



**REGULAR MEETING OF  
HOUSING AND STRATEGY COMMITTEE  
MINUTES**

Monday, March 10, 2025, 3:00 p.m.

Flute Meeting Room, Municipal Hall

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

PRESENT:

Mayor, J. Crompton  
Councillor, J. Murl  
Councillor, J. Morden  
RMOW Chief Administrative Officer, V. Cullen  
RMOW General Manager of Climate Action, Planning and Development Services, D. Mikkelsen  
Member at Large, D. Williamson  
Member-at-Large, D. Brownlie  
Member-at-Large, D. Dale-Johnson  
Member-at-Large, B. Jarvis  
Member-at-Large, D. Girard  
Member-at-Large, T. McCaffrey  
RMOW Planning Director, Staff Liaison, M. Laidlaw  
Recording Secretary, A. Bois

STAFF PRESENT:  
Manager of Building, M. Hollis,  
Manager of Projects Planning, J. Chapman,  
Manager of Policy Planning, C. Beaubien.

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**1. CALL TO ORDER**

*Chair, Council J. Murl, recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Líl'wat People, known in their language as Liłwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

**2. ADOPTION OF AGENDA (2 mins)**

Moved By Councillor, J. Morden

Seconded By Member at Large, D. Williamson

**That** the Housing and Strategy Committee adopt the Meeting agenda of March 10, 2025, as amended to move Agenda item 5.1 to immediately after the adoption of the minutes.

CARRIED

**3. ADOPTION OF MINUTES (2 mins)**

Moved By Mayor, J. Crompton

Seconded By Councillor, J. Morden

**That** the Housing and Strategy Committee adopt the Regular Meeting minutes of January 20, 2025.

CARRIED

#### **4. PRESENTATIONS AND DELEGATIONS**

##### **4.1 Building and Plumbing Bylaw Engagement (45 mins)**

RMOW Building Department Manager M. Hollis attended the meeting to present the Building Bylaw Project. M. Hollis presents on the 3 'Areas of Input' the community can provide comments and insights: Unrestricted Matters, Certified Professional Program, and the Fees and Charges bylaw. The Building Bylaw engagement period was available for community feedback and input between February 17- March 12, 2025.

The committee reviewed several proposals under Unrestricted Matters. Regarding Unrestricted Matter #7 (Noise Mitigation), staff clarified that the provision does not apply to highway noise but is intended for areas such as industrial zones or near airports.

The committee discussed the Certified Professional Program (CPP) for Part 3 buildings. Staff explained that CPP is currently limited to complex buildings due to liability concerns and the need for multiple professionals. There is no precedent in B.C. for applying CPP to Part 9 buildings. Committee members questioned this limitation and suggested exploring a pilot project for Part 9 buildings, noting that some Part 9 projects involve multiple engineers. Staff emphasized that the need for support is greater in Part 3 applications and that many professionals still struggle with building code compliance, which affects life-safety standards.

Members asked about the objective of CPP, to which staff responded that the industry sees it as a way to expedite permitting. However, staff reiterated that CPP is best suited for projects with significant oversight. Concerns were raised about the quality of applications and the erosion of municipal trust in professionals. The committee discussed the potential for professionals to take on more responsibility under a pilot program, with municipal staff observing outcomes. Members also emphasized the importance of comparing municipal and professional risk assessments and suggested seeking input from EGBC and AIBC.

The committee then turned to the proposed changes to the fee and charges bylaw. Staff confirmed that the new structure is comparable to the current one but includes fees for services not previously charged, such as complex zoning reviews and courtesy permits. Courtesy permits were defined as partial permits issued ahead of full building permits. Members questioned the justification for high permit fees on large homes and suggested a fee model based on the number of inspections. Staff explained that the proposed fees already account for inspections and reviews and aim to discourage incomplete applications that delay processing.

Staff noted that the new structure includes fees for alternative solutions, product compliance, zoning review, and occupant load reviews. It also removes finishing costs from the declared value of construction and includes provisions for

additional charges if inspection limits are exceeded. Members emphasized the need to evaluate policy changes through the lens of cost and viability, especially in the context of affordable housing. Staff confirmed that discounted rates would be available for affordable housing projects.

The committee discussed whether the exclusion of unrestricted matters from the building bylaw simplifies or complicates interpretation. Some members preferred the exclusions, citing clarity. Staff indicated that a six-month review of the new fee structure would be recommended, similar to the SSMUH bylaw. However, the department lacks the capacity to track and compare old versus new fee structures due to technological limitations.

Members suggested that efficient applications should be rewarded with lower fees, while those requiring multiple revisions should incur higher costs. Staff emphasized the importance of passing the bylaw promptly, noting the fixed timeline for the Housing Acceleration Fund and the upcoming Committee of the Whole meeting on April 28, 2025. While the IT system rewrite may delay implementation, staff may continue engagement efforts in the interim. The overarching goal of the fee structure changes is to improve departmental efficiency and expedite application processing.

Moved By                      Member-at-Large, D. Girard

Seconded By                Member-at-Large, B. Jarvis

**That** the Committee reviewed and supported the draft bylaw with consideration of these comments:

- Consider extending CPP to Part 9, understand that the goal is to make fees more equitable for all users and review in 6 months.

CARRIED

#### **4. HOUSING UPDATES (10mins)**

Staff provided the committee with updates and status of housing initiatives that RMOW staff have been working on since the committee's meeting of January 20, 2025.

Moved By                      Member-at-Large, D. Brownlie

Seconded By                Member-at-Large, D. Williamson

**That** the Committee receive the Housing Initiative Update as presented in the committee package for March 10, 2025.

CARRIED

#### **5. PRESENTATIONS AND DELEGATIONS**

##### **5. 1 Housing Policy Discussion (45 mins)**

Staff presented potential new sources of equity and revenue to support the delivery of employee housing and explored how existing or new policies could better serve the community's housing needs.

*J. Chapman and C. Beaubien joined the meeting at 4:40pm*

Committee members raised the following points and questions:

- It was noted that some of the oldest Whistler Housing Authority (WHA) homes, such as those in Miller Ridge, are now relatively inexpensive. Members asked whether the RMOW could consider repurchasing these units and reintroducing them into the housing system at updated values.
- Members suggested that the RMOW could evaluate its housing portfolio through an endowment lens—balancing market and non-market assets. Over time, returns from market assets could help subsidize non-market housing. The committee also emphasized that the term “affordable housing” can be misleading to the public, as all such housing is subsidized—whether through grants, low-interest CMHC loans, or other taxpayer-supported mechanisms. A more sustainable, self-funding model was encouraged.
- The committee noted that while rents in non-market housing are capped, operating expenses are not. This creates long-term financial pressure on the municipality.
- Staff reiterated that K-01 remains the core of WHA housing. However, while demand remains high, the RMOW cannot continue to build K-01 units without significant subsidies or equity generated from market-based housing. Staff posed the question: can housing be used to fund more housing?
- Members acknowledged that the RMOW had previously benefited from a window of government grants, but that this window may be closing. The municipality is now exploring alternative funding opportunities.
- The committee suggested expanding the housing policy discussion to include centralized parking-free housing, essential service housing, social housing, seniors housing, ownership housing and turnover, and housing rented to businesses.
- Members also proposed that, given the number of aging homes in the valley, the RMOW could consider acquiring older properties to rent to essential workers, thereby expanding its housing portfolio.

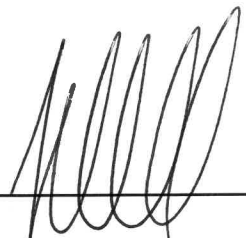
## 6. TERMINATION

Moved By Councillor, J. Morden

Seconded By Member-at-Large, B. Jarvis

**That** the Housing and Strategy Committee terminate the Regular Committee Meeting of March 10, 2025 at 5:00 p.m.

CARRIED

  
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Chair, J. Murl  
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Recording Secretary, O. Carroll