



# Resident Housing 2006 - Detailed Current Reality Addendum

## Introduction

The 2006 Detailed Current Reality Addendum provides a brief overview of relevant activities, projects, policy development and tools that have been developed in the last 12 –18 months in Whistler. The intent of the update is to highlight progress toward the Description of Success as outlined in the Resident Housing Strategy. As an additional resource you may wish to review the Detailed Current Reality from 2005, if so, [click here](#).

## 1. Information Updates

- The Athlete's Village and Legacy Neighbourhood Master Plan process included feasibility studies, public consultation, visioning workshops and the integration of Smart Growth Principles. Current plans indicate that the village will house 3,000 athletes and officials with 478 residential units during the Games that will become part of the Legacy Neighbourhood. The adoption of the Master Plan by council is anticipated by June 2006. A draft Canadian Environmental Assessment Agency (CEAA) screening document was completed in March 2006. The project committee, government agencies, First Nations and the public will use the CEAA document for ongoing review for the project.
- Key local developments include the Cressey Shoestring Lodge project that plans for 77 townhouse units, 36 of which will be resident and price restricted. The project has an expected completion date of 2007. The Rainbow residential subdivision project, a 311-unit development is still awaiting council approvals. As currently planned the project will include 70 single family, 80 duplexes (total of 83% resident restricted) as well as a 20,000 sq.ft neighbourhood commercial core.
- The Whistler Housing Authority reports that there are 574 households currently on the Price and Occupancy Restricted Housing – Purchase Housing Waitlist and 53 Households on the Rental Housing Waitlist. The current inventory of total Resident Housing (combination of restricted price, restricted occupancy, rental and ownership) is 4099 beds. The WHA estimates that New Resident Restricted housing development projected for 2005 -2010 (combined approved and proposed developments) totals 5298 beds.
- The Whistler Centre for Sustainability (WCS) stakeholder group met in March 2006 to discuss potential for the WCS. A business case for the WCS will be developed by June 2006.
- The Whistler Housing Authority (WHA) 2006 business and financial plan highlights include; securing 330 planned new restricted units in 2005, 76% of the workforce currently lives in Whistler, and a commitment to encourage developers of new residential housing to implement Whistler Green Standards.

### Global Vital Signs –2005<sup>1</sup>

- With a trend toward less people living under one roof, energy, material and land use is on the rise. The average one-person household in the US uses 17% more energy per person than a two-person household.<sup>1</sup>
  - It is estimated that there will be 26 mega-cities worldwide with a population in excess of 10 million by the year 2015. The new and already exasperating pressures faced by planners everywhere is going to be huge.<sup>2</sup>
1. World Watch Institute (2005). [Vital Signs 2005](#)
  2. Smart Growth Canada (2006). [\(website\)](#)



- Draft 2004 - Accommodation Land Use Inventory highlights:
  - As of December 31, 2004 Whistler's overall inventory of developed and committed dwelling units totaled 16,076 units (55,591 bed units<sup>1</sup>).
  - Eighty-nine percent of the total number of allocated bed units has been developed (49,850 bed units) leaving 5,741 committed but unbuilt bed units for future development (including resident restricted units).
  - The number of bed units developed in 2004 was 1,047 bed units – 3 times the number of bed units developed in 2003, but just under the 5-year average of approximately 1,100 bed units/year (1999-2004). The recently completed Four Seasons Hotel and Residences on the Blackcomb Benchlands accounted for the majority of developed bed units in 2004, adding another 839 developed Tourist Accommodation bed units and an associated 64 Employee bed units to Whistler's inventory.
  - The largest single remaining category of undeveloped accommodation is allocated for single-family accommodation (36% or ~350 SF dwellings), followed by hotel (22% or ~560 rooms), tourist accommodation (13% or ~245 units) and employee accommodation (11% or ~232 beds). As of year-end 2004, Whistler's built and committed inventory of multi-family accommodation has been built out.
- The RMOW Planning Department is engaging the community to evaluate the feasibility of new and affordable resident housing through non-cost infill development. Public forums were held in November 2005 and March 2006 to illustrate working examples of in-fill housing, solicit feedback from participants and outline the proposed process. Next steps include a report to council expected by summer 2006.
- The Whistler Green Standards and Checklist have been updated as of February 2006 and include the following criteria categories: Site and Landscape, Energy, Water, Indoor Environment Materials, Public and Owner Education. The 3-phased implementation including; public information, checklist requirement with residential building permit applications (modifications or WG features are voluntary) and certification. The Whistler Green process commenced in early 2006 with public information and outreach. It is currently anticipated that the Green Standards checklist will be voluntary in nature and promoted for uptake through the Building Permit process.
- A draft Sustainability and Innovation checklist has been developed in March 2006 for rezoning and OCP amendment applications. The checklist with supporting documentation will be incorporated into the application process however no minimum scores are required. The tool will help guide applicants toward increased consistency with sustainability practices in Whistler.
- Regional initiatives include the SLRD Regional Growth Strategy. A Base Case Report released in September 2005 looks at key trends such population growth, land use, economic growth, transportation, infrastructure and the environment. A key finding of the report is the anticipated growth in the region, which estimates that the current population of 35,000 people will double in the next 35 years.

## 2. RMOW - Capital Project Updates

- No RMOW capital projects specifically associated with resident affordability are planned for 2006 / 2007.
- To review the entire draft 2006-2010 five -year financial plan [click here](#).

<sup>1</sup> Accommodation Land Use Inventory revisions in 2004 included the addition of 503 bed units – increasing the overall inventory of developed and committed bed units from 55,087 in 2003 to 55,591 bed units in 2004. This addition is comprised of a total of 453 undeveloped residual bed units, defined as bed units that have been allocated within the municipality's 1993 OCP approved development capacity but have not been utilized (per the Council Policy on Residual Bed Units adopted on August 2, 2005). These residual bed units were not previously documented in the existing accommodation inventory. Another 51 additional bed units were identified through revised inventory calculations to reflect updated development data and correct minor historic inventory formula errors.



### 3. 2010 Games Updates

- In January 2006 the RMOW signed a MOU with Terasen to proceed to detailed design of the Athlete's Village District Energy system. The next major milestone in the design process is a detailed feasibility study for the load growth requirements and infrastructure cost estimates for the development of the district utility. Cost sharing for the design process has been committed at \$200,000 each. The detailed cost estimates and associated design work will commence in June 2006.

### 4. Potential Funding Sources and Resources

- Federation of Canadian Municipalities (FCM) has funding available for studies and projects related to energy efficiency, new technology and community engagement initiatives.
- Natural Resources Canada through the Energy Innovators program has funding available for studies and projects. The CIBP program provides funding for new building energy efficient design.
- BC Hydro Power Smart has incentive for large energy retrofit projects, funding for studies and energy manager resources, product incentive rebates (PIP) for small projects, an e. catalog for energy efficiency products, Power Smart at School programs for the classroom and Employee education and Awareness material for businesses. Residential programs include incentive for appliances, window rebates and on-line resources for energy conservation strategies.