



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
whistler.ca FAX 604 935 8109

STAFF REPORT TO COUNCIL

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

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION(S)

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

PURPOSE OF REPORT

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

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Background

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

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

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

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

Analysis

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

1. Waive the 2024 AGM:

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

2. Financial Statements:

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

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

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

4. The appointment of an Auditor:

BDO Canada is recommended as the WHA auditor.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

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

2023-2026 Strategic Plan

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

Strategic Priorities

Housing

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

Climate Action

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

Community Engagement

Strive to connect locals to each other and to the RMOW

Smart Tourism

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

Not Applicable

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

BUDGET CONSIDERATIONS

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

LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS

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

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform Consult Involve Collaborate Empower

No external engagement is planned or required for this report.

REFERENCES

Appendix A – 2024 WHA Shareholder's Resolutions

Appendix B – 2024 WHA Directors' Resolutions

Appendix C – WHA Financial Statements ending December 31, 2023

Appendix D – 2024 WHA Directors' Resolutions – March 11, 2024

SUMMARY

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

SIGN-OFFS

Written by:

Lauren Van Leeuwen,
Legislative and Privacy Coordinator

Reviewed by:

Pauline Lysaght,
Manager Legislative Services/Corporate Officer

Ted Battiston,
General Manager of Corporate Services and
Public Safety

Virginia Cullen,
Chief Administrative Officer