



COMMITTEE OF THE WHOLE
AGENDA

Tuesday, September 24, 2024, 2:00 p.m.
Franz Wilhelmson Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5

1. CALL TO ORDER

2. APPOINTMENT OF CHAIR

That the Committee of the Whole appoint Councillor R. Forsyth as Chair over the Committee of the Whole Meeting for September 24, 2024.

3. LAND ACKNOWLEDGMENT

The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lilwat7úl, 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.

4. ADOPTION OF AGENDA

That the Committee of the Whole adopt the Committee of the Whole Meeting agenda of September 24, 2024.

5. ADOPTION OF MINUTES

That the Committee of the Whole adopt the Committee of the Whole Meeting minutes of September 10, 2024.

6. PRESENTATION

6.1 Alta Lake and Nita Lake Heritage Buildings Report No. W24-002 2:00 PM - 3:00 PM
File No. 3306-02

A presentation by municipal staff, regarding the Alta Lake and Nita Lake Heritage Buildings.

That the Committee of the Whole (COTW) recommend to Council that Council direct staff to bring forward for consideration an amendment to the TA17 Zone to remove the requirement to move and repair the existing cabin as shown on the Key Plan for the TA17 Zone, attached as Appendix A to the Report to the COTW No. W24-002 (Gebhart/Hillman cabin), and replace with:

- a. a requirement to provide a replacement amenity in the onsite park that gives recognition to the history and culture of what the Gebhart/Hillman cabin and its use represented; and
- b. a cash contribution to the Recreation Works and Services Reserve to be dedicated to municipal heritage preservation/improvement for the remaining value of the total estimated costs of moving and repairing the existing cabin; and

That the COTW recommend to Council that exterior design elements (and potentially some materials, if feasible) of the Gebhart/Hillman cabin be used as elements for the replacement amenity.

6.2 Borrow a Councillor Initiative 3:00 PM - 3:15 PM

A presentation by municipal staff, regarding the Borrow a Councillor initiative at the Whistler Public Library.

6.3 Early Budget Engagement Survey Report No. W24-003 File No. 1630-20-2024 3:15 PM - 4:00 PM

A presentation by municipal staff, regarding the Early Budget Engagement Survey.

That Committee of the Whole (COTW) receive COTW Report W24-003 and the Budget Prioritization Survey Summary, attached as Appendix A.

7. REPORT AND TERMINATE

That the Committee of the Whole report their recommendations to Council at the October 8, 2024 Regular Council Meeting and terminate the Committee of the Whole Meeting of September 24, 2024.



**COMMITTEE OF THE WHOLE
MINUTES**

Tuesday, September 10, 2024, 2:00 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 C. Jewett
Councillor J. Morden
Councillor J. Murl

STAFF PRESENT: Chief Administrative Officer, V. Cullen
General Manager of Corporate Services and Public Safety, T. Battiston
General Manager of Infrastructure Services, J. Hallisey
General Manager of Climate Action, Planning and Development
Services, D. Mikkelsen
General Manager of Community Engagement and Cultural Services,
K. Elliott
Manager of Legislative Services/ Corporate Officer, P. Lysaght
Deputy Corporate Officer, C. Hodgson
Council Coordinator, P. Mendieta

1. CALL TO ORDER

Mayor J. Crompton called the Meeting to order.

2. APPOINTMENT OF CHAIR

Moved By: Councillor J. Murl

Seconded By: Councillor J. Morden

That the Committee of the Whole appoint Councillor R. Forsyth as Chair over the Committee of the Whole Meeting for September 10, 2024.

CARRIED

3. LAND ACKNOWLEDGMENT

The Chair R. Forsyth recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Liłwat7úl,

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.

4. ADOPTION OF AGENDA

Moved By: Councillor C. Jewett

Seconded By: Councillor J. Morden

That the Committee of the Whole adopt the Committee of the Whole Meeting agenda of September 10, 2024.

CARRIED

5. ADOPTION OF MINUTES

Moved By: Councillor A. De Jong

Seconded By: Councillor J. Morden

That the Committee of the Whole adopt the Committee of the Whole Meeting minutes of July 9, 2024.

CARRIED

6. PRESENTATION

6.1 Introduction to the New Committee of the Whole

Deputy Corporate Officer, C. Hodgson, presented the new format of the Committee of the Whole.

6.2 Draft Fee For Service Policy Review

General Manager of Community Engagement and Cultural Services, K. Elliott, presented the review of the *Council Policy A-39: Fee for Service Policy*.

Moved By: Mayor J. Crompton

Seconded By: Councillor J. Ford

That the Committee of the Whole recommend to Council that *Council Policy A-39: Fee for Service*, as revised and attached as Appendix A to Report to Committee of the Whole No. COTW24-001, be brought forward to the next Regular Council Meeting for approval.

CARRIED

7. REPORT AND TERMINATE

Moved By: Mayor J. Crompton

Seconded By: Councillor C. Jewett

That the Committee of the Whole report their recommendations to Council at the September 24, 2024 Regular Council Meeting and terminate the Committee of the Whole Meeting of September 10, 2024, at 3:14 p.m.

CARRIED

Chair, R. Forsyth

Corporate Officer, P. Lysaght

DRAFT



STAFF REPORT TO THE COMMITTEE OF THE WHOLE

PRESENTED: September 24, 2024 **REPORT:** W24-002
FROM: Planning - Development **FILE:** 3306-02
SUBJECT: ALTA LAKE AND NITA LAKE HERITAGE BUILDINGS

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

RECOMMENDATION(S)

That the Committee of the Whole (COTW) recommend to Council that Council direct staff to bring forward for consideration an amendment to the TA17 Zone to remove the requirement to move and repair the existing cabin as shown on the Key Plan for the TA17 Zone, attached as Appendix A to the Report to the COTW No. W24-002 (Gebhart/Hillman cabin), and replace with:

- a) a requirement to provide a replacement amenity in the onsite park that gives recognition to the history and culture of what the Gebhart/Hillman cabin and its use represented; and
- b) a cash contribution to the Recreation Works and Services Reserve to be dedicated to municipal heritage preservation/improvement for the remaining value of the total estimated costs of moving and repairing the existing cabin; and

That the COTW recommend to Council that exterior design elements (and potentially some materials, if feasible) of the Gebhart/Hillman cabin be used as elements for the replacement amenity.

PURPOSE OF REPORT

The purpose of this report is to provide the Committee of the Whole (COTW) with information on a high-level draft assessment describing the history, status, current assessment and future considerations for buildings at five locations constructed from approximately the 1920s through 1950s in the vicinity of Alta and Nita Lakes that have been passed down from previous generations and are currently owned by the Resort Municipality of Whistler (RMOW) or are scheduled to be transferred to the RMOW. This work was undertaken by staff to inform and prioritize necessary municipal budgeting for lifecycle maintenance of these building assets into the future.

This report also presents a recommendation and seeks feedback from the COTW regarding options for the future of the existing Gebhart/Hillman cabin, located at 5298 Alta Lake Road. Under the existing TA17 zoning and existing development agreement, the Gebhart/Hillman cabin is to be moved from its current location to the new park, also located at 5298 Alta Lake Road, and repaired so it is weather-proofed, structurally sound and the main floor of the cabin may be safely used and occupied (at least

seasonally). A decision on the future of the existing Gebhart/Hillman cabin is time sensitive, as it must be moved from its current location to the new park before January 2025 to facilitate site preparation work for the employee residential, market residential and tourist accommodation development at 5298 Alta Lake Road.

DISCUSSION

Background

In the summer of 2024, staff from multiple municipal departments undertook a high-level draft assessment of older buildings at five locations in the vicinity of Alta and Nita Lakes in Whistler.

This work was a recommendation (Recommendation 19: Create an inventory and identify capacity of public facilities used for cultural purposes, accompanied by a program for lifecycle maintenance) of [Whistler's Cultural Plan](#), a strategic level document received by Council on September 3, 2013 ([Administrative Report No. 13-080](#)). The high-level draft assessment was undertaken as a starting point to inform and prioritize municipal budgets and the Five-Year Financial Plan respecting the lifecycle maintenance of these building assets into the future. This work was initiated in the absence of a Heritage Strategy and Plan for Whistler, which has been identified as required work for the municipality by both Whistler's Cultural Plan (Recommendation 23) and in Whistler's Official Community Plan (OCP) (Policy 9.2.4.1).

Analysis

Buildings at four locations were considered in the high-level draft assessment and a working draft is attached as Appendix B. Of those buildings the Gebhart/Hillman cabin is at a more critical decision point and thus is the focus of this report.

The Gebhart/Hillman cabin is located on an active development site at 5298 Alta Lake Road. Per the applicable TA17 Zoning (Appendix A) for 5298 Alta Lake Road, the development is to provide a public neighbourhood park, Valley Trail connectivity and mix of employee residential, market residential and tourist accommodation townhouse development.

Additionally, the TA17 Zoning obligates the developer to relocate the Gebhart/Hillman cabin elsewhere on the property as well as upgrade its foundation and exterior building envelope so it is weather-proofed, structurally sound and the main floor of the cabin may be safely used and occupied. This must be completed prior to handing over to the RMOW for long term ownership, use and maintenance. The existing development agreement registered on the property title identified that if the restoration cannot be achieved within the original scope ("restored so that the RMOW will not need to invest in immediate building maintenance and improvements. It is not the intention to bring the building up to the current Building Code") and the projected cost estimates to restore the cabin unreasonably exceeds \$250,000, then the General Manager of Climate Action, Planning and Development Services and the developer will agree to review covenant requirements to ensure the minimum requirements of the TA17 Zone are met related to this community amenity. Because of the removal of the asbestos, the interior of the Gebhart/Hillman cabin is currently bare stud wall without insulation. Dialogue has not occurred respecting the finishing of the interior, but staff estimates this to be upwards of \$65,000 above the initial projected cost estimate.

The Gebhart/Hillman cabin is one of the oldest remaining structures in the Whistler valley. The cabin was constructed by Alf Gebhardt in the mid 1940's for his family to reside in, and later was known as the original Toad Hall, but not the Toad Hall of the infamous poster. The Gebhart/Hillman cabin is unique in that it has connections to the logging industry, skiing, second-home ownership, employee

housing challenges and Whistler's counterculture of the 1960s and '70s. It is one of only a few buildings that bridges the valley's transition from a summer-focused community to a ski area. In 1993, the building was included in the draft inventory of significant heritage sites in Whistler in the RMOW Heritage Plan (Interim Draft Report) that was developed by the RMOW and community volunteers, but there is no record of this plan being received by Council.

Despite the decision and subsequent planned investment to relocate and weatherproof the Gebhart/Hillman cabin, the future indoor public use of the building is significantly limited by its interior condition (bare stud walls, no insulation, no water service, limited electrical service), structural snow load restrictions (unoccupiable in winter months) and access and parking challenges (no public road access or parking, access via Valley Trail only). As currently planned, the building would primarily serve as a heritage shell like the heritage cabins at Rainbow Park.

These limitations caused staff to reassess the viability and business case of retaining the Gebhart/Hillman cabin, which then prompted a deeper consideration for other older buildings also under municipal ownership and located near Alta and Nita Lakes. A high-level draft assessment of these buildings was prepared by staff from relevant departments and is included as Appendix B. The draft assessment identifies that while some investments have been made over the years, major maintenance has been deferred for all buildings to the point where some large cost items are now due, and that significant reinvestment is required to continue to maintain these buildings in their current condition to protect the asset. Through further conversations with staff, it is noted that the municipality lacks a clear long-term plan for the protection and programming of these buildings, a plan that ideally would blend appropriate public use, values around arts, culture and heritage, as well as overall resort benefit within an acceptable financial model.

Given these considerations, due to the demonstrated need for major reinvestment in older buildings, the better accessibility, functionality, location and desirability of other buildings, the limitations of the Gebhart/Hillman cabin (access, parking, winter occupancy, interior condition, use desirability), and the annual maintenance costs for an anticipated little used structure, staff recommend that the Gebhart/Hillman cabin not be retained and that an alternative solution be pursued. Three options are presented below for COTW's feedback.

OPTIONS

Staff seeks feedback from the COTW regarding three identified options respecting the Gebhart/Hillman cabin. Note that Option 1 is the stated staff recommendation:

1. Demolish the Gebhart/Hillman cabin and provide a replacement amenity in the onsite park that gives recognition to the history and culture of what the Gebhart/Hillman cabin and its use represented. This should be paired with a cash contribution to the Recreation Works and Services Reserve dedicated to municipal heritage preservation/ improvement, equivalent to the developer's estimated costs of moving and repairing the Gebhart/Hillman cabin less designing and building the replacement amenity. Provision of an appropriately sized picnic shelter has been discussed with the developer. Staff recommend that exterior design elements of the Gebhart/Hillman cabin be used as design elements on the picnic shelter. This option retains some cultural history elements on a structure that complements the new park, provides usable weather protected amenity value to immediately adjacent residents and members of the public, while contributing to the capital costs of municipal heritage preservation/improvement.

2. Demolish the Gebhart/Hillman cabin and add a cash contribution to either Recreation Works and Services Reserve for municipal heritage preservation/improvement or the Employee Housing Reserve (EHR). This option does not retain any cultural history elements yet contributes to other initiatives.
3. Move the Gebhart/Hillman cabin and restore as required. The decision to relocate and restore the Gebhart/Hillman cabin was first considered in the fall of 2019 under the applicant initiated rezoning application RZ001157 for 5298 Alta Lake Road. Since that time staff has been analyzing the feasibility of future programming and management of this asset once it is received. Appendix B identifies significant constraints to this option including, but not limited to:
 - RMOW costs for internal finishing,
 - the building is not snow-load rated so cannot be occupied in the winter,
 - no water or heat service to building,
 - no vehicle access or parking.

If the Gebhart/Hillman cabin is moved, it will likely be fenced and covered until such time as it is repaired by the developer so that it is weather proofed and structurally sound and the main floor of the cabin may be safely used and occupied as required by the TA17 Zone and development covenant; and even then, the future indoor public use of the building is significantly limited by its interior condition (bare stud walls, no insulation, no water service, limited electrical service), structural snow load restrictions (unoccupiable in winter months) and access and parking challenges (no public road access or parking, access via Valley Trail only).

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Previous Council decisions related to the Gebhart/Hillman cabin, as well as Whistler's Cultural Plan, are listed below:

[December 19, 2023: Administrative Report No. 23-128](#), RZ001182 – Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2423, 2023 Report

[September 12, 2023: Administrative Report No. 23-094](#), RZ001157 – 5298 Alta Lake Road Employee, Market and Tourist Accommodation Housing Zoning Adoption Report

[June 21, 2022: Administrative Report No. 22-095](#), RZ001157 – Public Hearing Summary and Third Reading Consideration for “Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020” and “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”

[March 8, 2022: Administrative Report No. 22-033](#), RZ001157 - “Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020” and “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” – Rescind Third Reading Report

[June 15, 2021: Administrative Report No. 21-066](#), RZ001157 – Public Hearing Summary and Third Reading Consideration for “Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020” and “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”

[February 02, 2021: Administrative Report No. 21-012](#), RZ001157 – 5298 Alta Lake Road Zoning Amendment for Employee Housing

[December 01, 2020: Administrative Report No. 20-119](#), RZ001157 – 5298 Alta Lake Road Rezoning/OCP Amendment for Employee/Market Housing

[June 23, 2020: Administrative Report No. 20-057](#), RZ001157 – 5298 Alta Lake Road Rezoning - Employee/Market Housing

[February 18, 2020: Administrative Report No. 20-019](#), RZ001157 – 5298 Alta Lake Road Rezoning - Employee/Market Housing

[September 17, 2019: Administrative Report No. 19-118](#), RZ001157 – 5298 Alta Lake Road Rezoning – Market/ Employee Housing

[September 3, 2013: Administrative Report No. 13-080](#), Whistler Community Cultural Plan Final Report

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

Housing

Expedite the delivery of and longer-term planning for employee housing

Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

Community Engagement

Strive to connect locals to each other and to the RMOW

Smart Tourism

Preserve and protect Whistler's unique culture, natural assets and infrastructure

Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

Community Vision and Official Community Plan

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The recommendations of this report are consistent with several of the goals, objectives and policies of several chapters of the OCP.

Chapter 4 of the OCP focuses on Growth Management and policy 4.1.6.4 identifies that all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on many items. The two listed items listed under Policy 4.1.6.4 that are most relevant to the options presented for the Gebhart/Hillman cabin include: x) archaeological, heritage and culture resources and xiii) municipal finance.

Chapter six of the OCP focuses on Economic Viability and the following goal and policy are considered the most relevant to the options presented for the Gebhart/Hillman cabin:

6.1. Goal: Provide effective and appropriate municipal infrastructure (including facilities and amenities) that minimizes taxpayer costs and consider allocating the value of infrastructure replacement to future users.

6.4.1.3. Policy: Emphasize resourcefulness across the municipality while delivering cost-effective and affordable service excellence.

Chapter nine of the OCP focuses on Learning, Culture and Recreation and the following policies are considered the most relevant to the options presented for the Gebhart/Hillman cabin:

9.2.4.2. Policy: Maintain an inventory of Whistler's heritage assets and ensure all identified heritage assets are considered in the review of new development proposals.

9.5.11 Policy: Maintain Whistler's high quality overall recreation and leisure infrastructure.

9.5.3.2. Policy: Maintain a variety of affordable recreation and leisure opportunities.

9.5.4.1. Policy: Continue to develop and maintain natural environment and cultural history interpretive information that educates and connects the public to our landscape, while advancing natural area and cultural tourism objectives.

BUDGET CONSIDERATIONS

The recommendation of this report will provide a replacement amenity in the onsite park and a cash contribution to the Recreation Works and Services Reserve targeted for municipal heritage preservation/ improvement, equivalent to the developer's estimated costs of moving and repairing the Gebhart/Hillman cabin, less building the replacement amenity in the park.

From an RMOW asset management perspective, lifecycle maintenance of a new replacement amenity will be less than that of retaining and restoring the Gebhart/Hillman cabin.

LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as L'il'wat7úl and the Squamish People, known in their language as the Skwxwú7mesh Úxwumixw to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform Consult Involve Collaborate Empower

With respect to the recommended zoning amendment, Section 464(2) of the *Local Government Act* specifies that a public hearing is not required to be held where an OCP is in effect for the area that is the subject of a zoning amendment bylaw.

Section 43 of the RMOW “Land Use Procedures and Fees Bylaw No. 2205, 2022” delegates the authority to waive a public hearing pursuant to Section 464(2) notes above, to the General Manager of Climate Action, Planning and Development Services.

REFERENCES

Appendix A – TA17 Zone

Appendix B – RMOW Alta Lake and Nita Lake Heritage Buildings Draft Assessment

SUMMARY

This report serves two purposes. First, to provide the COTW with a high-level draft assessment describing the history, status, current assessment and future considerations for older buildings at four locations in the vicinity of Alta and Nita Lakes in Whistler that are currently owned by the RMOW or are scheduled to be transferred to the RMOW as an amenity. Second, to seek recommendations from the COTW regarding the future of the Gebhart/Hillman cabin.

SIGN-OFFS

Written by:

Melissa Laidlaw,
Director of Planning

Martin Pardoe,
Manager of Resort Parks Planning

Reviewed by:

Dale Mikkelsen,
General Manager of Climate Action, Planning
and Development Services

Virginia Cullen,
Chief Administrative Officer

17. TA17 Zone (Tourist Accommodation Seventeen) (Bylaw No. 2283)**Intent and Interpretation**

- (1) The TA17 Zone is primarily intended to provide for site sensitive residential townhouse development, commercial tourist accommodation, and employee housing, together with parks and riparian protection uses, and the relocation and restoration of heritage structures.
- (2) The Key Plan for the TA17 Zone is shown in subsection (17).

Subdivision and Use of Park and Housing Parcels

- (3) Land in the TA17 Zone shall not be initially subdivided except to create parcels having boundaries in accordance with the Key Plan for the TA17 Zone.

Permitted Uses

- (4) The following uses are permitted and all other uses are prohibited:
 - (a) Employee housing contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 Zone
 - (b) Tourist accommodation contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 Zone
 - (c) Residential use contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 Zone
 - (d) Caretaker's residence in one of the employee housing townhouses
 - (e) Amenity building for use as check-in facility for tourist accommodation uses and pool changing facility and other pool related uses
 - (f) Nature conservation park
 - (g) Community park, including one washroom building and one cabin, but the only structure permitted to be used for a cabin as part of a community park use are the cabin located in the TA17 Zone on September 12, 2023, which may be relocated and restored as contemplated under subsection (6)(c) (Bylaw No. 2423)
 - (h) Two Auxiliary buildings
 - (i) Auxiliary uses

Base Density

- (5) The maximum permitted densities for the uses permitted in the TA17 Zone are as follows:

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- (a) Twenty-one employee housing dwelling units, having combined a gross floor area of no more than 2000 square metres;
 - (b) Two tourist accommodation dwelling units, having a combined gross floor area of no more than 363 square metres;
 - (c) Two residential townhouse dwelling units, having a combined gross floor area of no more than 363 square metres;
 - (d) Amenity building with tourist accommodation check-in facility and pool change room and related pool facilities, having a gross floor area of no more than 40 square metres;
 - (e) 250 square metres for the permitted buildings in the community park. (Bylaw No. 2423)

Additional density

- (6) The maximum densities permitted in subsection (5), above, may be increased in accordance with subsection (9) if all of the following conditions are satisfied:
 - (a) Dedicate, as park, the areas shown on the Key Plan for the TA17 Zone as “community park” and “nature conservation park” to the Municipality as park and transfer to the Municipality ownership in fee simple of the area shown on the Key Plan as “Future Employee Housing”, and for the purpose of this subsection the minimum area of the lands to be dedicated and transferred are as follows:
 - (i) Nature Conservation Park: 0.563 hectares
 - (ii) Community Park : 0.877 hectares
 - (iii) Future Employee Housing: 0.5 hectares;
 - (b) Construct to completion the valley trail as shown approximately on the Key Plan for the TA17 Zone, with lighting, and Gebhart Creek bridge, all to the standards attached as Schedule S;
 - (c) Move existing cabin as shown on the Key Plan for the TA17 Zone, and refinish the relocated cabin and repair it so that it is weather proofed and structurally sound and the main floor of the cabin may be safely used and occupied; (Bylaw No. 2423)
 - (d) Construct to completion at least twenty-one employee housing units within the TA17 Zone, having a gross floor area no less than 1991 square meters and enter into a housing agreement with the Municipality under section 483 of the Local Government Act with respect to all of those units, in the form authorized for the TA17 Zone by housing agreement bylaw adopted prior to or concurrently with the adoption of Zoning Amendment Bylaw 2283, 2020; and

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- (e) Construct to completion the community park in the location identified on the Key Plan for the TA17 Zone, such community park to be a neighbourhood serving park containing the following features:
- (i) A mix of passive and active elements and spaces.
 - (ii) Lawn areas shall have no greater than 2 percent slope, shall be irrigated, shall have a sand based growing medium, and shall be designed to be mowed with a ride-on product. Subsurface drainage may be required.
 - (iii) Irrigation systems shall be consistent with municipal specifications and shall include electrical and communication services.
 - (iv) Benches, picnic tables, waste receptacles, bike racks, drinking water fountain and signage to municipal standards.
 - (v) A playground structure with a rubber poured in place safety surface.
 - (vi) A pocket pump track appropriately scaled for young children new to riding a bicycle.
 - (vii) Walking paths shall be asphalt.
 - (viii) Trees shall be deciduous with a light canopy to allow sufficient sunlight for lawn growth.
 - (ix) Perennials and ornamental flower and shrub beds are discouraged.
 - (x) Any naturally occurring features that reinforce the mountain landscape should be retained.
 - (xi) A hard surface space for maintenance vehicle parking.
 - (xii) A washroom building. (Bylaw No. 2423)
- (f) Construct to completion a paved sidewalk complete with curb and gutter extending from the existing sidewalk terminus on the northwest side of Nita Lake Drive to the community park identified on the Key Plan for the TA17 Zone.
- (7) The owner may satisfy the condition under paragraph (d) of subsection (6) by:
- (a) granting to the Municipality a covenant under section 219 of the Land Title Act requiring construction of the twenty-one employee units referred to in that paragraph (d) prior to or concurrently with the construction of any tourist accommodation and residential townhouse dwelling units permitted under subsection (5) and prohibiting the occupancy of such tourist accommodation and residential townhouse dwelling units until construction of all twenty-one employee units is complete and the Municipality has issued occupancy permits for all twenty-one employee units, and

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- (b) causing such covenant to be registered in the Land Title Office against title to all land within the TA17 Zone except for the park referred to in paragraph (a) of subsection (6), with priority over all financial liens, charges and encumbrances, including any leases, options to purchase and rights of first refusal.
- (8) The owner may satisfy the conditions under paragraphs (b), (e) and (f), and under paragraph (c) except for cabin relocation, all of subsection (6) by entering into an agreement, in substantially the same form as the Municipality's standard form of subdivision servicing agreement under section 509 of the Local Government Act, with the Municipality to complete all work required under those conditions within one year of the date of execution of such agreement and by providing to the Municipality security for the completion of such work in an amount and form satisfactory to the Municipality.
 - (9) If the owner satisfies all of the conditions described in subsection (6), the density of development in the TA17 Zone shall be increased as follows:
 - (a) A further nine tourist accommodation dwelling units, having a combined gross floor area of no more than 1633 square metres;
 - (b) A further nine residential townhouse dwelling units, having a combined gross floor area of no more than 1633 square metres.

Siting / Setbacks

- (10) The siting of all buildings and structures in the TA17 Zone shall be in accordance with the Key Plan for the TA17 Zone.
- (11) All buildings and structures in the TA17 Zone shall be set back a minimum of 7.6 metres from the boundary of any parcel, except that the minimum set back from a parcel boundary abutting a highway or private road within the TA17 Zone is 6.1 metres and the minimum setback from the parcel line of Strata Plan BCS556 that forms part of the boundary of the TA17 Zone is 20 metres.

Height

- (12) The maximum permitted height of any building or structure is 11 metres.

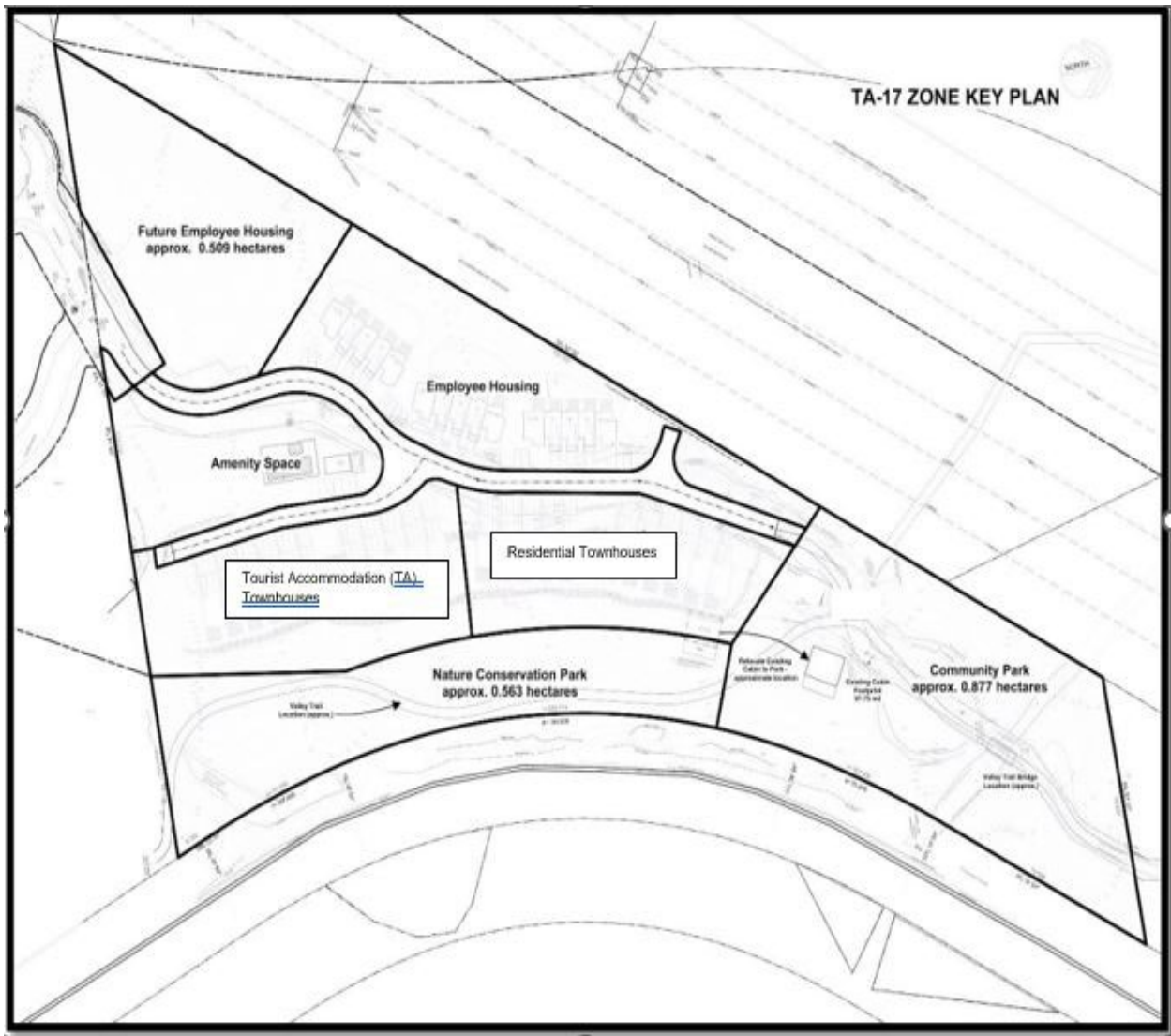
Other regulations

- (13) Despite anything to the contrary in this Bylaw the maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 25 square metres for each employee unit and 35 square metres for each market unit.
- (14) An employee unit shall contain an area not less than 56 square metres.
- (15) One employee unit may be used for a caretaker for the lands.
- (16) An employee unit shall not be used for tourist accommodation and all other uses are prohibited.

- (17) Notwithstanding any other provision of this Bylaw, townhouses permitted to be used as tourist accommodations in the TA17 Zone may be used for residential use, when not being used for tourist accommodation use. (Bylaw No. 2423)

Key Plan

- (18) Key Plan for the TA17 Zone:



RMOW Alta Lake and Nita Lake Heritage Buildings

Current Status, Assessment and Future

Dated: September 5, 2024

Contributors:

Departments of Facilities and Construction Management (FCM), Resort Operations, Recreation, Climate Action, Village Animation and Events (VA&E), Building, Planning, Parks Planning.

Subject Buildings:

1. Hillman Cabin - West side of Nita Lake, coming to RMOW as part of new development
2. The Point – Upper house beside stairs, main lower building
3. Old School house – Just north of Alta Lake Park Artists house
4. Alta Lake Station – Old cabin in front of Writer’s house

Document Purpose:

Work in progress information document to capture inputs and inform discussion, short- and long-term recommendations, and budgets.

Maintenance Context:

- Normally annual maintenance budgets should be 2-5% of the asset’s value.
- For all buildings, considerable major maintenance has been deferred to the point where high-cost items are now all due or overdue.
- In some cases, significant reinvestment is required to continue to maintain these buildings in their current condition and to protect the asset long term.

Heritage Context:

This document does not yet fully consider any cultural or heritage context.

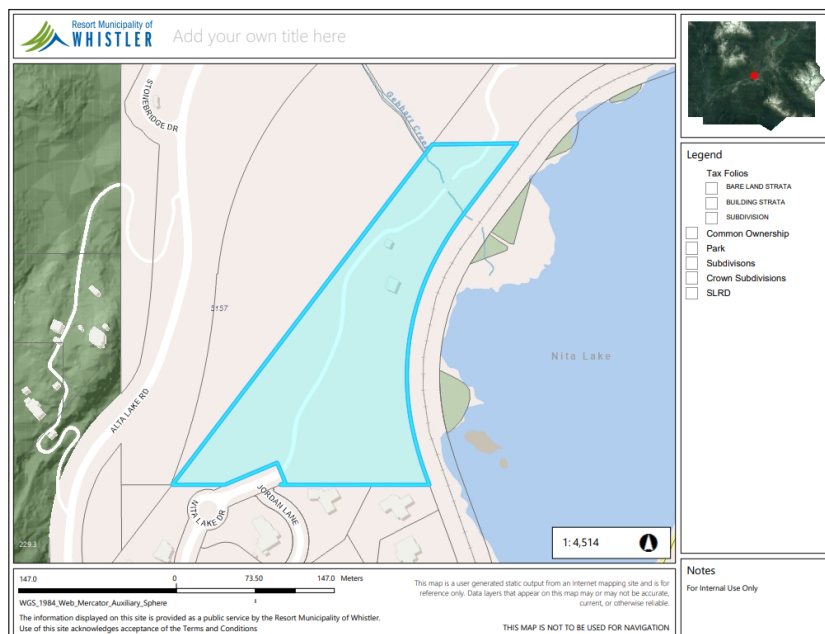
For reference:

- Whistler’s 2018 Cultural Plan: [Whistler’s Cultural Plan | Resort Municipality of Whistler](#)
- OCP Arts, Nature and Heritage: [Arts, Nature and Heritage | Resort Municipality of Whistler](#)

1. Hillman Cabin (aka - Gebhart House and original Toad Hall)

Current Development:

- 5298 Alta Lake rd.
- Empire Club Development Corp, zoned TA17
- 3.84Ha property currently being redeveloped for a mix of market value and employee restricted housing
- RMOW will be assuming ownership of these the Hillman Lodge building
- Development Permit Areas:
 - Schedule J - Protection of Riparian Ecosystem, a small portion on the north end of the property surrounding Gebhart Ck, does not include buildings
 - Schedule O – Commercial Industrial
 - Schedule P - Multi Family Residential, exemption may exist
 - Schedule S – Wildfire Protection, moderate risk, exemption may exist



Developer Obligations re Cabin:

Schedule B part 2 (PDF page 22, document page 18) of 2023 registered LTA Development Agreement:

- Relocate and upgrade building.
- Developer indicates \$100,000 to relocate
- Agreement outlines estimated projected cost at \$250,000 to upgrade:

Part 2 - Cabin Work

1. The cabin as shown on the Key Plan for the TA17 Zone shall be repaired and upgraded such that:
 - (a) it is impervious to weather and structurally sound for all months of the year;
 - (b) the main floor of the cabin may be safely used and occupied between May 1 and – September 30 of each calendar year;
 - (c) The following cabin fixtures will be removed:
 - (i) Fireplace;
 - (ii) Deck;
 - (iii) Asbestos;
 - (iv) Attic;
 - (v) Kitchen, bath, and all plumbing; and
 - (vi) Other unnecessary fixtures as accepted by the General Manager of Climate Action Planning and Development Services;
 - (d) The following cabin improvements will be undertaken:
 - (i) New foundation;
 - (ii) Structural upgrades for seismic Limited to Collar ties, plywood shear walls;
 - (iii) Block access to attic;
 - (iv) New metal roof;
 - (v) New windows;
 - (vi) New front door;
 - (vii) Paint exterior, fire proof paint not required
 - (viii) Basic lighting and plugs sub panel power fed from washroom panel, and
 - (ix) Repair flooring;

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Building Constraints:

- Structure does not meet snow load rating so cannot be occupied in winter without significant upgrade.
- Requires metal roof to shed snow (load) which impacts adjacent public spaces
- Limited power, no water service, no heat
- Building will be received by RMOW with bare stud interior. RMOW to pay for internal upgrades and finishes (walls, floor, lights, ceiling etc.) if to have indoor uses (i.e. community bookings).
- No vehicle access or parking – walk in via Valley Trail only
- Small adjacent neighbourhood population to immediately serve, relevant to other neighbourhoods

Developer's Comments:

Building has serious constraints for future public use. These could be addressed but not without significant costs.

RMOW may wish to reconsider the long-term community value and financial risk of the building. Other scenarios, such as using it as a one-time funding source for older buildings with greater community and resort value and less financial risk, could be more beneficial.

Summarized Staff Opinions:

Based upon Aug 20 site visit and subsequent discussion with representatives from Planning, Building, FCM, VA&E, Resort Ops and Parks Planning.

- Not against retaining the building but only if there is a legitimate longer-term plan and budget to further upgrade it so the interior is usable and annually maintained, otherwise it will be an expensive and underutilized structure.
- Interior finishing scope and costs undetermined, estimated to be in the \$65,000 range.
- An unheated building raises potential for musty smell/mold.
- Location, access challenges (no public parking nearby, one way Valley Trail), limited season of use, limited services and small local population greatly reduce desirability of booking the facility. These factors may not justify expenditure to retain or annually maintain.
- Already have several expensive to maintain older buildings each with a variety of use levels, all requiring a variety of potentially significant reinvestment to protect the asset and/or improve community value/programming opportunities.

Staff Recommendations (consensus):

- Relieve the developer of the current approved obligations.
- Redirect the costs for those obligations (as per above and the agreement) to a more desirable amenity of broader resort community value and use.
- If obligations removed, one option would be to:
 - Include interpretive sign on site.
 - Explore repurposing some of the wood siding, trim etc to park washroom building
 - New purpose build covered shelter at said park, also using materials and character where possible

Another option would be to redirect the financial value to achieve what is set out in the Agreement to a more resort community significant, accessible and usable heritage asset(s) elsewhere and in real need of reinvestment (i.e., Point main building, Fairhurst house etc.).

Development Agreement:

Agreement language:

(f) If the cabin restoration cannot be achieved within in the original scope (“restored so that the RMOW will not need to invest in immediate building maintenance and improvement. It is not the intention to bring the building up to the current Building Code”) and projected cost estimates unreasonably exceeds \$250,000 then the General Manager of Climate Action, Planning and Development Services and the Owner will agree to review covenant requirements to ensure the minimum requirements of the TA17 Zone are met related to this community amenity.



2. The Point aka Cypress Point, Former Hostel Site

History:

<https://whistlermuseum.org/tag/cypress-point/>

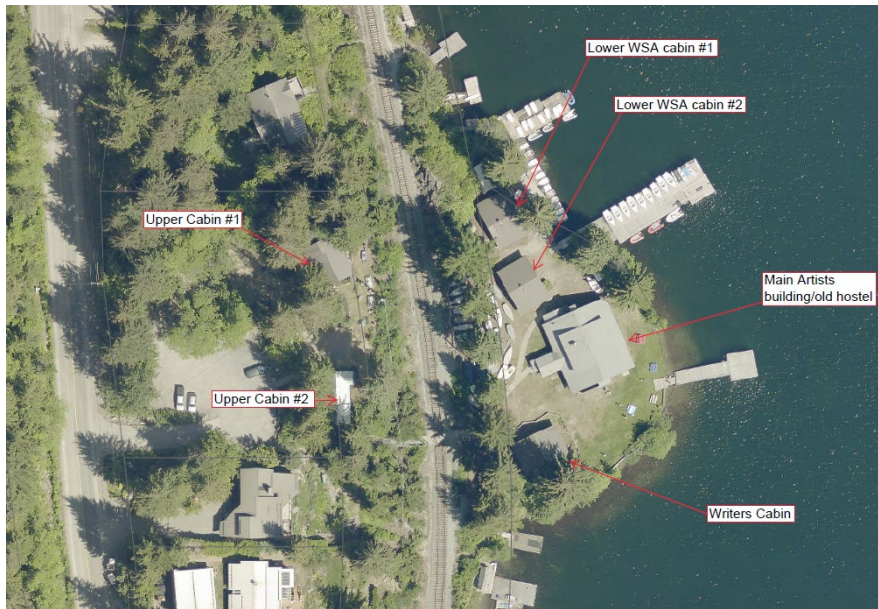
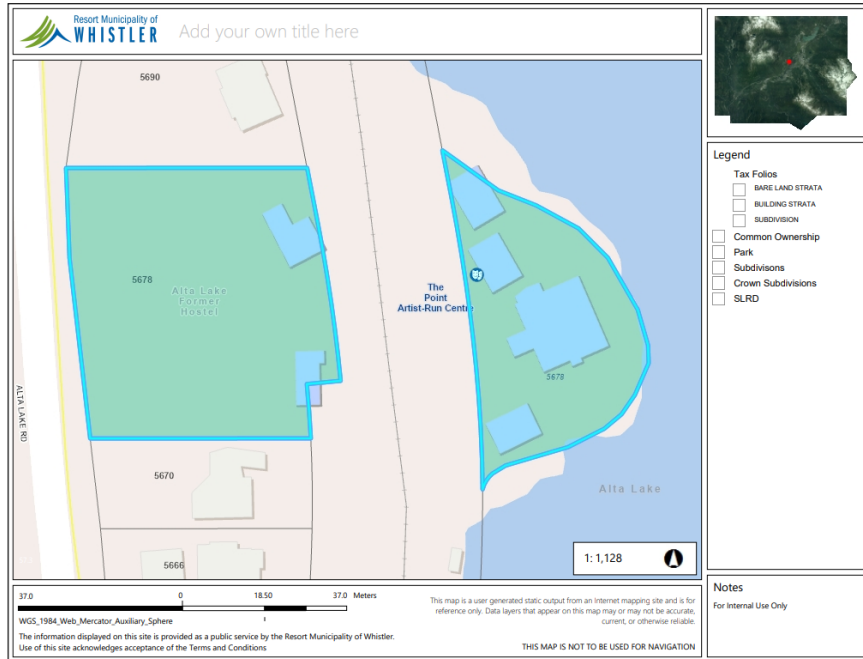
Main building Cypress Lodge

Site Development:

Six buildings on this property. Staff seek a longer-term plan/vision for all buildings.

- 5678 Alta Lake Rd. Former Hostel Site
- RMOW owned, Zoned LR6
- Development Permit Areas:
 - Schedule J - Protection of Riparian Ecosystem, all property below the railway
 - Schedule K – Protection of Sensitive Ecosystem, entire property

- Schedule P - Multi Family Residential, exemption may exist
- Schedule S - Wildfire Protection, high risk, exemption may exist



Upper cabin #2 beside stairs

- Proximate to CN Rail ROW.
- Condition assessment is poor.
- No foundation visible, evidence of building sitting on timber sleepers.
- Currently vacant.
- Setbacks; detached dwelling 7.6m front and rear, 6m between buildings. Variance may be required.



FCM Comments:

Upper cabin #1 (occupied)

- Needs longer term plan. Similar style and quality of construction as the other buildings. Has received a level of maintenance/upkeep.

Upper cabin #2 (unoccupied)

- Poor condition. No longer suitable for occupancy or storage.
- Recommend removal.

- Removal would facilitate rebuild of the stairs to the lower portion of the property along a less steep alignment (stair rebuild is necessary for lifecycle replacement purposes).

Lower Cabins (#1, 2 and Artists/Writer)

- Staff require a longer-term plan for one of the cabins (lower #1, 2). Both are in poor shape and have chronic plumbing freeze ups and leaks.

Main Bldg

- Structural assessment underway given visible structural issues.

Parking Lot

- Opportunity for paving and line marking, expansion, arrangement with neighbouring house, etc.

Ballpark condition assessment:

- The Point Main bldg. 1/5
- Whistler Sailing Association buildings 2/5
- Writers cabin 2/5

Cost Estimate Upgrades (to get to 3/5 to achieve safety and basic functionality):

- The Point Main bldg. \$525,000
- WSA buildings (2) \$150,000 x2
- Writers cabin \$120,000

Building Code Comments:

- Any designated as heritage bldg.?
 - 2 ways to do so
 - Can provide slight relaxation if designated
 - Requires process to get designation
- None meet current snow load requirements. Addressing this may trigger other code compliances which could get expensive (Step Code etc.)

Railway Xing:

- Currently private crossing.
- Achieving full compliance may require a grade separated crossing.
- Achieving partial compliant is possible
 - Main access stairs to lower portion of site are in need of replacement. Could relocate/realign if upper unoccupied cabin removed and provide more gentle access

Booking/Lease/Revenue/VIK Comments:

- The Point Main bldg.
 - Not used year round
 - \$25k revenue/year
 - Value-in-Kind agreement with The Point Artist Centre (janitorial)
 - Achieve goals in Whistler Culture Plan – artist is residence and year-round functional area as outlined in OCP

- WSA buildings
 - License of Occupation \$600/month for both. FCM holds lease, collaboration with Resort Ops (bldgs. and grounds)
 - Use vs bldg. condition creating greater issues for the buildings. Cramped.
- Artist's/Writer's Cabin
 - Utilized by PARC uses to support artist-in-residence programs (aligns with Whistler Cultural Plan)

Environmental Considerations

- RAPR applies only to residential, industrial & commercial development
- If retain existing foundation & footprint (*repair or reconstruction if damage or destruction \geq 75% of value above foundation*) can keep structure, otherwise may be subject to RAPR/SPEA
- RAPR regs may not technically apply but the RMOW to demonstrate leadership by aligning with regulations.
- Riparian & Sensitive Ecosystems DPAs would likely apply.

Planning Considerations

- Require variances
- Likely don't have original Building Permits given age of buildings (predate municipality)

Foundations

- Not sure which buildings have a reasonable foundation
- If not suitable then could lead to major replacement at significant cost

Ideas/Recommendations:

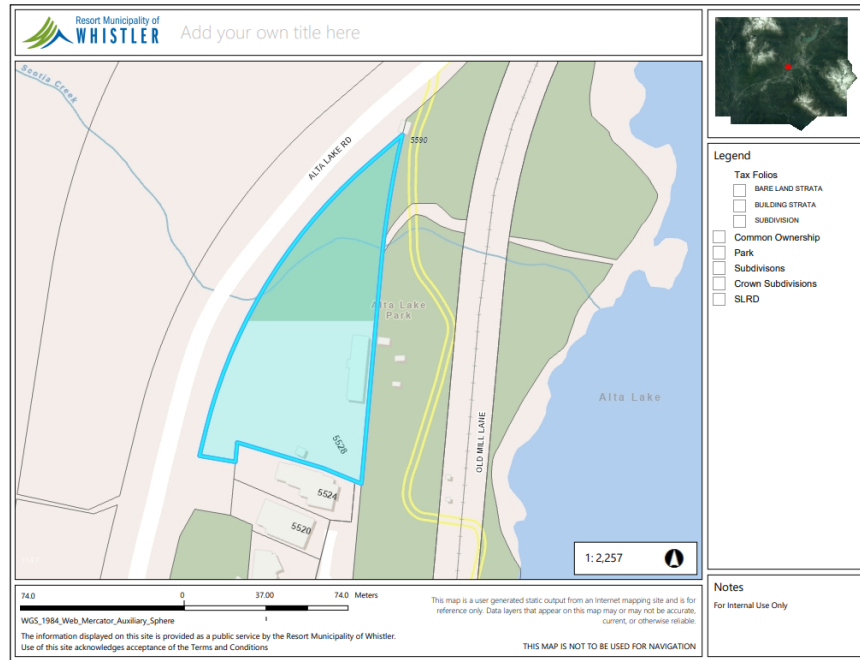
- Vacant building – use for a vocational school reno skill building?
- Cultural Plans and Heritage
- Long term resident housing
- Demo unoccupied upper cabin #2, allows opportunity for access/stairway/parking improvements. Demo will need a Development Permit.
- Retain stain glass window in one of the buildings.
- If demo, consider waste diversion public education opportunity
- Main bldg – complete structural assessment (underway), review opportunities and constraints.

3. Old School House

Site Development:

- 5528 Old Mill Lane
- RMOW owned, zoned LP1
- 0.7 Ha property with old schoolhouse, one small outbuilding, 2 portables, vehicles, equipment and building materials on site.
- Borders onto Alta Lake Park with Valley Trail. Some outbuildings associated with this main building are on the Alta Lake Park property
- Scotia Creek runs through property (may not be accurately located on GIS)

- Access unclear
- Development Permit Areas:
 - Schedule J - Protection of Riparian Ecosystem, a portion of the property following the creek. Buildings not included
 - Schedule K – Protection of Sensitive Ecosystem, entire property
 - Schedule P - Multi Family Residential, exemption may exist
 - Schedule S – Wildfire Protection, high risk, exemption may exist





FCM Comments:

The building is in poor shape. Structural failure of roof. Unoccupied and untidy. Used as storage. The building has washrooms (2 singles), unsure if hooked into water and sanitary but lines are nearby. Could provide public washrooms for Alta Lake Park. Parking and road access considerations for discussion. There is possibly an in-ground diesel/heating oil tank that needs to be removed.

Ballpark condition assessment: 1/5

Cost Estimate Upgrades:

- Not researched
- RMOW has not spent funds on this building in at least the last 5 years.

Brass lid on ground

- Clue to possible in ground heating oil tank

Booking/Lease/Revenue/VIK Comments:

- 2018 Lease Agreement, Resort Operations investigating.

Comments/Observations:

- Impressive property, views of the lake, flat space. High value.
- Three buildings on adjacent land. Two on wheels, could be moved.
- Main building on concrete pad.
- Better candidate for vocational school than former hostel site.
- Access could be a challenge
 - Road access directly from Alta Lake Rd constrained by creek and topography
 - Maybe access from adjacent RMOW property or Old Mill Lane?

Ideas/Recommendations:

- Explore potential community uses
- Explore development potential

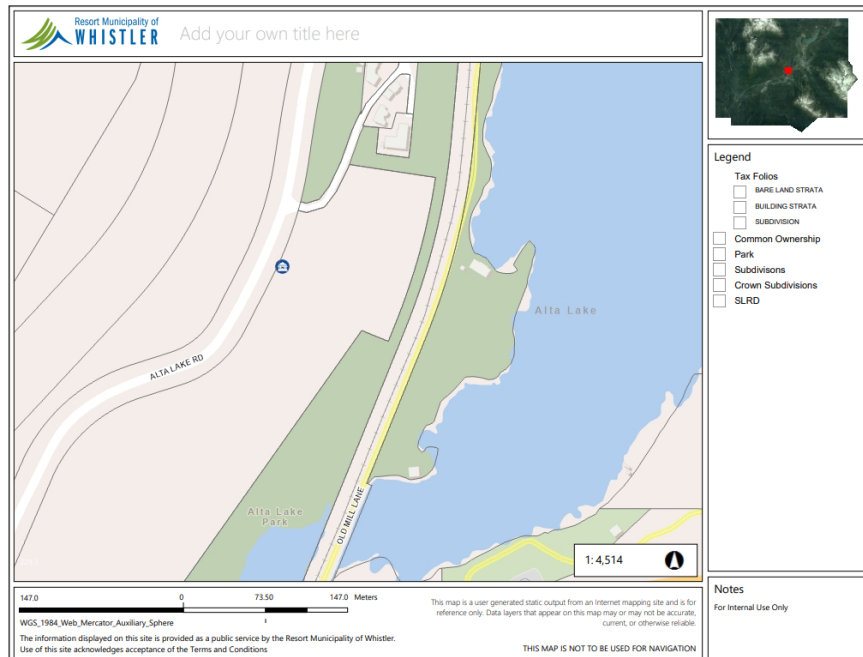
4. Alta Lake Station

Site Development:

Three structures.

- Refer to Legal Plan LMP41222
- RMOW owned, known as “Alta Lake Station” or “Alta Lake Park” and shown as “Park” referenced on above legal plan
- All but one property bisected by CN Rail
- All constrained by lack of vehicle access (service vehicle via Valley Trail)
- Small cabin in front of Artist House (blue door)
 - Poor condition assessment

- No foundation visible, evidence of building sitting on rotten timber sleepers
- Long since vacant and unused
- Artist House (Fairhurst)
 - Concrete foundation.
 - Has seen recent work and in fair shape
 - Bookable space but underutilized.
- Whistler Adaptive Cabin (Kayak)
 - Concrete foundation.
 - Fair or better shape.
 - Leased as watersports storage and staging area by Whistler Adaptive Sports Program.
- Development Permit Areas:
 - Schedule J - Protection of Riparian Ecosystem, all waterfront property including all buildings
 - Schedule K – Protection of Sensitive Ecosystem, entire property
 - Schedule P - Multi Family Residential, exemption may exist
 - Schedule S – Wildfire Protection, high risk, exemption may exist







FCM Comments:

Small cabin (with blue door)

- Unoccupied and unsuitable for occupancy or storage.
- Rodent infested with strong odours.
- Small unconforming washroom inside.
- Recommend pull power back, cap water supply & sanitary, demolish; minor landscaping to tidy area up.
- Removal would create more outdoor programming space

Ballpark condition assessment:

- Small cabin 0/5
- Fairhurst house 3/5
- Kayak house 3/5

Cost Estimate Upgrades:

- Fairhurst house \$105,000
- Kayak house \$293,000

Booking/Lease/Revenue/VIK Comments:

- Fairhurst house
 - Support cultural activities, events (Art on the Lake)
 - Spring cornucopia one month
 - RMOW booking staff hesitant to promote because not sure what long-term future of the building is. Requires a plan.
- Kayak house
 - Whistler Adaptive Sports Program.

Ideas/Recommendations:

- Small cabin (with blue door)
 - Demolish as per above.
 - Consider building a public park washroom?
- Fairhurst
 - Worth keeping long-term
 - Reasonable condition
 - Good but limited community use
 - Currently set up as a house to live in, might be better to make it more “event viable.”
 - Explore opportunities with Events/Booking staff/Typical user groups
 - Potential improvements - artist studio space upstairs (day studio), improve bathroom
- Kayak House
 - Worth keeping long term
 - Reasonable condition
 - Good community use

STAFF REPORT TO THE COMMITTEE OF THE WHOLE

PRESENTED: September 24, 2024 **REPORT:** W24-003
FROM: Communications **FILE:** 1630-20-2025
SUBJECT: BUDGET PRIORITIZATION SURVEY SUMMARY

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Community Engagement and Cultural Services be endorse.

RECOMMENDATION(S)

That Committee of the Whole (COTW) receive COTW Report W24-003 and the Budget Prioritization Survey Summary, attached as Appendix A.

PURPOSE OF REPORT

The purpose of this report is to provide the Committee of the Whole (COTW) with a summary of results from the Budget Prioritization Survey. This survey is just one component of the many inputs that will inform Council deliberations related to the 2025 budget. The intent of the survey is to receive input from the community on their needs and to inform Council decision-making.

DISCUSSION

Background

From July 7 to August 15, the Resort Municipality of Whistler (RMOW) initiated a Budget Prioritization Survey on its online platform, Engage Whistler. This is the second year the public has provided input through this process on spending priorities.

The intent of this early engagement opportunity was to:

- Provide guidance to staff on community needs and priorities; and
- Provide Council with community inputs for consideration during budget deliberations.

For context, the news cycle during the survey period included the following municipal stories, which could have bearing on the inputs provided in the timeframe presented:

- Whistler Waldorf School lease negotiations
- Rainbow Park reopening
- Wildfires in Jasper and the Sea to Sky
- Increased camping in Whistler due to lack of housing

- Province announces \$12.7M for Whistler housing project

The Budget Engagement Survey was hosted on www.engage.whistler.ca and included a survey to elicit opinions on municipal spending with a single-question poll for a high-level response on spending. Respondents were given agency to fill out the full survey, answer the one question or participate in both. Before answering the full survey, a series of demographic questions was used to ascertain who answered. Respondents were then asked to prioritize program and service spending and give one direct piece of feedback to Council. This information is provided in Appendix A.

Overall, more members of the community responded this year than in the inaugural year this digital approach was used. The first survey received 228 contributions, split between a survey and quiz, while this second round of research received 314 contributions, including 239 survey responses and 75 poll responses.

A 40-day promotion campaign leveraging traditional and new media was used to drive awareness this year, with Facebook garnering the most attention with 31,228 impressions and 2,376 engagements received, between conversions and reactions. The survey is one component of a multi-tiered engagement and communications effort underway to educate and encourage municipal budget participation. It is backed by the RMOW's six [Engagement Design Principles](#), which guide our focus whether staff are designing a survey or an in-person event. This year's budget survey and upcoming budget-related engagement events focus on pulling in information, giving citizens a choice on when and how to participate, actively working to bring diverse voices to the discussion, and bravely trying some new things.

The RMOW is consciously leveraging digital communication tools to generate more informal and frequent interaction with Council and the democratic process; however, it should be noted this particular tool is not statistically relevant as survey respondents self-select to participate. However, the results of this survey are intended as a conversation starter for Council and the survey itself is brought forward as a means of creating interest in the municipal budget process for the public. It is hoped it will also serve as a gateway for further democratic participation for those who may have not participated in the past.

Observations at a Glance

Respondent demographics

Demographic questions are valuable for helping Council and staff understand who the citizens were that responded and to ensure diverse voices are heard. Respondents were asked for their age group, background, time lived in Whistler, household numbers, neighbourhood, and housing/dwelling type. The responses indicate:

- 9.7 per cent were second homeowners and two per cent were seasonal residents
- just over 56 per cent of respondents were between the ages of 30 and 49 years of age
- equity-seeking respondents, or those who identify barriers to equal access, opportunities, and resources, were noticeably absent in the results
- The largest respondent equity-seeking subgroup are those who self-identified as seniors, consistent with 2023 results.

Council Priorities

Respondents were asked to rank the Council priorities of housing, smart tourism, climate and community engagement. Housing remained the highest overall priority, followed by smart tourism, community engagement, and climate which were essentially tied for second place.

- 53.8 per cent indicate housing is a top priority, followed by climate action (19.21 per cent), smart tourism (14.85 per cent) and community engagement (14.85 per cent)
- When asked for a lowest priority, 35.81 per cent said climate action, followed by smart tourism (27.51 per cent), community engagement (24.89 per cent) and housing (9.75 per cent)

General Budget Feedback

When it comes to budget literacy and process, respondents reported having somewhat of an understanding (53 per cent) or good understanding of the process (38 per cent):

- 61 per cent of respondents felt they received good value for their tax and utility dollars.
- When asked about satisfaction levels with specific municipal services, “*enabling affordable housing*” and “*development and building permitting processing*” had the most “very dissatisfied” responses, while the “*Whistler Public Library*” and “*treatment and delivery of safe drinking water*” had the most “very satisfied” responses.
- 67.3 per cent of respondents indicated the RMOW should invest more in “*enabling affordable housing*”, followed by “*recreation facilities*” (54.3 per cent) and “*emergency preparedness*” (50.6 per cent).
- When asked what the RMOW should invest less in, the most popular choices were “*parks planning*” and “*projects*” (38.3 per cent), “*climate response*” (23.8 per cent) and “*communications and engagement and online services*” (18.4 per cent).
- 23.8 per cent thought that climate response should receive less investment, yet 33.9 indicated it should receive increased investment and 36.8 per cent felt funding should remain the same.
- To articulate that there are tradeoffs during the budget process, respondents were asked to rank options for balancing the budget and “*postpone infrastructure projects for new amenities*” was ranked the highest, followed closely by “*continue to offer the same services, but not to the same level*” and “*increase business property taxes.*” (only 15 per cent of respondents were business owners)
- 55 per cent of respondents would be somewhat willing or willing to pay more in user fees to maintain or improve services.

Common themes from the open-ended questions include:

- General satisfaction with core services
- Concerns around overcrowding in the resort
- Requests for focus on locals needs before resort visitors
- A need for increased transparency and accountability
- Desire for more affordable housing for long-term and seasonal residents
- Calls for improved transit and active transportation
- Concerns about tax increases and the importance of fiscal responsibility

Appendix B provides a budget timeline. In terms of specific budget engagement, the following activities are coming up:

- *Coffee with Council: Budget Edition* (Thursday October 10, location to be determined)
 - Join Council for a coffee and an informal chat on budget and other municipal topics

- *Projects and Operations Budgets in 90 Seconds*
 - On October 22 and November 5, staff will share a 90-second ‘elevator pitch’ on what you need to know about the proposed operations and projects budgets. Videos will be posted on the [Budget 2025 engagement page](#).
- *Council Drop-In Office Hours (dates to be determined)*
 - The public can drop-in to municipal hall virtually or in-person during these sessions to discuss and provide feedback on budget.
- *Budget Quiz Night at a local pub*
 - An informal evening to connect with the public while learning about the proposed budget.

More details to be announced at whistler.ca/engage.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

[October 24, 2023: Information Report No. 23-107](#), 2023 Budget Early Input Survey Summary

[September 12, 2023: COTW Report No. 23-098](#), Community Engagement and Cultural Services Update, including the introduction of the RMOW’s Guiding Principles for Engagement

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

Housing

Expedite the delivery of and longer-term planning for employee housing

Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

Community Engagement

Strive to connect locals to each other and to the RMOW

Smart Tourism

Preserve and protect Whistler’s unique culture, natural assets and infrastructure

Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

Community Vision and Official Community Plan

The Official Community Plan (OCP) is the RMOW’s most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

This report and engagement summary aligns with, and advances towards, the goals and objectives of the OCP by providing timely and accessible information to the public; building meaningful input opportunities and by creating a welcoming space for community members to connect with each other and Council.

- 8.3.1.1. Policy - Provide opportunities for residents to connect with each other during municipal initiatives, events and activities.
- 8.5.1.1. Policy - Provide appropriate and meaningful opportunities for community and partner engagement in policy-making and other decisions where relevant and appropriate.

BUDGET CONSIDERATIONS

Additional inputs for budget decision-making

Community input is a priority for Council and staff, and serves as one input into a complex and challenging budget process where Council must also consider the following data points and financial realities as they make their decisions:

- Demands of a growing population that put pressure on civic services, programs and facilities
- Visitation that is influenced by macroeconomic trends, weather, and competition from other destinations
- Projected non-tax revenues such as Municipal and Regional District Tax Program (MRDT), Resort Municipality Initiative (RMI), fees and charges, grants and other external funding
- Building up Reserve levels that support short- and long-term asset management of the RMOW's infrastructure, whether pipes in the ground or our building assets.
- Corporate Plans and Policies including the OCP, Big Moves Climate Action Strategy and Council Priorities
- Current economic climate

LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lílwat People, known in their language as L'il'wat7úl and the Squamish People, known in their language as the Skwxwú7mesh Úxwumixw to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives; and enable participation in Whistler's resort economy.

The RMOW's engagement design principles ask us to actively seek a diversity of input. As the RMOW evolves and builds its relationship with the Lílwat People and the Squamish People, staff will seek their feedback and guidance on the best way to engage with their members living within, and outside of Whistler, who may wish to share their thoughts on the RMOW's budget decision-making.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

- Inform Consult Involve Collaborate Empower

The community engagement strategy for the budget is set out in detail in the *Observations at a Glance* section above.

REFERENCES

Appendix A – 2025 Budget Prioritization Survey Summary of Results
Appendix B – Budget Timeline

SUMMARY

In undertaking the early input budget survey, the RMOW receives a variety of perspectives on budget priorities from the community. Although not statistically relevant, the information provides context to help understand community needs, desires and priorities. These important insights can help to inform budget deliberations when the draft budget is presented to Council.

SIGN-OFFS

Written by:

Jill Brooksbank,
Senior Communications Officer

Reviewed by:

Karen Elliott,
General Manager Community Engagement and
Cultural Services

Dale Mikkelsen,
Acting Chief Administrative Officer



2025 Budget Prioritization Survey

Summary of results



September 2024



Survey reach & engagement

2023

August 22 - September 25

228 Engaged Participants

205 completed the survey
23 completed the Budget Quiz

5,458 Overall Views

637 page page visits
2,065 impressions on social posts
57 social engagements (clicks+reactions)
2,697 newsletter subscribers
2 newspaper ads in the Pique


2024

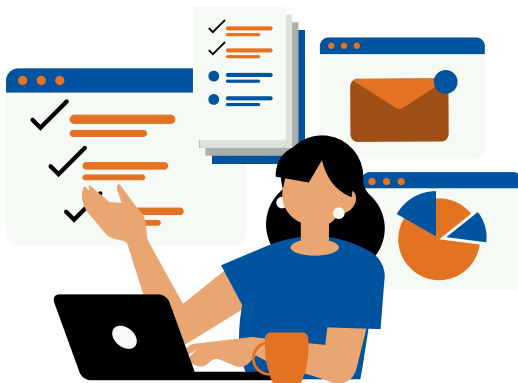
July 7 - August 15

314 Engaged Participants

239 completed the survey
75 completed the budget poll

37,226 Overall Views

1,000 page visits
31,228 impressions on social posts 
2,376 social engagements (clicks+reactions)
2,594 newsletter subscribers
28 QR code scans from Pique ad



Facebook saw the highest return

29,520 impressions
8,602 reach
2,050 engagements
286 link clicks

Results are from organic and paid posts

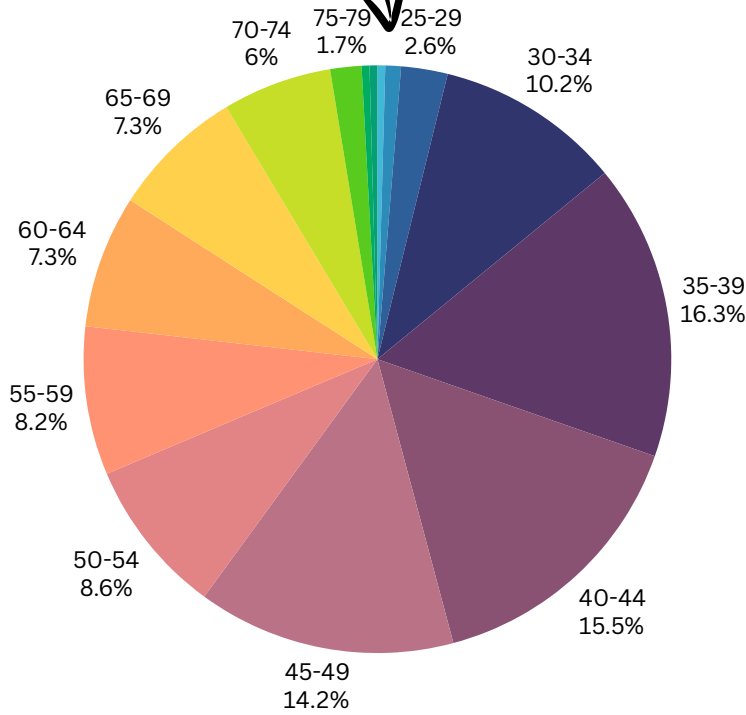




Snapshot of survey respondents

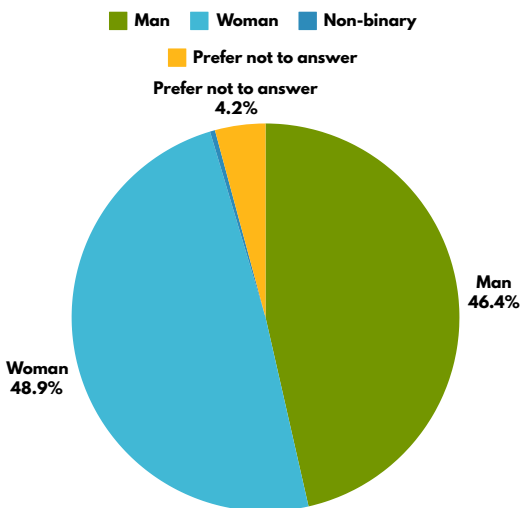
Respondent ages

15-19: 0.42% (1 respondent)
 20-24: 0.84%
 80-84: 0.42%
 85 and over: 0.42%

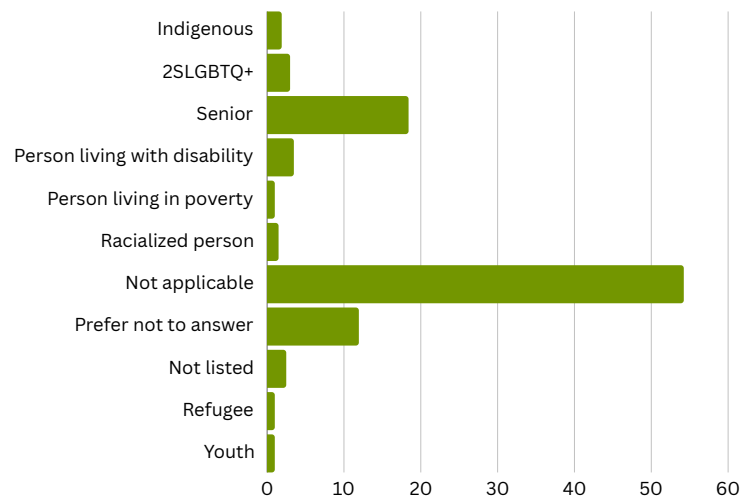


Most engaged in budget survey and poll were between the ages of 30 and 49

How respondents identify



Equity-seeking respondents



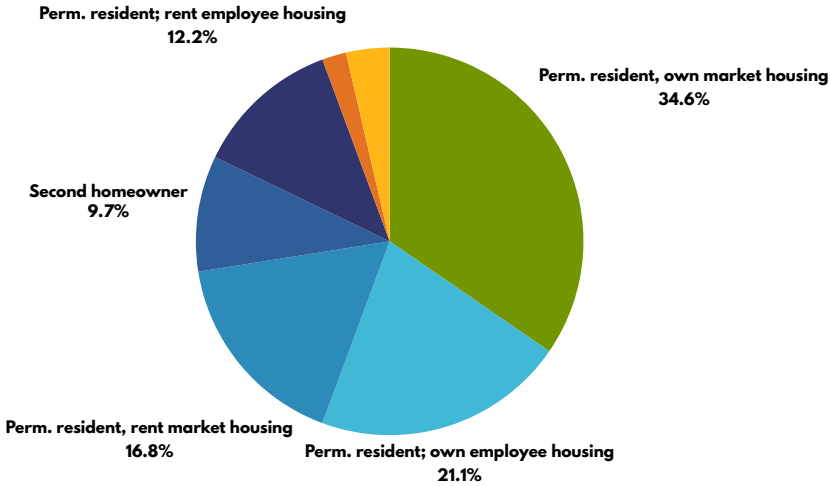
Who's missing?

- younger and older youth
- older seniors
- equity seeking people

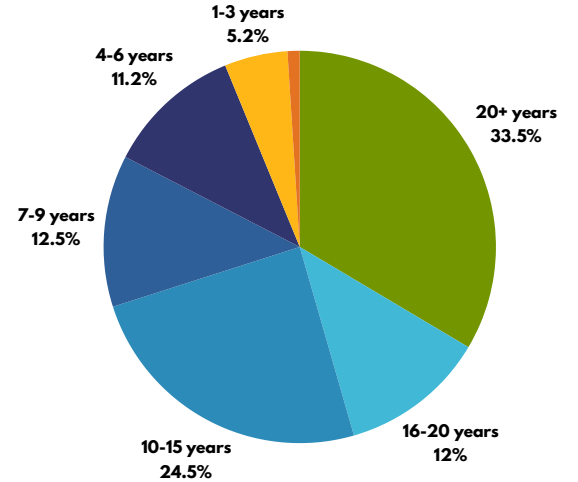


Snapshot of survey respondents

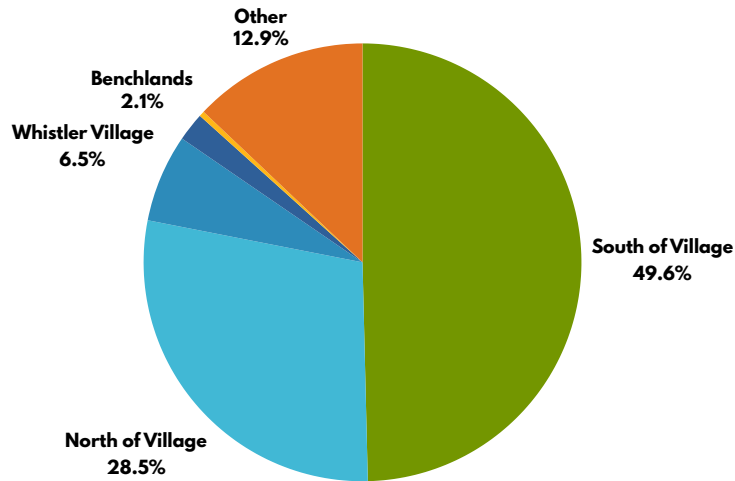
Housing status



Time lived in Whistler



Respondent locations



15% respondents are Business Owners

37% of business owners owned their property



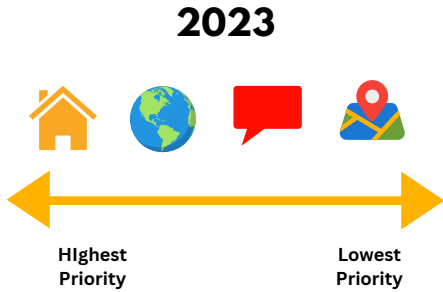
40% have 2 people in their household

10%: 1 person
22%: 3 people
19%: 4 people
9%: 5+ people



Survey feedback Summary

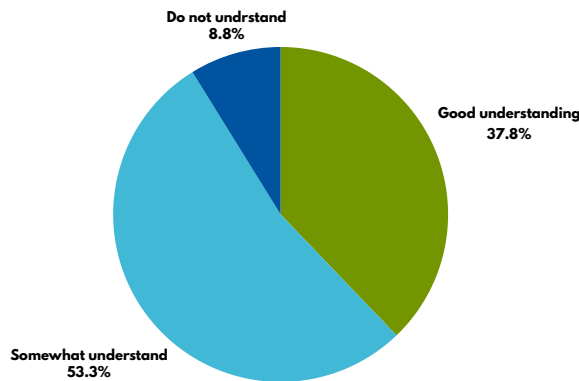
Ranking of Council priorities



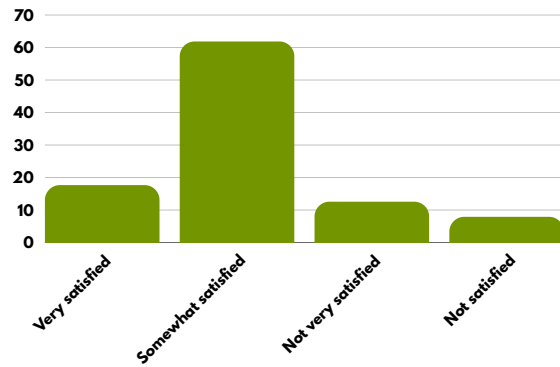
Ranking

	1	2	3	4
Climate action	19.21% 44	20.09% 46	24.89% 57	35.81% 82
Smart Tourism	14.85% 34	29.26% 67	28.38% 65	27.51% 63
Housing	53.81% 127	25.42% 60	11.02% 26	9.75% 23
Community Engagement	14.85% 34	25.33% 58	34.93% 80	24.89% 57

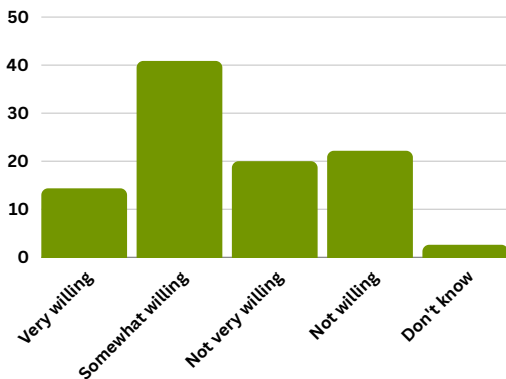
Understanding of budget process



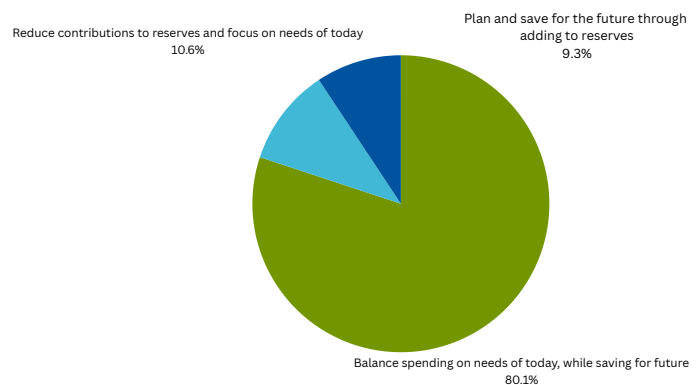
Overall satisfaction with level and quality of services



Willingness to pay more in user fees to maintain or improve services



Quick poll: Preference for making financial planning decisions

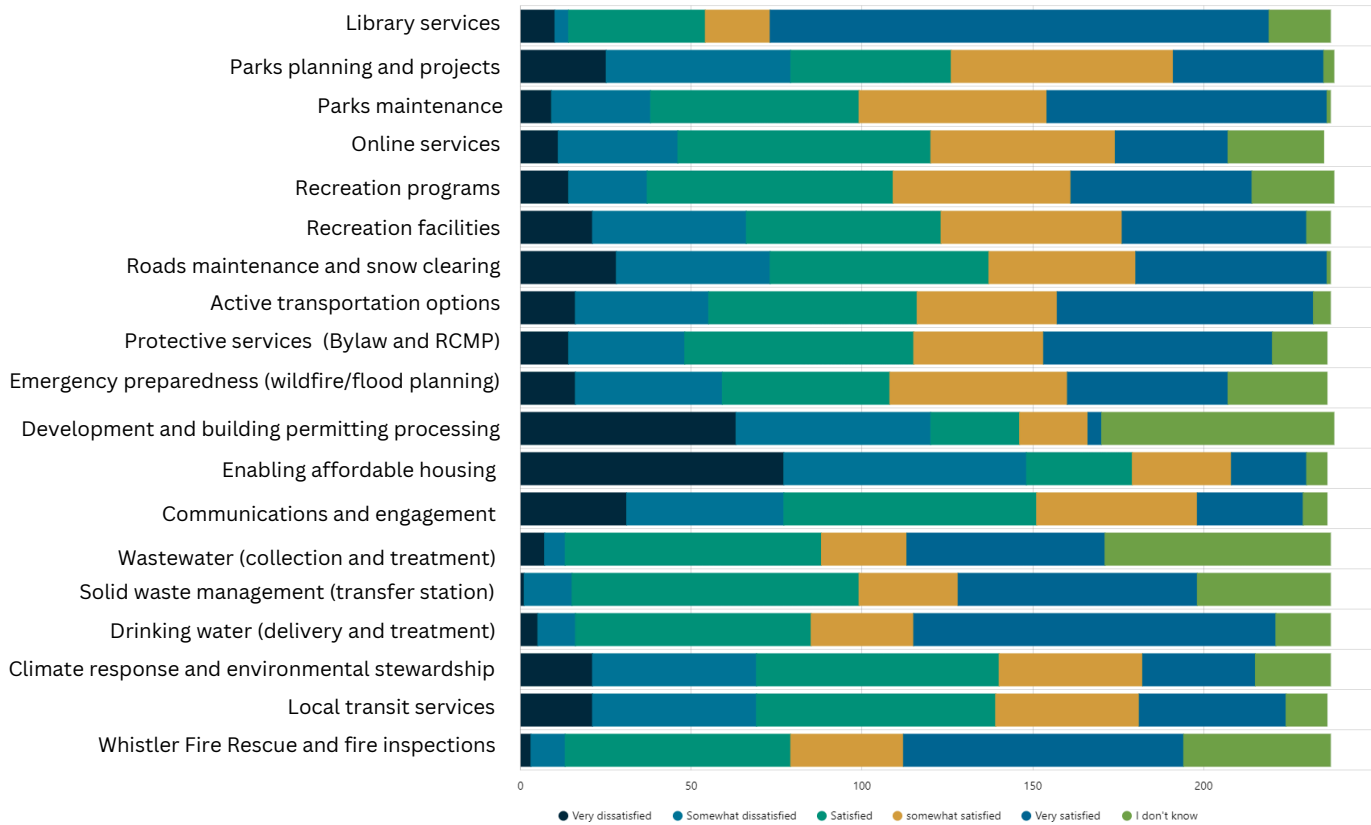


n=75

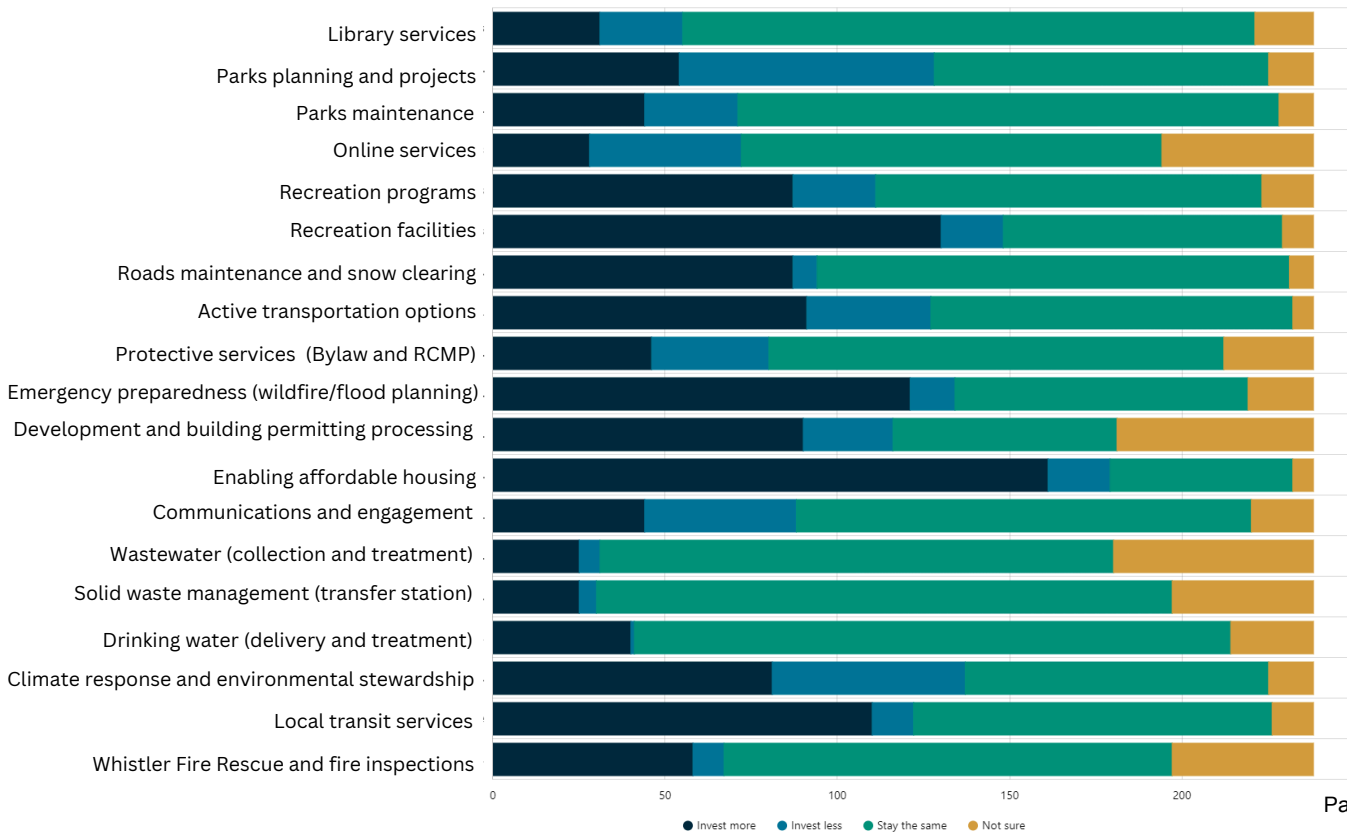


Survey feedback Summary

Level of satisfaction of each service



Investment testing: Invest less, more or stay the same?

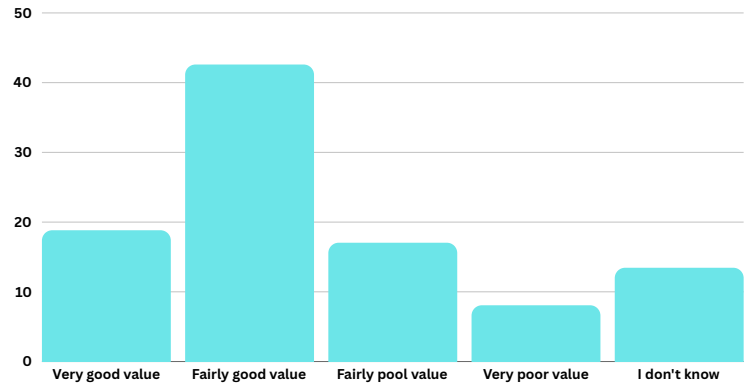




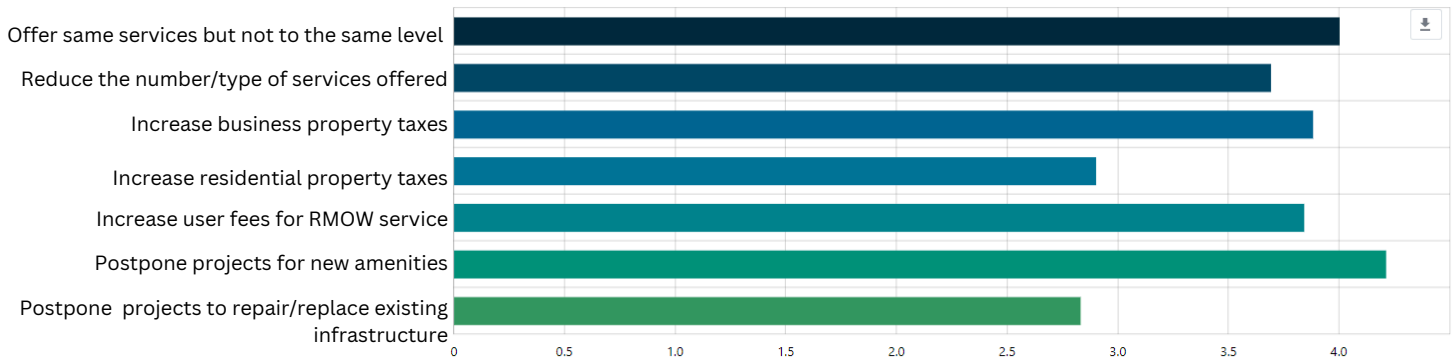
Survey feedback Summary

Overall value received for municipal services and utilities

In 2023, residential property owners in Whistler paid \$1,380.90 per million dollars of assessed property value in property taxes for all municipal services, such as roads, trails, snow clearing, fire, police, recreation, parks, and transit. Each typical residential tax parcel paid \$1,361.34 for water and wastewater services and solid waste management. How would you rate the overall value received for your tax dollars?



Ranking of most to least preferred options for balancing the budget



26% indicated their first preference was to postpone projects for new amenities

31% indicated their last preference was to increase residential property taxes

Themes and trends in open ended questions

Top 3 services that are least important



Top 3 services that are most important





Survey feedback Summary

Themes and trends in open ended questions

Additional comments related to level of satisfaction with service levels

Housing and affordability

- lack of affordable housing for families and local workers
- high rents force residents into cramped housing
- concerns for losing valuable workers
- more investment in affordable employee housing
- prioritize locals housing over building more tourist accommodations
- WHA pricing is too high for local workforce

Transportation

- high parking fees, request for discount for locals
- request for improved transit, added frequency and regional transit
- bike safety on Valley Trail

Municipal services and infrastructure

- generally positive feedback on core services
- request for improved road maintenance and snow clearing
- concerns for efficiency of permitting processes
- appreciation for parks and recreation facilities

Tourism

- concerns of overcrowding, loss of sense of community
- mixed views on locals needs vs. tourism need
- high cost of operating businesses in Whistler
- increased management of tourism impacts

Governance and communication

- mixed feedback on staff responsiveness and communication
- more transparency in decision-making
- concerns about tax rates and increases
- appreciation for opportunities for feedback



Summary of key messages to Council

Housing and affordability

- emphasis on need for more affordable housing
- high cost of living pushing out long-term residents
- consideration of vacant home taxes and limiting nightly-rentals

Municipal services and infrastructure

- maintain and upgrade existing infrastructure rather than building new
- mentions of aging infrastructure, road repairs and water/sewer services
- call for indoor recreation spaces

Tourism

- focus on needs of locals over tourists
- increased fees/taxes for visitors and second homeowners

Transportation

- calls for improved transit
- calls for safer bike routes
- mixed views on parking fees

Environment

- mentions of importance of climate change preparedness and wildfire protection
- mixed views on investing in environment vs. core services

Fiscal responsibility

- comments about reducing spending, cutting waste, and being more efficient with taxpayer money.
- concerns about high property taxes and calls to limit tax increases.

Governance

- calls for more transparency and community engagement
- suggestions to plan for long-term population growth and changing community needs.

Other local issues

- mentions of the importance of Whistler Waldorf School, racquet club, and community facilities.
- concerns about e-bike safety and trail use
- mentions of need for childcare facilities



Key messages to Council

*If you had one key message to share with Council
regarding the 2025 budget, what would it be?*

*Comments have not been edited for grammar and spelling.
Comments that contain personal information, profanity, abusive or inflammatory language
have been edited or removed.*

If you had one key message to share with Council regarding the 2025 budget, what would it be?

Housing

Please please build more affordable housing, renovating the parks won't help locals. Most of the locals I know moved out of Whistler already due to expensive way of living. Business are closing too

Housing, housing, housing must a priority. This is a tourist town, businesses cannot run without low income workers who are finding it impossible to survive in this town due to inflating rents.

Affordable, fair housing for young people or those who work in our community.

This would help Whistler's economic growth by adding to the market land to build houses from south of Function Junction to Callaghan; helping the community to have access to home ownership.

Local housing and safe transportation options are the main priorities for us.

End vacation rentals that have stripped affordable housing from hard-working Whistlerites.

Platforms like Airbnb and VRBO benefit the wealthy, leaving locals priced out. When landlords can earn \$6k/month from short-term rentals, they're unlikely to rent to locals for \$2k/month, driving up property prices and leading to multiple property ownership.

Affordable housing for essential service workers in our community

AFFORDABLE HOUSING

Setting the WHA rental prices based on 30% of your income is not "affordable housing". It also unfairly benefits people who earn less on paper and do not disclose their cash tips. How anyone can save for a house while renting through the WHA is beyond me.

More affordable housing!

Sort out housing

Ensure there is a focus on affordable housing initiatives. Create more long term rental inventory - perhaps look at zoning bylaws for Phase A and B. New development must include suites for long term rental, regardless of size or location of the home ie if you build a new home, it must have space for a local resident to live.

Make Cheakamus a less car-dependent neighborhood, we keep building houses with no commercial spaces, we have a huge gym sitting idle, while we need to go to meadow park, the bus system is somewhat unreliable in winter, we don't have grocery stores around, except for "El Cebu de Oro" where everything cost twice as much than independent and has no fruit, veggies or fresh stuff of any kind....

Think long term building for the future needs of the community. You can house people but they need more than just four walls. They need a community.

We appreciate the work that is done here. There is no way to keep everyone happy. From me, please allow us to own housing and continue to survive in this community.

AFFORDABLE HOUSING. FREE PARKING FOR LOCALS. AFFORDABLE HOUSING!!!

We need housing for local families (ie not a 1 bedroom and not a 3 bedroom for \$800 000k that's too much for most people I know) a family earning \$140k combined can only get a pre-approval now for \$700,000k if you haven't been to the bank lately it's based on 9% interest. It's too hard for both parents to be working and earning that amount of there is no daycare and VERY limited after school care. We could use a second community centre in the south end that could be used for both daycare and after school care. There is space in Cheakamus to build and some units could be put aside to house the ECE workers required.

Property Taxes

Please no more property tax increases. tax tourists, ensure everyone is paying their share (so stop free camping, make people pay to park) responsible people who bought market value housing really can't afford to live here if property taxes keep on going up.

Property taxes are incredibly high. As someone who is lucky to have been able to buy a free market home, each year it becomes harder to afford the property taxes. My home's value goes up but when it is not sold it makes no difference to my income and therefore I have no extra money to keep paying the larger sum for taxes. With the extra tax generated by increased home values we can not increase the burden of running this town to the residential home owner. Do not increase property taxes.

Tax the rich, so you can help the year round residents, who are struggling to exist. Tax the rich subsidize the poor. Tax the rich and use that money to fund services for the residents. Tax the Non Doms to whom this place is a luxury, and help the people who live here so that here can continue to exist.

RMOW taxes are very high. Tax payers are very concerned that they are not getting value for their money. In many cases it appears that the RMOW staff lack any sense of urgency in completing their tasks.

The taxpayers are tapped out

Increasing taxes should be directed at those who can afford them the most: foreign owners, high end properties (ie worth >\$5 million, then an even higher amount for >\$10 million).

Put a tax on second homeowners who don't occupy their properties year-round. Better police and prosecute people who rent illegal air bnbs (They know the hours people work and remove their listings during that time. Stop unnecessary renovation projects i.e Rainbow Park

Property tax should be increased. It needs to have a minimal increase each year. The fact that the previous mayor didn't raise taxes just means there becomes a back log. People need to have a consistent minor increase instead of no increase then all of a sudden a large one.

No big changes, strive to keep taxes as affordable as possible while we're all still in a challenging economic climate, from interest rates to inflation. When that calms, maybe we can all afford to pay a little more.

The Canadian property tax system was NEVER designed for a WHA model, especially one of this scale. With rapidly increasing numbers of WHA properties, the burden of expanded Municipal services is increasing, your costs are increasing - but these properties are not paying their fair share of taxes!! Furthermore WHA properties usually have a higher people count per sq ft! Please be fair, they got a good deal with initial purchase price - it's ridiculous that they are not paying their fair share of municipal running costs each and every year. E.G a 4 bed home in Rainbow of approx 2000 sq ft that houses 6 people pays 2k per year. In reflection that same home and people in Alpine pays 6.5k per year, usually more. This is ridiculous. How did you miss this? What are you going to do to fix it? This is an obvious option to introduce fairness of use of municipal services, and also increase municipal revenues. Do the right thing.

Empty vacation homes tax

Nightly rental homes tax

Increase property taxes drastically for home owners that have second home /vacation home / investment property here.

How you currently reach out to the community seems to attract a very specific demographic. I was at the meeting at the Rainbow theatre & was one of the younger attendees at 48. Most younger folks left part way through. If you want to reach the average long term non-home owning resident, try having people ask questions/survey users at Meadow Park or the Re-use It /Re-build it areas. I'm not a home owner but I don't think increasing home taxes is sustainable - it gets passed on to renters and can create hardship for the longest term residents who are retired & on a fixed income. I'd favour taxing people owning more than one property versus single home owners, especially if they don't live in any of them. Or a vacant home tax. I'd also re-explore the bowling alley usage of the former movie theatre. This town needs more independent family activities to take the pressure off. Meadow park - & parents sanity. Teens need more option.

Tax the hundreds of empty homes in Whistler, homes that are used maybe twice a year. Use this money to support our community.

And why exactly is Whistler NOT included as a Speculation & Vacancy Tax area???

Second big tax increase in back to back years. Put that money to good use!

Don't raise property taxes! We are maxed out. Work more cost effectively. Use more RMI funding to upgrade infrastructure (find tourism twist that benefits locals as well)

Tax the rich and the tourists!

Ensure the tax increase is reasonable to meet inflation and increased costs. A zero percent increase is not realistic. You have to increase taxes reasonably. Homeowners and business owners have enough money to cover tax increases. They all have 2nd and third homes, boats, fancy cars.

They are not hard done by. Ask them where they went for vacation this year. Money is not an issue for them.

Make sure we are investing in the aging infrastructure we have or have a plan to replace it. Tax increases are necessary.

If the population is rising 33% very shortly why there isn't more than a 33% increase in tax revenue? Especially when many houses are being converted to multi million dollar homes with increased tax revenue.

Do not raise our taxes by 8% again. The average taxes have increased by 16% in the last two years. Taxes on my property have increased by 40% in the last two years. This is unsustainable for the property tax payer, especially local residents. We are not rich, but will soon be forced out of Whistler by increasing costs. We have deferred our taxes for the first time this year; up until now we have been debt free...there's something wrong when government who is supposed to be looking out for us forces us to incur debt!

I pay more tax for my 1200 sq ft townhome here in Whistler than my 4600 sq ft in Victoria that has a bigger yard than here and have the same support

Impose an empty homes tax on the huge homes that no one is in for at least 6 months a year. Too many wealthy people who do not contribute to the community because they are never here for more than a few weeks at time if that.

A 7.5% increase with 3% inflation is unacceptable. Need to get it down to 5% or better. Can we get some MRDT funds allocated to policing to offset the upcoming increase? After all, we do have more police to handle visitors, so it is related!

Services & Fees

Free transit or locals free parking at municipality parking lots

More childcare!

Whistler is full. Growth will ruin Whistler. We do not need more housing/people/garbage/buses/traffic.

Stop charging more for locals and give them some local only perks. It feels like the municipality only makes good decisions in relation to tourist visitors (eg. free weekend transit, free weekend shuttles to parks), and it feels like a kick in the gut each time you release an initiative that you think is a good idea. When making policy decisions, think first "will this help or benefit the locals, or just tourists first.

social media

Cutting anything out of a budget is very difficult. Please weigh carefully the consequences of any changes to existing services.

Fund childcare. Other municipalities do it. You should too. It is really hard out there for families.

Increase fees on items like parking and development permits. But don't increase fees for items that low income users rely on like Meadow Park rec passes, etc.

We need better parks and programs for our children. We need a second rec centre and places for locals that pay for these areas

Better the trail system to be safe for all"

Parking is a payment for land use but if transit and alternative transportation are not fully improved it is a real slap in the face to pay to park at community services. Residents deserve a break compared to visitors. The summer day use lot permit is not sufficient. Parks and facilities need to be financially accessible to residents.

Child care, the muni and the mountain are the top employers in town! There is some real responsibility that needs to take place on this front. Is that what the Spruce grove facility will be transitioned into? If people are going to work they need day care. On that note, I'm pretty disappointed to see our only alternative education stream being forced out.

Increase childcare in this community or you will lose our community.

The traffic from Function to the Village is bumper to bumper almost every day. Close the Day lots to day trippers and shuttle them from Callahan. All locals and employees should be able to park for free in the day lots. Also, no parking fees for local at all parks.

Review services to see how you can perform them better, while maintaining budget levels. And eliminate programs that no longer are relevant or worthwhile. This can happen within each department. It doesn't mean eliminating the broad categories of services, such as Parks or Recreation.

We have no idea of the sub programs that take place to carry out services such as Parks. This makes it difficult to suggest specific changes and makes public input unreliable.

Think creatively and focus on what the community "needs" not what noisy individual groups (ie tennis lobby, XC skiers) and others might "want". Nice to have is different than have to have.

Charge more for nordic day passes, parking and SF building permits, reduce transit fees especially for bulk rides targeting locals.

Think about maintaining what we have and focus service there. Tourism Whistler is long past its best before date time to move on. Cut management we need workers. Stop doing the same thing to solve problems that still remain (housing).

Increasing fees or cost of services for folks who use RMOW services isn't the way forward, increase taxes for 2nd homeowners.

Local parking fee, we are not tourist. This town without local is nothing. You are killing the local families.

Very happy with services.

I would love to see lights at the dirt jump park (like the skate park has) to allow riding at night, and a much bigger jump park.

Secure a location and plan for indoor tennis

Support indoor recreation spaces

Spending on health prevention through recreation facilities such as the tennis center is key.

Whistler needs new sewage facilities with more capacity for wastewater treatment. The reality is that the sewage facility in Cheakamus/99 Corner does not support Whistler's need for houses. Building a proper-sized sewage station by the waste station in Callaghan would be ideal since the Cheakamus River, with the current waste station uses, is easy to access by the 99. The transfer station smell will go well with the sewage smell.

Why do we still pay more for school, hospitals etc taxes than the regional average, we should not be the cash cow for other municipalities because our property values are high, or we should be our own area, to equalize these fees. This village already supports the tax base of the Province beyond our means, and population.

Keep the quality of services. Understand will need to find more revenue to do so.

Please concentrate on delivering services and maintaining infrastructure in the municipality, and stop pie in the sky thinking about peripheral issues that are not directly in the municipal mandate (e.g. fixing global warming).

We should have 2 tiered fees, 1 for residents and a higher rate for visitors. If this reduces the number of visitors that would be fine, over tourism is a real thing in Whistler

Raise user fees for non-residents and visitors.

Keep that raquet club - it is in the land covenant and is not being rightfully enforced

Consider better your audience seniors have nothing yet represent a huge percent of demographics

Please keep Meadow Park pass fees, nordic trail fees, buiding permit fees, parking fees affordable and accessible for locals, there are enough other expensive activities in Whistler, these are reasonable and appreciated.

More funding for Arts and Culture please!

You can increase fees all you like. I will not pay them. People are tired of paying to service the rich. This survey won't change anything. This council does not, and have never, cared about locals.

Please look to upgrade and offer community facilities. Perhaps a large indoor facility at spruce grove that caters for sports that are not currently supported in Whistler (athletics etc) and a new pool facility with a water park that can be used year round. More large indoor spaces for community cinemas and rooms that can be used by youth groups/seniors etc.

Continue to support local non-profit organizations that are supporting the fabric of our community. We have to do better at creating connection and not isolation, whether that's through outdoor

recreation, exercise classes, arts/culture/heritage programs, or hands-on workshops and learning opportunities.

Give the Waldorf school back to the community and work on bringing more affordable childcare to Whistler. We are in a crisis and families are stressed beyond measure right now.

Protect the drinking water the town from fire and improve the hwy.

Return to basic service spending for Whistler families and community: fire, police, education, daycare, parks, water treatment. Start charging higher user fees to non-residents and reduce fees for locals (parking, rec facilities). Stop charging residents to pay for tourist experience upgrades. The economics for locals is untenable.

Please don't cut anything, the cost of living is increasing, we do accept that.

Focus on the services and initiatives that serve the needs of the people who live here and the rest will follow.

Priorities should be on public safety and essential services. Everything else is nice to have, not a need to have.

What about adding fees to RMOW services that used to be free?

Stop making locals pay more for amenities used by tourists and locals. Parking at parks should be free or low cost at parks (offer a seasonal parking pass for locals), and higher cost for tourists. Why do shuttles only run on weekends? I pay for services I can't even use

It would be amazing if we lower the parking fee for daylots 4 and 5.

If you want to get people out of their cars increase the bus offering!

Please think about EVERYONE that lives in Whistler. Increase fees for tourist things. We're in a tourist Municipality, take their money instead of the locals!

Fix the roads.

Protect Whistler. Use the Provincial revenue for the Resort to offset public safety costs. The majority of service demands on public safety are related to tourism, yet all that Provincial funding is spent on nice to have things and not essential things to protect the community

Great job on core services including water, sewer, roads, parks as well as increasing tourism, but please don't over invest in non core municipal services (ie climate change or social projects). Thanks for keeping taxes low, we get good value as homeowners.

Focus on serving the people you represent.

Support families that are trying to live here and make a life for their kids. Daycare, education, parks - make people want to live here and raise a family

I would love to see things like more paddleboard storage at the lakes so ppl don't have to drive. Would also be so amazing to have ski storage near the mountain so ppl would take transit to the mountain rather than driving.

Better and more lake access for residence living in Rainbow , Alpine and Emerald

Respect the people that work for you. We put a great deal of trust in your efforts as our lives don't allow enough time or money for us to review this work periodically. Please help us with housing, keep the trails in good shape and work for our survival from there. Thank you.

safety is paramount - control the e-bike explosion- police the roads and trails more.

Focus on key government service, waste, water/sewer and municipal infrastructure. Think long and hard before even hinting at raising taxes to solve problems. Especially problems not unanimously seen as important (Or, as in the case of climate change, even remotely addressable by the wringing of additional tax dollars out of the exhausted citizenry)

Increase cost of parking for day visitors and have a sliding scale parking fee for locals based on the employee status and lower income. Ie for people like me who have retired, have savings and own homes. we should be paying more for parking and other services than young employees with families.

Focus on Public Safety and impacts of Climate Change before any other non essential services

Spend on community. RMI projects are great, The staff time on those projects cannot be recovered through it however. That staff time should be seeking funding and grants for community amenities.

To use it more towards the community,we need more shcools and day cares, facilities for community and real affordable housing!

Build something that's going to strengthen the community as a whole as opposed to pitting community groups against each other. It's not an either or situation, it's about compromise. Less about the tourists, more about your community members who voted for you thinking that you would represent them as a whole. Divisive decisions only hurt the community.

Focus on maintenance of what we have. Stop building more new things.

Emergency: we need at least 250 places of day care TODAY. Private sector cannot make it happen in Whistler.

The Waldorf school is paying rent -- how will that be replaced? Can we expand the facility rather than cutting it? (I am not a Waldorf person).

Make the Valley Trail safer and more accessible (re-route/regrade for steep sections ie switchbacks or companion protected route along highway)

Stop investing in infrastructure and services that benefit the short term visitor or weekender local.

Year round locals are not supported enough. We need longer grocery store hours, healthier food options, indoor recreation and training facility based around skiing/biking.

Increased wildfire preparedness and staffing.

We need space for daycare

Budgeting

Start building up reserves, eliminate the spending on new frills (like additional recreation infrastructure) and tax appropriately (raise taxes to cover costs). Increase action on environmental and community initiatives.

Reduce management and consulting costs. It's ridiculous in comparison to the general population.

Tighten the belt. I want to pay less taxes and I'm happy to get less services in exchange. Trim the fat. We are spending beyond our means.

Make your staffing much more efficient. Streamline rather than add layers of paperwork and process. Bigger is not better.

Do more with less. Cut out the waste in the system and streamline operations.

Don't chase the money, chase what you have right now. We are losing workers.

Balance the budget by eliminating ineffective spending

Slow down on new projects and push back on Vail where fees are concerned, the supposed partnership seems to be very tilted in their favour.

Canada represents 2% of the world's emissions. We need to stop with the recycling over kill. Reducing our 2% will not affect or change Chinas 50%.

We have to think about Whistler, forest Fires, emergency procedures, drunk drivers, housing.

Most government administrations lack accountability for being over budget. Must address this by introducing accountability.

Hold the line on expenses by working hard on efficiencies.

End the madness. While you'll take a hit on tax revenue, you wouldn't have to dump millions into housing initiatives.

Costs at the RMOW are out of control. They need to be levered back. There need to be incentives for cost savings. Salaries are too high. There is no culture of efficiency within the RMOW so nobody cares that everything costs too much or takes too long.

Prioritize climate change above all else.

Start spending like it was your own money.

Stop allocating so much time and money to long range studies and plans with no concrete goals or time lines. Many vitally important decisions need to be made now; such as a location for replacing the Whistler Racquet Club, a home for the Waldorf School, and community space for seniors and community groups. Be bold like our foundering leaders!

All decisions regarding the budget should consider Climate Change

Reduce spending

Fiscal responsibility. I am concerned about the ballooning municipal wage bill under this council. I would like to see accountability and value for the dollars spent in all areas.

Do not increase the expenses unless revenues increase also.

Reduce focus on climate change

Act like it is a business with a fixed income focus on local permanent residents who work in Whistler and provide them with amenities and pay your staff less.

Be much more efficient, let's see a lot more productivity. Less management and more people producing results.

We need to focus on efficiencies. Doing the same using less resources, whether they be financial or human.

Invest in aging infrastructure rather than feel good cool aid items

Please disclose clearly all legal fees that are being spent on useless suits that could be resolved by just talking

Use the current budget to strategically plan for population growth in the next 20 years.

Be open and transparent with the rationale behind your decisions. I'm happy to pay more if I understand why it is necessary. For example, I'd be happy to another \$500 a year for Fire Smart activities, but would need convincing about more park upgrades

Stop increasing the number of staff, and look to cut waste

Focus on cost reduction.

Stop wasting our tax revenue on unnecessary projects. Learn how to prioritize and budget. The elected officials need to provide leadership not sit and wait for un-elected bureaucrats to run this community. Listen to the tax paying residents!

Listen to the voice of the community and review big-budget items.

Talk to small communities that seem to stretch their little tax revenue further than Whistler. It's amazing what other 10k to 15k communities can deliver on very small budgets. Talk to them. When I look around, it seems like Rmow has lots of toys, time to spend, and isn't very efficient. But that's just what I perceive. I.e: dirt bikes for trail access (nice perk), high maintenance landscaping, expensive capital projects (bathrooms, bus loop)

It seems that the cost of everything keeps going up and up, so my comment to Council would be to direct the CAO and GM's to ensure staff are spending wisely.

Do you have a centralized purchasing department, or do departments purchase their own goods? With centralized department, there are possibilities to shop in bulk, save on shipping, build relationships with suppliers etc. BCSPi (B.C Social Procurement Initiative) - <https://bcspi.ca/> had been discussed, but has yet to have made any traction.

The bid process for muni buildings is crazy two washrooms built are a higher build per sq foot cost then the average kadenwood home how can anyone think this is feesable? using clear cedar as a ceiling is not necessary why??? You need to order three times the material to apply the same square footage as regular cedar wood or just install something that is a zero or close to zero maintenance. It a washroom

Governance over services. Reduce development services that can be undertaken by the private sectors (WDC). Reduce management staff.

Curb the spending on staffing increases. Reduce some administrative overhead.

Keep basic municipal needs as priority.

No more expensive idealogical ""sessions"". Cease the cultural propoganda videos.

End the ""monitoring"" programs.

Let's work on maintaining/repairing what we already have instead of building/redesigning new facilities that we can't afford.

Please consider the total projected costs of climate change over the next few decades against the cost of mitigation strategies now.

Spend less trying to encourage more people to visit, and look after those who visit here and those who live here. Over tourism dilutes the experience.

Please plan better for spending and consider the community and locals vs tourist.

Stop spending on ridiculous projects, bike lanes on major arteries, green initiatives when No one can afford to live here.

You are doing well. Just try to be more effective. Don't waste your time and money on useless people and unnecessary things. Thanks

Reduction of staff and services.

I feel like a full overhaul of all department budgets is required. My impression is that area budgets have a very siloed approach. Cuts in one area can help another and I don't get the impression anyone is willing to make those types of reviews or cuts for the good of the entire overall organization.

Building and Development

Keep the Racquet Club at Northland or have Bessie Group finance a new location.

Move forward with the Northlands Blvd Redevelopment project (Beedie Group) and have them build our amenity (an indoor racquet facility)

Fix permitting! It's a mess. It discourages compliances and places ridiculous burdens on home owners who are already stretching to live here. Don't make it only affordable for the super rich

Make sure you build a facility for tennis before the whistler racket club disappears.

Need to cut red tape in all processes and simplify.

Keep development within reason. If our population grows do we have enough infrastructure and level of services to accommodate the increase in population."

Fix the building permit issue. It's a broken system.

Re-zone some residential properties to no longer allow nightly rentals.

Tourism

Think more about locals and less about visitors

Figure out a balanced approach to tourism so people aren't so on top of one another as much as they have been recently. Roads are insanely congested, hills and trails are over capacity, and we are eroding the experience of residents and visitors!

Tourists are important but the people that serve them are equally important and therefore their wellbeing

Focus more on keeping locals happy than drawing in more tourists as this place is over run on weekends, or at least don't give tourists all the free items and change locals for them such as free shuttles but only from the village.

Respect the locals requests than cater to the tourists. That would make locals happier and In return the tourists will come back as we offer good customer service when we are treated well.

Please try to focus on the members of this community who live and work here rather than trying to attract visitors. We, who live here, believe we are pretty good on the tourist numbers but often feel that the muni makes them the priority.

Focus on locals more than tourists. Vail has tourists covered.

Please do better at pushing the envelope on 'smart tourism' - implement some form of user fees for day visitors, and don't be afraid to try other bold initiatives. We can't keep talking about it (and hiring consultants!), we have to take action to save our resort's appeal and value.

Try to reduce day trippers, council should engage with vail and ask to increase ski day passed for day trippers and offer discount for day passes if the tourist stay in the hotel for example 1 night 5% , 3 nights 10% more then a week 15%

Put locals first. Charge tourists for parking and using our amenities.

Make this place livable and welcoming to tourists. Increase parking availability NOT promote bus travel. Infrastructure in this town is tired, spend there and you'll get more tourists. For a world class resort, we don't look like one walking down the stroll or driving on our roads. Increase highway lanes (you need this for evacuation purposes alone)

Why can't visitors coming in with a car pay an entry fee? Exempt if they take the bus?

The province and Vail benefit greatly from Whistler. They need to support us more! The more we raise taxes and user fees and do not push back on those that are creating and benefiting from the problem, the faster we will crumble. We are the bottom of the feeding chain and they can't keep feeding from us.

Cost of living

Locals, families, workers, and businesses aren't surviving because they aren't being considered when decisions are being made. If you continue to pull every last dollar from them, there won't be a town for you to make your millions from... it's not rocket science, Whistler didn't used to be like this. You can do better.

We could have a vibrant, diverse community of long-term residents contributing to Whistler. Instead, we see transient workers juggling multiple jobs, burning out, and leaving town broke. Worse, some are trapped in work permits, tied to one employer for years, with no option to switch jobs or stay in the country.

This town is placing huge pressure on its working population to be able to even live here. All while focusing it's actual efforts on satisfying the wealthy homeowners and visitors with aesthetically pleasing developments and planning that are absurdly expensive for the end result. It's an unsustainable future, when the majority of people you need to stay and operate the town for your homeowners and visitors can't even afford to live and work here.

Stop penalizing locals, so much of what is spent is on tourism ...tax those. So many policies directly and indirectly drive our locals out of town, it's too expensive!

Focus on the the living residents here before the tourists. To bring the standard up that Whistler used to have we need to raise up the standard for people living here. Focus on building amenities that directly prosper residents not visitors. Lets bring back a community led town, the pride when residents are speaking to visitors is slowly diminishing and that affects our town in the long run. The current problems that have been voiced across social media is showing the dissatisfaction that residents have. A lot of us of all ages are feeling that our needs are not being heard nor met, greater lines of communication could be had.

We have a community still struggling to come back after the financial challenges of the pandemic and an economic downturn. Costs are rising in every area of people's lives, and if the RMOW could find ways to increase costs for those who have the luxury of visiting Whistler while giving residents who live and work here full-time a break, we would be stronger as a community in the long term.

No more green initiatives until this town is livable and able to accommodate all its visitors properly. And finally, change the road speed limits back, absolutely no one is driving 30kmph anywhere. What a joke

My message to council is: Please pay attention to how much of a financial strain is being put on our residents, especially those in a lower tax bracket. If folks making over \$100k annually are feeling the financial strain, then our residents who independently make less than that are being hit harder.

Often people feel that council sits in an ivory tower, dictating to the community, vs really understanding how hard it has been for many of our community members.

Despite being one of Canada's wealthiest provinces, B.C. struggles with significant income inequality and housing affordability issues, particularly in urban centres like Vancouver," Food Banks Canada staff said.

We compare Whistler to cities like Vancouver and I know our community is struggling.

General

Switch your focus.

Please continue the great work.

Please listen to your qualified staff and the tourism experts. Please know what you don't know.

Only the wealthiest people are in whistlers future due to the increasing unaffordability even for middle class senior citizens. This might be my last season visiting due to the increasing difficulty and affordability to rent for the season.

Reversing the damage may be difficult, but it's a necessary step.

Keep a vision of healthy vibrant W front and centre. Make it a showcase for innovation in these areas - compare to other mountain towns worldwide. Infrastructure deferral is showing badly everywhere right now - people get it. Nothing matters if it burns down. If it did, what would people "build back" and what would they let go?

Good luck, you have a tough job ahead.

Be smart !!

Protect Whistler First

Keep the main thing, the main thing.

Things are generally good - don't make any big changes.

None of this will matter if the town is burned in a Wildfire. We need a dramatic escalation of preparedness work if we have any hope of surviving a wildfire event. Examples include:

Consequences for property owners who do not Firesmart their property. I doubt you can force people to Firesmart their property but you could increase property taxes for everyone and then give those who receive a Firesmart certification a discount on their taxes (so they remain unchanged).

Hundreds of trees need to be cut down in Whistler on both public and private land. Direct public funding to this and make the process as easy as possible for homeowners (e.g. why do we need a permit to remove a tree when we have hundreds if not thousands that need to be cut down)?

Have Firesmart people out in the neighbourhoods contacting owners who's properties are overgrown and represent fire hazards

Clear a path of trees surrounding the key ignition areas so that we have separation between houses and forest

The threat of forest fires is real. Very real. Please take a more pro active approach. Trees are starting to get sick around Whistler's forests, so what's the plan? Wait 5yrs and see just how sick??!!? You can do better. Please be proactive with ACTIONS, not reactive with words when it's too late and Jasper will happen here.

Focus on locals' needs

Ensure that all trail users can safely use the valley trail without fear of being mowed down by an e-bike that weighs 70lbs travelling at 40km/hr

Please continue to look at the mosaic of our community, and not just the squeaky wheels. Please make decisions that your gut tells you are in the community's best interest, AND that go against the loudest people in the room.

Better parks planning

Leave the parks alone (they are great)

Light rail!!

In order to hear from diverse voices to make the informed decisions for the 2025 budget, allow Permanent Residents can vote to the municipal election.

Without locals there is no more Whistler.

Not sure if this is a key message but for what it's worth here it is: I am reading about Community groups that want their own space to meet. Rather than building more infrastructure can we look at engaging the Tourism Community to host meetings at Hotels, Maury Young Arts Centre, Audain or the WCC. With Q1 down and future projections softening, I'm sure there would be more of an appetite to support our community. It's a way to invest back into Whistler businesses too. Also, space sharing with the WCSS and perhaps Waldorf could work too.

Let the Waldorf School stay where it is.

Sort out the busses falling into ditches when theres snow

Tourists and second homeowners should not get a say in what is happening in the community. Only those working IN town.

community first

