



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, OCTOBER 4, 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: J. Crompton, J. Ford, J. Grills, A. Janyk, S. Maxwell

ABSENT: Councillor S. Anderson

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
Municipal Clerk, L. Schimek
Manager of Communications, M. Comeau
Manager of Transportation and Solid Waste, G. Woodward
Emergency Program Coordinator, E. Marriner
Planner, R. Brennan
Planner, A. Antonelli
Recording Secretary, M. Kish

ADOPTION OF AGENDA

Moved by Councillor J. Ford
Seconded by J. Grills

That Council adopt of the Regular Council agenda of October 4, 2016.
CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of September 20, 2016.
CARRIED

*Mayor Wilhelm-Morden recognized the attendance of Sue Adams, holder of
the Freedom of the Municipality.*

PUBLIC QUESTION AND ANSWER PERIOD

Michael Mills, 9298 Emerald Drive, Whistler

- Mr. Mills said his question is regarding public access to the miles of well-known trails from Emerald Drive that was assumed to be public access at 9531 Emerald Drive.
- Mr. Mills noted that the Valley Trail maps in the village show this as an access point for trails from Alpine to Emerald. The trail network that is accessed via this address are significant and a lot of time has been put into building them.
- Mr. Mills asked the question: Has the RMOW initiated a process with the landowner to investigate ways to restore public access to these classic Whistler trails either through the assumed access trail which was at 9535 Emerald Drive or alternatively through the land owners civic address at 9475 Emerald Drive?
- Mayor Wilhelm-Morden replied affirmatively that they have initiated a process.
- CAO Mike Furey replied that the RMOW shares an interest in getting access to these trails as well. The challenge being that it is through private property and that the route was a utility right of way and the owner has a right to restrict access for non-municipal purposes.
- Mr. Furey said that discussions have taken place with the owners and other property owners but at this time there is still no resolution and that the RMOW is continuing to look into access issues.

Wolfgang (Run) Lindeman, has no address.

Mr. Lindeman asked the following questions:

- Where are the commitments in using shock absorbers as in short term housing i.e. temporary trailers for homes?
- Are you all not capable of massive action?
- Did you all say that you are deeply concerned regarding our shortage of affordable housing?
- Where are the comprehensive actionable plans to foster the social wellbeing of our people?
- When will the CAO admit that the powers come from the people and our collective wealth? Does the Legislature pay his salary?
- When will the CAO stop making excuses regarding seeing our resort rise to a level of success as in a previous Pique article? Could this be a symptom of bad planning and void of action?
- What kind of democracy do we have? What kind is the Council dispensing? What powers do they have, who gave them to you, how do you use them, how are you held accountable and how do we get rid of you?
- Do elections clarify how we can get rid of you – not according to staff as they are not elected? How do we get rid of staff if they are impeding our democracy? Do we have the type of governing body where they listen to the people first to foster the social wellbeing of the people?
- When will Mayor, Council and staff acknowledge the full character and powers of the people?
- When will Mayor, Council and staff ask what the people want to create for interim housing not just the shortage of housing but the shortage of affordable housing?

- When will you invite academics from COMER.org, our Canadian think tank in an open forum with the community to discover powerful tools to spend money into existence, new money for all our infrastructure housing needs?
- When will Mayor, Council and staff create policy to appropriate 1% of our GDP (almost 13 million) 1% of real estate sales of 2015 which is another 6 or so million which is almost 20 million dollars into a trust fund to build affordable housing for families and workers?
- When will you formulate a new policy of affordability by creating a 99 year “life pledge” which would only cost \$200 per month using our Bank of Canada?
- Do you hear me – I am one of the people? Do you hear us the people behind me?
- When will you listen knowing that you are so talented and capable to implement new policy for our wellbeing for our highest good for all?
- We are waiting for your reply and your best actions.

Mayor Mayor Wilhelm-Morden thanked Mr. Lindeman for his questions and replied that she recognized that Mr. Lindeman was embarking on a philosophical debate about political systems but said it was not appropriate in this forum and invited Mr. Lindeman to make an appointment with her at Municipal Hall where she would be happy to debate those matters.

- Mayor Wilhelm-Morden answered Mr. Lindeman’s questions on housing by saying that the RMOW has been committed to housing since the mid 1990’s and takes it very seriously and have achieved some very good results but know there is more to do. Mayor Wilhelm-Morden commented that we would be hearing from the CAO this evening who will report on how we arrived at this situation and offer suggestions for short and medium term solution resolutions around the issue.
- Mayor Wilhelm-Morden invited Mr. Lindeman to stay and listen to the report coming up on Whistler housing by CAO Mike Furey.

MAYOR’S REPORT

PRESENTATIONS/DELEGATIONS

A presentation was given by Mike Furey, CAO of the RMOW regarding Whistler Housing.

At 6:00 p.m. Mayor Wilhelm-Morden adjourned the meeting to move into the Public Hearing for Bylaw 2120.

At 6:01 p.m. the Public Hearing was adjourned and the Regular Meeting was reconvened.

Moved Councillor J. Ford

Seconded Councillor J. Grills

That Council endorse the formation of a Housing Task Force to make recommendations to be considered by Council; and

That Council direct staff to report back with a Terms of Reference for the Housing Task Force.

CARRIED

At 6:39 Mayor Wilhelm-Morden called a short recess.

At 6:42 Mayor Wilhelm-Morden reconvened the meeting.

MAYOR'S REPORT

On behalf of Council and the Resort Municipality of Whistler, Mayor Wilhelm-Morden shared her condolences with the family of George Huxtable following his passing. He was well known locally as a passionate skier and for truly embodying the spirit of Whistler: George skied 85 seasons in his 97 years. He won Whistler Blackcomb's Living the Dream contest—in his 80s—for skiing the most days in a season. And he was also in the first Peak to Peak Gondola cabin when it opened. He will not be forgotten.

Mayor Wilhelm-Morden mentioned that she Council and staff have recently returned from the Union of BC Municipalities Convention in Victoria. The convention is an annual opportunity for Whistler to promote and engage other communities and meet with provincial ministers on issues of importance to our community. This year Whistler put forward a resolution for a Universal Daycare Plan. This resolution urged the provincial government to implement a universal daycare plan that creates new and affordable licensed day care spaces for infant and toddler care, for the benefit of families with an annual income below \$40,000 and to include all communities in BC.

Additionally, Whistler supported resolutions related to

- A national housing strategy
- BC Conservation Office capacity
- Passenger rail service between North Vancouver and Prince George
- A tax on short-term accommodation
- Protecting old growth forests on Vancouver Island.

Mayor Wilhelm-Morden stated that there were almost 150 resolutions under consideration at the conference.

In addition Whistler Council had meetings with:

- Shirley Bond, Minister of Jobs, Tourism and Skills Training and Minister Responsible for Labour
- Steve Thomson, Minister of Forests, Lands and Natural Resource Operations
- Peter Fassbender, Minister of Community, Sport, Cultural Development and Minister Responsible for Translink

- Todd Stone, Minister of Transportation and Infrastructure and Deputy House Leader
- Stephanie Cadieux, Minister of Children and Family Development
- Mary Polak, Minister of Environment relating to issues of importance to our community.

In addition Mayor Wilhelm-Morden stated that she also met with the Premier of BC and the board of the SLRD. Other topics discussed were RMI, Hwy 99 and Regional Transit, Daycare, Request to not renew the Asphalt Crown Land Lease, OCP. Mayor Wilhelm-Morden commented that it was a very successful conference and that they are looking forward to Vancouver next year.

Mayor Wilhelm-Morden updated that just before UBCM, we received the news from the Province of British Columbia that Whistler is receiving more than six million dollars from the Province's Resort Municipality Initiative to support our tourism industry through 2017. Through the RMI, Whistler has received more than 74-million dollars since 2006 for a range of events and projects that have expanded Whistler's tourism draw. Whistler has benefited from the construction of the outdoor rink at Whistler Olympic Plaza, a BMX track, trail development, the Cultural Connector Route as well as events such as Tough Mudder, Ironman and the Whistler Children's Festival, as well as the Festival, Events and Animation program. We commend and thank the Province for their investment and commitment to the RMI program and helping Whistler contribute to British Columbia's tourism economy.

Mayor Wilhelm-Morden congratulated Whistler Blackcomb on being named the number one overall ski resort in North America for the third year in a row by SKI Magazine. SKI Magazine surveys 15-thousand people and is the longest-running ski industry survey and is considered the most comprehensive survey of its kind. The resort also scored high for terrain variety, off-hill activities, lodging and après. The RMOW is proud of this distinction that also reflects on the broader community, our members who work hard every day to make the town of Whistler and Whistler Blackcomb resort an excellent experience for visitors.

In July, Whistler Council endorsed the Community Energy and Climate Action Plan. The Plan, which was developed through a science-based, community partnership effort, is designed to help Whistler become more energy efficient over the next 50 years. Whistler's success is reliant on the commitment of residents, businesses, and decision-makers to take bold action to reduce energy use. One of the first steps that will be taken by the Resort Municipality of Whistler (RMOW) is to better understand the transportation choices people are making when they travel around town, for work or recreation. We are looking to speak to Whistler residents 30 years of age or older, who drive more than taking other forms of transportation to take part in a transportation focus group. Those interested please visit www.whistler.ca/climateaction for more information.

The Forest Wildland Advisory Committee of Council is looking for three members from the public to serve as volunteers on the committee. Ideally, candidates would have a forestry background or ecology, backcountry,

recreation or resource management. The committee meets the second Wednesday of each month at 3 p.m. Those who are interested can contact the Resort Experience Department at resortexperience@whistler.ca.

An information session for landlords will be held by Landlords BC on Thursday, October 13 from 2:00 p.m. to 4:00 p.m. at the Whistler Public Library. The session will cover tenant selection, lease agreements, inspections and other common issues frequently raised by landlords. Mayor Wilhelm-Morden encouraged those who are landlords and those who have an empty suite in their homes and are considering becoming landlords to take advantage of this session to learn valuable information. The rental housing market in Whistler is very tight this time of year and having potential rental spaces being made available to tenants can make a difference to the local housing situation. There will be another information session for tenants held by the Whistler Community Services Society during "Connect Whistler Week" from November 7 to 10. More information on that session will come available closer to the session date.

This Thanksgiving long weekend there will be an opportunity for residents to drop off yard waste at the Spruce Grove Baseball Field overflow parking area from 7:00 a.m. until 7:00 p.m. Friday October 7 until Monday October 10. This will be the final free yard waste drop off opportunity this year. Removing yard waste is one way that Whistler homeowners can help to make their properties more FireSmart. Eligible items for disposal are grass, leaves, branches, twigs, weeds and houseplants and small amounts of dirt or sand. Plastic, rocks, wood with paint or glue and plywood and fibreboard are not accepted. More information can be found at www.whistler.ca/solidwaste.

Mayor Wilhelm-Morden welcomed Kara Triance as the new Officer in Charge for the Sea to Sky region for the RCMP. Triance brings to our region 16 years of policing experience from around B.C. including Bella Bella, Richmond, the Vancouver International Airport and most recently the Vernon/ North Okanagan region where she held the position of Rural Area Commander. She has become known for forging community partnerships, leadership, strategic planning in concert with municipal Councils, fiscal management and a strong operational policing foundation. The Officer in Charge – Sea to Sky Detachment is responsible for overseeing policing in the communities of Bowen Island, Lion's Bay, Pemberton, Squamish, Whistler and has a working relationship with the Tribal Police Service in Mount Currie and Squamish Nation Peacekeepers in Squamish. Mayor Wilhelm-Morden commented that Kara Triance is the first female Officer in Charge in the Sea to Sky region and that she looks forward to working with her.

Mayor Wilhelm-Morden gave an update regarding the work that Whistler 2020 Development Corporation (WDC) has been conducting towards the resolution of concerns about the Cheakamus Crossing home District Energy System (DES) equipment. The Municipality distributed a letter to the Cheakamus Crossing neighbourhood on September 26 indicating that WDC, the Municipality, Integral Group and Tony Routley as the Cheakamus Crossing Community Representative, are now further focusing their attention on the challenges being encountered in individual

homes with the goal to identify specific deficiencies and look for ways to facilitate and improve operations of the DES units by homeowners. This follows the results of the WDC Forensic Audit Report done earlier this year, which viewed 19 in-home DES units. While the report found no systematic failure, it did identify some deficiencies in individual units. Over the past week eight units have been more closely inspected using the list of 10 specific items that were identified in the forensic report. WDC is now waiting for price quotes from five qualified contractors to estimate the cost to make repairs to the 10 items, where required, in all WDC constructed homes. A WDC report to Council is anticipated in the coming weeks on a DES repair and maintenance program. Mayor Wilhelm-Morden said she appreciated the urgency of this matter given the approaching winter and work on this matter is a priority for WDC. Mayor Wilhelm-Morden thanked Tony Routley and the Volunteer Committee for their contributions. Their time, efforts and local knowledge has been critical in the ongoing discussions and review of DES units and identifying issues. Mayor Wilhelm-Morden also thanked and acknowledged the continued efforts of Eric Martin from WDC and Ken Newbert from Integral Group for the work on this program.

INFORMATION REPORTS

Drywall Disposal System
Changes at the Whistler
Transfer Station
Report No. 16-112
File No. 6700

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

That Information Report No.16-112 regarding changes to the system for disposing of drywall at the Whistler Transfer Station be received.

CARRIED

ADMINISTRATIVE REPORTS

Crown Land Tenure
Application For The Gin
Peak Repeater Site
Report No.16-111
File No. 856.2

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

That Council authorize the Resort Municipality of Whistler's Crown land tenure application for the Gin Peak repeater site in the Callaghan Valley; and,

That Council authorize the Municipal Clerk to sign a Memorandum of Understanding with Whistler Search and Rescue (WSAR) that sets the terms of WSAR's use and maintenance of the Gin Peak repeater site.

CARRIED

CM77 – 7445 Treetop
Lane – Covenant
Modification
Report No.16-109
File No. CM0077

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

That Council approve modification of Covenant BP030195 for 7445 Treetop Lane to increase the floor elevation of the garage by 0.06 metres and the 2nd storey elevation by 1.1 metres, as shown on the architectural plans A100 and A900 prepared by EVOKE International Design Inc., dated September 20, 2016 and August 3, 2016, attached as Appendices B and C to Council Report No. 16-109;

That Council authorize the Mayor and Municipal Clerk to execute the covenant modification; and further,

That the following matter be completed to the satisfaction of the General Manager of Resort Experience prior to registration of the covenant modification:

1. Payment of any outstanding application fees.

CARRIED

RZ1126 — 1310 & 1350
Cloudburst Drive - Gross
Floor Area Adjustments
Report No.16-110
File No. RZ1126

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

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016';

That Council authorize staff to schedule a public hearing for 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience;

1. Registration of a Section 219 covenant on Lot 2 in favour of the Resort Municipality of Whistler to:
 - a. Establish a supported design for the proposed development that is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22 and existing development in the neighbourhood;
 - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,

That Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

Opposed: Councillor S. Maxwell

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Forest and Wildland
Advisory Committee

Moved by Councilor J. Crompton
Seconded by Councilor J. Ford

That minutes of the Forest and Wildland Advisory Committee meeting of July 13, 2016 be received.

CARRIED

Whistler Bear Advisory
Committee

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

That minutes of the Whistler Bear Advisory Committee meeting of August 10, 2016 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

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

Moved by Councilor J. Grills
Seconded by Councilor J. Crompton

That Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016 receive first and second readings.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (Liquor Retails
Sales) No. 2120, 2016

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

That Zoning Amendment Bylaw (Liquor Retails Sales) No. 2120, 2016 receive third reading.

CARRIED

CORRESPONDENCE

Whistler Housing
Suggestions
File No. 3009

Moved by Councilor J. Ford
Seconded by Councilor J. Grills

That correspondence from Kerry Dennehy dated September 27, 2016 regarding suggestions for Whistler housing issues be received and referred to staff.

CARRIED

Unightly Yard Issues
File No. 3009

Moved by Councilor J. Ford
Seconded by Councilor J. Crompton

That correspondence from Allan Macey dated August 9, 2016, regarding the consequences of banning shipping containers and the effect of unsightly yards be received and referred to staff.

CARRIED

Pedestrian Access to
Whistler Children's
Centre
File No. 3009

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

That correspondence from Ben Thomas dated September 16, 2016, requesting something be done regarding the pedestrian access to the Whistler Children's Centre access from the corner of Nesters and Lorimer Road be received and referred to staff.

CARRIED

Human Trafficking and
Sexual Exploitation
Awareness
File No. 3009

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

That correspondence from Cathy Peters dated September 14, 2016, regarding awareness for human trafficking and sexual exploitation and what our community is doing around the issue be received and referred to staff.

CARRIED

Changes to Whistler
Memorial Bench
Program
File No. 3009

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

That correspondence from Mercedes Nicoll dated September 18, 2016, regarding their concerns with changes to the Whistler Memorial Bench Program be received and referred to staff.

CARRIED

ADJOURNMENT

Moved by Councilor J. Crompton

That Council adjourn the October 4, 2016 Council meeting at 7:26 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, L. Schimek