REGULAR COUNCIL

JANUARY 6, 2026

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BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Agenda Item 12.1 – "Five-Year Financial Plan (2026 - 2030) Bylaw No. 2495, 2026" (Updated Schedule A)

Dear Mayor and Council,

I want to begin by expressing my support for the Beedie Project and the broader vision it represents for Whistler's continued evolution as a livable, sustainable resort community. The housing and community infrastructure outlined in the proposal are essential steps in addressing both workforce and resident needs.

However, after reviewing the my research into Population and Infrastructure Impact Assessment for the 4500 Northlands and Whistler Creek West (WCW) developments, I believe it is important to clarify one critical point of coordination: to what extent has the Province of British Columbia been engaged in planning for the public service impacts these projects will create, particularly in areas such as schools, childcare, and healthcare, which fall primarily under provincial jurisdiction and funding?

The analysis highlights that Whistler could see approximately 2,000 new residents and 200–300 additional school-age children as a result of these developments. These figures imply a substantial increase in demand for classrooms, teachers, and health services. While the municipality can plan for local infrastructure, the ability to meet these needs depends heavily on provincial ministries, including the Ministry of Education and Child Care and the Ministry of Health.

Accordingly, I would respectfully ask Council to outline:

1. What engagement has occurred between RMOW and the Province regarding future school expansion, new childcare capacity, and health service planning related to these developments?

2. What commitments, if any, have been made by the Province to fund or prioritize these capital needs in upcoming budgets?

3. In a worst-case scenario, if provincial funding is delayed or not available, how would the municipality proceed? Would there be contingency measures or phased implementation to ensure critical community infrastructure keeps pace with population growth?

I fully support responsible development and the Beedie's Project's intent to address Whistler's housing challenges. However, successful implementation requires intergovernmental alignment, particularly when so many essential services lie outside municipal control.

Thank you for considering these questions as part of Council's ongoing dialogue on community growth and livability.

Regards,

Patrick Smyth

Background research Data

Population and Infrastructure Impact of 4500 Northlands and WCW Developments

Impact of 4500 Northlands Rezoning & Whistler Creek West Plan on Whistler

The two projects together will add on the order of hundreds of new homes to Whistler. For example, the 4500 Northlands rezoning concept envisions roughly 60–65 townhomes, 280–300 apartments, and up to 70 employee-housing units. The Whistler Creek West (Creekside) plan draft concept is similar in scale (on the order of ~400–450 new units across all sub-areas). In aggregate this is roughly 860–900 new units of housing. At Whistler's average household size (about 2.4 persons per home), that implies on the order of 2,000–2,100 additional residents – a roughly 15% increase over the current Whistler population (13,982 in 2024). Even using a conservative 2.3 persons/home gives ~1,980 new people. School-age children would be a significant subset: about 11% of Whistler's population is under age 15, so a comparable share of ~2,000 new residents (~200–250 children) would enter the school system. (Moreover, 4500 Northlands alone includes a large employee-housing component, so many new occupants will be year-round local workers.)

Long-term Community Impacts

- School enrollment: Roughly 200–300 more children will eventually live in Whistler, straining already-tight school capacity. (Whistler's school district already serves ~5,000 students and has seen ~1.5% annual enrolment growth.) Elementary and secondary schools may need portables or expansion. The long-discussed new middle school (Grades 6–8) may become more urgent. Pressure on schools is compounded by the fact that many units are market condos, which often attract families, and workforce housing tenants may also have children. Unless additional classroom space or new schools are built, existing schools will face overcrowding.

- Childcare demand: New families will also increase demand for daycare and preschool. Whistler already has a childcare crunch, with long waitlists for facilities. Community feedback on the Northlands project explicitly called for on-site childcare facilities and more daycare space. In practice, dozens more daycare slots will be needed to serve infants and toddlers. If not provided on-site, these children will compete with others for scarce private daycare and not-for-profit spaces. (Note: 4500 Northlands proposes an on-site daycare of up to 28 spaces4500northlands.com, which will help but likely not meet all demand.)

- Traffic and transit: A few thousand new residents – plus seasonal and staff vehicles – will put additional cars on Whistler's roads. Highway 99, the valley arterial (Lorimer/Mulvehill), and access to Creekside Village will all be busier. Residents have already raised concerns about congestion from such dense development. Local transit routes will see higher loads: more passengers boarding buses in new neighbourhoods and traveling to the Village or Alpine attractions. Parking demand will climb at community and commercial hubs. Even with strong transit and active-transportation use, more buses and road improvements (e.g. bus-priority lanes or improved highway crossings) will be needed. In short, daily commutes and tourist traffic will take longer, and traffic management upgrades (roundabouts, crossing lights, Valley Trail expansions) will be needed to cope with the added vehicles.

- Healthcare and community services: More residents means more use of Whistler's clinic and medical services. Primary care is already limited (there is one main medical clinic and a small hospital in Pemberton/Squamish area), so local healthcare capacity will be stretched. Emergency services (ambulance, fire, RCMP) will also see higher call volumes. Community input on Northlands even cited the need for healthcare facilities on-siteengage.whistler.ca. Additional doctors, nurses, and possibly a larger clinic or health centre will be needed over time. Overall municipal services – policing, fire protection, and snow clearing – will all need scaling (as noted in past growth planning) to serve the larger population.

- Recreation and amenities: Day-to-day life at public amenities will change. The Olympic Plaza pool and gym will see more users, potentially leading to crowded swim lanes or classes; the parkour and playground at Meadow Park will be busier with more children; and year-round events (markets, concerts) may need larger venues. Whistler's demographic mix (≈11% children and a large working-age populationpoint2homes.com) means the community relies on balanced parks, schools, and healthcarepoint2homes.com. With a 15% jump in population, local parks (e.g. Alpha, Nita, Meadow) will be more congested on nice days. Some existing leisure facilities may need expansion. For example, if demand for swimming or skating grows substantially, the municipality might have to consider enlarging or building additional pools or arenas. The Village and Creekside commercial areas will benefit from more customers, but restaurants and shops may become busier, and parking for visitors will be tighter. In sum, residents can expect longer waits or crowded conditions at pools, trails, and other public venues unless capacity is increased.

- Social infrastructure: Community spaces (libraries, seniors' centres, youth centres) will feel the impact. Consultation on Northlands specifically highlighted the need for a multi-use "community hub" with childcare and health servicesengage.whistler.ca. Long term, Whistler may need to invest in expanded social infrastructure – senior housing, day-use community halls, and possibly a multi-purpose complex – to maintain quality of life.

Affordability/Tenure: It's worth noting these projects mix market condos with dedicated staff housing. For example, up to 70 of Northlands' units are earmarked for employee housing. This means many new residents will be local workers (often younger and fewer children) rather than tourist renters. However, market-sale condos may attract families who stay year-round, increasing school/health demand. Thus both the affordable/workforce units and market units contribute to infrastructure load.

In summary, post-construction Whistler would see on the order of ~2,000 extra residents (perhaps 200–300 more schoolchildren). This will significantly strain schools, childcare, healthcare, and traffic unless offset by new facilities. (Whistler already plans school expansions given steady enrolment growth.) Community amenities – parks, pools, community centres – will also become much busier. Residents have flagged these very issues in engagement: traffic congestion and the need for childcare and healthcare space were repeatedly mentioned. In the short term (during construction), expect noise, dust and road closures that make accessing nearby parks, shops and restaurants more difficult. In the long term (full build-out), current residents will notice fuller classrooms, busier roads, longer waits at the clinic, and crowded recreation facilities unless the municipality expands capacity in those areas.