



# WHISTLER

## MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, OCTOBER 3, 2017, STARTING AT 5:30 P.M.**

**In the Franz Wilhelmssen 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 and  
S. Maxwell

Chief Administrative Officer, M. Furey  
Acting General Manager of Infrastructure Services, J. Ertel  
General Manager of Corporate and Community Services, N. McPhail  
Acting General Manager of Resort Experience, M. Kirkegaard  
Director of Finance, K. Roggeman  
Director of Corporate, Economic and Environmental Services, T. Battiston  
Manager of Protective Services, Shannon Story  
Municipal Clerk, B. Browning  
Acting Manager of Communications, M. Darou  
Economic Development Officer, T. Metcalf  
Senior Planner, M. Laidlaw  
Council Coordinator, S. Termuende

*Mayor Wilhelm-Morden recognized the attendance of Freeman Garry Watson,  
Sue Adams, Eric Martin and Jim Moodie.*

Whistler Development Corporation, President, E. Martin

### Agenda

#### **ADOPTION OF AGENDA**

Moved by Councillor J. Ford  
Seconded by Councillor J. Grills

**That** Council adopt the Regular Council Agenda of October 3, 2017.

CARRIED

### Minutes

#### **ADOPTION OF MINUTES**

Moved by Councillor S. Anderson  
Seconded by Councillor S. Maxwell

**That** Council adopt the Regular Council Minutes of September 19, 2017.

CARRIED

## **PUBLIC QUESTION AND ANSWER PERIOD**

Question by Suzanne  
Adamson

Re: Cheakamus  
Crossing DES

*Suzanne Adamson – 9, 1275 Mount Fee Road, Whistler, BC*

Ms. Adamson asked how she was going to heat her house this winter. She stated that she did not know what to do for heat for winter. She stated she has been through Phase 1, the technicians had come six times and the pump has not been working since.

Mayor Nancy Wilhelm-Morden responded that more information will be available later in meeting and that homeowners should be contacting WDC and three contractors: Energy 1 Services Ltd., Haakon HVAC Services and Allied Plumbing, Heating and Air Conditioning Ltd. for Phase 2. Mayor Nancy Wilhelm-Morden noted that Phase 2 may be extended into spring and that discussion of extension will come. Mayor Nancy Wilhelm-Morden advised Ms. Adamson that she should call the contractors and they will come back under Phase 1.

Question by Patricia  
Dagg

Re: Cheakamus  
Crossing DES

*Patricia Dagg – 16, 1240 Mount Fee Road, Whistler, BC*

Ms. Dagg asked if residents could get a copy of original report from Integral Group.

Chief Administrative Officer Mike Furey advised that there are two reports: The WDC DES Summary Report which looked at the 2016 report and Ken Newbert's Integral Group report that collected reports from various sources and produced the summary findings. Three contracting companies went into the units and Ken Newbert prepared the report from these findings.

Ms. Dagg asked if the Volunteer DES Committee was given these Report findings.

Chief Administrative Officer Mike Furey advised that the Volunteer DES Committee was involved in the selection of Ken Newbert's company, Integral Group.

Ms. Dagg asked if the RMOW thought they could fix these issues in Phase 2 if the technicians stated that they weren't confident with the systems in Phase 1.

Mayor Nancy Wilhelm-Morden responded stating that this is a common problem of technicians telling the homeowners one thing and the engineer another. Mayor Nancy Wilhelm-Morden stated that we have to trust the engineer and cannot trust speculation. RMOW staff asked the engineer and he has said that the information gathered is from the reports of technicians.

Ms. Dagg asked for clarification on normal operational costs for running heating systems, citing that many in Cheakamus Crossing have paid more than \$600 a year.

Mayor Nancy Wilhelm-Morden responded that regular maintenance of a home as a homeowner can be expected, what Mayor Nancy Wilhelm-Morden pays is more than \$50 month and that Phase 2 repairs have been relatively modest in cost. The engineer has said that annual maintenance costs are in the order of around \$500 if bulk pricing is involved. Mayor Wilhelm-Morden and Council have encouraged

homeowners to get stratas involved to take advantage of annual maintenance bulk pricing and the Mayor noted that annual maintenance is critical.

Question by Jordan  
Glasser  
Re: Cheakamus  
Crossing DES

*Jordan Glasser – 17, 1380 Cloudburst Drive, Whistler, BC*

Mr. Glasser sought clarification on annual maintenance costs versus annual repair costs to date plus repair costs going forward. He asked if the \$600 cost proposed by Council was just general maintenance or included repairs.

Mayor Nancy Wilhelm-Morden responded that \$600 is the average cost for Phase 2 repairs to date and that the RMOW has received a quote from the engineer that the bulk pricing of the annual maintenance costs would be in the \$500 to \$600 range.

Chief Administrative Officer Mike Furey clarified that past costs were the subject of the Summary Report and that the two costs the Mayor refers to are the average price for Phase 2 and the bulk pricing for annual maintenance. Chief Administrative Officer Mike Furey stated that experts have said that annual maintenance is critical to ongoing operations and to avoid higher costs in future.

Mr. Glasser asked what percentage of success or failure Mayor and Council felt comfortable with.

Mayor Nancy Wilhelm-Morden responded that with any system there is always an outlier and that there is an opportunity to opt out if residents do not want to spend \$500 a year on annual maintenance.

Question by Kelly  
Gibbens  
Re: Cheakamus  
Crossing DES

*Kelly Gibbens – 31, 1275 Mount Fee Road, Whistler, BC*

Ms. Gibbens asked if the RMOW was planning on preparing a second report once Phase 2 is complete. She stated that the current report is not correct to reflect the amount residents still paying for Phase 2.

Mayor Nancy Wilhelm-Morden responded that this is the final report and reiterated that one of the recommendations is that Phase 2 work be extended longer than the end of March given that it is still cold and the systems are still being employed at that time. Mayor Wilhelm-Morden stated that there is no intention of doing an additional report.

Ms. Gibbens asked who she was supposed to call as she expressed difficulties trying to get Phase 2 finished. She stated that she cannot get technicians to come out and the contractor's secretaries are not responding and she does not want to contact another contractor and stated she cannot call a regular technician or plumber.

Mayor Wilhelm-Morden stated Phase 2 work is between homeowners and their technician. Chief Administrative Officer Mike Furey added that everyone in the room has experienced challenges with their heating system and bill. Mayor Wilhelm-Morden encouraged Ms. Gibbens to be persistent and vigilant with her technician.

Ms. Gibbens asked if Mayor and Council was satisfied with the current state of the WDC DES project.

Mayor Nancy Wilhelm-Morden encouraged Ms. Gibbens to listen to the presentation and hear the discussion.

### **MAYOR'S REPORT**

#### Mayor's Report

Mayor Nancy Wilhelm-Morden acknowledged and welcomed Councillors Lois Joseph and Vaughan Gabriel from the Lilwat Nation, and Kerry Mehaffey CEO of Lil'wat Management Services who were in attendance.

Last week a Whistler delegation, including members of Council and senior staff attended the Union of BC Municipalities Annual Convention in Vancouver. The annual UBCM Convention is the main forum for UBCM policy making and is attended by more than 2,000 delegates from local and provincial government and related associations. The Premier, Cabinet Ministers, MLAs and senior officials from the Province attend. Overall the discussions were productive and positive. Mayor Nancy Wilhelm-Morden noted that the new government seemed to be open and engaged and willing to listen to Whistler's requests. Mayor Nancy Wilhelm-Morden noted that in every meeting, the RMOW informed Ministers of financial contributions to the B.C. economy through the RMOW's leadership role in the Resort Collaborative on RMI-driven tourism. The RMOW made sure to emphasize that Whistler is home to real people and that the median income is \$30,000.00. The RMOW met on three separate occasions to talk about Resort Municipality Initiative (RMI) funding and the RMOW's request for secure, multi-year funding while highlighting Whistler's return on investment for these funds. The RMOW also had meetings with the Minister of Finance Carole James, Minister of Tourism, Arts and Culture Lisa Beare and Premier John Horgan. The RMOW made a real connection with the Premier, who recognized the Resort Municipality of Whistler's contribution to provincial tourism in his closing speech to all of the municipalities at the convention:

"I want to pay particular tribute to those who I've met with this week.....who've brought up issues...around affordability... meeting with the Resort Municipality of Whistler and hearing the challenges that they face about recruiting and retaining a workforce to keep the economy going...the benefits of Whistler are felt in every corner of this province. The benefits of the tourism sector...are felt all across the Province. We are all in this together."

Whistler hosted a meeting with the Resort Collaborative communities, along with Minister of Tourism, Arts and Culture Lisa Beare. All 14 of the Resort Collaborative communities attended. In the RMOW's meeting with the Minister of Finance Carole James, the RMOW discussed challenges and asked for assistance to resolve the Municipal and Regional District Tax Program (MRDT) renewal and one per cent increase application, and the Minister of Finance confirmed that senior staff will work with the RMOW. The RMOW met with the Minister of Municipal Affairs and Finance Selina Robinson to talk about moving ahead with our Official Community Plan (OCP), and she agreed to provide support for seeing this process through. The RMOW also met with the Provincial Housing Ministry senior officials to discuss housing challenges and the RMOW's interest in continuing to work together on

solutions. Last year Whistler received \$4 million in provincial and federal funding for housing initiatives.

The RMOW met with Minister of Environment and Climate Change Strategy George Hayman, to talk about wildfire prevention and the relationship between wildfires and climate change and our work on the Community Energy and Climate Action Plan (CECAP). The RMOW provided the Minister with a copy of the CECAP plan.

The RMOW met with Minister of Transportation Claire Trevena at UBCM. The Chief Administrative Officer and Mayor Nancy Wilhelm-Morden had also met with her the week before to discuss regional transit for the Sea to Sky. There was agreement that senior officials would meet in the coming weeks to move this important initiative forward. Mayor Nancy Wilhelm-Morden noted that there is a meeting scheduled for next week.

At UBCM the RMOW also raised awareness about the RMOW's work on the Sea to Sky Highway Closure Protocol, and efforts to have a third lane in place between Function Junction and Village Gate Boulevard. The RMOW met with the Minister of State for Child Care Katrina Chen, to talk about opportunities to resolve child care issues and possible funding to support more childcare in Whistler.

Mayor and Council had productive discussions with B.C. wildfire and funding agencies regarding the need for ongoing funding of wildfire prevention and mitigation. Staff are following up with Ministry staff on multi-year funding models. The RMOW met with Minister of Advanced Education, Skills and Training to request funding for the Whistler Experience.

Chief Administrative Officer Mike Furey participated in a panel discussion with four other communities across the province about illegal nightly rentals. This was a productive session with about 130 attendees. Many communities are working on housing issues and how to handle short-term rentals. Whistler was seen as a leader in this regard.

Whistler attended a session on marihuana legalization and learned about the Province's intentions to work with local governments on the many regulatory challenges with this most interesting file.

A resolution on not hosting the UBCM convention in Whistler was defeated. Whistler has won bids to host the conference in 2018 and 2022. Whistler also hosted the convention in 2002, 2010 and 2014. A resolution to change the Family Day weekend back to its original date (the third Monday of February, rather than the second Monday in February) was passed. Whistler opposed this motion and will be following up with the UBCM Executive and the appropriate ministry.

Many visitors and residents enjoyed BC Culture Days in Whistler over the weekend. This collaborative, Canada-wide volunteer movement to increase involvement in the arts and cultural life of communities was a success in Whistler. The festival activities included live art along the Cultural Connector and live painting of the Creekside Underpass mural by artist Jessa Gilbert, commissioned by the RMOW. The second wall of the underpass mural in Creekside is now

underway. Mayor Nancy Wilhelm-Morden thanked the following partners for making Whistler's Culture Days possible:

- Arts Whistler;
- the Audain Art Museum;
- the Squamish Lillooet Cultural Centre;
- the Whistler Museum; and
- the Chamber of Commerce.

Whistler's Sisters in Spirit Vigil will be held tomorrow, October 4, 2017.

The walk will begin at 11 a.m. at the Welcome Figure at Village Common near Village 8 Cinemas and Shopper's Drug Mart and will end at the Squamish Lil'wat Cultural Centre. Everyone is welcome to attend this Vigil and walk through the Village Stroll to honour the lives of missing and murdered Aboriginal women and girls.

The next FireSmart Community Chipper Day is scheduled for Sunday, October 15, 2017 from 9 a.m. to 5 p.m. The service is available on a first come, first served basis. Pick-up must be arranged in advance by contacting Scott Rogers, FireSmart Coordinator at 604-966-4173. The community response to the last community chipping day was so positive that this date was added to meet the demand. Visit [whistler.ca/firesmart](http://whistler.ca/firesmart) to find out how private property owners can take simple steps to protect their properties and Whistler.

The pool, hot tub and sauna at Meadow Park Sports Centre are now open, following the annual maintenance closure. The steam room is under construction and is estimated to re-open Saturday, November 4, 2017. The family change rooms will be closed until Saturday, October 7, 2017 for a ceiling renovation. Rotating men's and women's shower closures are scheduled to begin October 7, 2017, but the change rooms will remain open. RMOW staff would like to thank the public for their patience during these improvements.

This is the last week to purchase extra early bird cross country ski passes. The extra early bird pass deadline is Monday, October 9, 2017. Pass sales are expected to be high over the Thanksgiving weekend, so purchase your pass early to save time. Cross country passes will still be available after this deadline but at an increased cost. Visit [whistler.ca/crosscountry](http://whistler.ca/crosscountry) for details.

Whistler and Vancouver have been selected to host the Union Cycliste Internationale (UCI) Gran Fondo World Championships in 2020. The RMOW is thrilled to be cohosting the first UCI Gran Fondo World Championships in North America. Mayor Nancy Wilhelm-Morden thanked the following partners for transforming the annual Gran Fondo Whistler into a future World Championship event:

- Gran Fondo Canada;
- Toit Events;
- Tourism Whistler; and
- Sport Hosting Vancouver.

The RMOW looks forward to welcoming athletes, along with their coaches, families and support teams on September 12, 2020.

October is Waste Management month in Whistler – an initiative to support the reduction of waste sent to landfill in both residential homes and workplaces. A number of community events are being offered this month with the Association of Whistler Area Residents for the Environment (AWARE). The Waste Management Bylaw was recently updated to reduce the amount of food scraps and yard waste sent to landfill. All commercial and strata companies are now required to implement multi stream waste systems for recycling, organic material and landfill waste. Waste reduction is a community priority and is consistent with the Squamish Lillooet Regional District's Waste Reduction Plan. Find a complete listing of events and to register visit [awarewhistler.org](http://awarewhistler.org).

The public is invited to attend the 2017 Civic Service Awards at the Regular Council Meeting on Tuesday, November 21, 2017. Friday, October 6, 2017 is the deadline for award nominations. Municipal staff, committee or board members are encouraged to nominate active members of an RMOW committee in volunteer or unpaid roles for an award. These awards recognize individuals that bring distinction to themselves and to the RMOW in volunteer roles through committees and boards of Council. Details are available at [whistler.ca/civicserviceawards](http://whistler.ca/civicserviceawards).

The summer food truck program has ended and a survey is now open to collect feedback. The survey results will help determine changes to the food truck program next summer. The survey closes October 6, 2017 and can be completed at [whistler.ca/foodtrucks](http://whistler.ca/foodtrucks).

Mayor Nancy Wilhelm-Morden expressed condolences and heartfelt prayers for victims of the shooting in Las Vegas and their families.

Councillor John Grills summarized that at the UBCM Convention the 2017 wildfire season was reviewed and he notified that the results of the debrief would be released publicly and further advised that the B.C. Government is requesting input from the public on marijuana regulation and control. Go to [engage.gov.bc.ca.bccannabisregulations](http://engage.gov.bc.ca.bccannabisregulations) for more information.

Councillor Sue Maxwell attended the Walk for Reconciliation on Sunday, September 24, 2017 and said the turnout of Coast Salish leaders, MP Jody Wilson-Raybould and Premier John Horgan and the Mayor of Vancouver as well as all different kinds of people was incredible and it was a very positive experience. Councillor Sue Maxwell also noted that she was hopeful that the passed Zero Waste Plan resolution will be actioned to help local communities across B.C.

Councillor Jen Ford enjoyed the UBCM Convention and mentioned the "Us and Them" film, a documentary that delves into the heart of mental illness and addiction in society, and encouraged everyone to see the film.

## **ADMINISTRATIVE REPORTS**

Update from the  
Mayor's Task  
Force on Resident

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

**That** Council direct staff to arrange a community engagement forum to seek

Housing  
Report No. 17-106  
File No. 2150

feedback on the proposed recommendations from the Mayor's Task Force on Resident Housing, prior to finalizing the Task Force's recommendations to Council.

CARRIED

DP1337 and  
SEC0022 – DL8078–  
Function Junction  
Master Planned  
Mixed Use  
Development  
Report No. 17-107  
File No. DP1337,  
SEC0022

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

**That** Council approve the issuance of Development Permit DP1337 for the proposed subdivision and master planned development of District Lot 8078 at the entrance to Function Junction which includes a service station and three mixed use buildings with 18 employee housing units as illustrated on the architectural and landscape plans A-0.0 – A-5.2, L-1.1 – L-2.3 and TP-1 prepared by Murdoch Company Architecture + Planning Ltd., dated received September 19, 2017, the site servicing key plan KP1 prepared by R.F. Binnie & Associates Ltd., dated September 5, 2017, and the Service Station Sign Plans prepared by Country Signs dated March 17, 2017, including:

- a) A variance to the setback regulations contained in "Zoning and Parking Bylaw No. 303, 2015" for the proposed retaining wall in the north setback area up to 3.0 metres in height; and
- b) Authorization for the Mayor and Municipal Clerk to execute a Section 219 covenant attaching the approved ground water monitoring program and response plan for the service station;

and subject to the following conditions:

1. Resolution of the detailed items specified in the letter attached as Appendix "G" to Administrative Report No. 17-107 to the satisfaction of the General Manager of Resort Experience; and
2. That Council approval excludes the proposed freestanding sign in the covenanted highway tree buffer area which will be brought forward for Council consideration at a future meeting as a separate item.

CARRIED

Cheakamus Crossing  
DES  
Recommendations  
Report No. 17-105  
File No. 420.2

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

**That** Council direct Whistler2020 Development Corporation to extend Phase 2 of the District Energy System Upgrade and Maintenance Program to a final end date of March 31, 2018;

**That** Council request Whistler2020 Development Corporation to facilitate a discussion of bulk pricing for annual maintenance of the home heating systems in the 174 townhomes constructed by Whistler2020 Development Corporation;

**That** Council direct staff to create a process that would conditionally allow owners of the 174 Whistler2020 Development Corporation constructed townhomes the option to disconnect from the District Energy System after March 31, 2018 if they are still dissatisfied with the operation of their home heating systems; and

**That** Council direct staff to explore the potential sale of the District Energy System to a private company to allow private management and regulation as a utility under the BC Utilities Commission.



Moved by Councillor J. Ford  
Seconded by Councillor J. Crompton

To amend the recommendation to allow for residents who have met the criteria of Phase 2 to begin the disconnection process immediately.

*Opposed: Councillor S. Maxwell*

CARRIED

Moved by by Councillor J. Crompton  
Seconded by Councillor J. Ford

To amend the recommendation to extend Phase 2 of the District Energy System Upgrade and Maintenance Program to a final end date of May 1, 2018.

CARRIED

Moved by Councillor J. Crompton  
Seconded by Councillor J. Ford

To amend the recommendation to remove “**That** Council direct staff to explore the potential sale of the District Energy System to a private company to allow private management and regulation as a utility under the BC Utilities Commission.”

CARRIED

Moved as Amended by Councillor J. Ford  
Seconded by Councillor J. Grills

**That** Council direct Whistler2020 Development Corporation to extend Phase 2 of the District Energy System Upgrade and Maintenance Program to a final end date of May 1, 2018;

**That** Council request Whistler2020 Development Corporation to facilitate a discussion of bulk pricing for annual maintenance of the home heating systems in the 174 townhomes constructed by Whistler2020 Development Corporation; and

**That** Council direct staff to create a process that would conditionally allow owners, who have met the criteria of Phase 2, of the 174 Whistler2020 Development Corporation constructed townhomes, the option to disconnect from the District Energy System immediately if they are still dissatisfied with the operation of their home heating systems.

CARRIED

Sea to Sky  
Highway Road  
Closure Protocol  
Assessment –  
Next Steps  
Report No. 17-104  
File No. 7020-20  
(xLGMA)

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

**That** Council endorse the creation of a Working Group entitled “Sea to Sky Highway Road Closure Protocol Working Group” to prioritize, assign timeframes and take action on the recommendations contained within the “Sea to Sky Highway Road Closure Protocol Assessment – Final Report” produced by Creative Transportation Solutions; and further;

**That** Council endorse the Terms of Reference attached as Appendix “A” to Council Report No. 17-104 as amended to include a senior staff member from the District of Squamish and a senior staff member from the Squamish-Lillooet Regional District.

CARRIED

Permissive  
Tax Exemption  
Bylaw  
No. 2162, 2017  
Report No. 17-103  
File No. 4567

Moved by Councillor Jen Ford  
Seconded by Councillor J. Grills

**That** Council consider giving first, second and third readings to the “Permissive Tax Exemption Bylaw No. 2162, 2017”.

CARRIED

#### **MINUTES OF COMMITTEES AND COMMISSIONS**

Recreation  
Leisure Advisory  
Committee

Moved by Councillor J. Ford  
Seconded by Councillor J. Grills

**That** Council receive the Regular Meeting Minutes of the Recreation Leisure Advisory Committee of April 20, 2017.

CARRIED

Forest and  
Wildland Advisory  
Committee

Moved by Councillor S. Maxwell  
Seconded by Councillor S. Anderson

**That** Council receive the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of July 12, 2017.

CARRIED

Whistler Bear  
Advisory  
Committee

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

**That** Council receive the Regular Meeting Minutes of the Whistler Bear Advisory Committee of August 9, 2017.

CARRIED

#### **BYLAWS FOR FIRST, SECOND, AND THIRD READINGS**

Permissive  
Tax Exemption  
Bylaw  
No. 2162, 2017

Moved by Councillor J. Ford  
Seconded by Councillor J. Grills

**That** “Permissive Tax Exemption Bylaw No. 2162, 2017” be given first, second and third readings.

CARRIED

Other Business

**OTHER BUSINESS**

*There were no items of Other Business.*

**CORRESPONDENCE**

Artificial Turf  
Field Feedback  
File No. 8516

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

**That** correspondence from Robert Cessford, dated September 25, 2017, regarding the proposed artificial turf field be received and referred to staff.

CARRIED

Adjournment

**ADJOURNMENT**

Moved by Councillor J. Crompton

**That** Council adjourn the October 3, 2017 Regular Council Meeting at 8:34 p.m.

CARRIED

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Mayor, N. Wilhelm-Morden

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Municipal Clerk, B. Browning