

VILLAGE OF PEMBERTON
-REGULAR COUNCIL MEETING MINUTES-

Meeting #: 1577
 Date: Tuesday, March 14, 2023, 5:30 pm
 Location: Council Chambers
 7400 Prospect Street

COUNCILLORS: Mayor Mike Richman
 Councillor Ted Craddock
 Councillor Jennie Helmer
 Councillor Katrina Nightingale
 Councillor Laura Ramsden

STAFF: Sheena Fraser, Manager of Corporate & Legislative Services
 Elizabeth Tracy, Chief Administrative Officer
 Elena Aranguren, Office Coordinator
 Thomas Sikora, Manager of Finance
 Scott McRae, Manager Development Services
 Cameron Chalmers, Consultant

PUBLIC: 23
 MEDIA 1

A recording of the meeting was made available to the media and public.

1. CALL 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.

At 3:32pm Mayor Richman called the meeting to order.

2. IN CAMERA

At 3:33pm Council moved in Camera.

Moved/Seconded

THAT the meeting is closed to the public in accordance with the *Community Charter* section 90 (1) (c) employee relations, (k) negotiations and related discussions that in the view of Council could reasonably expect to harm the interest of the municipality if they were held in public.

CARRIED

2

3. RISE WITHOUT REPORT

At 4:36pm the In Camera Meeting was recessed and Council rose without report.

4. RECESS REGULAR MEETING

At 4:36pm the Regular Meeting was recessed.

5. RECONVENE REGULAR MEETING

At 5:31pm the Regular meeting was reconvened

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

6. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as presented.

CARRIED

7. RISE WITH REPORT FROM IN CAMERA

Council rose with Report from the In Camera meeting held earlier in the day:

P50 Pay Policy Position:

Mayor Richman advised that Staff have been directed to incorporate into the 2023 budget deliberations a P50 Pay Policy Position for exempt staff.

8. ADOPTION OF MINUTES

9.1 Regular Council Meeting No. 1575, Tuesday, February 28, 2023

Moved/Seconded

THAT the minutes of Regular Council Meeting No. 1575, held Tuesday, February 28, 2023, be adopted as circulated.

CARRIED

9. BUSINESS ARISING FROM THE PREVIOUS REGULAR COUNCIL MEETING

10. BUSINESS ARISING FROM THE COMMITTEE OF THE WHOLE

11. COMMITTEE MINUTES - FOR INFORMATION

12. DELEGATION

13.1 Kieran Hale, Board Director, Howe Sound Community Forum, Presentation on Sea to Sky Outdoor Adventure Recreation (SOARE) Initiative

Kieran Hale, Board Director, Sea to Sky Outdoor Adventure Recreation Enterprise, presented the Sea to Sky Outdoor Adventure Recreation (SOARE) Initiative.

Mr. Hale provided an overview of the initiative and informed that SOARE is a collective vision for a thriving outdoor recreation economy in the Sea to Sky Corridor. The idea is to build a formalized network for the outdoor recreation industry in the Sea to Sky creating opportunities for collaboration, innovation, learning, and business development for this important cluster.

Mr. Hale identified initiatives SOARE is working on:

- Industry -geared, learning and mentorship.
- Research and development support
- Targeted investment and trade opportunities
- Collaboration and asset sharing platforms
- Advising and acceleration support
- Labour force development

Mr. Hale informed that SOARE outcomes are meant to position the Sea to Corridor as a leading Canadian region in Outdoors Recreation gear and apparel design and adventure-based media and branding.

Council raised questions related to the following:

- Sources of funding
- Environmental Stewardship and outdoor recreation education
- Collaboration with local Indigenous communities

Mayor Richman thanked Mr. Hale for his informative presentation.

At 5:46pm Mr. Hale concluded his presentation.

13. STAFF REPORTS

13.1 Office of the CAO

a. Verbal Report

CAO Tracy expressed appreciation to Thomas Sikora, Manager of Finance, for presenting the Budget Information Session and education throughout the initial stages of the budget and for providing the opportunity for community engagement.

Moved/Seconded

THAT the Chief Administrative Officer's verbal report be received.

CARRIED

13.2 Development Services

a. Development Variance Permit No. 131 – LiveShare Parking Variance

At 5:47pm Cameron Chalmers, Planning Consultant, joined the meeting.

Mr. Chalmers provided an overview of the LiveShare Parking Variance application as set out in the report to Council and responded to questions from Council respecting the following:

- Level of management of the building
- Housing agreement
- Parking requirements and variants
- Traffic impact management

PUBLIC COMMENT

Following the Council question period, at 6:15pm Mayor Richman opened the floor to the public for comment on the Development Variance Permit.

Niki Vanker, Village of Pemberton, via Zoom, opposed citing the following reasons:

- Rent control and affordable housing concerns
- Parking concerns due to density in the area and spillover from Mountainside as a result of tandem garages that won't be used for parking
- Impacts on parking due to lack of transit service to/from Whistler
- Suggest including a fourth option providing more parking spaces

David Beckhow, project proponent, Pareto Capital Partners Ltd., Vancouver, in person, in support.

Mr. Beckhow provided the following comments:

- Acknowledged traffic in the area will be impacted noting they intend to work with Village Bylaw Services to address any concerns
- Provided an overview of the LiveShare concept benefits that it is affordable, will have an onsite full-time manager and Pemberton residents will be prioritized
- Advised as to the internal layout of the building noting the project Architect is at the meeting and will provide details
- Noting the economic margins advising to build something similar to what is already in the neighbourhood will result in unaffordable units that will not add to the rental stock
- Advised the LiveShare idea is to create community by using the communal spaces

Louis-Felix Tremblay Renaud, Village of Pemberton, via Zoom, opposed and provided the following comments:

- Noted that the Staff report did not mention that the Advisory Design Review Commission did not provide support for the project
- Identified two major concerns as being parking and living style
- Suggested the traffic impact study is not relevant to Pemberton and should be disregarded
- Expressed concern that the housing typology will set the precedent to pave the way to considerable negative externalities
- Suggested if approval is given that a solid Housing Agreement will be needed that included a rent cap, dedicated units to the local workforce, establishment of a maximum occupancy per unit and a free of charge car share program and bicycle fleet.

Deborah J Dube, Village of Pemberton, via Zoom, opposed and supported the comments provided by Mr. Tremblay Renaud adding:

- Concerns that the LiveShare will only accommodate Whistler workers

Bernie Ellington, Village of Pemberton, in person, opposed and provided the following comments:

- This development project does not fit with Pemberton's needs suggesting the concept is not a bad one it is ahead of its time for Pemberton as it is today
- LiveShare project fits the profile of larger town like Kelowna with universities campuses
- Expressed concern about impacts to the Villages infrastructure and roads

Scott Kennedy, project architect, Vancouver, in person, in support and provided the following comments:

- LiveShare is a unique development opportunity
- Noting the building has been designed to connect people and create a community
- Noted that the LiveShare concept is not exclusive to young people but it will likely appeal to them more over other demographics
- Advised consideration can be given to incorporating more bikes

Ashley Goddyn, Vancouver, owner of units in Gateway, via Zoom, in support and provided the following comments:

- Acknowledged that parking in the area has been an ongoing issue since she has been involved in the Gateway since 2017
- Acknowledge the project has some issues to overcome but that parking will continue to be an issue regardless of this project
- A big number of Pemberton residents work in Whistler and are in need of Affordable Housing
- This project is beneficial for the community and local businesses around the area

Kieran Hale, Squamish, in person, in support providing the following comments:

- Innovative way of addressing the affordable housing crisis
- Acknowledged the parking variance is large and suggested the parking requirements as established should be maintained

At 6:45pm Mayor Richman called three times for further comment from the public and hearing none closed the public comment session.

Council took the opportunity to have further discussion on the Variance request respecting the following:

- Recognition that the project has potential, and the Village must look to innovative ideas to address the current housing crisis and affordability
- Parking concerns and impacts to surrounding neighbourhoods
- Public parking spaces and transit limitations

- The project does not provide a long-term housing solution
- Housing agreement concerns
- Concern that the project speaks to only one demographic
- Importance to provide a multigenerational building
- Opportunity to fill a gap in the housing continuum
- Affordability concerns

Moved/Seconded

THAT the application for Development Variance Permit No. 131 for the lands located at 7340 Crabapple Court (PID 025-587-897) to vary the parking requirements in the Village of Pemberton Zoning Bylaw No. 832, 2018 be referred to Staff to address the following matters before reconsideration by Council:

- Establishment of the terms of a Housing Agreement;
- Re-examine the parking variance with an aim to reduce the extent or impact of the variance request

CARRIED

14. RECESS REGULAR MEETING

At 7:24pm the Regular Council meeting was recessed

15. RECONVENE REGULAR MEETING

At 7:28pm the Regular Meeting was reconvened.

16. BYLAWS

16.1 Special Events Bylaw No. 940, 2023

Moved/Seconded

THAT Special Events Bylaw No. 940, 2023 receive fourth and final reading.

CARRIED

16.2 Airport Establishment, Operation and Fees Bylaw No. 817, 2017, Amendment (Lease Application Deposit) Bylaw No. 941, 2023

Moved/Seconded

THAT Village of Pemberton Airport Establishment, Operations and Fees Bylaw No. 817, 2017, Amendment (Lease Application Deposit) Bylaw No. 941, 2023 receive fourth and final reading.

CARRIED

16.3 Village of Pemberton Fees and Charges Bylaw No. 905, 2021, Amendment (Special Event, Parks and Open Spaces, Airport) Bylaw No. 942, 2023

Moved/Seconded

THAT Village of Pemberton Fees and Charges Bylaw No. 905, 2021 Amendment (Special Events, Parks and Public Spaces, Airport) Bylaw No. 942, 2023 receive fourth and final reading.

CARRIED

17. MAYOR'S Report

Mayor Richman attended and reported on the following meetings:

- Pemberton Emergency Management Committee
- Pemberton Valley Dyking District (Liaison)
- Spelkúmtn Community Forest Interim Board
- Met with the local Doctors to discuss concerns

Mayor Richman thanked Colin Brown, Planner II, and staff members for their work organizing and attending the Official Community Plan Open House at the Pemberton and District Community Centre on March 6, 2023.

17.1 Balsam Street - Speed Bumps

Mayor Richman advised he had been approached by residents of Balsam Street expressing concern about speeding on their street and requesting that speed bumps be installed to address the concerns.

Staff will investigate options including reducing speed limits in the Village overall and possibly locating the speeder reader, which is to be located in The Glen and is still on order, on Balsam Street on a trial basis.

17.2 Hitching Post - Sale

Mayor Richman advised Council that the Hitching Post Motel will be on the market. Mayor Richman noted this could be an opportunity to secure affordable housing options for the community and he will be bringing this forward to Sea to Sky Community Services and the Squamish-Lillooet Regional District Board as it is located outside the Village's jurisdiction as it has potential to meet funding requirements of repurposing current rental buildings.

18. COUNCILLORS' Reports

Councillor Craddock attended and reported on the following meetings:

- Tourism Pemberton (Liaison)
- Spelkúmtn Community Forest Interim Board
- Parkside Development Open House
- Official Community Plan Open House

Councillor Nightingale attended and reported on the following meetings:

- Pemberton Arts Council (Liaison)
- Pemberton & District Library Board
- Official Community Plan Open House

Councillor Ramsden attended and reported on the following meetings:

- Pemberton Valley Utilities & Services Committee (PVUS)

19. CORRESPONDENCE

19.1 Correspondence for Action

- a. **Lee Anne Patterson, dated February 27, 2023, regarding excavation work taking place near the Cream Puff trail.**
- b. **Kevin Radford, dated February 27, 2023, regarding excavation work taking place near Cream Puff trail.**

Moved/Seconded

THAT information respecting development on the Hillside and impacts to the Cream Puff Trail and other Trails located in the area be brought back to a future Committee of the Whole Meeting.

AND THAT correspondence be sent to Ms. Patterson and Mr. Radford advising that the matter of Hillside development and impacts to existing trails will be presented at a future Committee of the Whole meeting.

CARRIED

- c. **Kelsey Watson, Drop-in Support and Outreach Worker, The Howe Sound Women’s Centre Society, received March 7, 2023, requesting April 2023 be proclaimed April Sexual Assault Awareness Month (SAAM)**

Moved/Seconded

THAT April 2023 be proclaimed April Sexual Assault Awareness Month in the Village of Pemberton.

CARRIED

Moved/Seconded

THAT the requirement to have a representative of Howe Sound Women’s Centre Society be in attendance during consideration of the request be waived.

CARRIED

19.2 Correspondence for Information

There was no correspondence for information.

20. DECISION ON LATE BUSINESS

There was no late business.

21. LATE BUSINESS

22. NOTICE OF MOTION

There was no Notice of Motion presented.

23. QUESTION PERIOD

Anne Crowley, SLRD Area C

Requested that the Chair of the Pemberton Healthcare Foundation be included in meetings with the Sea to Sky Hospital District.

Stephen Miller, Village of Pemberton

Expressed concerns regarding the Child Care Expansion and that it doesn't address the infant and toddler age groups and asked how this will be considered into the Official Community Plan.

24. IN CAMERA, CONTINUED

Moved/Seconded

THAT the meeting is closed to the public in accordance with the *Community Charter* section 90 (1) (c) Employee Relations, (k) Negotiations and related discussions that in the view of Council could reasonably expect to harm the interest of the municipality if they were held in public.

CARRIED

At 7:55pm Council moved in Camera.

25. RISE WITH REPORT

At 8:17pm Council rose without report.

26. ADJOURNMENT OF REGULAR COUNCIL MEETING

At 8:17pm the meeting was adjourned.

Moved/Seconded

THAT the meeting be adjourned.

CARRIED

Mike Richman, Mayor

Sheena Fraser, Corporate Officer