



**REGULAR MEETING OF MUNICIPAL COUNCIL
MINUTES**

Tuesday, June 7, 2022, 5:30 p.m.
Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5

PRESENT: Mayor J. Crompton
Councillor A. De Jong
Councillor J. Ford
Councillor R. Forsyth
Councillor J. Grills
Councillor D. Jackson
Councillor C. Jewett

STAFF PRESENT: Chief Administrative Officer, V. Cullen
General Manager of Corporate and Community Services, T. Battiston
General Manager of Infrastructure Services, J. Hallisey
General Manager of Resort Experience, J. Gresley-Jones
Director of Planning, M. Kirkegaard
Manager of Legislative Services/ Corporate Officer, P. Lysaght
Acting Manager of Communications, J. Brooksbank
Manager of Planning, C. Beaubien
Manager of Planning, J. Chapman
Manager of Building Department, M. Hollis
Planner, T. Napier
Planner, B. De George
Planner, J. Rees
Climate Action Coordinator, L. Burhenne
Council Coordinator, M. Micklea

1. CALL TO ORDER

Mayor J. Crompton recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Liłwat7úl, and the Squamish People, known in their language as Sk̓w̓x̓wú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

2. ADOPTION OF AGENDA

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

That Council adopt the Regular Council Meeting agenda of June 7, 2022 as amended to remove the presentation at 4.1.

CARRIED

3. ADOPTION OF MINUTES

Moved By Councillor A. De Jong

Seconded By Councillor J. Ford

That Council adopt the Regular Council Meeting minutes of May 24, 2022; and

That Council adopt the Public Hearing minutes of Land Use Contract Termination Bylaw (Blackcomb Mountain) No. 2350, 2022 of May 25, 2022.

CARRIED

4. PUBLIC QUESTION AND ANSWER PERIOD

Jamie Grant, 4500 Northlands Boulevard

Mr. Grant asked what the vision of the development at 4500 Northlands Boulevard includes and if there is a plan to address the Whistler Racket Club (WRC).

Mayor J. Crompton advised racquet sports amenities could potentially be off-site, including recreation which is the number one amenity mentioned throughout public engagement.

Mr. Grant asked if the proposal includes an offsite racquet recreational site?

Mayor J. Crompton expects recreation will be a part of the development process and that an offsite racquet sport amenity could offer a more balanced product.

Mr. Grant asked why racquet sports are not contemplated earlier in the process?

Mayor J. Crompton advised Council is following the prescribed public engagement process.

Ben Thomas, 6296 Piccolo Drive

Mr. Thomas asked if the current development plan constitutes the total amenity to be delivered?

Mayor J. Crompton advised no.

Mr. Thomas asked if taking the WRC offsite increases the value of this amenity?

Mayor J. Crompton noted it is possible and this is the discussion taking place right now and the decision to be made as a community.

Mr. Thomas asked what is the RMOW doing to maximize the benefit to the community based on the developer's proposal.

Mayor J. Crompton advised Council is here to see the public engagement process is followed. The process is to listen, to maximize opportunity for Whistlerites and Council will do everything in their power to make sure community stays at the heart of the process.

Mr. Thomas asked when the final amenity package will be available?

Mayor J. Crompton advised this will take place in the future. The full package will come before Council for consideration and it is encouraging to see the public engaged very early in the process. Council must vote on the bylaws before the development can take place.

Robert Leblanc, 4565 Whistler Road

Mr. Leblanc asked why there has been no commitment to either preserve or relocate the WRC.

Mayor J. Crompton advised Council cannot make a commitment to the outcome of the proposal before a Public Hearing. Council has a legislated duty maintain an open mind through the process up to and including a Public Hearing.

Guy Darby, 1572 Khyber Lane

Mr. Darby asked why sports and recreation was not listed as a guiding principle for the 4500 Northlands Boulevard Development.

General Manager of Resort Experience J. Gresley-Jones advised recreation is one of the lenses used to evaluate and is included in the guiding principles.

Mayor J. Crompton advised this is part of the public process that will take into account all of the Whistler community's feelings.

Robin Brown, 2188 Kathleen Place

Mr. Brown asked if Council is willing to pass up the \$40M community facility that was promised 33 years ago.

Mayor J. Crompton advised that will be decided by this public process which is just at the beginning stage and he is excited to see where this will go.

Jessica Brown, 2704 Cheakamus Way

Ms. Brown asked how it is that the amenities are decided by staff and third party experts rather than Council and how can residents be sure Council doesn't just accept what is presented at face value.

Mayor J. Crompton advised tonight's Meeting contains a well researched staff report and each member of Council has read and studied it.

Suzanne Johnson, 6125 Eagle Drive

Ms. Johnson asked why the current existing facility should not continue to exist as it currently does at the same address.

General Manager of Resort Experience J. Gresley-Jones advised the developer is doing their best to use the land which is well positioned for a number of uses and the development can be mixed-use. Further, the site plan which the developer has put forward involved mixed use and residential, the footprint of the tennis club makes it challenging for these current uses which are very close to downtown.

Ms. Johnson noted it makes more sense to build around an already existing site.

Mayor J. Crompton responded that the WRC off-site could potentially maximize the community benefit, if that is what ends up being decided.

Shawn Clarke, 86244 Sunridge Drive

Mr. Clarke asked if the extra revenue collected by the Beedie Group will be split by Council and the RMOW.

Mayor J. Crompton advised the work is ongoing and is to be decided through the public process.

Tim Thing, 4673 Blackcomb Way

Mr. Thing asked why the staff report did not address the WRC.

Mayor J. Crompton advised the report does not get into granular detail however it includes consideration of recreation. Specific considerations will be determined in Phase 3, while we are in Phase 2 of the process right now. This is an opportunity for a first-look at some ideas, however there is much work to be done.

Mr. Thing asked when specifics will be available.

Mayor J. Crompton advised this will be in Phase 3.

Mr. Thing asked if guidance was given to the developer as to what to keep or remove at the site.

Mayor J. Crompton advised the staff report will make plain staff's first thoughts on the developer's proposal.

Cheryl Young, 9412 Deerhorn Place

Ms. Young asked if it's been contemplated that Council will receive many complaints towards the WRC leading into the rezoning.

Mayor J. Crompton advised they frequently receive letters. Staff will consider the benefits, opportunities and challenges and they will bring back a well thought out proposal.

Esther Gorman, 2225 Gondola Way

Ms. Gorman asked where are the guarantees that the WRC will be replaced as part of the rezoning.

Mayor J. Crompton advised residents need to trust the elected Council to deliver a fair outcome.

Ms. Gorman asked if there are any tools in Council's toolbox to guarantee the WRC will be replaced.

Mayor J. Crompton advised the tool is the public process, to allow members of the public to give comments and submissions.

Brenda Falvey, 1275 Mount Fee Road

Ms. Falvey asked how members of the public can make their voice be heard.

Mayor J. Crompton advised to continue to participate in the public process and make your case. The Public Hearing is when everything is in front of Council and then you can make your views known.

Ms. Falvey asked when the Public Hearing could potentially take place?

Mayor J. Crompton advised approximately Winter 2022-23.

Ms. Falvey questioned why there is a lack of an architectural concept to include everything that residents have asked for.

General Manager of Resort Experience J. Gresley-Jones advised that this is an introductory concept and RMOW staff want feedback from residents on these concepts. The proposal concepts will continue to evolve and to meet the needs of the community.

Doug Wilson, 2037 Karen Crescent

Mr. Wilson asked if Mayor always answers the question during the Public Q&A.

Mayor J. Crompton advised as the Mayor and Chair of the Meeting, it is his responsibility to answer questions or to direct to members of staff.

Andrew Ellet, 7138 Nesters Road

Mr. Ellet asked if the developer's proposal was aided by input from staff.

General Manager of Resort Experience J. Gresley-Jones advised this is an iterative process and there was some input from RMOW staff. After tonight, staff will go to the Developer with input received from Council.

Mr. Ellet asked if Council and staff had directed the proposal to not include WRC amenities.

Mayor J. Crompton advised staff worked with the developer and this is a community process which is now seeking input from the community.

Suzanne Johnson, 6125 Eagle Drive

Ms. Johnson asked if the community wants a racquet club, could they potentially keep it.

Mayor J. Crompton advised anything is an option but it needs to make sense for the developer, community and local government.

Jamie Grant, 4500 Northlands Boulevard

Mr. Grant asked if Council is aware that the WRC has various activities and amenities that take place on top of pickleball and tennis.

Mayor J. Crompton advised yes.

Shawn Clarke, 86244 Sunridge Drive

Mr. Clarke asked if there are any ways to maintain the public process to keep the public, Council and the Developer at the table.

Mayor J. Crompton advised that is the intent of Council.

Elizabeth Boylan, no address given

Ms. Boylan asked if a world class tennis facility in Squamish will reflect negatively on RMOW Mayor and Council.

Mayor J. Crompton advised what is taking place in Squamish is great for the community there.

Harrison Mills, 2380 Gondola Way

Mr. Mills asked what will happen to the WRC?

Mayor J. Crompton advised there will be a number of opportunities to participate in the discussion about the future of the site: Online, Open House, Public Hearing. Input from the public will inform the ultimate decision made.

Brenda Falvey, 1275 Mount Fee Road

Ms. Falvey asked if this process is regarding noise complaints related to pickleball.

Mayor J. Crompton advised this is not related to noise complaints.

Robbie Buchanan, 6303 Lorimer Road

Mr. Buchanan asked if the WRC will stay on-site or will it be removed offsite?

Mayor J. Crompton advised this is one of the conversations currently taking place.

Mr. Buchanan asked for specifics to what will happen to the WRC on the site.

Mayor J. Crompton advised this is ultimately a decision that will come from the public process.

Holly Young, 9055 Armchair Place

Ms. Young asked what exactly is taking place at 4500 Northlands Boulevard.

Mayor J. Crompton advised in the future the RMOW will have a rezoning of the 4500 Northlands Boulevard site.

Ms. Young asked why childcare is being contemplated when it's already being provided at the WRC.

Mayor J. Crompton advised childcare is currently identified as a need in Whistler.

Arjun Averavagu, 2104 Nordic Drive

Mr. Averavagu asked why it was assessed that off-site may be more appropriate for recreation.

Mayor J. Crompton advised this is discussed in the report and will be presented upon later tonight.

Sarah Borchard, no address given

Ms. Borchard asked why this development needs to take place on the existing land and shouldn't take place elsewhere in Whistler.

Mayor J. Crompton advised the rezoning process is limited to the land the developer owns.

Harrison Mills, 2380 Gondola Way

Mr. Mills asked if it is possible to move the WRC to Spruce Grove.

Mayor J. Crompton advised nothing is off the table at this stage in the process.

William M., 9391 Emerald Drive

Mr. M. asked if there was a particular metric that Council will listen to.

Mayor J. Crompton advised there are many metrics which are presented to Council and will form part of the report tonight.

Suzanne Johnson, 6125 Eagle Drive

Ms. Johnson asked why there was no seniors housing contemplated.

General Manager of Resort Experience J. Gresley-Jones advised there will be a spectrum of housing presented at the Open House on Monday, June 13, 2022.

5. MAYOR'S REPORT

Mayor Crompton provided an update on activities happening within the community.

Councillor Jewett provided an update on the arts activities happening in the community.

6. INFORMATION REPORTS

6.1 Implementation Of The BC Energy Step Code and Low Carbon Energy Systems Pathway Report No. 22-079 File No. 5290

Moved By Councillor A. De Jong

Seconded By Councillor J. Ford

That Council receive the Information Report No. 22-079 regarding progress on the Resort Municipality of Whistler's plans to adopt the BC Energy Step Code for Part 3 buildings and incentivize the installation of low carbon energy systems in Whistler.

CARRIED

Mayor J. Crompton called for a recess at 7:30 p.m.

Mayor J. Crompton called the Meeting back to order at 7:35 p.m.

6.2 4500 Northlands Rezoning – Phase 2 Introduction Report No. 22-080 File No. RZ001173

Moved By Councillor D. Jackson

Seconded By Councillor R. Forsyth

That Council receive the Information Report No. 22-080 regarding the 4500 Northlands Rezoning.

CARRIED

Mayor J. Crompton called for a recess at 9:06 p.m.

Mayor J. Crompton called the Meeting back to order at 9:11 p.m.

7. ADMINISTRATIVE REPORTS

7.1 Whistler Electric Vehicle Strategy 2022 Report No. 22-081 File No. 5290

Moved By Councillor A. De Jong

Seconded By Councillor D. Jackson

That Council adopt the Whistler Electric Vehicle Strategy, attached as Appendix A to this Administrative Report to Council No. 22-081; to identify and implement the actions the Resort Municipality of Whistler can take to achieve the Whistler 2020 Climate Action Big Moves Strategy - Big Move 2 goal that by 2030, 50 per cent of all vehicle kilometres driven in Whistler are by zero emission vehicles.

CARRIED

Councillor J. Grills declared a conflict and left the Meeting at 9:44 p.m.

7.2 Land Use Contract Termination Bylaw (Blackcomb Mountain) No. 2350, 2022 – Public Hearing and Third Reading Report No. 22-082 File No. LUC00022

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council consider giving third reading to “Land Use Contract Termination Bylaw (Blackcomb Mountain) No. 2350, 2022”.

CARRIED

Councillor J. Grills rejoined the Meeting at 10:00 p.m.

7.3 Building and Plumbing Regulation Bylaw Fee Update Report No. 22-083 File No. 3900-20-1617

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council direct staff to prepare an amendment to the Building and Plumbing Regulation Bylaw No. 1617 specifically to increase Building and Plumbing Permit Fees.

CARRIED

7.4 Whistler Village Land Co. Ltd. – 2022 Annual Filing Report No. 22-084 File No. 0500-02-0008

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

That Council of the Resort Municipality of Whistler (RMOW) in open meeting assembled, hereby resolves that the RMOW, as sole shareholder of Whistler Village Land Co. Ltd. (the Company), pass the consent resolutions of the sole shareholder of the Company; a copy of which is attached as Appendix A to this Administrative Report No. 22-084, and that the consent resolutions be executed and delivered on behalf of the RMOW.

CARRIED

7.5 Transfer Of Cheakamus Crossing Phase Two Lots 2, 3 and 5 to Whistler 2020 Development Corp Report No. 22-085 File No. 0500-02-0008

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

That Council direct staff to execute the transfer of legal title of the following three Cheakamus Crossing Phase Two (Cheakamus Lands) parcels from the Resort Municipality of Whistler (RMOW) as nominee, agent and bare trustee of the Cheakamus Lands, to the Whistler 2020 Development Corp (WDC) at nominal cost for WDC's ongoing and future development of employee restricted housing:

1. PLAN EPP111931, **LOT 2** DISTRICT LOT 8073 NEW WESTMINSTER DISTRICT GROUP 1 PID: 031-508-511, Folio: 008073.050
2. PLAN EPP111931, **LOT 3** DISTRICT LOT 8073 NEW WESTMINSTER DISTRICT GROUP 1 PID: 031-508-529, Folio: 008073.055
3. PLAN EPP111931, **LOT 5** DISTRICT LOT 8073 NEW WESTMINSTER DISTRICT GROUP 1 PID: 031-508-545, Folio: 008073.065

CARRIED

8. MINUTES OF COMMITTEES AND COMMISSIONS

8.1 Advisory Design Panel

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council receive the Regular Meeting minutes of the Advisory Design Panel of March 23, 2022.

CARRIED

Councillor J. Grills declared a conflict and left the Meeting at 10:15 p.m.

9. BYLAWS FOR THIRD READING

9.1 Land Use Contract Termination Bylaw (Blackcomb Mountain) No. 2350, 2022

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council give "Land Use Contract Termination Bylaw (Blackcomb Mountain) No. 2350, 2022" third reading.

CARRIED

Councillor J. Grills rejoined the Meeting at 10:16 p.m.

10. CORRESPONDENCE

10.1 Community Enrichment Program (CEP) Appreciation File No. 3009

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council receive correspondence from A. McCarthy regarding CEP funding for the Whistler Field Hockey Club.

CARRIED

10.2 Whistler Housing Authority Affordability File No. 3009

Moved By Councillor J. Grills

Seconded By Councillor A. De Jong

That Council receive correspondence from M. Hengeveld regarding affordability of Whistler Housing Authority units and refer it to staff.

CARRIED

10.3 White Gold Undergrounding Project File No. 3009

Moved By Councillor D. Jackson

Seconded By Councillor C. Jewett

That Council receive and refer to staff correspondence from the following individuals regarding the White Gold Undergrounding Project:

- S. Carrell; and
- P. Wiebe.

CARRIED

10.4 Noise Control Bylaw File No. 3009

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council receive and refer to staff correspondence from the following individuals regarding Noise Control Bylaw:

- C. Addario;
- A. Tavuchis; and
- B. Bucholz.

CARRIED

10.5 Light-up and Proclamation Requests

a. World Blood Donor Day File No. 3009.1

Moved By Councillor C. Jewett

Seconded By Councillor D. Jackson

That Council receive correspondence from C. McCutcheon, refer it to staff and that the Fitzsimmons Covered Bridge be lit red on June 14, 2022, in support of World Blood Donor Day.

CARRIED

Moved By Mayor J. Crompton

Seconded By Councillor C. Jewett

That Council direct staff to write a letter to Canadian Blood Services to invite for a donor clinic in Whistler.

CARRIED

b. Color the World Orange File No. 3009.1

Moved By Councillor C. Jewett

Seconded By Councillor D. Jackson

That Council receive correspondence from K. Haunss, refer it to staff and that the Fitzsimmons Covered Bridge be lit orange on November 7, 2022, to spread awareness of Complex Regional Pain Syndrome (CRPS).

CARRIED

11. TERMINATION

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council terminate the Regular Council Meeting of June 7, 2022 at 10:20 p.m.

CARRIED

Mayor, J. Crompton

Corporate Officer, P. Lysaght

DRAFT