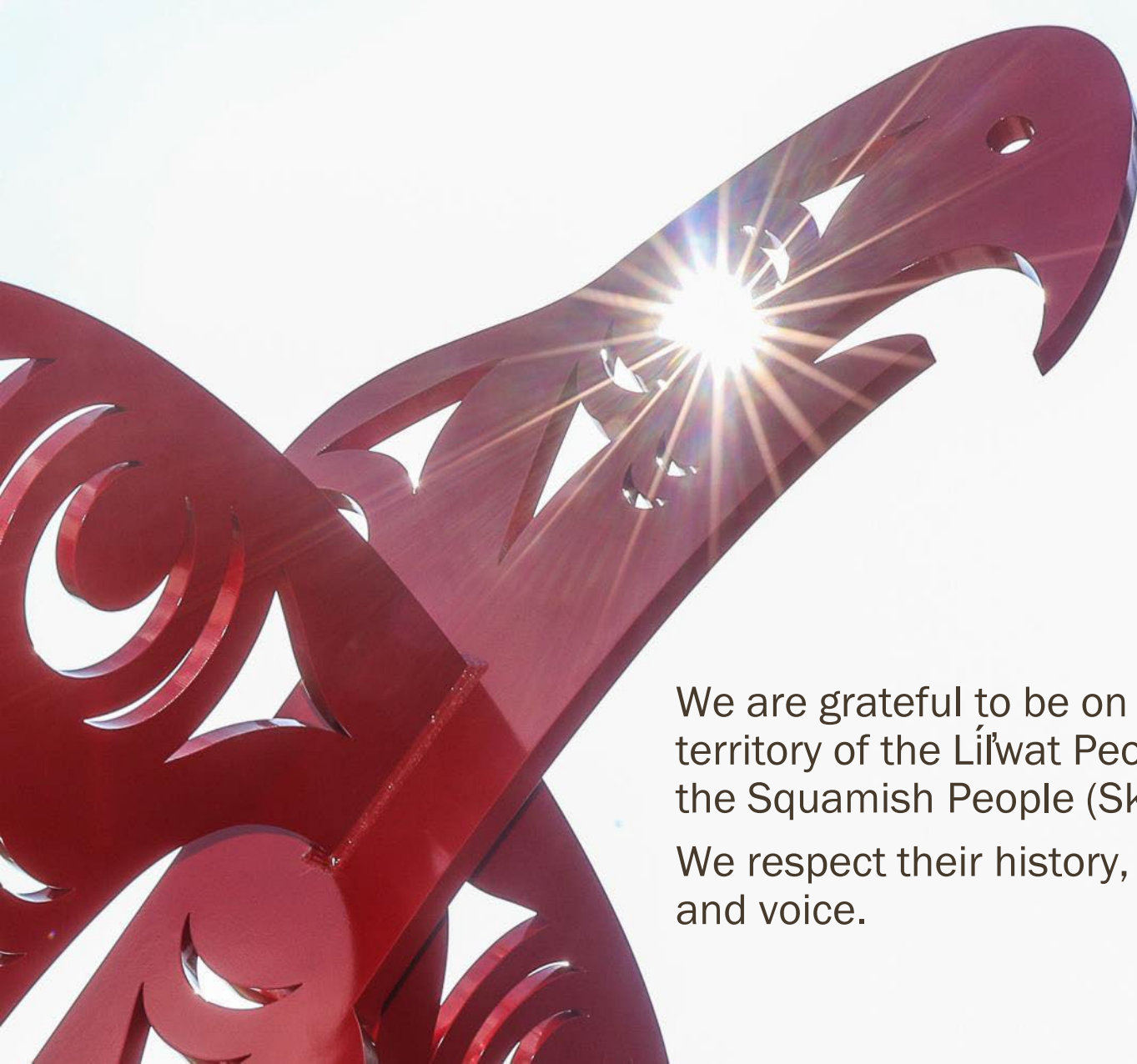




2025 Works and Services Charges Bylaw Update

October 2025



We are grateful to be on the shared, unceded territory of the Líl'wat People (Líl'wat7úl) and the Squamish People (Skwxwú7mesh).

We respect their history, culture, stewardship, and voice.

Introductions



Ted Battiston
General Manager,
Corporate and
Community Services

Dale Mikkelsen
General Manager,
Climate Action,
Planning and Development



Rebecca Taylor
Manager

Ivana Bjelakovic
Senior Consultant





Today's agenda

- Background of Whistler's Works and Services Bylaws
- How Works and Services Charges are calculated
- Community comparisons
- Discussion

A photograph of a snowy winter landscape. A wooden fence with three horizontal rails runs diagonally across the frame. The ground is covered in a thick layer of snow. In the background, there are snow-covered trees and a small stream or path. A large, semi-transparent blue rectangle is overlaid on the left side of the image, containing the word "Background" in white text.

Background



Background: Current Works and Services Bylaws

Whistler's Works and Services Bylaws were adopted two decades ago to impose charges on development to support infrastructure needs.

- Resort Municipality of Whistler (RMOW) approved a set of five Works and Services (W&S) bylaws in 2000.
- These charges are enabled through the *Resort Municipality of Whistler Act*.
- The bylaws allow RMOW to impose charges on land and improvements for municipal works and services, including water, sewer, transportation, recreation, and employee housing.
- They set out when charges are triggered, such as during land subdivision, building permit issuance, or connection to the water system.
- W&S Charges are similar to Development Costs Charges (DCCs), or Amenity Cost Charges (ACCs) that are commonly levied in other communities.



Background: Context for update

To keep pace with future needs and meet provincial requirements, RMOW needs to make changes to the scope and fee structure of the bylaws.

- Updated community growth forecasts project significant growth-related capital infrastructure required to support anticipated new development.
- An ‘update to the municipal development finance’ frameworks is required within the recent *CMHC Housing Accelerator Grant Agreement*.
- The current bylaws have not been updated since they were adopted in 2000.
- RMOW Council adopted a policy in June 2025 that sets a comprehensive framework for Works and Services Charges applied to new developments to fund essential municipal infrastructure.



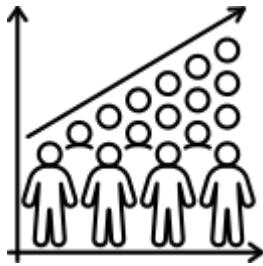
Background: Proposed updates

The new bylaw is expected to generate **\$65 million in Works and Services revenues over 20 years** to support growth-related infrastructure needs.
Proposed updates include:

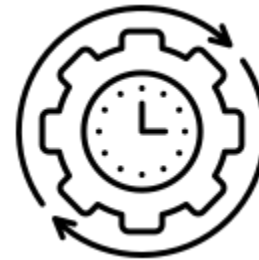
- **Consolidation** of the five current bylaws into one
- **Employee Housing** charges will apply for all new construction types
- **New service areas** with charges for Transit and Parks
- **Size-based charges** replace fixed-rate charges
- **Broader application** of charges to include renovations and expansions

Background:

Objectives of updates



Growing demand



Long-term sustainability



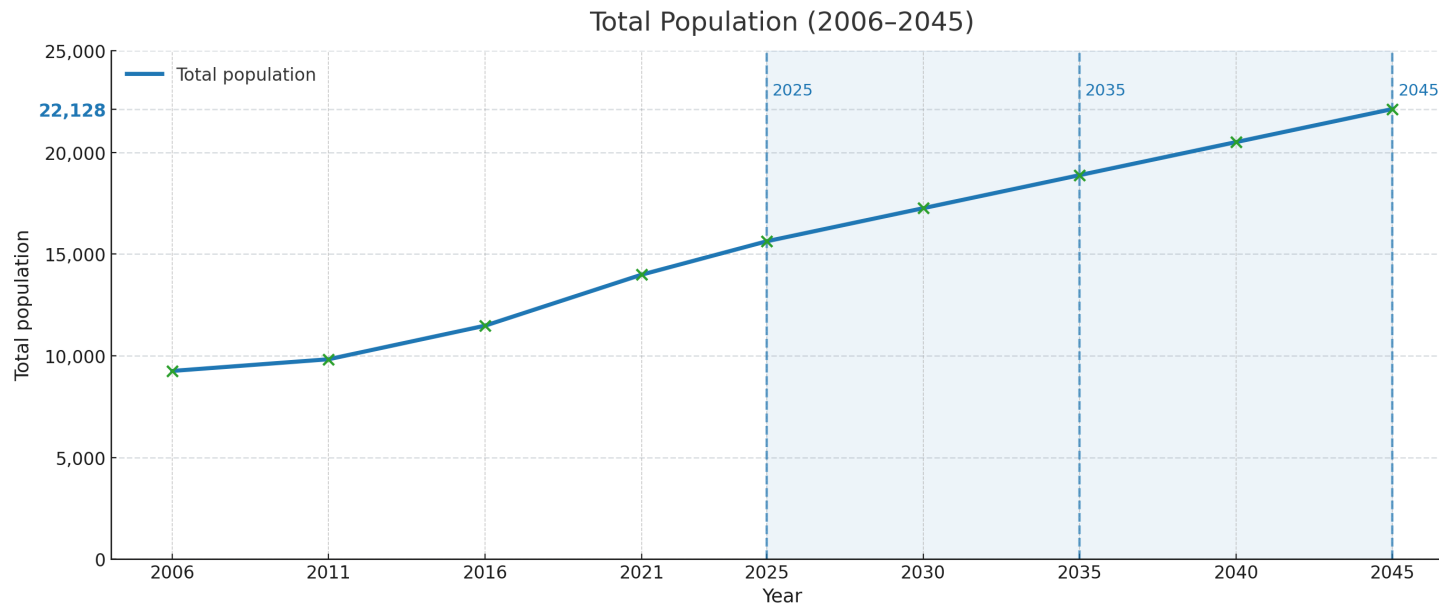
Modernizing standards



Fairness and transparency

Growing demand

The provincially-mandated *Housing Needs Report* projects a need for more than 5,600 new units over the next 20 years in Whistler. Our forecast moderates this HNR projection to assume that growth in 30 yrs.
(or 3,700 units in 20yrs; ~6,500pp, or 1.8%/yr)



Long-term sustainability

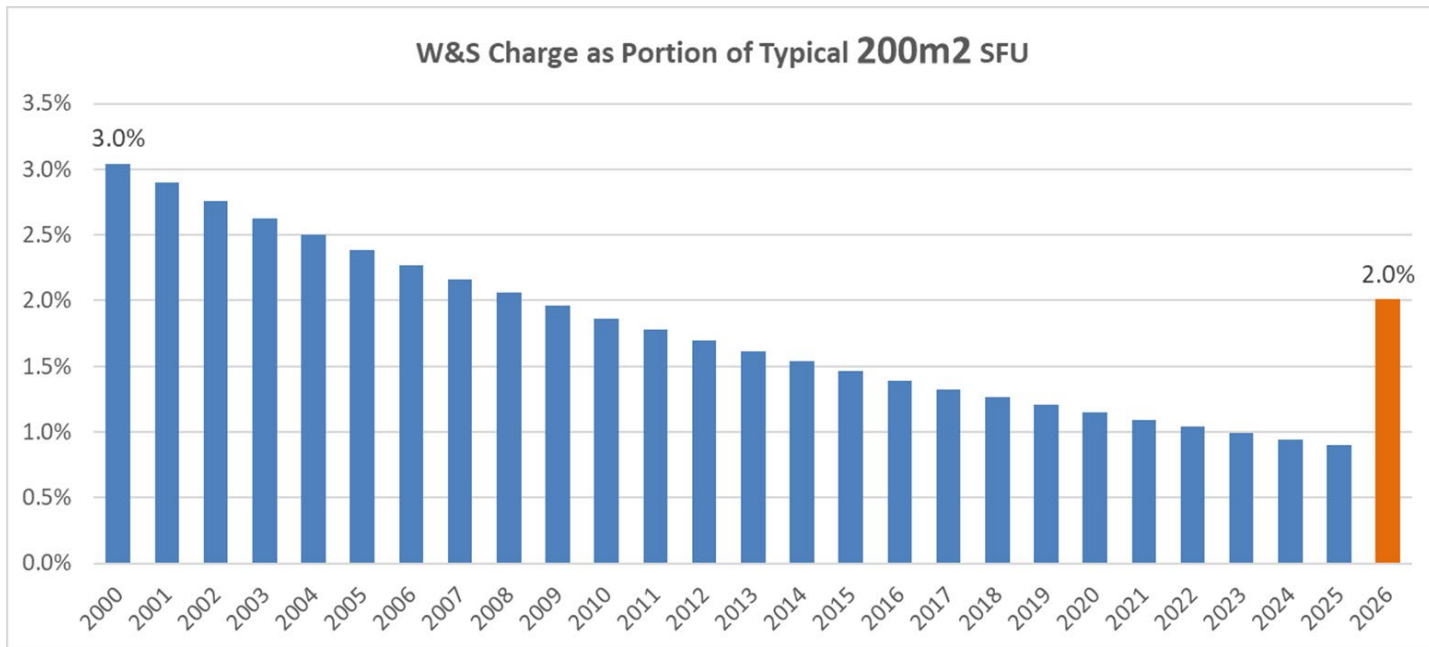
The new bylaw is expected to generate \$65 million over 20 years, to support infrastructure and Whistler's vision for a vibrant, sustainable community.

Works and Services charges by service area (2026-2046)

Water	\$11,283,733
Sewer	\$13,987,211
Transportation	\$3,596,920
Recreation	\$10,525,101
Parks	\$6,595,005
Transit	\$1,134,980
Employee Housing	\$17,708,370
Total	\$65,000,000

Modernizing standards

The current bylaw has not been updated since 2000 and doesn't fully reflect today's costs or modern standards for building and maintaining infrastructure.



Fairness and transparency

The updated bylaw ensures new development pays its fair share for community infrastructure and offers clearer, more predictable charges for everyone involved.

Average proposed W&S Charges: Market Residential - Single family unit/duplex



Affordable Employee Restricted (70m²)

\$7,155



Small home (200 m²):

\$30,745



Large home (400 m²):

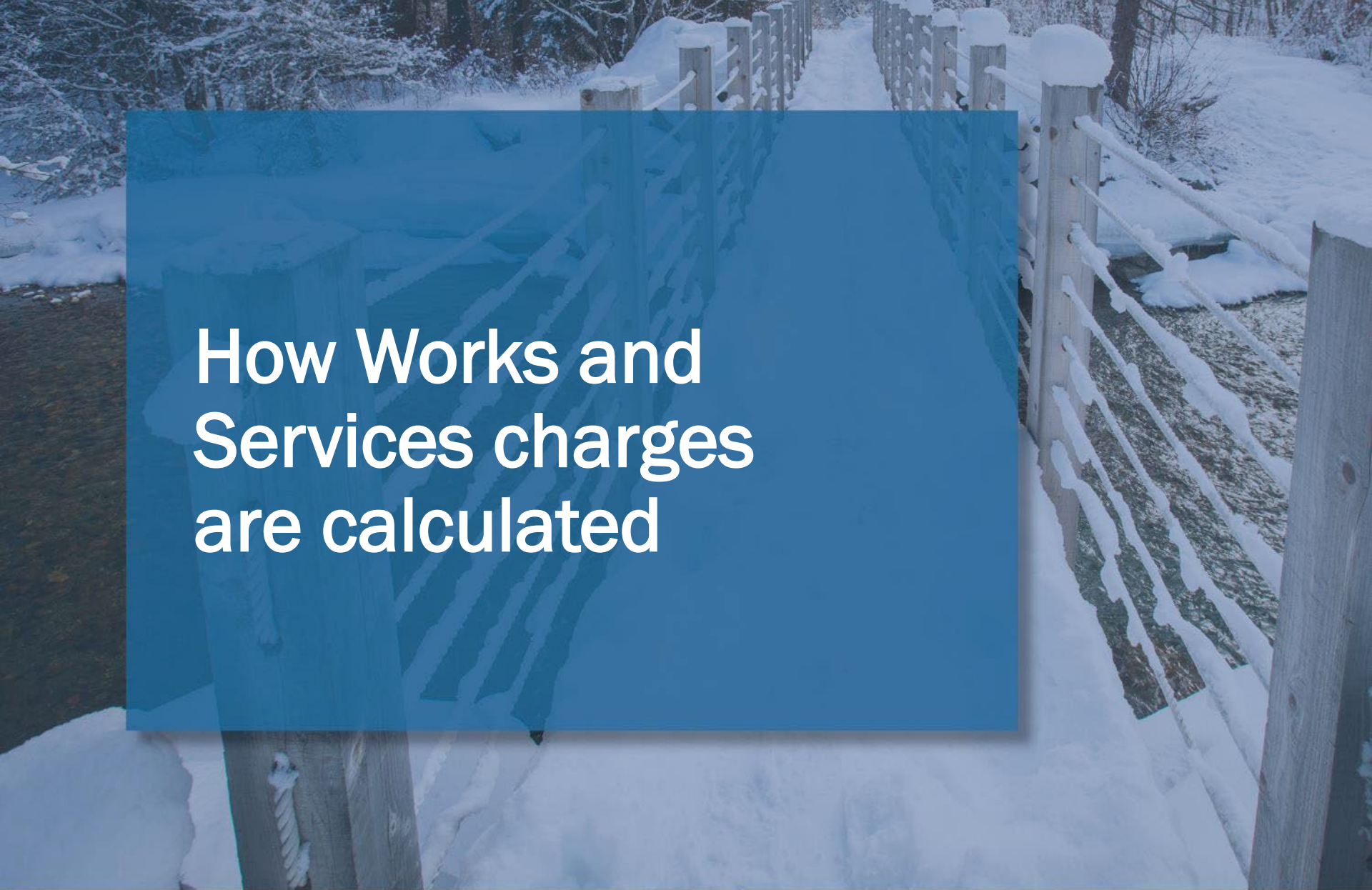
\$82,552

CAGR (2000 rates)

▼ -2.4%

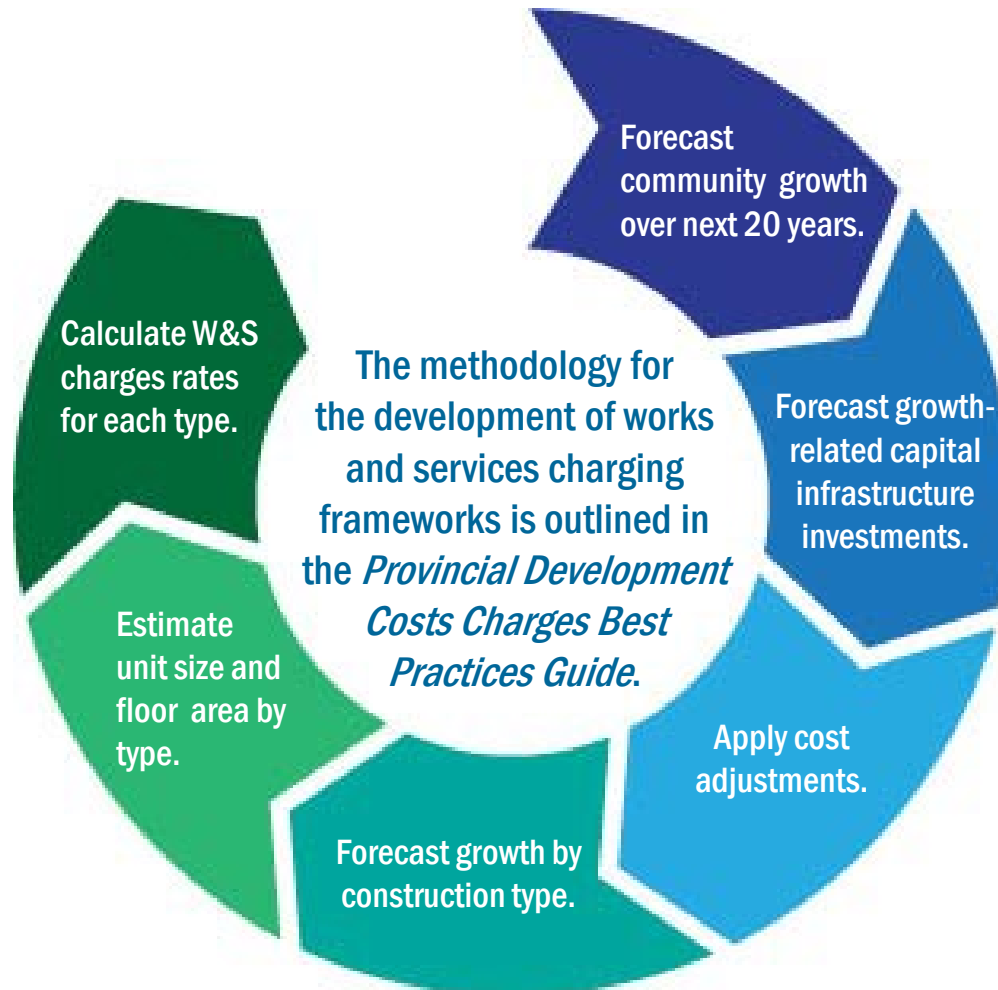
▲ 3.5%

▲ 7.6%

A photograph of a snowy winter landscape. In the foreground, a wooden fence with three horizontal rails runs diagonally across the frame. The fence and the ground are covered in a thick layer of snow. In the background, there are snow-covered trees and a path. A semi-transparent blue rectangle is overlaid on the left side of the image, containing white text.

How Works and Services charges are calculated

Methodology



Proposed Works and Services charges

Development Classification		Sewer	Water	Transportation	Parks	Transit	Recreation	Emp Housing	Total
		\$/m ²	\$/m ²	\$/m ²	\$/m ²	\$/m ²	\$/m ²	\$/m ²	\$/m ²
Affordable Employee Restricted		24.95	20.19	8.58	17.58	2.79	28.12	0.00	102.21
Market Residential	<100m2	24.95	20.19	8.58	17.58	2.79	28.12	43.02	145.23
	100 to 200m2	29.11	23.56	8.58	16.11	2.79	25.77	47.80	153.73
	200 to 400m2	33.26	26.92	8.58	14.65	2.79	23.43	52.58	162.22
	>400m2	49.89	40.39	8.58	14.65	2.51	23.43	66.93	206.38
Residential Tourism (RTA)	<100m2	30.49	24.68	12.59	21.49	3.41	34.37	58.43	185.45
	100 to 200m2	35.57	28.79	11.54	19.69	3.41	28.64	64.27	191.92
	200 to 400m2	40.65	32.91	10.49	17.90	3.41	28.64	75.96	209.96
	>400m2	71.15	49.36	10.49	17.90	3.07	28.64	81.80	262.40
Commercial	Food and Beverage	87.78	71.05	18.12	30.93	5.89	49.47	100.92	364.14
	Assembly, Detention and Care Facilities	46.20	37.40	9.54	16.28	3.10	26.03	53.12	191.65
	Business and Personal Services & Retail	36.96	29.92	7.63	13.02	2.48	20.83	50.99	161.82
Industrial	High Water Usage Industrial	55.44	44.87	5.72	9.77	1.86	15.62	31.87	165.15
	Storage Garage	18.48	3.74	9.54	0.00	0.62	0.00	10.62	43.00
	Industrial	23.10	18.70	4.77	8.14	1.55	13.02	26.56	95.83

Capital costs for new development Water projects (2024-2044)

Project	Gross Capital Cost Estimate
New surface water source (includes filtration & UV disinfection)	\$30,000,000
Five additional water supply wells and associated pump station	\$15,000,000
Village zone additional water storage reservoir	\$8,000,000
Cheakamus additional water storage reservoir	\$8,000,000
Creekside additional water storage reservoir	\$8,000,000
Alpine Meadows additional water storage reservoir	\$8,000,000
	\$77,000,000

Note: Gross capital cost estimates are in 2025 dollars.

Capital costs for new development Water projects (2024-2044)

Project	Gross Capital Cost Estimate	Net Capital Cost for New Development	Adjustments	W&S recoverable cost
New surface water source (includes filtration & UV disinfection)	\$30,000,000	\$18,000,000	Municipal Assist (1%): \$580,000	\$3,501,848
Five additional water supply wells and associated pump station	\$15,000,000	\$12,000,000		\$2,334,565
Village zone additional water storage reservoir	\$8,000,000	\$4,000,000	W&S Reserves: \$1,001,336	\$778,188
Cheakamus additional water storage reservoir	\$8,000,000	\$8,000,000		\$1,556,377
Creekside additional water storage reservoir	\$8,000,000	\$8,000,000	Post-period Benefit: \$45,134,931	\$1,556,377
Alpine Meadows additional water storage reservoir	\$8,000,000	\$8,000,000		\$1,556,377
	\$77,000,000	\$58,000,000	\$46,716,267	\$11,283,733

Notes:

- Gross capital cost estimates are in 2025 dollars.
- Net capital cost for new development is determined by deducting grants (if any) and calculating the percentage of capital cost for new development

Capital costs for new development Sewer projects (2024-2044)

Project	Gross Capital Cost Estimate
Sewer trunkmain size increase	\$34,000,000
Twin sections of sewer trunkmain	\$20,000,000
New sewage pump station and forcemain	\$14,000,000
Additional bioreactor at WWTP	\$8,000,000
Additional clarifier at WWTP	\$10,000,000
WWTP solids handling upgrades	\$7,000,000
	\$93,000,000

Note: Gross capital cost estimates are in 2025 dollars.

Capital costs for new development Sewer projects (2024-2044)

Project	Gross Capital Cost Estimate	Net Capital Cost for New Development	Adjustments	W&S recoverable cost
Sewer trunkmain size increase	\$34,000,000	\$27,220,000	Municipal Assist (1%): \$772,000	\$4,928,137
Twin sections of sewer trunkmain	\$20,000,000	\$12,000,000		\$2,174,178
New sewage pump station and forcemain	\$14,000,000	\$14,000,000		\$2,536,541
Additional bioreactor at WWTP	\$8,000,000	\$8,000,000	W&S Reserves: \$6,491,943	\$1,449,452
Additional clarifier at WWTP	\$10,000,000	\$9,000,000	Post-period Benefit: \$55,948,845	\$1,630,633
WWTP solids handling upgrades	\$7,000,000	\$7,000,000		\$1,268,270
	\$93,000,000	\$77,200,000	\$63,212,788	\$13,987,211

Notes:

- Gross capital cost estimates are in 2025 dollars.
- Net capital cost for new development is determined by deducting grants (if any) and calculating the percentage of capital cost for new development

Capital costs for new development Transportation projects (2024-2044)

Project	Gross Capital Cost Estimate
Additional sidewalks / valley trail for Alpine Meadows	\$1,500,000
Pedestrian infrastructure improvements	\$1,500,000
VT Alpha Lake	\$6,000,000
VT Connections and Network Growth	\$9,425,000
Capacity and Safety Measures	\$500,000
	\$18,925,000

Note: Gross capital cost estimates are in 2025 dollars.

Capital costs for new development Transportation projects (2024-2044)

Project	Gross Capital Cost Estimate	Net Capital Cost for New Development	Adjustments	W&S recoverable cost
Additional sidewalks / valley trail for Alpine Meadows	\$1,500,000	\$450,000	Municipal Assist (1%): \$39,033	\$311,850
Pedestrian infrastructure improvements	\$1,500,000	\$450,000		\$311,850
VT Alpha Lake	\$6,000,000	\$919,028	Post-period Benefit: \$270,000	\$909,838
VT Connections and Network Growth	\$9,425,000	\$2,062,343		\$2,041,720
Capacity and Safety Measures	\$500,000	\$21,882		\$21,663
	\$18,925,000	\$3,903,253	\$309,033	\$3,596,920

Notes:

- Gross capital cost estimates are in 2025 dollars.
- Net capital cost for new development is determined by deducting grants (if any) and calculating the percentage of capital cost for new development

Capital costs for new development Recreation projects (2024-2044)

Project	Gross Capital Cost Estimate
Meadow Park Sports Centre changeroom and vertical expansion	\$13,000,000
Multisport court complex	\$4,250,000
New ice sheet (location undetermined)	\$67,000,000
New recreation centre or expanded Meadow Park Sports Centre	\$67,000,000
	\$164,250,000

Note: Gross capital cost estimates are in 2025 dollars.

Capital costs for new development Recreation projects (2024-2044)

Project	Gross Capital Cost Estimate	Net Capital Cost for New Development	Adjustments	W&S recoverable cost
Meadow Park Sports Centre changeroom and vertical expansion	\$13,000,000	\$2,406,979	Municipal Assist (1%): \$355,029	\$713,566
Multisport court complex	\$4,250,000	\$929,969		\$275,696
New ice sheet (location undetermined)	\$67,000,000	\$14,660,688	W&S Reserves: \$4,191,726	\$4,346,267
New recreation centre or expanded Meadow Park Sports Centre	\$67,000,000	\$17,505,300	Post-period Benefit: \$20,431,079	\$5,189,572
	\$164,250,000	\$35,502,936	\$24,977,833	\$10,525,101

Notes:

- Gross capital cost estimates are in 2025 dollars.
- Net capital cost for new development is determined by deducting grants (if any) and calculating the percentage of capital cost for new development

Capital costs for new development Parks projects (2024-2044)

Project	Gross Capital Cost Estimate
Land Acquisition Parks and VT	\$19,000,000
Bayly Park – Final Design	\$5,600,000
Lost Lake Park – Disc Golf, Environmental, and Connectivity	\$400,000
Function Junction Open Space – 2nd Disc Golf Course and Trails	\$250,000
Various – implementation of Skateboard features and Youth facilities	\$250,000
Type 2 trail development	\$100,000
	\$25,600,000

Note: Gross capital cost estimates are in 2025 dollars.

Capital costs for new development Parks projects (2024-2044)

Project	Gross Capital Cost Estimate	Net Capital Cost for New Development	Adjustments	W&S recoverable cost
Land Acquisition Parks and VT	\$19,000,000	\$4,157,509	Municipal Assist (1%): \$66,616	\$4,115,934
Bayly Park – Final Design	\$5,600,000	\$2,240,000		\$2,217,600
Lost Lake Park – Disc Golf, Environmental, and Connectivity	\$400,000	\$87,526		\$86,651
Function Junction Open Space – 2nd Disc Golf Course and Trails	\$250,000	\$100,000		\$99,000
Various – implementation of Skateboard features and Youth facilities	\$250,000	\$54,704		\$54,157
Type 2 trail development	\$100,000	\$21,882		\$21,663
	\$25,600,000	\$6,661,621		\$6,595,005

Notes:

- Gross capital cost estimates are in 2025 dollars.
- Net capital cost for new development is determined by deducting grants (if any) and calculating the percentage of capital cost for new development

Capital costs for new development Transit projects (2024-2044)

Project	Gross Capital Cost Estimate
Gondola Transit Exchange redesign	\$3,000,000
Emerald Estates terminus replacement of bus shelter	\$200,000
Rainbow Estates Exchange new bus shelter and layby expansion	\$200,000
Meadow Park Sports Centre new bus shelter and layby expansion	\$200,000
Cheakamus Crossing expansion of covered public area, layby expansion, and driver washrooms	\$1,500,000
Highway 99 - six added bus shelters	\$1,200,000
	\$6,300,000

Note: Gross capital cost estimates are in 2025 dollars.

Capital costs for new development Transit projects (2024-2044)

Project	Gross Capital Cost Estimate	Net Capital Cost for New Development	Adjustments	W&S recoverable cost
Gondola Transit Exchange redesign	\$3,000,000	\$656,449	Municipal Assist (1%): \$13,785 W&S Reserves: \$229,777	\$540,467
Emerald Estates terminus replacement of bus shelter	\$200,000	\$43,763		\$36,031
Rainbow Estates Exchange new bus shelter and layby expansion	\$200,000	\$43,763		\$36,031
Meadow Park Sports Centre new bus shelter and layby expansion	\$200,000	\$43,763		\$36,031
Cheakamus Crossing expansion of covered public area, layby expansion, and driver washrooms	\$1,500,000	\$328,224		\$270,233
Highway 99 - six added bus shelters	\$1,200,000	\$262,579		\$216,187
	\$6,300,000	\$1,378,542	\$243,562	\$1,134,980

Note: gross capital cost estimates are in 2025 dollars.



Capital costs for new development Employee housing projects (2024-2044)

Project	Total Equity Gap
125-unit Affordable Employee Rental Apartment #1	\$14,462,414
125-unit Affordable Employee Rental Apartment #2	\$14,462,414
125-unit Affordable Employee Rental Apartment #3	\$14,462,414
	\$43,387,242

Note: Gross capital cost estimates are in 2025 dollars.

Capital costs for new development Employee housing projects (2024-2044)

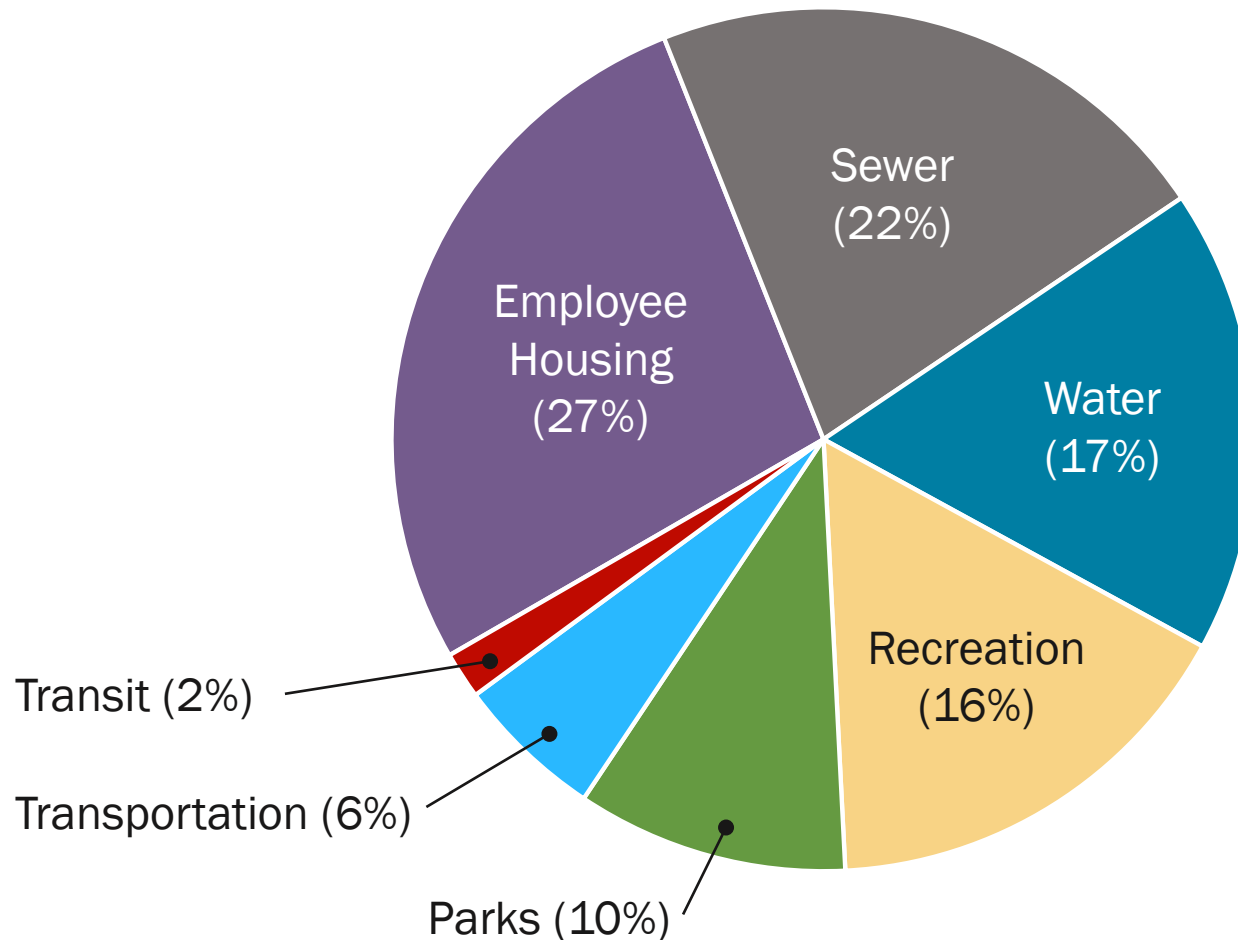
Project	Total Equity Gap	Net Capital Cost	Adjustments	W&S recoverable cost
125-unit Affordable Employee Rental Apartment #1	\$14,462,414	\$5,962,414	Municipal Assist (1%): \$178,872	\$5,902,790
125-unit Affordable Employee Rental Apartment #2	\$14,462,414	\$5,962,414		\$5,902,790
125-unit Affordable Employee Rental Apartment #3	\$14,462,414	\$5,962,414		\$5,902,790
	\$43,387,242	\$17,887,242	\$178,872	\$17,708,370

Notes:

- Gross capital cost estimates are in 2025 dollars.
- Estimates are based on Lot 3 costs.

Works and Services charges

All projects by percentage (2024-2044)





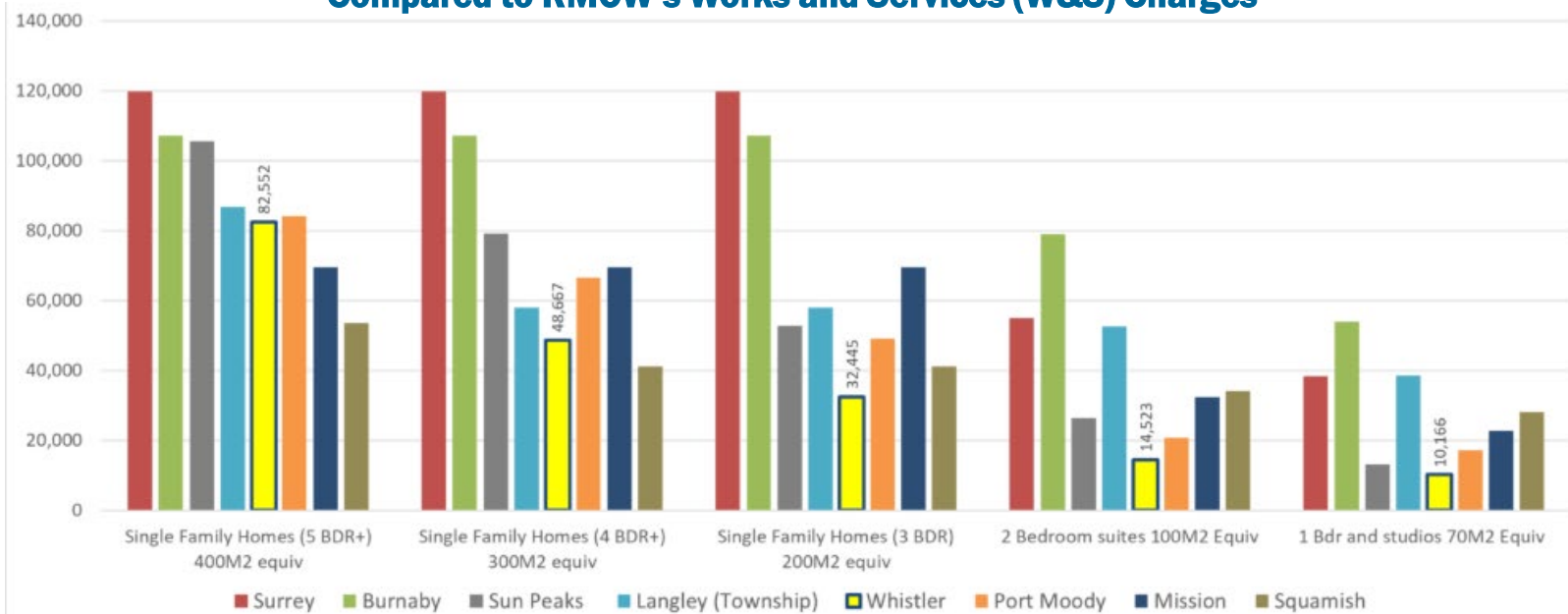
Comparisons to other communities

Impacts of proposed charges

Residential DCC and ACC*

Works and Services charges are competitive when balanced against other communities, balancing financial sustainability with development viability.

**Residential Development Cost Charges (DCC) and Amenity Cost Charges (ACC)
Compared to RMOW's Works and Services (W&S) Charges**

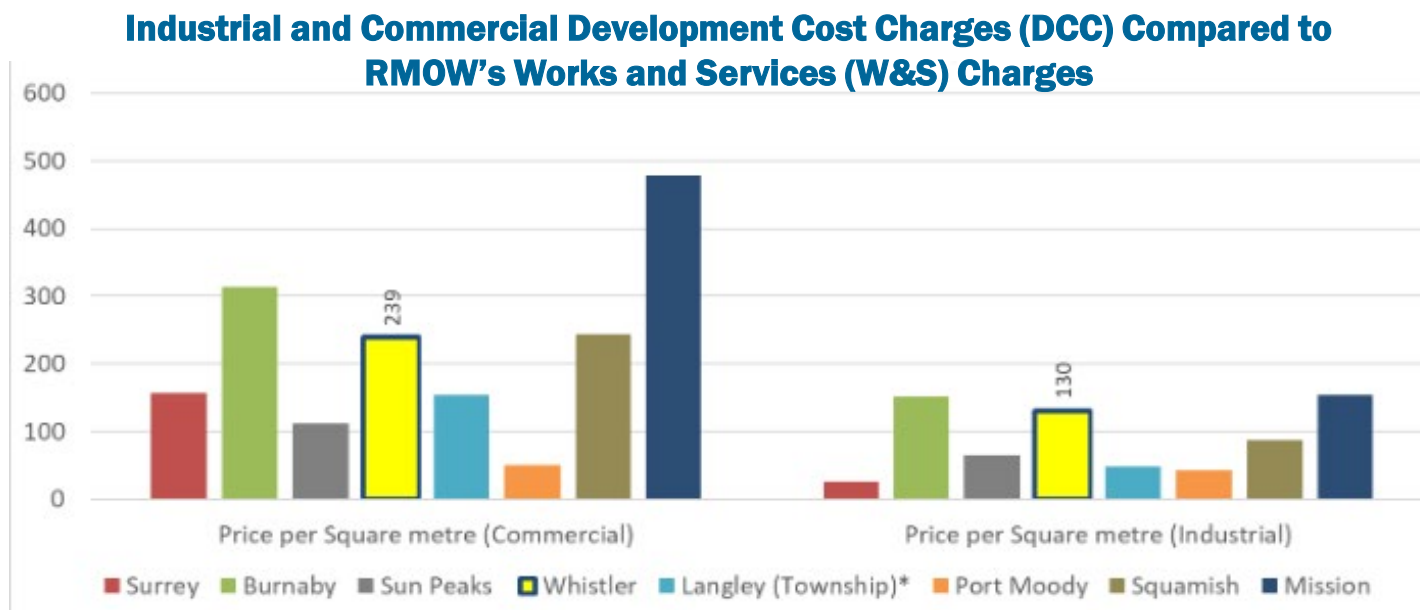


*Development Cost Charges (DCC) and Amenity Cost Charges (ACC) are similar to Works and Services (W&S) Charges.

Impacts of proposed charges

Industrial and Commercial DCC*

Works and Services charges are competitive when balanced against other communities, balancing financial sustainability with development viability.



*Development Cost Charges (DCC) are similar to Works and Services (W&S) Charges.

A photograph of a snowy winter landscape. A wooden fence with three horizontal rails runs diagonally across the frame. The ground is covered in a thick layer of snow. In the background, there are snow-covered trees and a small stream or path. A semi-transparent blue rectangle is overlaid on the left side of the image, containing the text "Next steps" in white.

Next steps

Next steps

Key milestones

Sept-Oct 2025

- Community engagement

Nov 2025

- Council consideration of feedback

Q1 (Jan-Mar) 2026

- Bylaw adoption

Q2-Q4 (Apr-Sept) 2026

- In-stream protection
- Effective date for new development applications