



REGULAR MEETING OF MUNICIPAL COUNCIL
AGENDA

Tuesday, January 21, 2025, 5:30 p.m.
Franz Wilhelmssen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

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.

3. ADOPTION OF AGENDA

That Council adopt the Regular Council Meeting agenda of January 21, 2025.

4. ADOPTION OF MINUTES

That Council adopt the Regular Council Meeting minutes of January 7, 2025.

5. DELEGATIONS

5.1 West Vancouver-Sea to Sky MLA Jeremy Valerioté

A delegation by the West Vancouver-Sea to Sky MLA Jeremy Valerioté.

6. PRESENTATIONS

6.1 Honouring Al Raine

A presentation by the Whistler Museum Curator and Executive Director, B. Nichols in honor of the former Sun Peaks Mayor and Whistler Councillor Al Raine.

7. PUBLIC COMMENT AND QUESTION PERIOD

8. MAYOR'S REPORT

9. ADMINISTRATIVE REPORTS

9.1 CM000185 - 3841 Sunridge Dr – Modify Building Envelope Report No. 25-003 File No. 2450-20-0185

No presentation.

That Council approve a modification to covenant BJ342508 to:

- a. modify the building envelope to add the areas shaded blue and remove the areas shaded pink as illustrated on plan A010 dated January 8, 2025 prepared by Burgers Architecture and attached as Appendix A to Administrative Report No. 25-003; and
- b. require a landscape security administered in accordance with *Council Policy G-09: Landscape Security for Development Permit* prior to issuance of a building permit;

all to facilitate the proposed development of a detached dwelling at 3841 Sunridge Drive.

9.2 Crabapple Sanitary Sewer Force Main Repairs Tender Award Report No. 25-004 File No. 5330-03-1008

A presentation by municipal staff.

That Council award the contract for the Crabapple Sanitary Sewer Force Main Repair Project in the amount of \$608,238.00 (exclusive of GST) to Coastal Mountain Excavations Ltd. in accordance with the letter of recommendation attached as Appendix A to Administrative Report No. 25-004.

9.3 Five-Year Financial Plan 2025 – 2029 Bylaw No. 2465, 2025 Report No. 25-005 File No. 3900-20-2465

A presentation by municipal staff.

That Council consider giving first, second and third readings to the “Five-Year Financial Plan 2025 – 2029 Bylaw No. 2465, 2025”.

9.4 Whistler Housing Authority Ltd. – 2024 Annual Filing Report No. 25-006 File No. 0500-02-0005

No presentation.

That Council of the Resort Municipality of Whistler (RMOW) in open meeting assembled, hereby resolves that the RMOW, as shareholder of Whistler Housing Authority Ltd. pass the Shareholder’s Resolutions attached as Appendix A to Administrative Report No. 25-006, and that the Shareholder’s Resolutions be executed by the corporate signatories on behalf of the RMOW.

10. BYLAWS FOR FIRST, SECOND AND THIRD READINGS

10.1 Five-Year Financial Plan 2025 - 2029 Bylaw No. 2465, 2025

That Council give "Five-Year Financial Plan 2025 - 2029 Bylaw No. 2465, 2025" first, second and third readings.

11. OTHER BUSINESS

11.1 Appointment of Approving Officer

That Council hereby appoints Jim Dunlop as the Approving Officer for the Resort Municipality of Whistler (RMOW), under the authority of section 77 of the *Land Titles Act* as an officer responsible for the duties set out in the *Land Titles Act* and as described in the RMOW Manager of Engineering Services job description.

12. CORRESPONDENCE

12.1 Congestion Traffic Pricing in Whistler File No. 3009

Correspondence from P. Smyth regarding the implementation of congestion traffic pricing in Whistler.

12.2 Local Government Construction Spending and Procurement Practices File No. 3009

Correspondence from C. Gardner regarding local government construction spending and procurement practices.

12.3 Zoning and Parking Bylaw No. 303, 2015 File No. 3009

Correspondence from B. Gordon regarding the Resort Municipality of Whistler "Zoning and Parking Bylaw No. 303, 2015".

12.4 Community Works Fund 2024-25 Agreement File No. 3009

Correspondence from UBCM President, T. Mandewo, regarding the Community Works Fund 2024-25 Agreement.

12.5 Cycling Infrastructure in Whistler File No. 3009

Correspondence from A. Riches, on behalf of the Whistler Cycling Club, regarding suggestions for Highway 99 cycling maintenance and infrastructure priorities to improve cyclist safety.

12.6 Light-up and Proclamation Requests

a. Wear Red Canada Day File No. 3009.1

Correspondence from S. Pillay requesting the Fitzsimmons Covered Bridge be lit red on February 13, 2025, in support of Wear Red Canada Day to raise awareness about women's cardiovascular health.

b. Christian Heritage Month Proclamation File No. 3009.1

Correspondence from M. Banerjei requesting that December 2025 be proclaimed Christian Heritage month in Whistler.

13. TERMINATION

That Council terminate the Regular Council Meeting of January 21, 2025.



**REGULAR MEETING OF MUNICIPAL COUNCIL
RESORT MUNICIPALITY OF WHISTLER
MINUTES**

Tuesday, January 7, 2025, 5:30 p.m.
Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5

PRESENT: Mayor J. Crompton
Councillor A. De Jong
Councillor J. Ford
Councillor R. Forsyth
Councillor C. Jewett
Councillor J. Morden
Councillor J. Murl

STAFF PRESENT: Acting Chief Administrative Officer and 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

OTHERS: PearlSpace Support Services Society Community Program Director, S. Murray

1. CALL TO ORDER

Mayor J. Crompton called the Meeting to Order.

2. LAND ACKNOWLEDGEMENT

Mayor J. Crompton 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.

3. ADOPTION OF AGENDA

Moved By Councillor J. Ford

Seconded By Councillor R. Forsyth

That Council adopt the Regular Council Meeting agenda of January 7, 2025 as amended to add Agenda item 10.2, the 2025 Advisory Design Panel Appointments Announcement, under Other Business.

CARRIED

4. ADOPTION OF MINUTES

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

That Council adopt the Regular Council Meeting minutes of December 17, 2024.

CARRIED

5. DELEGATIONS

5.1 Community Enrichment Program Report Back - PearlSpace

A delegation by PearlSpace Support Services Society Community Program Director S. Murray regarding the use of the 2024 Community Enrichment Program funding.

6. PUBLIC COMMENT AND QUESTION PERIOD

There were no questions from the public.

7. MAYOR'S REPORT

Mayor and Council provided an update on activities happening within the community.

8. ADMINISTRATIVE REPORTS

8.1 Whistler.com Systems Inc. - 2024 Annual Filing and Directors Updates Report No. 25-001 File No. 0500-02-0005

Moved By Councillor J. Morden

Seconded By Councillor C. Jewett

That Council of the Resort Municipality of Whistler (RMOW) in open meeting assembled, hereby resolves that the RMOW, as a shareholder of Whistler.com Systems Inc. pass the Consent Resolutions attached as Appendices A and B to Administrative Report No. 25-001 (Consent Resolutions), and that the Consent Resolutions be executed by the corporate signatories on behalf of the RMOW.

CARRIED

8.2 Tourdex.com Systems Inc. - 2024 Annual Filing and Directors Updates Report No. 25-002 File No. 0500-02-0005

Moved By Councillor J. Murl

Seconded By Councillor A. De Jong

That Council of the Resort Municipality of Whistler (RMOW) in open meeting assembled, hereby resolves that the RMOW, as a shareholder of Tourdex.com Systems Inc. pass the Consent Resolutions attached as Appendices A and B to Administrative Report No. 25-002 (Consent Resolutions), and that the Consent Resolutions be executed by the corporate signatories on behalf of the RMOW.

CARRIED

9. BYLAWS FOR ADOPTION

9.1 Parks and Recreation Fees and Charges Amendment Bylaw (Play Credits) No. 2460, 2024

Moved By Councillor R. Forsyth

Seconded By Councillor J. Murl

That Council adopt “Parks and Recreation Fees and Charges Amendment Bylaw (Play Credits) No. 2460, 2024”.

CARRIED

10. OTHER BUSINESS

10.1 Bylaw Officer Appointment

Moved By Councillor R. Forsyth

Seconded By Councillor A. De Jong

Whereas the Council of the Resort Municipality of Whistler (RMOW) wishes to appoint Stephanie Ralph as a Bylaw Officer pursuant to Section 36 of the *Police Act*, and upon Stephanie Ralph swearing the oath pursuant to Section 1(b) of *Police Oath/Solemn Affirmation Regulation*, before a Commissioner for taking Affidavits in the Province of British Columbia, the RMOW hereby appoints Stephanie Ralph as Bylaw Officer to perform the functions and duties specified in the Bylaw Officer job description.

CARRIED

10.2 2025 Advisory Design Panel Member Appointments Announcement

Council announced the appointment of the following individuals to the Advisory Design Panel as voting committee members:

- Haotian Liu and Paul McBride as professional architects who are registered members of the Architectural Institute of BC;
- Crosland Doak, as a professional landscape architect who is a registered member of the BC Society of Landscape Architects; and
- Adam Schroyen as a Regular Member.

11. CORRESPONDENCE

11.1 Municipal Flag Redesign File No. 3009

Moved By Councillor J. Ford

Seconded By Councillor R. Forsyth

That Council receive correspondence from A. Duford and G. Murphy, from Salmon Arm High School, regarding redesign of Whistler's municipal flag.

CARRIED

11.2 Light-up and Proclamation Requests

a. Light Up and Proclamation Request - International Purple Day for Epilepsy Awareness File No. 3009.1

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

That Council receive correspondence from D. Syms, refer it to staff and that the Fitzsimmons Covered Bridge be lit purple on March 26, 2025, in support of International Purple Day for Epilepsy Awareness, and that this day be proclaimed International Purple Day for Epilepsy Awareness in Whistler.

CARRIED

12. TERMINATION

Moved By Councillor J. Murl

Seconded By Councillor J. Morden

That Council terminate the Regular Council Meeting of January 7, 2025, at 5:57 p.m.

CARRIED

Mayor, J. Crompton

Corporate Officer, P. Lysaght

STAFF REPORT TO COUNCIL

PRESENTED: January 21, 2025 **REPORT:** 25-003
FROM: Planning - Development **FILE:** 2450-20-0185
SUBJECT: CM000185 - 3841 SUNRIDGE DR – MODIFY BUILDING ENVELOPE

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 Council approve a modification to covenant BJ342508 to:

- a) modify the building envelope to add the areas shaded blue and remove the areas shaded pink as illustrated on plan A010 dated January 8, 2025 prepared by Burgers Architecture and attached as Appendix A to Administrative Report No. 25-003; and
- b) require a landscape security administered in accordance with *Council Policy G-09: Landscape Security for Development Permit* prior to issuance of a building permit;

all to facilitate the proposed development of a detached dwelling at 3841 Sunridge Drive.

PURPOSE OF REPORT

This report presents Covenant Modification CM000185 for Council’s consideration to modify covenant BJ342508 to expand the building envelope to support development of a detached dwelling and associated terraces, decks, patios, fences and retaining walls on a challenging undeveloped parcel located at 3841 Sunridge Drive.

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Background

The owners of 3841 Sunridge Drive have applied for a covenant modification to modify the building envelope applicable to their property to develop the property with a detached dwelling and associated terraces, decks, patios, fences and retaining walls.

This property is subject to a lot-specific development covenant registered on the property title as BJ342508. This covenant requires building restrictions including the type of building, floor area limits, geotechnical certification, siting parameters, maximum height, maximum grade change, wastewater

system, sprinkler system and tree preservation covenant requirements. As defined in siting parameters, all buildings and structures must be within the established building envelope as shown on Schedule C sketch plan to the covenant. A copy of covenant BJ342508 is attached as Appendix B.

Analysis

Site Context

3841 Sunridge Drive is a large and very steep wooded lot located in the Brio neighbourhood at the top of the Sunridge subdivision and is accessed by a shared driveway with the three neighbouring lots. A location map is attached as Appendix C.

As mentioned, covenant BJ342508 requires all buildings and structures on the parcel to be within the covenanted building envelope, however, a substantial part of the rear (eastern) portion of the building envelope contains steep, cliff-like terrain as illustrated on figure three, Rationale (Appendix D, page three) and the site survey (Appendix E), which effectively reduces the building envelope area. Further, the covenanted building envelope is located 15 metres from the front parcel line, while the applicable RT6 zoning requires only a 7.6 metre building setback from the front parcel line.

Description

The owner has explored the site and is proposing an appropriate design that seeks to reduce extensive site preparation (and impacts) by locating the proposed dwelling closer to the front of the parcel beyond the existing covenanted building envelope. This approach respects the RT6 zoning setbacks and does not develop within the rear (eastern) portion of the building envelope that contains the steep, cliff-like terrain. The siting also works with the constraints of the shared driveway access location and elevation. The proposed dwelling is illustrated on the plans attached as Appendix F.

The proposed scope of work outside of the existing covenanted building envelope includes a small portion of the building and outdoor pool, patio, stairs, decks, retaining walls and fence. The portion of the proposed dwelling that extends beyond the existing covenanted building envelope totals 64.4 square metres of gross floor area over the main floor and upper floor. The outdoor pool, patio, stairs, decks, retaining walls and fence make up the remainder of proposed development beyond the existing covenanted building envelope, while respecting the applicable RT6 zoning setbacks. All projections beyond the existing covenanted building envelope are shown on Appendix A and all the requested area for building envelope expansion are shown in blue shading. The area for building expansion reduction is shown in pink shading on Appendix A. A rationale for the proposal is attached as Appendix D.

There was concern by staff of increased visibility from Highway 99 with a portion of the dwelling proposed 5.3 metres closer to the front parcel line than the existing covenant building envelope. A visual analysis was completed by the applicant where a boom lift was raised to the proposed roof peak level on site to illustrate that the proposed dwelling would not be visible from Highway 99.

The subject lands only have one adjacent neighbour and the only structure outside of the existing covenanted building envelope on that neighbour's side is a retaining wall meeting zoning bylaw siting regulations. Further, it is not expected that there will be privacy concerns as the lower floor of the proposed dwelling is located 10.6 metres (35 feet) above Sunridge Drive and supplementary landscaping is proposed to further screen the dwelling from Sunridge Drive as illustrated in Appendix G. To ensure the landscaping is completed, the covenant modification will require a landscape security to be submitted prior to issuance of a building permit, and that such landscape security is administered in accordance with *Council Policy G-09: Landscape Security for Development Permit*.

The proposal is considered a desirable outcome that works with existing topography, with only minor grade changes proposed. As shown on Appendix F, plans A011-A012 longitudinal site sections, the rear (eastern) portion of the existing covenanted building envelope contains steep, cliff-like terrain and to locate the dwelling within this area would require substantial blasting and shoring of the cliff area.

The proposal meets all regulations of the RT6 Zone and all other applicable regulations of “Zoning and Parking Bylaw No. 303, 2015”.

This proposal results in a preferred development outcome. As this proposal is new development, the proposed dwelling is required to meet Step 5 with Strong Carbon Performance, which results in an extremely energy efficient building that is “net-zero energy ready”.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

This application requires Council’s consideration of approval as it is not eligible for delegated approval in the municipality’s “Land Use Procedures and Fees Bylaw No. 2205, 2022.”

The application is presented for Council consideration relative to the applicable regulations in the covenant and applicable municipal policies.

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.

The recommended resolution included within this report is consistent with the goals, objectives and policies of the OCP, specifically:

Policy 4.1.1.3 (i) - Maintain a high quality of urban design, architecture and landscape architecture that are complementary to the mountain environment.

Policy 5.3.1.5 - Recognize market housing, including second homeownership, as a significant influence on Whistler's housing mix and local economy.

The proposal is considered to address site constraints that the existing covenanted building envelope appeared to not address, is well integrated with the surrounding neighbourhood and is of a high-quality design.

Development Permit Areas

A Development Permit is not required; however, the applicant has demonstrated that the proposal will generally meet the High-Risk Area Guidelines of the Wildfire Protection Development Permit Area. Specifically, the planting plan is comprised of mostly deciduous species and any coniferous vegetation will meet the three-metre spacing requirement between tree canopies and the principal building.

BUDGET CONSIDERATIONS

There are no budget considerations with this application. Covenant Modification application fees provide for recovery of costs associated with processing this application.

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.

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

Two information signs are posted at this site. Staff were concerned the single information sign was not visible to the majority of neighbours. A second information sign was installed at the bottom of the semi-private driveway that is visible from Sunridge Drive. No inquiries have been received about this application.

There are no consultation requirements with a covenant modification application.

REFERENCES

Location: 3841 Sunridge Drive
Legal: Strata Lot 30 District Lot 4750 Group 1 New Westminster District Strata Plan LMS2202
Owners: 0757861 B.C. Ltd., Inc. No. 0757861
Zoning: RT6 Zone (Two Family Residential Six)

Appendix A – Covenant Modification Plan
Appendix B – Covenant BJ342508
Appendix C – Location Map
Appendix D – Rationale
Appendix E – Survey
Appendix F – Architectural Plans
Appendix G – Landscape Plans

SUMMARY

This report presents Covenant Modification CM000185 for Council’s consideration to modify covenant BJ342508 to amend the building envelope for development of a detached dwelling and associated landscape features at 3841 Sunridge Drive.

The report recommends that Council approve the modification of BJ342508.

SIGN-OFFS

Written by:

Brook McCrady,
Planning Analyst

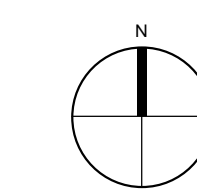
Reviewed by:

Melissa Laidlaw,
Director of Planning

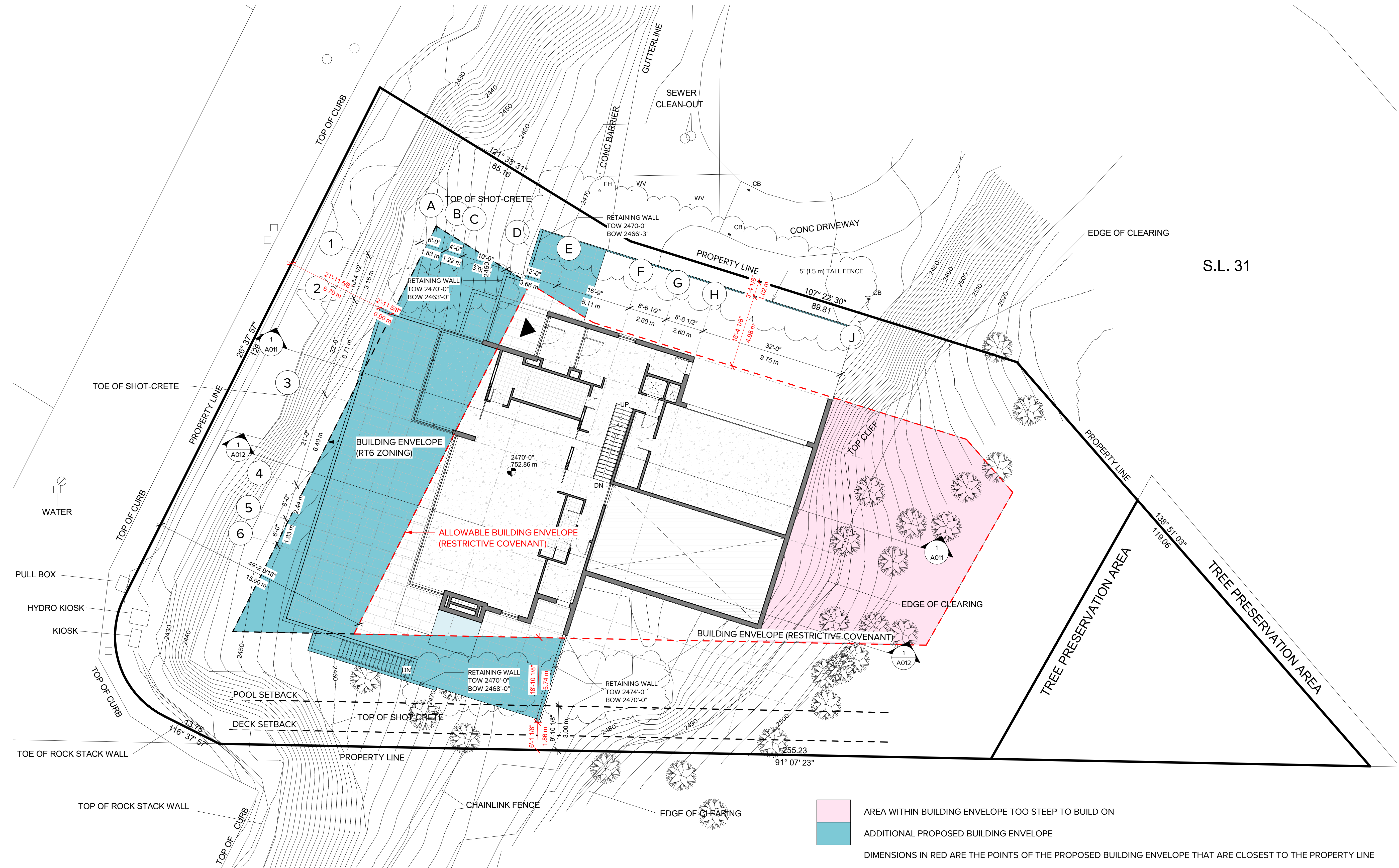
Dale Mikkelsen,
General Manager of Climate Action, Planning
and Development Services

Virginia Cullen,
Chief Administrative Officer

ARCHITECT'S SEAL



S.L. 31



- AREA WITHIN BUILDING ENVELOPE TOO STEEP TO BUILD ON
- ADDITIONAL PROPOSED BUILDING ENVELOPE
- DIMENSIONS IN RED ARE THE POINTS OF THE PROPOSED BUILDING ENVELOPE THAT ARE CLOSEST TO THE PROPERTY LINE
- PLEASE REFER TO THE LANDSCAPE PACKAGE FOR THE PROPOSED PLANTING PLAN IN RELATION TO THE PROPOSED BUILDING.

YY-MM-DD NO.	DESCRIPTION	BY
25-01-08 6	CM v.1.3	RB
24-11-29 5	CM v.1.2	RB
24-06-19 3	CM v.1.0	RB
23-08-11 2	DVP v.1.1	RB
22-10-05 1	DVP v.1.0	RB

DESIGNED UNDER PART 9, BCBC 2018
 MAJOR OCCUPANCY CLASSIFICATION
 RESIDENTIAL C

BURGERS ARCHITECTURE
 2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1
 PH 604 926 6058
 FAX 604 926 9141
 EMAIL cedric@burgersarchitecture.com

DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

3/32" = 1'-0"

A010
 SITE PLAN

141 BJ342508

25 NOV - 7 14 14

BJ342509

FFICE
STER/
R

LAND TITLE ACT
FORM C

(Section 219.81)
Province of British Columbia

GENERAL INSTRUMENT-PART 1

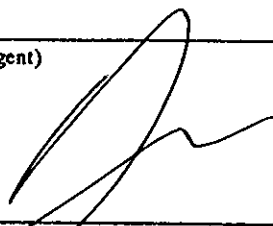
(This area for Land Title Office use)

SURVEY DEPT.
24

LAND TITLE OFFICE
WESTMINSTER
VANCOUVER

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Lidstone, Young, Anderson, Barristers and Solicitors
1616 - 808 Nelson Street, Vancouver, B.C., V6Z 2H2 (604)
Attention: David Loukidelis
Telephone: 689-7400
File No.: 9-662


David Loukidelis
Applicant's Solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: (PID) (LEGAL DESCRIPTIONS)

11/07/95 H0080d CHARGE 100.00

No PID Strata Lot 30, Block K, District Lot 4750, Strata Plan LMS 2202

3. NATURE OF INTEREST:

Description	Document Reference (page and paragraph)	Person Entitled to Interest
Section 215 Covenant	Entire Instrument	Transferee
Priority Agreement granting section 215 covenant priority over mortgage BJ144994	Page 12 Paras. 1(a) and 2	Transferee
Priority Agreement granting section 215 covenant priority over mortgage BJ144995	Page 12 Paras. 1(b) and 2	Transferee

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4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) File Standard Charge Terms
 - (b) Express Charge Terms
 - (c) Release
- D.F. No. Annexed as Part 2
There is no Part 2 of this Instrument

A selection of (a) include any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

TAINA DEVELOPMENTS (BRIO) LTD., (Incorporation No. 379966)(as to covenant) and WEN-CHENG WAYNE PAI and VICTOR INTERNATIONAL HOLDINGS LTD.(Incorporation No. 364515)(as to priority over mortgage BJ144994) and MULTIMETRO MORTGAGE CORP. (Incorporation No. 485718)(as to priority over mortgage BJ144995)

6. TRANSFeree(S): (including postal address(es) and postal code(s))*

RESORT MUNICIPALITY OF WHISTLER, a municipal corporation pursuant to the *Resort Municipality of Whistler Act*, S.B.C. 1975, c. 57 and having an office 4325 Blackcomb Way, Whistler, B.C., V0N 1B4

LAND TITLE ACT
FORM C
(Section 219.81)
Province of British Columbia
GENERAL INSTRUMENT-PART 1

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Party(ies) Signature(s)

Y M D
95 / 11 / 31

Name: THOMAS G. ANDISON
BARRISTER & SOLICITOR
110-1285 WEST PENDER ST.
VANCOUVER, B.C. V6E 4B1
(as to both signatures) 0-1411

TAINA DEVELOPMENTS (BRIO)
LTD. by its authorized signatories:

Name:

Name: Donnie Soure



95 / 11 / 31

RESORT MUNICIPALITY OF
WHISTLER by its authorized signatories:

Mayor: Ted Nebbeling

Clerk: Brenda Sims

WEN-CHENG WAYNE PAI
BY HIS LAWFUL ATTORNEY

WEI MING-CHUNG PAI DF#BH445165

VICTOR INTERNATIONAL
HOLDINGS LTD. by its authorized
signatory(ies):

Name:

WEI MING-CHUNG PAI

Name:

MULTIMETRO MORTGAGE CORP.
by its authorized signatory(ies):

Name:

Name:

Ken Megale

LINDA MANHEIM, Deputy Municipal Clerk
A Commissioner for taking Affidavits
for the Province of British Columbia
Resort Municipality signatory
4325 Blackcomb Way
Whistler, B.C. V0N 1B4

Name: JOHN STEWART DAVIS 95 / 10 / 31
Barrister & Solicitor

Suite 1010-1030 West Georgia St
Vancouver, B.C. V6E 2Y3
(604) 688-9337

Name:

JOHN STEWART DAVIS

Barrister & Solicitor
Suite 1010-1030 West Georgia St
Vancouver, B.C. V6E 2Y3
(as to both signatures) (604) 688-9337

Name:

ALLAN J. COOMBE 95 / 10 / 31

Barrister and Solicitor
1600 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
(604) 443-3652
(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public, or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

If space insufficient, continue executions on additional page(s) in Form D.

TERMS OF INSTRUMENT - PART 2
(Section 215 *Land Title Act*, R.S.B.C. 1979, c. 219)

(Lot Specific Development Covenant)

THIS RESTRICTIVE COVENANT dated for reference November 1, 1995, is

BETWEEN:

TAINA DEVELOPMENTS (BRIO) LTD., a company incorporated under the laws of British Columbia having an address at Suite 106 - 1008 Beach Avenue, Vancouver, British Columbia, V6E 1T7 (Incorporation No. 379966)

(the "Covenantor")

AND:

RESORT MUNICIPALITY OF WHISTLER, a municipal corporation pursuant to the *Resort Municipality of Whistler Act*, S.B.C. 1975, c. 57 and having an office 4325 Blackcomb Way, Whistler, B.C., V0N 1B4

(the "Resort Municipality")

WHEREAS:

A. The Covenantor is the registered owner of the strata lot in the Resort Municipality of Whistler legally described in section 1 of Schedule A and being created by the Strata Plan described in item 2 of Part 1 of the *Land Title Act* Form C to which this Agreement is attached ("Lot");

B. The Covenantor accepts that there are geotechnical risks associated with use, development and occupation of the Lot; and

C. The Covenantor at the request of the Resort Municipality has agreed to grant this Restrictive Covenant to define and refine the restrictions and requirements charging the Lot.

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the sum of TEN DOLLARS (\$10.00) now paid by the Resort Municipality to the Covenantor (the receipt and sufficiency whereof is hereby by the Covenantor

acknowledged), the Covenantor does pursuant to s. 215 of the *Land Title Act* covenant with the Resort Municipality as follows:

1. **General Restriction**

The Lot shall not be developed or built upon except in accordance with this Restrictive Covenant.

2. **Definitions**

In this Restrictive Covenant:

- 2.1 "Building Official" means the building official appointed by the Council of the Resort Municipality and his or her designate;
- 2.2 "Finished Grade" means the finished ground elevation determined at any given point on the Lot;
- 2.3 "Geotechnical Engineer" means a professional engineer registered and in good standing as a member under the *Engineers and Geoscientists Act*, R.S.B.C. 1979, c. 109, and who has experience in geotechnical engineering;
- 2.4 "Gross Floor Area" has the meaning given in Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983, as amended from time to time; hereof;
- 2.5 "Natural Grade" means the ground elevation on the Lot as shown on the topographic plan prepared by Web Engineering Ltd. and certified correct on October 25, 1995, a reduced copy of which is attached hereto as Schedule B, except for changes to the ground elevation carried out during construction of site services as shown on the as-constructed drawings for the site services prepared by Web Engineering Ltd.;
- 2.6 "Rear Parcel Line" means the rear parcel line of the Lot as defined and determined by Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983, as amended to the date hereof; and
- 2.7 "Side Parcel Line" means the side parcel line of the Lot as defined and determined by the Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983, as amended to the date hereof.

3. Building Restrictions

Type of Building

- 3.1 The Covenantor shall not construct or place on the Lot any kind of building other than that specified in section 2 of Schedule A.

Floor Area Limits

- 3.2 The Gross Floor Area that may be built on the Lot shall not exceed the maximum Gross Floor Area set out in section 3 of Schedule A.

Geotechnical Certification

- 3.3 No building, structure or improvement of any kind may be built or placed on the Lot until the Covenantor has first provided to the Building Official a written report certified by a Geotechnical Engineer that the Lot may be used and built upon safely in the manner intended. The written report must consider site conditions with respect to:
- (a) the siting, structural design and maintenance of buildings and other works;
 - (b) final site grading and the placement and removal of soil or fill;
 - (c) other conditions respecting the safe construction on the Lot and impact on adjacent lands; and
 - (d) matters that affect or are necessary for preparation by others of plans and specifications of foundations for buildings, structures or improvements on the Lot.

Siting Parameters

- 3.4 All buildings and structures built or placed on the Lot must be sited as shown and delineated within the building envelope marked by dotted black lines on the sketch plan attached as Schedule C.

Maximum Height

- 3.5 All buildings and structures built or placed on the Lot must be built in accordance with the maximum height set out in section 5 of Schedule A.

Maximum Grade Change

- 3.6 If section 6 of Schedule A specifies a maximum grade change of 3.0 metres:**
- (a) no building, structure or improvement of any kind may be built or placed on the Lot and no building permit issued until the Covenantor has first provided to the Building Official a plan of the Natural Grade on the Lot prepared by a Professional Engineer or British Columbia Land Surveyor; and**
 - (b) no building, structure or improvement of any kind constructed or placed on the Lot may be occupied or used and no occupancy permit issued until the Covenantor has first provided to the Building Official written certification prepared by a Professional Engineer or a British Columbia Land Surveyor that the Finished Grade has not increased more than 3.0 metres above the Natural Grade.**

Wastewater System

- 3.7 If section 7 of Schedule A specifies that the Lot requires an individual wastewater pumpstation:**
- (a) no building, structure or improvement of any kind may be built or placed on the Lot and no building permit may be issued until the Covenantor has first provided to the Building Official plans and specifications of a wastewater pumpstation prepared by a Professional Engineer and in accordance with Schedule D; and**
 - (b) no building constructed or placed on the Lot may be occupied or used unless the works described in section 3.7(a) have been completed and are operable.**

Sprinkler System

- 3.8 If section 8 of Schedule A specifies that the Lot requires a sprinkler system:**
- (a) no building, structure or improvement of any kind may be built or placed on the Lot and no building permit issued until the Covenantor has first provided to the Building Official a letter of commitment to provide plans of a sprinkler system prepared by a Professional Engineer and a letter of commitment for field review by a Professional Engineer prior to framing inspection; and**

- (b) no building constructed or placed on the Lot may be occupied or used unless the works described in section 3.8(a) have been completed and are operable.

Despite the rest of this section, this section does not apply to a building, structure or improvement that has a Gross Floor Area of 325 square metres or less, as determined from the plans approved as part of the building permit therefor.

Tree Preservation Covenant

- 3.9 The Covenantor covenants and agrees that the covenants and agreements with respect to the cutting of trees set out in the section 215 covenant granted by the Covenantor in favour of the Resort Municipality dated for reference November 1, 1995 and deposited for registration in the New Westminster/Vancouver Land Title Office on the same date as, and before, this Agreement, apply to the Lot with respect to that part of the Lot shown shaded on the sketch plan that forms Schedule C.

4. No Exemption From Jurisdiction

Nothing in this Restrictive Covenant shall exempt the Covenantor or the Lands from any statutory requirement or imposition or from the ordinary jurisdiction of the Council of the Resort Municipality, its bylaws, permits, regulations and orders. The construction of any works or services required to be constructed and provided by this Restrictive Covenant shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or any other fee or charge of whatever nature, except as statutorily required.

5. Security

Where security is required by this Restrictive Covenant or may by this Restrictive Covenant be provided, it shall be provided by letter of credit. Any letter of credit provided shall be a clean, unconditional and irrevocable letter of credit in favour of the Resort Municipality drawn on a Canadian chartered bank in the Resort Municipality or the City of Vancouver or on such other financial institution in the Resort Municipality of Whistler or the City of Vancouver satisfactory to the Building Official. Such letter of credit shall be maintained as good and valid security by the Covenantor at all times as required by this Restrictive Covenant, and in the event that the Covenantor fails or omits to renew any letter of credit and deliver such renewal to the Resort Municipality within 14 days prior to the expiry of any letter of credit then held by the Resort Municipality, the Resort Municipality may draw down on the then current letter of credit without notice or restriction, and hold the monies in lieu thereof. In addition and without limitation, if and whenever the Covenantor defaults

or is in default of any of its obligations in this Restrictive Covenant, the Resort Municipality may without notice draw down in whole or in part on the Letter of Credit and expend such monies to fulfil and complete the obligations of the Covenantor. No interest is payable in respect of any letter of credit, or on any monies held in lieu thereof, under this section.

6. Licence

Whenever pursuant to this Restrictive Covenant the Resort Municipality or the Building Official is entitled to exercise a discretion in respect of approval or satisfaction, or whenever the Resort Municipality has drawn down money on any security and is entitled to expend the same to fulfil and complete any obligations of the Covenantor, the Resort Municipality, its officers, employees, agents and contractors may enter on to any part of the Lands with or without vehicles and machinery, at such times, for such periods and to the extent reasonably required, to inspect, as in the reasonable opinion of the Building Official is necessary and convenient to the giving of any approval, or expression of satisfaction, or may enter to carry out such operations and work for the curing of any default for which security has been posted, and the Covenantor hereby grants an irrevocable licence for all such purposes to the Resort Municipality coupled with the grant of Restrictive Covenant herein.

7. Miscellaneous

No Derogation

- 7.1 Nothing contained or implied herein shall impair, limit or affect the Resort Municipality's rights and powers in the exercise of its functions pursuant to the *Municipal Act*, the *Resort Municipality of Whistler Act* or any other enactment, including the Resort Municipality's bylaws and policies, and all such powers and rights may be fully exercised in relation to the Lands as if this Restrictive Covenant had not been granted by the Covenantor.

Priority

- 7.2 The Covenantor shall after execution hereof by it do or cause to be done all acts reasonably necessary to grant priority to this Restrictive Covenant over all charges and encumbrances which may have been registered against title to the Lands in the Land Title Office save and except those as have been approved by the Building Official or which have been granted to the Resort Municipality.

Further Acts

- 7.3 The Covenantor shall do and cause to be done all things and shall execute and cause to be executed all plans, documents and other instruments which

may be necessary to give proper effect to the intention of this Restrictive Covenant.

Indemnity

- 7.4 The Covenantor covenants to and does hereby indemnify and save harmless the Resort Municipality, its officers, employees, contractors and agents at all times from all loss, damages, actions, suits, claims, demands, costs, expenses, fines and liabilities of any nature whatsoever by whomsoever brought, made or suffered for which the Resort Municipality shall or may become liable, incur or suffer by reason of any injury to person (including death) or loss or damage to property or economic loss:
- (a) arising directly or indirectly from a breach or non-performance of this Restrictive Covenant by the Covenantor, its officers, employees, agents, contractors, licensees, invitees and others of the Covenantor;
 - (b) arising directly or indirectly from the proper exercise by the Covenantor of any rights to use and develop the Lands pursuant to this Restrictive Covenant or in the fulfilling of its obligations pursuant to this Restrictive Covenant;
 - (c) arising directly or indirectly from any intentional act, or from any omission, default or negligence of the Covenantor, its officers, employees, agents, contractors, or invitees in the use and development of the Lands.

Performance at Cost of Covenantor

- 7.5 Unless otherwise expressly provided in this Restrictive Covenant, wherever the Covenantor requests that something be done, or is obliged or required to do or cause to be done any act, matter or thing, such act, matter or thing shall be done by the Covenantor at its sole expense.

Entire Agreement

- 7.6 This Restrictive Covenant is the entire agreement between the parties and the Resort Municipality has made no representations, warranties, guarantees, promises, covenants or agreements to or with the Covenantor other than those expressed in writing in this Restrictive Covenant.

Amendment

- 7.7 No amendment to this Restrictive Covenant is valid unless in writing and executed by the parties.

Interpretation

- 7.8 (a) Wherever the singular or masculine is used throughout this Restrictive Covenant, the same shall be construed as meaning the plural or the feminine or the body corporate or politic where the context or the parties hereto so require.
- (b) Every reference to a party is deemed to include heirs, executors, administrators, successors, assigns, officers and employees of such parties wherever the context so requires or allows.
- (c) Reference in this Restrictive Covenant to a particular numbered or lettered section, or lettered schedule, is a reference to the corresponding numbered or lettered section, or lettered schedule, of this Restrictive Covenant.
- (d) The headings in this Restrictive Covenant are inserted for reference and convenience only and must not be used to construe or interpret the provisions hereof.
- (e) In the event of a conflict between any provision of this Restrictive Covenant and the General Development Covenant relating to the development, building upon or use of a Lot, this Restrictive Covenant shall govern.

Severance

- 7.9 All provisions of this Restrictive Covenant are to be construed as covenants and should any article, or lesser portion of this Restrictive Covenant be held invalid or unenforceable by a court of competent jurisdiction, the said portion shall be severed and the invalidity or unenforceability of such article or portion shall not affect the validity of the remainder which shall remain binding on the Covenantor and shall charge the Lands and be enforceable to the fullest extent of the law.

Time

- 7.10 Time is of the essence of this Restrictive Covenant.

8. Interest in Land and Enurement

8.1 This Restrictive Covenant shall charge the Lot pursuant to s. 215 of the *Land Title Act*, R.S.B.C. 1979, c. 219, and the burden of all the covenants herein shall run with the land and charge the Lot and every part into which the Lot may be divided, subdivided or consolidated by any means at any time.

8.2 This Restrictive Covenant shall enure to the benefit of and be binding upon the parties hereto.

9. Schedules

9.1 The following schedules form part of this Restrictive Covenant.

Schedule A - Lot Specifications and Requirements

Schedule B - Topographical Map Showing Natural Grade

Schedule C - Sketch Plan of Building Envelope.

Schedule D - Wastewater Pumpstation Specifications

10. Execution

As evidence of their agreement to be bound by the above terms the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Consent and Priority Agreement**GIVEN THAT:**

A. Taina Developments (Brio) Ltd., (Incorporation No. 379966) ("Owner") is the owner of the parcel of land located in the Resort Municipality of Whistler that is legally described in Item 2 of Part 1 of the Form C to which this Agreement is attached and which forms part of this Agreement ("Lot"),

B. The Owner granted WEN-CHENG WAYNE PAI and VICTOR INTERNATIONAL HOLDINGS LTD. (Incorporation No. 364515) (collectively, "First Chargeholder") a mortgage which is registered against title to the Lot in the New Westminster/Vancouver Land Title Office under number BJ144994 ("First Charge");

C. The Owner granted to MULTIMETRO MORTGAGE CORP. (Incorporation No. 485718) ("Second Chargeholder") a mortgage which is registered against title to the Lot in the New Westminster/Vancouver Land Title Office under number BJ144995 ("Second Charge");

D. By the agreement dated for reference November 1, 1995, to which this Agreement is attached and which forms part of this Agreement, the Owner grants to the RESORT MUNICIPALITY OF WHISTLER ("Subsequent Chargeholder") a covenant under section 215 of the *Land Title Act* ("Subsequent Charge"), and

E. Section 202 of the *Land Title Act* permits a chargeholder to grant priority over a charge to the Subsequent Chargeholder,

1. This Agreement is evidence that in consideration of the sum of Two Dollars (\$2.00) paid by the Subsequent Chargeholder to each of the First Chargeholder and the Second Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the

(a) First Chargeholder grants to the Subsequent Chargeholder priority over the First Charge and the First Chargeholder covenants and agrees to subordinate and postpone all its right, title and interest in and to the Lot with the intent and with the effect that the interests of the Subsequent Chargeholder in and under the Subsequent Charge are the same as if the Subsequent Charge had been executed, delivered and registered against title to the Lot before registration of the First Charge; and

(b) Second Chargeholder grants to the Subsequent Chargeholder priority over the Second Charge and the Second Chargeholder covenants and agrees to subordinate and postpone all its right, title and interest in and to the Lot with the intent and with the effect that the interests of the Subsequent Chargeholder in and under the Subsequent Charge are the same as if the Subsequent Charge had been executed, delivered and registered against title to the Lot before registration of the Second Charge.

2. As evidence of their agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the parties described in this Agreement as the First Chargeholder and the Second Chargeholder each have executed the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

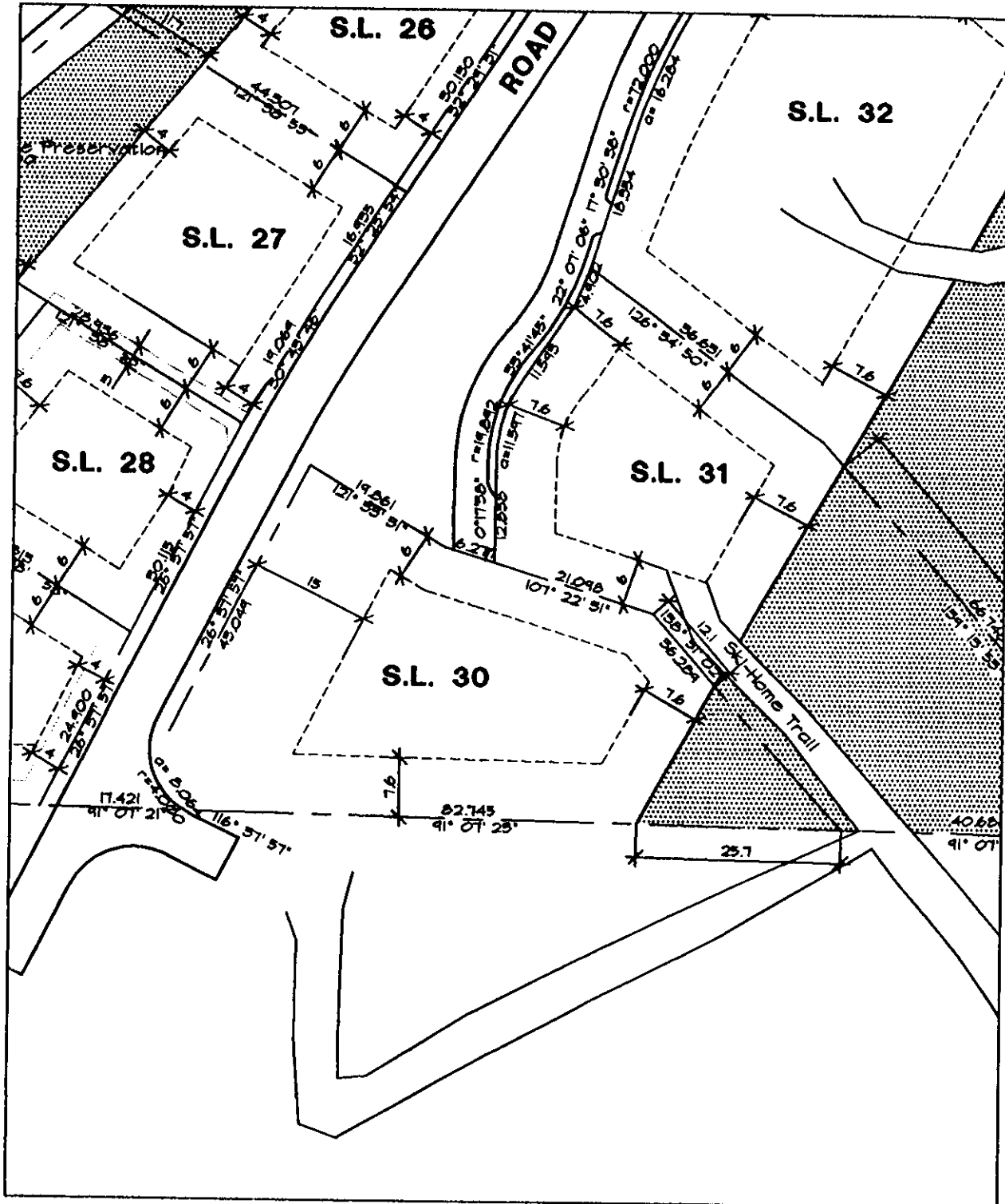
SCHEDULE A**Lot Specifications and Requirements**

- 1. Strata Lot Description**
Strata Lot 30
- 2. Type of Building**
Single Family (but not duplex)
- 3. Gross Floor Area for Lot**
465 square metres
- 4. Frontage for Lot**
N/A
- 5. Maximum Height**
7.6 metres
- 6. Maximum Grade Change**
3.0 metres
- 7. Waste Water Pump Station**
N/A
- 8. Sprinkler System**
Required

Schedule B



SCHEDULE C
Sketch Plan of Building Envelopes
Strata Lot #30



Scale: 1:750

File: 95-910

Sunridge Plateau**SCHEDULE D
WASTEWATER PUMP STANDARDS****1.0 General Requirements**

Each pump station for Sunridge Plateau single family lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25 and 26 shall consist of the following:

- A wet well sump located outside of the residence at a site suitable for gravity drainage from the main building sewer into the station.
- Two equal size (duplex) submersible wastewater grinder pumps located with the wet well. Each pump shall have a capacity greater than or equal to the design peak sewage flow.
- An electrical junction box located on a post adjacent to the wet well or on the exterior wall of the residence if within six (6) metres of the wet well. The purpose of the junction box is to provide a location for connection of the power and control cables and to allow the conduit to the control panel to be sealed with approved seals, to prevent gas from entering the residence or control panel.
- A pump control panel, including the pump motor starters and controls, to be located inside the residence.

2.0 Design Criteria

- All equipment shall be designed in accordance with:
 - The B.C. Building Code
 - The B.C. Plumbing Code
 - The Canadian Electrical Code
 - Any additional requirements by the local building, plumbing and electrical inspectors.
- The pump station wet well shall be designed so that all equipment and piping may be removed from above without entering the wet well.

**SUNRIDGE PLATEAU
WASTE WATER PUMP STANDARDS - SCHEDULE D**

File: 95-910

- Design peak sewage flow: 8.7 litres per minute. (Design flow based on a 6 bedroom house in accordance with current Health Act requirements and incorporating a peaking factor of 5.)
- Design total discharge head to be based on the following discharge elevations:

Lot No.	Location	Discharge Elevation (m)
13	Manhole San. A-9 on Road "A"	708.0
14	Sanitary Main on Road "B"	712.70
15	Sanitary Main on Road "B"	716.10
16, 17, 18, 19, 20	Manhole San. B-5 on Road "B"	723.69
22	Manhole San. B-8 on Road "B"	737.89
25	Manhole San. B-9 on Road "B"	740.53
26	Cleanout Road "B"	739.30

- Minus the elevation of the base of the pumping unit at its installed location.
- Plus the calculated friction head loss (in metres) in the forcemain piping using the Hazen Williams formula and C value of 110.

3.0 Pumping Units

Submersible grinder type pumping units meeting the following requirements.

- Cast iron casing and recessed impeller.
- Minimum 32mm NPT discharge.
- 416 stainless steel pump and motor shaft.
- 440 stainless steel grinder and shredding ring.
- 230 volt, single phase, capacitor start motor (required HP to be determined from design criteria).

**SUNRIDGE PLATEAU
WASTE WATER PUMP STANDARDS - SCHEDULE D**

File: 95-910

- Power cable of sufficient length to extend from the pumping units to the junction box plus minimum of 2 metres spare length.
- Galvanized steel lifting chains for removal of the pumps and discharge piping.

4.0 Wet Well Sump

Minimum 900mm diameter fibreglass wet well with removable, insulated fibreglass cover. The depth of the wet well shall be based on:

- The top of the wet well projecting 0.3 to 0.5 metres above grade.
- The incoming sewer elevation at a minimum 1.0 metres below final grade.
- Sump depth of 0.6 metres below the invert of the incoming sewer.

The wet well shall be factory assembled and be delivered complete:

- Minimum 100mm ϕ incoming sewer connection (from residence) at 1.0 metres below grade (subject to confirmation during detailed design).
- Minimum 50mm ϕ discharge connection to forcemain.
- Minimum 75mm ϕ vent connection.
- 75mm ϕ electrical conduit connection or as required by the electrical inspector.
- All hardware for the wet well shall be stainless steel.

Discharge piping and fittings shall be provided as follows:

- 32mm ϕ Sch. 40 galvanized steel discharge piping yoked to a common 50mm discharge pipe.
- 32mm ϕ bronze flapper type check valve.

**SUNRIDGE PLATEAU
WASTE WATER PUMP STANDARDS - SCHEDULE D**

File: 95-910

- 32mm ϕ isolating bronze ball valves.
- Bronze unions to allow simpler removal of pumps.

5.0 Pump Control Panel

Provide duplex control panel in a CEMA 1 enclosure for indoor mounting. The door of the pump control panel shall include the following items:

- *HAND-OFF-AUTO* selector switch for each pump.
- Amber *RUNNING* light for each pump.
- Alarm light and buzzer for the following conditions:
 - MOTOR OVERLOAD (1 per pump)
 - SEAL LEAKAGE
 - WET WELL HI LEVEL
- Alarm reset push button.
- Overload reset button.

Each panel shall control relays, timer, alternator, etc. as required to complete the control logic and terminal blocks to terminate all control leads leaving the pump control panel.

6.0 Installation

All installation work shall be completed in accordance with the B.C. Plumbing Code and the Canadian Electrical Code.

The station shall be installed on the sewage discharge from the residence in accordance with the manufacturer's instructions. The wet well shall be vented away from any vents or openings.

The station power and control wiring shall be terminated at an exterior junction box within 6 metres of the station. The conduit entry to the junction box from the pump control panel shall be sealed with EYS seals.

End

SUNRIDGE PLATEAU
WASTE WATER PUMP STANDARDS - SCHEDULE D

File: 95-910

Pumping units shall be connected and tested on fresh water prior to commissioning. Tests shall include:

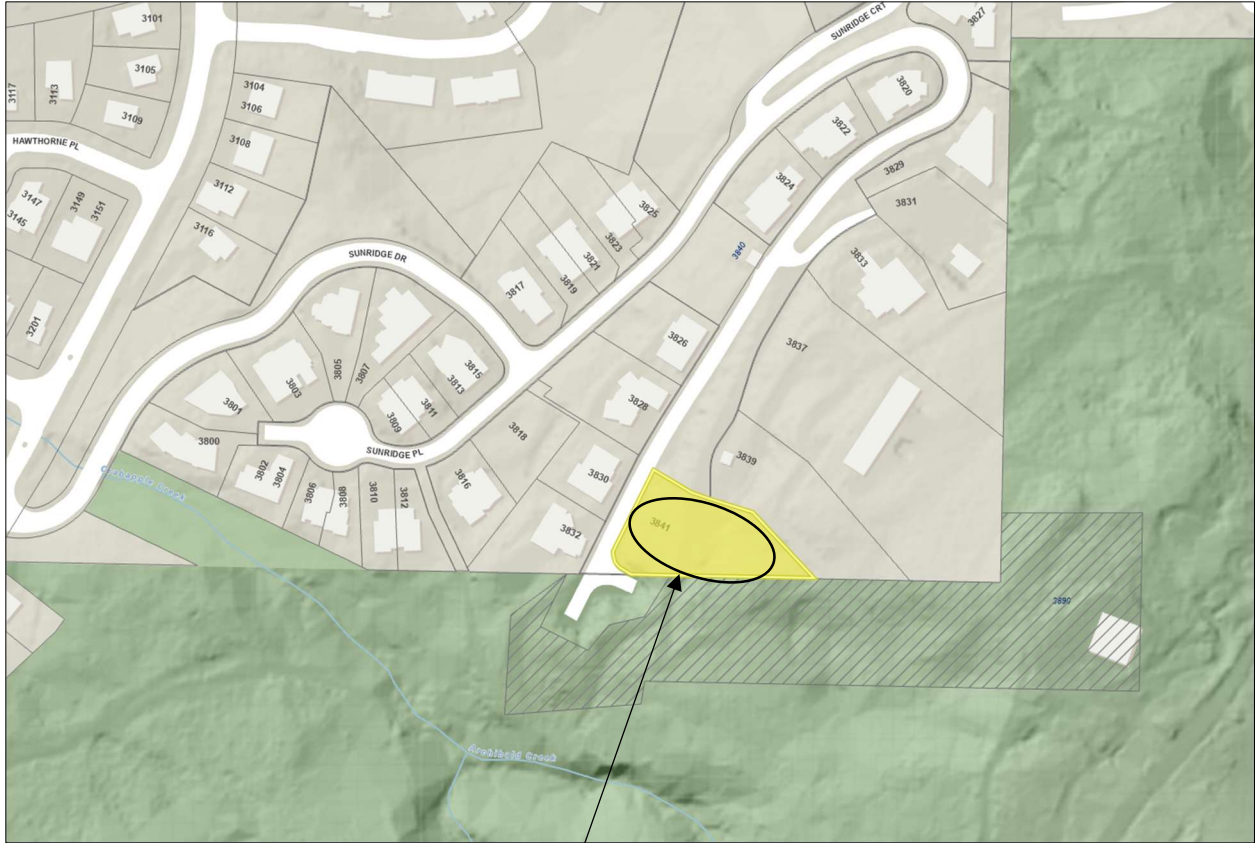
- Pumping capacity.
- Amperage draw during operation.
- Observation for leakage and vibration.
- Correct operation on manual and automatic control including alternation of units when in automatic.

Control float levels shall be set in accordance with the manufacturer's instructions to ensure pump cycling is within the manufacturer's recommended limits.

-5-

910sched.D

END OF DOCUMENT



Subject Property: 3841 Sunridge Drive

BURGERS ARCHITECTURE

Planning Department &
Council
Resort Municipality of Whistler
Municipal Hall
4325 Blackcomb Way
Whistler, BC
V8E 0X5

604-935-8173
planning@whistler.ca
CC: bmccrady@whistler.ca

2025-01-08

Dear Planning Department and Council;

Re: 3841 Sunridge Drive – Covenant Modification Design Rationale and Additional Supporting Documents

Thank you very much for the opportunity to formally present 3841 Sunridge Drive, a Whistler home that captures the drama of a steep wooded site.

We have a very difficult lot with steep cliffs and a relatively small buildable area that is further restricted by the constraints of the Restrictive Covenant BJ342508 (Appendix A). We are seeking to reduce or remove that restrictive language and have the proposed house governed by the RMOW's RT6 zoning bylaw. With this relaxation, there is little impact from the proposed building as evidenced in this report. We are seeking Planning and Council's support.

We are requesting a relaxation of the following Restrictive Covenant requirement:

1. Reduce the 15 m setback outlined in Schedule C (Figure 1) to 7.6 m as per the RT6 zoning bylaw.

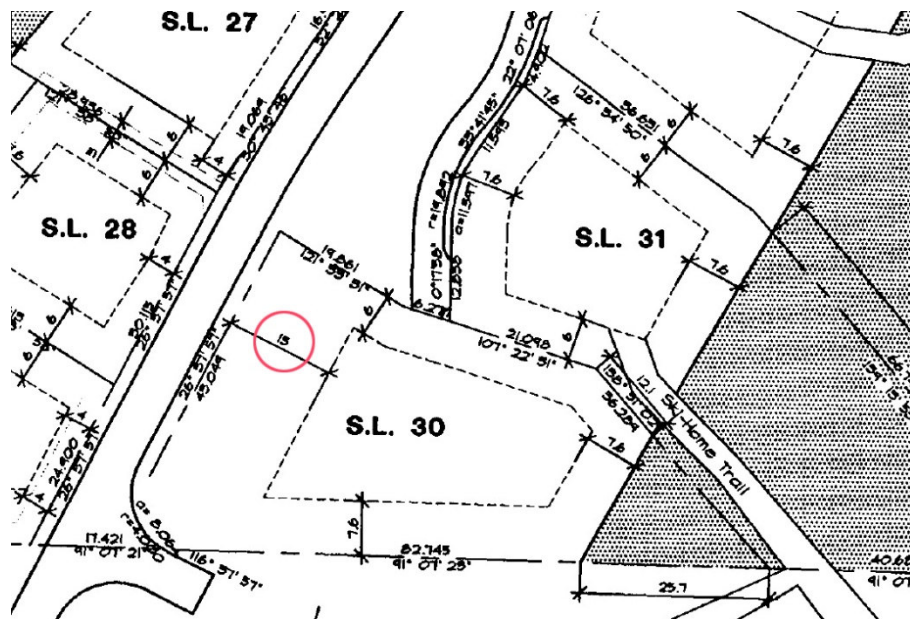


Figure 1. Schedule C of Restrictive Covenant BJ342508

1 Background Information

The client and the previously contracted architecture firm, Openspace, received a Development Variance Permit DVP01000 in 2008 for the same reduced front yard setback, but with a different design (See Appendices B and C). The previous team did not commence construction before the permit expired and did not modify the covenant despite RMOW Planning support. Figure 2 shows the requested setback relaxations, an outline of the 2008 proposal by Openspace, and the 2025 proposal by Burgers Architecture.

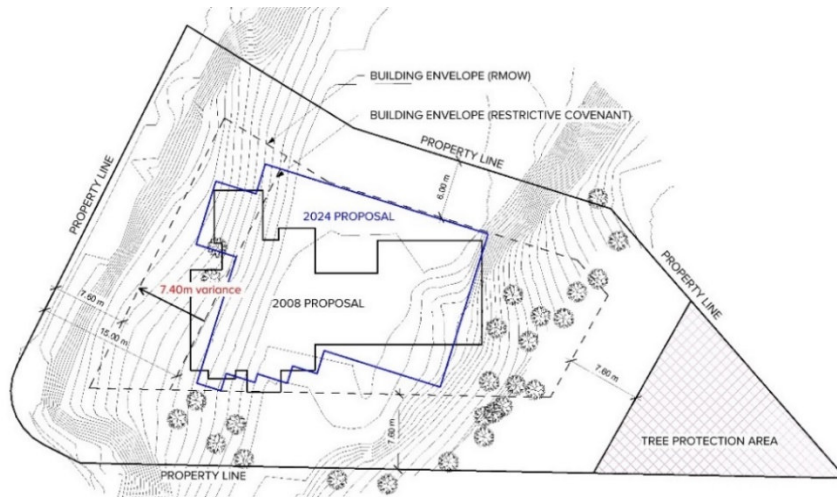


Figure 2. Building outline comparison of the 2008 and 2025 proposals

2 Evaluation Criteria

The proposed house location and request for relaxation from the Restrictive Covenant meets the following evaluation criteria:

1. *Works with the topography on a site, reducing the need for major site preparation or earthwork*
2. *Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops*

The following sections refer to these two points and address the potential negative aspects, such as the visual impact of the proposed house.

2.1 Site

The architecture of this home began with an exploration of its site. The property is situated high on the hillside, facing west, and is a very steep wooded lot. Vehicle access is off a semi-private driveway to the north, with a ski-in trail to the south. With a steep cliff to the west and a steep cliff to the east, the house is sited on a narrow, flat portion of land that only accounts for 25% of the buildable area (based on the RT6 setbacks) and only 10% of the entire site area (See Figures 3, 4 & 5).

It is a challenging lot, calling for an innovative and appropriate design that seeks to reduce extensive site preparation. To move the house further east would require significant blasting/excavation of the hill. To move the house further west would result in more stepped retaining walls that would exceed the exposed height bylaw requirements and the maximum grade change in the Restrictive Covenant.

The neighbouring lot to the north serves as a private driveway for 3837 Sunridge Drive and is unaffected by our proposed location. The proposed house is situated well

above its west neighbours (approximately 50' from the road to the main floor), thus having minimal impact. Services are not impacted by the proposed location.

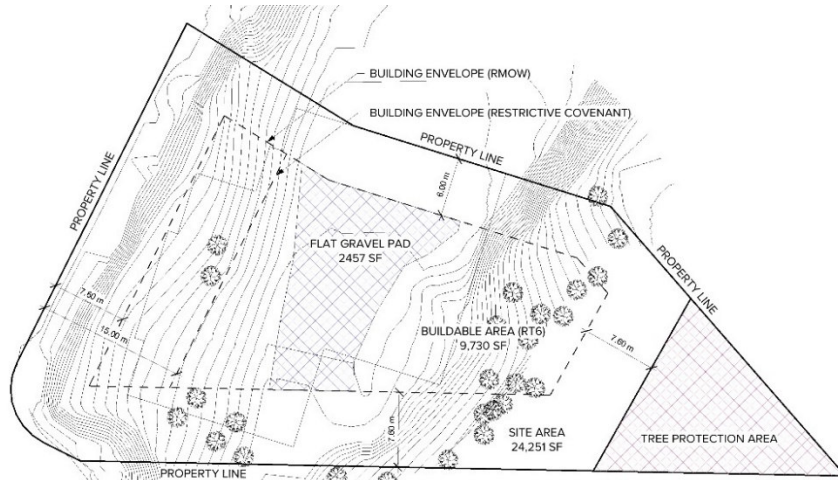


Figure 3. Flat gravel pad vs. buildable area



Figure 4. View south from driveway



Figure 5. View north

2.2 Configuration of the plans

The main floor is accessible directly from the driveway to the north, with a 3-car garage and main floor living amenities (kitchen, dining, lounge, living and mud room). This floor is level with the entry, allowing for easy and unfettered access particularly in snowy conditions. A patio facing west provides much needed covered outdoor area. Moving upstairs, there are 5 children's bedrooms (the owner has a large family) and a primary suite. The upper floor lays crosswise to the main floor, providing a dramatically cantilevered primary bedroom.

The basement contains utility spaces, access to a covered outdoor pool, two guest suites, a home theatre and a sports court.

Floor plans, elevations and sections can be found in Appendix E: Architectural Drawings (2025).

The gross floor area for the upper two floors is 464 m² and conforms to Schedule A of the Restrictive Covenant. It should be noted that the RMOW RT6 zoning bylaw allows for a gross floor area of the home to be 35% of the site area, which is 789 m². We are not requesting a variance to the floor area restrictions of the Restrictive Covenant.

2.3 Massing, setbacks and roofline

Given the high snow loads in Whistler, and the need to keep entries and outdoor areas clear of snow, the roof was designed at a minimum 3:12 pitch to shed snow towards the south, away from the garage and front entry. The dramatic roofline and singular slope are in keeping with the sheer scale and massing of the site - tall trees, steep cliffs and sharp angles define both nature and the architectural expression.

The home currently conforms with the RMOW RT6 zoning bylaws for building setbacks. However, the home does not comply with the 15 m front yard setback as outlined on Schedule C of the Restrictive Covenant. We would like to request a relaxation of that setback to the RMOW RT6 zoning requirement of a 7.6 m front yard setback. Please note that only 64.45 m² (14% of the floor area) of the proposed house extends beyond the 15 m covenant setback.

The roof height, retaining walls and site coverage conform to the zoning bylaws. On April 9, 2024, Burgers Architecture performed a visual analysis of the approximate peak of the roof using a boom lift. At no point would the proposed building be visible from Highway 99.

2.4 Materials

The lower floors, chimney and entry are clad in locally sourced basalt, with the upper floors clad in dark standing seam metal both on the north-facing vertical walls and sloped roof. Soffits and protected walls are finished in clear tongue and groove cedar siding, oriented vertically and stained to resemble sun-bleached wood. Materials have been selected to conform to the requirements of the wildfire protection zone.

3 Summary

There are many challenges associated with this site, including a tree protection zone from which the rear yard setback is measured and steep slopes on either side of the flattened lot that dictate where one could feasibly build. Essentially, the house is situated between a rock and a steep place. As our request is to be held to the RT6 zoning bylaw rather than the Restrictive Covenant, we believe that the requested variance is reasonable, maintains the intent of the regulation, and has minimal impact on neighbours and the streetscape.

The following documents are attached to this letter:

- Appendix A: Restrictive Covenant BJ342508 (1995)
- Appendix B: Development Variance Permit No. DVP01000 (2008)
- Appendix C: Development Variance Permit Drawings (2008)
- Appendix D: Site Survey with Tree Inventory (2023)
- Appendix E: Architectural Drawings (2025)
- Appendix G: Arborist Report (2024)
- Appendix H: Landscape Design Rationale and Drawings (2024)

Thank you for your time and consideration. If you have any questions, you may reach us at 604-926-6058 ext 204 (Ryan) or ext 202 (Cedric) or via email at ryan@burgersarchitecture.com or cedric@burgersarchitecture.com.

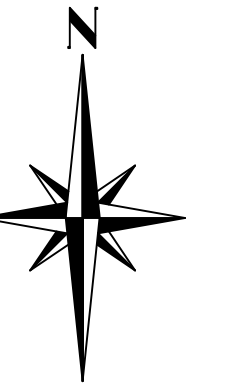
Best,



Ryan Brown
Intern Architect, AIBC



Cedric Burgers
Architect, AIBC



BC LAND SURVEYOR'S SITE PLAN

OF STRATA LOT 30, DISTRICT LOT 4750,
Gp 1, NWD, STRATA PLAN LMS2202

3841 Sunridge Drive, Whistler, BC

(PID 023-258-292)

0 12 24 36

SCALE 1"=16' IMPERIAL

All distances horizontal ground-level
distances in feet and decimals
thereof, unless otherwise noted.

The intended plot size is 22" in
width by 34" in height (D size) when
plotted to scale.

Elevations are on CGVD2883 geodetic
datum and were derived from Natural Resource
Canada's PPP service using GNSS observations.

Contour Interval is 2 feet

- PULL BOX
- ▣ CATCH BASIN
- ⊗ WATER VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- ▲ FIRE HYDRANT
- ▲ TRAVERSE HUB
- + UNMARKED MEASURED POINT

- Denotes Tree With Existing Ground Elevation
- Denotes Existing Ground Elevation

Registered Lot Area = 2253 m²

Lot is Zoned RT6.

Property line dimensions are derived
from Strata Plan LMS2202.

This document was prepared for mortgage
and municipal/regional district purposes and
is for the exclusive use of our client,
Burgers Architecture.

This document shows the surveyed structures
and features with respect to the boundaries
of the parcel described above. This document
shall not be used to define property lines or
property corners.

The signatory accepts no responsibility or
liability for any damages that may be
suffered by a third party as a result of
any decisions made, or actions taken
based on this document.

The subject property is affected by the following
non-financial charges and interests which may
affect positioning of structures on the property.

Covenants:
BE234656, BE234657, BJ342411, BJ342508

Easements:
BE234670,

Right of Ways:
BJ342413, BJ342414,

Building Scheme:
BJ342548

Permit Under Part 26, Local Government Act:
BB871739

FB.2298 Pg.148-151
FB.1905 Pg.118-122 JOB #06-04900.

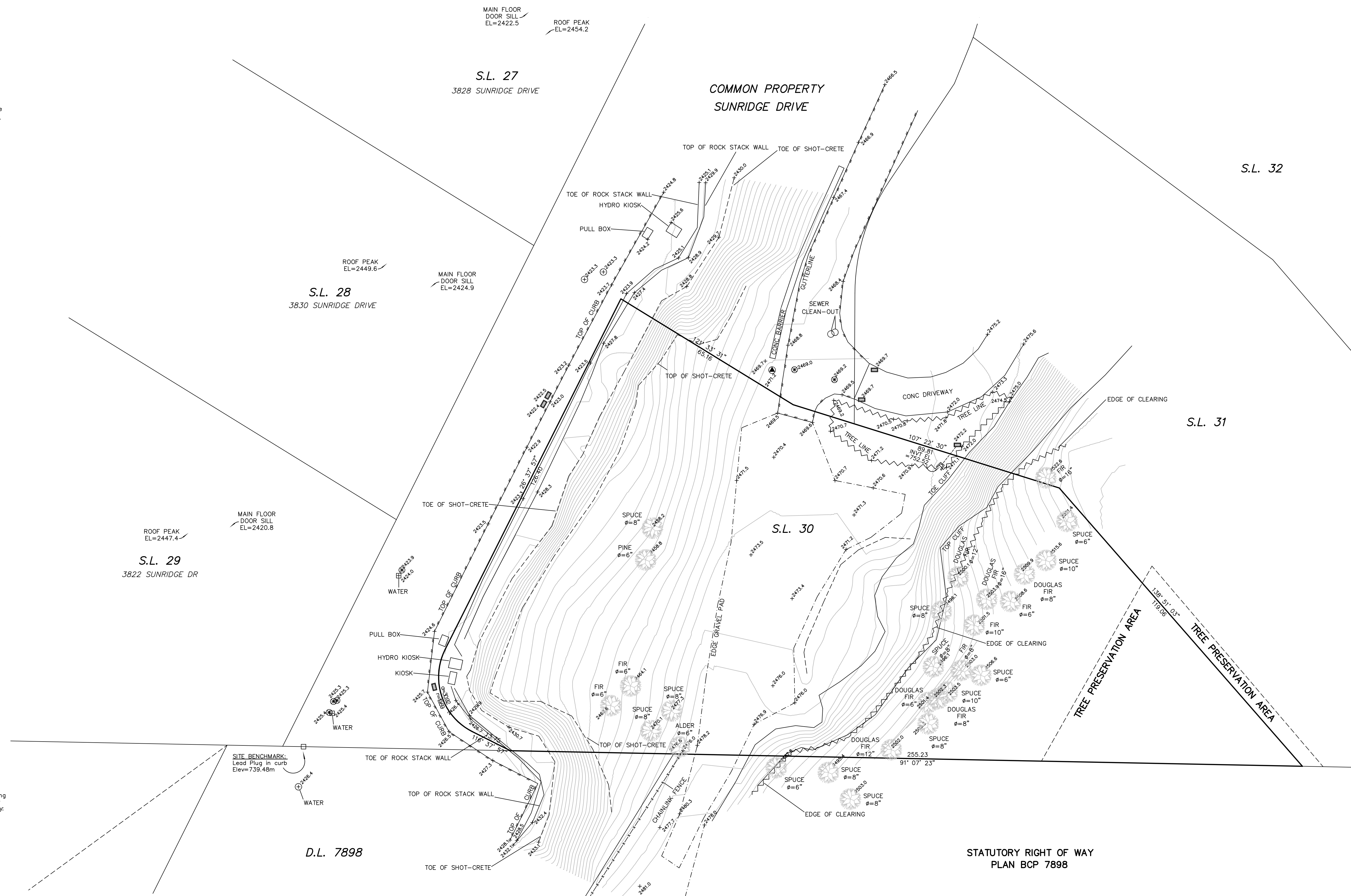
File 2022-083-SP3_FT.dwg

**BUNBURY & ASSOCIATES
LAND SURVEYING LTD.**
SQUAMISH 604-892-3090
WHISTLER 604-932-3770
WWW.BUNBURY-SURVEYS.COM



Site Plan Certified Correct on the
20th day of May, 2022.
Site Plan Update Surveyed on the
8th day of March, 2023.
Martin R. Jones, BCLS #762

(Not valid unless originally signed and
sealed, or digital signature applied)
© ALL RIGHTS RESERVED



ARCHITECT'S SEAL



COVENANT MODIFICATION

DRAWING INDEX

NUMBER	NAME	ISSUE DATE	REVISION	REVISION DATE
A000	COVER SHEET	22-10-05	6	25-01-08
A001	CITY CONTEXT & SITE INFO	22-10-05	3	24-06-19
A002	NEIGHBOURHOOD CONTEXT	22-10-05	3	24-06-19
A003	EXISTING SITE CONTEXT	22-10-05	3	24-06-19
A010	SITE PLAN	22-10-05	6	25-01-08
A011	LONGITUDINAL SITE SECTION 01	23-08-11	4	24-09-20
A012	LONGITUDINAL SITE SECTION 02	23-08-11	4	24-09-20
A060	SHADOW STUDY (BUILDING ONLY)	23-08-11	3	24-06-19
A061	SHADOW STUDY (BUILDING & TREES)	23-08-11	3	24-06-19
A100	BASEMENT FLOOR PLAN	22-10-05	5	24-11-29
A101	MAIN FLOOR PLAN	22-10-05	5	24-11-29
A102	UPPER FLOOR PLAN	22-10-05	3	24-06-19
A103	ROOF PLAN	22-10-05	3	24-06-19
A200	NORTH & SOUTH ELEVATION	22-10-05	5	24-11-29
A201	EAST & WEST ELEVATION	22-10-05	4	24-09-20
A300	LONGITUDINAL BUILDING SECTION 01	22-10-05	6	25-01-08
A301	LONGITUDINAL BUILDING SECTION 02	22-10-05	6	25-01-08
A302	TRANSVERSE BUILDING SECTIONS	22-10-05	6	25-01-08
A900	RENDER (ENTRY)	23-08-11	3	24-06-19
A901	RENDER (VIEW NORTH)	23-08-11	3	24-06-19
A902	RENDER (INTERIOR)	23-08-11	3	24-06-19

25-01-08	6	CM v.1.3	RB
24-11-29	5	CM v.1.2	RB
24-09-20	4	CM v.1.1	RB
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23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
YY-MM-DD	NO.	DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018
 MAJOR OCCUPANCY CLASSIFICATION
 RESIDENTIAL C

BURGERS ARCHITECTURE
 2488 HAYWOOD AVENUE
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 V7V 1Y1
 PH 604 926 6058
 FAX 604 926 9141
 EMAIL cedric@burgersarchitecture.com

DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

PROJECT TEAM

ARCHITECTURAL

BURGERS ARCHITECTURE INC.
 2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC V7V 1Y1
 604-926-6058
 cedric@burgersarchitecture.com

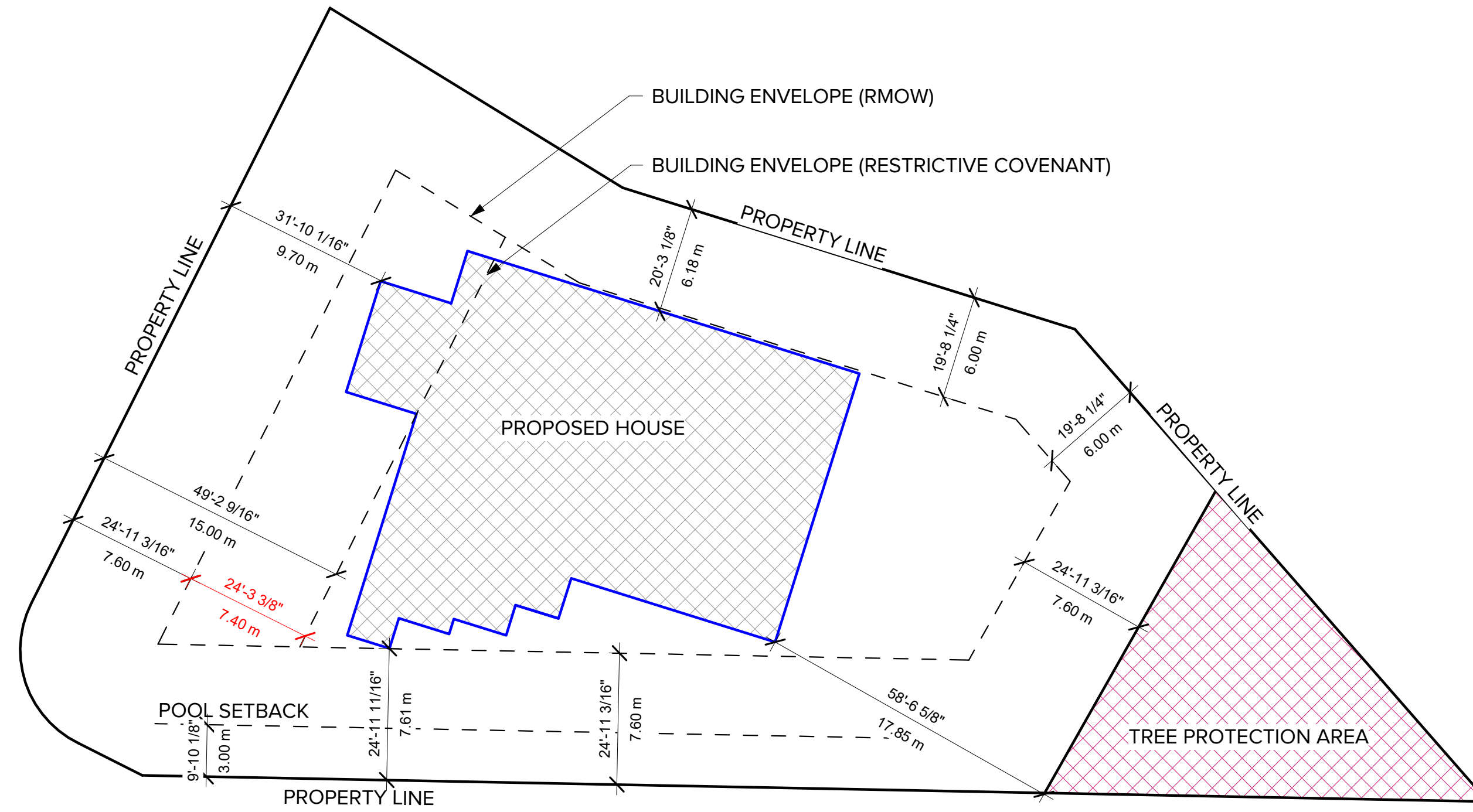
LANDSCAPING

ROB SPYTZ EXTERIOR DESIGN
 604-369-6408
 rspytz@gmail.com

A000
 COVER SHEET



2 CITY CONTEXT



1 SITE PLAN
3/64" = 1'-0"

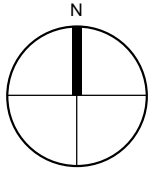
CIVIC ADDRESS: 3841 SUNRIDGE DRIVE, WHISTLER, BC
LEGAL DESCRIPTION: PLAN LMS2202, LOT 30, DISTRICT LOT 4750, NEW WESTMINSTER DISTRICT GROUP 1
FOLIO: 502202.030
PARCEL IDENTIFIER (PID): 023-258-292
ZONING: RT6
TYPE OF BUILD: NEW CONSTRUCTION
USE: SINGLE FAMILY DWELLING

LOT INFORMATION					
		ft ²	m ²		
SITE AREA		24,251.09	2,253.00		
TREE PROTECTION AREA		2,438.40	226.53		
		PERMITTED		PROPOSED	
	min/max	ft ²	m ²	ft ²	m ²
SITE COVERAGE	max	8,487.88	788.55	4,960.58	460.85
FLOOR AREA ¹	max	5,005.22	465.00	4,995.85	464.13
PARKING AREA EXEMPTION	max	753.47	70.00	751.00	69.77
FIXED MACHINERY AND EQUIPMENT				975.64	90.64
	min/max	ft	m	ft	m
HIGHWAY ELEVATION		2469.55	752.72		
AVERAGE GRADE AT ROAD (NORTH)				2468.97	752.54
LOWEST AVERAGE GRADE (WEST)				2463.22	750.79
OVERALL MEAN ROOF LEVEL	max	25.51	7.78	25.50	7.77
DRIVEWAY WIDTH	max	36.09	11.00	11.91	3.63
PARKING SPOTS	min		4		4
WEST FRONT YARD SETBACK ²	min	24.93	7.60	31.82	9.70
EAST REAR YARD SETBACK	min	24.93	7.60	58.56	17.85
NORTH SIDE YARD SETBACK	min	19.69	6.00	20.28	6.18
SOUTH SIDE YARD SETBACK	min	24.93	7.60	24.97	7.61

7.4m VARIANCE REQUESTED FROM RESTRICTIVE COVENANT

1. MAXIMUM PERMITTED GROSS FLOOR AREA FOR ONE DETACHED DWELLING AS PER RMOW ZONING BYLAW RT6 IS THE LOWER OF 929m² OR A FLOOR SPACE RATIO OF 0.35 (789m²). MAXIMUM GROSS FLOOR AREA AS PER RESTRICTIVE COVENANT IS 465m².
2. WEST FRONT YARD SETBACK FOR ONE DETACHED DWELLING AS PER RMOW ZONING BYLAW RT6 IS 7.6m. WEST FRONT YARD SETBACK AS PER RESTRICTIVE COVENANT IS 15m.

ARCHITECT'S SEAL



24-06-19 3 CM v.1.0 RB
 23-08-11 2 DVP v.1.1 RB
 22-10-05 1 DVP v.1.0 RB
 YY-MM-DD NO. DESCRIPTION BY

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DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

As indicated

A001
 CITY CONTEXT & SITE
 INFO



2 3820 SUNRIDGE DRIVE



3 3822 SUNRIDGE DRIVE



4 3824 SUNRIDGE DRIVE



5 3826 SUNRIDGE DRIVE



6 3828 SUNRIDGE DRIVE



7 3829 SUNRIDGE DRIVE



8 3830 SUNRIDGE DRIVE



9 3832 SUNRIDGE DRIVE



1 SUNRIDGE PLATEAU
Not to Scale

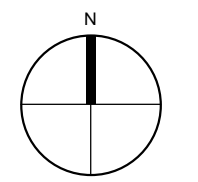


10 3833 SUNRIDGE DRIVE



11 3837 SUNRIDGE DRIVE

ARCHITECT'S SEAL



24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
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YY-MM-DD NO.		DESCRIPTION	BY

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DE COTIIS RESIDENCE
3841 SUNRIDGE DRIVE
WHISTLER, BC

As indicated

A002
NEIGHBOURHOOD
CONTEXT



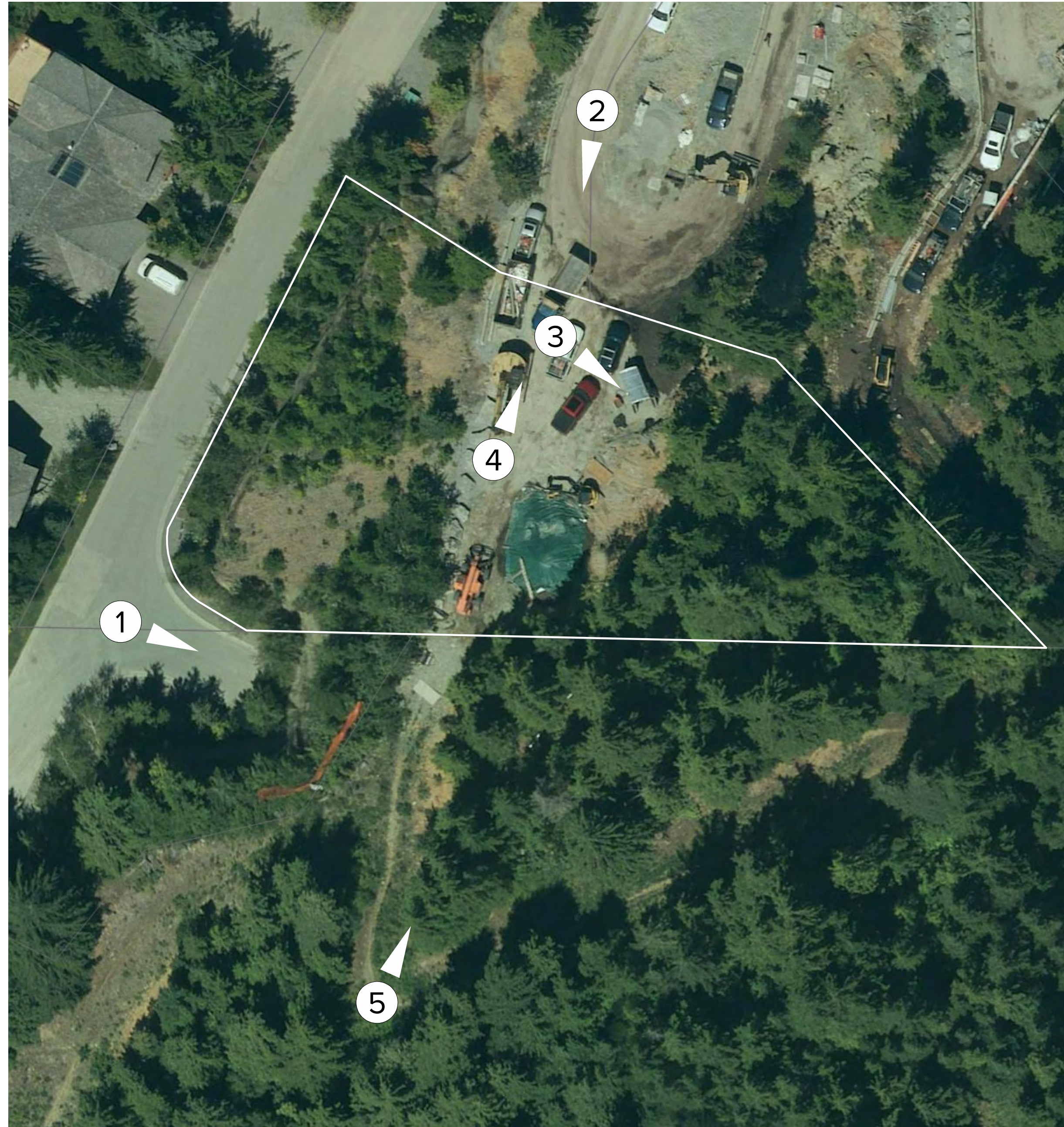
① SHOTCRETE WALL



② VIEW FROM SEMI-PRIVATE ROAD



③ VIEW OF UPSIDE CLIFF



⑥ SITE
1/16" = 1'-0"

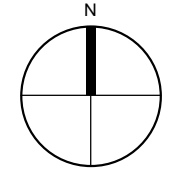


④ VIEW FACING NORTH



⑤ SKI-IN ACCESS

ARCHITECT'S SEAL



24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
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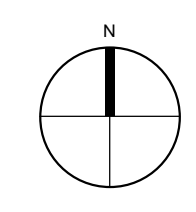
**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

As indicated

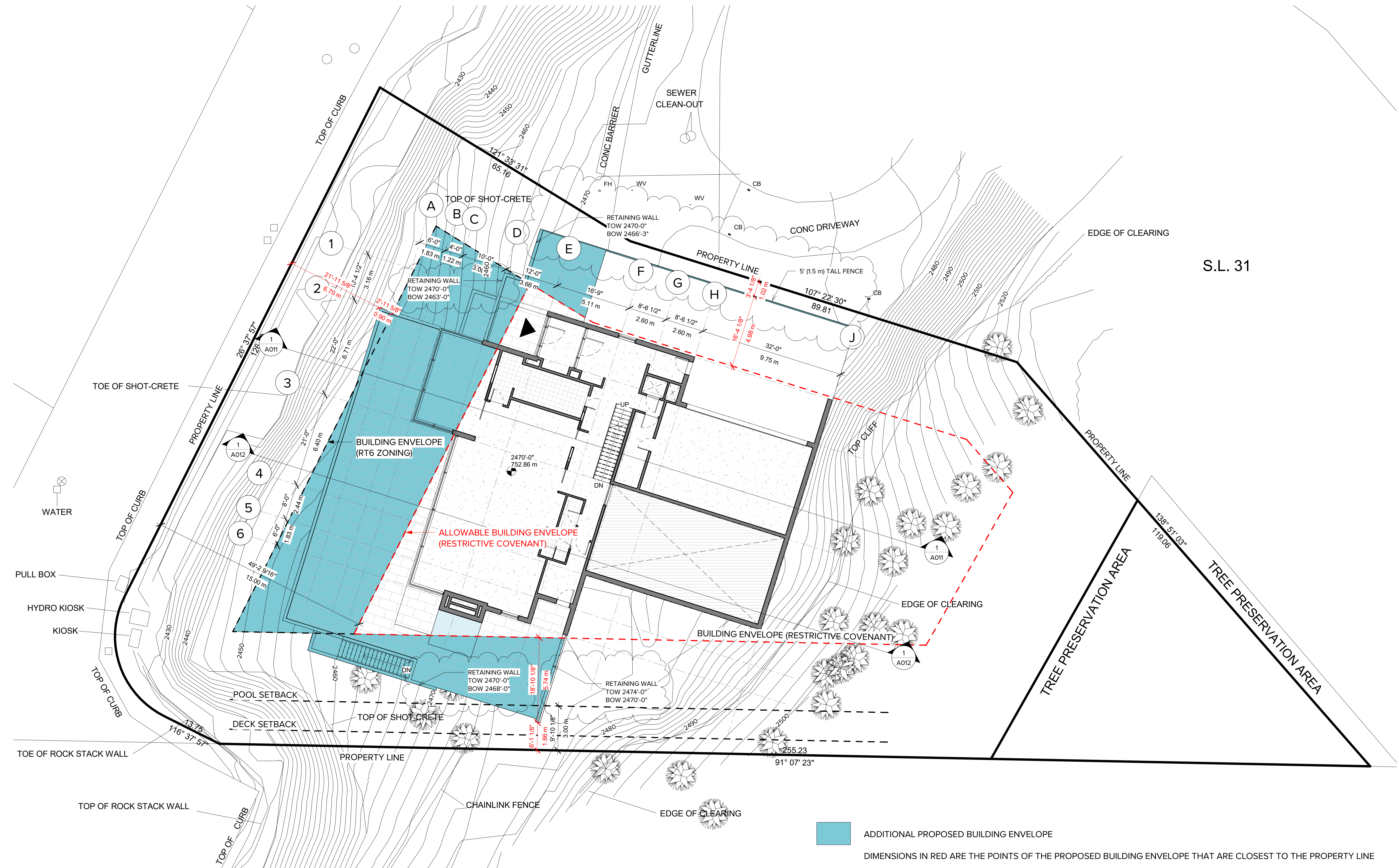
A003
EXISTING SITE CONTEXT

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE

ARCHITECT'S SEAL



S.L. 31



YY-MM-DD NO.	DESCRIPTION	BY
25-01-08 6	CM v.1.3	RB
24-11-29 5	CM v.1.2	RB
24-06-19 3	CM v.1.0	RB
23-08-11 2	DVP v.1.1	RB
22-10-05 1	DVP v.1.0	RB

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 MAJOR OCCUPANCY CLASSIFICATION
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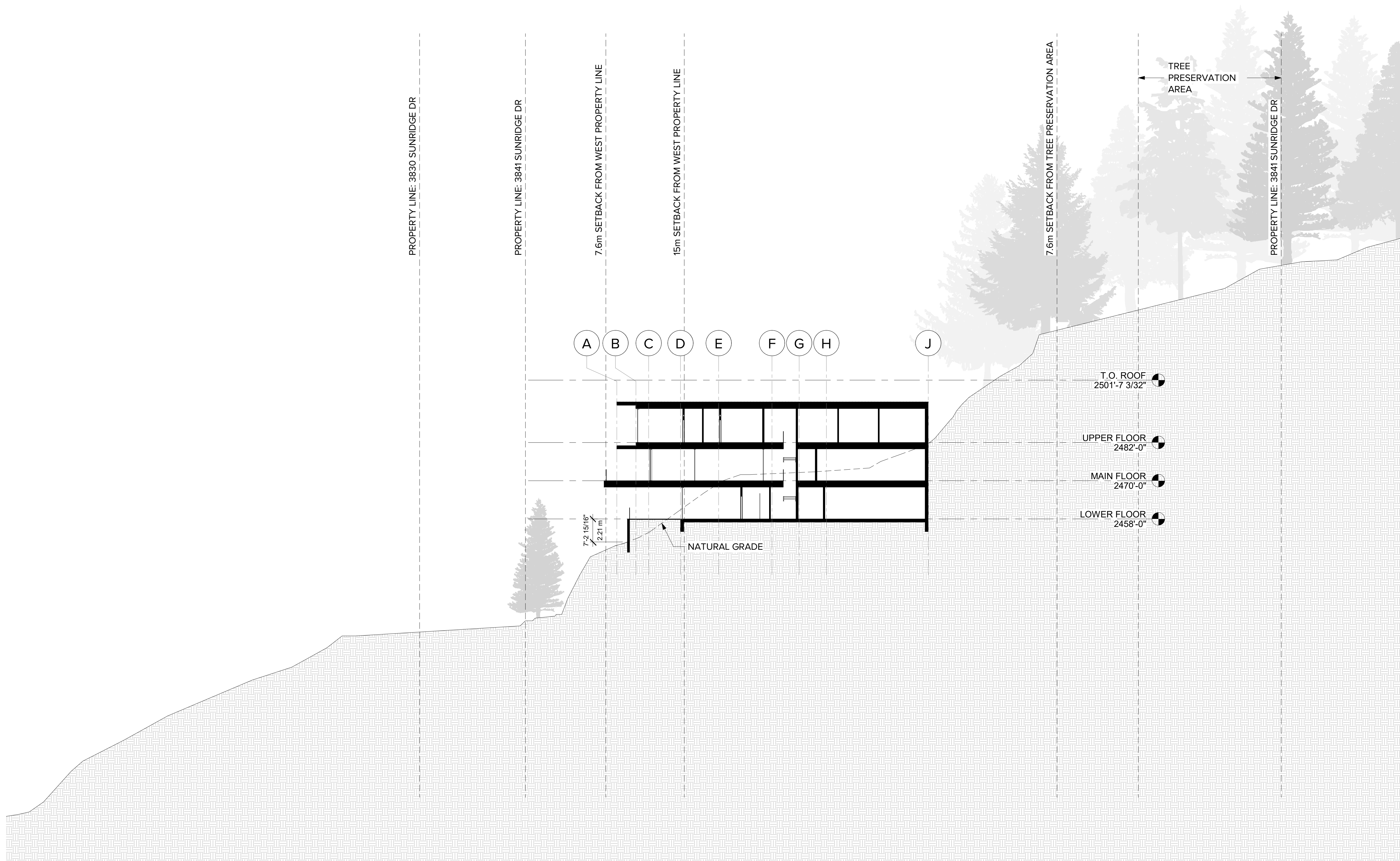
BURGERS ARCHITECTURE
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 V7V 1Y1
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 FAX 604 926 9141
 EMAIL cedric@burgersarchitecture.com

DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

3/32" = 1'-0"

A010
 SITE PLAN

ADDITIONAL PROPOSED BUILDING ENVELOPE
 DIMENSIONS IN RED ARE THE POINTS OF THE PROPOSED BUILDING ENVELOPE THAT ARE CLOSEST TO THE PROPERTY LINE
 PLEASE REFER TO THE LANDSCAPE PACKAGE FOR THE PROPOSED PLANTING PLAN IN RELATION TO THE PROPOSED BUILDING.



ARCHITECT'S SEAL

YY-MM-DD	NO.	DESCRIPTION	BY
24-09-20	4	CM v.1.1	RB
24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB

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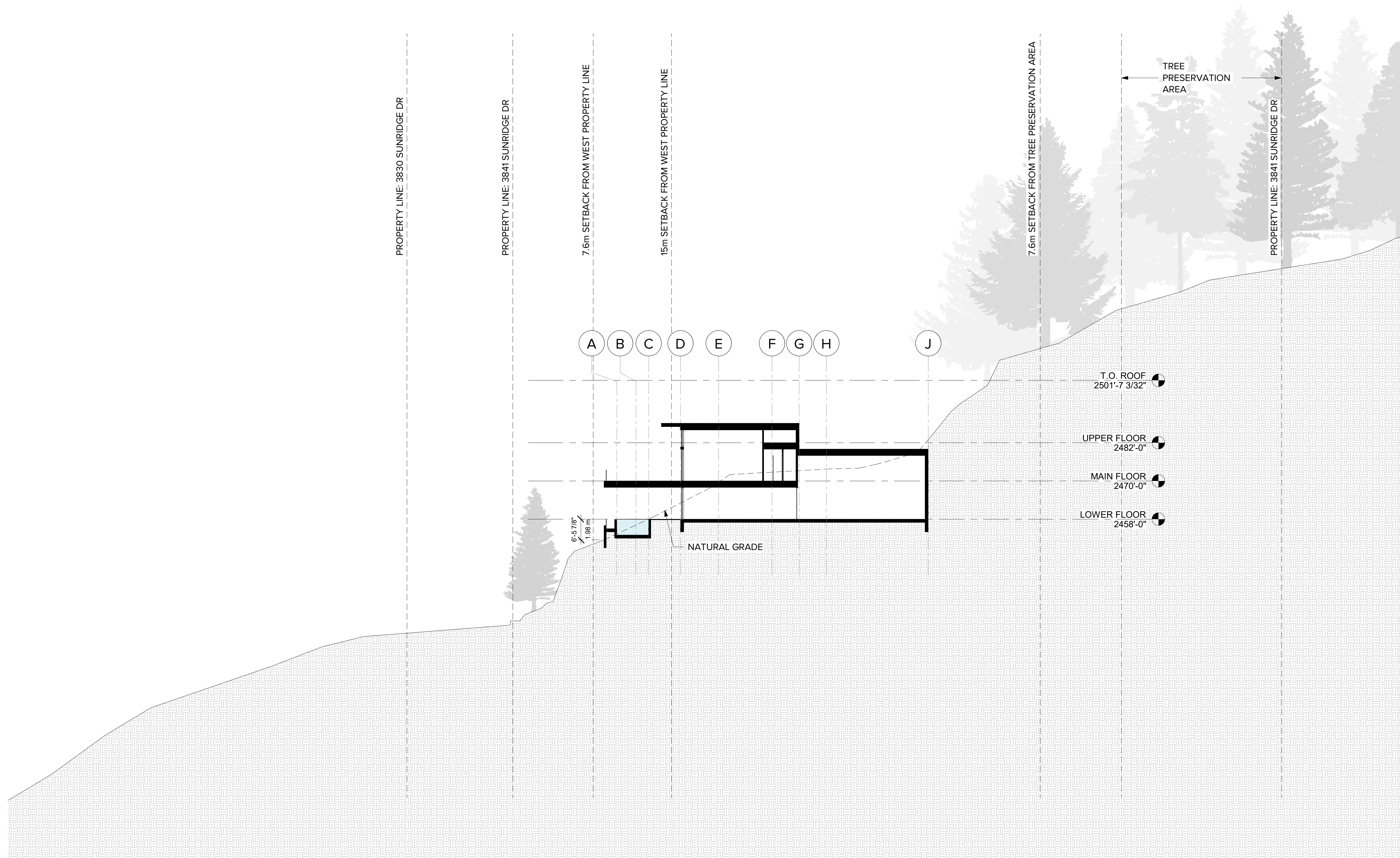
**DE COTIIS
 RESIDENCE**
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

1/16" = 1'-0"

A011

LONGITUDINAL SITE
 SECTION 01

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



ARCHITECT'S SEAL

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24-09-20	4	CM v.1.1	RB
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23-08-11	2	DVP v.1.1	RB
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 3841 SUNRIDGE DRIVE
 WHISTLER, BC

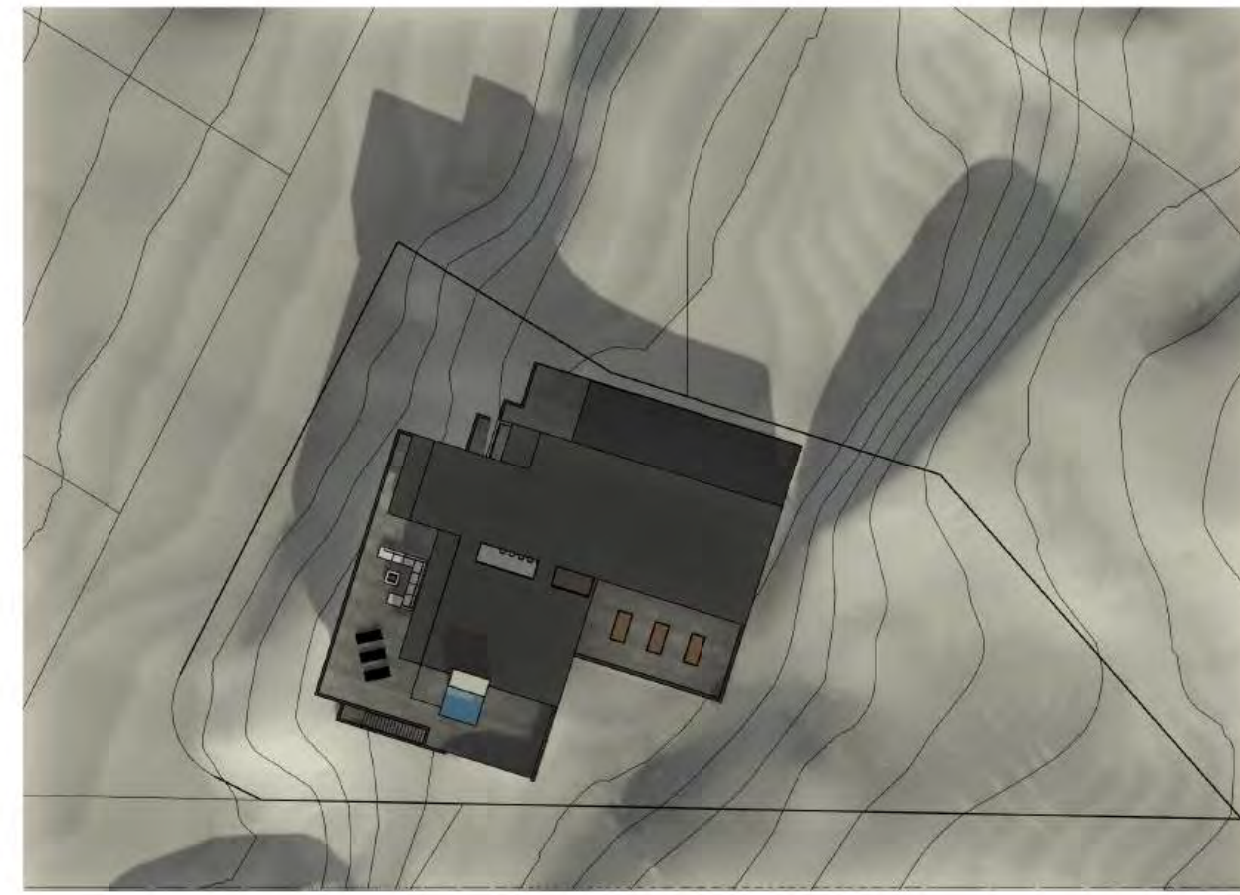
1/16" = 1'-0"

A012
 LONGITUDINAL SITE
 SECTION 02

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



1 SPRING EQUINOX MARCH 20 0900



2 MARCH 20 1200



3 MARCH 20 1500



4 SUMMER EQUINOX JUNE 21 0900



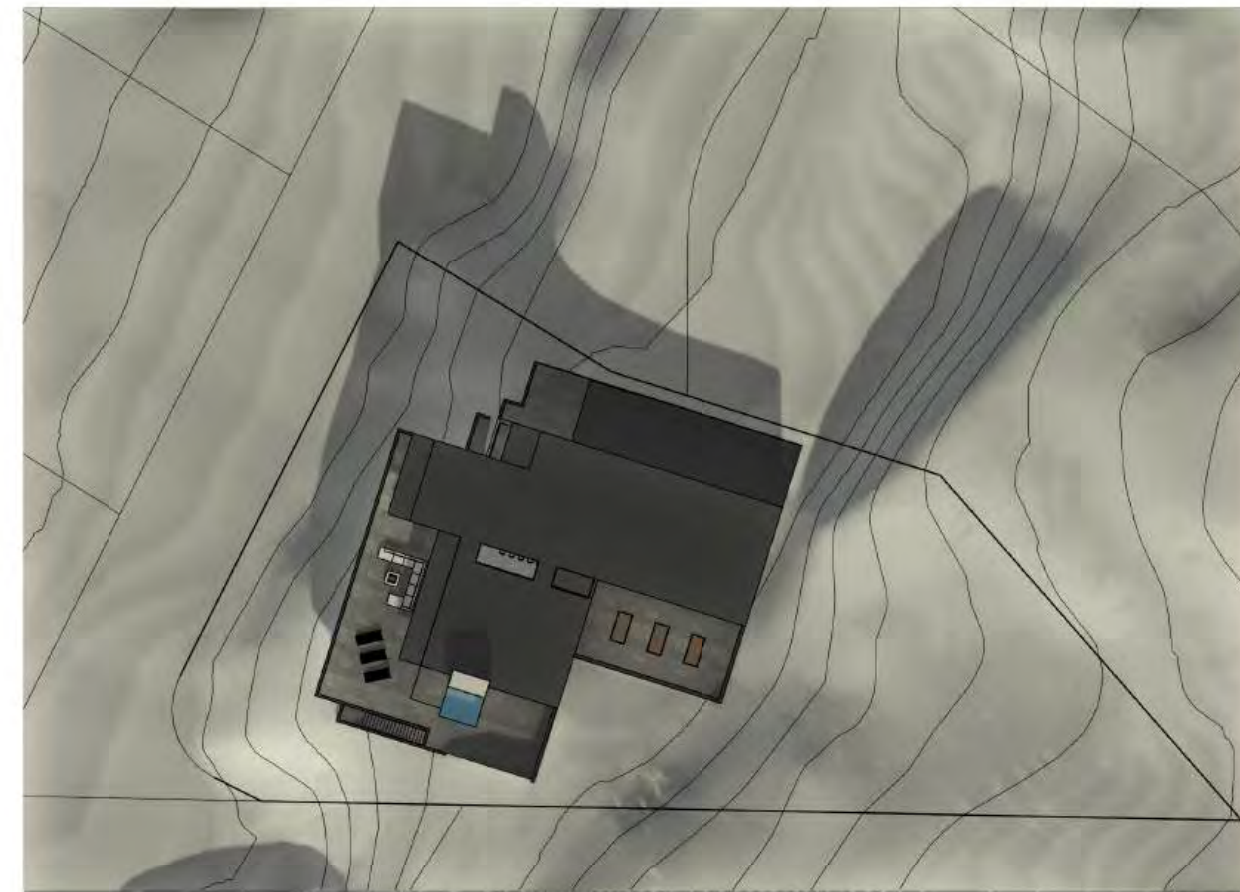
5 JUNE 21 1200



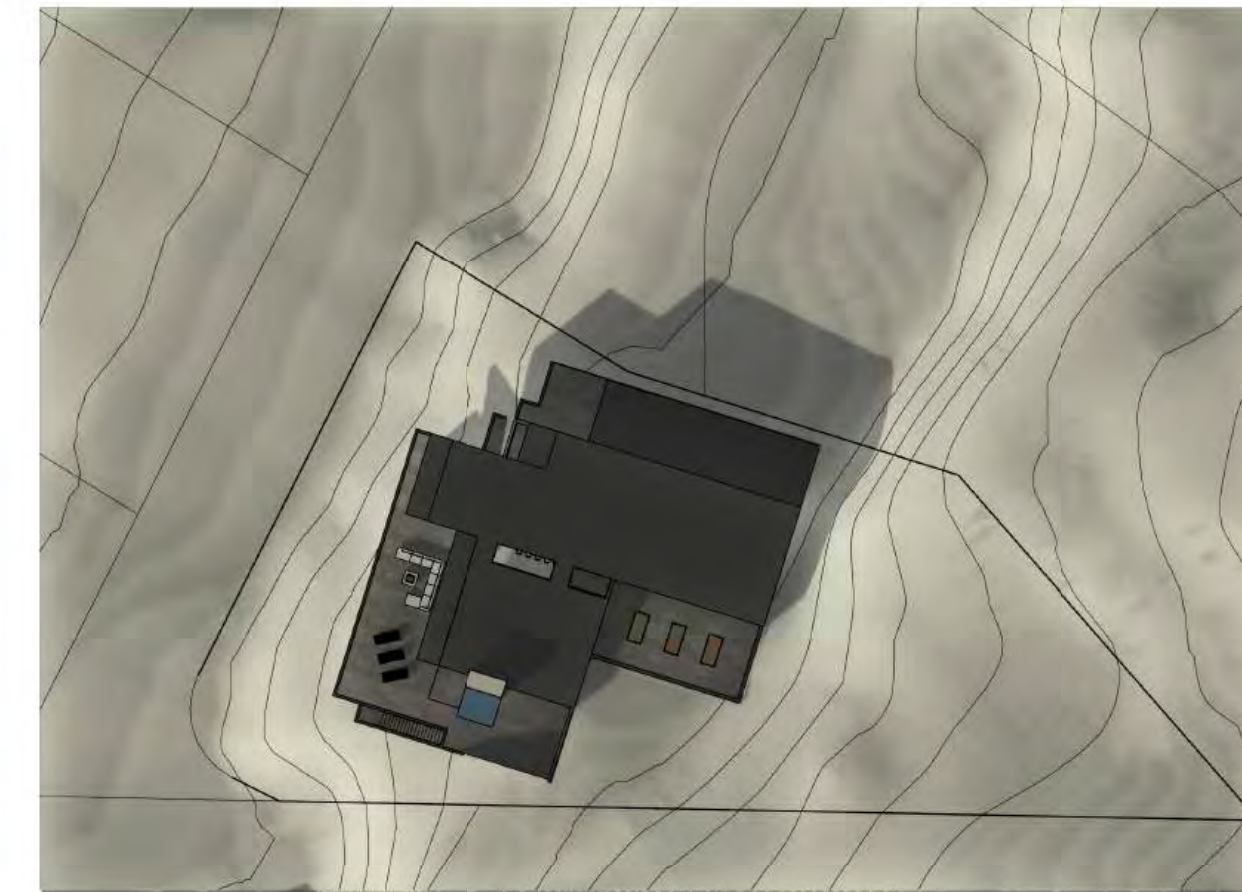
6 JUNE 21 1500



7 FALL EQUINOX SEPTEMBER 22 0900



8 SEPTEMBER 22 1200



9 SEPTEMBER 22 1500



10 WINTER EQUINOX DECEMBER 21 0900



11 DECEMBER 21 1200



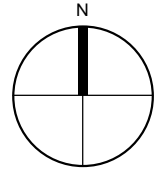
12 DECEMBER 21 1500

THIS IS A SHADOW ANALYSIS OF THE BUILDING ONLY. THE LONGEST SHADOWS OCCUR DURING THE WINTER SOLSTICE (DECEMBER 21) IN THE MORNING AND AFTERNOON.

IT SHOULD BE NOTED THAT THE FOREST UP THE MOUNTAIN TO THE EAST AND SOUTHEAST OF THE PROPOSED BUILDING WILL CAST LONGER SHADOWS IN THE MORNING THAN THE HOUSE ITSELF, NO MATTER WHERE THE BUILDING IS LOCATED OR WHAT TIME OF YEAR.

SEE A061 FOR A SATELLITE REFERENCE. PLEASE REFER TO THE LONG SITE SECTIONS TO SEE THE STEEP GRADE CHANGE AND HEIGHT OF TREES.

ARCHITECT'S SEAL



YY-MM-DD	NO.	DESCRIPTION	BY
24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB

DESIGNED UNDER PART 9, BCBC 2018
MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

BURGERS ARCHITECTURE
2488 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1

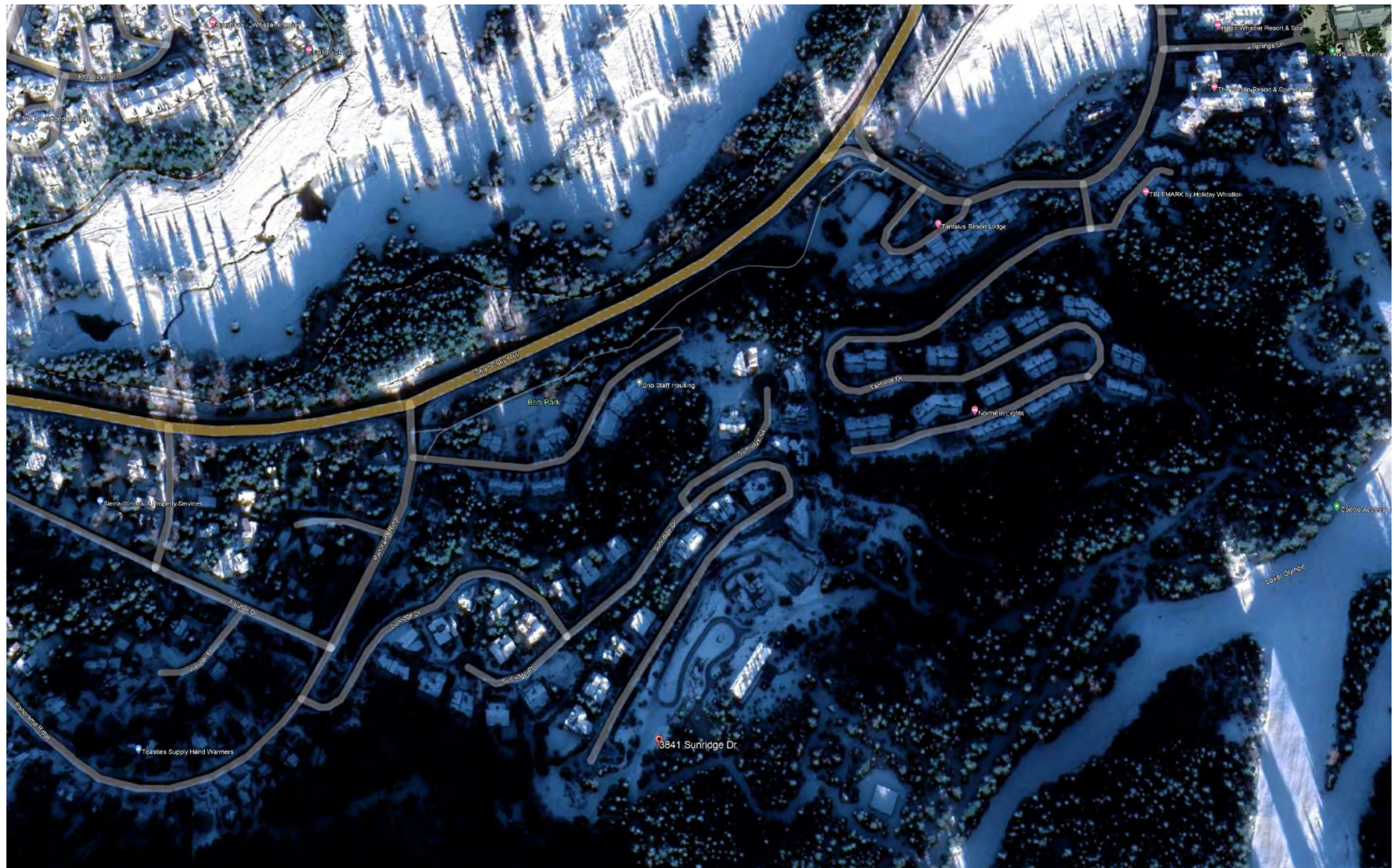
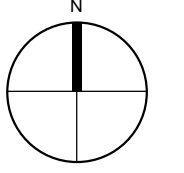
PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

A060

SHADOW STUDY
(BUILDING ONLY)

ARCHITECT'S SEAL



① JANUARY 20, 2019 SATELLITE IMAGE

24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
YY-MM-DD	NO.	DESCRIPTION	BY

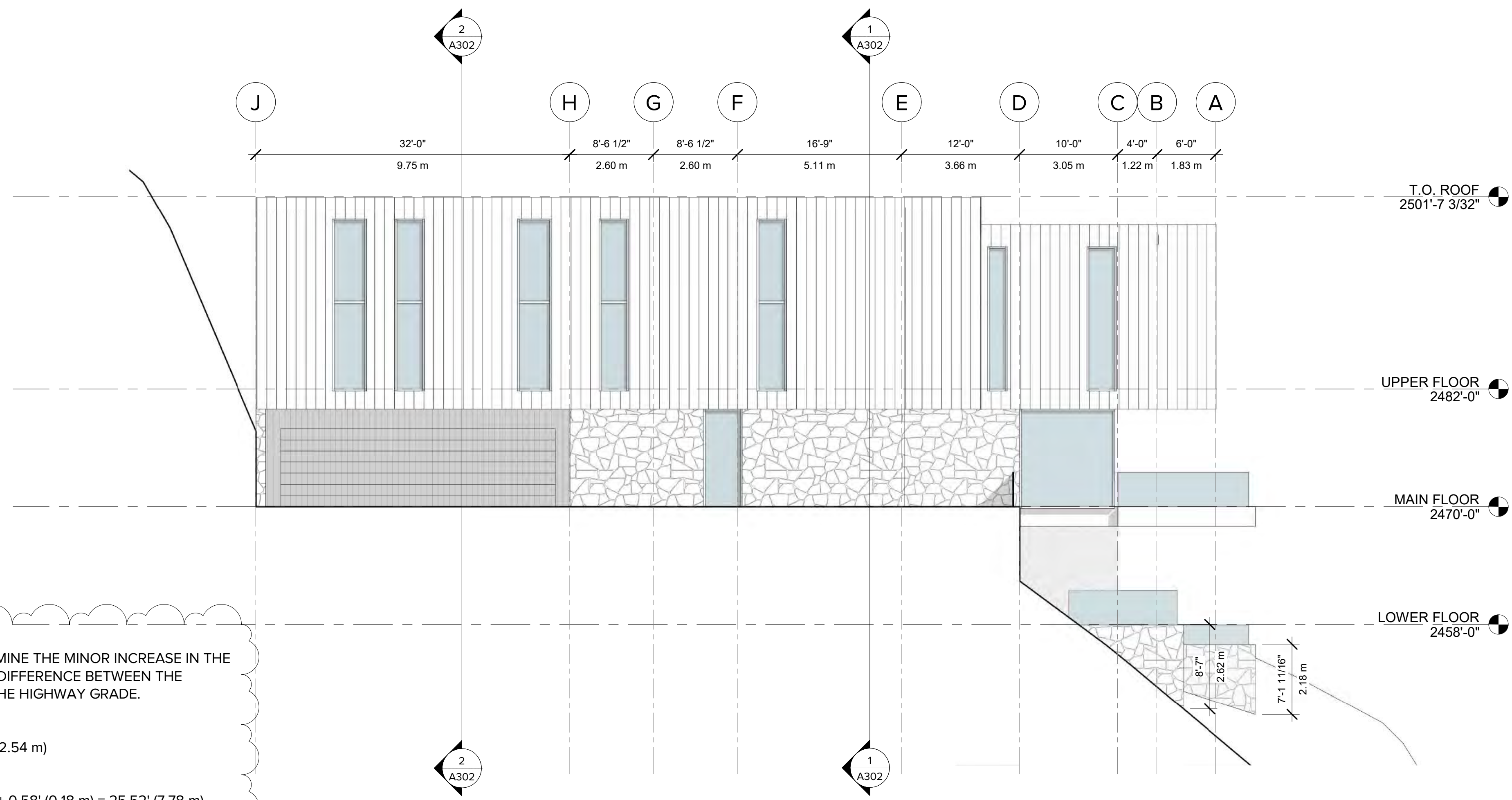
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 WEST VANCOUVER, BC
 V7V 1Y1
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**DE COTIIS
 RESIDENCE**
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

Not To Scale

A061
 SHADOW STUDY
 (BUILDING & TREES)



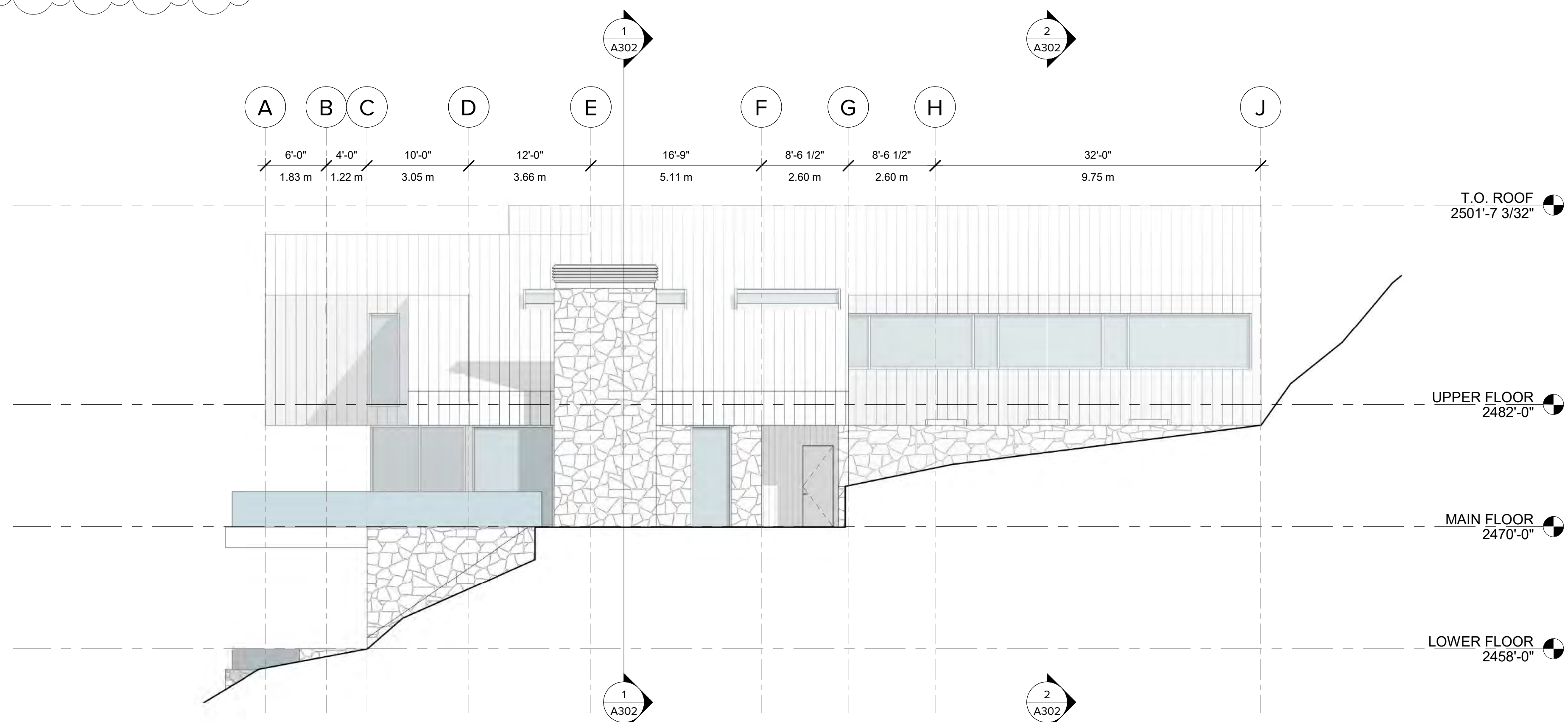
THE NORTH ELEVATION WAS USED TO DETERMINE THE MINOR INCREASE IN THE PERMITTED BUILDING HEIGHT BASED ON THE DIFFERENCE BETWEEN THE AVERAGE GRADE OF THE NORTH FACE AND THE HIGHWAY GRADE.

HIGHWAY GRADE = 2469.55' (752.72 m)
 AVERAGE GRADE (NORTH FACE) = 2468.97' (752.54 m)
 DIFFERENCE = 0.58' (0.18 m)

PERMITTED BUILDING HEIGHT = 24.93' (7.60m) + 0.58' (0.18 m) = 25.52' (7.78 m)

COMPLETE CALCULATIONS FOR THE BUILDING HEIGHT TO BE INCLUDED IN THE BUILDING PERMIT APPLICATION

1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

ARCHITECT'S SEAL

YY-MM-DD NO.	DESCRIPTION	BY
24-11-29 5	CM v.1.2	RB
24-09-20 4	CM v.1.1	RB
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22-10-05 1	DVP v.1.0	RB

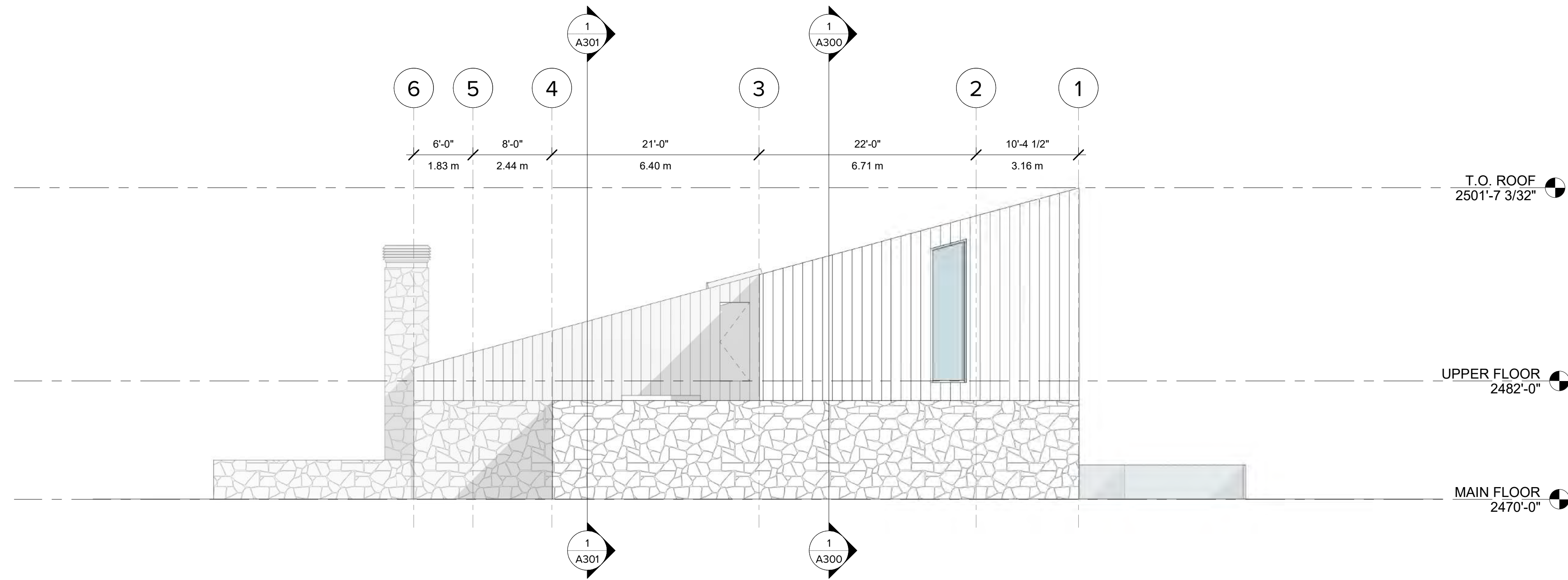
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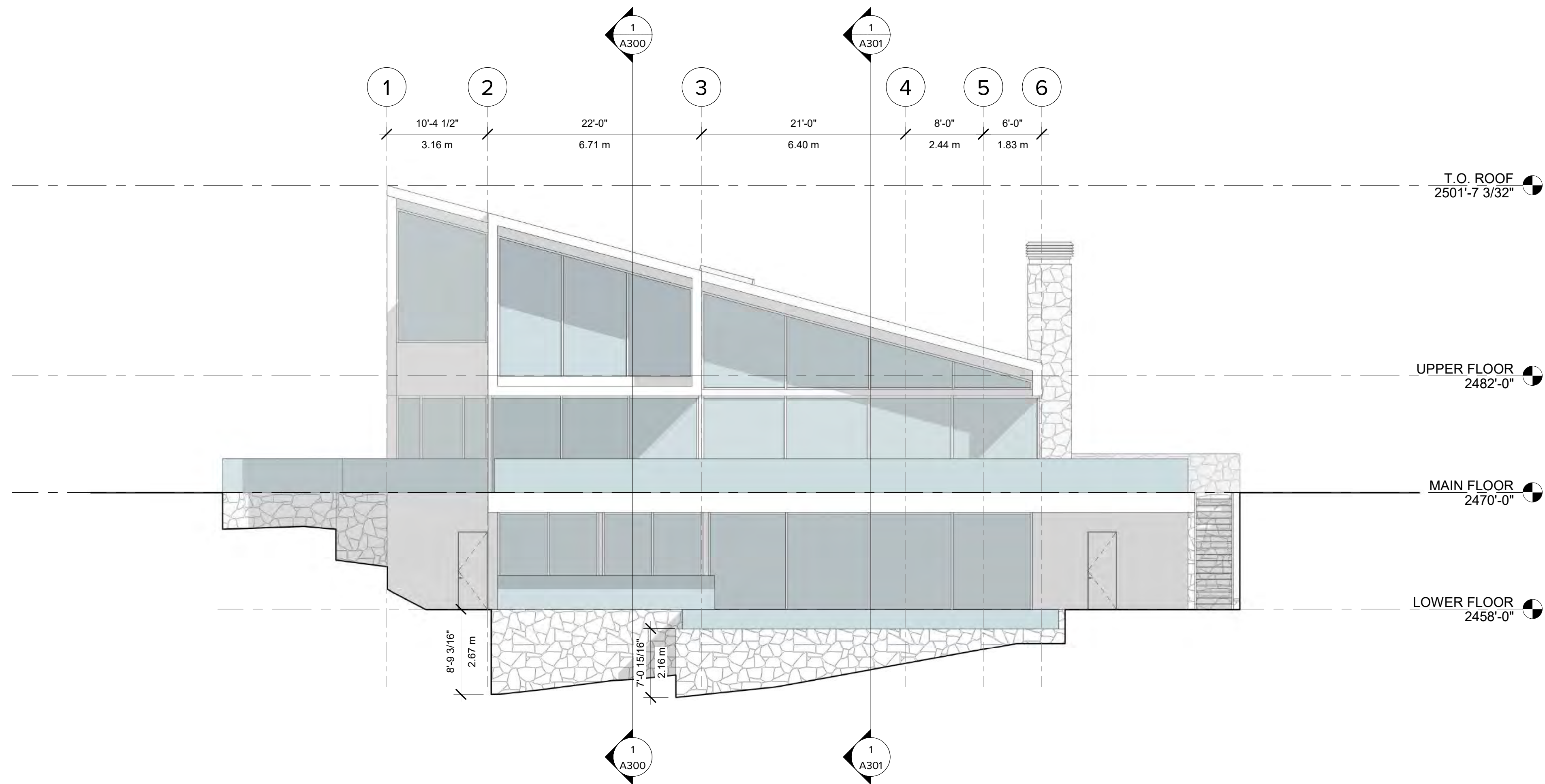
DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

1/8" = 1'-0"

A200
 NORTH & SOUTH
 ELEVATION



① EAST ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

ARCHITECT'S SEAL

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24-09-20	4	CM v.1.1	RB
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MAJOR OCCUPANCY CLASSIFICATION
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WEST VANCOUVER, BC
V7V 1Y1

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**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

1/8" = 1'-0"

A201
EAST & WEST ELEVATION

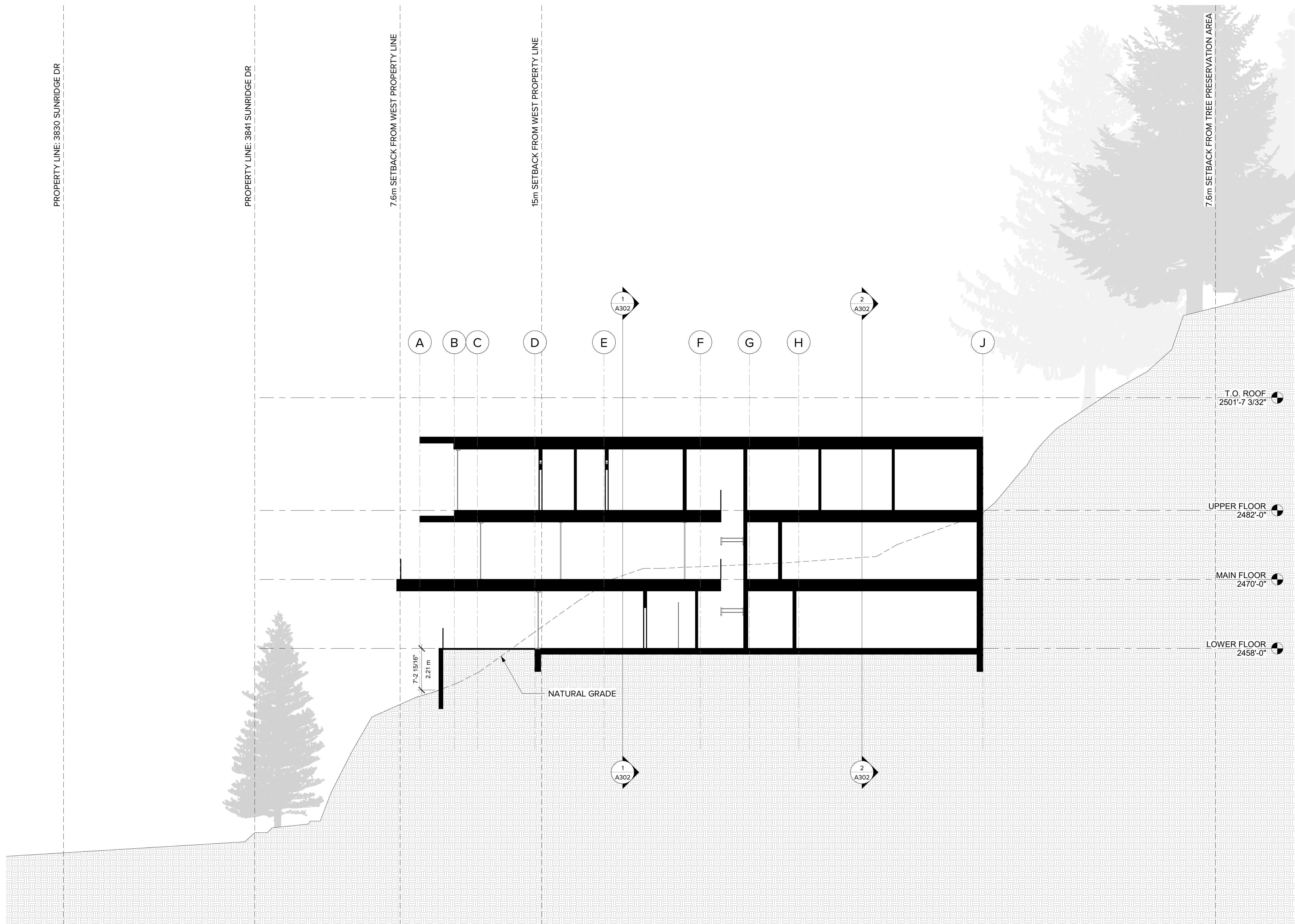
PROPERTY LINE: 3830 SUNRIDGE DR

PROPERTY LINE: 3841 SUNRIDGE DR

7.6m SETBACK FROM WEST PROPERTY LINE

15m SETBACK FROM WEST PROPERTY LINE

7.6m SETBACK FROM TREE PRESERVATION AREA



ARCHITECT'S SEAL

YY-MM-DD	NO.	DESCRIPTION	BY
25-01-08	6	CM v.1.3	RB
24-09-20	4	CM v.1.1	RB
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DE COTIIS RESIDENCE
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 WHISTLER, BC

1/8" = 1'-0"

A300
 LONGITUDINAL BUILDING
 SECTION 01

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE

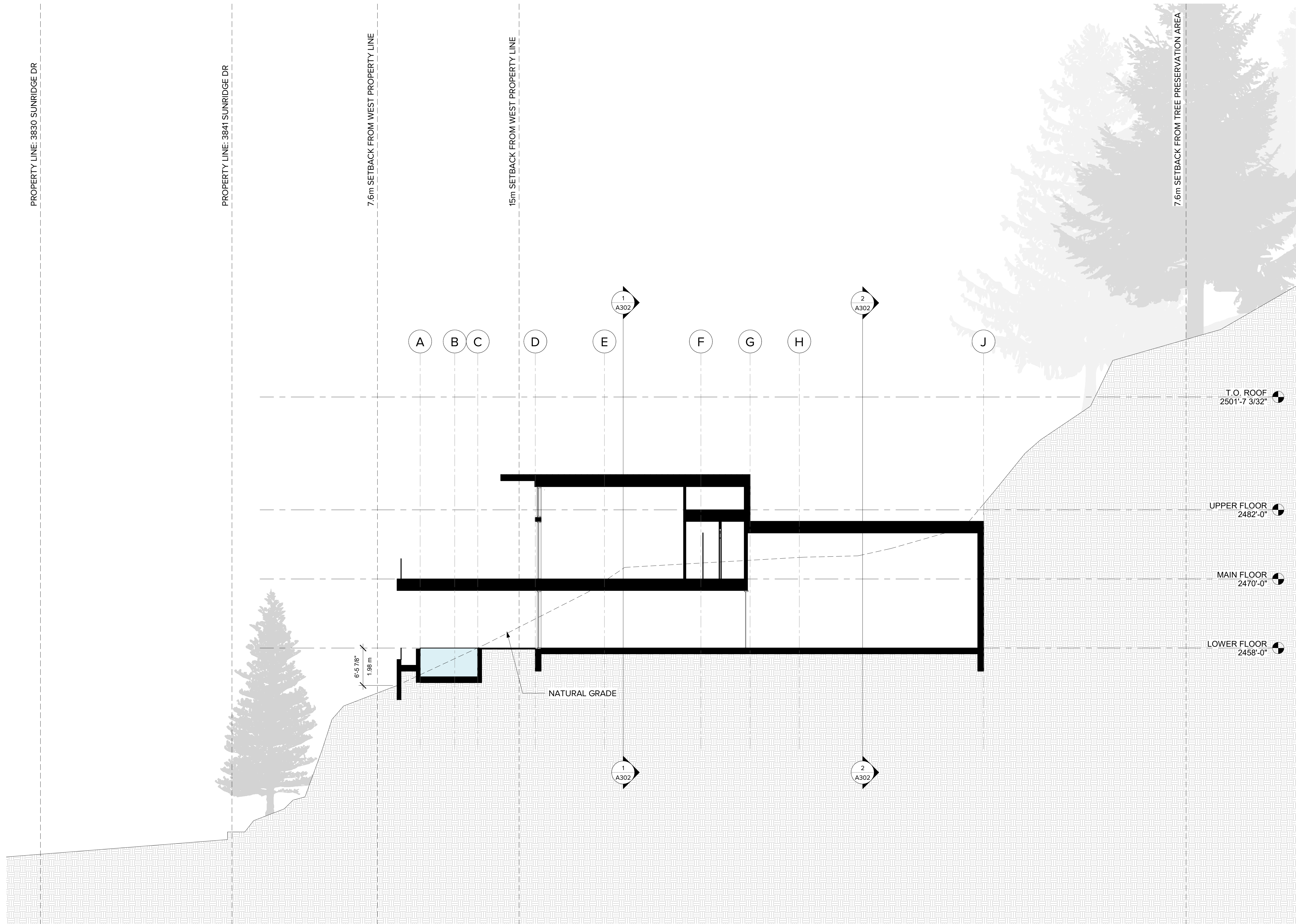
PROPERTY LINE: 3830 SUNRIDGE DR

PROPERTY LINE: 3841 SUNRIDGE DR

7.6m SETBACK FROM WEST PROPERTY LINE

15m SETBACK FROM WEST PROPERTY LINE

7.6m SETBACK FROM TREE PRESERVATION AREA



ARCHITECT'S SEAL

25-01-08	6	CM v.1.3	RB
24-09-20	4	CM v.1.1	RB
24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
YY-MM-DD NO.	NO.	DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018
 MAJOR OCCUPANCY CLASSIFICATION
 RESIDENTIAL C

BURGERS ARCHITECTURE
 2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1

PH 604 926 6058
 FAX 604 926 9141
 EMAIL cedric@burgersarchitecture.com

DE COTIIS RESIDENCE
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

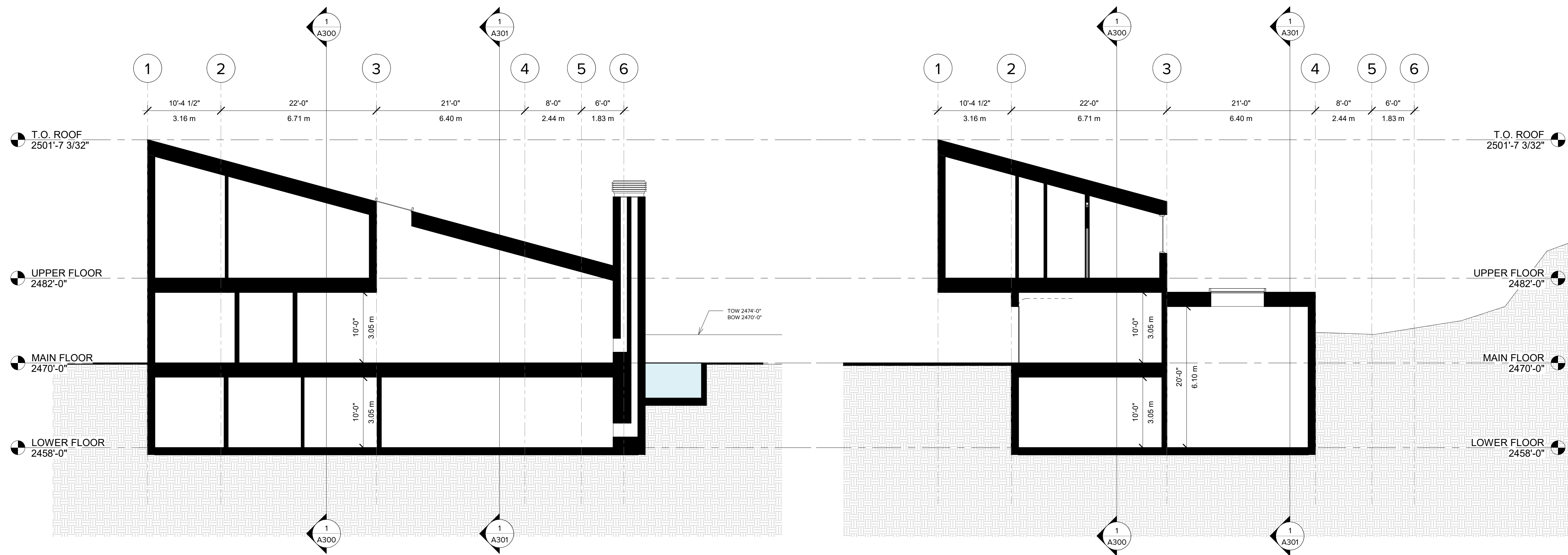
1/8" = 1'-0"

A301

LONGITUDINAL BUILDING SECTION 02

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE

ARCHITECT'S SEAL



① TRANSVERSE BUILDING SECTION 01
1/8" = 1'-0"

② TRANSVERSE BUILDING SECTION 02
1/8" = 1'-0"

YY-MM-DD NO.	DESCRIPTION	BY
25-01-08 6	CM v.1.3	RB
24-06-19 3	CM v.1.0	RB
23-08-11 2	DVP v.1.1	RB
22-10-05 1	DVP v.1.0	RB

DESIGNED UNDER PART 9, BCBC 2018
MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

BURGERS ARCHITECTURE
2488 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1
PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

1/8" = 1'-0"

A302
TRANSVERSE BUILDING
SECTIONS



ARCHITECT'S SEAL

24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
YY-MM-DD NO.		DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018

MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

BURGERS ARCHITECTURE
2488 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1

PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

A900

RENDER (ENTRY)

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



ARCHITECT'S SEAL

24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
YY-MM-DD NO.		DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018
 MAJOR OCCUPANCY CLASSIFICATION
 RESIDENTIAL C

BURGERS ARCHITECTURE
 2488 HAYWOOD AVENUE
 WEST VANCOUVER, BC
 V7V 1Y1

PH 604 926 6058
 FAX 604 926 9141
 EMAIL cedric@burgersarchitecture.com

**DE COTIIS
 RESIDENCE**
 3841 SUNRIDGE DRIVE
 WHISTLER, BC

A901
 RENDER (VIEW NORTH)

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE



ARCHITECT'S SEAL

24-06-19	3	CM v.1.0	RB
23-08-11	2	DVP v.1.1	RB
22-10-05	1	DVP v.1.0	RB
YY-MM-DD NO.		DESCRIPTION	BY

DESIGNED UNDER PART 9, BCBC 2018

MAJOR OCCUPANCY CLASSIFICATION
RESIDENTIAL C

BURGERS ARCHITECTURE
2488 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1

PH 604 926 6058
FAX 604 926 9141
EMAIL cedric@burgersarchitecture.com

**DE COTIIS
RESIDENCE**
3841 SUNRIDGE DRIVE
WHISTLER, BC

A902
RENDER (INTERIOR)

BURGERS ARCHITECTURE BURGERS ARCHITECTURE BURGERS ARCHITECTURE

PRIVATE RESIDENCE
3841 SUNRIDGE DRIVE. WHISTLER, BC.

PROJECT DRAWING LIST

- A1 - SURVEY + AERIAL + MAP
- A2- LANDSCAPE PLAN+ CONCEPTUAL IMAGES
- A3- SECTIONS + EXISTING SITE IMAGES



BC LAND SURVEYOR'S SITE PLAN
OF STRATA LOT 30, DISTRICT LOT 4750,
GP 1, NWO, STRATA PLAN LMS2202
3841 Sunridge Drive, Whistler, BC
(PID 023-258-292)

Scale: 1:1000
North Arrow
Elevation on a Contour: 1000m
Contour Interval is 2 Feet

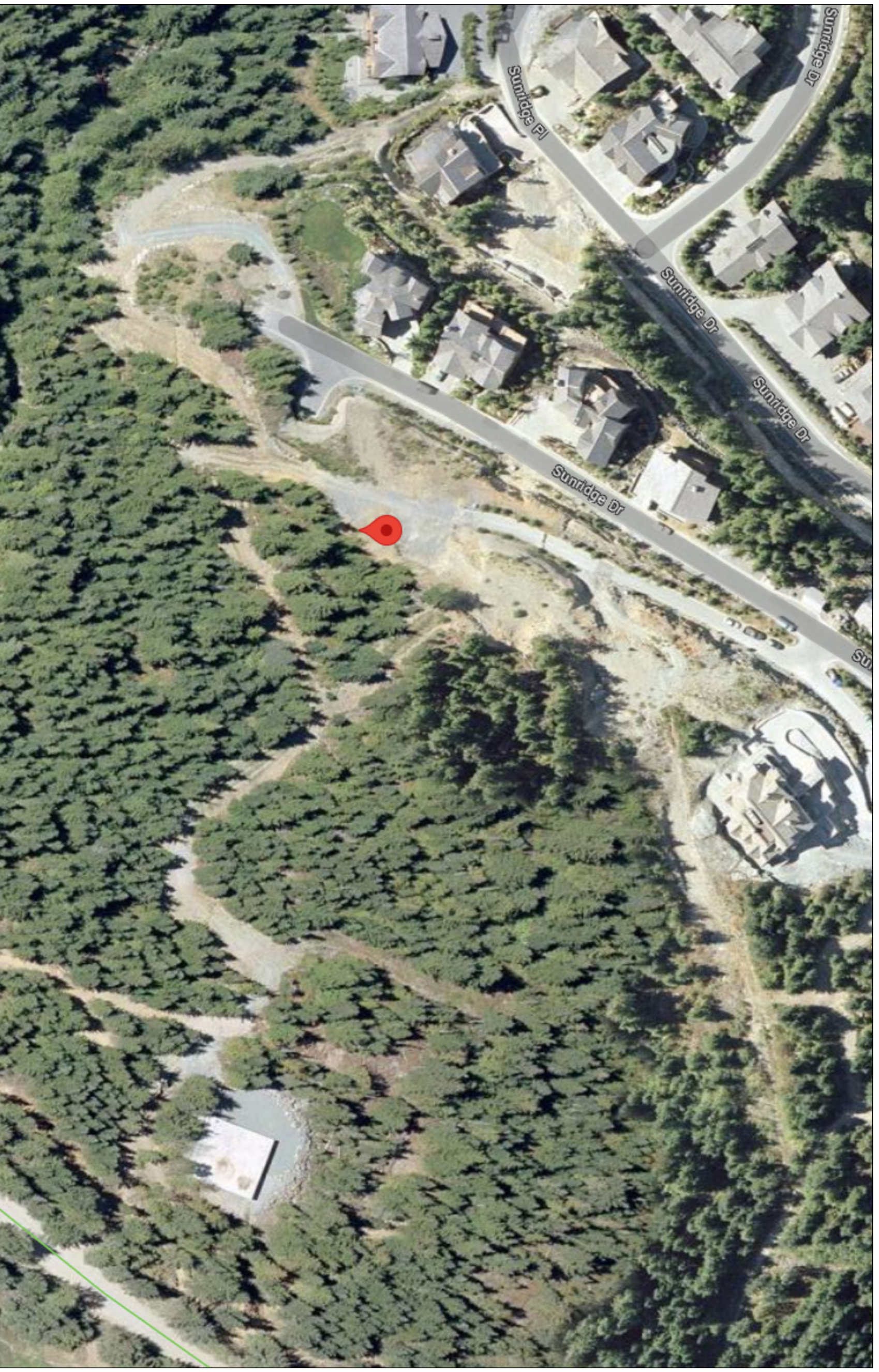
- FULL BOX
- CATCHMENT
- WATERVALE
- STREAMWALL
- BASE TRENCH
- TRUNCATED LID
- UNIMPLEMENDED POINT

Registered Lot Area = 2233 m²
Lot 13, Zoned RB
This document was prepared for use by the client.
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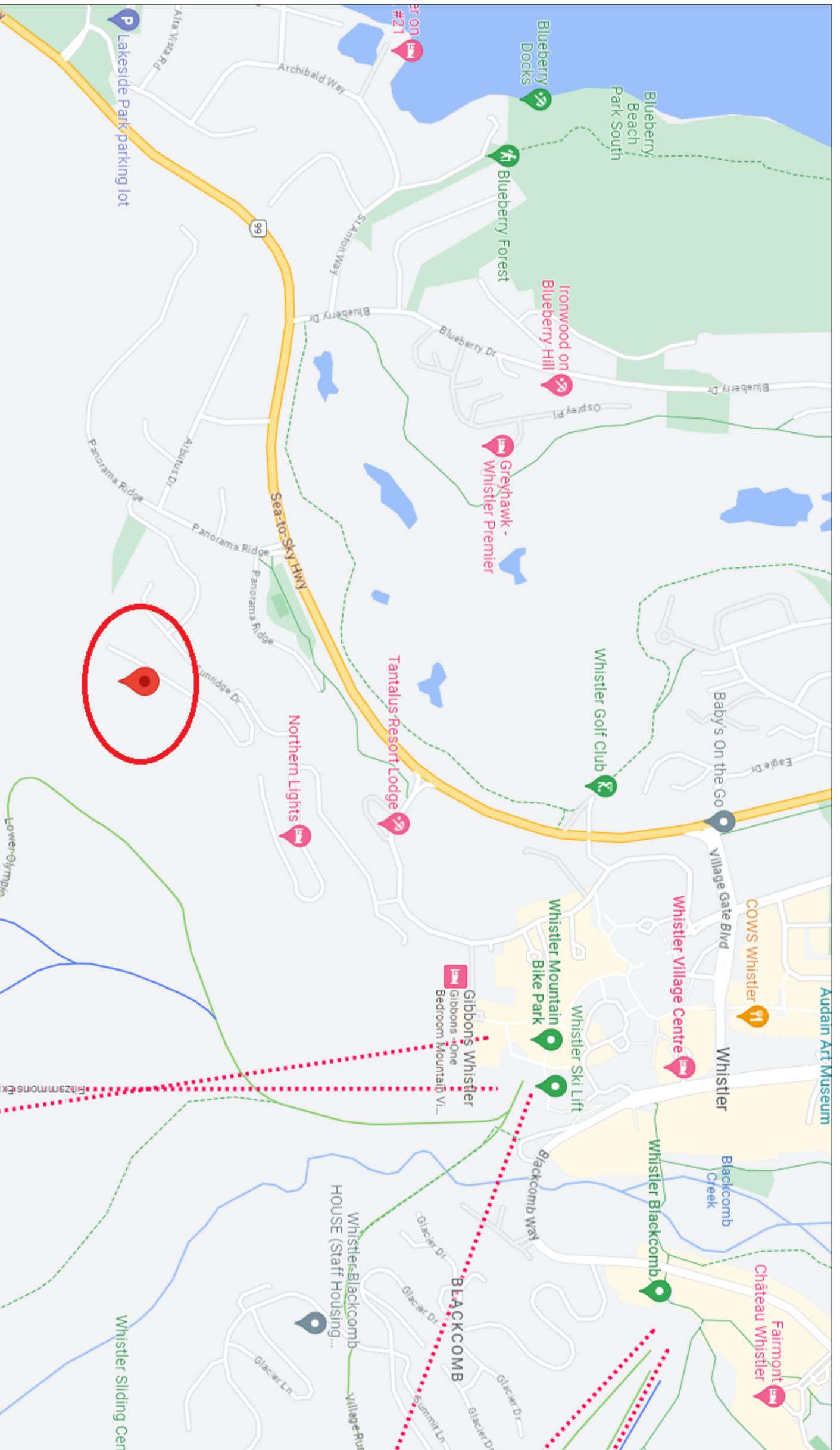


NOTE: REFER TO ORIGINAL SCALED HARD COPY (REFERENCE ONLY)

SITE SURVEY



AERIAL IMAGE

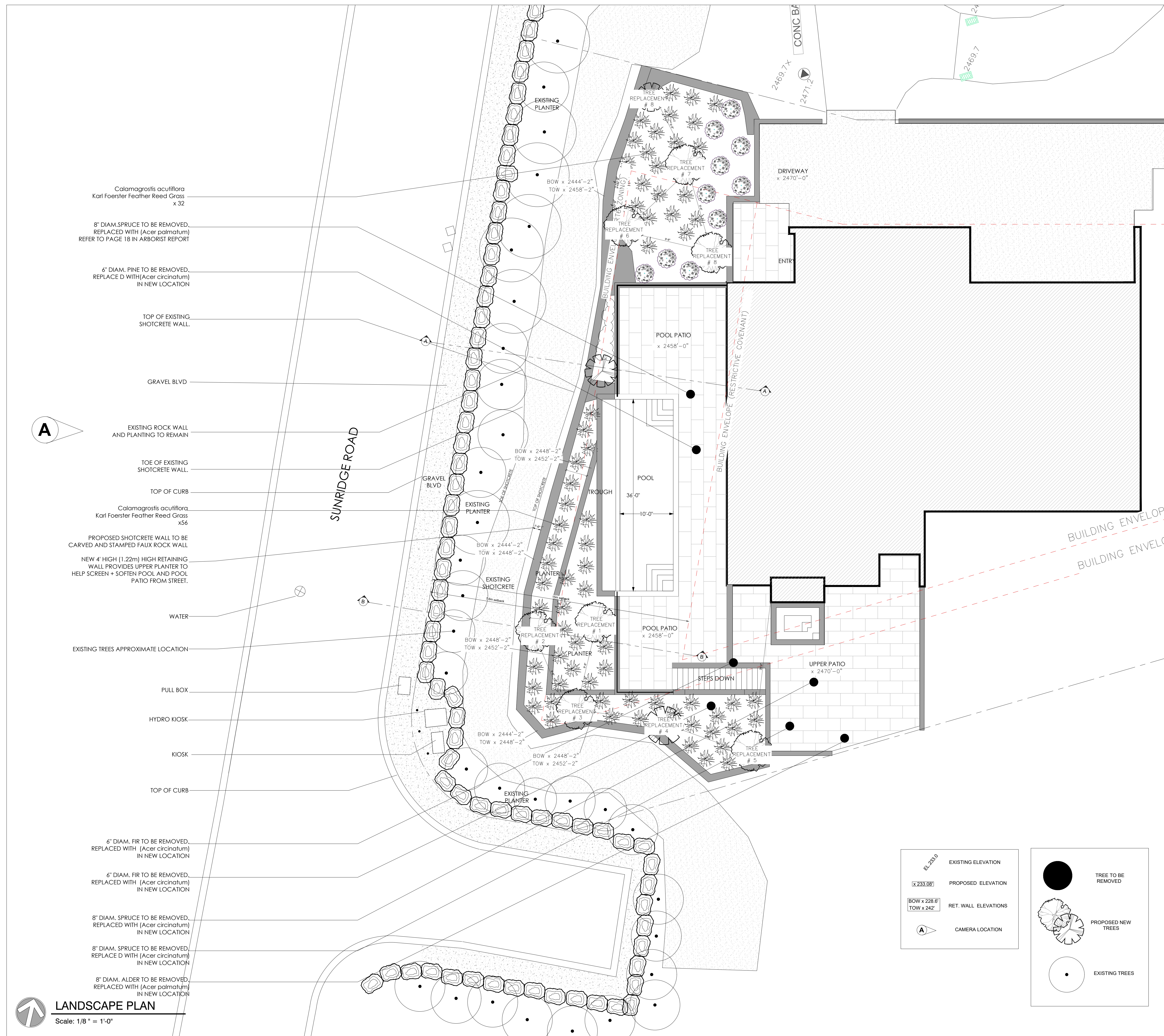


MAP

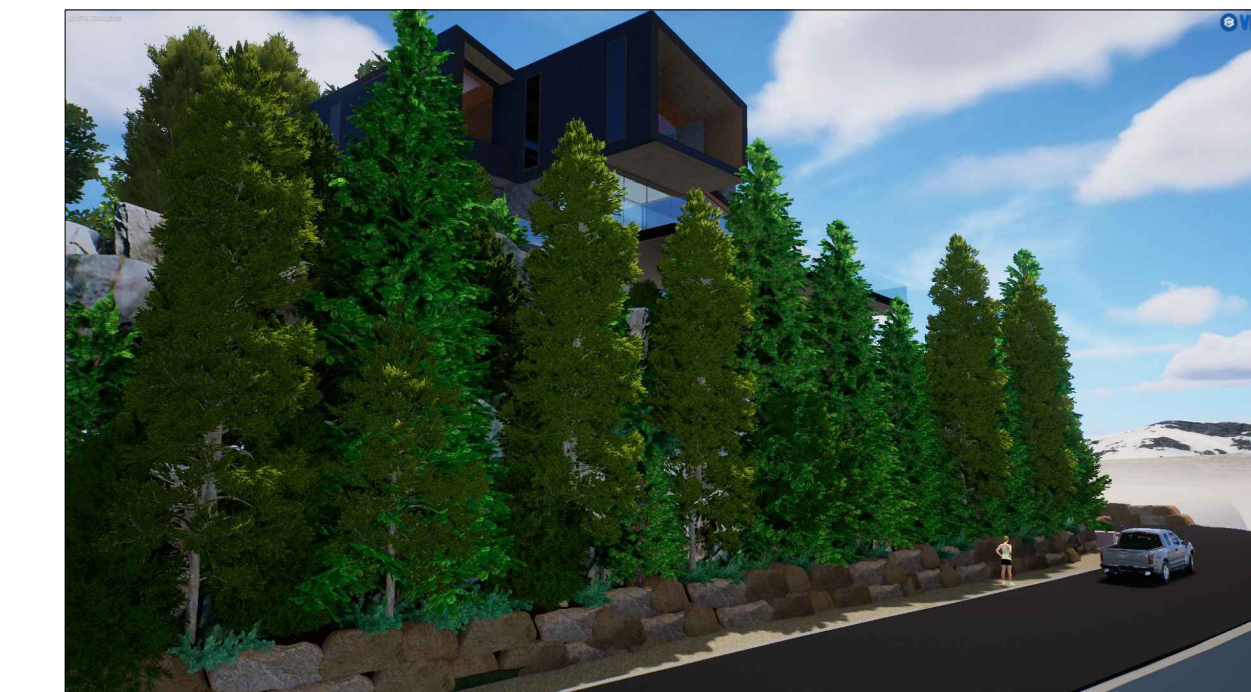


Project Address
PRIVATE RESIDENCE
3841 SUNRIDGE DRIVE
WHISTLER, BC

Date: NOV 11 2024
Scale: NTS
Type: RS
Page: 1 of 3
Drawn by: RS
Designed by: RS



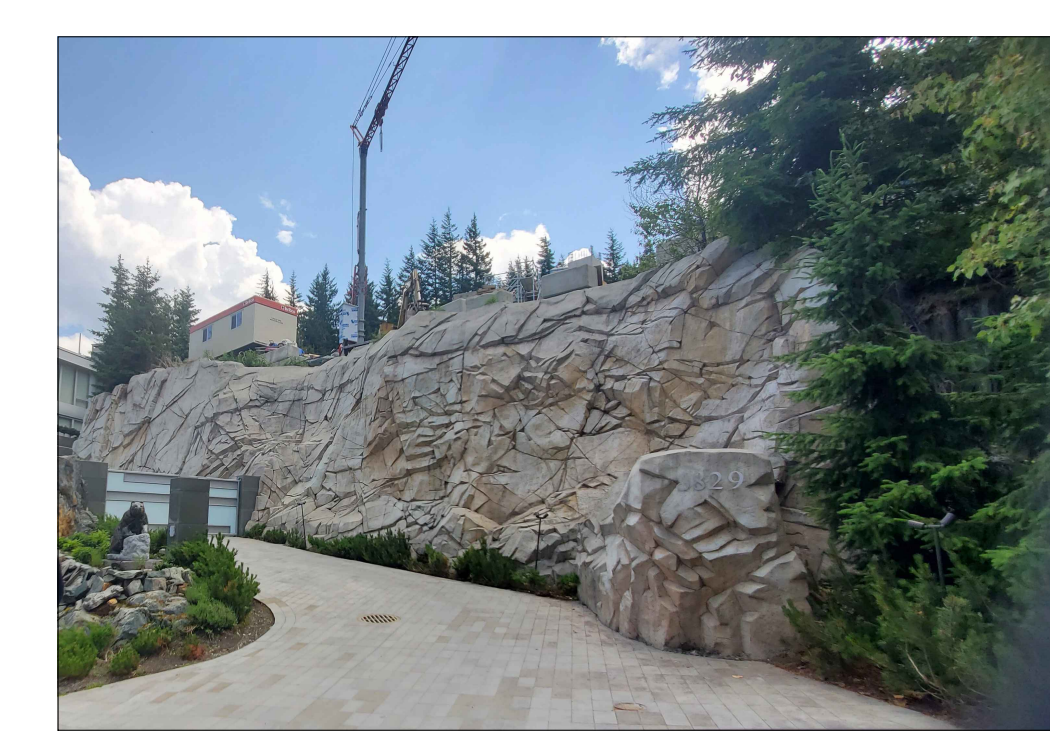
PROPOSED IMAGES



A PROPOSED LOOKING EAST @ WEST ELEVATION

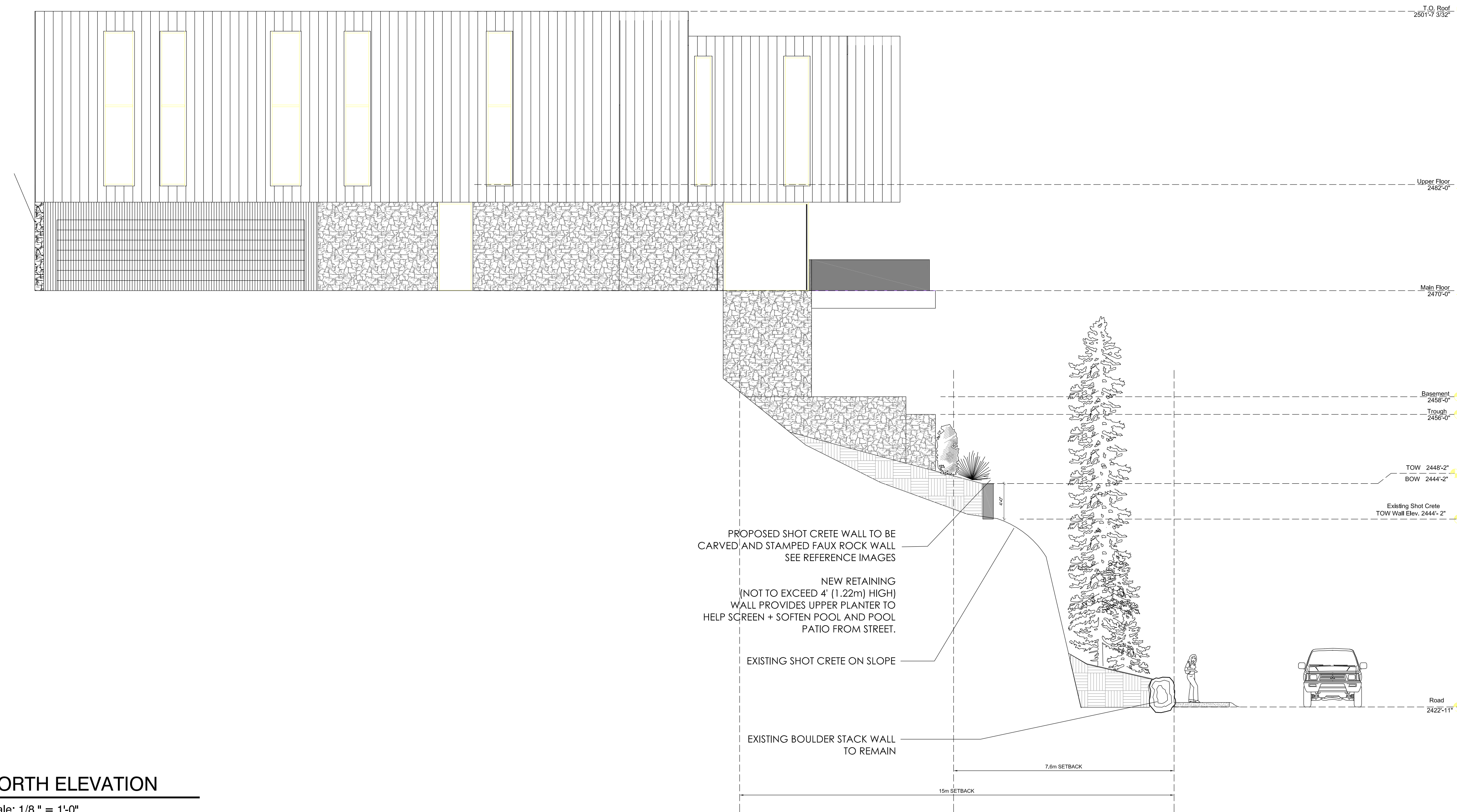


PROPOSED SHOTCRETE FAUX ROCK RETAINING WALL - 4' HIGH



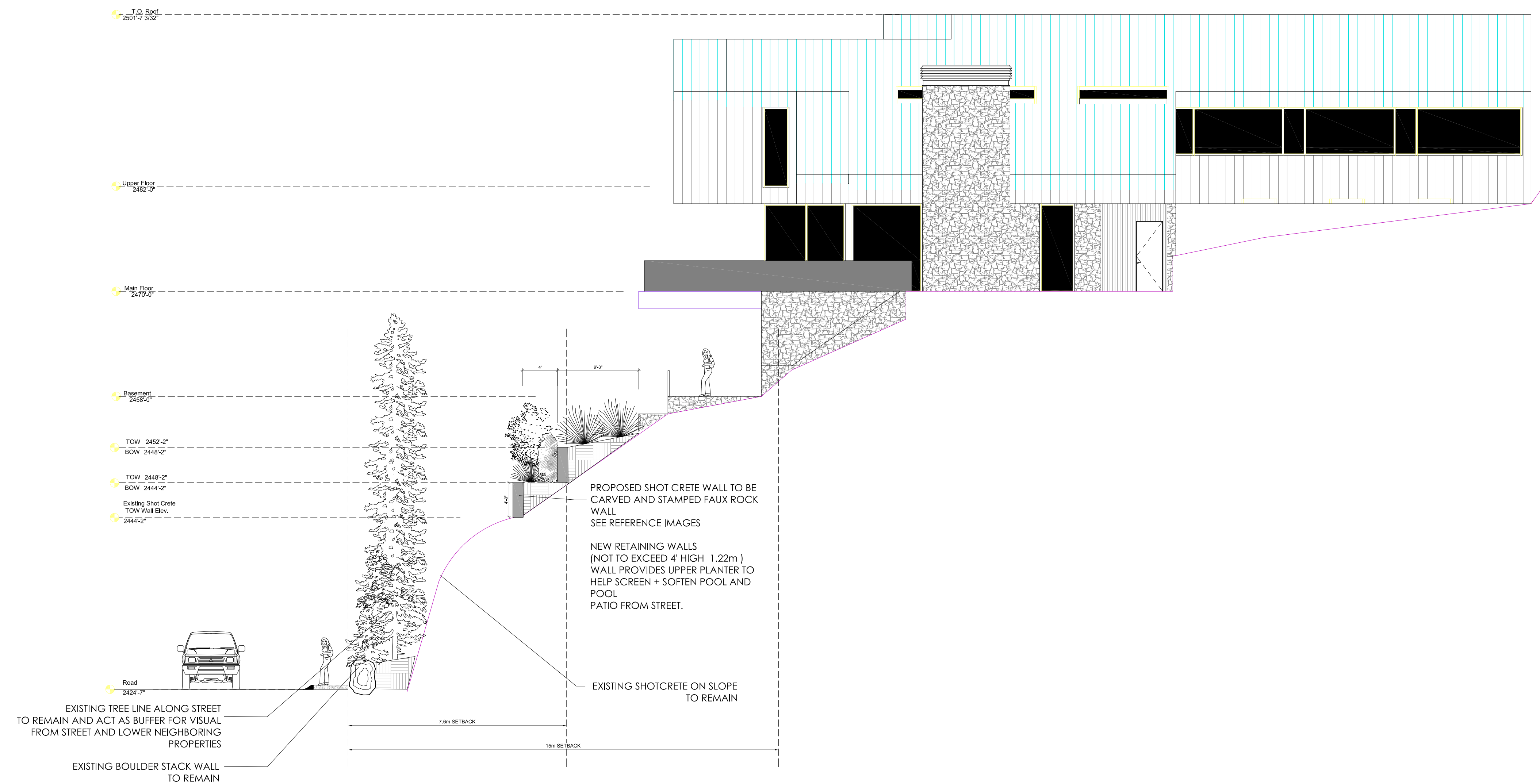
EXISTING NEIGHBORING RETAINING WALL





NORTH ELEVATION

Scale: 1/8" = 1'-0"



SOUTH ELEVATION

Scale: 1/8" = 1'-0"



STAFF REPORT TO COUNCIL

PRESENTED: January 21, 2025 **REPORT:** 25-004
FROM: Infrastructure Projects **FILE:** 5330-03-1008
SUBJECT: CRABAPPLE SANITARY SEWER FORCE MAIN REPAIRS TENDER AWARD

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Infrastructure Services be endorsed.

RECOMMENDATION(S)

That Council award the contract for the Crabapple Sanitary Sewer Force Main Repair Project in the amount of \$608,238.00 (exclusive of GST) to Coastal Mountain Excavations Ltd. in accordance with the letter of recommendation attached as Appendix A to Administrative Report No. 25-004.

PURPOSE OF REPORT

The purpose of this report is to inform Council of the status of the Crabapple Sanitary Sewer Force Main Repair (Crabapple Repair) Project and procurement process and to request approval to proceed with the contract award to Coastal Mountain Excavations Ltd. (CME) for the construction work to implement the Crabapple Repair in the amount of \$608,238.00 (exclusive of GST).

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Background

In October 2023, a sewer pipe in front of the Crabapple sewer lift station broke, resulting in a leak. A temporary repair was made to address the issue by fixing the underground sewer pipe and fitting. The cause of the break was identified as excessive bending or shifting of the pipe, likely caused by ground movement around it.

To implement a permanent solution, this project will involve setting up a temporary bypass system for the lift station. The bypass is necessary to redirect wastewater flow, allowing contractors to safely remove the damaged pipe and perform repairs in dry conditions. This setup will ensure uninterrupted sewer service during the repair work and minimize potential disruptions to the community.

The repairs will include replacing the existing sewer pipe with new components, including an upgraded pipe header, valves and fittings. The new pipe header is a critical component of the system, as it connects the two-lift station pumps and ensures efficient wastewater flow out of the sewer lift station.

The replacement of these parts will improve the system's overall durability, reduce the risk of future failures, and enhance long-term performance.

Analysis

The Invitation to Tender was posted to the Resort Municipality of Whistler (RMOW) bid opportunities page and BC Bid between November 22, 2024, and December 19, 2024. The RMOW received three complete tenders for the Crabapple Repair Project.

Following a comprehensive evaluation, staff recommend awarding the contract to CME. Their competitive bid, demonstrating their understanding of project requirements and market pricing, coupled with their relevant experience and expertise, solidified their suitability for the project. Results from the bidders are listed in Table 1 – Tenderer's Submissions.

Table 1 – Tenderer's Submissions

TENDERER		TOTAL PRICE (EXCLUDING GST)	VARIANCE TO ENGINEER'S ESTIMATE (%)
1	CME	\$ 608,238	-12
2	Drake Excavating (2016) Ltd.	\$ 719,900	+ 4
3	Matcon Underground Utilities Ltd.	\$ 811,500	+ 17
Engineer's Estimate (ISL Engineering and Land Services)		\$693,600	

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Council Policy F-29: Procurement Policy and Administrative Procedure D-1: Procurement requires Council approval for any contracts over the value of \$500,000.

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. The Crabapple Repair Project directly aligns with key goals and objectives outlined in OCP Chapter 12 – Infrastructure.

Goal 12.2: Sustainable and Reliable Sewer Systems

This project directly aligns with Goal 12.2, specifically Objective 12.2.1 and Policies 12.2.1.1 maintaining and replacing susceptible fittings proactively addresses known weak points and potential failure concerns within the sanitary sewer system. This aligns with the OCP's focus on maintaining reliable sewer infrastructure while minimizing environmental impacts. By preventing potential failures and the need for reactive repairs, the project contributes to cost-effectiveness and long-term sustainability, supporting Whistler's move towards a sustainable future.

The Crabapple Repair Project demonstrates the RMOW's commitment to upholding the core principles of the OCP by ensuring the safety, reliability and sustainability of Whistler's essential sewer infrastructure.

BUDGET CONSIDERATIONS

This project is part of the “E320-01 Sewer Main Repair and Lining” project. Table 2 shows a detailed breakdown of the bid from CME and its comparison to the budget. This bid (the lowest price bid) is 44 per cent less than the allocated budget for 2025.

Table 2 – 2025 Estimated Total Project Cost and Total Project Budget

Budget Code and Project Name	Construction Bid - CME	Estimated 2025 management (PM) cost	Total 2025 Estimated project cost (Tender plus PM)	Variance to Budget (%)	Total 2025 Budget
E320–01 Sewer Main Repair and Lining	\$ 608,238	\$ 68,136	\$ 676,374	- 44	\$ 1,200,000

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.

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

This report outlines the plan to keep the community informed throughout the project. We will utilize a multi-pronged approach to ensure the community is aware of project details and potential impacts:

Social media: Regular updates will be posted on the RMOW's social media channels, providing project information and timelines.

Project Signs: On-site signage will be displayed at project locations, detailing the work being done and estimated durations.

Letters to Impacted Residents: Residents directly affected by construction will receive personalized letters outlining the project scope and potential disruptions.

REFERENCES

Appendix A – E320-01 Tender Award Recommendation

SUMMARY

Staff recommend awarding the \$608,238 (excluding GST) Crabapple Repair Project to CME due to their competitive bid and strong qualifications. This project aligns with the RMOW's long-term infrastructure plan by enhancing the reliability of the sanitary sewer system. By replacing the force main header, along with related valves and fittings, it minimizes environmental impacts and reduces the risk of potential system failures, ensuring the continued dependability of this critical infrastructure.

SIGN-OFFS

Written by:

Scott Morphet,
Supervisor of Infrastructure Projects

Reviewed by:

Chelsey Roberts,
Manager of Infrastructure Projects

James Hallisey,
General Manager of Infrastructure Services

Virginia Cullen,
Chief Administrative Officer



101-38026 Second Avenue, Squamish BC V8B 0C3, T: 604.815.4646 F: 604.815.4647

January 9, 2025

Our Reference: 33865

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5
Submitted via email: croberts@whistler.ca

Attention: Chelsey Roberts

Dear C. Roberts:

Reference: Sanitary Sewer Force Main Repairs – Tender Summary

As you are aware, tenders closed for the above contract on December 19, 2024 at 2:00 p.m. Three completed tenders were received and reviewed by ISL for accuracy. The tender values appear as below:

<u>Contractors:</u>	<u>Tender price (exclusive of GST)</u>
Coastal Mountain Excavations Ltd.	\$608,238.00
Drake Excavating (2016) Ltd.	\$719,900.00
Matcon Underground Utilities Ltd.	\$811,500.00

All the tenders and the values have been checked and are correct arithmetically for the amounts shown above and are in compliance with the Resort Municipality’s Instructions to Tenderers. A variance of 12 percent is shown between the Engineers estimate (\$693,600.00) and the lowest qualifying bid.

Based on the above, we consider the low bid to be fair market pricing and therefore, recommend awarding the contract to the low bidder, which in this case is Coastal Mountain Excavations, for the amount of \$608,238.00, exclusive of GST.

Should you have any concerns or require additional clarification in this regard, please call.

Sincerely,



Graham Schulz, P.Eng.
Contract Administrator

GS/pdr
Attachment

3. implement a 5.0 per cent increase to solid waste parcel taxes and fees in 2025;
4. implement a 4.0 per cent increase to water parcel taxes and user fees in 2025;
5. include the project amounts as described in Appendix A and attached to Administrative Report No. 24-106; and
6. add \$50,000 of funding for the Pemberton Transit Commuter service and add \$25,000 of funding towards the Valley Bottom Gondola Feasibility Study in 2025 through a 0.15 per cent increase to the requisite 2025 property value tax.

Section 165 (3.1) of the *Community Charter* requires additional disclosure regarding the proportion of revenues from each source and the objectives and policies in relation to the distribution of property value taxes among the different classes. This information is provided in Schedule C of the Financial Plan Bylaw.

The municipality continues to pursue revenue diversification to minimize the overall percentage of revenue raised from property taxes wherever possible. The objective is to maintain a reasonably-sized tax requisition by maximizing other non-tax revenue sources, containing the cost of delivery for municipal services and shifting the burden to user fees and charges where feasible. Each of these will be addressed in turn below.

Recommendations from the Committee of the Whole

The Committee of the Whole (COTW) passed the following recommendations to Council:

- **September 24, 2024: That** COTW receive COTW Report W24-003 and the Budget Prioritization Survey Summary, attached as Appendix A.
- **October 22, 2024: That** the COTW recommend to Council that the proposed Operating Budget as generally described in COTW Report No. W24-007, including Appendix A, be brought forward for further consideration as part of the annual Budget Guidelines Report at a future Regular Council Meeting.
- **November 19, 2024: That** the COTW recommend to Council that the proposed Projects Budget as generally described in the COTW Report No. W24-009, including Appendix A, be brought forward for further consideration as part of the annual budget guidelines report at a future Regular Council Meeting.

Analysis

Maximizing non-tax revenue sources

In 2024 the Resort Municipality of Whistler (RMOW) experienced a slowing in the post-pandemic tourism recovery that had been a driving force since 2022. While demand for community-facing operations and growth in the accompanying revenues (Meadow Park Sports Centre (MPSC)) admissions and transit fares for example) continued in 2024, growth in tourist-facing revenue streams (Municipal and Regional District Tax (MRDT) for example) slowed, and in many months showed year over year declines.

While the state of the economy is a key factor driving revenue results in any given year, across longer periods of time (five or more years) the most important thing is a growing mix and variety of revenue sources. The introduction of new, meaningful, non-tax revenue sources can over time have a

meaningful positive impact on ratepayer outcomes¹. One example is the introduction of parking fees for lots four and five. In the 10 years that followed this change, the amount of parking revenue now annually flowing into the RMOW grew by a total of \$3.4Mm. Absent this change, the tax requisition increase in **each** of those 10 intervening years would have needed to be +1.0 per cent higher.

Similarly, MRDT benefitted in 2018 from the additional one per cent levy (a two per cent charge on all local hotel stays became three per cent) and from the extension of the tax to Online Accommodation Providers. Together these changes have meant another \$5.8Mm in annual revenue to the RMOW, compared to 10 years ago. These funds must necessarily flow directly into tourist-facing projects and programs, and so there is no tax-rate-offset equivalent as there is with parking fees, but that's \$5.8Mm in things for the community of Whistler, that did not previously exist and would not have existed if not for the underlying changes at the revenue source.

Which brings us to one of the defining factors of this financial plan: the stage of the economic cycle and its unique set of strategic factors in play. The opportunity today exists for pay parking in previously free lots to come into effect in the coming years, although the timing and the revenue opportunity that such a change would represent is largely unknown and certainly not understood to the level where amounts can be included in the Financial Plan Bylaw. This absence of quantifiable new revenue opportunities coupled with headwinds that suggest ongoing mild contraction in the local economy in the coming year or years results in a situation where growth in the cost of service delivery will likely rely on the expansion of the tax requisition more so than in recent years when parking revenues were still growing meaningfully. If the potential for new pay parking becomes clearer and can be included within the Financial Plan Bylaw, then the required tax requisition would be smaller.

Containing the cost of service delivery

Price inflation was a meaningful factor driving the cost of municipal service delivery higher in 2022 and 2023. By 2024, annual price escalation was back to more historically normal levels; however, this does not mean that prices were down or anywhere near where they began in 2022, but that they were increasing less vigorously. Ongoing price increases, whatever their scale, coupled with increasing pressure on the RMOW to expand its suite of services, makes containing service delivery costs a significant challenge, in this and every year.

In the case of the Financial Plan Bylaw, these typical pressures are evident *and* are compounded by some large one-time cost step-ups in specific areas of operation.

- RCMP costs will increase by approximately \$2.3Mm between 2026 and 2028, due to an increase in the proportion of the RCMP service cost that must be paid by the municipality.
- Whistler Fire Rescue Service costs will increase by another \$1.2Mm between 2025 and 2027², due to an expectation that Spring Creek Fire Hall will be staffed 24hrs/day (compared to no staffing in 2023).
- Transit system net costs will increase by \$2.0Mm between 2026 and 2028, due to ongoing system expansion and the expiry of the \$1Mm annual cost offset currently being funded from the Safe Restart Grant.

¹ Assuming that low taxes for property owners is the primary goal.

² This is in addition to the \$800k in expenses added between 2023 and 2025

The fact that increases are large and are all expected to come into effect in a relatively short period is challenging. Thoughtful planning is required to ensure they are adequately funded and is an exercise that should consider multiple years at once. So, each of the five years in this Financial Plan Bylaw includes an adjustment for these factors. This means setting aside some extra funds in the early years of the plan (over-collecting on taxes, relative to a pay-as-you-go approach) and then consuming these set-aside funds in the later years (under-collecting on taxes). This is how the RMOW can chart a smooth financial path through the full five years. This is also how the RMOW can fulfill its commitment that taxes be as predictable and non-disruptive as possible given the circumstances.

Another important aspect of the RMOW's cost structure is reserve contributions. These contributions account for the natural wear and tear on the built infrastructure over time. Essentially, they ensure that the cost of annual asset degradation is fairly shared by property owners who benefit from the infrastructure during the tax year in which the degradation occurs. In addition to being an important part of the calculation of annual costs for the RMOW, reserve contributions help fund annual project spending, or in-year asset renewal. Any surplus funds are set aside in a reserve balance, which will help cover the cost of high-value, generational asset renewals when needed.

Over the past decade, the RMOW has made significant progress in understanding the approximate cost of annual asset degradation, and now has a clearer idea of what an appropriate reserve contribution should be, especially for assets funded by the General Capital Fund³. In the past, this was less clear.

The first step in managing this part of RMOW's cost structure is understanding the degradation amount and setting it as a target for reserve contributions. The second step is ensuring that the annual contributions from taxpayers align closely with this target. On this second step, there is work to be done. The General Capital Reserve (GCR) contribution included in the Plan for 2025 (\$8.1Mm) falls short of the amount currently considered appropriate (\$12 to \$13Mm per year⁴). It is only slightly higher than the amount budgeted for contribution in 2024 (\$8.0Mm). We can understand that this is a choice meant to reduce the tax bill for individuals in the community this year and understand that this is not an exercise in cost containment. These costs haven't been reduced they've simply been transferred to future ratepayers. The only way to reduce the cost of the built infrastructure is to retire assets, meaning take them entirely offline.

While 2025 GCR contributions are now just in line with 2024 amounts, the current Financial Plan Bylaw does include a plan to increase these amounts to nearly \$13Mm, by 2029. Whether these are the numbers that ultimately prevail will be a decision the community makes at that time.

Shifting the burden to user fees and charges

Some of the work of the RMOW is partially funded by fees paid directly by users of those services. Examples include:

- Recreational programs (Kids on the Go, Lost Lake Cross-Country skiing)
- Recreation facilities use & access (MPSC fitness, arena and pool)
- Transit
- Building and Planning

³ A comprehensive understanding of the status of utilities assets, and appropriate collections for these, have been in place for much longer.

⁴ Perhaps the easiest way to understand this number is to understand that built assets have a lifespan and that the average annual cost of these assets is their value/lifespan. Setting annual reserve contributions at a particular dollar value, against a known dollar value of assets, in turn assumes that the assets are going to last some number of years. An \$8Mm general capital contribution against general fund assets worth \$410Mm at historic costs (~\$600Mm at replacement costs) is a reasonable approach only if those assets have lifespans that average 78 years. At a target annual contribution rate of \$12.5Mm the assets are required to last a more reasonable (though still not realistic) 47 years on average.

A goal for the RMOW is ensuring that an appropriate balance is achieved between asking users to pay the cost of services they use and drawing funds from the broader ratepayer base. In none of the above cases is the *entire* cost of service delivery borne by the service users. Each requires some degree of support from general taxation and so the question becomes: *how much* of the cost of the service should the users pay? Likewise, to what extent can cost increases be passed through in the form of user fee increases, and how quickly? Cost recovery conversations necessarily include consideration for affordability and broad access. For example, care must be taken that the facility remains accessible when setting MPSC user fees. Many of these revenues are also different from non-tax revenues like parking, in that they are governed by bylaw. Changing the fee requires a change to the bylaw, which affects the timing of revenue increases.

Recent changes to user fees that are governed by bylaw – and are reflected in this Financial Plan Bylaw – are noted below:

- “Parks and Recreation Fees and Charges Bylaw No. 2420, 2023” (November 21, 2023 [Administrative Report No. 23-117](#)): proposed new fees for a variety of Parks and Recreation services offerings for 2024 and 2025. These new rates considered costs of operation of these programs and facilities, considered prevailing fees for similar services in other communities, and prioritized affordability and access considerations.
- “Building and Plumbing Regulation Amendment Bylaw (Fee Updates) No. 2425, 2024” (January 23, 2024 [Administrative Report No. 24-008](#)): proposed new building department fees based on cost considerations and a comparative analysis of prevailing fees in other communities.

Turning to Transit, the last adjustment to the cost of a single-ride transit fares happened in 2011. Adjustments in the Transit system since then have more frequently affected the prices of passes (6- and 12-month) and have also looked like expanded fare-free opportunities (free summer weekends, free passes for high school students, etc.). These changes, while not directly tied to single-ride fares, are a form of fare reduction and in that way mean that the net cost of the system, the amount funded through other sources including taxes, increases.

As is the case every year, this Financial Plan Bylaw captures the RMOW’s understanding of the “most likely” path forward. Should the operating environment or actual outcomes diverge materially from those described in this Financial Plan Bylaw, an amendment to the Financial Plan Bylaw may become necessary. Amending the budget when necessary is part of the organization’s commitment to transparency and accountability, as are the ongoing Quarterly Financial Updates that are presented regularly to Council and made available on whistler.ca/budget.

Projects

Planned RMOW project spending for the five years covered by this Financial Plan Bylaw totals \$282.2 million, of which \$32.5Mm is expected to be funded through external grants. Asset renewal, particularly related to the wastewater system, is a primary focus within this asset collection. Spending from the sewer fund totals \$54.9Mm, with \$16.3Mm of grant funding expected. At the same time, expansion of the water system to include a new treatment facility in South Whistler and associated system connection upgrades, is expected to amount to \$44.9Mm over the five years, with \$13.Mm of support from grant funding. Capital reserves in both cases are in appropriate shape to fund the bulk of this work, though it is expected that some new sewer system debt will be essential to this spending program. The size and timing of new debt will be shared with the community when it is more completely known.

On the GCR side, \$95.4Mm in spending is anticipated across the five years of the Financial Plan Bylaw, accompanied by \$7.5Mm in grant funding. Included in this collection of work are ongoing and meaningful upgrades to the Public Safety Building (a series of projects that are currently expected to cost \$7.3Mm in total), \$0.9Mm in tennis court upgrades and \$2.4Mm in Resort Municipality Initiative (RMI) funding for the Meadow Park Rejuvenation project. Additional RMI projects will be added to the Financial Plan Bylaw via an amendment once the Resort Development Strategy for the coming three years is finalized in collaboration with the province.

General capital asset renewal remains a focus within the RMOW's project work. In the case of this Financial Plan Bylaw, this work includes \$14.5Mm for MPSC renewal and climate resiliency upgrades between now and 2029, and another \$16.5Mm in spending across the collection of RMOW's other buildings. Many dozens of other works will advance initiatives as diverse as climate mitigation, ensuring continued vibrancy in our parks, and introducing improvements to existing infrastructure that serve the changing needs of the community.

The service delivery model and its associated costs are considered and adjusted where appropriate throughout the budget process. This happens in consultation with RMOW staff including senior management, Mayor and Council and the community. The budget presented includes best efforts at efficient and cost-effective service delivery across the five-year planning horizon.

The Financial Plan Bylaw includes a series of schedules, including:

Schedule A - Operating Summary

- Collects revenues and expenditures into key categories for each of the General, Water, Sewer and Solid Waste Funds; and
- Shows transfers to (from) statutory reserves that accompany planned operating activities.

Schedule B - Project Summary

- Captures planned project expenditures for each of the General, Water, Sewer and Solid Waste funds;
- Associated third-party funding which includes grants and anticipated repayments from third parties; and
- Resulting Transfers from (to) reserves.

Schedule C - Supplementary Information

- Summarizes funding sources for 2025 including property tax, parcel taxes, fees and other grants; and
- Outlines property tax requisition between property classes.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

[September 24, 2024, Report No. W24-003](#) – Early Budget Engagement Survey Report: the COTW was introduced to the RMOW's communication strategy to engage the community through the budget process.

[October 22, 2024, Report No. W24-007](#) – Draft 2025 Operating Budget Overview Report: the COTW was introduced to and discussed the Operation Budget portion of the Financial Plan Bylaw.

[November 19, 2024, Report No. W24-009](#) – Draft 2025 Projects Budget Overview Report: the COTW was introduced to and discussed the Projects Budget portion of the Financial Plan Bylaw.

[December 3, 2024, Administrative Report No. 24-106](#) – 2025 Budget Guidelines Report: Council was presented with a proposed budget and discussed options.

[December 17, 2024, 2025 Budget Guidelines Report Continued](#): Council directed the preparation of the Plan on the basis of the guidelines presented in.

The *Community Charter* requires municipalities to prepare a five-year financial plan to be adopted annually by bylaw prior to the adoption of the annual property tax bylaw before May 15. Once adopted, the financial plan is in effect until it is replaced or amended and may be amended by bylaw at any time.

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.

OCP Goal 6.1 “Provide effective and appropriate municipal infrastructure (including facilities and amenities) that minimize taxpayer costs and consider allocating the value of infrastructure replacement to future years.”

OCP Goal 6.3 “Implement and monitor the Five-Year Financial Plan” speaks to the importance of ensuring that the budget considers the OCP and also broad economic indicators, as has been done.

OCP Goal 6.4 “Reduce reliance on property taxes” speaks to the importance of non-tax revenue streams, which in the case of the coming fiscal year are expected to contribute \$6.0 million in additional revenue to offset municipal expenditures.

BUDGET CONSIDERATIONS

The preparation of the Financial Plan Bylaw is entirely funded from within existing Finance Department operating budgets, and other budget considerations are outlined in the sections above.

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

A number of engagement approaches were used in support of the development of the Financial Plan Bylaw, including the Budget Survey, two COTW Meetings, Coffee with Council, Drop-in, Virtual Drop-In and Quiz Night. All budget material, as it became available, was posted to engage.whistler.ca (Engage) so that residents could follow along as the budget discussions progressed. It is interesting to note that 40 per cent of the residents who participated in the Budget Survey indicated that a survey was the most effective way to engage the community on the municipal budget. For 15 per cent of the respondents, information sessions were thought to be the most effective, 13 per cent believe that a budget open house is the most effective, followed by Engage at 12 per cent (Quiz Night was not an option).

Engage has been seen over 2,500 times. The Budget Survey was hosted on Engage that received 239 responses to the full survey and 77 to the quick poll, compared to just 208 total responses last year. The community's responses were summarized for Council at the [COTW on September 24, 2024](#) (also see: [2025 Budget Survey Summary of Results](#)). The Budget Survey was introduced as a new tool in 2023 and in 2024 staff worked to refine some of the questions and ensure that the community was able to provide input on our level of investment in various services, and how they would prefer Council and staff to balance the budget.

The face-to-face events provided opportunities for Council to connect with small numbers of people at Coffee with Council, Drop-In and Virtual Drop-In. These smaller events will be evaluated for their impact and usefulness for 2025. The Quiz Night drew a broader age demographic and was well attended by those who purposefully came to learn and have fun with Council, as well as by those who were already at the venue for social purposes and decided to join in. The Quiz Night was valuable in presenting a more approachable and friendly organization and enabled folks young and old to interact with their Council members and engage with what can seem to be a heavy topic in a more lighthearted way. Members of the public learned about different elements of the RMOW budget and operations through the Quiz Night questions.

The Budget Survey indicated that most people are only slightly familiar with the municipal budgeting process, so the combination of all of the engagement activities serve to connect and build

understanding to empower people to engage with Council and staff on how their tax dollars are allocated through the operating budget, projects budget, utilities and reserves.

Budget-related material has been posted to Engage so that community members can access the materials received by Council at COTW and Regular Council Meetings.

REFERENCES

“Five-Year Financial Plan 2025-2029 Bylaw No. 2465, 2025” (Included in Council Package)

SUMMARY

The Financial Plan Bylaw sets out the proposed revenues, expenditures and transfers for the years 2025 through 2029. Consistent with the *Community Charter*, this Financial Plan Bylaw guides all municipal operating and capital spending across the organization. This Financial Plan Bylaw is being presented to Council for consideration of the first three readings.

SIGN-OFFS

Written by:

Carlee Price,
Chief Financial Officer

Reviewed by:

Ted Battiston,
General Manager of Corporate Services and
Public Safety

Virginia Cullen,
Chief Administrative Officer



STAFF REPORT TO COUNCIL

PRESENTED: January 21, 2025 **REPORT:** 25-006
FROM: Legislative Services Department **FILE:** 0500-02-0005
SUBJECT: WHISTLER HOUSING AUTHORITY LTD. – 2024 ANNUAL FILING

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Corporate Services and Public Safety be endorsed.

RECOMMENDATION(S)

That Council of the Resort Municipality of Whistler (RMOW) in open meeting assembled, hereby resolves that the RMOW, as shareholder of Whistler Housing Authority Ltd. pass the Shareholder's Resolutions attached as Appendix A to Administrative Report No. 25-006, and that the Shareholder's Resolutions be executed by the corporate signatories on behalf of the RMOW.

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval and execution of the annual shareholders' resolutions of Whistler Housing Authority Ltd. (WHA).

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Background

The WHA was incorporated in 1989 and is a wholly owned subsidiary of the RMOW. The WHA was created to oversee the development, administration and management of resident restricted housing in Whistler. Embracing the goal of housing at least 75 per cent of employees locally within Whistler, the WHA continues to maintain and augment Whistler's inventory of resident restricted housing so that both rental and ownership accommodation are available and affordable for Whistler employees and retirees in perpetuity.

Since the WHA's inception, Whistler's inventory of employee restricted housing has grown to 375 employee restricted rental units and 987 employee restricted ownership units. Additionally, there are 202 employee occupancy restricted ownership units, and 885 employee restricted rental units not owned by the WHA in Whistler's Employee Housing inventory. Most recently, the WHA officially opened its latest employee-restricted rental building, The Hemlocks, with 48 new studio, one and two-bedroom homes in Cheakamus Crossing. The WHA manages Whistler's Employee Housing Program and inventory through the organization's staff of six employees.

A company incorporated under the *Business Corporations Act* is required by statute to hold an Annual General Meeting (AGM) each year. This report presents the documents to support this requirement.

Prior to the AGM, the Directors review and approve the prior year's financial statements and appoint the officers for next year. The WHA Directors' resolutions appointed George D. Maxwell as President and Diana Chan as Secretary and Vice-President (Appendix B); and approved the 2023 Financial Statements (Appendix C).

Analysis

The annual Shareholder's Resolutions for 2023 include the following resolutions:

1. Waive the 2024 AGM:

The holding of the AGM may be waived by a unanimous resolution of the shareholder of the WHA. The WHA's annual reference date is December 7, 2024.

2. Financial Statements:

The 2023 Financial Statements of the WHA are attached to this report as Appendix C. It is noted that the financial statements are for the year ending December 31, 2023. Due to the annual reference date of the WHA being December 7 each year, the 2024 Financial Statements will be presented for approval at the next AGM.

3. The appointment of Directors for the next year, namely:

Jack Crompton
Jen Ford
Jessie Morden
Virginia Cullen
George D. Maxwell
David Brownlie
Diana Chan

4. The appointment of an Auditor:

BDO Canada is recommended as the WHA auditor.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Section 182 of the *Business Corporations Act* provides that a company may consent in writing to all of the business required at the AGM of a company.

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

BUDGET CONSIDERATIONS

All costs are included within the existing Legislative Services Department budget.

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.

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

No external engagement is planned or required for this report.

REFERENCES

Appendix A – 2024 WHA Shareholder's Resolutions
Appendix B – 2024 WHA Directors' Resolutions
Appendix C – WHA Financial Statements ending December 31, 2023
Appendix D – 2024 WHA Directors' Resolutions – March 11, 2024

SUMMARY

This report seeks Council's approval of the Shareholder's Resolutions of the WHA and execution by corporate signatories to confirm approval.

SIGN-OFFS

Written by:

Lauren Van Leeuwen,
Legislative and Privacy Coordinator

Reviewed by:

Pauline Lysaght,
Manager Legislative Services/Corporate Officer

Ted Battiston,
General Manager of Corporate Services and
Public Safety

Virginia Cullen,
Chief Administrative Officer

WHISTLER HOUSING AUTHORITY LTD.
(the "Company")

SHAREHOLDER’S RESOLUTIONS

WHEREAS the Resort Municipality of Whistler is the sole shareholder of Whistler Housing Authority Ltd.;

PURSUANT to the Articles of the Company, the following resolutions are passed as resolutions of the sole shareholder of the Company, duly consented to in writing by all of the directors of the sole shareholder of the Company.

ANNUAL GENERAL MEETING

RESOLVED that the requirement of holding the Annual General Meeting of Shareholders of the Company for the current year, deemed to be held the **7th day of December, 2024**, is hereby waived.

FINANCIAL STATEMENTS

RESOLVED that the presentation of a report of the Directors to the Shareholders on the affairs of the Company and financial statements dated December 31, 2023, be accepted and that all acts and proceedings of the Directors since the date of the last Annual General Meeting be confirmed and approved.

APPOINTMENT OF DIRECTORS

RESOLVED that the following persons be and are hereby appointed directors of the Company, so that the Board of Directors is therefore composed of the following persons, to hold office until the next Annual General Meeting or until their successors are elected or appointed.

Jen Ford	Jessie Morden
Jack Crompton	David Brownlie
Virginia Cullen	George D. Maxwell
Diana Chan	

AUDITOR

RESOLVED that the appointment of BDO Canada as auditor of the Company for the current fiscal year of the Company be endorsed.

Dated this ___ day of _____, 202__.

RESORT MUNICIPALITY OF WHISTLER
by its authorized signatories:

Name:

Name:

Certificate of Incorporation
No. BC0810519

WHISTLER HOUSING AUTHORITY LTD.
(the "Company")

DIRECTORS' RESOLUTIONS

Pursuant to Section 131(b) of the *Business Corporations Act*, the following resolutions are passed as resolutions of the directors of the Company, duly consented to in writing by all the directors of the Company.

RESOLVED THAT:

1. the following persons be and are hereby appointed officers of the Company to hold the offices set opposite their names until their successors are appointed, at the pleasure of the Board of Directors:

President – George D. Maxwell
Vice-President / Secretary – Diana Chan

DATED this 2 day of January, 2025.



JACK CROMPTON

JEN C. FORD

JESSIE MORDEN

DAVID BROWNLIE



VIRGINIA CULLEN

GEORGE D. MAXWELL

DIANA CHAN

WHISTLER HOUSING AUTHORITY LTD.
(the "Company")

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Vice-President / Secretary – Diana Chan

DATED this 2 day of January, 2025.

JACK CROMPTON

Jen Ford

JEN C. FORD

JESSIE MORDEN

DAVID BROWNLIE

VIRGINIA CULLEN

GEORGE D. MAXWELL

DIANA CHAN

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President – George D. Maxwell
Vice-President / Secretary – Diana Chan

DATED this 7 day of Jan, 2025.

JACK CROMPTON

JEN C. FORD

JESSIE MORDEN

DAVID BROWNLIE

VIRGINIA CULLEN

GEORGE D. MAXWELL

DIANA CHAN

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Vice-President / Secretary – Diana Chan

DATED this 2 day of January, 2025.

JACK CROMPTON

JEN C. FORD

JESSIE MORDEN



DAVID BROWNLIE

VIRGINIA CULLEN

GEORGE D. MAXWELL

DIANA CHAN

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(the "Company")

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Vice-President / Secretary – Diana Chan

DATED this 2 day of January, 2025.

JACK CROMPTON

JEN C. FORD

JESSIE MORDEN

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VIRGINIA CULLEN

George Maxwell

GEORGE D. MAXWELL

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RESOLVED THAT:

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President – George D. Maxwell
Vice-President / Secretary – Diana Chan

DATED this 2 day of January, 2025.

JACK CROMPTON

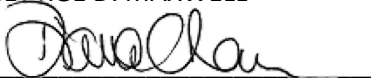
JEN C. FORD

JESSIE MORDEN

DAVID BROWNLIE

VIRGINIA CULLEN

GEORGE D. MAXWELL



DIANA CHAN

**Whistler Housing Authority Ltd.
Financial Statements
For the year ended December 31, 2023**

Whistler Housing Authority Ltd.
Financial Statements
For the year ended December 31, 2023

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Management's Responsibility for Financial Reporting

The financial statements are the responsibility of the management of Whistler Housing Authority Ltd. The financial statements have been prepared in accordance with Canadian public sector accounting standards.

The financial statements include, where appropriate, estimates based on the best judgment of management. Whistler Housing Authority Ltd. maintains systems of internal accounting and administrative controls of high quality, consistent with reasonable cost. Such systems are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate, and that Whistler Housing Authority Ltd.'s assets are appropriately accounted for and adequately safeguarded.

The Board of Directors of Whistler Housing Authority Ltd. reviews and approves the annual financial statements.

Signed by:

DocuSigned by:

Flora Ferraro

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Director of Finance, Whistler Housing Authority Ltd.

March 12, 2024



Tel: 604-932-3799
Fax: 604-932-3764
www.bdo.ca

BDO Canada LLP
202-1200 Alpha Lake Rd.
Whistler, BC V8E 0H6

Independent Auditor's Report

To the Board of Directors of Whistler Housing Authority Ltd.:

Opinion

We have audited the financial statements of Whistler Housing Authority Ltd. ("WHA"), which comprise the statement of financial position as at December 31, 2023, and the statements of operations, changes in net debt and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of WHA as at December 31, 2023, and its results of operations, its change in net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of WHA in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing WHA's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate WHA or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing WHA's financial reporting process.



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BDO Canada LLP
202-1200 Alpha Lake Rd.
Whistler, BC V8E 0H6

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of WHA's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on WHA's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause WHA to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants
Whistler, British Columbia
March 12, 2024

Whistler Housing Authority Ltd.
Statement of Financial Position

<u>December 31</u>	<u>2023</u>	<u>2022</u>
Financial assets		
Cash (Note 1)	\$ 1,797,295	\$ 3,444,203
Short term investment (Note 2)	1,065,000	950,000
Accounts receivable (Note 3)	362,221	27,382
	<u>3,224,516</u>	<u>4,421,585</u>
Liabilities		
Accounts payable and accrued liabilities	1,667,178	226,818
Tenant deposits (Note 1)	270,872	265,370
Construction holdbacks	689,560	-
Construction loans (Note 5)	2,613,639	-
Long term debt (Note 7)	27,230,030	28,497,465
	<u>32,471,279</u>	<u>28,989,653</u>
Net debt	<u>(29,246,763)</u>	<u>(24,568,068)</u>
Non-financial assets		
Tangible capital assets (Note 4, Schedule 2)	58,978,656	52,069,000
Prepaid expenses	460,828	453,868
	<u>59,439,484</u>	<u>52,522,868</u>
Accumulated surplus	<u>\$ 30,192,721</u>	<u>\$ 27,954,800</u>

Approved on behalf of the Board of Directors:

DocuSigned by:
GD Maxwell _____ Director
A5EE163845F8475...

DocuSigned by:
Jen Ford _____ Director
8ECDB078712740A...

Whistler Housing Authority Ltd.
Statement of Operations

For the year ended December 31	Budget 2023	2023	2022
Revenue			
Rental revenue	\$ 5,956,941	\$ 6,025,406	\$ 5,828,289
Government transfers (Note 8)	-	1,500,000	-
Waitlist fee revenue	98,000	104,380	95,268
Interest revenue	69,875	205,515	69,279
Other revenue	-	11,351	23,352
	<u>6,124,816</u>	<u>7,846,652</u>	<u>6,016,188</u>
Rental expenses			
Insurance	445,501	447,669	420,571
Interest on long term debt	605,963	602,911	645,562
Management fees	251,136	249,173	239,391
Property taxes and fees (Note 9)	443,472	420,814	394,950
Repairs and maintenance	464,793	388,973	388,309
Contract Services	459,766	439,001	453,250
Utilities	283,366	256,457	275,500
	<u>2,953,997</u>	<u>2,804,998</u>	<u>2,817,533</u>
Capital expenses			
Amortization	1,898,779	1,902,265	1,978,276
Capital reserve expenses	192,300	109,188	117,937
	<u>2,091,079</u>	<u>2,011,453</u>	<u>2,096,213</u>
Administrative expenses			
Office expenses (Schedule 1)	811,672	792,280	769,624
	<u>5,856,748</u>	<u>5,608,731</u>	<u>5,683,370</u>
Total expenses			
Annual surplus	268,068	2,237,921	332,818
Accumulated surplus, beginning of year	27,954,800	27,954,800	27,621,982
Accumulated surplus, end of year	\$28,222,868	\$30,192,721	\$ 27,954,800

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

Whistler Housing Authority Ltd.
Statement of Changes in Net Debt

For the year ended December 31	Budget 2023	2023	2022
Annual surplus	\$ 268,068	\$ 2,237,921	\$ 332,818
Acquisition of tangible capital assets	(2,000,000)	(8,811,921)	-
Amortization of tangible capital assets	1,898,779	1,902,265	1,978,276
Disposal of tangible capital assets	-	-	41,500
Change in prepaid expenses	-	(6,960)	1,566
Change in net debt	166,847	(4,678,695)	2,354,160
Net debt, beginning of year	(24,568,068)	(24,568,068)	(26,922,228)
Net debt, end of year	\$(24,401,221)	\$(29,246,763)	\$(24,568,068)

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

Whistler Housing Authority Ltd.
Statement of Cash Flows

For the year ended December 31	2023	2022
Cash provided by (used in)		
Operating activities		
Annual surplus	\$ 2,237,921	\$ 332,818
Items not involving cash:		
Amortization of capital assets	1,902,265	1,978,276
Loss on disposal of capital asset	-	41,500
	4,140,186	2,352,594
Changes in non-cash working capital balances:		
Accounts receivable	(334,839)	3,318
Prepaid expenses	(6,960)	1,566
Accounts payable and accrued liabilities	1,440,360	(96,272)
Construction holdbacks	689,560	-
Tenant deposits	5,502	107
	5,933,809	2,261,313
Capital activities		
Acquisition of tangible capital assets	(8,811,921)	-
Investing activities		
Interest on short term investments	(17,978)	(4,052)
Sale of short term investments	967,978	877,341
Purchase of short term investments	(1,065,000)	(950,000)
	(115,000)	(76,711)
Financing activities		
Repayment of long term debt	(1,298,545)	(1,167,545)
Proceeds of construction loans	2,613,639	-
Interest added to principal of long term debt (Note 7)	31,110	30,355
	1,346,204	(1,137,190)
Increase (decrease) in cash during the year	(1,646,908)	1,047,412
Cash, beginning of year	3,444,203	2,396,791
Cash, end of year	\$ 1,797,295	\$ 3,444,203
Supplemental Information		
Interest Paid	\$ 575,349	\$ 618,827

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

Whistler Housing Authority Ltd.
Summary of Significant Accounting Policies

December 31, 2023

Basis of Accounting	The financial statements of the Whistler Housing Authority Ltd. ("WHA") have been prepared by management in accordance with Canadian public sector accounting standards.
Nature of Business	<p>WHA was incorporated in 1989 to construct and operate affordable housing units in the Resort Municipality of Whistler (the "RMOW") and facilitate the resale of affordable employee restricted housing units. WHA is a government not-for-profit organization controlled by the RMOW.</p> <p>WHA owns 318 rental units in the Whistler area and manages another nine units owned by the RMOW.</p>
Financial Instruments	<p>Effective January 1, 2023, WHA adopted PS 3450 - Financial Instruments. The standard was adopted prospectively and comparative figures were not restated.</p> <p>WHA's financial instruments consist of cash, short term investments, accounts receivable, accounts payable and accrued liabilities, tenant deposits, construction holdbacks, construction loan, and long-term debt. All financial instruments are measured at cost or amortized cost on the statement of financial position, using the effective interest rate method to determine interest revenue or expense. Transaction costs are added to the carrying value for financial instruments.</p> <p>All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.</p> <p>Unrealized gains and losses from changes in the fair value of financial instruments would be recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations. As WHA has no financial instruments reported at fair value, no statement of remeasurement gain or loss is presented in these financial statements.</p>
Use of Estimates	The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Items subject to such estimates and assumptions include the useful life of tangible capital assets, provision for uncollectible receivables, and completeness of accrued liabilities. Actual results could differ from those estimates and may impact the results of future periods.

Whistler Housing Authority Ltd.
Summary of Significant Accounting Policies

December 31, 2023

Revenue	<p>Rental revenue is recognized monthly when received or receivable, on the first day of each month for all occupied units, as per rental agreements.</p> <p>Waitlist fee revenue is non refundable and is recognized when proceeds are received.</p> <p>Interest revenue is recognized as earned.</p>
Government Transfers	<p>Government transfers are recognized in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability and recognized in the statement of operations as the stipulations liabilities are settled.</p>
Forgivable Debt	<p>Financing received with forgivable terms is recognized as a government transfer in the period in which events giving rise to the transfer occur, providing the transfers are authorized, forgiveness and other criteria have been met or it is reasonably assured that the criteria will be met, and reasonable estimates of the amount can be made. When it is not reasonably assured that forgiveness criteria will be met, the amount is recognized as long-term debt in the period received, with forgiven amounts being recognized as revenue in the period that the forgiveness criteria are met.</p>
Inter-entity Transactions	<p>WHA recognizes inter-entity transactions with related parties at their carrying value as determined at the date of transaction when the transferred asset and liabilities satisfy the definition of an asset or liability in accordance with Canadian public sector accounting standards. Any difference between the exchange value and the amounts recognized in the statement of financial position are recognized as revenue or expense in the statement of operations.</p>
Tangible Capital Assets	<p>Tangible capital assets are recorded at cost less accumulated amortization. Costs includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs.</p> <p>Buildings are recorded at cost, including interest capitalized on construction, and amortized at 4% on a diminishing balance.</p> <p>Equipment and furniture and fixtures are recorded at cost and amortized at 20% on a diminishing balance.</p>

Whistler Housing Authority Ltd.
Summary of Significant Accounting Policies

December 31, 2023

Construction in Progress Construction in progress includes all costs directly attributable to the acquisition and ongoing construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees, interest and site preparation costs.

Once an asset is substantially complete and ready to be put into service, these costs are transferred to the corresponding tangible capital asset grouping and amortized over the estimated useful life.

Asset Retirement Obligations

Effective January 1, 2023, WHA adopted PS 3280 - Asset Retirement Obligations. Under this standard, a liability for an asset retirement obligation is recognized when there is a legal obligation to incur retirement costs in relation to a tangible capital asset; the past transaction or event giving rise to the liability has occurred; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability is recorded at an amount that is the best estimate of the expenditure required to retire a tangible capital asset at the financial statement date.

This liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing, amount required to settle the obligation or the discount rate. Upon the initial measurement of an asset retirement obligation, a corresponding asset retirement cost is added to the carrying value of the related tangible capital asset if it is still in productive use. This cost is amortized over the useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

It is management's assessment that WHA has no legal or contractual obligations that meet the definition of an asset retirement obligations and, as such, no asset retirement obligation has been recorded in the year ended December 31, 2023.

Segmented Operations

WHA considers that its only function is the provision of affordable employee restricted housing. As such, it has only one operating segment and does not report details of revenues and expenses by segment.

Income Taxes

WHA is a government not-for-profit organization controlled by the Resort Municipality of Whistler, and as such, is not subject to income tax per section 149(1)(d.5) of the Income Tax Act.

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2023

1. Cash

Cash includes WHA's bank accounts and any money market instruments that have maturities of 90 days or fewer.

WHA's bank accounts are held at three financial institutions and earn interest at prevailing market rates. Included in cash is \$270,872 (2022 - \$265,370) of tenant security deposits and \$113,318 (2022 - \$41,561) of replacement reserve funds held in separate interest bearing accounts.

2. Short term Investment

Short term investments consists of two term deposits for a total of \$1,065,000 (2022 - one term deposit for \$950,000) held at a BC credit union. A \$1,000,000 term deposit earns interest at 4.85% and matures in October 2024 and a \$65,000 term deposit earns interest at 6.10%, maturing in June 2024 (2022 - 2.25% matured in August 2023). Accrued interest on the term deposits at December 31, 2023 is \$26,986 (2022 - \$7,964).

3. Accounts Receivable

	2023	2022
GST receivable	\$ 335,235	\$ 19,372
Other	26,986	8,010
	\$ 362,221	\$ 27,382

4. Tangible Capital Assets

	Open Net Book Value	Additions	Disposals	Amortization	Close Net Book Value
Land	\$ 4,636,082	\$ 1,647,221	\$ -	\$ -	\$ 6,283,303
Buildings	47,423,777	159,676	-	(1,899,855)	45,683,598
Equipment & furniture	9,141	14,650	-	(2,410)	21,381
Construction in progress	-	6,990,374	-	-	6,990,374
	\$ 52,069,000	\$ 8,811,921	\$ -	\$(1,902,265)	\$58,978,656

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2023

4. Tangible Capital Assets (continued)

Net book value at December 31, 2023 consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 6,283,303	\$ -	\$ 6,283,303
Buildings	66,125,458	(20,441,860)	45,683,598
Equipment & furniture	76,222	(54,841)	21,381
Construction in progress	6,990,374	-	6,990,374
	<u>\$ 79,475,357</u>	<u>\$ (20,496,701)</u>	<u>\$58,978,656</u>

Net book value for the comparative period, December 31, 2022, consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 4,636,082	\$ -	\$ 4,636,082
Buildings	65,965,782	(18,542,005)	47,423,777
Equipment & furniture	61,572	(52,431)	9,141
	<u>\$ 70,663,436</u>	<u>\$ (18,594,436)</u>	<u>\$52,069,000</u>

Construction in progress relates to the development of affordable employee-restricted housing at 1450 Mount Fee Road (Notes 5 and 9) and includes \$12,569 of capitalized interest (2022 - \$nil).

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2023

5. Construction Loan

On September 28, 2023, WHA entered into a construction loan agreement with the Canada Mortgage and Housing Corporation ("CMHC") for the construction of rental housing at 1450 Mount Fee Road in an amount not to exceed \$15,200,000, maturing November 1, 2033 and secured by the property, a General Security Agreement, and assignment of insurance. Interest accrues semi-annually at 3.92% per annum and is payable monthly as an addition to construction draws. At December 31, 2023, \$2,613,639 was drawn on this loan. One year after completion of construction and commencement of rentals, the loan will convert to blended payments of principal and interest over a 35 year amortization period.

6. Forgivable Loans

	2023	2022
CMHC interest free forgivable loan for 1330 Cloudburst Drive \$	354,571	\$ 374,270
BC Housing Management Commission ("BCHMC") interest free forgivable loan for 1330 Cloudburst Drive	4,500,000	4,500,000
BCHMC interest free forgivable loan for 8350 Bear Paw Trail	2,875,000	2,875,000
Total forgivable loans outstanding	\$ 7,729,571	\$ 7,749,270

CMHC funding has been provided as a forgivable loan where, provided that WHA remains compliant under the related agreements by continuing to develop, use and operate the lands as intended, one twentieth of the principal of \$393,968 is forgiven annually beginning the year following the advance of the loan. Funds were fully advanced in 2021.

BCHMC funding has been provided as forgivable loans where, provided that WHA remains compliant under the related agreements by continuing to develop, use and operate the lands as intended, one tenth of the principal is forgiven annually beginning at the 11th year following the day on which the occupancy permit is issued.

BCHMC funding for 1330 Cloudburst were fully advanced from 2019 to 2020 and the occupancy permit was issued in March 2021.

BCHMC funding for 8350 Bear Paw Trail were fully advanced from 2017 to 2018 and the occupancy permit was issued in February 2020.

These loans are secured by the related land, buildings and assignment of rents.

Management has assessed it to be probable that WHA will meet all forgiveness criteria for the above listed loans and that the definition of a liability is not met. As a result, the amounts have been recognized in the statement of operations in the year received or receivable.

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2023

7. Long Term Debt

	2023	2022
Coast Capital Savings mortgage on 1060 Legacy Way property, interest at 1.58%, repayable at \$25,869 per month, due October 1, 2030	\$ 2,009,888	\$ 2,286,305
Sunlife Assurance Company of Canada mortgage on Seppo's property, interest at 6.8%, repayable at \$41,206 per month, due October 1, 2025	854,109	1,275,834
MCAP mortgage on 1310 Cloudburst property, interest at 3.239%, repayable at \$20,881 per month, due June 1, 2028	3,625,800	3,757,407
CMHC loan on the 1020 Legacy Way property, interest accruing at 2.5%, repayable with equal monthly payments commencing on September 1, 2028, due August 1, 2034 (a)	1,281,972	1,250,862
CMLS Financial loan on 1020 Legacy Way property, interest at 1.58%, repayable with blended monthly payments of \$10,478, due April 1, 2029	7,031,341	7,130,415
Peoples Trust Company loan on 8350 Bear Paw Trail, interest at 2.5%, repayable at \$18,981 per month, due March 1, 2030	4,944,985	5,048,376
CMHC loan on 1330 Cloudburst Drive, interest at 1.49%, repayable with blended monthly payments of \$31,634, due August 1, 2031	7,481,935	7,748,266
	\$27,230,030	\$ 28,497,465

- a) Interest on the CMHC loan related to 1020 Legacy Way is accrued and capitalized into the principal each year until blended principal and interest payments begin on September 1, 2028.

The mortgages are secured by a first charge on the land and buildings for each loan, a General Security Agreement, and assignment of rents and insurance.

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2023

7. Long Term Debt (continued)

Mortgage payments due in the next five years are as follows:

	Interest	Principal	Total
2024	\$ 561,333	\$ 1,344,444	\$ 1,905,777
2025	513,626	1,314,283	1,827,909
2026	484,296	928,615	1,412,911
2027	467,174	946,570	1,413,744
2028	401,998	3,958,112	4,360,110
Thereafter	500,234	18,738,006	19,238,240
	\$ 2,928,661	\$ 27,230,030	\$ 30,158,691

8. Government Transfers

In 2023, WHA recognized \$1,500,000 in government transfers received from the RMOW for the development and construction of affordable employee-restricted rental housing at 1450 Mount Fee Road.

9. Related Party Transactions

During the year, WHA engaged in the following transactions with the RMOW, sole shareholder of WHA:

	2023	2022
Revenue		
Government transfers (Note 8)	\$ 1,500,000	\$ -
Expenses		
Property tax expense	\$ 420,814	\$ 394,950
Building permits and other fees	-	6,376
	\$ 420,814	\$ 401,326
Related party balances		
Prepaid property taxes	\$ 160,965	\$ 165,985

In addition, WHA contracted with Whistler 2020 Development Corporation ("WDC"), a related party under common ownership, to purchase land at 1450 Mount Fee Road for \$1,615,000 and to engage WDC to construct affordable employee rental housing for a maximum contract price of \$17,534,200. At December 31, 2023, construction costs incurred are \$6,990,374 (Note 4) with \$1,429,231 and \$689,560 included in accounts payable and accrued liabilities and construction holdbacks, respectively, due to WDC (2022 - \$nil and \$nil).

All related party transactions have been measured at their carrying values on the date of the transactions.

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2023

10. Financial Instrument Risk Management

WHA, through its financial assets and liabilities, is exposed to certain financial risks. The following analysis provides an assessment of those risks as at December 31, 2023. These risks remain unchanged from the prior year.

Interest Rate Risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. WHA is exposed to interest rate risk arising from the possibility that changes in interest rates will affect the future cash flows related to its construction loan and long-term debt (Notes 5 and 7, respectively). WHA's objective is to minimize interest risk by locking in fixed rates on its mortgages when prudent and possible.

Liquidity Risk

Liquidity risk is the risk that WHA will encounter difficulty in meeting obligations associated with financial liabilities as they come due. WHA is exposed to liquidity risk through its accounts payable and accrued liabilities, construction holdbacks, construction loan and long-term debt. WHA has a planning and budgeting process in place to help determine the funds required to support the normal operating requirements on an ongoing basis and secures adequate financing for construction projects (Note 5). WHA ensures that there are sufficient funds to meet its short term requirements, taking into account its anticipated cash flows from operations and cash reserves.

Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. WHA is exposed to concentrations of credit risk related to its cash, short term investments and accounts receivable. WHA mitigates its risk by holding its cash and short term investments at one Canadian chartered bank and two BC credit unions, which provide deposit insurance coverage via the Canadian Deposit Insurance Corporation and the Credit Union Insurance Corporation. Concentrations of credit risk related to accounts receivable are mitigated as the majority are due from government.

It is management's opinion that WHA is not exposed to any significant currency or market risks arising from its financial instruments.

11. Comparative Figures

The comparative figures have been reclassified where necessary to conform with current year presentation.

Whistler Housing Authority Ltd.
Schedule of Office Expenses (Schedule 1)

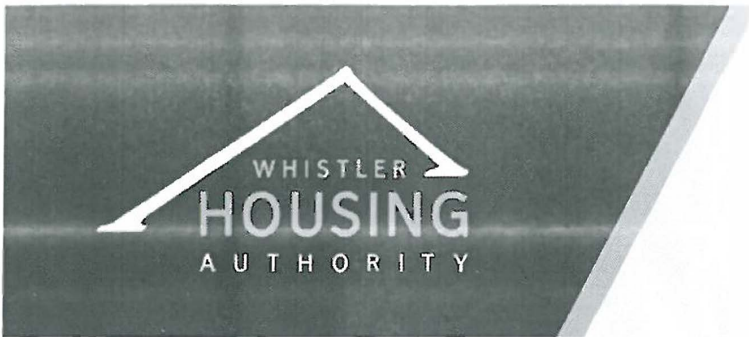
For the year ended December 31	Budget 2023	2023	2022
Office Expenses			
Administrative office	\$ 26,160	\$ 28,111	\$ 29,407
Advertising	900	667	986
Board expenses	1,000	714	253
Banking fees	7,170	7,410	6,865
Professional fees	85,000	76,119	97,793
Telecommunications	8,987	4,667	5,843
Wages and benefits	673,955	671,503	620,483
Training and conferences	8,500	3,089	7,994
	\$ 811,672	\$ 792,280	\$ 769,624

Whistler Housing Authority Ltd.
Schedule of Tangible Capital Assets (Schedule 2)

For the year ended December 31			2023	2022
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land - 6320 Lorimer	\$ 514,656	\$ -	\$ 514,656	\$ 514,656
Land - 2400 Dave Murray Pl	460,826	-	460,826	460,826
Land - 7325 Seppo's Way	1,633,885	-	1,633,885	1,633,885
Land - 2110 Sarajevo #3	61,863	-	61,863	61,863
Land - 2120 Nordic Court	122,451	-	122,451	122,451
Land - 1060 Legacy Way	36,287	-	36,287	36,287
Land - 1450 Mount Fee	1,647,221	-	1,647,221	-
Land - 1310 Cloudburst	579,828	-	579,828	579,828
Land - 1330 Cloudburst	415,672	-	415,672	415,672
Land - 1020 Legacy Way	798,534	-	798,534	798,534
Land - 8350 Bear Paw Trail	12,080	-	12,080	12,080
Construction in progress	6,990,374	-	6,990,374	-
Building - 6320 Lorimer	1,730,037	1,092,337	637,700	664,271
Building - 2400 Dave Murray Pl	7,442,095	4,413,109	3,028,986	3,122,482
Building - 7325 Seppo's	6,770,863	3,966,211	2,804,652	2,906,432
Building - 2110 Sarajevo #3	26,512	15,028	11,484	11,963
Building - 2120 Nordic Court	2,782,710	1,635,507	1,147,203	1,195,003
Building - Balsam	342,532	178,252	164,280	171,125
Building - 1060 Legacy Way	7,299,475	3,055,717	4,243,758	4,329,345
Building - 1310 Cloudburst Dr	8,361,564	1,803,840	6,557,724	6,830,962
Building - 1330 Cloudburst Dr	12,868,208	1,441,518	11,426,690	11,878,527
Building - 1020 Legacy Way	10,502,534	1,641,090	8,861,444	9,230,671
Building - 8350 Bear Paw Trail	7,998,928	1,199,251	6,799,677	7,082,996
Equipment & furniture	76,222	54,841	21,381	9,141
	\$ 79,475,357	\$ 20,496,701	\$ 58,978,656	\$ 52,069,000

Whistler Housing Authority
Schedule of 1330 Cloudburst Revenues and Expenses (Schedule 3)

For the year ended December 31	2023	2022
Revenue		
Rental revenue	\$ 1,038,455	\$ 991,513
Parking revenue	28,151	28,366
Laundry revenue	15,475	10,691
Other revenue	280	1,571
	<u>1,082,361</u>	<u>1,032,141</u>
Rental expenses		
Contract services	52,940	60,912
Insurance	61,252	59,618
Interest on long-term debt	112,945	116,714
Management fees	34,290	32,917
Miscellaneous expenses	-	901
Property taxes	46,140	44,713
Repairs and maintenance	19,681	19,130
Utilities	48,074	45,297
	<u>375,322</u>	<u>380,202</u>
Capital expenses		
Amortization	475,617	494,939
Capital reserve expense	1,018	150
	<u>476,635</u>	<u>495,089</u>
Total expenses	<u>851,957</u>	<u>875,291</u>
Operating surplus	<u>\$ 230,404</u>	<u>\$ 156,850</u>



WHISTLER HOUSING AUTHORITY

#325 – 2400 Dave Murray Place, Whistler, BC V8E 0M3
mail@whistlerhousing.ca | 604.905.4688

WHISTLERHOUSING.CA

Certificate of Incorporation
No. BC0810519

WHISTLER HOUSING AUTHORITY LTD.
(the "Company")


DIRECTORS' RESOLUTIONS

Pursuant to the articles of the Company, the following resolution is passed as a resolution of the directors of the Company, duly consented to in writing by all the directors of the Company.

RESOLVED THAT:

1. the financial statements of the Company for the last completed financial year (2023) be approved and that any two directors of the Company be authorized to sign the balance sheet included in the financial statements as evidence of such approval.

DATED this 11th day of March 2024.



Jen Ford



Jack Crompton



Virginia Cullen



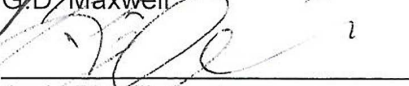
Dave Brownlie



Jesse Morden



G.D. Maxwell



Jacki Bissillion

RESORT MUNICIPALITY OF WHISTLER

FIVE-YEAR FINANCIAL PLAN 2025-2029 BYLAW NO. 2465, 2025

A BYLAW TO ADOPT A FIVE-YEAR FINANCIAL PLAN FOR 2025-2029

WHEREAS the Council must have a financial plan pursuant to Section 165 of the *Community Charter*;

AND WHEREAS the Council deems it necessary and appropriate to adopt a five-year financial plan for the years 2025 to 2029;

NOW THEREFORE, the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited for all purposes as the "Five-Year Financial Plan 2025-2029 Bylaw No. 2465, 2025".

FINANCIAL PLAN

2. That Council adopt the five-year financial plan for the years 2025-2029 inclusive, for each year of the plan, as set out in Schedules A, B and C attached hereto and forming a part of this Bylaw as follows:

Schedule A – Consolidated Operating Summary
Schedule B – Consolidated Project Summary
Schedule C – Supplementary Information

GIVEN FIRST, SECOND, and THIRD READINGS this ___ day of _____, 2025.

ADOPTED this ___ day of _____, 2025.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Five-Year Financial Plan 2025-2029 Bylaw No. 2465, 2025".

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2025 - 2029
CONSOLIDATED OPERATING SUMMARY**

**BYLAW 2465, 2025
SCHEDULE A**

	2025	2026	2027	2028	2029
REVENUE					
General Fund					
Property Taxes	55,629,128	60,029,215	64,777,335	69,901,016	75,429,964
Other Property Tax	1,377,000	1,485,921	1,603,457	1,730,290	1,867,156
Government Grants	862,000	867,000	872,000	877,000	882,000
Fees and Charges	21,305,248	21,731,353	22,383,294	23,278,625	24,209,770
Investment Income	3,117,309	3,148,482	3,242,937	3,340,225	3,440,431
RMI Grant	5,481,739	5,351,487	5,351,487	5,351,487	5,351,487
MRDT	14,529,230	14,819,815	15,116,211	15,569,697	16,036,788
Works and Service Charges	495,000	487,500	480,000	472,500	465,000
Water Fund					
Parcel Taxes	4,743,522	4,933,263	5,130,593	5,335,817	5,549,250
Fees and Charges	3,784,229	3,935,598	4,093,022	4,256,743	4,427,013
Works and Service Charges	40,000	40,000	40,000	40,000	40,000
Sewer Fund					
Parcel Taxes	5,105,315	5,462,687	5,845,075	6,254,230	6,692,027
Fees and Charges	5,775,633	6,179,927	6,612,522	7,075,399	7,570,677
Works and Service Charges	200,000	195,000	190,000	185,000	180,000
Solid Waste Fund					
Fees and Charges	8,827,737	9,269,124	9,732,580	10,219,209	10,730,169
Government Grants	459,490	464,490	469,490	474,490	479,490
	131,732,580	138,400,862	145,940,003	154,361,729	163,351,223
EXPENDITURE					
General Fund					
	7.5%	6.4%	10.3%	4.2%	5.6%
Payroll and Goods & Services	74,040,252	78,799,817	86,881,286	90,504,567	95,546,583
Debt Interest & Principal	220,105	220,105	220,105	220,105	220,105
CEP	180,504	190,504	200,504	210,504	220,504
Fee for Service	1,310,160	1,360,160	1,410,160	1,460,160	1,510,160
TW/MRDT 50%	7,293,490	7,943,421	8,102,289	8,345,358	8,595,718
OAP to WDC	577,500	606,375	636,694	668,528	701,955
Partner Organizations	9,361,654	9,595,695	9,883,566	10,229,491	10,587,523
Contingency	250,000	260,000	270,000	280,000	290,000
Water Fund					
Payroll and Goods & Services	3,768,112	3,975,358	4,194,003	4,424,673	4,668,030
Debt Interest & Principal	-	-	-	-	-
Sewer Fund					
Payroll and Goods & Services	7,225,120	7,622,502	8,041,739	8,484,035	8,950,657
Debt Interest & Principal	906,183	906,183	906,183	906,183	906,183
Solid Waste Fund					
Payroll and Goods & Services	6,882,839	7,261,395	7,660,772	8,082,114	8,526,631
Debt Interest & Principal	362,873	362,873	362,873	362,873	362,873
	103,017,138	109,003,928	118,420,527	123,494,041	130,058,584

**RESORT MUNICIPALITY OF WHISTLER
 FIVE-YEAR FINANCIAL PLAN 2025 - 2029
 CONSOLIDATED OPERATING SUMMARY**

**BYLAW 2465, 2025
 SCHEDULE A (con't)**

	2025	2026	2027	2028	2029
TRANSFERS TO (FROM)					
OTHER FUNDS / RESERVES					
Interest Paid to Reserves	2,805,578	2,833,634	2,918,643	3,006,202	3,096,388
Recreation Works Charges Reserve	275,000	270,000	265,000	260,000	255,000
Transportation Works Charges Rese	220,000	217,500	215,000	212,500	210,000
RMI Reserve	811,806	494,757	300,487	98,447	(111,674)
MRDT Reserve	-	-	-	-	-
Employee Housing Reserve	1,780,493	1,561,128	1,327,177	1,229,102	1,122,569
Transit Fund	400,000	200,000	(400,000)	(600,000)	(200,000)
General Capital Reserve	8,069,214	8,483,454	8,384,693	12,247,933	12,860,330
Vehicle Replacement Reserve	2,000,200	2,142,500	2,368,750	2,595,000	2,672,850
General Operating Reserve	2,562,352	2,842,182	1,192,012	237,494	1,132,924
Water Works Charges Reserve	40,000	40,000	40,000	40,000	40,000
Water Capital Reserve	4,559,639	4,693,503	4,829,613	4,967,887	5,108,232
Water Operating Reserve	200,000	200,000	200,000	200,000	200,000
Sewer Works Charges Reserve	200,000	195,000	190,000	185,000	180,000
Sewer Capital Reserve	2,449,645	2,813,930	3,209,675	3,639,411	4,105,863
Sewer Operating Reserve	300,000	300,000	300,000	300,000	300,000
Solid Waste Capital Reserve	2,041,515	2,109,346	2,178,425	2,248,712	2,320,156
Solid Waste Operating Reserve	-	-	-	-	-
	28,715,442	29,396,933	27,519,476	30,867,689	33,292,638
	30,020,202	30,458,406	30,761,986	32,307,462	32,307,462
REVENUE LESS EXPENDITURE AND TRANSFERS					
	0	0	0	0	0

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2025 - 2029
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2465, 2025
SCHEDULE B**

	2025	2026	2027	2028	2029
REVENUE AND OTHER SOURCES OF FUNDING					
General Fund					
Government Grants	7,865,953	11,403,629	6,035,670	3,097,524	4,152,624
Contribution from Developers	-	-	-	-	-
Equipment disposal proceeds	-	-	-	-	-
WHA Equity Support	-	-	-	-	-
Other Contributions	-	-	-	-	-
Third Party Payments	17,000,000	-	-	-	-
Water Fund					
Government Grants	-	-	-	-	-
Other Contributions	-	-	-	-	-
Sewer Fund					
Government Grants	-	-	-	-	-
Solid Waste Fund					
Government Grants	-	-	-	-	-
	24,865,953	11,403,629	6,035,670	3,097,524	4,152,624
EXPENDITURE					
General Fund					
Asset Maintenance & Capital Rene	6,402,199	12,708,703	10,455,032	11,027,112	9,869,070
Climate Mitigation & Adaptation	2,464,216	2,247,184	2,147,270	2,247,524	2,005,524
Engagement & Strategic Planning	1,002,000	806,000	662,000	577,500	617,600
Fleet, Equipment & Technology	3,944,831	5,210,560	5,152,346	2,271,861	3,514,690
New Amenities & Meaningful Upg	6,427,815	2,583,250	365,000	317,500	327,300
WCSS loan	-	-	-	-	-
Water Fund					
Non-capital Expenditure	450,000	550,000	200,000	200,000	200,000
Infrastructure Maintenance	6,390,922	9,650,000	8,450,000	9,600,000	9,200,000
Capital Expenditure	-	-	-	-	-
Sewer Fund					
Non-capital Expenditure	965,000	750,000	900,000	750,000	550,000
Infrastructure Maintenance	10,075,000	11,950,000	13,875,000	6,925,000	8,150,000
Capital Expenditure	-	-	-	-	-
Solid Waste Fund					
Non-capital Expenditure	100,000	75,000	75,000	75,000	75,000
Infrastructure Maintenance	405,000	985,000	825,000	260,000	260,000
All Funds					
Depreciation	15,933,220	16,398,220	16,883,220	17,378,220	17,383,220
	54,560,203	63,913,917	59,989,868	51,629,717	52,152,404

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2025 - 2029
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2465, 2025
SCHEDULE B (con't)**

TRANSFERS (TO) FROM OTHER FUNDS/RESERVES

OTHER FUNDS/RESERVES

RMI Reserve	1,861,000	1,670,805	25,000	30,000	30,000
MRDT Reserve	642,000	746,000	659,600	678,500	566,500
General Capital Reserve	10,223,030	8,955,263	7,170,378	4,562,473	4,164,060
Recreation Works Charges	100,000	3,095,000	1,842,000	5,000,000	4,450,000
Parking Reserve	-	-	-	-	-
Parkland Reserve	-	-	-	-	-
Vehicle Replacement Reserve	2,280,000	3,640,000	3,920,000	994,000	2,122,000
Library Reserve	-	-	-	-	-
General Operating Reserve	1,350,000	1,006,000	711,000	694,000	689,000
Growing Communities Fund Reser	500,000	1,654,000	2,808,000		
Housing Works Charges	-	-	-	-	-
WVLC Surplus	-	-	-	-	-
Transportation Works Charges	2,260,000	2,915,000	2,860,000	2,860,000	2,860,000
Cheakamus Crossing Affordable	(17,000,000)				
Employee Housing Reserve		-	-	-	-
Employee Housing Reserve	-	-	-	-	-
Water Capital Reserve	2,045,000	4,300,000	6,200,000	9,325,000	7,700,000
Water Operating Reserve	450,000	550,000	200,000	200,000	200,000
Water Works and Service Charges	-	-	-	-	-
Sewer Capital Reserve	7,550,000	5,700,000	8,825,000	5,675,000	6,900,000
Sewer Operating Reserve	965,000	750,000	900,000	750,000	550,000
Sewer Works and Service Charges	-	-	-	-	-
Solid Waste Capital Reserve	435,000	1,055,000	875,000	310,000	310,000
Solid Waste Operating Reserve	100,000	75,000	75,000	75,000	75,000
	<u>13,761,030</u>	<u>36,112,068</u>	<u>37,070,978</u>	<u>31,153,973</u>	<u>30,616,560</u>

ADJUSTMENTS FOR NON CASH ITEMS AND CHANGES

TO NET FINANCIAL ASSETS

Depreciation	15,933,220	16,398,220	16,883,220	17,378,220	17,383,220
Increase (Decrease) in due from WHA					
(Increase) decrease MFA debt principal					
Third Party Repayments	-	-	-	-	-
WHA construction loan	-	-	-	-	-
WDC Loan	-	-	-	-	-
	<u>15,933,220</u>	<u>16,398,220</u>	<u>16,883,220</u>	<u>17,378,220</u>	<u>17,383,220</u>

REVENUE AND TRANSFERS

LESS EXPENDITURE

	-	-	-	-	-
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**RESORT MUNICIPALITY OF WHISTLER
 FIVE-YEAR FINANCIAL PLAN 2025 - 2029
 SUPPLEMENTARY INFORMATION**

**BYLAW 2465, 2025
 SCHEDULE C**

Proportion of total proceeds proposed to be raised from each funding source in 2025

Funding Source	% of Total	Dollar value
Property Taxes	40.69%	57,006,128
Parcel Taxes	7.03%	9,848,837
Fees and Charges	28.86%	40,427,847
Investment income	2.23%	3,117,309
Debt	-	-
Government Grants	6.91%	9,687,443
Transfer taxes	14.28%	20,010,969
Other	-	-
Total	100%	140,098,533

The municipality will continue to pursue revenue diversification to minimize the overall percentage of revenue raised from property taxes wherever possible. The objective is to maintain a reasonable tax burden by maximizing other revenue sources, lowering the cost of municipal services and shifting the burden to user fees and charges where feasible.

Proposed distribution of property tax revenue in 2025

Property Class	% of Total Property	Dollar value, completed roll
Class 1 - Residential	67.5%	37,551,946
Class 2 - Utilities	1.8%	994,262
Class 5 - Light industry	0.2%	105,788
Class 6 - Business other	29.0%	16,131,407
Class 8 - Recreational	1.5%	845,725
Total	100%	55,629,128

The municipality will continue to set tax rates to ensure tax stability by maintaining a consistent proportionate relationship between classes. The proposed distribution shown above is consistent with the prior year. In order to maintain the current share of taxation between property classes, minor adjustments are made to the tax ratios to account for market based assessment variation between the classes. This policy provides a balanced tax impact among property classes.

PERMISSIVE EXEMPTIONS

As permitted by the Community Charter, council has granted exemptions from municipal property taxes for the following general purposes:

Properties owned or held by a not-for-profit organization whose purpose is to contribute to the well-being of the community with the provision of cultural, social, educational or recreational services.

Permissive exemptions for municipal property taxes in 2025 are estimated to be \$567,100

Dear Mayor and Council,

Subject: Implementing Congestion Traffic Pricing in Whistler

New York just did it. How about our little hamlet? I propose the implementation of congestion traffic pricing in Whistler while we continue to quietly lobby for a train from the city to Lillooet. As a resident and an advocate for sustainable development in our community, this concept would present an opportunity to address some of the pressing challenges we face regarding traffic management, environmental sustainability, and overall quality of life.

Whistler's popularity as a world-class resort destination has led to significant increases in vehicle traffic, particularly during peak times of travel. While this is a testament to the town's success, it has also resulted in congestion that negatively impacts residents, visitors, first responders and the environment. Implementing congestion pricing could provide several key benefits:

1. **Reducing Traffic Congestion:** By further encouraging visitors and residents to consider alternative transportation options or travel during off-peak hours, congestion pricing can help alleviate the gridlock that occurs during busy periods such as the great exodus after the mountain closes. This would improve the flow of traffic, reduce travel times, and enhance the overall experience of navigating Whistler for all of us.
2. **Promoting Sustainability:** Congestion pricing can serve as a powerful tool to reduce greenhouse gas emissions and air pollution by discouraging unnecessary vehicle use. Fewer cars on the road mean cleaner air, contributing to Whistler's commitment to environmental stewardship and preserving the natural beauty that attracts people to our town. The cost of cars idling both environmentally and economically is staggering.
3. **Encouraging Alternative Transportation:** Revenue generated from congestion pricing could be reinvested in enhancing public transportation, cycling infrastructure, and the valley trail expansions. This would provide residents and visitors with convenient, sustainable, and affordable alternatives to driving, further reducing our community's reliance on cars.
4. **Funding Infrastructure Improvements:** The funds raised through this program could support critical infrastructure projects, such as road maintenance, public transit expansions, and environmentally friendly initiatives that benefit the entire community.

I understand that implementing congestion pricing may raise concerns, particularly regarding equity and accessibility. To address these, I encourage Mayor and Council to design a system that includes:

- Free transit options for residents, low-income individuals, and workers who rely on vehicles for their livelihoods.
- Robust communication and education campaigns to inform the community about the program's goals and benefits.
- Flexible pricing models that reflect varying traffic patterns and prioritize fairness.

I also understand that the RMOW may be limited by its Charter as mandated by Victoria. So, what. Lobby and change it. By taking a proactive approach to managing traffic and environmental impact, Whistler has an opportunity to lead by example, demonstrating how small communities can implement innovative solutions to global challenges.

Thank you for considering this important initiative.

Sincerely,

Patrick Smyth

Address on file

Whistler BC. "Exceeding Nature"



January 7, 2025

RE: Protecting Taxpayers from Overspending on Local Government Construction

Dear Mayor and Council:

The Independent Contractors and Businesses Association (ICBA) is Canada's largest construction association and a leading industry organization in British Columbia, with more than 4,500 member and client companies. ICBA's B.C. corporate members account for approximately 85% of the province's construction sector – representing more than 190,000 jobs. Construction itself is one of the biggest B.C. industries, directly generating almost 8% of GDP. ICBA also owns and manages a rapidly growing employee health and dental benefits business which currently supports more than 300,000 Canadians.

Apart from advocating for the interests of construction companies and contractors, ICBA is a principled voice for free enterprise and the benefits of a competitive, market-based economy. Unlike many other business associations, ICBA receives no funding from governments at any level. We believe that competition and choice for consumers and taxpayers is by far the best way to deliver value-for-money and create the conditions for a thriving economy.

ICBA is writing to you and other B.C. local government bodies to share our views on the topic of public sector procurement. At a time when large numbers of British Columbians are facing affordability challenges, many small and mid-sized businesses are struggling to survive, and the B.C. government is running record budget deficits, we believe it is **important for municipal leaders to commit to open, fair and transparent procurement practices** across all domains of local and regional government activity. This includes the regular purchase of goods and services to operate local government as well as procurement that is tied to capital spending and the development and maintenance of infrastructure assets.

When municipalities pay for goods, services and capital projects, they do so on behalf of all taxpayers in the community. **Municipal policymakers have an obligation to adopt prudent fiscal policies and to ensure the best possible value-for-money when expending taxpayer dollars. Competitive procurement policies are a vital part of delivering on this fundamental obligation.**

Across Canada, local government expenses amounted to \$220 billion in 2022, with the main components of expenditures consisting of purchases of goods and services, employee compensation, subsidies and grants, interest payments on debt, and the depreciation of fixed capital (Statistics Canada, Table 10-10-0015-01). In the same year, total local government revenues were \$225 billion, of which the largest shares were grants/payments from other levels of government and revenues derived from taxes on property.

In the past few years, the B.C. government has undertaken a significant fraction of its capital projects under the "Community Benefits Agreement" (CBA) framework adopted in 2018. Under this policy, a provincial Crown Corporation (British Columbia Infrastructure Benefits Inc. – BCIB) contracts for the employees required to build certain public sector infrastructure and other capital projects. It does so through an agreement with a group of 19 trade unions that are part of the broader Building Trades Union (BTU) alliance. All employees working on CBA projects must be (or become) members of an affiliated BTU.

This very unusual arrangement dilutes the important relationship that exists between an employer and its employees across the rest of the B.C. private sector.

The province's CBA policy has the effect of restricting bidding on projects covered by the scheme. This is especially problematic given that about 85% of the people working in the B.C. construction industry are not BTU members nor employed by contractors which are covered by BTU collective agreements. **Fewer bidders means less pressure to ensure competitive costs and excellence in project delivery.** Many ICBA members will not bid on public sector projects covered CBAs because of the extra bureaucracy and administrative complexity involved and also because they do not wish to give up control and management oversight of their own workforce – as is the normal practice in Canadian business.

As demonstrated by academic research, **restricted bidding translates into higher costs for taxpayers** and the users of infrastructure services established via CBA-type arrangements.¹ Cost over-runs and unexpected delays are a common theme with CBA projects.² The net result is hundreds of millions of dollars of additional costs imposed on the B.C. taxpayers and delays in project delivery.

It is sometimes argued that restrictive tendering policies like CBAs are necessary to support local hires, apprenticeships, and pensions. In a labour shortage like B.C. construction is facing, our companies do everything they can to hire and keep local workers. ICBA is the single largest sponsor of trades apprentices in British Columbia, and open shop contractors train 82% of all apprentices in the province. When it comes to financial security, ICBA contractors and their employees utilize RRSPs, bonus programs, and profit-sharing initiatives, providing flexible and effective solutions tailored to their workforce, rather than being restricted to union-controlled pension plans.

For local governments, the lesson from B.C.'s failed experiment with CBAs is clear. **Municipal and regional government projects should be developed and managed using open, competitive procurement.** Restrictive tendering should be avoided in all areas of local government activity – capital projects, but also the day-to-day procurement of goods and services. Municipalities should not discriminate against B.C. businesses and their employees based on factors such as particular union affiliations.

If you have any questions or wish to engage ICBA in a conversation on this, or any, construction issue, please feel free to contact me directly at chris@icba.ca.

Sincerely,
INDEPENDENT CONTRACTORS AND BUSINESSES ASSOCIATION



Chris Gardner
President and CEO, ICBA

¹ Brian Dijkema and Morley Gunderson, Restrictive Tendering: Protection for Whom?" January 2017, CARDUS.

² Renze Nauta, "Benefits for Whom? Assessing British Columbia's Community Benefits Agreements," CARDUS September 2024.

Summary

Dear Mayor and Council: The current zoning bylaw ("ZONING AND PARKING BYLAW NO. 303, 2015") provides significant financial and quality of life benefits to car owners by exempting car garages from the gross floor area calculation of their "principal building". This is directly in conflict with the first goal of Whistler's "Climate Action Big Moves Strategy" which is "Move Beyond the Car". Storage areas suitable only for bicycles and e-bicycles do not benefit from the same exemption. Our ask is for council to extend the exemption to storage areas for bicycles, e-bikes, and other items including recreational equipment, storage, tools, etc.

Dear Mayor and Council,

Firstly, we want to be 100% transparent in our personal goal for this letter: we are trying to put a roof over our deck. However, our building permit is in limbo because the previous owners of our relatively modest cabin/house in Alpine Meadows built a storage area without obtaining a permit. The storage area has a bare concrete floor and no plumbing. It is primarily used to store bicycles, e-bikes, and other recreational equipment. The unpermitted space puts our cabin over our gross floor area (GFA) allotment for our current zoning. We want to legitimize the storage area so we can build our roof and remove any barriers to obtaining building permits in the future if we choose to pursue one. The only option that has been presented to us by the municipality is to demolish the storage area. This is not a reasonable option for us and our tenants.

Why the Roof

- 1) Currently, snow and ice dump from our roof onto the deck. We want to eliminate the winter risk of injury or even death to persons. Because of the volume, the snow and ice dumped on the deck currently must be removed by hand increasing the risk of an accident. We do not think snow guards are an option, nor would they satisfy our other goals of our project outlined below.
- 2) We wish to increase the summer shade available to use. We do not have air conditioning.
- 3) It will likely increase our property's tolerance to wildfire.
- 4) And, of course, it will increase the usability of the space.

The Storage Space

In the process of trying to get our roof built and then the need to have our storage area legitimized, we became aware that garages do not count against a building's GFA calculation. We then wondered why our storage area would not be considered a garage. After discussion with our builder, it seems only *car garages* do not count against your GFA.

Our storage area has a bare concrete floor and is not plumbed. However, the door is not big enough to drive a car through. It is also not likely practical to create “highway access” for a car to the storage area. However, the space is maybe big enough to fit a single small car.

We share the space with our tenants. They have a one-bedroom suite in our cabin. Use of the storage area has been a key selling point to tenants over the years.

The storage area **is used like any car garage in Whistler**, except that you can’t get a car in there. **There are two e-bikes and four regular bikes permanently stored in it. When we and/or our tenants have guests, there can easily be a total of ten bikes in there.** Of course, there are also cabinets, shelves, a workbench, random recreational gear, tools, etc. in it. But, again, none of this is unlike a typical car garage in Whistler.

In the summer, we estimate that our tenants use their e-bikes for 70 or 80% of their trips in Whistler. We typically run, ride or hike straight from our cabin in the summer without ever getting in our car once we are here.

Whistler's Climate Action Strategy

We are sure you know what this is, however, we kindly remind you that the first goal is "Move Beyond the Car".

The Bylaw

The current Zoning and Parking bylaw clearly excludes *garages* from the GFA calculation. However, garages are not well defined. It also appears that the interpretation currently assumed by the RMOW is that a garage is uniquely for a motor vehicles and an e-bike is not one. If we bought a motorcycle and put that in there, would it be a garage? Unclear at the time of sending this email.

It has also come to our attention that there is an exclusion (up to 8 m²) for bike storage for multi-family dwellings, but not duplexes. For the record, 8 m² is a very small area. Could we fit 10 bikes in 8 m²? Maybe if you stacked them like pancakes or didn’t need to use half of them. Any provision that is made should provide significantly more space.

Separately, a garage for bicycles and e-bikes does not require a slab as thick as one required to support a 7,500 lb SUV. Similarly, the “highway access” requirements can be significantly relaxed for a bicycle and/or e-bike storage area. Changes to the bylaws should recognize these relaxed needs.

Our Options

A) If we were to spend an extra million or even more on our project, we could completely redesign our cabin to maintain the living area for us and our tenants, but also have a new two or even three-car garage. Then we could store our e-bikes and bicycles, etc., and our Porsches in our new, huge garage! (For the record, we drive a 15-year-old Suzuki and a nearly 20-year-old Audi... We were just joking about the Porsches!)

B) Pursue a zoning change. Because we are in a land strata this would be extremely challenging.

C) Demolish the storage area. This would have a significant quality of life impact on us and our tenants, and on the value of our home.

D) Sue the previous owners and move. The existence of the unpermitted space built by the previous owners is now documented on our file with the municipality. This is arguably already affecting the value of our property.

E) Pursue a change to the unfair and, frankly, hypocritical bylaw. This option not only helps us, but other owners in a similar situation. It also makes the bylaw considerably more consistent with Whistler's climate action strategy.

Since you have received this letter, we are obviously pursuing option E at this time.

Conclusions

I) The current bylaw provides a huge financial benefit to homeowners who have a garage by effectively giving them extra GFA which has and will likely continue to increase the value of their property.

II) The current provides significant space/quality of life benefits to homeowners who have a garage.

III) There are no such benefits to homeowners that have effectively a garage that is only for bicycles and e-bikes.

IV) The current bylaw encourages the construction of large garages for two or even more cars.

V) There is no such incentive for even small spaces (for single family homes) for "just" bicycles and e-bikes.

VI) For the reasons above, the current bylaw is at best inconsistent with Whistler's stated Climate Action Strategy, but probably closer to hypocritical.

Other Considerations

Our project has already been significantly delayed because the municipality erroneously wiped off the books the zoning under which our strata was initially developed. This issue has been addressed by council (many thanks!!!), but only very recently and this has only allowed us to find out that we are definitively blocked by the GFA issue described above.

Our Ask

Our ask is to extend the exemption for car garages from the GFA calculation for principal buildings to include storage areas suitable for bicycles and e-bicycles. And, of course, we

would like to see this change happen in a timely way. E.g. in the first half of 2025, so we can move forward with our project in time for winter 2025/26.

Note that a change to the bylaw here might paint council members as being serious about encouraging transportation by bike and e-bike!

...

Thank you for your time on this subject. Please feel free to reach out if you have any questions or require any clarification to the above.

Finally, we have copied David Girard at Whistler Builder/Peak Ventures and Adam Pocock in the planning department at the RMOW on this message.

Regards,

Bill Gordon and Christina Poon

Whistler and Vancouver, BC



December 16, 2024

Mayor Jack Crompton and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor Jack Crompton and Council:

**RE: CANADA COMMUNITY-BUILDING FUND: SECOND COMMUNITY WORKS FUND
PAYMENT FOR 2024/2025**

I am pleased to advise that UBCM is in the process of distributing the second Community Works Fund (CWF) payment for fiscal 2024/2025. An electronic transfer of \$350,033 is expected to occur in December 2024. This payment is made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Canada Community-Building Fund can be found on our [website](#).

For further information, please contact Canada Community-Building Fund Program Services by e-mail at ccbf@ubcm.ca or by phone at 250-356-5134.

Sincerely,



Councillor Trish Mandewo
UBCM President

PC: Carlee Price, Director of Finance

January 10, 2025

Michael Braun, Operations Manager

Sent by e-mail: Michael.Braun@gov.bc.ca

Geoff Abbott, Area Manager, Roads

Sent by e-mail: Geoff.Abbott@gov.bc.ca

Ministry of Transportation and Infrastructure

310 - 1500 Woolridge Street

Coquitlam, BC V3K 0B8

Dear Michael and Geoff,

Re: Highway 99 Cycling Maintenance and Infrastructure Priorities – 2024 Report

Introduction

The Whistler Cycling Club (WCC) offers the following assessment of the condition of Highway 99 cycling infrastructure in the Whistler area during the April through October 2024 cycling season. This report is an update to our January 4, 2024 report of the 2023 season.

The Climate Action Strategy of the Resort Municipality of Whistler includes a goal to increase active transport by bicycle as a means of decreasing automobile related emissions. Additional trips by bicycle on the Highway 99 shoulder between Function Junction and Emerald Estates will be essential to meeting that goal. Many of those trips will be made by the rapidly growing number of e-bikes in Whistler, some not suited for Whistler's off-road Valley Trail network.

Cyclists can ride legally and safely on Highway 99 provided that the highway shoulder is appropriately maintained, marked and signed. This includes a minimum 1.5 to 2 m wide paved shoulder, free of gravel/debris/potholes/cracks and separated from vehicle traffic by a highly visible white fog line. Signage and pavement markings help to inform drivers that cycling is permitted and remind both cyclists and drivers to safely share the road.

Condition of cycling infrastructure in the Whistler area in 2024

· Shoulder Sweeping

In 2024 the initial sweep of winter gravel on the Highway 99 shoulder between Function and Emerald was conducted in mid-April, more than a month earlier than 2023. This was much appreciated by WCC members and all cyclists using the highway. The quality of sweeping was generally good, with the exception of northbound from Function to Spring Creek where there was considerable gravel on the shoulder throughout the cycling season.

· Fog Line Repainting

A relatively small amount of line repainting work was done on Highway 99 in the Whistler area in 2024, resulting in hazards for both cyclists and drivers of motor vehicles. It was noted that line

painting equipment was in Whistler in July, but was not used to refresh many areas where the lines were worn away. Shoulder lines from Function to Village Gate Blvd. were never repainted in 2024, with lines on inside curves completely absent.

Lack of line painting can also impact vehicle safety. Dashed white line paint marking southbound merge lanes at Village Gate Blvd. and Lake Placid Road are not visible, causing confusion for drivers who must merge into a single lane.

- **Shoulder Pavement Condition**

In general, the pavement on the Highway 99 shoulder between Function and WedgeWoods is in very good condition. However, there are potholes on the Mons overpass bridge deck and the pavement repairs completed in 2023 northbound at Lake Placid Road and southbound south of Spring Creek have deteriorated somewhat.

- **Share the Road Signs**

Share the Road signs (see Figure 1) alert drivers that cycling is permitted and encourage both cyclists and drivers to safely share the road. Within Whistler there are currently three northbound Share the Road signs and only one southbound. Between Squamish and Whistler there are none.

- **Intersection Safety**

Intersections can be a hazard for cyclists because of potential interactions with vehicles turning off and onto the highway. Signage and pavement markings can assist cyclists in safely crossing the vehicle turning lane. It is noted that Highway 99 intersections through Squamish have bicycle crossing signs (see Figure 2), while there are none at Highway 99 intersections in Whistler. Bicycle stencil pavement markings were previously used at some Whistler intersections, but these are worn away and have not been repainted.

- **Minimum Safe Passing Distance**

On June 3, 2024 minimum safe passing distance rules came into effect in BC to protect vulnerable road users (cyclists, pedestrians, motorcycles, etc.). On Highway 99 through Whistler this will require drivers to keep a minimum of 1.5 m distance when passing a cyclist. However, there are no signs to advise drivers of this new safety requirement. Figure 3 shows the sign template authorized by the province for installation on BC highways.

- **Callaghan Valley Road to Whistler Olympic Park**

This road is frequently used by cyclists and is a feature of the annual Granfondo Whistler Medio event. The shoulder and vehicle lanes are badly cracked and continue to deteriorate. In 2024 lane repaving was done in several short sections, including approaches to the Callaghan Creek bridge.

Recommendations to improve cycling safety.

- Continue to complete the initial shoulder sweep between Function Junction and Emerald Estates in mid to late April, as was done in 2024.
- Repaint fog lines annually between Function Junction and Emerald Estates by late spring, after the initial shoulder sweep.
- Install Share the Road signs southbound near Village Gate Blvd. and near Lake Placid Road to supplement current signs. Install Share the Road signs both northbound and southbound between Squamish and Whistler.
- Install cycling signage and pavement markings at Highway 99 intersections through Whistler.
- Install Minimum Safe Passing Distance signs in Whistler and throughout the Sea to Sky corridor.
- Continue to repair and repave deteriorated sections of the Callaghan Valley Road.
- Continue to repave sections of Highway 99 toward Pemberton.

We would be pleased to have the opportunity to meet and discuss with MOTI staff.

Sincerely,

Alan Riches

President, Whistler Cycling Club www.whistlercyclingclub.ca

[Redacted]
[Redacted] Whistler BC [Redacted]
[Redacted]

cc: Jeremy Valeriote, MLA for West Vancouver-Sea to Sky
Mayor and Council, Resort Municipality of Whistler
Miller Capilano,
BC Cycling Coalition

Figures

Figure 1 - Share the Road Sign
- Squamish Intersection Sign



Figure 2



Figure 3 - BC Minimum Safe Passing Distance Sign - 2024



I-145-1x



Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

Contact Name	Shannon Pillay
Organization	Canadian Women's Heart Health Alliance
Business Address	40 Ruskin Street, Room S-112A
City/Province/Postal Code	Ottawa, Ontario. K1Y 4W7
Business Phone Number	778-996-8519
Business Email	shannonpillay15@gmail.com
Website Address	https://www.cwhha.ca
Brief description of the event associated with your request - 75 words or less <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	Heart disease is the number one killer of women worldwide and the leading cause of premature death in Canadian women. Wear Red Canada is celebrated annually across Canada on February 13th to raise awareness about women's cardiovascular health. We are requesting that you join us in 'in lighting the town red' by lighting up Fitzsimmons covered bridge in red on February 13th 2025 to support women's heart health and to raise awareness within the community.
Optional: Social Media Campaign Title (include hashtags)	#HerHeartMatters and #WearRedCanada.
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	February 13, 2025
Colour Request	Red

Signature: 
Date: January 7, 2025

This application does not guarantee that your event lighting request will be approved or your date is available.

Dear Mayor Jack Crompton and Members of Whistler City Council,

Happy New Year!

Thank you for declaring December 2024 as Christian Heritage Month. Your support has been greatly appreciated and has positively impacted our community.

I am writing to kindly request the renewal of this declaration for December 2025, allowing us to continue celebrating the Christian faith's contributions to Whistler's history, culture, and values.

We are also excited to share that nearly 50 additional municipalities, 3 regions across Canada, and the province of Saskatchewan have joined in declaring December as Christian Heritage Month. This growing national campaign reflects a shared commitment to honoring heritage and fostering unity.

Additionally, I would like to propose including a **flag-raising ceremony** this year to provide a meaningful and visible way to recognize Christian Heritage Month.

If possible, may I also request that a councillor consider introducing a motion at the next council meeting? This would establish a meaningful city tradition that the entire community can plan and look forward to.

Thank you for your continued leadership and consideration.

Gratefully Yours,

Molly Banerjei

CEO Christian Heritage Month Initiative

647-979-3220

www.Christianheritagemonth.ca

www.ChristianMusicFestival.org

Love Serve Unite. Building Strong Communities.

WHEREAS According to Statistics Canada’s 2021 Census of Population, Christianity is the largest religion in Canada, with over half of Canadians identifying as Christian; and

WHEREAS Christians have contributed significantly to Canada’s spiritual, cultural, and social heritage, shaping communities across the nation, including the City of Victoria, with values of compassion, service, and unity; and

WHEREAS Christian Heritage Month provides an opportunity for residents of all backgrounds to appreciate and celebrate the positive impact of Christianity on our shared history and diverse society; and

WHEREAS more than thirty municipalities across Canada have recognized December as “Christian Heritage Month,” honoring the contributions of the Christian community to Canada’s development and cultural fabric;

NOW, THEREFORE, I, [Mayor’s Name], Mayor of the City of Victoria, do hereby proclaim the month of December as **Christian Heritage Month** in the City of Victoria, BC, in recognition of the contributions of the Christian community and the shared values that unite us all.