

We look forward to celebrating B.C. Family Day next Monday, February 12, 2018. It is a wonderful holiday giving us the time to pause and spend quality time with family. The RMOW has a range of special Family Day offers for family activities around town. There are 50 per cent off discounts for Lost Lake snowshoeing and cross country day tickets, the Meadow Park Sports Centre drop-in visits and Whistler Olympic Plaza children's skate rentals. These discounts are available on February 12, 2018 only.

On behalf of the Council, Mayor Nancy Wilhelm-Morden wished everyone a wonderful Family Day.

Councillor Cathy Jewett attended Family Literacy Day at Spring Creek Elementary on behalf of Council. Councillor Jewett said the event was well attended by many community members and stated she looked forward to this being an annual event.

Councillor Sue Maxwell along with Councillor Jack Crompton attended The View from Here and thanked the Whistler Real Estate Corporation for putting on the event. Councillor Maxwell noted that it was appreciated that attendees got to hear from Chief Dean Nelson from the Lil'wat Nation and noted that hearing all the different perspectives from those in attendance was useful.

Councillor Sue Maxwell also attended the BC Municipal Climate Action Leadership Council Meeting on Friday, February 2, 2018. She noted that at the meeting it was announced that there may be more FCM grants for staff support in recognition that many communities are facing the same challenges as us of having staff to support that. Councillor Maxwell stated that it was interesting to hear the District of North Vancouver's Mayor talk about slope stability in times of lots of rain, and to hear their experiences with implementing the B.C. Energy Step Code.

Mayor Nancy Wilhelm-Morden called a recess of the Regular Council Meeting at 6:00 p.m. for a Public Hearing.

Mayor Nancy Wilhelm-Morden reconvened the Regular Council Meeting at 7:30 p.m.

INFORMATION REPORTS

2018 Fee for
Service
Agreements

Moved by Councillor J. Crompton
Seconded by Councillor J. Grills

That Information Report No. 18-014 regarding 2018 Fee for Service Agreements be received.

CARRIED

ADMINISTRATIVE REPORTS

UBCM FireSmart
Grant Application
File No. 8337.02
Report No. 18-016

Moved by Councillor J. Grills
Seconded by Councillor C. Jewett

That Council endorse the grant application for the Union of British Columbia Municipalities FireSmart Planning and Activities Grant to further develop the FireSmart program in Whistler; and further

That Council pass a resolution indicating support of this application and a willingness to provide overall grant management as per the Union of British Columbia Municipalities grant requirements.

CARRIED

LUC007 – Brio
Land Use
Contract
Termination
File No. LUC007
Report No. 18-015

Moved by Councillor C. Jewett
Seconded by Councillor S. Maxwell

That Council consider giving first and second readings to "Land Use Contract Termination Bylaw (Brio) No. 2169, 2018"; and

That Council authorize staff to schedule a Public Hearing for “Land Use Contract Termination Bylaw (Brio) No. 2169, 2018”, to advertise for the Public Hearing in the Pique Newsmagazine and to deliver notice of the Public Hearing to the owners and tenants of all parcels subject to the Brio Land Use Contract; and

That Council authorize staff, subject to approval of “Land Use Contract Termination Bylaw (Brio) No. 2169, 2018”, to give written notice of termination to the Registrar of Land Titles, pursuant to section 548(6) of the *Local Government Act*; and further

That Council authorize staff, subject to approval of “Land Use Contract Termination Bylaw (Brio) No. 2169, 2018”, to give written notice of termination to all owners subject to the Brio Land Use Contract pursuant to section 549 of the *Local Government Act*.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Land Use
Contract
Termination

Bylaw
(Brio) No. 2169,
2018

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That “Land Use Contract Termination Bylaw (Brio) No. 2169, 2018” be given first and second readings.

CARRIED

BYLAWS FOR THIRD READING

Zoning
Amendment
Bylaw (Creekside
Plaza) No. 2165,
2017

No action was taken regarding “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017”.

BYLAWS FOR ADOPTION

Zoning
Amendment
Bylaw (Cannabis
Retail, Production
and Distribution)
No. 2159, 2017

Moved by Councillor J. Crompton
Seconded by Councillor S. Anderson

That “Zoning Amendment Bylaw (Cannabis Retail, Production and Distribution) No. 2159, 2017” be adopted.

CARRIED

Financial Plan
2017-2021
Amendment
Bylaw No. 2173,
2018

Moved by Councillor C. Jewett
Seconded by Councillor S. Maxwell

That “Financial Plan 2017-2021 Amendment Bylaw No. 2173, 2018” be adopted.

CARRIED

OTHER BUSINESS

Committee
Member
Appointments

Mayor Nancy Wilhelm-Morden notified the public that the following individuals were appointed to the May Long Weekend Advisory Committee for a two-year term:

- Doug Andrews as the Accommodation Sector Representative;
- Sarah McCullough as the Member at Large; and
- Staff Sergeant Paul Hayes as the Whistler RCMP Representative.

Mayor Nancy Wilhelm-Morden thanked the individuals for applying and for volunteering.

LMLGA Admail
Resolution

Moved by Councillor S. Maxwell
Seconded by Councillor C. Jewett

That Council put forward a resolution to UBCM based on the unaddressed admail system that Canada post has;

WHEREAS unaddressed admail contributes to waste when it is not wanted and may go unrecycled;

AND WHEREAS unaddressed mail from local governments is not included in the exemptions allowing other governments to use it;

AND WHEREAS this barrier may hinder local governments from encouraging residents to use “no junk mail” stickers to reduce their amount of recycling and waste:

THEREFORE BE IT RESOLVED that UBCM ask Canada Post to include local governments in its list of exemptions for delivering unaddressed admail, thereby allowing local governments to use unaddressed admail to reach their citizens;

and for UBCM to ask Canada Post to develop a system to allow recipients to OPT IN for admail rather than needing to opt out.

Moved by Councillor C. Jewett
Seconded by Councillor S. Anderson

That the motion be amended by substituting “unaddressed admail” for “it” in the second whereas clause.

CARRIED

That Council put forward a resolution to UBCM based on the unaddressed admail system that Canada post has;

WHEREAS unaddressed admail contributes to waste when it is not wanted and may go unrecycled;

AND WHEREAS unaddressed mail from local governments is not included in the exemptions allowing other governments to use unaddressed admail;

AND WHEREAS this barrier may hinder local governments from encouraging residents to use “no junk mail” stickers to reduce their amount of recycling and waste:

THEREFORE BE IT RESOLVED that UBCM ask Canada Post to include local governments in its list of exemptions for delivering unaddressed admail, thereby allowing local governments to use unaddressed admail to reach their citizens;

and for UBCM to ask Canada Post to develop a system to allow recipients to OPT IN for admail rather than needing to opt out.

CARRIED

CORRESPONDENCE

Support of
RZ1144 –
2077 Garibaldi
Way
File No. RZ1144

Moved by Councillor J. Crompton
Seconded by Councillor S. Anderson

That correspondence, received from January 11, 2018 through January 28, 2018, expressing support for Rezoning Application No. 1144 – 2077 Garibaldi Way from the following individuals be received and referred to staff.

- Sharon Audley;
- Dave Robson, Corona Excavations Ltd.;
- Kevin Wallace, Managing Partner, Earls Kitchen and Bar, Whistler;
- Pepe Barajas, President and CEO, Infinity Enterprises Group;
- Ian Lowe, Vice President, Burrard Hospitality;
- Lloyd Daser, General Manager, Pan Pacific Whistler and Dubh Linn Gate Irish Pub;
- Norman Mastalir, Managing Director, Fairmont Chateau Whistler;
- Theresa Ginter, General Manager, Nita Lake Lodge;
- Saad Hasan, Chair, Hotel Association of Whistler;
- Stacey and Gardner Betteridge, Owners and Operators, 21 Steps Kitchen and Bar;
- Jason Lowe, General Manager, Nicklaus North Golf Course and Table Nineteen Eatery
- Andres St. Jacques, Bearfoot Bistro;
- Grant Cousar, Whistler Cooks Group of Companies;
- Eric Griffith, Alta Bistro;
- Andy Flynn, General Manager, Brewhouse; and
- Allan Crawford, Canadian Wilderness Adventures.

CARRIED

Opposition to
RZ1144 –
2077 Garibaldi
Way
File No. RZ1144

Moved by Councillor S. Maxwell
Seconded by Councillor J. Grills

That correspondence received from December 22, 2017 through January 31, 2018, expressing opposition to Rezoning Application No. 1144 – 2077 Garibaldi Way from the following individuals be received and referred to staff.

- Kevan Kobayashi;
- Deborah and Tim Wales;
- Doug Matheson;
- Kim Charters;
- Hugh Smythe and Shayne le Poer Trench;
- Geordie Trusler and Kary Firstbrook;
- Paul and Lynne Venner;
- Roxanne and Rick Hanna;
- Leslie and Dave Patterson;
- Marnie Gibson;
- Clayton Price;
- Kathy Hanson;
- Jacqueline Gijssen and John Nightingale;
- Horst Nowrath;
- Dianne Matheson;
- Ron Chan;

- Ron Gosney;
- Jordan and Blythe Kenna;
- Stella Benteau;
- Kathleen Laczina;
- Lindsay Meredith;
- Duncan, Cindy, Taylor, Sarah and Georgia Ball; and
- Leonard and Dr. Joan Gatto.

CARRIED

2017 Emergency
Social Services
Program

Moved by Councillor J. Crompton
Seconded by Councillor S. Anderson

That correspondence from Rebecca Bishop, Program Officer, Union of British Columbia Municipalities, Local Government Program Services, dated January 18, 2018, notifying that the RMOW's funding application to the 2017 Emergency Social Services Program has been approved be received and referred to staff.

CARRIED

RZ1132 –
Zoning
Amendment
Bylaw (Creekside
Plaza) No. 2165,
2017
File No. RZ1132

Moved by Councillor C. Jewett
Seconded by Councillor S. Maxwell

That correspondence from Johnathan Kirby, Practice Manager of Coast Mountain Veterinary Services, dated January 26, 2018, expressing support for Rezoning Application No. 1132: Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017 be received and referred to staff.

CARRIED

RZ1132 –
Zoning
Amendment
Bylaw (Creekside
Plaza) No. 2165,
2017
File No. RZ1132

Moved by Councillor C. Jewett
Seconded by Councillor S. Maxwell

That correspondence from Kaori and Ray Zage, dated January 30, 2018, expressing opposition to Rezoning Application No. 1132: Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017 be received and referred to staff.

CARRIED

ADJOURNMENT

Adjournment

Moved by Councillor J. Crompton

That Council adjourn the Regular Council Meeting of February 6, 2018 at 7:51 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning