

**RESORT MUNICIPALITY OF WHISTLER**

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STAFF REPORT TO COUNCIL

PRESENTED: October 21, 2025
FROM: Parks Planning
SUBJECT: MEADOW PARK REJUVENATION PROJECT PHASE 1 - TENDER AWARD

REPORT: 25-082
FILE: 5330-05-2012

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 award the contract for Meadow Park Rejuvenation Project Phase 1 in the amount of \$3,749,556 (exclusive of GST) to Landesign Landscape Construction Ltd., in accordance with their post tender negotiation proposal dated October 6, 2025, attached as Appendix A to Administrative Report No. 25-082.

PURPOSE OF REPORT

The purpose of this report is to inform Council of the status of the Meadow Park Rejuvenation Project Phase 1 (Rejuvenation Project), the procurement process, and to request approval to proceed with the contract award for the construction work to implement Phase 1 in the amount of \$3,749,556 (exclusive of GST).

☐ Information Report ☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

Meadow Park was constructed almost 40 years ago and serves a multitude of purposes, including a destination park for visitors and an important community and neighbourhood amenity. Core elements of the park have reached end of life and requires reinvestment to address the following concerns:

- Replace failing infrastructure of the spray park, irrigation and drainage systems;
- Improve public safety as the spray park no longer meets Vancouver Coastal Health standards;
- Design for increasing resident and visitor demand;
- Prepare for long-term climate change resilience; and
- Create capacity to meet future programming opportunities.

The Rejuvenation Project is comprised of two phases:

- **Phase 1:** includes a new splash park, new playground, newly aligned Valley Trail from Camino Drive, pedestrian pathways from front of washroom area to splash park and playground, new water service distribution, new irrigation system and connection to new irrigation well, new park area drainage, modifications to the ball fields to include a fenced dog off-leash area, landscape and site furnishing renewal.
- **Phase 2:** potentially would include the waterfront, Valley Trail to the Meadow Park Sports Centre and permanent changes to the baseball fields to allow for additional programming and activities. At present this second phase is unfunded.

A Development Permit (Delegated) application was submitted and approved for Phase 1 in July 2024 as the Rejuvenation Project will alter land in the Development Permit Areas identified for:

- Protection of Riparian Ecosystems
- Protection of Sensitive Ecosystems
- Aquifer Protection
- Wildfire

Analysis

Phase 1 Tender Results

An Invitation to Tender (ITT) for the Rejuvenation Project was posted on the Resort Municipality of Whistler (RMOW) bid opportunities page and BC Bid. The ITT was advertised publicly between June 13, 2025, and July 11, 2025. One non-mandatory pre-tender site meeting was held for on June 25, 2025, and was attended by seven prospective proponents.

The ITT resulted in four compliant tender submissions; all of which are qualified to complete the work.

Table 1 – Bidder's Submissions:

Bidder		Total Price (Excluding GST)
1	Landesign Landscape Construction Ltd.	\$ 5,094,748
2	Wilco Civil Inc.	\$ 5,147,615
3	Trust Investments Ltd.	\$ 5,334,855
4	GPM Civil Contracting Ltd.	\$ 6,489,595

The RMOW retained VDZ+A Consulting Inc. (Consultant) to assess the tenders. Of the four compliant tenders, the Consultant recommended entering into post-tender negotiations with Landesign Landscape Construction Ltd. (Landesign) as the low bidder, to identify changes in the scope or quality of the work and a corresponding bid price reduction. A high-level review of scope changes included concrete area reductions and removed use of impregnated (dye) colouring, site furnishing re-use, most shrub plantings changed to wildflower seed, growing medium reductions, removed one play element in the playground, changed all playground rubber surfaces to engineered wood fiber, reduced the number of shade sails, removed landscape fencing, clarified excavation volumes and handling of unforeseen conditions.

Based on the post-tender addendum, staff recommend that the contract be awarded to Landesign for a total contract value of \$3,749,556. This value is within the available budget for construction of Phase 1.

Landesign is a proven contractor with considerable park construction experience in the Lower Mainland.

Phase 1 Construction Timeline and Impacts

Construction of Phase 1 would be scheduled to start in early April 2026 and substantially completed by November 2026 if this contract is awarded.

The following areas and amenities at Meadow Park will be impacted during construction:

- Splash pad and playground areas closed for the entire construction period.
- The Valley Trail from Camino Drive through the washroom area will be closed for the entire construction period. A detour alignment is readily available and will be signed.
- Reduced vehicle parking in the ball diamond lot accessed from Camino Drive (for contractor laydown and staging during the entire construction period).
- Washrooms will remain open with access from the ball fields.
- Ball fields will remain open with limited disruptions during construction.

Full closure of the construction area during the busy summer months is necessary to complete construction as efficiently as possible in a single construction season. There are significant safety and logistical challenges factored into the closure area decision. The RMOW and contractor will monitor access and related issues throughout the construction process and respond accordingly.

A broad reaching communications plan is being developed and will be integrated with other resort construction projects impacting the public in 2026. Specific to Meadow Park, this will be deployed in advance of, and throughout, construction and will include on-site and approach signage, resort partner outreach, as well as local and regional communications.

Phase 2

Phase 2 is currently at a conceptual design stage and not yet funded for detailed design work.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Council Policy F-29: Procurement Policy and Administrative Procedure D-1: Procurement requires Council approval for any contracts over the value of \$500,000.

The Rejuvenation Project aligns with the goals and objectives of several RMOW guiding documents:

- [Recreation and Leisure Master Plan](#) (2015)
- [Official Community Plan \(OCP\) \(2018\)](#)
- [Climate Action “Big Moves” Strategy \(2020\)](#)
- [Whistler Summer Experience Plan](#) (2021)
- Whistler Resort Development Strategies (RDS) (2019-2021, 2022-2024) for the Ministry of Tourism, Arts, Culture and Sport (Resort Municipality Initiative (RMI) related)

[April 18, 2023, Committee of the Whole \(COTW\) Presentation](#): Meadow Park Rejuvenation Update

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 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.

Chapter 2 – Community Vision

Sense of Place – Design inclusion of new, identifiable characteristics including particular points of interest, enhancement of well-known and well-loved existing amenities and protection and centring of iconic views.

Environment – Strong consideration has been given to protection and efficient use of natural resources including water use and resiliency in response to climate change.

Community – Centred on inclusivity, access and the important relationships between diverse site users, both from the local community as well as national and international visitors.

Tourism-based Economy – Highlights the experiential qualities that the park offers and provides new and unique identifying features that provide a diversity of experience that supports Whistler's tourism-based economy'.

Chapter 3 – Reconciliation

3.2.3. Objective Preserve and minimize impacts on sites of cultural significance.

Policy 3.2.3.1 Work with the Nations to better understand the impact of development and recreational uses on the Nations' shared traditional territory and associated cultural and spiritual values.

Chapter 4 – Growth Management

4.1.2. Objective Strive to achieve and maintain a comfortable, balanced resort and community capacity, supporting a progressive sustainable tourism-based economy while protecting the natural environment and reinforcing Whistler's mountain community character.

4.1.2.1. Policy Recognize the need for a balanced and integrated resort and community capacity that includes physical, social and environmental considerations.

Chapter 6 – Economic Viability

6.1.1. Objective Ensure capital reserves and borrowing ability are maintained at levels sufficient to fund future infrastructure construction or replacement.

6.1.1.3. Policy Pursue and maximize senior government contributions in funding municipal infrastructure.

6.1.1.4. Policy Rationalize and prioritize capital investments that have the greatest impact on maintaining the resort community and its appeal to visitors and residents.

Chapter 7 – Natural Environment

7.1.1. Objective Implement land development approaches that minimize negative impacts on the natural environment.

7.1.1.6. Policy Protect and, where possible, restore the habitats, hydrologic pathways and connectivity that sustain biodiversity, including green spaces, *sensitive ecosystems* and *species and ecosystems at risk*.

7.1.4. Objective Minimize human-wildlife conflict.

7.1.4.1. Policy In landscape plans requiring municipal approval, do not approve the bear attractant plants identified in Procedure P-5.

Chapter 8 –Health, Safety and Wellbeing

8.8.1. Objective Encourage and promote *Universal Design* principles in the development and maintenance of Whistler's built environment.

8.8.2. Objective Create a positive resort experience for people of all ages and abilities.

Chapter 9 – Learning, Culture and Recreation

9.3.1. Objective Whistler's natural landscapes and scenic qualities are highly valued and preserved.

9.3.1.1. Policy Recognize the value of the natural environment in contributing to our sense of place and the impacts of incremental change.

9.3.2. Objective Whistler's recreation and leisure system contributes to the social well-being of residents and visitors.

9.3.2.1. Policy Recognize that recreation and leisure provide opportunities for social interaction and add social value to our community, thus building upon our sense of belonging to this place.

Chapter 10 – Climate Action and Energy

10.5. Goal Increase the resilience of Whistler's infrastructure, natural environment and socio-economic assets from the potential impacts of a changing climate.

BUDGET CONSIDERATIONS

The Rejuvenation Project is funded entirely through the Ministry of Tourism, Arts, Culture and Sport's approved RDS and associated RMI grant funding. There are no General Fund capital budget implications.

The 2026 budget for Phase 1 is summarized in Table 2. Project budget totals are inclusive of professional fees, contingency and construction, but exclusive of GST.

Table 2 – Budget Summary

BUDGET SUMMARY	Contract	Budget	Variance
Phase 1 Construction	\$3,749,556	\$4,443,772	\$694,216

The annual operational costs to maintain Meadow Park are funded from local taxpayer contributions. The renewal of these existing assets is not expected to impact existing maintenance costs over the long term.

LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'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 Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

The Rejuvenation Project included an archaeological field review and has also committed to providing an archaeological monitor during earth works in an area of probability located near the proposed playground.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

In terms of the Rejuvenation Project design process, feedback was received during the 2018/19 'Outside Voice' Parks Master Plan community engagement process. The engagement involved a total of more than 800 responses to two online surveys, more than 100 people attending one open house and more than 50 attending a second open house. A total of more than 950 points of engagement with the community was achieved. Elements of this process specific to Meadow Park have been considered in the subject redesign.

At the [April 18, 2023](#) COTW Meeting, Council and community received a Rejuvenation Project Update presentation providing information regarding Meadow Park redesign details, community engagement summary, a project budget and a preliminary project schedule.

In 2023, staff held three pop-up open houses with over 100 attendees and held an online survey with over 1,700 site visits and 379 direct engagements.

The Rejuvenation Project redesign plans were presented to the Recreation and Leisure Advisory Select Committee of Council (now the Smart Tourism Select Committee of Council) at their [December 8, 2022](#), Meeting.

In terms of the ITT process, notices were posted on the RMOW bid opportunities page, and BC Bid as per typical practice.

A comprehensive construction communication plan will be actioned for public awareness in conjunction with the tender award.

REFERENCES

Appendix A – Landesign Post Tender Negotiation Bid

Appendix B – Meadow Park Sports Centre Rejuvenation Issued for Construction Design Drawings

SUMMARY

The Rejuvenation Project is driven by a need to replace end-of-life infrastructure and align the park with the pressures of increasing visitation so that it will continue to be robust, resilient and engaging for years to come.

This report recommends contract award for Phase 1 of the Rejuvenation Project. The value is within the available budget and is 100 per cent RMI funded by the Province of BC's RDS, administered by the Ministry of Tourism, Arts, Culture and Sport.

SIGN-OFFS

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