

## ***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.