



REGULAR MEETING OF MUNICIPAL COUNCIL
AGENDA

Tuesday, February 4, 2025, 5:30 p.m.

Franz Wilhelmsen 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 February 4, 2025.

4. ADOPTION OF MINUTES

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

5. PUBLIC COMMENT AND QUESTION PERIOD

6. MAYOR'S REPORT

7. CONSIDERATION OF COMMITTEE OF THE WHOLE RECOMMENDATIONS

7.1 Committee of the Whole - January 21, 2025

That Council adopt the Committee of the Whole (COTW) recommendation to endorse the Website Redesign Project plan as described in the COTW Report No. W25-001.

8. ADMINISTRATIVE REPORTS

8.1 RZ001191 - Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024 Report No. 25-007 File No. 3900-20-2458

A presentation by municipal staff.

That Council consider giving first, second and third readings to "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024".

9. MINUTES OF COMMITTEES

9.1 Housing and Strategy Select Committee

That Council receive the Regular Meeting minutes of the Housing and Strategy Select Committee of October 15, 2024.

10. BYLAWS FOR FIRST, SECOND AND THIRD READINGS

10.1 Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024

That Council give "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024" first, second and third readings.

11. CORRESPONDENCE

11.1 Resort Municipality of Whistler 2024 Interim Housing Needs Report File No. 3009

Correspondence from J. Wood regarding the Resort Municipality of Whistler's 2024 Interim Housing Needs Administrative Report No. 24-109.

11.2 Recognition of the Resort Municipality of Whistler's Lost Lake Nordic Team File No. 3009

Correspondence from D. Wilson, on behalf of the Whistler Nordics Ski Club, acknowledging the Resort Municipality of Whistler's Lost Lake Nordic team for their work in maintaining the Lost Lake Nordic trails.

11.3 Request for Lighting at the Fitzsimmons Bike Park File No. 3009

Correspondence from M. Svajgr requesting the installation of lights at the Fitzsimmons Bike Park.

11.4 Light-up and Proclamation Requests

a. National Dental Hygienists Week Light-Up Request File No. 3009.1

Correspondence from B. Sander requesting the Fitzsimmons Covered Bridge be lit purple on April 4, 2025, in support of National Dental Hygienists Week.

b. World Encephalitis Day Light-Up Request File No. 3009.1

Correspondence from T. Garcia, requesting the Fitzsimmons Covered Bridge be lit red on February 22, 2025, in support of World Encephalitis Day.

c. Invictus Games Vancouver Whistler Light-Up Request File No. 3009.1

Correspondence from C. Vandenberg requesting the Fitzsimmons Covered Bridge be lit yellow from February 8 to 16, 2025, in support of the Invictus Games Vancouver Whistler 2025.

d. World Hemophilia Day Light-Up Request File No. 3009.1

Correspondence from G. Coicou, requesting the Fitzsimmons Covered Bridge be lit red on April 17, 2025, in support of World Hemophilia Day.

e. International Day for the Elimination of Racial Discrimination Light-Up Request and Proclamation File No. 3009.1

Correspondence from C. Stretch, on behalf of the Whistler Multicultural Society, requesting the Fitzsimmons Covered Bridge be lit red and white on March 21, 2025, and that this date be proclaimed International Day for the Elimination of Racial Discrimination in Whistler.

12. TERMINATION

That Council terminate the Regular Council Meeting of February 4, 2025.



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

Tuesday, January 21, 2025, 5:30 p.m.
Franz Wilhelmson 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. Murl

ABSENT: Councillor J. Morden

STAFF PRESENT: Chief Administrative Officer, V. Cullen
General Manager of Corporate Services and Public Safety, T. Battiston
General Manager of Infrastructure Services, J. Hallisey
General Manager of Climate Action, Planning and Development
Services, D. Mikkelsen
General Manager of Community Engagement and Cultural Services,
K. Elliott
Director of Planning, M. Laidlaw
Chief Financial Officer, C. Price
Manager of Legislative Services/ Corporate Officer, P. Lysaght
Manager of Capital Projects, C. Roberts
Supervisor of Infrastructure Projects, S. Morphet
Senior Communications Officer, T. Dukeson
Planning Analyst, B. McCrady
Council Coordinator, P. Mendieta

OTHERS: Whistler Museum Curator and Executive Director, B. Nichols
West Vancouver-Sea to Sky MLA, J. Valeriote

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 Lílwat7úl, 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.

Mayor J. Crompton recognized the Freedom of the Municipality holder, J. Moodie, in the audience.

3. ADOPTION OF AGENDA

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council adopt the Regular Council Meeting agenda of January 21, 2025, as amended to include the late council package circulated on January 21, 2025; add late correspondence as Agenda item 13; and move Agenda item 6.1 to immediately after the adoption of the minutes.

CARRIED

4. ADOPTION OF MINUTES

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

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

CARRIED

Mayor J. Crompton called for a recess at 5:34 p.m.

Mayor J. Crompton called the Meeting back to order at 5:38 p.m.

5. PRESENTATIONS

5.1 Honouring Al Raine

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

Mayor J. Crompton called for a recess at 5:52 p.m.

Mayor J. Crompton called the Meeting back to order at 5:53 p.m.

6. DELEGATIONS

6.1 West Vancouver-Sea to Sky MLA Jeremy Valeriote

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

7. PUBLIC COMMENT AND QUESTION PERIOD

There were no questions from the public.

8. MAYOR'S REPORT

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

9. ADMINISTRATIVE REPORTS

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

Moved By Councillor A. De Jong

Seconded By Councillor J. Ford

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.

CARRIED

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

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

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.

CARRIED

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

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

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

CARRIED

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

Moved By Councillor R. Forsyth

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 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.

CARRIED

10. BYLAWS FOR FIRST, SECOND AND THIRD READINGS

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

Moved By Councillor J. Ford

Seconded By Councillor R. Forsyth

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

CARRIED

11. OTHER BUSINESS

11.1 Appointment of Approving Officer

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

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 further described in the RMOW Manager of Engineering Services job description.

CARRIED

12. CORRESPONDENCE

12.1 Congestion Traffic Pricing in Whistler File No. 3009

Moved By Councillor R. Forsyth

Seconded By Councillor A. De Jong

That Council receive correspondence from P. Smyth regarding the implementation of congestion traffic pricing in Whistler and refer it to staff.

CARRIED

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

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

That Council receive correspondence from C. Gardner regarding local government construction spending and procurement practices and refer it to staff.

CARRIED

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

Moved By Councillor J. Ford

Seconded By Councillor A. De Jong

That Council receive correspondence from B. Gordon regarding the treatment of and definition of garage space in the Resort Municipality of Whistler "Zoning and Parking Bylaw No. 303, 2015" and refer it to staff.

CARRIED

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

Moved By Councillor J. Murl

Seconded By Councillor C. Jewett

That Council receive correspondence from UBCM President, T. Mandewo, regarding the Community Works Fund 2024-25 Agreement and refer it to staff.

CARRIED

12.5 Cycling Infrastructure in Whistler File No. 3009

Moved By Councillor A. De Jong

Seconded By Councillor J. Ford

That Council receive 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 and refer it to staff.

CARRIED

12.6 Light-up and Proclamation Requests

a. Wear Red Canada Day File No. 3009.1

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

That Council receive correspondence from S. Pillay, refer it to staff and that 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.

CARRIED

b. Christian Heritage Month Proclamation File No. 3009.1

Moved By Councillor J. Murl

Seconded By Councillor J. Ford

That Council receive correspondence from M. Banerjei.

CARRIED

13. LATE CORRESPONDENCE

13.1 2025 Budget Process and Five-Year Financial Plan Bylaw No. 2465, 2025 File No. 3009

Moved By Councillor R. Forsyth

Seconded By Councillor C. Jewett

That Council receive correspondence from D. Titus regarding the 2025 Budget Process and the addition of funding for a gondola feasibility study in the "Five-Year Financial Plan Bylaw No. 2465, 2025".

CARRIED

14. TERMINATION

Moved By Councillor J. Murl

Seconded By Councillor C. Jewett

That Council terminate the Regular Council Meeting of January 21, 2025, at 6:58 p.m.

CARRIED

Mayor, J. Crompton

Corporate Officer, P. Lysaght

STAFF REPORT TO COUNCIL

PRESENTED: February 4, 2025
FROM: Planning
SUBJECT: RZ001191 – ZONING AMENDMENT BYLAW (5298 ALTA LAKE ROAD) NO. 2458, 2024

REPORT: 25-007
FILE: 3900-20-2458

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 consider giving first, second and third readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024”.

PURPOSE OF REPORT

This report presents “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024” (Proposed Bylaw) for Council’s consideration of first, second and third readings.

The Proposed Bylaw will make minor changes to the Tourist Accommodation Seventeen (TA17) Zone, a site-specific zone applicable to 5298 Alta Lake Road. The TA17 Zone allows bonus density subject to a number of conditions being met. Among those conditions is a requirement to move the existing Gebhart/Hillman Cabin (Cabin) to the new park on the subject lands and refinish the relocated Cabin and repair it so that it is weather proofed and structurally sound, and the main floor of the Cabin may be safely used and occupied. The Proposed Bylaw will add a second option to meet the condition related to the Cabin that would require a replacement amenity structure be constructed in the park and a cash contribution to the Recreation Works and Services Reserve (Reserve), such that the total value of the structure and the cash contribution is equal to the total estimated cost of relocating and refurbishing the Cabin.

Although Council directed staff to bring forward for consideration an amendment to the TA17 Zone to remove the requirement to move and repair the Cabin at the October 8, 2024 Regular Council Meeting, the Proposed Bylaw did not remove the requirement but provides an option to meet that requirement through an alternative amenity and cash contribution to the Reserve. This amendment addresses new requirements under the *Local Government Act* (LGA) that payment of money instead of complying with conditions in a zoning bylaw must be at the option of the developer.

☐ Information Report

☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

The subject lands of the Proposed Bylaw are located at 5298 Alta Lake Road, on the west side of Nita Lake (Appendix A). In 2018, the owners of 5298 Alta Lake Road submitted a rezoning application in response to the RMOW's [Private Sector Employee Housing Initiative](#). It was recognized through the rezoning process that the Cabin could be refurbished and moved to the new community park proposed on a portion of the subject lands to honour its history and provide a public space.

The subsequent TA17 zoning adopted by [Council in 2023](#), along with the associated development agreement (Agreement) registered on the property title obligate the owner to:

- Relocate the Cabin to the community park on the property;
- Upgrade its foundation and exterior building envelope so it is “impervious and structurally sound for all months of the year and the main floor of the Cabin may be safely used and occupied between May 1 and September 30 of each calendar year.”

The intent was to relocate and protect the Cabin such that the RMOW need not invest in immediate exterior building envelope improvements. Despite the decision and subsequent planned investment to relocate and weatherproof the Cabin, the future indoor public use of the building is significantly limited by its interior condition (bare stud walls, no insulation, no water service, limited electrical service), structural snow load restrictions (unoccupiable in winter months) and access and parking challenges (no public road access or parking, access via Valley Trail only).

These limitations caused staff to reassess the viability and business case of retaining the Cabin, which was presented to Council on October 8, 2024 ([Administrative Report No. 24-098](#)). Here staff recommended that the Cabin not be retained and that an alternative option be pursued due to the demonstrated need for major reinvestment in other older municipal buildings in better functionality and the limitations of the Cabin (location, access, parking, winter occupancy, interior condition, use desirability) and the annual maintenance costs for an anticipated little use. Council passed the following resolution at the October 8, 2024 Regular Council Meeting:

That Council direct staff to bring forward for consideration an amendment to the TA17 Zone to remove the requirement to move and repair the existing cabin as shown on the Key Plan for the TA17 Zone, attached as Appendix A to Administrative Report No. 24-098 (Gebhart/Hillman cabin), and replace with:

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

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

Analysis

The Proposed Bylaw has been prepared for Council's consideration of first, second and third readings and addresses Council's October 8, 2024 resolution by offering an option to the obligation in the TA17 Zone to move, refinish and repair the Cabin so that it is weather proofed and structurally sound and the main floor of the Cabin may be safely used and occupied.

Specifically, the Proposed Bylaw will add a new subsection to the TA17 Zone as follows:

“(6.1) Pursuant to sections 482(2.4) and 482.3 of the *Local Government Act*, instead of complying with the condition set out in 6(c) the owner may do both of the following:

- (i) Construct or install within the community park, incorporating materials reclaimed from or similar to the cabin, a picnic shelter, gazebo or similar amenity structure that complements or enhances and is compatible with public use of the park and recognizes the history and culture of what the cabin and its use represented in the development of Whistler and its community, with the final design and location to be to the satisfaction of the municipality’s General Manager of Climate Action, Planning and Development Services, acting reasonably; and
- (ii) Make a cash contribution to the municipality’s Recreation Works and Services Reserve Fund for dedicated use for municipal heritage preservation/improvement,
with the combined value of items (i) and (ii) to be no less than \$350,000.”

This approach provides an alternative to the existing obligation to relocate and refurbish the Cabin, while still requiring an amenity structure and cash contribution such that the value of the total contribution remains as it would have been if the Cabin were to be relocated and refurbished. The Proposed Bylaw includes the alternative amenity and cash contribution in order to address new requirements under the LGA that payment of money instead of complying with conditions in a zoning bylaw must be at the option of the developer.

If the new alternative is pursued, the RMOW will not receive an asset with marginal options for use and with added costs necessary to upgrade the Cabin to a condition that would offer greater use. Instead, the provision of a different amenity structure in the community park that recognizes the history and culture of what the Cabin and its use represented in the development of Whistler and the remaining cash contribution will contribute funds to maintain other municipal heritage assets.

The other amendments to the TA17 Zone are minor and include that the owner may satisfy the condition under section 6.1 by entering into an agreement with the RMOW to complete all required within one year of the date of execution of such agreement and by providing the RMOW security for the completion of such work in an amount and form satisfactory to the RMOW. This is consistent with the existing approach in the TA17 Zone for satisfaction of delivery of some of the amenities.

A copy of the TA17 Zone is attached as Appendix B, and shows the proposed amendments, with the deletions shown in blackline and the proposed text shown in red.

Consultation and Financial Feasibility

Under section 482 of the LGA, there are new requirements for local governments to undertake consultation and a financial feasibility analysis when developing or amending a density bonus zoning bylaw. The TA17 Zone is a density bonus zone that enables additional density to be developed subject to meeting specified conditions.

The Proposed Bylaw does not amend the density bonus specifically, rather, it adds an additional option in order to meet the required conditions of the density bonus. Even though it does not alter the density bonus directly, it is still subject to the new consultation and financial feasibility requirements of the LGA.

The steps taken to meet the new requirements are described in Appendix C.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Council's authority to consider and adopt a zoning amendment bylaw is established in the LGA.

[October 8, 2024: Administrative Report No. 24-098](#), Alta Lake and Nita Lake Heritage Buildings Report

2023-2026 Strategic Plan

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

Strategic Priorities

☐ Housing

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

☐ Climate Action

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

☐ Community Engagement

Strive to connect locals to each other and to the RMOW

☐ Smart Tourism

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

☒ Not Applicable

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

Community Vision and Official Community Plan

The 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 subject property is split designated in the OCP Land Use Map as Parks and Recreation, Protected Areas, Residential – Lot to Medium, and Residential – Visitor Accommodation. These designations reflect the uses permitted in the specified polygons under the zoning.

The proposed zoning amendment is consistent with the applicable designations, and the recommendation of this report is consistent with the goals, objectives, and policies with respect to growth management (Chapter 4), economic viability (Chapter 6) and learning, culture and recreation (Chapter 9), as elaborated in the table below:

Chapter 4 – Growth Management		
Section 4.1.6.4 OCP/Zoning Amendment Evaluation Criteria		Staff Comment
a)	<i>The project must be capable of being served by municipal water, sewer, and fire protection services, or by an alternate means satisfactory to the municipality;</i>	Not applicable to the Proposed Bylaw.

b)	<i>the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;</i>	Not applicable to the Proposed Bylaw.
c)	<i>the project must comply with all applicable policies of the OCP;</i>	The Proposed Bylaw complies with the applicable policies of the OCP.
d)	<i>all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:</i>	
i.	<i>balanced resort and community capacity;</i>	The Proposed Bylaw does not impact the resort and community capacity.
ii.	<i>overall patterns of development of the community and resort;</i>	The Proposed Bylaw does not impact the patterns of development.
iii.	<i>the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;</i>	The Proposed Bylaw does not impact the noted values.
iv.	<i>Whistler's sensitive ecosystems and biodiversity;</i>	The Proposed Bylaw does not impact the noted values.
v.	<i>scale, character and quality of development;</i>	The Proposed Bylaw does not impact the scale, character or quality of the development. Instead of relocating and repairing the Cabin, the Proposed Bylaw provides an option of a picnic shelter, gazebo or similar amenity structure in the community park that incorporates materials reclaimed from or similar to the Cabin, that complements or enhances and is compatible with public use of the park and recognizes the history and culture of what the Cabin and its use represented in the development of Whistler and its community.
vi.	<i>compatibility with the surrounding area or neighbourhood;</i>	Instead of relocating and repairing the Cabin, the Proposed Bylaw provides an option of a picnic shelter, gazebo or similar amenity structure in the community park that incorporates materials reclaimed from or similar to the Cabin, that complements or enhances and is compatible with public use of the park and recognizes the history and culture of what the Cabin and its use represented in the development of Whistler and its community.
vii.	<i>quality of life of Whistler's residents</i>	Instead of relocating and repairing the Cabin, the Proposed Bylaw provides an option of a picnic shelter, gazebo or similar replacement amenity structure in the community park that is more suitable to the needs of a community park and will also allow a cash contribution to be made for municipal heritage preservation/improvement and reduce taxpayer funding of such.
viii.	<i>quality of experience for Whistler's</i>	The Instead of relocating and repairing the Cabin, the

	<i>visitors;</i>	Proposed Bylaw allows an option of a suitable replacement amenity in the community park and will also allow a cash contribution to be made for municipal heritage preservation/improvement. The cash contribution can improve quality of experience for visitors.
ix.	<i>geotechnical, flood and wildfire hazard;</i>	The Proposed Bylaw does not impact the noted values.
x.	<i>archaeological, heritage and culture resource;</i>	Staff engaged in direct discussions with the Whistler Museum Director, and with the former RMOW Manager of Cultural Planning and Development, to fully understand implications of keeping versus not keeping the Cabin. Instead of relocating and repairing the Cabin, the Proposed Bylaw allows an option of a picnic shelter, gazebo or similar amenity structure to be constructed in the community park that incorporates materials reclaimed from or similar to the Cabin, that complements or enhances and is compatible with public use of the park and recognizes the history and culture of what the Cabin represented in the development of Whistler, combined with a cash contribution for municipal heritage preservation/improvement.
xi.	<i>traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system</i>	The Proposed Bylaw does not impact the noted values.
xii.	<i>local economy</i>	The Proposed Bylaw does not impact the noted values.
xiii.	<i>municipal finance</i>	The Proposed Bylaw will allow a replacement amenity in the onsite park and a cash contribution to the Reserve that will be targeted for municipal heritage preservation/improvement, and that is equivalent to the developer's estimated costs of moving and repairing the, less building the replacement amenity in the park. From an RMOW asset management perspective, lifecycle maintenance of a new replacement amenity will be less than that of retaining and restoring the Cabin.
xiv.	<i>social, health, recreation, education and emergency facilities and services</i>	The Proposed Bylaw does not impact the noted values.
xv.	<i>employee housing</i>	The Proposed Bylaw does not impact the noted values.
xvi.	<i>community energy and GHG emissions, water supply and conservation and solid waste</i>	The Proposed Bylaw does not impact the noted values.
Chapter 6 – Economic Viability		
Section	Objective/Policy	Staff Comment
6.1	<i>Provide effective and appropriate municipal infrastructure (including facilities and amenities) that minimizes</i>	As noted above, the Proposed Bylaw will allow a replacement amenity in the onsite park and a cash contribution to the Reserve. The lifecycle maintenance of

	<i>taxpayer costs, and consider allocating the value of infrastructure replacement to future users</i>	a new replacement amenity will be less than retaining and restoring the Cabin.
6.1.4.3	<i>Emphasize resourcefulness across the municipality while delivering cost effective and affordable service excellence.</i>	The Proposed Bylaw allows an alternative structure that will recognize the history and culture that the Cabin represents, offering a suitable amenity that has lower life cycle costs, and will contribute cash that can assist with maintenance and preservation of other municipal heritage structures.
Chapter 9 – Learning, Culture and Recreation		
Section	Objective/Policy	Staff Comment
9.2.4.2	<i>Maintain an inventory of Whistler's heritage assets and ensure all identified heritage assets are considered in the review of new development proposals</i>	<p>When the developer and staff became aware of the challenges and additional costs with the Cabin works, significant consideration was given to the matter.</p> <p>In the absence of a Heritage Strategy and Plan for Whistler, staff undertook a high-level draft assessment of older buildings at five locations in the vicinity of Alta and Nita Lakes in Whistler as a starting point to inform and prioritize municipal budgets and the Five-Year Financial Plan respecting the lifecycle maintenance of these building assets into the future. Staff also engaged in an internal review process with multiple RMOW departments, additional site visits to the Cabin, and had direct discussions with the Whistler Museum Director, and with the former RMOW Manager of Cultural Planning and Development, all to fully understand the implications of keeping versus not keeping the Cabin.</p> <p>This information was presented to both the COTW and Council in the fall of 2024, and on October 8, 2024 Council directed staff to bring forward for consideration an amendment to the TA17 Zone to provide a replacement amenity to the Cabin and a provide a cash contribution to municipal heritage preservation/improvement.</p>

BUDGET CONSIDERATIONS

The Proposed Bylaw will establish the option to provide an amenity structure and a cash contribution to the Reserve which will be targeted for municipal heritage preservation/improvement, equivalent to the developer's estimated cost of moving and repairing the Cabin, less the cost of the replacement amenity in the onsite park.

This is a municipally led zoning amendment to reflect the recommendation from Council.

LÍ'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the LÍ'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

Under Bill 16, the Province introduced new regulations regarding density bonus bylaws that require consultation and a financial feasibility analysis be undertaken and considered when adopting or amending a density bonus bylaw. These requirements are enacted under section 482 of the LGA. As discussed in the Analysis section of this report, the consultation and financial analysis obligations for the Proposed Bylaw are considered met.

Section 464(2) of the LGA specifies that a public hearing is not required to be held where an OCP is in effect for the area that is the subject of the zoning amendment, and the zoning amendment is consistent with the OCP.

Section 43 of the RMOW "[Land Use Procedures and Fees Bylaw No. 2205, 2022](#)" delegates the authority to waive a public hearing pursuant to Section 464(2) noted above, to the General Manager of Climate Action, Planning and Development Services (GM CAPDS). The GM CAPDS approved to waive the public hearing. In accordance with the regulations, a notice was mailed out and advertisements were made to advise the public that no public hearing will be held for the Proposed Bylaw.

In addition, a Development Notification Sign has been posted on the property. No comments or concerns have been received by staff as of the time of writing this report.

REFERENCES

Appendix A – Site Location Map

Appendix B – Blackline version of TA17 Zone illustrating amendment under Proposed Bylaw

Appendix C – Consultation and Financial Feasibility

"Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024" (included in Council Package)

SUMMARY

This report presents "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024" applicable to 5298 Alta Lake Road, for Council's consideration of first, second and third readings.

The proposed amendments will add an option to the requirement to relocate and refurbish the Cabin to provide a different amenity structure in the community park and make a cash contribution to the Reserve. The new option will provide a suitable amenity structure in the park that gives recognition to the history and culture of what the Cabin and its use represented and contribute cash to maintain other

municipal heritage assets, with the combined value of the new option being equivalent to that of relocating and refurbishing the Cabin.

SIGN-OFFS

Written by:

Tracy Napier,
Planner

Reviewed by:

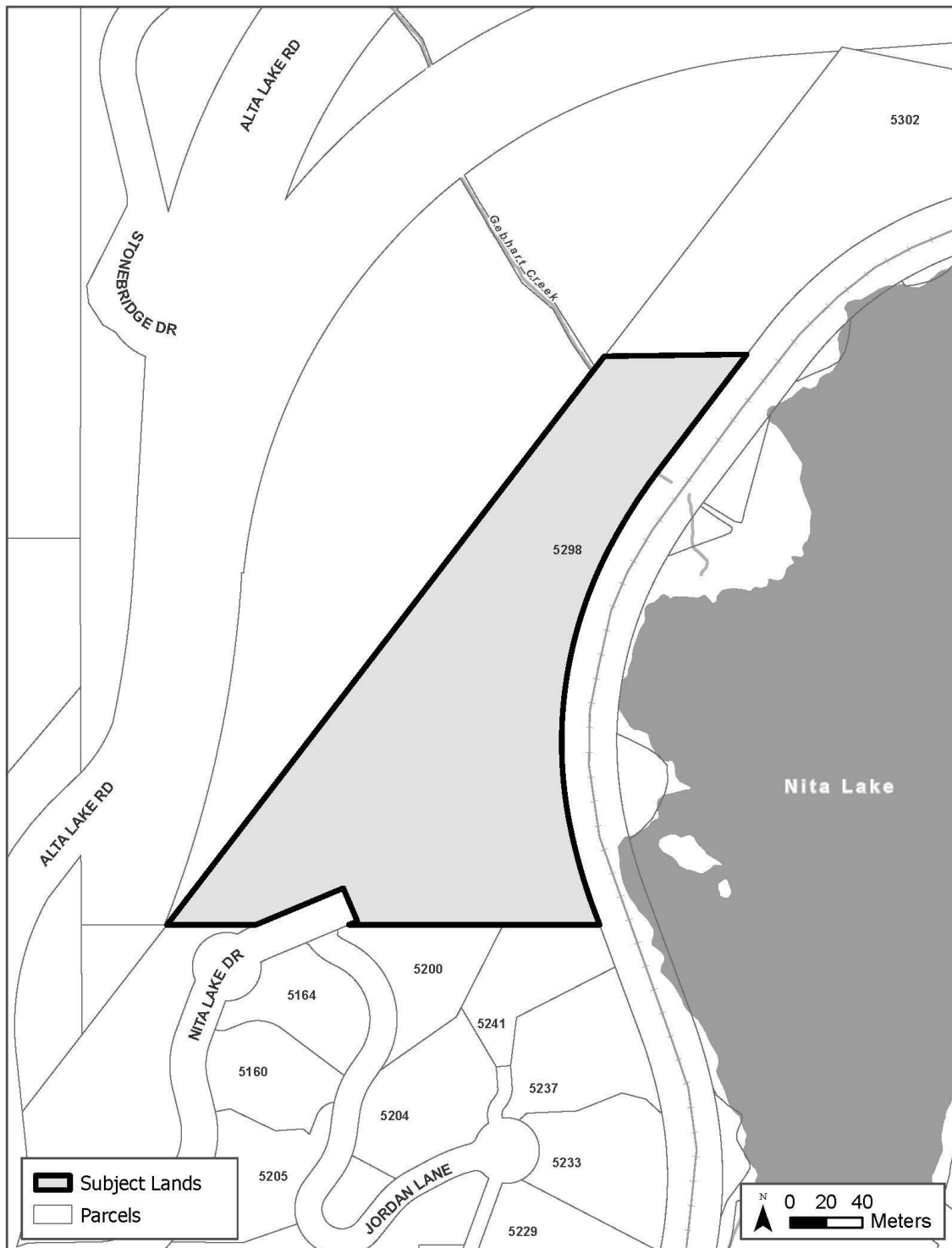
Melissa Laidlaw,
Director of Planning

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

Virginia Cullen,
Chief Administrative Officer

SITE LOCATION MAP

5298 Alta Lake Road



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

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

Subdivision and Use of Park and Housing Parcels

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

Permitted Uses

- (4) The following uses are permitted and all other uses are prohibited:
 - (a) Employee housing contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 Zone
 - (b) Tourist accommodation contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 Zone
 - (c) Residential use contained in townhouses, but only at the locations and within the buildings specified for such use in the Key Plan for the TA17 Zone
 - (d) Caretaker's residence in one of the employee housing townhouses
 - (e) Amenity building for use as check-in facility for tourist accommodation uses and pool changing facility and other pool related uses
 - (f) Nature conservation park
 - ~~(g) Community park, including one washroom building and one cabin, but the only structure permitted to be used for a cabin as part of a community park use are the cabin located in the TA17 Zone on September 12, 2023, which may be relocated and restored as contemplated under subsection (6)(c) (Bylaw No. 2423)~~
 - "Community park, including one washroom building and one additional amenity structure as contemplated under either subsection 6(c) or subsection 6.1.
 - (h) Two Auxiliary buildings

-
- (i) Auxiliary uses

Base Density

- (5) The maximum permitted densities for the uses permitted in the TA17 Zone are as follows:
 - (a) Twenty-one employee housing dwelling units, having combined a gross floor area of no more than 2000 square metres;
 - (b) Two tourist accommodation dwelling units, having a combined gross floor area of no more than 363 square metres;
 - (c) Two residential townhouse dwelling units, having a combined gross floor area of no more than 363 square metres;
 - (d) Amenity building with tourist accommodation check-in facility and pool change room and related pool facilities, having a gross floor area of no more than 40 square metres;
 - (e) 250 square metres for the permitted buildings in the community park. (Bylaw No. 2423)

Additional density

- (6) The maximum densities permitted in subsection (5), above, may be increased in accordance with subsection (9) if all of the following conditions are satisfied:
 - (a) Dedicate, as park, the areas shown on the Key Plan for the TA17 Zone as “community park” and “nature conservation park” to the Municipality as park and transfer to the Municipality ownership in fee simple of the area shown on the Key Plan as “Future Employee Housing”, and for the purpose of this subsection the minimum area of the lands to be dedicated and transferred are as follows:
 - (i) Nature Conservation Park: 0.563 hectares
 - (ii) Community Park : 0.877 hectares
 - (iii) Future Employee Housing: 0.5 hectares;
 - (b) Construct to completion the valley trail as shown approximately on the Key Plan for the TA17 Zone, with lighting, and Gebhart Creek bridge, all to the standards attached as Schedule S;
 - (c) Move existing cabin as shown on the Key Plan for the TA17 Zone, and refinish the relocated cabin and repair it so that it is weather proofed and structurally sound and the main floor of the cabin may be safely used and occupied; (Bylaw No. 2423)

-
- (d) Construct to completion at least twenty-one employee housing units within the TA17 Zone, having a gross floor area no less than 1991 square meters and enter into a housing agreement with the Municipality under section 483 of the Local Government Act with respect to all of those units, in the form authorized for the TA17 Zone by housing agreement bylaw adopted prior to or concurrently with the adoption of Zoning Amendment Bylaw 2283, 2020; and
 - (e) Construct to completion the community park in the location identified on the Key Plan for the TA17 Zone, such community park to be a neighbourhood serving park containing the following features:
 - (i) A mix of passive and active elements and spaces.
 - (ii) Lawn areas shall have no greater than 2 percent slope, shall be irrigated, shall have a sand based growing medium, and shall be designed to be mowed with a ride-on product. Subsurface drainage may be required.
 - (iii) Irrigation systems shall be consistent with municipal specifications and shall include electrical and communication services.
 - (iv) Benches, picnic tables, waste receptacles, bike racks, drinking water fountain and signage to municipal standards.
 - (v) A playground structure with a rubber poured in place safety surface.
 - (vi) A pocket pump track appropriately scaled for young children new to riding a bicycle.
 - (vii) Walking paths shall be asphalt.
 - (viii) Trees shall be deciduous with a light canopy to allow sufficient sunlight for lawn growth.
 - (ix) Perennials and ornamental flower and shrub beds are discouraged.
 - (x) Any naturally occurring features that reinforce the mountain landscape should be retained.
 - (xi) A hard surface space for maintenance vehicle parking.
 - (xii) A washroom building. (Bylaw No. 2423)
 - (f) Construct to completion a paved sidewalk complete with curb and gutter extending from the existing sidewalk terminus on the northwest side of Nita Lake Drive to the community park identified on the Key Plan for the TA17 Zone.

(6.1) Pursuant to sections 482(2.4) and 482.3 of the *Local Government Act*, instead of complying with the condition set out in 6(c) the owner may do both of the following:

- i. Construct or install within the community park, incorporating materials reclaimed from or similar to the cabin, a picnic shelter, gazebo or similar amenity structure that complements or enhances and is compatible with public use of the park and recognizes the history and culture of what the cabin and its use represented in the development of Whistler and its community, with the final design and location to be to the satisfaction of the municipality's General Manager of Climate Action, Planning and Development Services, acting reasonably; and
- ii. Make a cash contribution to the municipality's Recreation Works and Services Reserve Fund for dedicated use for municipal heritage preservation/improvement,

with the combined value of items (i) and (ii) to be no less than \$350,000.

- (7) The owner may satisfy the condition under paragraph (d) of subsection (6) by:
 - (a) granting to the Municipality a covenant under section 219 of the Land Title Act requiring construction of the twenty-one employee units referred to in that paragraph (d) prior to or concurrently with the construction of any tourist accommodation and residential townhouse dwelling units permitted under subsection (5) and prohibiting the occupancy of such tourist accommodation and residential townhouse dwelling units until construction of all twenty-one employee units is complete and the Municipality has issued occupancy permits for all twenty-one employee units, and
 - (b) causing such covenant to be registered in the Land Title Office against title to all land within the TA17 Zone except for the park referred to in paragraph (a) of subsection (6), with priority over all financial liens, charges and encumbrances, including any leases, options to purchase and rights of first refusal.
- (8) ~~The owner may satisfy the conditions under paragraphs (b), (e) and (f), and under paragraph (c) except for cabin relocation, all of subsection (6)~~ The owner may satisfy the conditions under paragraphs 6(b), 6(e), 6(f), 6.1 and 6(c) except for cabin relocation, by entering into an agreement, in substantially the same form as the Municipality's standard form of subdivision servicing agreement under section 509 of the Local Government Act, with the Municipality to complete all work required under those conditions within one year of the date of execution of such agreement and by providing to the Municipality security for the completion of such work in an amount and form satisfactory to the Municipality.
- (9) If the owner satisfies all of the conditions described in subsection (6), the density of development in the TA17 Zone shall be increased as follows:
 - (a) A further nine tourist accommodation dwelling units, having a combined gross floor area of no more than 1633 square metres;
 - (b) A further nine residential townhouse dwelling units, having a combined gross floor area of no more than 1633 square metres.

Siting / Setbacks

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

Height

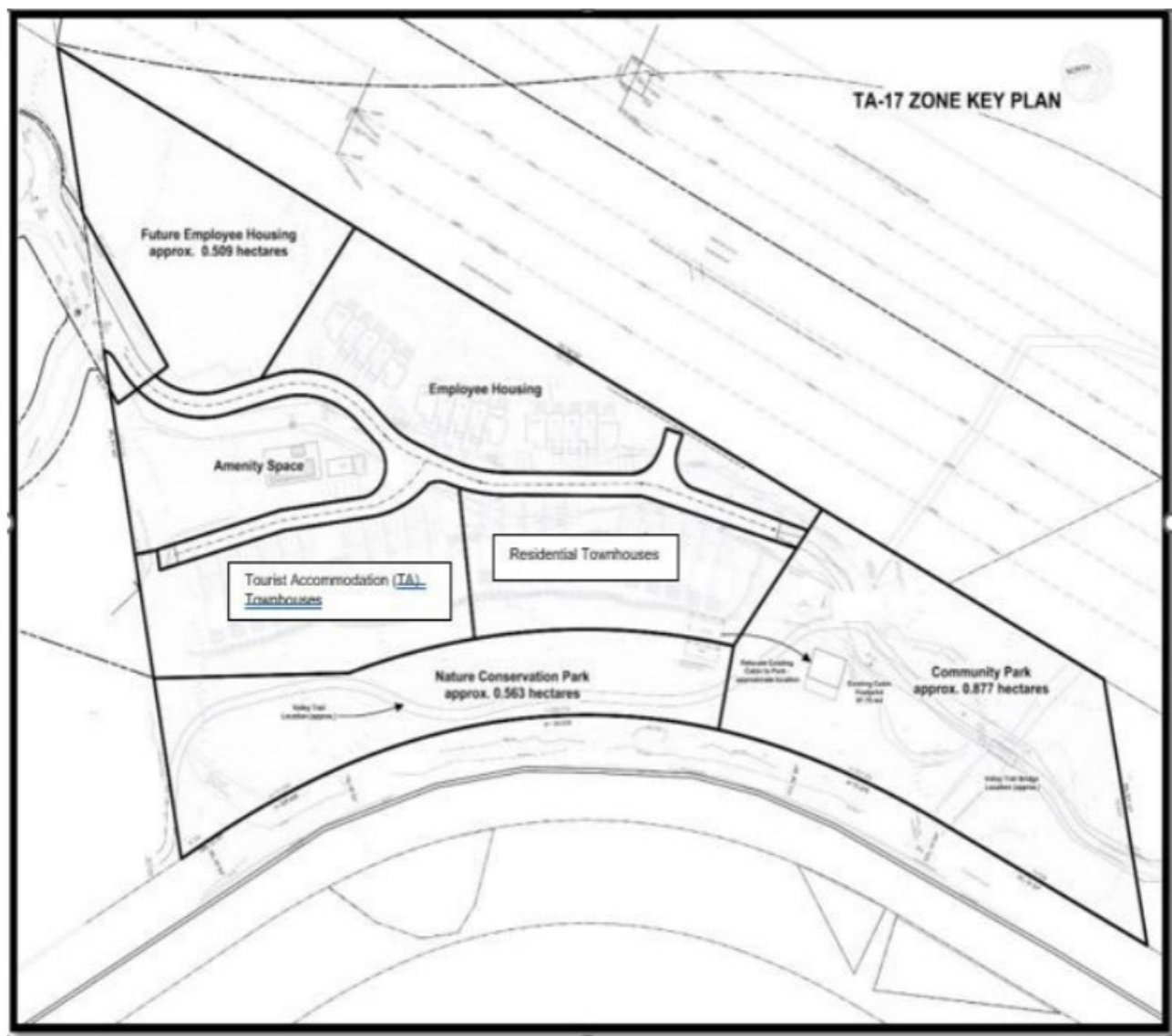
- (12) The maximum permitted height of any building or structure is 11 metres.

Other regulations

- (13) Despite anything to the contrary in this Bylaw the maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 25 square metres for each employee unit and 35 square metres for each market unit.
- (14) An employee unit shall contain an area not less than 56 square metres.
- (15) One employee unit may be used for a caretaker for the lands.
- (16) An employee unit shall not be used for tourist accommodation and all other uses are prohibited.
- (17) Notwithstanding any other provision of this Bylaw, townhouses permitted to be used as tourist accommodations in the TA17 Zone may be used for residential use, when not being used for tourist accommodation use. (Bylaw No. 2423)

Key Plan

- (18) Key Plan for the TA17 Zone:



Consultation and Financial Feasibility

Consultation

The LGA requires consultation to be undertaken with “...persons, public authorities and organizations that the local government considers will be affected by the zoning bylaw.”

The Proposed Bylaw is limited in scope and provides an alternative to the existing obligation to relocate and refurbish the Cabin, while still requiring an amenity structure and cash contribution such that the value of the total contribution remains as it would have been if the Cabin were to be relocated and refurbished.

When the developer and staff became aware of the challenges and additional costs that were anticipated with the Cabin works, significant consideration was given to the matter through discussion and meetings with RMOW staff in multiple departments, subsequent site visits, direct discussion with the Whistler Museum Director and with the former RMOW Manager of Cultural Planning and Development, all to fully understand the implications of keeping versus not keeping the Cabin.

The matter was first introduced at the September 24, 2024 Committee of the Whole (COTW) meeting as part of a broader discussion about heritage buildings in the vicinity of Alta Lake. In that report and presentation staff discussed the challenges with maintaining the current inventory of these types of buildings, the limitation on their use, and the implications of adding this Cabin to that inventory in the absence of a Heritage Strategy and Plan for Whistler.

The matter was considered by Council on October 8, 2024, and Council directed staff to bring forward for consideration an amendment to the TA17 Zone to replace the Cabin with a replacement amenity that gives recognition to the history and culture of what the Cabin and its use represented along with a cash contribution dedicated to municipal heritage preservation/improvement.

Through these processes staff received no correspondence or concerns with the proposal to remove the obligation for the Cabin to be kept.

Financial Feasibility Analysis

The LGA requires that a financial feasibility analysis be undertaken that considers relevant matters and information, including the conditions of the local housing market, the costs of residential construction, the degree to which different factors affect the feasibility of the density bonus conditions, and the amount of density required to ensure the feasibility of meeting the density bonus conditions.

The applicant initiated rezoning application for 5298 Alta Lake Road in response to the RMOW Private Sector Employee Housing Initiative, was required to provide a pro forma. That pro forma was reviewed by staff and a third-party consultant retained by the RMOW to comment on the methodology used in the analysis. The review indicated that the methodology was appropriate, and no concerns were flagged. That rezoning process was a robust and lengthy process that included significant engagement over several years, including multiple Council reports and presentations and two public hearings, and Council adopted the subsequent TA17 zoning in 2023.

The Proposed Bylaw simply provides an alternative to the existing obligation to relocate and refurbish the Cabin, while still requiring an amenity structure and cash contribution such that the value of the total contribution remains as it would have been if the Cabin were to be relocated and refurbished.

Although the total value of the contribution is the same, the option will benefit future municipal budgets in two ways. Firstly, the cash contribution to the Reserve will be dedicated to municipal heritage preservation/improvement, and secondly, from an RMOW asset management perspective, lifecycle maintenance of a new replacement amenity will be less than that of retaining and restoring the Cabin.



REGULAR MEETING OF THE HOUSING AND STRATEGY COMMITTEE MINUTES

October 15, 2024, 3 p.m.- 5 p.m.
Hybrid Meeting via Teams Webinar

For information on how to view: <https://www.whistler.ca/municipal-gov/committees/housing-and-strategy-committee/>

	Mtgs: YTD (1)
PRESENT: Chair, Councilor Jeff Murl	1
Vice Chair, Councilor Jessie Morden	1
Mayor, Jack Crompton	1
RMOW CAO Virginia Cullen	1
RMOW GM of CAPD Dale Mikkelsen	1
Member at Large, David Brownlie	1
Member at Large, David Dale-Johnson	1
Member at Large, Dave Williamson	1
Member at Large, Beau Jarvis	1
Member at Large, Theresa McCaffrey	1
Member at Large, David Girard	1
Staff Liaison, RMOW Director of Planning M. Laidlaw	1
RMOW Recording Secretary, A. Bois	1

1. CALL TO ORDER

Chair, Councilor Jeff Murl, recognized 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.

2. Introduction & Welcome

The October 15, 2024, meeting is the inaugural Housing and Strategy Committee (HASC) meeting. The Chair requested each member briefly introduce themselves.

Action Item: The Chair also requested that each member prepare a one-page manifesto of what work she or he wants the HASC to undertake for the community: *what*

is important to each member of the committee (goals and objectives in the medium- long term).

3. **ADOPTION OF AGENDA**

Moved By	D. Girard
Seconded By	J. Morden

4. **VERBAL REPORTS**

4.1 **Review of Committee Purpose and Desired Outcomes**

M. Laidlaw provided some context for the HASC. The RMOW is guided by the Official Community Plan (OCP). Each term Council establishes priorities to steward the community towards the OCP vision. For the 2022-2026 term, Council identified housing as a priority. To ensure housing advances as a priority, Council restructured Committees of Council in 2024 to align with the term's priorities and the Housing and Strategy Committee replaced the Strategic Planning Committee (SPC).

M. Laidlaw reviews the general purpose of the Committees of Council. Committees of Council are focused on high level policy and strategy, advancing Council's priorities, provides recommendations to staff and council, engage subject matter experts, and provide community perspectives. M. Laidlaw shared that the work of the SPC was also directed by the updated 2020 OCP and its policies around growth management, land use, and a balanced resort and community capacity. The SPC focused work on the 'Balanced Model' and scenario planning, the SPC also provided feedback on the rezoning application for 4500 Northlands Blvd., and the RMOW's Housing Action Plan.

M. Laidlaw reviews the HASC Terms of Reference (TOR) which can be found on the HASC webpage on the whistler.ca website. Members of the committee ask about the public viewing of committee meetings. V. Cullen explains that the accessibility of committee meetings to the public is an effort of the RMOW to be more open and transparent and while there may be topics closed to the public, only under specific regulations of the Community Charter, the public will have access to view all committee meetings. **Action Item:** staff to share Community Charter with committee members.

4.2 **Whistler Employee Housing overview and update**

M. Laidlaw presents an overview of Employee Housing in Whistler including a snapshot of the community over the last 5 years, an overview of recent policy initiatives, and new, and in progress, housing projects.

The municipality continues to focus on facilitating the expedient delivery of new employee housing by working with the WDC, WHA, senior levels of government, community partners and the private sector. M. Laidlaw shares that Whistler's population is growing. In 2023 the population of Whistler is 16,063. Whistler's

population has grown 52% since 2012. M. Laidlaw also shares that Whistler is ranked 6th among BC municipalities between 2015-2020. **Action Item:** M. Laidlaw to clarify if these statistics represent per capita.

Whistler's OCP's objective is to house at least 75% of Whistler's workforce within the resort community in livable, appropriate, and affordable housing. Whilst Whistler was developed as a resort municipality, the OCP recognizes the importance of having a strong community where local workers are able to live in the community and participate in the resort's offerings. Whistler continues to exceed the 75% goal of work force living locally; however, Whistler still has a critical employee housing shortage with a significant housing waitlist. M. Laidlaw also notes the census data that underscores the decline of commuters from 2020; albeit this statistic has remained static in 2021, 2022 and 2023.

Affordable employee housing inventory, in terms of units, represents 12% of Whistler's total dwelling units. The national average is 2%. While there has been a lot of recent growth in employee housing over the last 6 years, the housing demand is growing faster than supply in large part due to the cost of market housing. This has a direct impact on affordability to construct, rent and support financing.

Recent RMOW policy initiatives: Municipality's Strategic Plan, completion of Cheakamus Crossing Phase 2 by 2026, advance the private sector employee housing initiative projects, implement the Housing Action Plan (monitor supply, identify needs, protect/ optimize employee housing, leverage municipal lands, using/ expanding financing tools, encourage private sector, and remove red tape barriers) and work with community partners on long term housing strategy.

Evolving regulatory landscape: in 2023 the province of BC released the *Homes for People Plan* and passed legislation to increase housing supply across the province. The new provincial rules and policy guidelines changed the land use planning framework for local governments including the RMOW. These changes support the municipality's strategic priority to increase housing in Whistler. New Provincial Housing Legislation: enable small scale multi-unit housing (SSMUH), facilitate more density near frequent transit, and shift to a more pro-active long-term planning approach. M. Laidlaw shares key dates: June 30, 2024 SSMUH Zoning Bylaw Update and designate a Transit Orientated Area (TOA)- Whistler Gondola Exchange; furthermore, by January 1, 2025, the RMOW is required to complete an Interim Housing Needs Report with 5 a year, and 20 year, projection; and, then by December 31, 2025, the RMOW must updated the OCP for the projections and update the zoning bylaw to provide for the 20 year housing needs. While provincial housing legislation may change as a result of the upcoming provincial election, the RMOW must still fulfill an Interim Housing Needs report and update the OCP.

Amenities Contribution and Development Cost Charges will be led by the RMOW Legislative Services Department and Finance Department in 2025.

M. Laidlaw notes that while there have been many enquiries regarding SSMUH, it is anticipated that the RMOW will issue the first SSMUH building permit by the end of October 2024.

D. Mikkelsen points out that the province's intent with SSMUH was not to deliver "affordable housing" and it is not expected to supplement the work of the WHA but rather support the needs of the "missing middle."

The Whistler Gondola Exchange (bus exchange in Whistler Village) has been identified as the TOA. The Whistler Gondola Exchange would have a catchment area of 400 meters (comprised of 2 tiers: properties within 200 meters of the Gondola Exchange and properties between 200- 400 meters from the Gondola Exchange). And while the encumbrance is on property owners to advance a rezoning application, local government cannot deny rezoning applications that propose density that is within the provincial allowable density for these two tiers.

The RMOW also brought forward a Residential Parking Amendment bylaw for the TOA (removes parking requirement for residential land uses in the TOA, parking standards for design and construction will continue to apply and parking requirements for non- residential land uses will continue to apply). M. Laidlaw shares that, to date, there has been no interest expressed by owners in the TOA to submit a rezoning for higher density to the RMOW Planning Department. M. Laidlaw also notes that the province only identified the Whistler Gondola Exchange (not the Creekside area) as a TOA.

V. Cullen clarifies that a TOA is not determined by population but by transit services (for example, if Creekside's transit service grows only then may it be identified in the future as a TOA).

M. Laidlaw shares that part of the Housing Action Plan is for the RMOW to complete a *Vulnerable Population Housing Needs Assessment*. This report was presented to Council in March 2024. It was identified that the community needs emergency, transitional support, and non-market rental housing. The report identified demographics in need of housing: women and children, youth, people with disabilities, indigenous households, recent immigrant households, and older adults. The *Vulnerable Populations Project* also underscored three lessons learned: housing issues are complex, partnerships are needed with community businesses and developers, and higher levels of government and continued collaboration is needed with Lil'wat Nation, and Squamish Nation, to provide housing opportunities for both nations. It was also identified that housing needs are in a constant state of change and there must be a commitment to continued monitoring and assessment.

Whistler is on track to exceed the OCP target of adding 1,000 new employee bed units over 5 years. Cheakamus Crossing Lot 3 (1600 Mount Fee Road) rezoning application is expected in November 2024.

Moving Forward

The RMOW *Complete Communities Project* is a work in progress with the assistance of consultants. The *Complete Communities Program* is supported by the BC Ministry of Housing and administered by UBCM. It is designed to assist local governments in advancing identified community goals to create more complete communities. This is characterized by diverse housing options, accessible amenities & services and increased transportation options to support walkability & connectivity. This project will be a geospatial land use assessment of current community completeness throughout three out of four lenses: housing, transportation, daily needs, and infrastructure. The final report will include key assessment findings, identified strengths, opportunities & challenges to increase community completeness and comprehensive implementation plan including a monitoring & reporting framework for each action.

Local governments are required to complete an *Interim Housing Needs Report* by January 1, 2025. The RMOW is required to use the provincial methodology to calculate the total number of housing units their communities will need over 5, and 20, years. The first regular Housing Needs Report must then be complete by December 31, 2028, and then every 5 years thereafter.

M. Laidlaw shares another project the RMOW is undertaking, the *Land Inventory & Housing Suitability Analysis*. A lot of work from the Complete Communities Assessment will feed into this project. This is a comprehensive land inventory of undeveloped and underdeveloped sites (RMOW, private, Crown, and First Nations).

OCP Update. This update is mandated and must meet Bill 44 legislation and must be complete by December 31, 2025.

The RMOW is also doing *bylaw testing* with the development community (including architectural, building, construction, and real estate evaluations) to seek insight into the practicality, economic viability and potential uptake of SSMUH . Any outcomes can be used to identify any suggested amendments to SSMUH regulations.

Whistler Creek West Neighborhood Plan is the incentivized development along Lake Placid Road. (While council was presented this concept at COTW earlier this year, it is currently a non-budgeted plan). D. Mikkelsen notes that as the RMOW goes through the budget process over the next few months, this is a piece in which project budget will be requested. Public engagement will begin next month.

4500 Northlands Blvd a 5.2 hector area contiguous to Whistler Village. Significant community engagement occurred in 2021 and 2022. This is a current rezoning application. The RMOW is expecting community engagement in Q2- Q3 of 2025 around land uses and built form.

5. OTHER BUSINESS

5.1 Meeting cadence for 2025

That the Housing and Strategy Committee meet at a minimum quarterly throughout the year and may add extra meetings as required.

Moved By
Seconded By

Councilor, J. Morden
Member at Large, D. Brownlie

CARRIED

5.2 Appointment of Vice Chair, Councilor J. Morden

That the Housing and Strategy Committee appoint Councilor Jessie Morden to Vice Chair of the Housing and Strategy Committee.

Moved By
Seconded By

Mayor, J. Crompton
Member at Large, T. McCaffrey

CARRIED

6. TERMINATION

That the Housing and Strategy Committee terminate the Regular Committee Meeting of October 15, 2024.

Moved By
Seconded By

Vice Chair, Councilor J. Morden
Member at Large, D. Williamson

CARRIED



Chair, Councilor Jeff Murl

RMOW Recording Secretary, A. Bois

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (5298 ALTA LAKE ROAD) NO. 2458, 2024

A BYLAW TO AMEND THE ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS the Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and may, pursuant to section 525 of the *Local Government Act* require the provision of parking spaces and loading spaces for uses, buildings, and structures;

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 “Zoning and Parking Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024”.

AMENDMENTS

2. Part 15, Section 17, Tourist Accommodation Seventeen (TA17) Zone of RMOW “Zoning and Parking Bylaw No. 303, 2015” is amended as follows:
 - a) In subsection (1) delete all text after “riparian protection uses”;
 - b) Replace subsection (4)(g) with “Community park, including one washroom building and one additional amenity structure as contemplated under either subsection 6(c) or subsection 6.1”;
 - c) Insert the following as a new subsection (6.1), immediately before subsection (7):

“Pursuant to sections 482(2.4) and 482.3 of the *Local Government Act*, instead of complying with the condition set out in 6(c) the owner may do both of the following:

 - i. Construct or install within the community park, incorporating materials reclaimed from or similar to the cabin, a picnic shelter, gazebo or similar amenity structure that complements or enhances and is compatible with public use of the park and recognizes the history and culture of what the cabin and its use represented in the development of Whistler and its community, with the final design and location to be to the satisfaction of the municipality’s General Manager of Climate Action, Planning and Development Services, acting reasonably; and

- ii. Make a cash contribution to the municipality's Recreation Works and Services Reserve Fund for dedicated use for municipal heritage preservation/improvement,

with the combined value of items (i) and (ii) to be no less than \$350,000."

- d) In subsection (8) replace the text that precedes "...by entering into an agreement..." with: "The owner may satisfy the conditions under subsections 6(b), 6(e), 6(f), 6.1 and 6(c) except for cabin relocation";

- 3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND AND THIRD READINGS this ____ day of ____, 2025.

Pursuant to Section 464 of the *Local Government Act*, the Municipality decided not to hold a public hearing, and notice was given in accordance with Section 467 of the *Local Government Act*.

Approved by the Minister of Transportation and Infrastructure this ____ day of ____, 2025.

ADOPTED by the Council this ____ day of ____, 2025.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning and Parking Amendment Bylaw (5298 Alta Lake Road) No. 2458, 2024".

January 14, 2025

Dear Mayor and council,

The discussion regarding this report reminds me of the growth concerns expressed in our OCP and really since the beginning of Whistler a vision.

In a posting about the passing of Al Raine a video about the original development of Whistler was posted. Al and Nancy Raine were the guests on the Jack Webster program in October of 1978. Al explains in answer to a caller why there were at the time no plans for a four-lane highway to Whistler because “Whistler just can not handle that kind of traffic”. Thank goodness there was an understanding of capacity by the original developers of Whistler which along with things like the bed cap are probably reasons Whistler became the wonderful place it is today. The four-lane highway was built. The bed cap was fudged upward and will likely be legislated out of existence. Al Raine’s apparent concerns from so long ago are here for us to see. (see link to view the program segment)

Discussion of highway comments at 41:35 <https://youtu.be/oYNDG9si0ko?t=2494>

Beginning of full program segment <https://youtu.be/oYNDG9si0ko?t=1740>

I have asked this council and past councils over many years for defined capacities and plans that respect those capacities. When will enough be enough? My questions about overdevelopment have never been answered. I have not seen plans that I think are viable and the comments regarding the interim housing needs report confirm that there will probably now be no limit of development in Whistler because of Bill 44. The contemplated density and new development will domino into expanded community services and infrastructure which will in turn place ever more demand for housing ad infinitum. The visions of Whistler in our current OCP will not be achievable. As Al Raine stated so long-ago the Whistler as he envisioned can not handle it. I do not know how Al Raine felt about over development or if he could have answered my concerns but he did not appear to envision a city in Whistler yet here we “giddy up” go. He was a visionary indeed. We are thankful that, for now at least, we still enjoy what he helped create here.

If the density dictated by the province is to be primarily accommodated by the building of secondary units on private land I doubt if this will be accomplished. I can tell you that no secondary building will occur on our property. I don’t think we are alone. Even if the proposed density is achieved by force or other means there still are no defined capacities nor any plans

beyond 20 years to ever achieve some form of balance in the community. A balanced model will never be achieved.

During council discussion there did not seem to be a clear definition of a “unit” nor an understanding of what population potential was being considered. How can housing or future infrastructure be planned without population projections? Councillor De Jong speculates that populations could double with the presented information.

I would ask why would our population double? Will there be double the visitors? Double the hotels and restaurants? Double the ski runs, biking and hiking trails, therefore double the workers to support the additional tourists and the doubling of community services? Would there ever be a point where Whistler just becomes so urban and congested that less permanent residents and visitors would not want to come here? We know there are some that already feel that way.

One would think that as the provincial government, RMOW and the local tourism corporations are the main beneficiaries of the lucrative tourism economy that Whistler provides there would be consideration of how this blind obsession with urbanization might degrade the tourist experience. Killing the golden goose, I think it is called. All concerned need to think carefully if this densification formula will work in Whistler. Maybe a better idea is that WHA and industry should just continue to try and catch up with a backlog of employee housing need taking a balance approach.

In my observation just about any infrastructure I can think of in Whistler is already tested by current resident and visitor volume. As it can take a decade or so to plan, budget for, zone land for and build many community assets such as medical clinics, schools, recreation centres, parks, roads, parking lots, transit services, water, sewer and solid waste systems for example there will presumably be a report soon on how Whistler will get started on these, how they will be funded and where they will be located. All this presumably happening at the same time we are building the almost six thousand “units” of housing. Will we want to maintain, even raise the standard on many of these expanded services and facilities to meet our environmental goals?

It was revealed in the council discussion that provincial legislation is now the operational document of our community. Our OCP must be revised to conform to provincial legislation. I question the need or the point of public consultation as regardless of what the community may want or say the decisions have already been made.

There seems to be the apparent assumption that climate change and its consequences will have no impact on the status quo over the next 20-40 years and beyond. The global reluctance to modify

high GHG customs and energy sources is due to create significant consequences within the time frame of this report. 2024 now declared the hottest year on record exceeding the previous record in 2023. We hear lots of evidence that RMOW understands the climate crisis but action to address it is still not a high enough priority. It is irresponsible to pretend that the growth contemplated in this report will not have a detrimental impact on our environmental and GHG reduction goals.

At this time of Whistler's development all efforts need to be put towards transitioning to a resilient, stable, viable and sustainable resort community. We still live in an interface forest location with growing danger of wildfire. How many examples of the devastation potential we face do we need to see? We can now add Los Angeles to the list. We may have adequate water today but some of our sources of water melt away every year. Services and infrastructure still cope but there does not appear to be much capacity left for the expansion and growth contemplated in this report.

I ask that the leadership in our community follow the example of our founders like Al Raine and that we think about the challenges and priorities of our future and that we "act bolder than we are comfortable" to achieve them. Acting bolder may now mean focusing on preserving and protecting what has already been accomplished rather than continued perhaps unsustainable and potentially destructive growth. All concerned should discuss the potential long term unintended consequences of over development in Whistler.

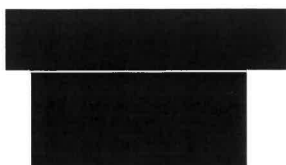
Please make an honest, realistic and defined vision for Whistler with measurable plans to achieve it as you ponder the language of the revised OCP.

Many of us have had and continue to enjoy the Whistler planned by the likes of Al and Nancy Raine. What is planned today will form the future Whistler experience our children and grandchildren live in.

Thank you all for your service to our community.

Yours truly

John Wood



Dear Mayor and Council,

The Whistler Nordics would like to send a shout out to Mother Nature and the RMOW Lost Lake Nordic Trails crew!

After an early thin start to winter and cross country skiing, warm weather persisted and made for challenging grooming, and trail maintenance conditions. During this time, the RMOW, staff did an amazing job to keep the trails in good shape so they could be enjoyed local residents, our club members and most importantly at this time of the year, visitors from around the world.

The visitors I spoke to on the trails were thankful to have an accessible winter activity for them to enjoy. With the price of day lift tickets being so high, these types of lower cost activities are critical to diversifying our product offerings.

With the recent cold snap, staff jumped into action working through the night to utilize the pilot snowmaking system to create mounds of snow to be distributed around the most popular loops. The trails around Lost Lake are wonderful, and the continuation of the half-price evening tickets on Mondays and Thursdays make this activity accessible to more and more people.

Lost Lake is a real gem, protecting both winter and summer experiences is important for residents and our visitor economy that so many depend on.

We look forward to seeing how we can work together to expand water and snowmaking throughout the park for wildfire mitigation/prevention and snowmaking in thin years.

Finally, please join us on the trails on February 16th for the Cheryl MorningStar 32nd annual Lost Lake Loppet. We promise there are routes for all abilities.

Thanks again for stepping up.

See you on the trails!

Dan Wilson

Whistler Nordics

To the Mayor and Council,

Re: Light Installation at Whistler Fitzsimmons Bike Park.

My Name is Mick Svajgr and I'm a full time mountain bike trail builder and have contributed to helping maintain the Whistler Fitzsimmons Bike Park. The last 10 years of riding and digging here I've become very involved with the biking community at the Bike Park.

In this Email I would like to talk to you about some changes that could be made to this skills park that would benefit the community using this area. We were hoping the Municipality of Whistler could install Lights in the skills park just like the skate park which has been proven a great success. I would like to mention that at the moment the dirt jumps are becoming more and more known globally as they are maintained at such a high standard by professionals in the community. Having good quality dirt and a watering system goes a long way in keeping the place running at a high standard.

The main reason for this proposal is because the safest time to ride the skills park is later in the day just as the sun is setting. This is because there is no wind during this time. The jumps are very dangerous if not impossible to ride during windy conditions throughout the day. Additionally, the area is exposed to the sun during the day which makes it unbearable to ride during the very hot summer days. Therefore the optimal time to ride is in the evening when there is no wind and it is cooler, although this only allows for a small window for safe riding. This gets reduced when the nights become darker earlier. Over the years, there have been many injuries due to those that continue riding after it gets dark. I understand as it's really hard to stop riding when everyone's having a good time and conditions are good. The jumps aren't monitored throughout the night, so more risk can occur during this time. The community has witnessed the benefits of the introduction of lights in this skatepark, with users being able to stay there without a time limit. This opened up more time for those to pursue more time doing skate park related sports. With Whistler being a mountain bike community, lights could allow more time for the local community to progress and ride for longer. I would also like to mention that the skatepark lights are on a 1 hour timer that gets reset by a button placed on one of the light posts. The purpose of the timer is to keep the lights off when the parks are not in use. To avoid any injuries, due to the lights turning off all at once while people are riding, they added one light post that turns off 1 minute before the rest to inform people the timer is about to run out. That way we can press the button again if we desire to keep riding for another hour. This system has also been proven to work very well and should be added to the dirt jumps.

For that reason I wanted to take the initiative to write you this email explaining the importance of the lights for the skills park. I have included in this email pictures of the suggested locations of the lights that would best benefit the park in the most efficient way, lighting up both jumps, landings and the pump track to keep any unwanted shadows/hazards. I believe it would be best to use the same lights as the skate park as they do an excellent job of lighting it enough to safely ride.

Also, I have attached a word document with a list of 150+ emails of people from the community who have been in agreement that this would be a useful addition to the area.

Thank you very much for taking the time to read this email.

we look forward to hearing back from you :)

sincerely, Mick Svajgr and the biking community



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	Brittney Sander
Organization	Canadian Dental Hygienists Association
Business Address	1122 Wellington St. W
City/Province/Postal Code	Ottawa, ON K1Y 2Y7
Business Phone Number	613-223-5514 x 148
Business Email	bsander@cdha.ca
Website Address	https://www.cdha.ca/cdha/News-Events_folder/National_Dental_Hygienist_Week/Landmarks/CDHA/News-Events_folder/NDHW/Purple_Landmarks.aspx
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>	National Dental Hygienists Week™ is celebrated annually April 4-10, highlighting the importance of maintaining good oral health practices while helping Canadians to understand the vital role dental hygienists play in the health care system. Our theme "Oral Health for Total Health," reminds us that taking care of our mouth, teeth, and gums positively impacts other aspects of our lives.
Optional: Social Media Campaign Title (include hashtags)	Text: _____ is lit purple to support Oral Health Month and National Dental Hygienists Week™. Healthy teeth and gums are a key part of your overall health. Learn more at www.dentalhygienecanada.ca . Hashtags: #NDHW25 #OralHealth4TotalHealth #CDHPurpleGlide
Landmark Choice	<input type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	April 4-10, 2025
Colour Request	Purple

Signature: Brittney Sander Digitally signed by Brittney Sander
Date: 2025.01.16 15:37:38 -05'00'

Date: January 16, 2025

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

Dear Sir/Madam

I am writing to enquire about the possibility of illuminating ***Fitzsimmons Covered Bridge*** in **RED** on World Encephalitis Day (Saturday, 22nd February 2025). This initiative is part of Encephalitis International's ongoing mission to raise awareness of the devastating neurological condition known as encephalitis. Encephalitis International is a nonprofit dedicated to raising awareness of this condition.

Despite affecting 1.5million people globally each year, encephalitis remains relatively unknown when compared to other neurological conditions. Our aim is to change this by "shining a light" on encephalitis. The prevalence of encephalitis is rising worldwide, indeed since the start of the COVID-19 pandemic there have been over 1.5 million new cases of the condition as a result of the neurological complications of the virus.

Since its inception in 2014, Encephalitis International's flagship initiative, World Encephalitis Day, has grown into a large-scale global campaign which has reached millions of people through media features, events and social media. It is our hope that World Encephalitis Day will play a leading role in our mission to increase global awareness of encephalitis and therefore saving lives and building better futures.

For 2025, we aspire to surpass the achievement of previous years by securing even more iconic locations to celebrate World Encephalitis Day. We are determined to make this year's World Encephalitis Day truly remarkable and impactful!

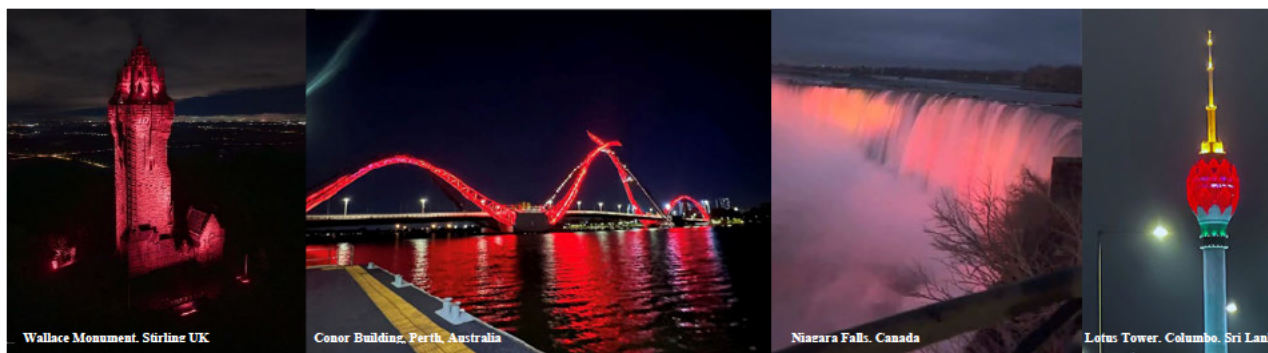
Your support would be invaluable to the thousands of people around the world affected by encephalitis every year. And, to those affected in your local area as we often receive feedback from our members that they are delighted to see their local landmark supporting them. I sincerely hope that you will join our appeal to raise awareness among the public and healthcare professionals about this life-threatening brain condition.

Help us go **#Red4WED!**

Thank you for your consideration.

Very best wishes

Tatiana Garcia



Encephalitis International

32 Castlegate • Malton • North Yorkshire • YO17 7DT • United Kingdom • www.encephalitis.info

Support Team: T: +44(0)1653 699599 | e: support@encephalitis.info • **Admin:** T: +44(0)1653 692583 | e: admin@encephalitis.info

Encephalitis International is a registered charity and charitable company.

Registered Charity Number (England and Wales) 1087843 (Scotland) SCO48210

Charitable Company Number (England and Wales) 04189027

Encephalitis International is a Named Fund member of the Chapel & York US Foundation, Inc.

The Chapel & York US Foundation, Inc. is a 501(c)(3) tax-exempt organization





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	Tatiana Garcia
Organization	Encephalitis Society c/o Valneva Canada
Business Address	3535 Boul St-Charles, Suite 600,
City/Province/Postal Code	Kirkland, Quebec H9H5B9
Business Phone Number	514 970 6186
Business Email	tatiana.garcia@valneva.com
Website Address	www.worldencephalitisday.org
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>	Encephalitis is an inflammation of the brain. It is caused either by an infection or through the immune system attacking the brain in error. The Encephalitis Awareness Day helps to raise awareness of the devastating neurological condition known as encephalitis. Since its inception in 2014, Encephalitis International's flagship initiative, World Encephalitis Day, has grown into a large-scale global campaign. Over the past ten years, it has reached an astonishing 406 million people.
Optional: Social Media Campaign Title (include hashtags)	
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	22 February 2025
Colour Request	Red

Signature: Tatiana Garcia

Date: January 17th 2025

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



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	Christa Vandeberg on behalf of Invictus Whistler Planning Committee
Organization	Resort Municipality of Whistler
Business Address	
City/Province/Postal Code	
Business Phone Number	
Business Email	cvandeberg@whistler.ca
Website Address	https://invictusgames2025.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>	The Invictus Games Vancouver Whistler 2025, presented by ATCO and Boeing, from February 8-16, 2025, will bring together up to 550 competitors from up to 25 nations to compete in adaptive sports, including the new winter sports: Alpine Skiing and Snowboard, Nordic Skiing, Biathlon, Skeleton and Wheelchair Curling, in addition to the core Invictus Games sports of Indoor Rowing, Sitting Volleyball, Swimming, Wheelchair Rugby and Wheelchair Basketball.
Optional: Social Media Campaign Title (include hashtags)	
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	February 8-16, 2025
Colour Request	Invictus yellow

Signature: _____

Date: January 22, 2025

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



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	GAELLE COICOU
Organization	WORLD FEDERATION OF HEMOPHILIA
Business Address	1184 Sainte-Catherine Ouest, Bureau 500
City/Province/Postal Code	Montréal, Québec H3B 1K1 Canada
Business Phone Number	5148757944
Business Email	WFH@WFH.ORG
Website Address	https://wfh.org/
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>	On April 17, 2025, the World Federation of Hemophilia (WFH) is asking landmarks all over the world to Light it Up Red! in the name of World Hemophilia Day. Lighting up a building or landmark in red will help bring attention to those affected by inherited bleeding disorders
Optional: Social Media Campaign Title (include hashtags)	#WHD2025 LIGHT IT UP RED! WORD HEMOPHILIA DAY!
Landmark Choice	<input type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	APRIL 17 2025
Colour Request	RED

Signature: _____

Gaëlle Jeanne Coicou

Date: January 24, 2025

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

27 January 2025

Dear Mayor and Council,

I am writing to request that the Resort Municipality of Whistler declare March 21, 2025, the Day for the Elimination of Racial Discrimination.

While we take pride in our diverse local population and the international appeal that draws people from all corners of the globe, it is important to acknowledge that not all residents share positive experiences when attempting to establish a life here.

Drawing on the findings of the Whistler Multicultural Society's 2022 Racism, Bias, and Discrimination Survey, feedback gathered through the Resilience Allyship committee, and interviews with local temporary foreign workers (see [the Report on Challenges faced by Temporary Foreign Workers in Whistler](#)), it is evident that racialized people are facing discrimination in all areas of life in Whistler. In 2024, Whistler Multicultural Society hosted an event in recognition of the International Day for the Elimination of Racial Discrimination for the first time. In 2025, a second event will be held to raise awareness of key areas of discrimination most often encountered in BC, and in Whistler.

The United Nations has designated March 21st as the International Day for the Elimination of Racial Discrimination, aligning with the principles of the Universal Declaration of Human Rights which asserts that everyone is entitled to all rights and freedoms without discrimination, including factors such as race and color. Designating March 21st as the Day for the Elimination of Racial Discrimination in Whistler again in 2025 would reflect local commitment to combating discrimination and promoting a more just and inclusive community. We additionally request that the Fitzsimmons Bridge be lit for March 21 and attach a request form.

Thank you for your attention to this matter, and we appreciate your dedication to making Whistler a welcoming place for everyone.

Sincerely,

A handwritten signature in black ink, appearing to read "Raj Soni", written over a horizontal line.

Raj Soni

Sea to Sky Resilience Coordinator
Whistler Multicultural Society

Whistler Multicultural Society

Resilience Whistler

Coordinator: Raj Soni

raj.soni@wmsociety.ca

(604) 935-6356

Elimination of Racial Discrimination Day - March 21, 2025

WHEREAS the Universal Declaration of Human Rights states that everyone is entitled to all the rights and freedoms, without distinction of any kind, such as race and colour, among others, racism and racial discrimination continue to affect people all over the world.

WHEREAS the United Nations has declared March 21 as the International Day for the Elimination of Racial Discrimination

WHEREAS racial discrimination refers to the practice of treating people differently or unjustly because of their race, ethnic origin, skin colour, language or religion.

WHEREAS racial discrimination can be systemic, built into the structures and institutions of society, it can have significant impacts on the lives of Indigenous peoples and racialized and religious minority communities.

WHEREAS racial discrimination can take place anywhere in daily life, including in the workplace, housing, education, and healthcare.

WHEREAS in March 2025 Whistler Multicultural Society is hosting an event exploring key inequities and injustices related to issues identified as key areas for human rights concern in BC and the extent to which they impact the most marginalized people in our communities.

NOW KNOW YE THAT We do by these presents proclaim and declare that March 21, 2025, shall be known as

“Elimination of Racial Discrimination Day”

in the Resort Municipality of Whistler.



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	Carole Stretch
Organization	Whistler Multicultural Society
Business Address	9619 Emerald Place
City/Province/Postal Code	Whistler, BC V8E 0G5
Business Phone Number	604.935.8798
Business Email	carole.stretch@wmsociety.ca/info@wmsociety.ca
Website Address	https://wms.wmsociety.ca - https://resiliences2s.wmsociety.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>	March 21st is the International Day for the Elimination of Racial Discrimination, aligning with the principles of the Universal Declaration of Human Rights. This declaration underscores that everyone is entitled to all rights and freedoms without discrimination, including factors such as race and color.
Optional: Social Media Campaign Title (include hashtags)	
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	March 21, 2025
Colour Request	red and white

Signature: _____

Date: 27 January 2025

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