

**VILLAGE OF PEMBERTON  
COMMITTEE OF THE WHOLE  
MEETING MINUTES**

**Minutes** for the **Committee of the Whole** of Council of the Village of Pemberton, held Tuesday, January 16, 2018, at 1:00 p.m., at Council Chambers, 7400 Prospect Street. This is meeting No. 170.

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**ATTENDING:** Mayor Mike Richman  
Councillor James Linklater  
Councillor Karen Ross  
Councillor Jennie Helmer  
Councillor Ted Craddock

**STAFF:** Nikki Gilmore, Chief Administrative Officer  
Sheena Fraser, Manager of Corporate & Legislative Services  
Elysia Harvey, Legislative Assistant

**PUBLIC:** 0

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**1. CALL TO ORDER**

At 1:00 p.m. Mayor Richman called the meeting to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

**2. APPROVAL OF AGENDA**

Moved/Seconded

**THAT** the agenda be approved as presented.

**CARRIED**

**3. APPROVAL OF THE MINUTES**

**a) Committee of the Whole No. 169 – Tuesday, December 12, 2017**

Moved/Seconded

**THAT** the minutes of Committee of the Whole Meeting No. 169, held Tuesday, December 12, 2017, be adopted as circulated.

**CARRIED**

**4. DELEGATIONS**

**a) Coombs Development Corporation – Affordable Housing Proposal**

Greg Coombs, President, Coombs Development Corp., and Tiffany Duzita, Director of Development, Community Land Trust Foundation of BC, presented information on the proposed building design, funding model, and

floorplan/layout of a proposed affordable housing development in the Village of Pemberton. Information was also presented on the requirements of the Canada Mortgage and Housing Corporation (CMHC) application that would be submitted to facilitate secure affordable rates for the proposed development, and the viability test criteria used by CMHC.

Mr. Coombs sought the Village's feedback and support with respect to fast-tracking the development and building permits process, reducing development cost levies, increasing density to accommodate a 4<sup>th</sup> story, variance of parking requirements, and a letter of support to strengthen the CMHC application.

Concerns were expressed regarding the impacts this proposed development might have on increasing density in the area and the related impacts on traffic, parking, and infrastructure, as well as maintenance and upkeep of the building in the long-term. Discussion took place regarding the value of a development in the Village of Pemberton that offers affordable housing through smart and progressive building design.

**In order to accommodate the next delegation on the agenda, further discussion on this matter was deferred to later in the meeting. Mr. Coombs and Ms. Duzita ended their presentation and departed the meeting.**

#### **b) BC Parks – Presentation**

Chris Platz, Pemberton Area Supervisor, BC Parks, provided an update on Sea to Sky Corridor Parks for 2017, including overall visitor attendance and statistics, information on the Garibaldi Reservation System, and investments in facility upgrades in 2017.

Mr. Platz provided additional information specifically on visitor attendance and statistics at Joffre Lakes Park and Nairn Falls Park, and the potential future impacts to Joffre Park. Mr. Platz expressed concern over some of the types of users to the park, who tend to be ill-informed with respect to the Park's environment, and whose reasons for visiting the park are generally motivated by social media.

The Province is researching the potential of managing the number of park visitors through implementation of reservation systems or permit requirements similar to programs established in some National Parks in the United States. The goal is to support and encourage BC tourism while managing the number of park users, reducing forest fire risks, protecting habitats, and limiting the strain on park facilities.

Mayor Richman thanked Mr. Platz for attending the meeting.

**3:30 p.m. Discussion regarding Coombs Development Corporation's affordable housing proposal resumed and the following resolution was passed:**

Moved/Seconded

**THAT** the Committee of the Whole recommends to Council that the affordable housing proposals presented by Coombs Development Corporation be referred to staff for review and report back to Council at the Regular Meeting to be held Tuesday, February 6, 2018.

**AND THAT** the report include a brief overview with respect to Development Cost Charges, Traffic Impacts, Fourth Story and Parking Variance request and impacts on Village Infrastructure.

**CARRIED**

**5. HEALTH CANADA CANNABIS CONSULTATION – DISCUSSION**

Discussion took place surrounding the recently released Health Canada Online Questionnaire on the *Proposed Approach to the Regulation of Cannabis*. As the content of the questionnaire was not applicable to local government jurisdiction, the Committee determined a response was not required.

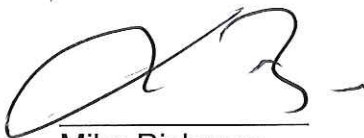
Moved/Seconded

**THAT** no further discussion is required with respect to the Health Canada Online Questionnaire

**CARRIED**

**6. ADJOURNMENT**

The Committee of the Whole Meeting was adjourned at 3:55 p.m.



Mike Richman  
Mayor



Sheena Fraser  
Corporate Officer