



# WHISTLER

## MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, NOVEMBER 1, 2016, STARTING AT 5:30 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

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, L. Schimek  
Manager of Communications, M. Comeau  
Manager Environmental Stewardship, H. Beresford  
Planner, A. Antonelli  
Recording Secretary, M. Kish

### **ADOPTION OF AGENDA**

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

**That** Council adopt of the Regular Council agenda of November 1, 2016.  
CARRIED

### **ADOPTION OF MINUTES**

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

**That** Council adopt the Regular Council minutes of October 18, 2016.  
CARRIED

### **PUBLIC QUESTION AND ANSWER PERIOD**

#### **Steve Andrews – 8509 Drifter Way, Whistler**

**Q** - Speaking about the Mayor's Housing Task Force what can the task force accomplish that Mayor and Council can't do on its own?

**A** - Mayor Wilhelm-Morden responded that we are looking for broader input into what some of the solutions may be to the housing issue beyond what Council and senior management can bring to the table. Mayor Wilhelm-Morden said that we refer to the Whistler Housing Authority (WHA) but thought it would be a great idea to bring 16 people representing

stakeholders, community members at large throughout the community to really focus on the issue and come up with some recommendations

**Q** – I noticed that there are only two community members' at large positions available which is only 1/8<sup>th</sup> of the committee. Is there more room for other community members given the gravity of the situation and passion behind the issue?

**A** – Mayor Wilhelm-Morden responded that we had 29 applicants for the two positions and selected them that morning. The Terms of Reference say two community members at large but that may change in the future and there will be opportunity for input from the community. Mayor Wilhelm-Morden commented that we are just in the process of getting the committee up and running and will discuss what our work plan is before we go to the public for consultation.

**Q** – The housing issues where landlords abuse the laws in the *Residential Tenancy Act* is seen as a big problem among a lot of us. I am wondering if the RMOW is doing anything to address that and do they have any jurisdiction to deal with this issue?

**A** – Mayor Wilhelm-Morden said that she agreed and that it was the concerns she had that moved her to ask staff to organize a meeting for landlords and tenants. Mayor Wilhelm-Morden said that the landlords meeting has already taken place and that the tenants meeting is coming soon. Mayor Wilhelm-Morden commented that there is abuse by landlords and tenants periodically so the info sessions are a place where the laws can be discussed. The RMOW does not have the jurisdiction to get involved in tenancy disputes saying that is what the Residency Tenancy Branch is there for. Mayor Wilhelm-Morden commented that there is really good information on the internet about tenants' rights and she encouraged anyone who is a tenant to read up on their rights and educate themselves saying that there should not be anyone evicted because of abused laws.

**Q** - Is there anything extra the RMOW can do such as lobby the government for help?

**A** - Mayor Wilhelm-Morden commented that he RMOW is not going to get involved in disputes between landlords and tenants saying that it is not what Municipalities do. Mayor Wilhelm-Morden said that this is not just a Whistler issue but an issue that needs to be addressed by the WHA, local businesses, Provincial Government and the Federal Government. Mayor Wilhelm-Morden commented that the WHA has been speaking to the Province regarding funding and that she has been talking to our Member of Parliament (MP) Pamela Goldsmith-Jones about funding informing that this is a multifaceted problem that needs a multifaceted approach.

#### **James Top – short term accommodation at Alpenglow.**

**Q** – We have noticed there is no agenda for the task force online. When do you plan to release the agenda?

**A** – Mayor Wilhelm-Morden answered that we are just in the process of setting the work plan.

**Q** – What can be done about the illegal Airbnb rentals?

**A** – Mayor Wilhelm-Morden responded that this is something that will be discussed at the task force meetings. Mayor Wilhelm-Morden said that we currently have staff looking at those situations. Mayor Wilhelm-Morden commented that Whistler is a unique community where we have a certain area specifically zoned for nightly rentals and other areas that are not. Mayor

Wilhelm-Morden said that this makes it easier to look at enforcement proceedings where there are VRBO situations in those areas that are not zoned for it.

**Q** - There is a maximum allowable rent increase for the WHA rentals. Is there anything similar you can implement to cap rental rates for other housing?

**A** – Mayor Wilhelm-Morden responded that unfortunately the RMOW has no jurisdiction to implement any rental cap on private homes.

**Q** – Is there any way you can get jurisdiction in this case?

**A** – Mayor Wilhelm-Morden responded no, but there may be some things we can do to discuss with landlords about large increases in rental rates year after year. Mayor Wilhelm-Morden commented that it is unacceptable that this practice is taking place saying that it is gouging. Mayor Wilhelm-Morden said that this is not what Whistler is all about and that the untenable levels of rental rates will be something discussed at the task force meetings.

**Q** – During the Olympics the RMOW introduced free transit around Whistler. Is this something that could be done for Squamish and Pemberton?

**A** – Mayor Wilhelm-Morden answered that this is something that our Transportation Advisory Group (TAG) is looking at saying that she didn't mean free transit in particular but regional transit between Whistler and Squamish and Whistler and Pemberton. Mayor Wilhelm-Morden said that our primary goal is to house more than 75% of our workforce in Whistler which has been met for the last 15 years. Mayor Wilhelm-Morden said that we don't want people commuting to Whistler, we want people to live here.

**Q** – Tourism is huge in Whistler but with the increase in tourism every year it brings to town workers and the demand for housing. Would you consider decreasing the demand for tourists and focus more on the housing situation?

**A** – Mayor Wilhelm-Morden responded that the two are not mutually exclusive. Mayor Wilhelm-Morden commented that we really focused on the economy after the Olympics as it was a time where people were having a hard time paying their mortgages and rents. The response to that focus has been an improvement to the economy over the last couple of years. An unintended consequence to this was the demand for housing. Mayor Wilhelm-Morden said that we are now going to focus on fixing that.

### **Kyle Godfrey – Whistler Blackcomb Staff Housing**

**Q** – There was a recent Globe and Mail article around the housing issue and I am glad to see this getting national attention, breaking out of the Whistler bubble. With 1.5 billion from tourism in Whistler going towards the GDP annually what can we realistically expect to get back from the Federal Government to help us get more housing? Whistler is expecting a shortage of 500 instructors this winter. How will this affect our ability to contribute to the GDP every year if this housing crisis continues – that amount is going to decline?

**A** – Mayor Wilhelm-Morden responded that not only do we contribute 1.35 billion annually to the GDP but we send 150 million in tax revenues per year to the three levels of government saying that we are a cash cow here. Mayor Wilhelm-Morden commented that she is not sure how much we can expect if anything from the Federal Government in response. Mayor Wilhelm-Morden said she spoke to our MP Pamela Goldsmith-Jones saying that she should be prepared as there will be an ask. Last week we saw the Federal Government here making an investment in transit. Mayor Wilhelm-Morden

mentioned that she has not seen the Federal Government take an interest in transit in Whistler before so takes that to be a good sign saying that we do have to have all levels of governments involved. Mayor Wilhelm-Morden commented that this is not only happening in Whistler it is happening right across the country and that in many respects Whistler is ahead of the curve. Mayor Wilhelm-Morden commented that even with the number of resident restricted housing we have there is still a problem. Mayor Wilhelm-Morden commented that she would like that question posed to MP Pamela Goldsmith-Jones the next time you see her saying we will continue to work with all levels of government.

### **Wolfgang Run – temporarily at Whistler Hostel**

**Q** – I have recently run into people who have become homeless. What if we had a natural disaster with people going hungry and sleeping in cars and constantly under stress wouldn't that be considered a natural disaster? Wouldn't there be a disaster relief action put into place? I don't see that taking place in Whistler. Not just from Council and staff but from the whole community. Where is the call out from Whistler Community Services Society (WCSS) for people who have become homeless for them to come and sign up for relief housing? If we don't have a bed somewhere wouldn't we mobilize to do something about it?

**Q** – Will Council and staff immediately put into action the setting up of tents on the concert stage in Olympic Plaza and then put it on the front page of the Pique and the world to say that we are not proud of the housing shortage but we are proud of taking care of our own? Will we put tents up wherever we can? Can we call the Red Cross and get refugee tents? Right now I feel like a refugee of Whistler and I am not alone. I am asking for a call to immediate action not temporary housing, not housing a year from now but housing now.

**A** – Mayor Wilhelm-Morden responded that no the RMOW will not be putting tents on the stage at the Plaza. Mayor Wilhelm-Morden commented that we have a housing issue and that we can agree on that. Mayor Wilhelm-Morden said that she disagreed that this can be considered a disaster saying that as a response staff will start enforcement of the VRBO's, the Mayor's Task Force will start looking at the issues and the WHA are looking at steps they can take. Mayor Wilhelm-Morden responded that they know this will not provide immediate relief but that they are working towards a solution saying that the issue has our attention and that we are working on it.

**Q** – What can we do about immediate relief?

**A** – Mayor Wilhelm-Morden responded that we are speaking to business owners and have put a call out to second home owners to see if they would be interested in renting. Mayor Wilhelm-Morden commented that we do not have a response that will take effect tomorrow.

**Q** – What about a temporary camp at Rainbow Park?

**A** – Mayor Wilhelm-Morden commented that we are not looking at temporary solutions that we are looking at short and medium solutions that will go a long way to solving the shortage.

**Q** – What about the people who are suffering now and need immediate assistance – should we just ignore them?

**A** – Mayor Wilhelm-Morden responded that of course not saying that there are social agencies available for those people and that she encouraged them to take advantage of them.

**Q** – Do you mean WCSS?

**A** – Mayor Wilhelm-Morden responded yes, amongst others.

**Q** – I went there and they have no services. Can they provide emergency shelter?

**A** – Mayor Wilhelm-Morden commented that they provide direction for where you can go to find immediate services.

**Q** – Where would they go?

**A** – Mayor Wilhelm-Morden responded probably in Squamish.

**Q** – Why is there no housing here available here?

**A** – Mayor Wilhelm-Morden commented that currently we do not have any emergency housing facilities here for homeless people saying that we look to our neighbours to the north and south to provide short term emergency social facilities.

**Q** – What will it take for us to implement a shelter in Whistler?

**A** – Mayor Wilhelm-Morden responded that to provide a shelter is not currently on our work plan. Mayor Wilhelm-Morden commented that this may come out in the task force on housing - who knows. Mayor Wilhelm-Morden responded that when the last homeless study was done a year ago there were less than 15 people reported as homeless in Whistler.

### **Kyle Godfrey – Whistler Blackcomb Staff Housing**

Kyle commented that a poll that was done about a week ago using a Whistler community Facebook page indicated that 850 said they had housing and 400 people consider themselves homeless.

**Q** - Mayor Wilhelm-Morden asked whether he had a question.

**A** – No, just wanted to provide an update to information.

## **MAYOR'S REPORT**

Mayor Wilhelm-Morden announced the following appointments:

Forest and Wildland Committee appointments were given to -

- Mac Lowry, Colin Rankin and Kathi Bridge for a term of three years
- Johnny Mikes and Candace Rose-Taylor terms were extended for one more year

Mayor's Task Force on Housing At Large appointments were given to -

- Ben Smith and Terry Deutscher
- Councillor Grills was appointed as the Councillor on the committee

Mayor Wilhelm-Morden gave an update that the other members of the task force are continuing to be populated with a view heading towards the first meeting scheduled for November 7, 2016.

Mayor Wilhelm-Morden informed that Council conducted its annual retreat with senior management October 31 where a variety of aspects of the resort community were discussed:

- The accomplishments during this term of this Council including strong partnerships within and outside of the community; the economy; opening of the Audain Art Museum and the VSO Institute in Whistler; wayfinding and Cultural Connector; Village, park and infrastructure investments and maintenance; the

Community Energy and Climate Action Plan; minimal tax increases; and customer service improvements; to just name a few of the accomplishments.

- The existing work plan and projects currently underway to support the resort community
- Trends in the community and tourism economy
- Priority areas, opportunities and challenges moving forward

Mayor Wilhelm-Morden confirmed that establishing Council's consensus on key focus areas for 2017/2018 are:

- Continue to prioritize core municipal service delivery excellence
- Deliver on existing work plan and project commitments in the Corporate Plan
- Mitigate the pressures from increases in resort visitation levels in the areas of housing, affordability and transportation
- Facilitate improved environmental performance through increased community and stakeholder participation
- Expand wildfire protection activities

Mayor Wilhelm-Morden noted that these focus areas will be used by staff in the development of the updated Corporate Plan and budget. The retreat is one aspect of the Resort Municipality of Whistler's annual corporate planning and budget process.

- Community and economic monitoring results, community input through channels such as our 20 committees and working groups, the community forum, and the Community Life Survey and a wide range of other planning initiatives.
- There will be a number of opportunities for the community to learn more about the 2017 plan and budget moving forward over the coming months.
- Planning for the annually updated Corporate Plan and Budget is done throughout the year culminating in an updated plan each spring.

Mayor Wilhelm-Morden informed that the Resort Municipality of Whistler (RMOW) and our partners are moving ahead on several initiatives to improve transportation within Whistler and the Sea to Sky Corridor. Last week the Government of Canada, Province of British Columbia and RMOW announced a \$3.2 million investment into the BC Transit Facility in Whistler. Two transit surveys have been launched to inform the decision-making process. Please visit [www.whistler.ca](http://www.whistler.ca) to complete them. The municipality's reinstated Transportation Advisory Group is also undertaking several studies to examine transportation issues and solutions around Whistler.

Mayor Wilhelm-Morden updated that ten students have just returned from Whistler's sister city Karuizawa in Japan where they visited for nine days. During the visit the students met with Mayor Fujimaki, toured Matsumoto Castle, saw wild monkeys, took part in a tea ceremony, experienced Japanese culture and stayed with home stay families who take part in the Whistler exchange. The municipality contributed towards each student's transportation. Next spring, students from Karuizawa will visit Whistler.

Mayor Wilhelm-Morden noted that the thirty-third annual Halloween celebrations at Tapley's Farm occurred last night and was attended by hundreds of families. The Park and Spook shuttle from Marketplace to Tapley's Farm was provided by the Resort Municipality of Whistler, BC Transit and FastPark. And Waldorf School students decorated the interior of the bus. The Whistler Fire Rescue Service set off the fireworks. Nesters Market sponsored the fireworks and both Nesters Market and IGA donated candy.

Mayor Wilhelm-Morden mentioned that last week Whistler was used as a set for a film called A Christmas to Remember. The producers donated five hundred dollars to Whistler Public Library and set pieces to the Family Après program. This film is one of many productions shot in Whistler. These include:

- the reality TV show Love it or List it Vacation Homes
- the reality TV show Après Ski Season Two
- the movie Fifty Shades of Grey 2
- as well as many catalogue photo shoots and TV commercials and travel shows in collaboration with Tourism Whistler and Destination B.C.

Mayor Wilhelm-Morden congratulated Whistler Blackcomb President and CEO Dave Brownlie for winning the BC CEO award for the Large Company category. The awards are presented by Business in Vancouver newspaper and MacKay CEO Forums. He is receiving the award this evening in Vancouver.

Mayor Wilhelm-Morden updated that the Inside Scoop trade show will return on Wednesday, December 14. This event is attended by hundreds of frontline employees who wish to learn more about what is happening this winter. Over a hundred businesses and organizations attend the event to share information with staff. The event is free to attend. To register your business, visit [members.whistler.com](http://members.whistler.com). Applications should be submitted by December 1.

Mayor Wilhelm-Morden noted that this year as part of Cornucopia, Whistler's annual Celebration of Food and Wine, the Whistler Public Library will play host to a new event on Friday, November 11. Author Madeline Puckett, the author of Wine Folly, will hold an informative evening on choosing wine. The Wine Folly event will also have tastings of the top Cornucopia wines. Attendees will receive a copy of Puckett's book. Tickets are \$49 and all proceeds go to the library. You can purchase tickets online at [whistlercornucopia.com](http://whistlercornucopia.com).

Mayor Wilhelm-Morden informed that there is a candlelight vigil taking place at the Gondola Transit Exchange tonight at 6 p.m. remembering Manmeet Alisher. The Resort Municipality of Whistler and BC Transit extend our deepest sympathies to everyone in the transit community affected by the tragedy in Brisbane, Australia. Safety is the number one priority for BC Transit and its operating partners.

*At 6:00 p.m. Mayor Wilhelm-Morden recessed the Regular Council Meeting to hold a Public Hearing.*

*At 6:03 p.m. Mayor Wilhelm-Morden reconvened the Regular Council Meeting.*

Mayor Wilhelm-Morden conveyed that Remembrance Day on Friday, November 11 will be observed with a parade along Village Gate Boulevard followed by a Service of Remembrance at the Whistler Cenotaph by Fire Hall 1. The service will include the Whistler Children's Chorus, poetry readings, and a helicopter fly over. The entire community is invited to this event to reflect and honour the sacrifice of more than 116,000 Canadians who have fallen in the service of Canada over the past century. Coffee and hot chocolate will be served afterwards. Whistler Transit will be rerouted during the parade from 10:30 a.m. until 11:30 a.m. The event is produced annually by the Whistler Service of Remembrance Committee. Please visit [whistler.ca/events](http://whistler.ca/events) for more details. Mayor Wilhelm-Morden updated that the parade this year will be joined by around 35 army members from Vancouver.

Mayor Wilhelm-Morden mentioned that applications are being received for six trustee positions on the Whistler Public Library Board. More details are available at [whistler.ca/committees](http://whistler.ca/committees). If you would like to apply, please submit your application by 4:00 p.m. on Friday, November 18.

Mayor Wilhelm-Morden congratulated Roger McCarthy for being inducted into the Laurentian Ski Museum's Hall of Fame saying it was a very well deserved honour.

Councillor Grills informed that Renters Rights will host a meeting from 2:00 p.m. until 4:00 p.m. November 9 at the Library.

Councillor Grills updated that one of the first events at Cornucopia on Thursday, November 10 at 5:00 p.m. is the Restaurant Association of Whistler Hall of Fame's where the first inductee will be Mario Enero of La Rua and Caramba Restaurants.

Councillor Janyk and Councillor Maxwell attended the Vital Signs Workshop where the three highlighted areas that were covered were housing, salaries and the gap between the rich and poor. Councillor Janyk mentioned that the Vital Signs Committee is looking forward to hosting more workshops around those areas and will be communicating some new ideas to Council in the future. Councillor Janyk mentioned there were about 40 people at the workshop.

Councillor Janyk attended the landlords session mentioning that she learned a lot at this meeting being a landlord herself. Councillor Janyk informed that you cannot raise your rent more than once in a year saying that one of the practices taking place are not legal which is something a tenant can take to the tenancy Act. Councillor Janyk mentioned that one lady said that being a Landlord is scary business but that it is up to landlord and tenants to act responsibly and legally. Councillor Janyk commented that it was well attended by about 20 landlords.



Mayor Wilhelm-Morden and Councillor Grills thanked Councillor Ford for acting on the Mayor's behalf while she was away due to a death in the family mentioning what a great job she did with short notice.

### **ADMINISTRATIVE REPORTS**

Human Bear  
Management Plan – 2<sup>nd</sup>  
Edition (2016)  
Report No.16-118  
File No. 8396

Moved by Councillor S. Maxwell  
Seconded by Councillor A. Janyk

**That** the Human-Bear Conflict Management Plan, 2<sup>nd</sup> Edition (2016) attached as Appendix A in report number 16-118 replace the 2009 edition and be adopted by Council.

CARRIED

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

Transportation Advisory  
Group

Moved by Councillor A. Janyk  
Seconded by Councillor S. Anderson

**That** minutes of the Transportation Advisory Group's Workshop No. 4 of July 11, 2016 be received.

CARRIED

Forest and Wildland  
Advisory Committee

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

**That** minutes of the Forest and Wildland Advisory Committee meeting of September 14, 2016 be received.

CARRIED

Recreation and Leisure  
Advisory Committee

Moved by Councillor A. Janyk  
Seconded by Councillor J. Grills

**That** minutes of the Recreation and Leisure Advisory Committee meeting of May 12, June 16 and September 8, 2016 be received.

CARRIED

Liquor Licensing Advisory  
Committee

Moved by Councillor A. Janyk  
Seconded by Councillor S. Maxwell

**That** minutes of the Liquor Licensing Advisory Committee meeting of July 14, 2016 be received.

CARRIED

### **BYLAWS FOR THIRD READING**

Zoning Amendment  
Bylaw (1310 & 1350  
Cloudburst Dr) No. 2128,  
2016

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

**That** Zoning Amendment Bylaw (1310 & 1350 Cloudburst Dr) No. 2128, 2016 receive third reading.

CARRIED

## CORRESPONDENCE

Ministry of the  
Environment UBCM  
Follow Up  
File No. 2014.33

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

**That** correspondence from Hon. Mary Polak, Minister of the Environment dated October 17, 2016, regarding commitments to following up with topics raised from meetings at the Union of British Columbian Municipalities (UBCM) Convention be received.

CARRIED

Graffiti Issues in Whistler  
File No. 3009

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

**That** correspondence from Perri Domm, President and Founder of Goodbye Graffiti dated October 17, 2016, regarding statistics he has collected and the process he has taken to address issues of graffiti in Whistler be received.

CARRIED

DES Issues  
File No. 3009

Moved by Councillor A. Janyk  
Seconded by Councillor S. Maxwell

**That** correspondence from Karen Thomson, dated October 12, 2016 and October 24, 2016 regarding issues and concerns with her District Energy System be received and referred to staff.

CARRIED

## ADJOURNMENT

Moved by Councillor J. Crompton

**That** Council adjourn the November 1, 2016 Council meeting at 6:42 p.m.

CARRIED

---

Mayor, N. Wilhelm-Morden

---

Municipal Clerk, L. Schimek