



# WHISTLER

## MINUTES REGULAR MEETING OF STRATEGIC PLANNING COMMITTEE FRIDAY, DECEMBER 10, 2021, STARTING AT 9:45 A.M.

**In Person Meeting**  
**Held at the Audain Arts Museum in the Karasawa Room**

PRESENT	Mtgs. YTD (6)
Councillor, Duane Jackson	6
Councillor, Arthur De Jong	6
Member at-large, Emily Amirault	5
Member at-large, Dave Brownlie	5
Member at-large, David Dale Johnson	5
Member at-large, Robyn Spencer	6
Member at-large, Dave Williamson	5
Chief Administrative Officer, RMOW, Virginia Cullen	5
General Manager, Resort Experience, RMOW, Jessie Gresley-Jones	5
Manager, Economic Development, RMOW, Toni Metcalf	6

REGRETS	
Mayor, Jack Crompton	5
Planning Director, RMOW, Mike Kirkegaard	4

### CALL TO ORDER

*The Strategic Planning Committee 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 Lil'wat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

### ADOPTION OF AGENDA

Agenda Moved by Dave Williamson  
Seconded by David Dale Johnson

**That** the Strategic Planning Committee adopt the Regular Strategic Planning Committee Agenda of Friday, December 10, 2021 as circulated.

CARRIED

### PRESENTATIONS/DELEGATIONS

Housing Update Manager, Projects Planning, John Chapman provided a brief presentation of key updates regarding the progress of ongoing housing initiatives under the Major's Task Force on Resident Housing. This included:

- Housing policies updated in the OCP – targeting 1000 new employee bed units within next 5 years
- Update on the progress of the Cheakamus Crossing development – Lot 1 is under construction, while Development Permit applications are in progress for Lots 2 & 3 and are expected to be completed soon
  - 428 employee restricted bed units currently under construction
  - Sales for some units have already begun while others are expected to begin in Q1 – Q3 2022
- Update on other private sector housing developments, including 5 proposed developments underway including rental and ownership tenure, could account for up to 150 new employee units of varying size and type (two-bedrooms, dorms, townhouses, etc.)
- While it is noted there has been progress and success, there continues to be a critical need for employee housing and ongoing work continues with both private and public sector potential.

A discussion was held regarding the Strategic Planning Committee's role in reviewing targets for employee housing. Discussion followed regarding the current target (75% of Whistler's workforce living locally), and staff suggested this could be an area for further consideration under the Balance Model work.

#### 2030 Olympic Bid

A brief announcement was made regarding a First Nations-led exploration into making a bid for the 2030 Winter Olympics, led by the Lilwat Nation, the Musqueam Indian Band, the Squamish Nation, and the Tseil-Waututh Nation. The City of Vancouver and the Resort Municipality of Whistler have accepted an invitation to join this exploratory work.

#### Landing the Big Moves

Jessie Gresley-Jones introduced Landing the Big Moves work, with today's presentations and discussions focusing on three key areas:

### **1. MOVING TOWARDS LOW-CARBON BUILDINGS IN WHISTLER**

Luisa Burhenne, Climate Action Coordinator, provided a presentation on Step Code Implementation, regarding RMOW's proposal and a briefing of key takeaways from a previously held stakeholder engagement session. Updates included:

- Buildings accounted for 50% of Whistler GHG inventory in 2020, and natural gas is the main contributor to this
- The updates to the step code will apply to new builds only – noting that it is also important to consider emissions from existing buildings to reach GHG targets
- RMOW has committed to achieve the top step in BC Energy Step code by 2030 via Big Moves – 2 years prior to Provincial target
- Important to understand how achievement of steps in Step Code translate to actual GHG emissions – higher 'steps' do not necessarily

mean less GHG emissions – electricity is always more efficient than natural gas – therefore application of step code, incentives, and applying low carbon ‘pathways’ is important to achieving GHG targets

- Whistler is looking to implement a flexible LCES pathway, that best enables achievement of Big Moves targets while providing sufficient lead time for industry to prepare
- RMOW’s proposals include:
  - recommend GHG intensity of 3 kg CO<sub>2</sub>e/m<sup>2</sup>/yr for new builds
  - guidelines for right sizing natural gas backup systems
- Common feedback from the stakeholder engagement session was the importance of educating homeowners of these changes
- Discussed options between highest step in step code vs. lower step with LCES pathway and the benefits / costs between them from the perspective of builders and homeowners
- Feedback can still be provided to RMOW online, which will be incorporated in upcoming council report

A discussion was held regarding challenges, timelines, and next steps. Particular focus was on the challenges with implementing heat pumps, grid capacity to support electrification, and discussion around the broader context of how to incentivize and encourage improving the efficiency of existing buildings.

## **2. GREEN BUILDING POLICY UPDATE – OVERVIEW OF PROPOSED FRAMEWORK**

John Chapman, Manager, Projects Planning, and Louis-Felix Tremblay, Planner, provided a presentation on the Green Building Policy regarding planned updates and potential impacts. Key points included:

- The Green Building Policy in its current form is complex and difficult to navigate, and therefore the RMOW is considering proposals to update its contents and guidelines such as:
  - Transforming the six objectives into tangible requirements and guidelines
  - Aligning performance goals with Building bylaw and BC energy step code
  - Standardizing checklists for buildings
- RMOW is currently researching best practices for updating guidelines and requirements, e.g. LEED
- Objective is to minimize administrative burden for builders while maintaining strong performance goals
- Guidance is being considered for (but not limited to): building material intensity and recycling practices, sustainable site design and

preservation of natural landscape / protection of biodiversity, infrastructure to enable green mobility (e.g. bike lockers, EV charging stations), management of water flows (conservation, rainwater runoff, etc.), and waste management facilities

A discussion was held regarding stakeholder implications, including builder considerations for compliance and navigation of policies, timelines, and education.

### **3. VILLAGE THREE STREAM WASTE IMPLEMENTATION**

Jessie Gresley-Jones provided a presentation on Waste Management in the Village and Parks, which reviewed the results of recent audits on Streetscape waste in Whistler, and potential actions to explore.

Key points included:

- Approx. 66% of Whistler's waste goes to the landfill, meaning the diversion rate is 34%
- Results of recent audits suggested contamination is a key contributor to this performance
- Implementation of 'Zero Waste Heroes', who are individuals that stand nearby waste bins in public parks to assist users, have shown a significant improvement in waste diversion rates
- Contamination of waste, recycling, and compost is high, resulting from lack of public knowledge on proper disposal, inconsistent disposal requirements of certain items (e.g. coffee cups – some are recyclable only when clean, some are not, some are compostable), and improper recycling of soiled items which can contaminate an entire bag of recycling

A brief discussion was held with a focus on reviewing design and positioning of three system diversion bins in village and parks, as well as the public education of these with common icons for easier understanding. Discussion was also had with regard to supply chain and the need to work with suppliers and local restaurants and cafes to improve consistency of products for easier consumer identification and disposal.

Jessie Gresley-Jones introduced Lauren Harrison, Solid Waste Technician, Nancy Otten, Supervisor, village services, Derek Jazic, Manager of Resort Operations and Andrew Zubacs, Parks and Trails Supervisor, and acknowledged the important roles they all played in the progression of this work.

### **MOTION TO TERMINATE**

Moved by Duane Jackson  
Seconded by Dave Brownlie

**That** the Regular Strategic Planning Committee meeting of Friday, December 10, 2021 be terminated at 12:02 p.m.

CARRIED



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Acting Chair, Councillor A. De Jong



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Recording Secretary, R. Zalmanowitz