



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JUNE 6, 2017 STARTING AT 6:04 P.M.**

**In the Franz Wilhelmssen Theatre at Maury Young Arts Centre – Formerly
Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT

Mayor: N. Wilhelm-Morden

Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, A. Janyk,
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
Director of Planning, M. Kirkegaard
Director of Corporate, Economic and Environmental Services
Director of Financial Services, K. Roggeman
Economic Development Officer, T. Metcalf
Economic Development Analyst, J. Chen
Acting Municipal Clerk, N. Best
Manager of Communications, M. Comeau
Emergency Program Coordinator, E. Marriner
Planner, C. Beaubien
Recording Secretary, M. Kish

ABSENT: Councillor A. Janyk

This Public Hearing is convened pursuant to Section 464 of the *Local Government Act R.S.B.C. 2015*, c.1 to allow the public to make representations to Council respecting matters contained in “Zoning Amendment Bylaw (Hotel and Phase 2 Rental Pool Accommodations) No. 2140, 2017” (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 and print your name on the speaker list at the podium.

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,

PURPOSE OF ZONING AMENDMENT BYLAW (Hotel and Phase 2 Rental Pool Accommodations) No. 2140, 2017

In general terms, the purpose of Zoning Amendment Bylaw No. 2140, 2017 is to amend the zoning bylaw to include provisions related to the use of specified tourist accommodation properties. The proposed provisions relate to rental pool arrangements, services requirements and visitor and owner use. The provisions reinforce existing covenants registered on these properties, under s. 219 of the *Land Title Act* and predecessor legislation. The provisions require Hotel and Phase 2 rental pool arrangements to be operated by a single professional rental pool manager providing integrated booking, reception, and other visitor services normally associated with the provision and management of commercial tourist accommodation, to every accommodation unit in the same building, or group of buildings on the same parcel or in the same strata plan. The provisions also require all accommodation units to be used or made available at all times for temporary lodging by visitors, except for limited unit owner use as specified in the bylaw.

Submissions

Mayor Wilhelm-Morden called for submissions by the public.

Rita Bellano – 4220 Gateway Drive, Whistler

- Informed that she is the Strata Manager of the Blackcomb Lodge and has been the Strata President since 2012 and is part of a group of owners who have completely turned around the management of the Blackcomb Lodge.
- Commented that Phase 2 covenant is applicable to their property and that they do abide by the covenant.
- Commented that her concern is that she has gone through a difficult time with their rental manager. The rental management company changed again without them knowing about it and tried to take control of the building by taking away the strata rights from the owners.
- Commented that there seems to be a small clause in the rental management agreement from 2004 which in effect says that if you sign the contract you give up all your rights to the property and your ability to vote as a strata and imbedded in the rental room rate are extra fees that the rental company get to keep exclusively.
- Commented that this came about as the strata council did not agree to a 15 year contract.
- Informed that the rental management company sent a letter to members of the strata council that if they spoke to anybody who owned property at the lodge they would be sued personally for interfering in their business.
- Informed that the Strata held an SGM and hired a rental management consultant on behalf of the owners and commented that there is only one

person in all of North America that works on behalf of the owners but there are many that work on behalf of companies.

- Commented that they passed a three quarter resolution to sue the rental management company.
- Commented that we need to have something that protects the owners as the management company has no investment in the building and that they have too much power.
- Commented that there needs to be accountability either with the business licence process or the RMOW where there is an annual review or something to put controls in place.

Mayor Wilhelm-Morden informed that Council is here to listen to comments and to be informed which is their role is during a public hearing.

Brandon Smith – 4368 Main Street, Whistler

- Commented that he submitted a letter to Mayor and Council that he will read and reiterated that this bylaw is reinforcing an existing covenant which he believes is misleading.
- Informed that research he has done and correspondence he has had with Mr. Kirkegaard shows that the closest covenant that they can find is that all units must be booked through an integrated booking system and nothing speaks to it being a single rental company.

Mr. Smith Reads from his letter that was included in the Public Hearing Package:

- Informed that he is a Phase 2 owner of a property in the Alpenglow and is opposed to the bylaw.
- Commented that it is taking away the freedom of choice for our owners and nightly guests.
- Commented that the report is flawed, misleading and is attempting to fix a problem that doesn't exist.
- The existing covenant does not say anything about a single management company that essentially would cost our owners an additional 30 – 50% of their profits.
- Commented that the only people that will benefit from this rental arrangement is the property management companies and big business hotel chains that will be able to gain a monopoly on Phase 2 properties.
- Informed that within the Alpenglow there have been a number of properties that have been able to operate successfully for years.
- Asked why the RMOW is doing this as they are Whistler small business owners and locals who are invested in the community and have been asked to step aside for the big business organizations.
- Commented that the report said that stakeholders were interviewed for one and half hours but Whistler Blackcomb was interviewed for two hours. Mr. Smith commented that there was no time spent looking at the benefits of an alternate model such as the one that we are currently operating at the Alpenglow where they can offer a successful personalized service.
- Commented that the owners are personally invested in the property and therefore the general up keep of the grounds and facilities is far superior to most other Phase 2 properties in the village.

- Questioned why they were not consulted or ask that their nightly rentals be register with the front desk.
- Asks that Council not support the bylaw and recommends that Mr. Kirkegaard meet with the strata and owners to find a happy median for all parties involve.

Jan Poulsen - #402 – 4369 Main Street, Whistler

- Commented that he was not aware of the bylaw and said that he had only just heard about it and how it will affect his property in the Alpenglow.
- Informed that he bought the property in 1996 at preconstruction. Was informed at that time that the residential suites that would form a lodge under the LA2 zoning for the property and the combination residential suites would be the best solution for the property. There is no land, entrance or visible presence as a hotel so therefore it is a lodge. It does not conform to your requirements especially the second part of the meeting.
- Commented that they would be lumped together with other properties that are obviously are hotels and function as hotels and have a 24 hour central reservation front desk.
- Recommends staff go back to the original zoning that was sold to the property owners which is why they purchased their properties in the first place.
- Informed that what they bought is not what you are describing today.
- Commented that the RMOW continually fine tunes the bylaws making more restrictions and rules that only strengthens the big guys against the little guys.

Mr. Paulson reads partly from his letter that was included in the public hearing:

- Commented that he strongly objects to the proposed bylaw 2140.
- Informed that the 87 units do not own the meeting room, front desk, exercise room as they are owned by a private investor.
- Informed that the RMOW removed on-street parking for offloading and replaced it with paid parking which highlights it is not considered a hotel.
- Informed that in 2010 an owner approached the RMOW for a minor amendment to the zoning to say that he did not think he should have to pay for a meeting room that was occasionally used by guests or owners. The RMOW agreed and changed the zoning that there was no longer a requirement for the building to have a meeting room.
- Commented that owners arrived on day one and improved their individual suites by removing the designed elements to customize it to their use so therefore the Alpenglow does not have a consistent look over all the properties like a hotel would.
- Commented that to expect the Alpenglow to convert to a 24 hour desk with a telephone system would be next to impossible as the owners have already made their own arrangements with phones. They have no need for rental management as they are doing quite well without them and get to choose their own management if they want to.
- Commented that the one time they had a pooled rental manager it was a disaster as they did whatever they wanted as if it was their building. After a few years owners started to break the contract with this company.
- Commented that without profit there would be no interest in Whistler and is tired of changes being made based on who speaks the loudest in the community and asks that the wheel not be reinvented.

- Commented that the Alpenglw owners provide the best service and have invested a lot of time for this to occur and offer the best guest experience and financial return.

Florin Arcalean- #9 – 3228 Raleigh Street, Port Coquitlam

- Informed that he is the owner of unit 412 in the Alpenglw complex.
- Commented that he is opposed to the bylaw and its proposal to impose a rental pool policy for the Alpenglw.
- Informed that they have owned a 260 square foot unit in the alpenglw since 2006.
- Commented that they wanted a small investment property with the intent to rent to tourists that they could maintain and advertise themselves as they felt them were capable of taking care of the unit themselves.
- Commented that the lawyer restated the self-managing option and was told it was a common practice in the Alpenglw.
- Commented that they were not asked to sign a rental agreement at the time of purchase which reinforced their belief and knowledge at the time that this property was as described -a self-managed property.
- Commented that the Alpenglw strata units were advertised in the media as properties where owners have the option of self-managing and was sold by a local whistler lawyer who was aware of their intention and made them aware of the restrictive occupancy covenant of 56 days by the owners and the requirement of making the unit available to guests.
- Commented that Allura.com is a company that helps owners advertise their properties and were advised to do so as other owners were doing that.
- Informed that after 11 years 500 guests stay in their unit which they upgraded and maintained to make it attractive to the guests which has been supported by positive comments on the Allura.com website.
- Commented that they are oppose because the income level will not support a management company which will take 35 – 50% which is not economical.
- Informed that the market value will drop significantly as their \$300,000 value loose at least \$150, 000 on today's market. The loss of capital on all the 86 units in the Alpenglw will be 5 million dollars and the loss of occupancy and income level will come down as will the visitor experience.
- Commented that maintenance levels will come down due to the loss of reinvestment capital.
- Commented that the owners are better managers of their properties and have done everything right, paid taxes, added value to their property, took care of visitors and reinvested for a small profit.
- Informed that for more than 13 years the Alpenglw self-management situation was well know and advertised in Whistler Real Estate Magazine. The transfer of ownership from lawyers and notaries were well aware of this option. Real Estate law will state a covenant will be added when they make title and it will impose a restrictive covenant that will stay with the land if it would add value to the land. How will you add value to the land by imposing these restrictions?

Mayor Wilhelm-Morden asked for a show of hands for Alpeneglow owners and representatives in the audience. Staff counted 38 hands. Of the 38 no-one was in favour to support the bylaw. Mayor Wilhelm-Morden asked the Alpeneglow owners to stand aside to allow other audience members from other properties an opportunity to voice their opinion.

Rachel Greenfeld – 7290 Spruce Grove Lane, Whistler

- Informed that she is not speaking just as an owner in the Alpeneglow but as someone who ran for public office.
- Informed that she co-owns eight units in the Alpeneglow, Lake Placid Lodge and owns her own home.
- Commented that her dream was to run a business in Whistler and when she ran to represent Vancouver Centre against Hedy Fry and fought so hard was so that she could do something to improve the conditions of her community as she believes that is what public office is all about no matter what party you represent and that ultimately we are representing the people in the community and tourists and guests visiting Whistler.
- Commented that the current proposal counteracts what we run for public office to do and that she will personally will have to leave Whistler with her 4 year old daughter as her business will go from being a very profitable to a zero business and the Capital investment that has been gained will go from 300% to 25% if she is lucky.
- Commented that maybe the laws that were imposed in the past should be revisited.
- Commented that they are doing something that is good for the community and she stands for all the small business owners in whistler when she says we look to Council to support them not to take them out.
- Commented that when she looked at the stakeholder list that were interviewed the only stakeholder for the Alpeneglow Lodge was the Management Company – the person running their front desk.
- Commented that it is not a fair representation for the owners of the units in the Alpeneglow and that only hotels and front desk operators seemed to be interviewed.
- Informed that guests were given the runaround with previous management companies and it has taken awhile to turn it around to where it is today with hundreds of positive reviews on Airbnb, VRBO and Expedia stating what a wonderful experience they had and the disappointment at not being able to book one of their units.
- Asked why the RMOW would impose this on a service that is providing the public good for the community and accomplishing the goals that the RMOW has expressed they would like to accomplish.

Aran Seaman - #103 – 4573 Chateau Boulevard, Whistler

- Informed that he is new to the market and believes that his experience is very relevant to the current situation and the steps moving forward that are being proposed.
- Commented that the unit that he was considering buying was in poor shape and most reviews at the time were two to three stars and had not seen any

recent upgrades in a long time and the overall reviews were negative but he bought anyway and invested \$50,000 and made it one of the nicest units in the building.

- Informed that guests have given five stars to his property and comment how happy they are with their experience and the revenue is twice as much as it was before he bought so he has essentially doubled the revenue and customer experience.
- Believes he represents the millennials and considers his demographic the future of Whistler. Mr. Seaman's experience has encouraged his friends to move and invest in Whistler and change the experience from one that may have been okay for the last 20 years to one being a lot better.
- Commented that Whistler does not have a lot of new developments popping up that offer people a really great five star experience so believes we have to approach the problem in a different way by letting young ambitious people like himself buy into a 40 year old property and invest, self-manage, make a profit and put it back into the experience and provide something to the market that doesn't exist currently.
- Commented that he believes that this proposed bylaw is setting a dangerous precedent that will allow properties to fall into the same restrictions of using one of three management companies to run everything which will disincentives the owners from making these properties five star experiences and result in the status quo of what has been happening and provide a negative experience.
- Commented that he experienced a property management company in the first three weeks of owning and went with the most respected company he could find and thought it would be great and it turned into a nightmare from day one – as they replaced expensive sheets with 10 year old sheets amongst other things and the guest experience went down. Mr. Seaman ended up going with a boutique cleaning company and worked with the guests himself to manage the bookings and improved the outcome.
- Commented that he is worried that if the bylaw gets passed it will pit the big hotels against the old quirky owner-run resort properties.

Craig MacKenzie – #454 – 4388 Main Street, Whistler

- Commented that they have been fighting the property management issue since the 80's and we are not getting any better at it.
- Informed that he was elected to the Board of Tourism Whistler in 1992 as the single owner representative and went on to become a property manager as he recognized that Whistler lives off the back of all the non-resident owners. The people who buy a Phase 2 property unit or a Phase 1 – they don't live here, they rent it out and then the businesses make money as they invest their capital in Whistler.
- Commented that this is legislation looking for a problem.
- Commented that the staff report says in the Tourist Accommodation review that satisfaction under front desk service is very high regardless of whether the accommodation offers front desk service or not.
- Commented that he is not sure what we are trying to accomplish with this piece of legislation.

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- Commented that people on the panel were biased - that the selection was biased not the people - as there were only two other Phase 2 representatives that only represented a small property.
- Commented that staff could have gone to Westin owners or the Blackcomb Springs owners as you've heard the problems the Blackcomb Lodge owners have.
- Commented that there are people having trouble with their management companies and that the RMOW are going to force them to go into the arms of people who are not always acting in the best interest of their clients.
- Commented that a previous administration tried to delist a number of covenants so that people would not be able to rent and that this was done behind closed doors and without any realization.
- Informed that he asked for a meeting with the people who he knew were involved and explained that it would remove the HST and that the owners would be hit with an immediate 13% GST tax bill by Revenue Canada the day that their property use was changed.
- Informed that there will be a decrease in value to the properties as you have heard.
 - The Alpeneglow sells on average \$850 a square foot
 - The Adara sells on average \$306 a square foot
 - The Cascade Lodge sells on average \$309 square foot
 - The Whistler Peak Lodge sells on average \$240 a square foot
 - Phase 2 properties sell on average based on the net revenue generated to an owner. This is indicative of the net revenue an owner makes.
- Commented that the Alpeneglow has been progressive and have gone out to Airbnb to rent their properties and that they make more money per suite than the property managers can make.
- Believes that the net loss of \$15 million from the Alpeneglow owners will make a heck of a lawsuit.
- Commented that the RMOW has not enforced the first part of the Phase 2 covenant - which is 56 days per year and believes that you can ask for a statutory declaration or some form of proof that it is available for rent and not being offered full time and that you will have a hard time proving this bylaw is fair and equitable.
- Informed that the cost to the property manager of La Chamois which is Phase 1 requires the owners to be part of a management of one central desk. Le Chamois is one of the premier located properties in Whistler.
 - Le Chamois sells on average for \$769 a square foot
 - Glacier Lodge sells for \$981 a square foot
 - Market Place Lodge \$936 a square foot
 - Town Plaza \$1043 a square foot
 - On average there is a 250% on average cost per square foot of capital to the owners to be in a building that has a forced rental pool.
- Commented that the Alpeneglow is the problem building.
- Commented that all the others - the way the covenant is handled - is that you have the municipal covenant title and then you have a management agreement so when an owner sells there is a clause that the buyer has to

enter into the management agreement. The management agreement then further manages that Phase 2 covenant because they make money doing it. They don't want owners staying in house – they make no money.

- Commented that with the Alpeneglow the previous operator couldn't sell the management contracts to make money so the deal collapsed and that a couple of other buildings with the same situation has come close.
- Commented that the legislation is really heavy handed to deal with one building where you can just write a letter and say please give us your rental stats.
- Commented that we need to be able to adapt and be open to the Airbnb's of the world.
- Commented that Tourism Whistler is concerned about conference business but to his knowledge Airbnb works in the city of San Francisco where the convention people operators can deal with Airbnb and they make properties available. In New York City they made an agreement with Airbnb where they give them a listing of all properties as at some point Airbnb has to come to the table with everybody and they can give you a list of properties so that you can enforce rather than the heavy handed approached taken of costs to the owners.

Beny Maameur – 4220 Gateway Drive, Whistler

- Informed that he owns four properties in Whistler and is the Treasurer for Blackcomb Lodge
- Commented that management tried to push old contracts since 2004. There are about five of them and they ask to remove parts of the agreement and they say now they will hold their revenue and haven't paid them for two months.
- Commented that if the management are allowed to take the money and not pay the owners who invest in Whistler we need to help them.
- Informed that he as the Treasurer couldn't help them.
- Informed that the management company takes 45% plus 7% for the booking fee, plus 3% for Peace of Mind (P.O.M) and the deposit. If guests break things they pay for it.
- Commented that the management does not care about the owners.
- Informed that they did not tell strata when they changed management companies.
- Commented that the management company is using and advertising through Airbnb, VRBO under different names which means they get free service and we still pay them 52%.
- Commented that under the covenant we can remove them with three quarter percent of the council.
- Informed that for six years they will make decisions for you. When we challenged them we received a letter from the lawyers saying they will sue them if they interfere.
- Commented that at the SGM we received 64 proxies. People are hurting and we trust you the Council to do the right thing.

Leigh Higinbotham – #309 Adara Hotel, Whistler

- Informed that he is an owner of a property in the Adara Hotel formerly the Timberline Lodge.
- Informed that they have owned 4 properties in Whistler until recently- Stoney Creek, two in the Alpeneglow and the Adara Hotel.
- Commented that he has experience it all with rental managers and issues that come up.
- Informed that he served on strata councils and has seen a great deal of issues that Phase 2 properties experience.
- Commented that he supportst the proposed TA bylaws believing that they have merit.
- Commented that the Adara Hotel has 42 units but only 41 participate in the RMOW approved rental pool.
- Commented that they don't have a rental management company outside the hotel as they formed their own – the owners incorporated it.
- Informed that out of the 42 owners six agreed to serve on the board as volunteers so there is no rental management company issues or charges and that it costs over \$120,000 per year to manage the business saying they provide guest amenities.
- Commented that they have 24 hour front desk, common phone, key system, 24 hour security, in suite maintenance – 5-7 days a week, free ski and bike concierge service, towels for the pool and hot tub, free coffee, breakfast bars and snacks for guests as they walk through.
- Commented that one unit refuses to enter the rental pool despite letters from the RMOW that they are not complying with the Phase 2 covenant and that fines are \$200 a week which have been ignored. They have no ability to get them on board.
- Commented that this has created problems with the guests in that suite as they are not aware that the owners are not part of the management pool as they advertise that it is in the hotel so they believe that they get the same service as the other suites and are angry when they are told that the don't get the same service.
- Commented that when the guests are unhappy they post on TripAdvisor under the Adara Hotel which must turn potential people away from renting.
- Commented that around 1995-96 they had a net loss and now they are making a profit since they formed their own management company. They have a business licences, do all the things the other management companies do and their ROI is 10-12% per year which is a good ROI.
- Commented that their sale prices are going up which proves when you have a consistent product and get what you expect from a hotel service it encourages return business.

Efo Otuomagie - #518 – 4557Blackcomb Way, Whistler

- Informed that he bought in La Chamois and the experience with the management company was not great.
- Commented that he needed access to his room but the front desk closed at 5:00 p.m. He installed a key lock system in his suite next day.

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- Commented that he has never spoken to someone at the management company as every time he calls they ask him to send something via email.
- Informed that if he had a guest coming to stay and they forgot to forward the phones from Le Chamois to the Blackcomb Lodge then the guests would have to stay somewhere else.
- Commented that as owners and investors you tend to put more in and he is intending to renovate to bring it more up to date.
- Commented when he talked to the front desk they were going to charge him 55% if they managed it. Which means if they rented it out for \$200 a night he would get \$85 and from that would have to pay for cable and internet. Commented that if he was living somewhere else and I didn't care too much he might go for that.
- Commented that the bylaws say you have to keep your place available mostly for rentals but the problem in Whistler seems to be not accommodation for people who are visiting but for people who are working here.
- Commented that the RMOW should not waste time on things that are working like the Alpenglöw where owners took over and have been investing money back in.
- Commented that property managers charge \$110 for cleaning where pays his cleaning lady \$100 for four hours and at La Chamois it is \$65.
- Questioned why he is being told to sign a contract with a management company for a service he does not get with the front desk and believes that they should not be forced into doing things that are not working.

Peter Tomlinson - #359 – 4429 Sundial Place, Whistler

- Informed that has been a Whistler Village Inn and Suites owner for 20 years and on council for about 10 years.
- Informed that his council asked that he observe at the meeting and he decided to speak.
- Commented that there is a lot of different models here and it seems that one size does not fit all.
- Commented that his situation is similar to the Adara.
- Commented that after the first several years the owners took control of the building and the management company was changed and that for the last 25 years the strata council - which is quite active - created a company so that it could hire its own management company.
- Commented that they hired a hotel management company and that the fee to manage is a percentage of revenue and it is in the single digits. The Strata Council owns the contract. The owners which is 65 strata lots is about 85 rental rooms and the owners are from all over the world and don't have the ability to manage the rentals themselves. There are 63 of the 65 strata lots entered into the agreement and they ask that every five years people voluntarily redo their pooling agreement.
- Informed that one has been out for several years and one is considering going out on their own.
- Commented that their objective is the guest experience and that their strata council controls the management company which is a key difference.

- Commented that with the professional hotel manager and the objectives of their own strata owners it's the guest experience that is important.
- Informed that they support the gentleman from the Adara that best guest experience in a hotel environment is to have a single operator with front desk for 24 hours, maintenance, security and key access.
- Commented that they support the single model in their experience because it works.

Hae Kyu Lee - #329 – 4368 Main Street, Whistler

- Informed that his family purchased 14 properties in the last year and half and he owns 50% with four units in Adara and four units in the Alpenglow so he is familiar with the issues.
- Commented that the issues that face the Adara do not apply to the Alpenglow as the Alpenglow is not like a hotel but is more like a Phase 1 where each owner rents out their own units.
- Commented that when they purchased the Alpenglow units he wondered what the chances were of being forced into a management pool. The RMOW website says the owners of Phase 1 and 2 are required to be managed by a pool revenue sharing company and he thought it would be unlikely because for a long time these properties have been self-managed.
- Commented that the Alpenglow units have been increasing in value faster than any other properties in Whistler because people want to have control of their properties and rent them out nightly and are not selling at more or less than the properties in a Phase 1 property.
- Commented that changing the bylaw now it is going to hurt people who have invested and made plans to operate it as is.
- Informed that they are currently renovating and trying to provide a better guest experience but if there is to be a forced management pool they won't be able to afford to make these investments to the units.
- Commented that he purchased a duplex to house a couple of housekeepers and the apartment that he lives in and his plans and livelihood will be put in jeopardy if they are forced into a pooled management.
- Commented that he doesn't know what the solution is but that maybe change the Alpenglow into a Phase 1 with restrictions to renting out most of the year like other units as he doesn't want to conflict with other properties that want to work under a different system.

Andy Flynn - #309 Alpenglow, Whistler

- Informed that he has lived in Whistler over 30 years.
- Young family just getting by.
- Informed that he just bought in the Alpenglow ten days ago and didn't know this was coming and doesn't think the real estate agent knew about it.
- Commented that he bought the property at a good price and are planning to advertise it on Airbnb which he thinks is a great concept. Travelling around the world it is a popular model for those who don't want the hotel model with all the extra add-ons.

Mayor Wilhelm-Morden called three times for submissions by the public.

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Correspondence Nikki Best, Acting Municipal Clerk, indicated that there were two (2) letters of correspondence for the proposed bylaw, 20 against the proposed bylaw and one (1) neutral submission for the proposed bylaw.

ADJOURNMENT

Hearing no further comments, the Public Hearing adjourned at 7:34 p.m.

Mayor, N. Wilhelm-Morden

Acting Municipal Clerk, N. Best