

2024 BUDGET

Community Budget Open House

Resort Municipality of Whistler
November 9, 2023

Opening Comments

Jen Ford, Acting Mayor



Whistler. A place where community thrives, nature is protected and guests are inspired.



Corporate Overview

Virginia Cullen, Chief Administrative Officer



Whistler. A place where community thrives, nature is protected and guests are inspired.



Whistler is not the community it was 20 years ago, and 20 years from now it will look different again

How do we invest wisely today, in order to move towards the future we'd like to imagine?

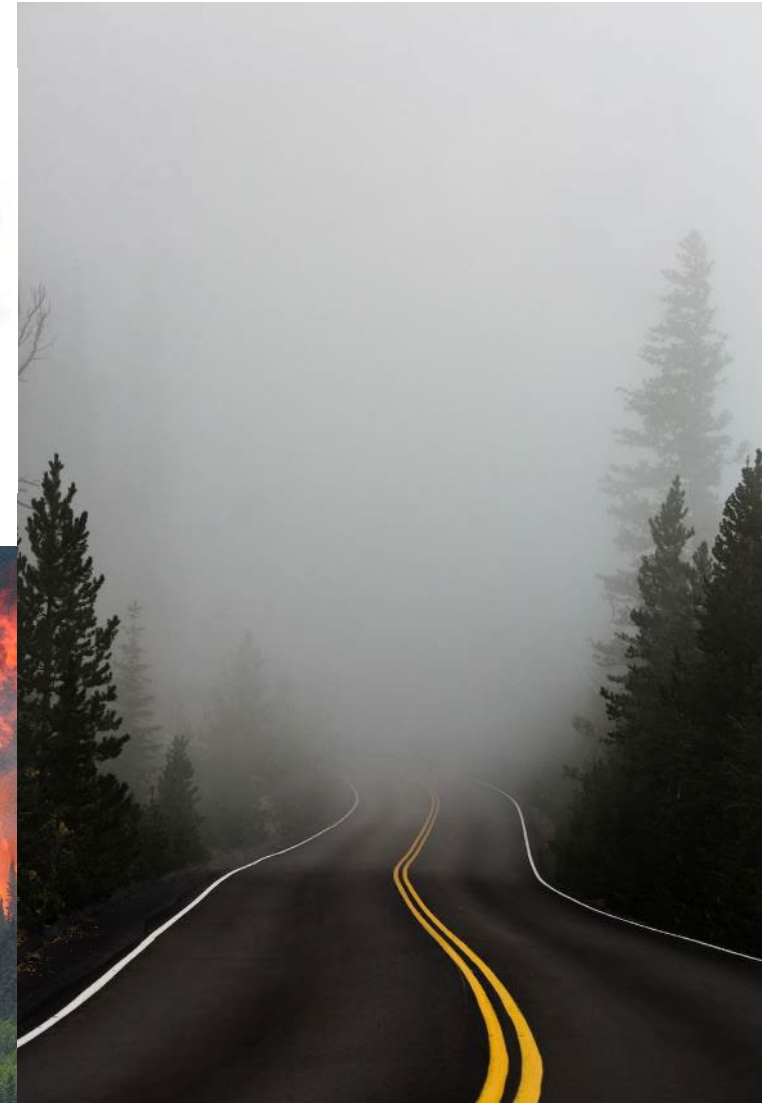
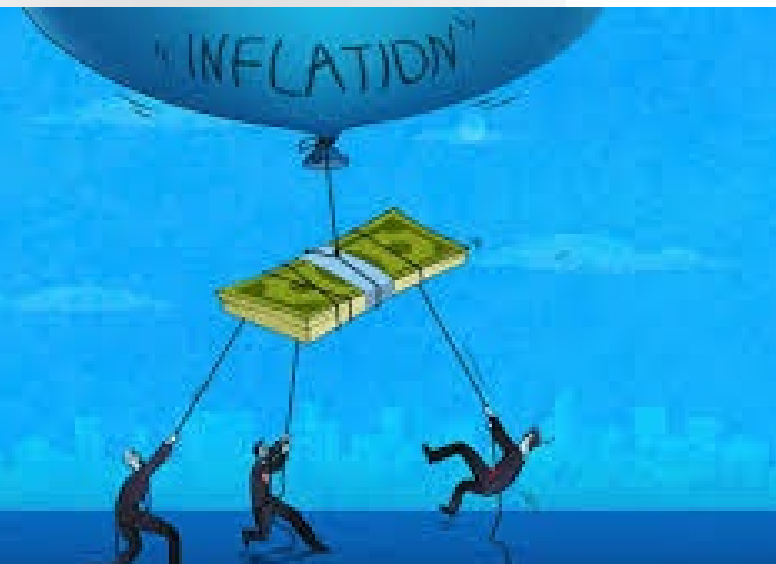
What expenditures are necessary & helpful?

What are the revenue sources that best meet these needs?

What external factors need to be considered?



Current Planning and Operating Context



How are we proposing to focus resources and time in 2024?



Core Municipal Work



Housing

- ✓ Implement a Housing Action Plan
- ✓ Completion of two new Cheakamus Crossing phase 2 (lots 2,3,5) by 2026
- ✓ Advance Private Sector Employee Housing Initiative projects
- ✓ Work with community partners on long-term housing strategy



Community Engagement

- ✓ Innovate on engagement channels and increase community engagement opportunities
- ✓ Improve information sharing regarding local government process and decisions
- ✓ Support new GM role to strengthen community linkages
- ✓ Conduct committee review and implement identified improvements

2023-2026 Strategic Plan



Climate Action

- ✓ Progress the Big Moves Climate Action Implementation Plan
- ✓ Improve infrastructure to support EV vehicles and increase services needed to grow active transportation and transit
- ✓ Update the Whistler Evacuation Plan and increase education and awareness on wildfire risk
- ✓ Accelerate the pace of wildfire protection activities across the community



Smart Tourism

- ✓ Refine understanding of capacity constraints with Balance Model
- ✓ Explore potential initiatives and metrics and research Tourism advancements in other leading destinations
- ✓ Design parks infrastructure, programming and transportation options to encourage dispersion
- ✓ Provide opportunities for visitors to contribute, participate and learn about Whistler's culture

Budget Context and Highlights

Carlee Price, Chief Financial Officer



Whistler. A place where community thrives, nature is protected and guests are inspired.



Municipal funds each have separate revenues and expenditures, and distinct objectives



Each individual fund is budgeted to balance incoming & outgoing funds

Revenues

Property Taxes &
User Fees

Non-Tax
Revenue



Expenditures

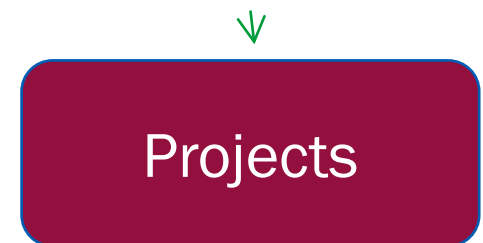


Savings

Reserve
Contributions



Expenditures



Three pillars of the RMOW budget

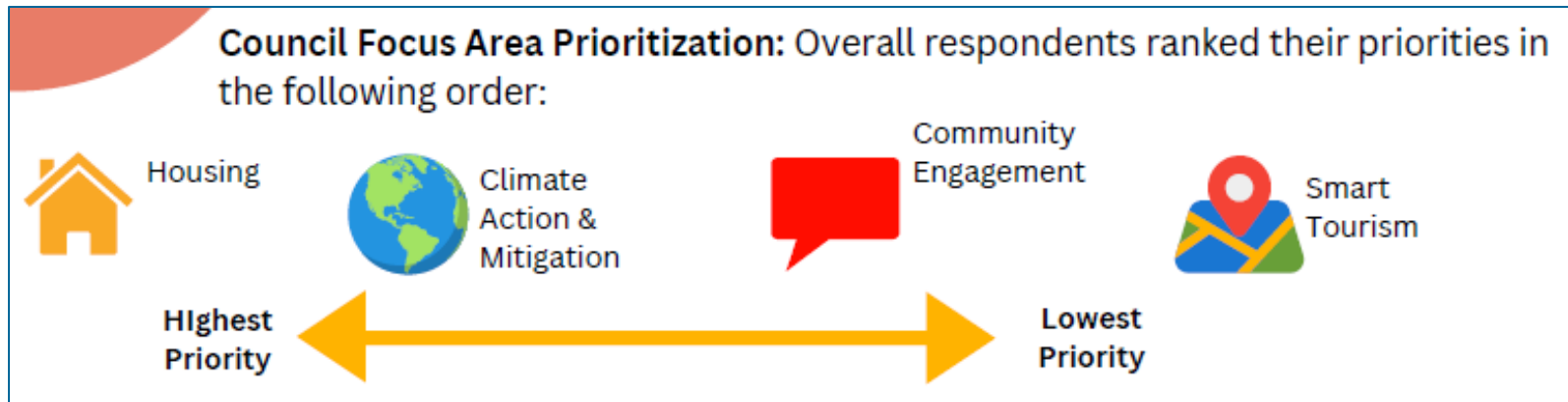
1. Responsible stewardship of shared infrastructure
2. Efficient delivery of core services
3. Increasing resilience

Where do we find ourselves?

What are the current plans?

What does this mean for ratepayers?

Budget Survey asked respondents to rank Council Priorities



When filtering responses by 'How long have you lived in Whistler?', priorities fluctuated.

Council Priorities (top 3)

1-15 years:



15-25+ years:



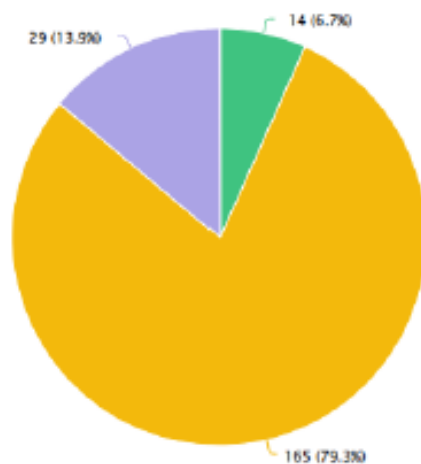
Investment priorities (top 3)

1-15 years: Transit, roads, active transportation

15-25+ years: Water and sewer, Smart Tourism, Engagement, Climate

Survey respondents understand the importance of spending balance

When respondents were asked how they would like to see the RMOW make its financial decisions:



79% said 'balance spending on critical needs of today, while also saving for the future'

14% said 'reduce contributions to reserves and focus on the needs and wants of today'

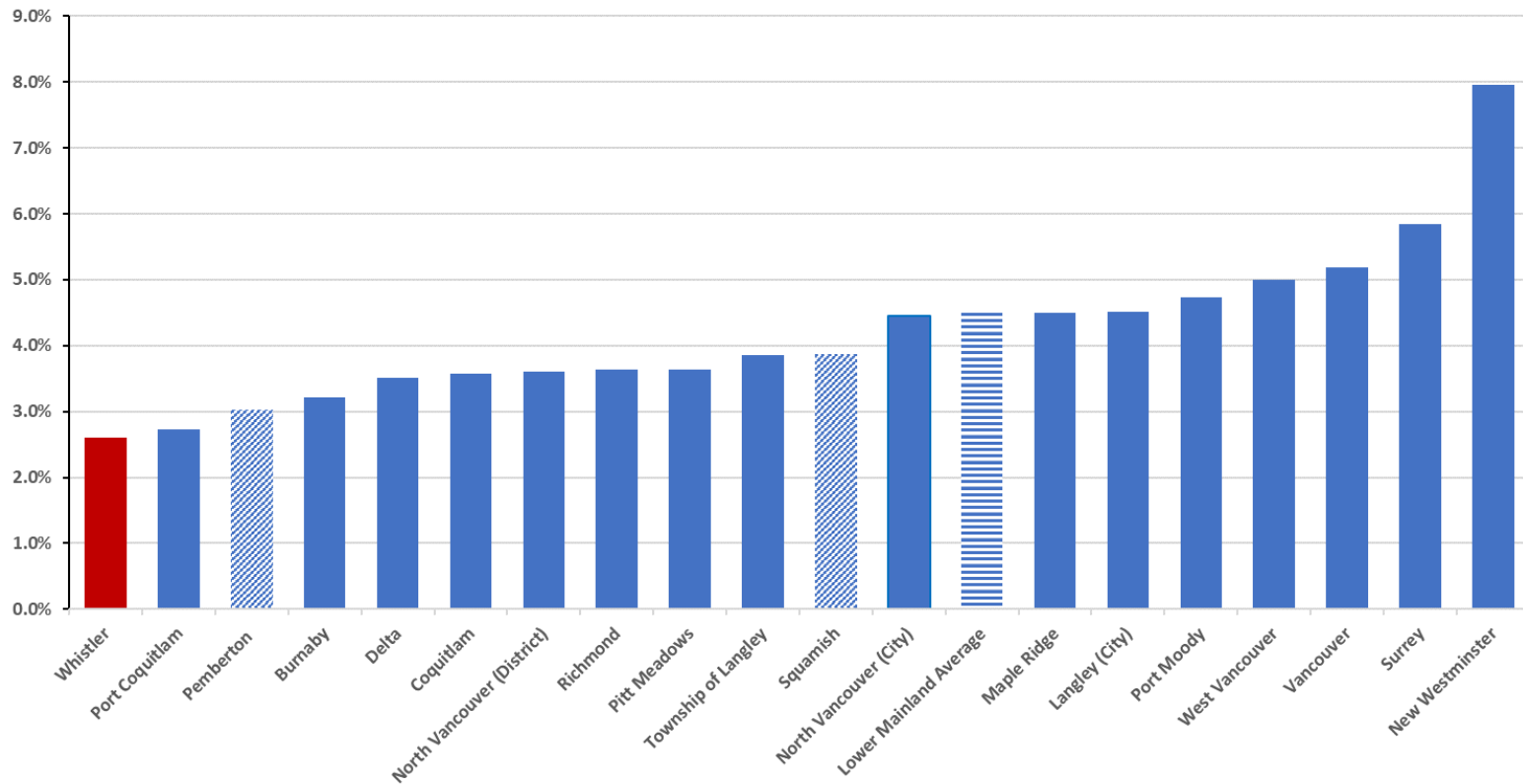
7% said 'the RMOW should plan and save for the future through adding to reserves'

RMOW has for many years prioritized small tax increases

- Fiscal discipline isn't just about minimizing spending
 - The context is vitally important
 - As is an eye to the future
- What are the community's responsibilities?
 - The three pillars
- What do we know? What do we not know?
- Every group makes the best decision available to them with the information at hand
 - New information >> new decisions
- There is some ground to make up

Whistler has provided a decade of unusually low tax increases to ratepayers

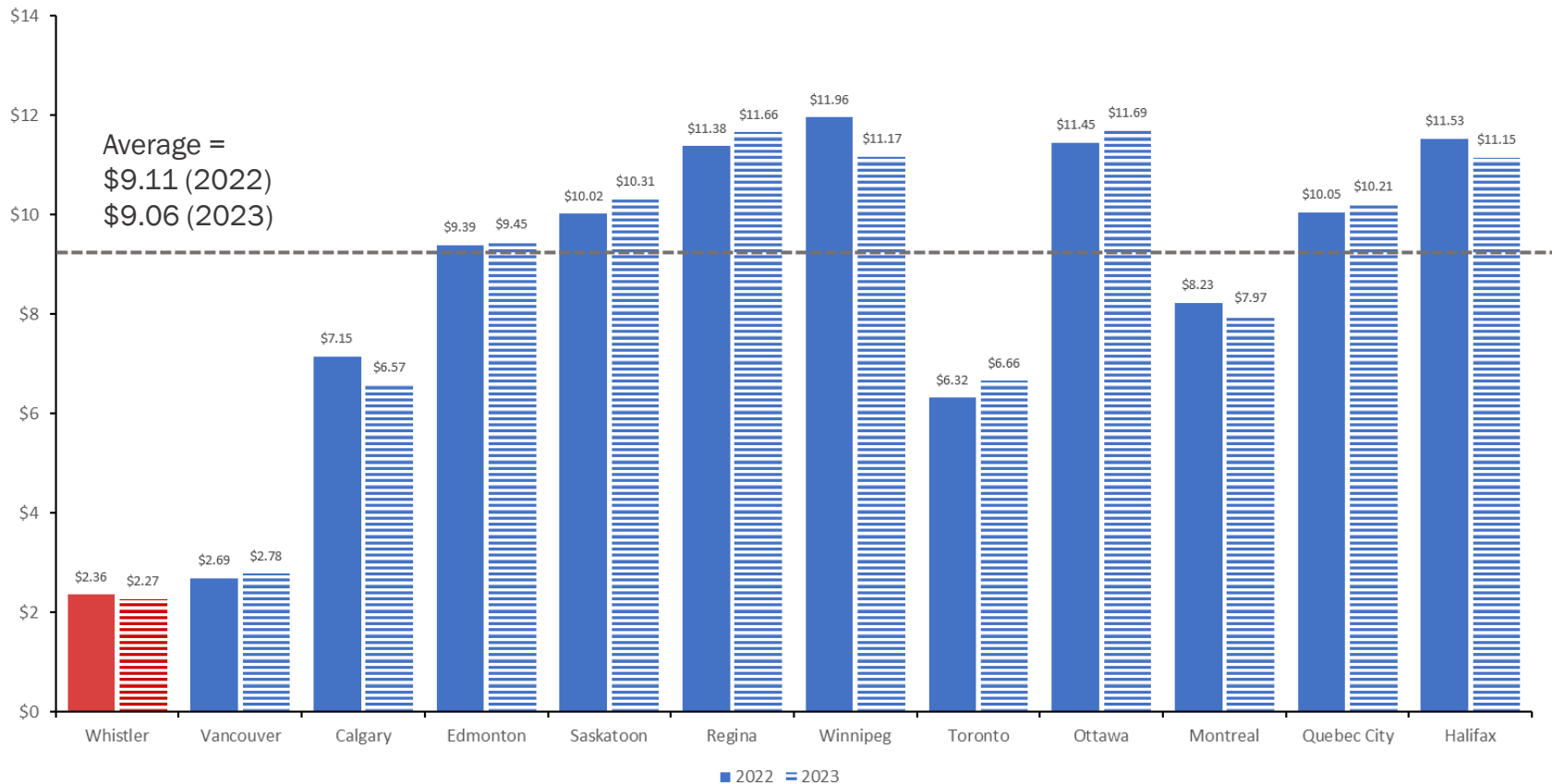
10-year annual increase in municipal taxes & user fees (2013-2023)
a representative house in select BC municipalities



Source: LGDE

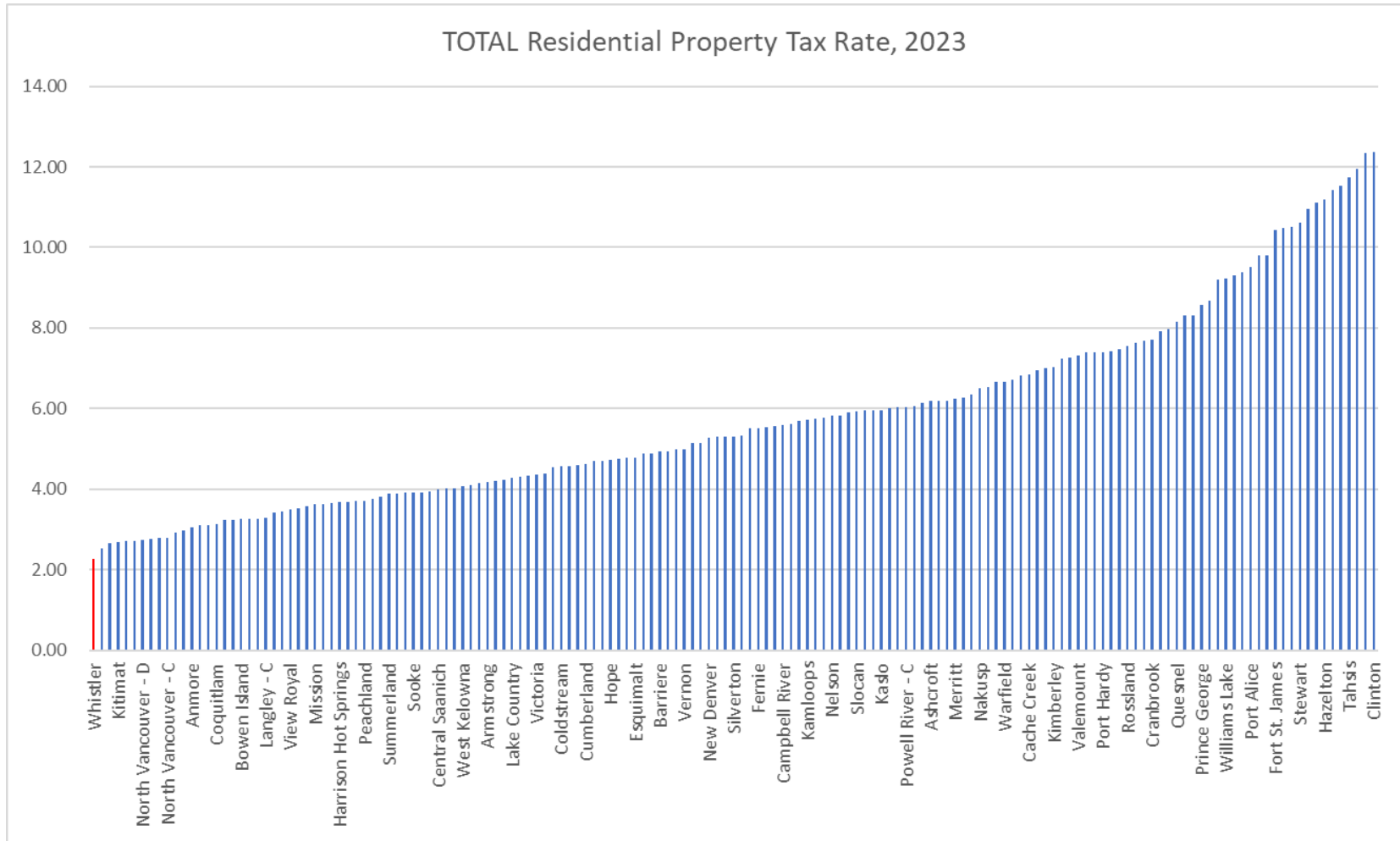
BC is home to some of the lowest mill rates in Canada

2022 & 2023 estimated residential property taxes per \$1,000 of assessment



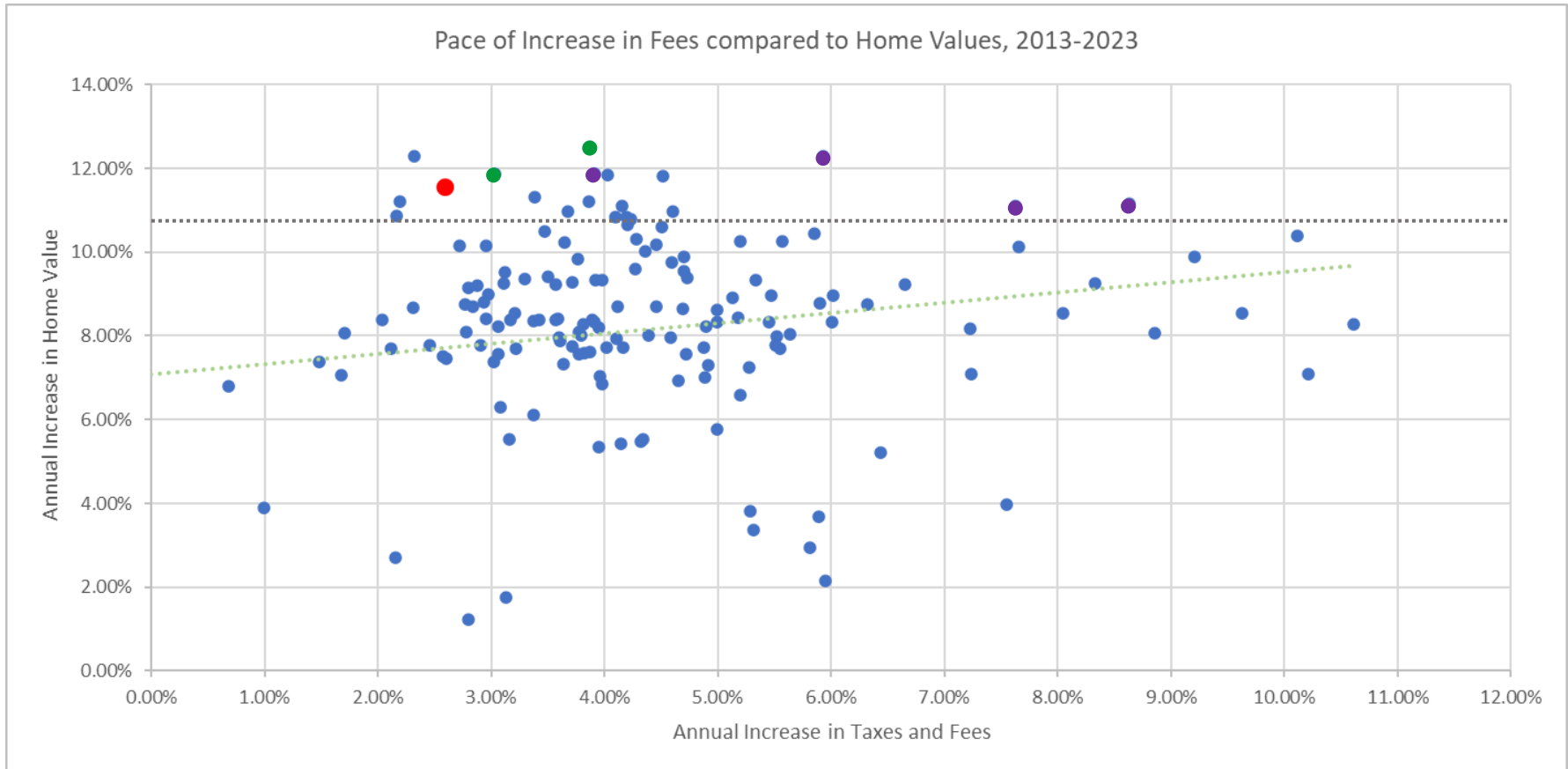
Source: Altus Group "Canadian Property Tax Benchmark Report"

Whistler still has the lowest mill rate in BC...



Source: LGDE

... and it's not because of price appreciation



What do Whistler property owners pay? What does it mean to have a low mill rate?

1 - Residential

3,595,000

Representative House Value

OTHER GOVERNMENT TAXES

| | | |
|---|---------|----------|
| PROVINCIAL SCHOOL TAX - RESIDENTIAL | 0.89060 | 3,201.71 |
| PROVINCIAL SCHOOL TAX TIER 2- RESIDENTIAL | 2.00000 | 1,190.00 |
| BC ASSESSMENT AUTHORITY | 0.03360 | 120.79 |
| REGIONAL HOSPITAL DISTRICT | 0.02860 | 102.82 |
| MUNICIPAL FINANCE AUTHORITY | 0.00020 | 0.72 |
| REGIONAL DISTRICT GENERAL | 0.04570 | 164.29 |

NET OTHER GOVERNMENT TAXES

4,780.33

Municipal share of Taxes and Fees

MUNICIPAL TAXES & FEES

| | | |
|--------------------|-----------|----------|
| MUNICIPAL GENERAL | 1.26710 | 4,555.22 |
| SEWER - PARCEL TAX | 306.50000 | 306.50 |
| WATER - PARCEL TAX | 305.28000 | 305.28 |

NET MUNICIPAL TAXES

5,167.00

MUNICIPAL USER FEES

| | | |
|----------------------------------|-----------|--------|
| BIOSOLID PROCESSING FEE | 122.71000 | 122.71 |
| SOLID WASTE DEPOT OPERATIONS FEE | 233.39000 | 233.39 |
| SEWER - USER FEE | 194.94000 | 194.94 |
| WATER - USER FEE | 128.26000 | 128.26 |

NET MUNICIPAL USER FEES

679.30

Total Fees and Taxes due

TOTAL NEW TAX LEVIES

10,626.63

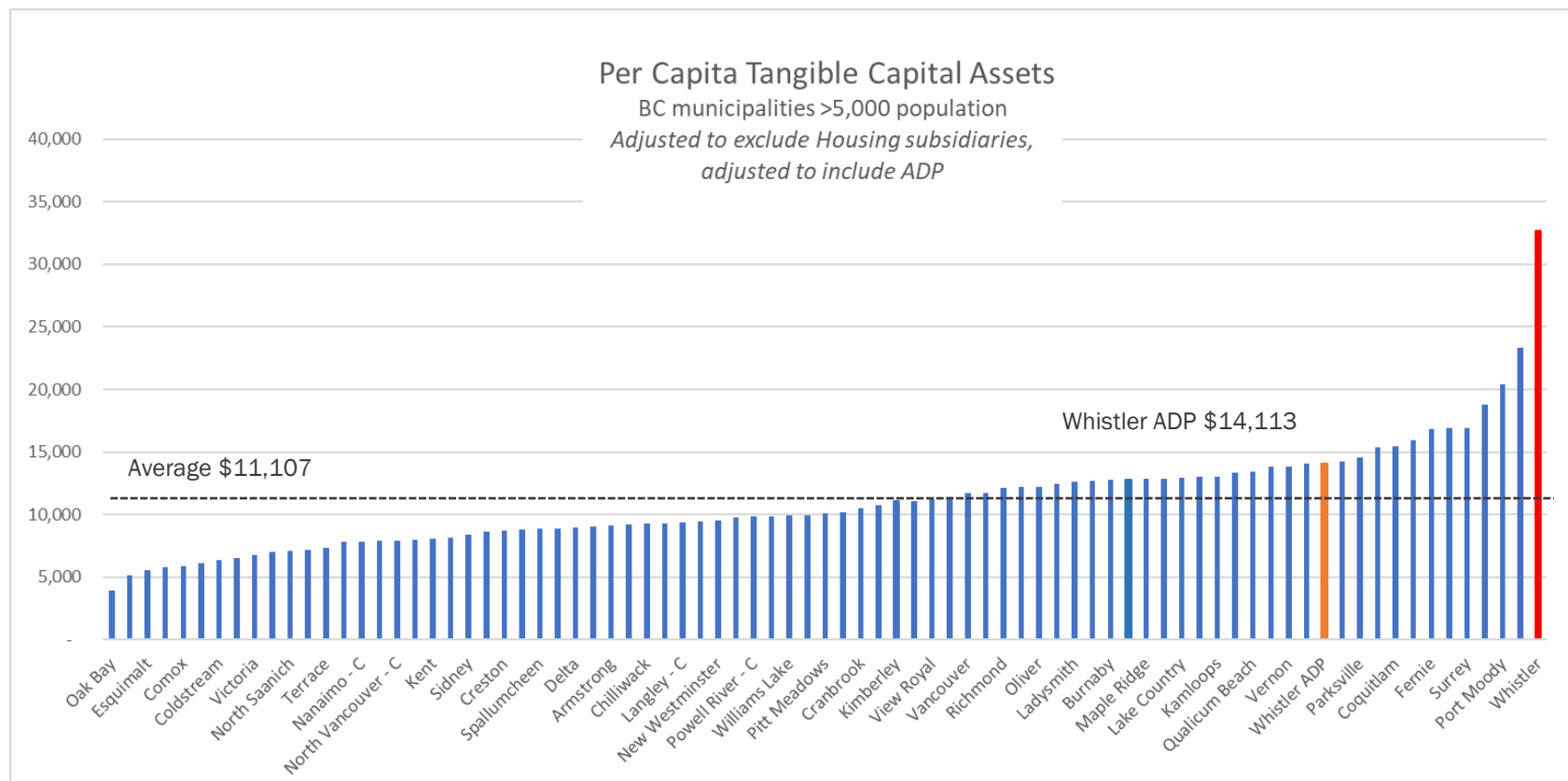
Whistler ratepayer charges compared to other BC municipalities

| | <i>2023 Home Value</i> | <i>Total Fees & Charges</i> | <i>Municipal share Fees & Charges</i> |
|-----------------|------------------------|---------------------------------|---|
| West Vancouver | 3,755,568 | 12,051 | 8,254 |
| New Westminster | 1,580,400 | 10,023 | 7,834 |
| Oak Bay | 1,981,712 | 9,907 | 6,604 |
| Whistler | 3,595,352 | 9,438 | 5,847 |
| Port Moody | 1,864,671 | 6,551 | 5,635 |
| Saanich | 1,305,467 | 6,800 | 4,793 |
| Revelstoke | 787,628 | 5,484 | 4,158 |
| Peachland | 946,111 | 5,589 | 4,080 |
| Squamish | 1,507,393 | 6,357 | 4,693 |
| Pemberton | 1,256,258 | 5,491 | 2,853 |

62% of this amount is retained by the municipality

Compares to 72% for these other communities

Service mix is always different – what do Whistler property owners get?



Source: LGDE

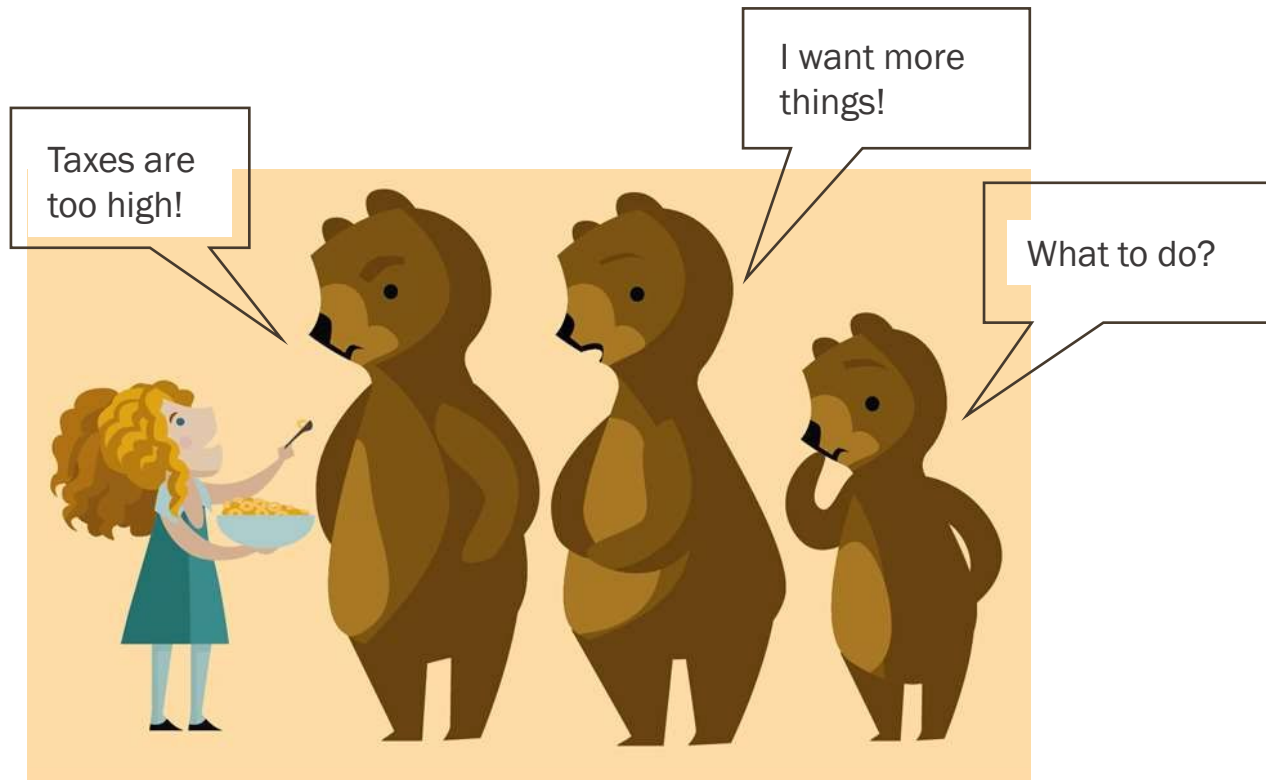
New amenities introduced to the community in recent years

- Community Wildfire protection (2013)
- FireSmart (2019)
- Nightly rental enforcement
- Day Lot parking revenue collection & enforcement (2010)
- Whistler Olympic Plaza Ice Rink (2013)
- BearSmart Community designation (2011)
- Expanded Parks Planning Department (2021)
- #10 Valley Trail bus route (2018)
- Partnership with WDC for MRDT OAP transfer (2020)
- Waste reduction coordinator (2019)
- 7,237 m of Valley Trail added (2010 – 2021)
- Train Wreck Pedestrian Bridge (2014 - 2017)
- Alpine Trail network (2017)

At the heart of budgeting lies a tricky balance

RMOW must meet these goals: fiscal responsibility,
effective stewardship of shared resources, resilience

Lots of assets, not (yet) enough money to support them



Three pillars of the RMOW budget

1. Responsible stewardship of shared infrastructure
2. Efficient delivery of core services
3. Increasing resilience

Where do we find ourselves?

What are the current plans?

What does this mean for ratepayers?

Utilities Funds provide essential services to the community and are funded separately

Delivery of water, sanitary sewer, and solid waste service

Maintenance of assets that support these systems

Significant renewal is underway, costs are up

- Sewer expenditures will need to be partially debt-funded
- Water and Solid Waste to grow gradually over time

Proposed rate changes for 2024:

- 5% increase in Solid Waste
- 4% increase for Water
- 7% increase for Sewer



What is happening with the Water system?



South Whistler Water Supply Upgrade

- New booster pump will enable us to pump water north to the Creekside and Village water supply systems when needed.
- New water treatment to increase the pH of the water to meet Vancouver Coastal Health's new water quality regulations.

Like utilities funds, RMI and MRDT funds are separate from general municipal tax

Tourist revenues received from the Province must be used for specific, tourist-related things

- Spending list is determined *in advance* in consultation with the Province
- Money cannot be used for things that primarily benefit residents

RMI is focused on visitor amenities including improvements to parks



How do RMOW plans support Strategic Priorities?

HOUSING

- Development of Housing Action Plan
- Support subsidiary corporations deliver new employee housing units



CLIMATE BIG MOVES

- Choosing EV vehicles for the fleet where available
- Infrastructure to support users of active transportation
- Wildfire protection



How do RMOW plans support Strategic Priorities?

COMMUNITY ENGAGEMENT

- Introduce new ways of engaging and connecting with the community
- New & improved website coming



SMART TOURISM

- Rebuild key parks to boost resiliency
- Whistler Sessions work
- Balance Model/Carrying Capacity Review



Core municipal services are at the heart of municipal spending

Goals: deliver services efficiently, build resiliency



Whistler Public Library—Evolving core services

Wonder Lab

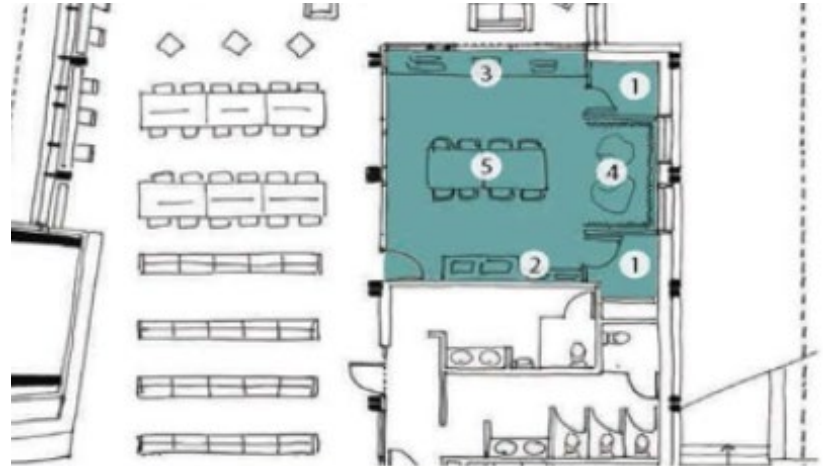
Flexible, community innovation lab and learning center.

Provides facilities and free access for:

- Video and music production
- Photography
- Audio recording
- Technology exploration

Sunday Hours pilot proposal

- Extend Sunday operations by two hours to close at 6pm instead of 4pm; creating consistency in schedule
- Addresses community need and provides an opportunity to increase programming
- Aligns with Council's Smart Tourism strategic priority—traffic dispersion



Also important to long-term asset health is consistent spending on asset renewal

- This looks like: new roofs, windows, boilers, asphalt
- Constraining renewal spending to support low tax increases puts the assets at risk
 - And costs ratepayers more in the long run
- *For 2024 and 2023:* renewed focus on existing assets, reserve contributions begin to move higher



Summary context and draft 2024 budget

RMOW has a long history of constrained tax increases

- Relative to other BC communities
- Relative to other taxing authorities in the community

This hasn't always been helpful to our installed asset base

- As a (relatively) new community, Whistler is less used to caring for aging things
- Dedicating appropriate amounts of spending to existing assets is important

RMOW Operations need to meet the challenges of today

- Building a resilient organization
- Prioritize climate mitigation and adaptation
- Continue to provide the level of core service the community expects

Three pillars of the RMOW budget

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Where do we find ourselves?

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2024 Proposed changes to taxes and fees

General Municipal Tax

+8.18%

Solid Waste User Fees

+5.0%

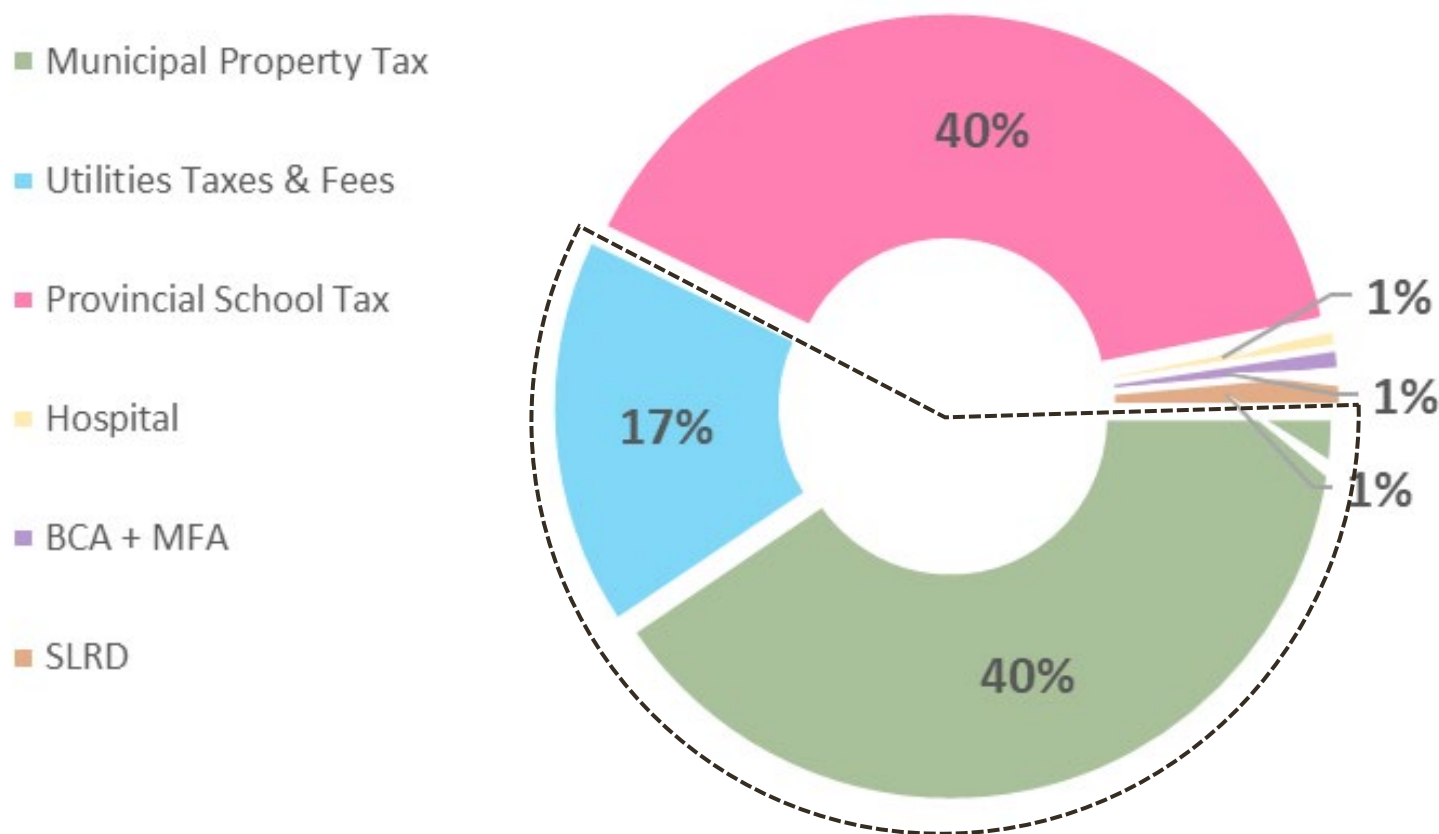
Water Parcel Tax & User Fees

+4.0%

Sewer Parcel Tax & User Fees

+7.0%

Property owners in Whistler are responsible for a variety of different charges on their properties



Changes in Utilities taxes and fees amount to \$70 YOY increase on a typical residential property

| | Rates | | YOY Change |
|-------------------|-------------|-------------|------------|
| | 2023 | 2024 | |
| Water Parcel Tax | \$ 305.28 | \$ 317.49 | 4% |
| Water User Fee | \$ 128.26 | \$ 133.39 | |
| Sewer Parcel Tax | \$ 306.50 | \$ 327.96 | 7% |
| Sewer User Fee | \$ 194.94 | \$ 208.59 | |
| Biosolids Fee | \$ 122.71 | \$ 128.85 | 5% |
| Solid Waste Depot | \$ 233.39 | \$ 245.06 | |
| | \$ 1,291.08 | \$ 1,361.33 | \$ 70.25 |

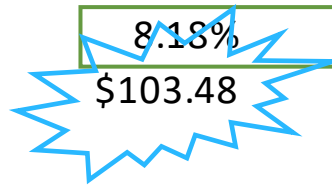


How changes in assessed value on individual properties affect changes in taxes due



YOY \$ change in municipal tax also depends on the value of the property

| | WHA | Condo | SFH | Business |
|---------------------|------------|--------------|------------|-----------------|
| 2023 Assessed Value | 476,190 | 998,277 | 3,993,109 | 509,662 |
| 2024 Assessed Value | 500,000 | 1,000,000 | 4,000,000 | 500,000 |
| YOY Change | 5.0% | 0.2% | 0.2% | -1.9% |
| 2023 Municipal Tax | 603.38 | 1,264.92 | 5,059.67 | 3,235.59 |
| 2024 Municipal Tax | 684.20 | 1,368.40 | 5,473.60 | 3,500.25 |
| YOY Change % | 13.39% | 8.18% | 8.18% | 8.18% |
| YOY Change \$ | \$80.82 | \$103.48 | \$413.93 | \$264.66 |

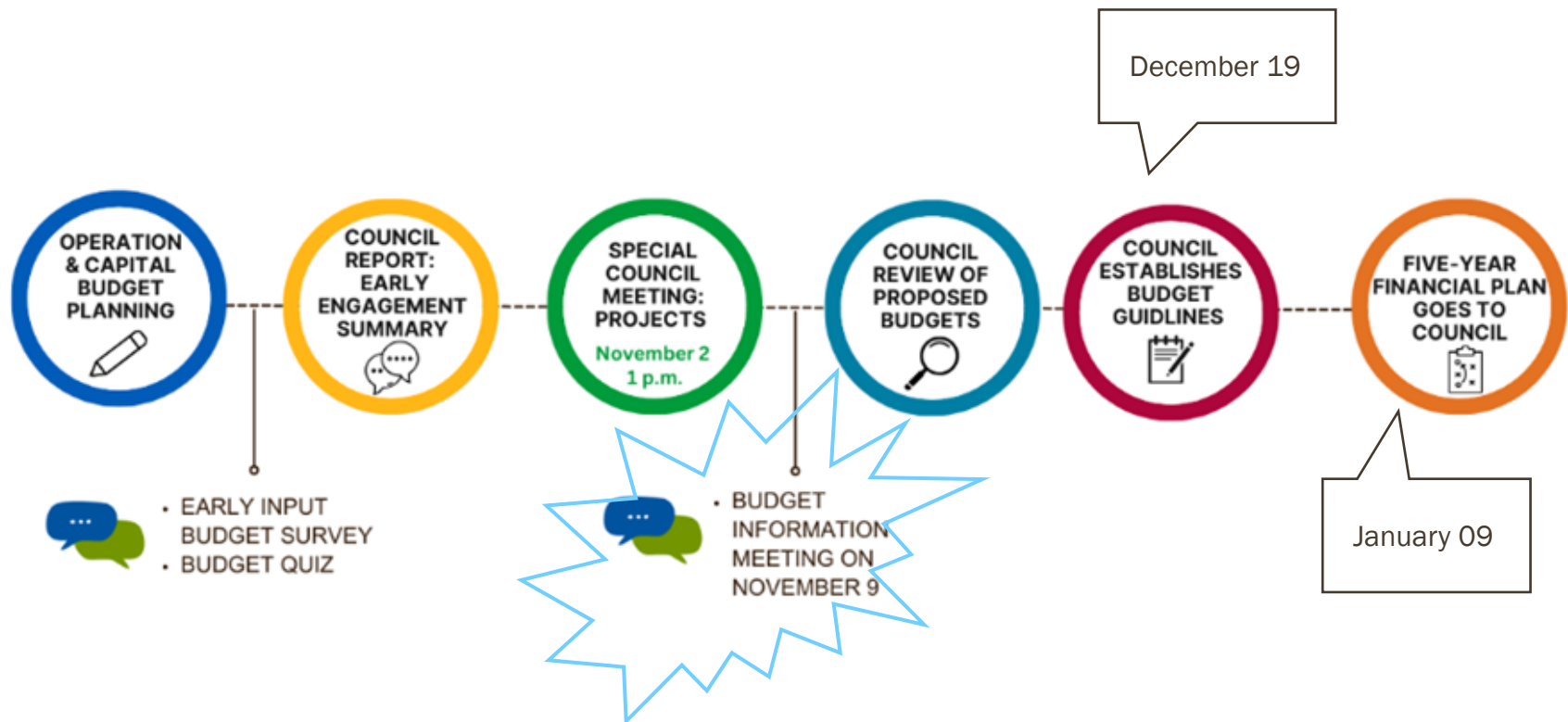


For Whistler to achieve its stated goals, it needs to be financed appropriately

- Reserve contributions that reflect ongoing asset deterioration
- Consistent delivery of existing municipal services
- Concrete action towards Climate Goals
- Changes to service composition that reflect new realities



We are midway through the Budget Development Process



We want to hear from you!

- Find 2024 budget information and commenting tool at engage.whistler.ca/2024budget
- Email us at budget@whistler.ca
- Contact members of Council at whistler.ca/contact
- Learn about property taxes at whistler.ca/propertytax
- Stay in touch on Facebook or Twitter [@RMOWWhistler](https://twitter.com/RMOWWhistler)
- Sign up for news from the RMOW at whistler.ca/subscribe





Closing Remarks

Jen Ford, Acting Mayor

Thank you

