

WHISTLER2020



WHISTLER2020

Moving Toward a Sustainable Future

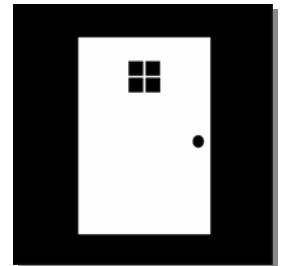
Resident Housing Strategy

Comprehensive Sustainability Plan

Current Reality Addendum 2007

Package Contents:

- Description of Success
- Information update (incl. 2010 update)
- Indicator update
- Action update (acceptance & progress)



April 2007

The Resident Housing Strategy Foundation is concerned with meeting the housing needs of diverse permanent residents and seasonal employees in an affordable and sustainable way – primarily, though not exclusively, through the provision of ‘resident-restricted’ housing. Further, it is within the scope of this strategy to provide for both rental and ownership options.



RESIDENT HOUSING DESCRIPTION OF SUCCESS

January 2006 v.7

The description of success defines what success will look like within this strategy area by the year 2020. These statements guide task force and community-wide action planning as Whistler moves toward continued success and sustainability in the future. To see the descriptions of success from the other Whistler2020 Strategies, [click here](#).

In 2020, Whistler has an inventory of housing that is affordable and sustainable, supporting a diverse and vibrant local population. In the future:

1. Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models
2. Effective financial and legal tools exist to develop and manage resident restricted housing affordability in perpetuity
3. The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations
4. Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community)
5. Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms
6. Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency
7. Housing is healthy and livable, and housing design, construction and operations are evolving toward sustainable and efficient energy and materials management
8. Developed areas are designed and managed to be sensitive to the surrounding environment



Resident Housing 2007 Current Reality Addendum

Introduction

This update highlights progress toward the Description of Success outlined in the Resident Housing Strategy. It provides an overview of Whistler's key relevant activities, projects, policy development and tools over the last 12 –18 months. As well, you may wish to review the 2006 and 2005 Current Reality documents (see 'Document Downloads' at the bottom of the strategy web page, [click here](#)).

PLEASE NOTE: Being familiar with this update will inform your participation during the action planning process (Meeting #2) and result in better actions. Section 3 contains the 2010 key deliverables – strategic opportunities that can be leveraged over the next three years leading up to the 2010 Games. Actions recommended by the task force are more likely to be accepted by organizations also responsible for 2010 key deliverables if they leverage them without creating significant additional resource demands.

1. Information Updates

- **Accessibility:** The RMOW has recently become an early adopter of [Measuring Up](#) to assist the resort community in becoming more accessible and inclusive of both residents and visitors with disabilities. Whistler has done an initial assessment of its current levels of accessibility in four categories: access to information; community contribution; economic participation; and support services. Related to this strategy, the intent is that people with disabilities have options for independent living and access to the level of support they need within their home. Increasing the stock of adaptable housing could help ensure that housing options are available for people of all ages and abilities.
- **Housing Accessibility Assessment:** Whistler achieved a level 3 on the community achievement levels relating to 'housing choice' (3 is lowest; see levels below). This initial assessment was conducted by RMOW staff and will be confirmed by the Whistler Accessibility Project Advisory Group in April/May 2007. Level 3, while still challenging, represents standards of accessibility and inclusivity that are attainable with reasonable effort.
 - LEVEL 3 – A range of housing types are available in the community, including adaptable housing and financially supported housing.
 - LEVEL 2 – Documented improvement in the proportion of building permits issued for adaptable housing and supported housing.
 - LEVEL 1 – All new residential construction permits require principles of universal design.
- **Infill Housing:** Proposed regulatory changes for infill housing received support from the Whistler Housing Authority (WHA) in December 2006. Infill refers to the incremental addition of new, renovated or adapted buildings within existing developed areas through lot splits, duplexes and multiple suites in existing single family neighbourhoods. They are intended to allow property owners to participate in the creation of new resident restricted units. The benefits of infill include more efficient use of land, infrastructure and services and reduced pressure to develop previously unsettled areas that offer important ecological and/or recreational values. The WHA feedback is a final step before requesting council approval to proceed with amendments to the RS1 zone in Bylaw 303 to accommodate smaller lots, duplexes and additional suites in Whistler's single-family neighbourhoods.
- **The WHA Business Plan Highlights:** The WHA's 2007 business and financial plan highlights include: occupancy of 78 new restricted units in 2007; final approvals for new resident housing at Rainbow; Fitzsimmons Walk, Holborn and the Athlete Village Legacy Neighborhood; 79% of the workforce currently lives in Whistler; and a commitment to encourage developers of new residential housing to implement Whistler Green Standards.
- **Resident Housing Waitlists** continues to grow. There are 570 households on the purchase housing waitlist, and 85 households on the rental housing waitlist.



- **Resident Restricted Housing Policy Review:** The Whistler Housing Authority (WHA) completed a comprehensive policy review and community consultation process in 2006, and RMOW council approved the recommended [new policies](#) in February 2007. The new policies address:
 - Waitlist 3 Strike Policy
 - Waitlist Eligibility – 1 Year Whistler Employment Requirement
 - Rental Restriction for Ownership Units
 - Application of New Standard Charge Terms, CCPI and Removal of 5% Cap
 - Market Real Estate – Waitlist Eligibility Restriction
 - Transfer to Heirs – Inheritance and Estate Planning
 - Business Ownership in Existing WHA Inventory
- **Athletes' Village:** Development of the Whistler Athletes' Village continues. Site clearing and grading are well underway, and the municipality and housing authority are reviewing early home designs that accommodate athletes during the games and meet livability criteria for resident housing. The WHA is also considering the purchase of a rental apartment building in the village core.
- **Key local developments** include the [Nita Lake](#) resident housing project, with 44 resident and price restricted units ready for owner occupancy in spring 2007. The [Lofts in Function Junction](#), a 30 unit ownership apartment building, will be sold in April 2007 with completion expected at the beginning of 2008. The new [Lakecrest](#) neighbourhood in Alta Vista is currently under construction, which will have 11 resident restricted units. [Fitzsimmons Walk](#) on the old Shoestring Lodge site, which has yet to receive final council approval, is expected to be complete for winter 2008/09. It plans for 77 townhouse units, 36 of which will be resident and price restricted ownership units. These 2 and 3 bedroom restricted homes, along with 40 market townhouses, will be built to the new Whistler Green standard.
- **The Rainbow residential subdivision** project, a 271-unit development is also still awaiting council approvals. As currently planned the project will include 70 single family, 80 duplexes and 40 seniors units (all resident restricted) as well as 51 market units and a 20,000 sq.ft neighbourhood mixed use commercial core with residential. Proponents for the Rainbow neighbourhood have completed about half of their site preparation work and road grading, and hope to receive final rezoning and subdivision approval in the spring of 2007. Their timeline anticipates occupancy of the first phase of resident restricted duplex and single family dwellings in December 2007.
- **The 108-lot Green River Estates** rezoning application received first reading at the March 2007 SLRD Board meeting and is now being referred to the RMOW, Village of Pemberton, Lil'wat Nation and provincial agencies for comment. Development of the proposed Green River Estates adjacent to the boundary of the RMOW has been opposed by the RMOW as it contradicts the Smart Growth principles outlined in the Regional Growth Strategy MOU.
- **Employer Housing Needs Assessment 2006:** This is the ninth annual assessment commissioned by the WHA is done through a comprehensive survey of Whistler businesses to assess the employment characteristics and housing needs of Whistler's workforce. Some of the key conclusions relating to this strategy include:
 - Approximately 30% of Whistler's businesses were not able to achieve full staffing levels. In total, about 500 FTE positions went unfilled this year. Evidently, staffing shortages have increased from last year.
 - One in five businesses (19%) currently provides housing for their employees, which is an increase from 2004/05 (15%).
 - While 21% of employers are satisfied with the quantity and mix of housing provided by Whistler's resident housing program, a much greater share of them (43%) are dissatisfied, primarily with the unit availability and affordability.
 - Many employers suggest employee housing can be improved by increasing overall affordability and providing more family-oriented dwellings and multi-unit dormitory style units to meet the needs of different segments of the workforce.
- **Housing Our Many Employees (HOME) Program:** The Whistler Chamber of Commerce and the Whistler Housing Authority are currently finalizing the HOME program agreement, with the goal to relieve seasonal housing shortfalls from 2007 to 2010. The program's mission is to secure additional employee housing by connecting prospective landlords with business owners in need of staff housing; with the WHA brokering the arrangements and the WCC securing the businesses. Keys to success are to a) instill confidence in prospective landlords by leveraging the reputation of the WHA and the



Chamber of Commerce; b) to capitalize on the “hassle-free” rental experience for prospective landlords (i.e. reliability of tenants and mitigated risk for landlords); and c) to communicate the opportunity for cost effective employee housing options for business owners.

- **Residential Rental During 2010 Games:** This initiative will create an opportunity for residentially zoned accommodation to be used for nightly accommodation during the Games to house Games-related officials. Whistler.com will manage the program and set rental rates, including prioritization of room allocation and will hold all responsibility and authority for renting the units. The number of units to be included in this program is unknown at this time. The initiative is in response to an inadequate supply of TA accommodation during the Games. A working group has been convened and includes representatives from the RMOW, Tourism Whistler and Whistler.com. Single family, duplex, townhouse and apartments are all eligible for the program. The following classes of dwelling units are not eligible:
 - Rental suites, dwelling units that are subject to a housing agreement or a restriction to occupancy by employees, dwelling units that are subject to a residential tenancy agreement at the time of permit application, or within the preceding 12 months of the Games.
 - Dwelling units that are subject to a prohibition on tourist accommodation uses in any restrictive covenant, building scheme or strata corporation bylaw.
 - Dwelling units that have any outstanding violation of the B.C. Building Code or the RMOW Building Bylaw.
- **Regional Housing Discussions:** Staff of the Whistler Housing Authority, RMOW, Village of Pemberton, SLRD, and District of Squamish have initiated a regional housing discussion group, to share information and work towards a regional housing strategy.
- **SLRD Regional Growth Strategy:** A draft of the Regional Growth Strategy is currently being circulated between government agencies and representatives from each member municipality of the SLRD. The proposed ensuing timeline is as follows: draft presented to elected officials in May; stakeholder symposium meeting in June, public consultations in September; a 120-day referral period to member municipalities and then potentially first reading in December 2007.
- **The Whistler Green** guidelines for single family residential construction were received by Council on March 5, 2007, and are currently undergoing public review until April 20, 2007. Whistler Green is a comprehensive list of required and recommended measures under 7 categories: site and landscape, energy, materials, water, waste, indoor air quality, and owner and public education. The site and landscape measures are specifically intended to minimize the ecological disturbance associated with residential development. Following the public review, the guidelines will be presented to Council for formal endorsement and incorporation in permit applications. Staff will then pursue certification and regulatory options to encourage broader uptake. The Whistler Housing Authority will incorporate Whistler Green into their construction standards. A logo design contest is planned to enhance community awareness of the program.
- RMOW Community Planning continues to adapt a draft **Sustainability and Innovation checklist**, developed in March 2006. The checklist is under review as staff integrates the checklist with sustainable building initiatives such as Whistler Green and LEED standards for rezoning and OCP amendments. No minimum scores will be required. Ultimately, the draft Sustainability and Innovation checklist will be a tool for applicants to gauge the sustainability of their developments through a more streamlined process.
- **District Energy System (DES):** Design and financial modelling is progressing for the proposed DES at the Lower Cheakamus neighbourhood. The DES will provide a stable source of sustainable energy to the proposed neighbourhood. The proposed DES will consist of heat extraction equipment, boilers and pumping facilities located at the wastewater treatment plant. A two-pipe loop system that will carry heated water from the wastewater treatment plant over to and through the Lower Cheakamus neighbourhood. Each cluster of dwellings or buildings will have heat pump equipment that will extract the necessary heat energy from the DES, for provision of space heat and hot water supply to the buildings. In order to use this technology, the structures within the Lower Cheakamus neighbourhood must have central heating/cooling systems.



2. RMOW Capital Project Updates

There are no RMOW capital projects specifically associated with resident housing planned for 2007. To view the WHA's five-year operating projections, [click here](#) and go to page 81 of 145.

3. 2010 Games – Leveraging the Opportunity

With just under three years left until Whistler and Vancouver host the biggest winter sporting and cultural event in the world, the count-down is on for Whistler to leverage this once in a lifetime opportunity to maximize our exposure in the marketplace, further our long-term objectives, move us forward in achieving our vision, and create beneficial lasting legacies.

With especially limited community resources leading up to the Games, it is recommended that the opportunity to effectively leverage the 2010 key deliverables from the 2010 Strategic Framework be considered in the 2008 task force action planning process. The table following this 2010 Games section contains the key deliverables directly linked to this strategy committed to for the next few years. Task force recommended actions are more likely to be accepted by organizations also responsible for 2010 key deliverables if these are leveraged without creating significant additional resource demands.

NOTE: In addition to the 2010 key deliverables, being familiar with the 2010 Strategic Framework overall will help you identify actions that leverage the Games as much as possible. The Framework is divided into the objectives¹ listed below, [click here](#) to view the framework.

- A. Preparing for Extraordinary Games
- B. Maximizing Business Success
- C. Capitalizing On Tourism Opportunities
- D. Enhancing on Arts, Culture and Heritage
- E. Community Participation
- F. Supporting Canadian Athletes
- G. Creating the Right Environment for Athletes
- H. Volunteerism and Community Pride
- I. Accelerating Our Journey Toward Sustainability
- J. Delivery of Municipal Services
- K. Partnerships

Strategy-Related 2010 Key Deliverables (see list on next page)

The Chamber of Commerce, Tourism Whistler, Whistler Arts Council and the RMOW are lead agencies for a number of objectives of the 2010 Strategic Framework. These agencies are responsible for either preparing or causing to be prepared operating plans for each 2010 key deliverable in order to turn the strategy into reality, and for overseeing the implementation of each operating plan.

¹ Each strategic objective contains a risk analysis, a set of assumptions, key deliverables, and identifies who is going to deliver it and when, where it links to other objectives and Whistler 2020 strategies, and how progress will be tracked.














Whistler2020 Strategy Related 2010 Key Deliverables

Resident Housing

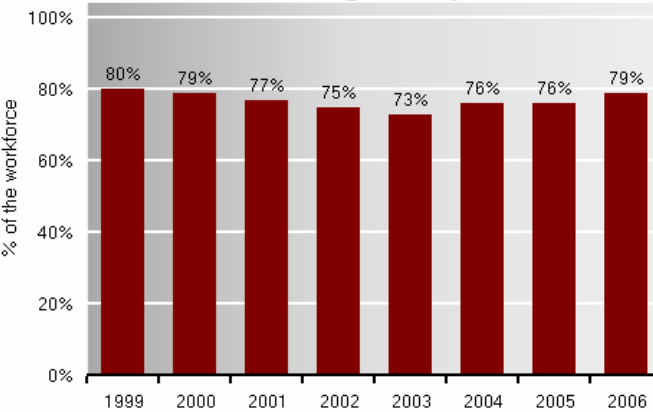

| ID | OBJ | Strategic Objective | Key Deliverable | Description | Timing of key deliverable | | | | Lead Agency |
|----|-----|--|---|---|---------------------------|------|------|------|------------------------------|
| | | | | | 2007 | 2008 | 2009 | 2010 | |
| 1 | I | Accelerate our Journey Toward Sustainability | Id. Athlete Village Support | Support for the Whistler 2020 Development Corporation in delivering the Whistler Athletes' Village (Whistler's new neighbourhood) which promotes sustainability initiatives with respect to design and construction standards, energy, materials, water, transportation | 2007 | 2008 | 2009 | | RMOW |
| 2 | B | Maximizing Business Success | Bi. Business Readiness Guide | A business readiness guide that includes: i. An events schedule ii. Key contacts iii. Goods delivery plan, including a coordinated delivery and unloading schedule iv. Key considerations for business success during the Games v. Key con | | | 2009 | | Whistler Chamber of Commerce |
| 3 | H | Volunteerism and Community Pride | He. Volunteer Home Stay Program | A 'Volunteer Home Stay' program that involves hosting Games volunteers in Whistler and builds community connectedness | | | 2009 | 2010 | RMOW |
| 4 | E | Community Participation | Ea. Games Resident Guide | A 2010 Olympic and Paralympic Winter Games Resident Guide that provides information about opportunities and activities to enable community members to engage in and experience the Games | | | 2009 | | RMOW |
| 5 | E | Community Participation | Eb. Resident Communication Plan | A 2010 Olympic and Paralympic Winter Games Resident Communication Plan that provides current information on the opportunities and activities related to the Games through a variety of communication channels | 2007 | | | | RMOW |
| 6 | I | Accelerate our Journey Toward Sustainability | Io. Implementation Plan for Physical Accessibility | A plan for the implementation of Whistler's physical accessibility audit, to ensure accessibility within the Urban Domain | 2007 | | | | RMOW |

RESIDENT HOUSING STRATEGY-INDICATOR UPDATE

SUMMARY OF INDICATOR RESULTS (R) = RELATED INDICATORS FROM OTHER STRATEGIES

| Moving Towards the Description of Success | Moving Away from the Description of Success |
|---|--|
|  Local Workforce  Number of Rentals |  Restricted Housing Wait Time  Development Footprint (R)  Tax Filer Income (R)  Energy Use (R)  Water Use (R) |
| Baseline Information | |
|  Housing Liveability  Housing Affordability  Amount Resident Restricted Housing |  Local Home Ownership  Proximity of Services  Flexible Energy Infrastructure (R) |

1. LOCAL WORKFORCE

| What is Measured? | Chart | 2020 Trend | Results |
|---|--|--|--|
| <p>This indicator measures the percentage of Whistler employees living within Whistler during the winter season.</p> | <p>Estimated Proportion of the Workforce Living Locally</p>  |  Up Towards the Vision | <p>2006 3 year change 2.5% 1 year change 4%</p> |
| | | <p>Why is it important?</p> <p>Whistler has a target that 75% of the labour force will live in Whistler by 2020. Having a local workforce enriches community life through increased potential for shared interactions, strengthened social capital as well as a more vibrant local community character. Employees living locally also enhances the visitor experience by enabling Whistler to provide more authentic experiences with residents. Finally, living in the community where one works contributes less to commuting air quality issues and emissions of greenhouse gases.</p> | |
| Descriptive Analysis | Calculation | Notes: | |
| <ul style="list-style-type: none"> In 2006, employers reported that 79% of their employees lived in Whistler during the 2005/06 winter season. The three year average percentage of employees living locally is increasing. The result in 2006 was not related to a higher absolute number of employees living in Whistler, but rather a decrease in the number of employees in the resort. The Whistler Housing Authority study pointed to the fact that Whistler businesses were understaffed by approximately 500 FTE in 05/06. | <p>Employers were asked "How many of your total employees including management lived in Whistler during the past winter season?" Sum these results and divide by the total number of reported full time equivalent employees living locally.</p> | <p>Source: WHA, Housing Needs Assessment Time period: Snapshot Interpretation Caution: If Whistler had achieved full staffing levels in Winter 05/06 the result may have been slightly lower.</p> | |



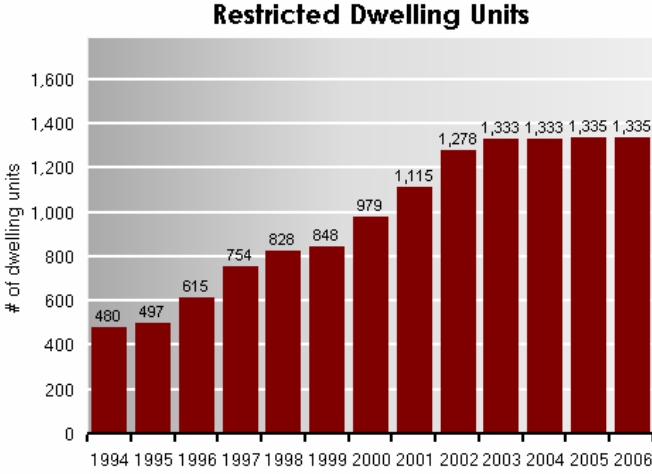

2. HOUSING LIVEABILITY

| What is Measured? | Chart | 2020 Trend | Results | | | | | | |
|---|---|--|---|---------------------|-----|--------------------|-----|------------------------|---|
| <p>This indicator reports on residents perceptions about their housing arrangements, not including the cost of housing.</p> | <p>Housing Liveability</p> <table border="1"> <tr> <th>Resident Type</th> <th>% Satisfied</th> </tr> <tr> <td>Permanent residents</td> <td>79%</td> </tr> <tr> <td>Seasonal residents</td> <td>69%</td> </tr> </table> | Resident Type | % Satisfied | Permanent residents | 79% | Seasonal residents | 69% | <p>Baseline</p> | <p>2006 Permanent 79% Seasonal 69%</p> |
| Resident Type | % Satisfied | | | | | | | | |
| Permanent residents | 79% | | | | | | | | |
| Seasonal residents | 69% | | | | | | | | |
| <p>Descriptive Analysis</p> | | <p>Why is it important?</p> <p>Housing makes up a large component of the built environment. Understanding residents' perception of the quality of housing is essential to provide housing that satisfies living needs and continues to attract and maintain a strong local workforce.</p> | <p>Notes:</p> | | | | | | |
| <p>Permanent Residents (47% Very satisfied, 32% somewhat)</p> <ul style="list-style-type: none"> The proportion satisfied is quite high at 79%. The longer permanent residents have lived in the community, the less likely they are to be very satisfied with their housing arrangements. Though they have similar combined satisfaction results, residents living in restricted housing tend to be less satisfied than those not living in restricted housing. 30% of residents living in restricted housing are 'very satisfied', compared to 53% of those not living in restricted housing. <p>Seasonal Residents (30% Very satisfied, 39% somewhat)</p> <ul style="list-style-type: none"> No demographic differences were identified. | | <p>Calculation</p> <p>The proportion choosing 'very' or 'somewhat' satisfied in response to the survey question: Not including the cost of housing, how satisfied are you with your current housing arrangement? Please consider aspects such as space, storage, privacy, the condition and layout of the unit.</p> | <p>Source: RMOW Time period: Snapshot</p> | | | | | | |

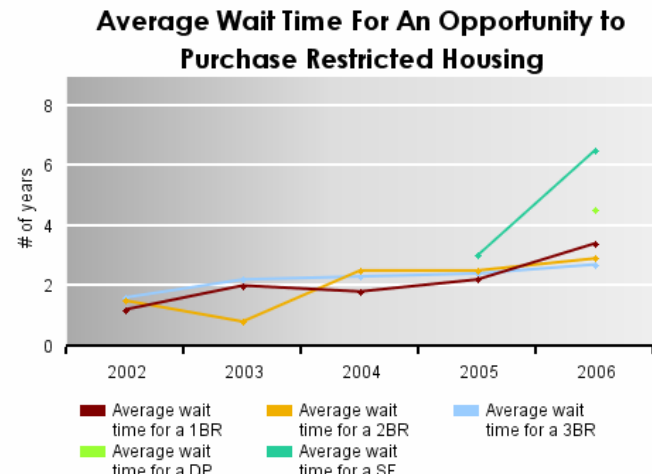

3. HOUSING AFFORDABILITY

| What is Measured? | Chart | 2020 Trend | Results | | | | | | | | | | | | | | | | | | |
|---|--|---|---|----------|----------|---------------------|-------|-----|-----|-------|-----|-----|--------------------|-------|-----|-----|-------|-----|-----|---------------------|---|
| <p>This indicator measures the amount of money Whistler residents spend on housing relative to their gross annual income. Housing costs include rent or mortgage payments, water, energy and taxes minus any rental income per year.</p> | <p>Housing Costs</p> <table border="1"> <tr> <th>Resident Type</th> <th>Category</th> <th>2005 (%)</th> <th>2006 (%)</th> </tr> <tr> <td rowspan="2">Permanent residents</td> <td>> 30%</td> <td>22%</td> <td>29%</td> </tr> <tr> <td>> 40%</td> <td>14%</td> <td>19%</td> </tr> <tr> <td rowspan="2">Seasonal residents</td> <td>> 30%</td> <td>41%</td> <td>42%</td> </tr> <tr> <td>> 40%</td> <td>30%</td> <td>15%</td> </tr> </table> | Resident Type | Category | 2005 (%) | 2006 (%) | Permanent residents | > 30% | 22% | 29% | > 40% | 14% | 19% | Seasonal residents | > 30% | 41% | 42% | > 40% | 30% | 15% | <p>Mixed</p> | <p>2006 Permanent >30%: 29% >40%: 19% Seasonal >30%: 42% >40%: 25%</p> |
| Resident Type | Category | 2005 (%) | 2006 (%) | | | | | | | | | | | | | | | | | | |
| Permanent residents | > 30% | 22% | 29% | | | | | | | | | | | | | | | | | | |
| | > 40% | 14% | 19% | | | | | | | | | | | | | | | | | | |
| Seasonal residents | > 30% | 41% | 42% | | | | | | | | | | | | | | | | | | |
| | > 40% | 30% | 15% | | | | | | | | | | | | | | | | | | |
| <p>2006 Descriptive Analysis</p> | | <p>Why is it important?</p> <p>Whistler has prioritized affordable resident housing as an important strategy to remain a vibrant resort community and to maintain a strong local workforce. Relative to the Resident Affordability Strategy, housing costs make efforts to reduce other costs all the more important as the loss of disposable income financially stresses food, clothing, and recreation purchases.</p> | <p>Notes:</p> | | | | | | | | | | | | | | | | | | |
| <p>Between 2005 and 2006, housing costs as a percentage of income increased for both permanent and seasonal resident groups.</p> <p>Permanent Residents</p> <ul style="list-style-type: none"> Families tend to pay a higher percentage of their income on housing. Lower income households also pay a higher percentage of their income on housing. Older residents are more likely than younger ones to pay a higher percentage of their income on housing. The longer residents have lived in Whistler, the more likely they are to pay a higher percentage of their income on housing. | | <p>Calculation</p> <p>Total housing costs (rent/mortgage, water, energy, taxes minus rental income) per year divided by gross family unit combined income.</p> | <p>Source: WHA, Stats Can, RMOW Time period: Snapshot</p> | | | | | | | | | | | | | | | | | | |

4. RESIDENT RESTRICTED HOUSING

| What is Measured? | Chart | 2020 Trend | Results |
|--|--|--|---|
| <p>This indicator reports the total number of restricted housing available in Whistler as measured by dwelling units. Restricted housing reflects housing with various covenants put in place to help maintain an inventory of more affordable housing in the community. Restriction examples include; occupancy restrictions (occupant must be a Whistler resident and employee) and price/appreciation caps.</p> |  |  Stable | <p>2006 3 year change: 0% 1 year change: 0%</p> |
| Why is it important? | | | |
| <p>Whistler has identified the supply of resident restricted affordable housing as an important strategy to attract and maintain a workforce living locally and to remain a vibrant resort community. This indicator monitors the success of initiatives to provide this type of housing.</p> | | | |
| Descriptive Analysis | | Calculation | Notes: |
| <ul style="list-style-type: none"> A total of 1,269 dwelling units of restricted housing existed in 2004. The three year average trend is up to 2004, as is the year to year trend. Between 2003 and 2004, 55 units of restricted housing were added to the inventory. | | <p>Count the number of dwelling units with restrictive covenants.</p> | <p>Source: Whistler Housing Authority Time period: 1 Interpretation Caution: Doesn't include units until they are available for occupancy.</p> |

5. RESTRICTED HOUSING WAIT TIME

| What is Measured? | Chart | 2020 Trend | Results |
|--|--|--|---|
| <p>This indicator measures the average wait time that is required for an applicant to receive the first opportunity to place a successful offer on a desirable resident restricted housing unit. "No data" represents years in which there were not any sales of the respective unit type.</p> |  |  Up away from Vision | <p>2006 SF: 6.5 years DP: 4.5 years 3bd: 2.7 years 2bd: 2.9 years 1bd: 3.4 years</p> |
| Why is it important? | | | |
| <p>Whistler has identified resident restricted affordable housing as an important strategy to attract and maintain a workforce living locally and to remain a vibrant resort community. This indicator helps measure the availability and adequacy of restricted housing in Whistler. Relative to the Resident Affordability Strategy, a longer wait time for restricted housing makes the efforts to reduce other costs all the more important.</p> | | | |
| Descriptive Analysis | | Calculation | Notes: |
| <ul style="list-style-type: none"> The wait time for all unit types units increased between 2005 and 2006, with the wait time for single family homes increasing the most. On average the people with an opportunity to purchase a single family home in 2006 waited just over six years. On the other hand, those waiting for 3 bedrooms had to wait just under 3 years for an opportunity to purchase a dwelling. The three year average wait time for all unit types is increasing. | | <p>Sum the total number of years that waitlist applicants wait to receive an opportunity to purchase a unit. Divide by the total number of potential purchasers during the period.</p> | <p>Source: Whistler Housing Authority Time period: Year</p> |

6. NUMBER OF RENTALS

| What is Measured? | Chart | 2020 Trend | Results |
|---|--|---|---|
| <p>The number of long term rental units listed in local papers each week (minus any duplicates between papers) is counted and divided to provide the annual average number of units available for rent each week.</p> | <p>Average Weekly Number of Listed Rental Units</p> | <p>Up Towards Vision</p> | <p>2006 Total: 159 SF: 52 Shared: 36 3bd: 36 2bd: 39 1bd: 21 Studio: 11</p> |
| Why is it important? | | | |
| <p>Housing availability at affordable prices is important to help maintain a strong vibrant community and in order to attract and retain a local workforce for Whistler businesses. The number of long term rentals provides a sense of Whistler's vacant housing supply and therefore the availability for community members.</p> | | | |
| Descriptive Analysis | | Calculation | Notes: |
| <ul style="list-style-type: none"> Compared to recent years, the number of units available to rent is quite high. The number of rental units available appears to be increasing on a three year average, with 159 units available per week on average in 2006. The number of rental units available appears to be decreasing slightly on a year to year basis, with 159 units available per week on average in 2006 vs. 172 in 2005. The number of 3-bedroom units decreased the most from 2005 to 2006, whereas the number of shared accommodation rentals increased the most. | | <p>Count the number of units listed in the newspaper rental listings each week by type, eliminate duplicates between papers, sum for the year, and divide by the total number of weeks.</p> | <p>Source: Whistler Housing Authority Time period: Year</p> |

7. LOCAL HOME OWNERSHIP

| What is Measured? | Chart | 2020 Trend | Results |
|--|---|---|---|
| <p>This indicator shows two proxy measures to represent resident owned housing in Whistler. First, it measures properties where the tax mailing address and the actual address of the dwelling are located in Whistler; and second, it measures the number of approved residential property assistance grants.</p> | <p>Estimated Number of Residential Units owned by Whistler Residents</p> | <p>Mixed</p> | <p>2006 Ownership grants: 1488 Mailing address in Whistler: 2,774</p> |
| Why is it important? | | | |
| <p>Whistler has identified resident owned housing as an important strategy to maintain an inventory of housing for community members and the local workforce.</p> | | | |
| Descriptive Analysis | | Calculation | Notes: |
| <ul style="list-style-type: none"> In total, 2,774 resident zoned properties, approximately 27% of all Whistler residential dwellings, have the same dwelling and assessment mailing address. This result increase slightly in 2006 due to increases in row housing and condo ownership. The number of residential property assistance grants has increased since on a three year average between 2005 and 2006. A slight decrease was realized between 2005 and 2006 however. | | <p>1) Count the number of residential use (actual use) properties in Whistler with tax mailing addresses in Whistler. 2) Count the number of approved property assistance applications.</p> | <p>Source: RMOW Time period: Snapshot Interpretation Caution: This indicator is an estimate.</p> |

8. SERVICES PROXIMITY

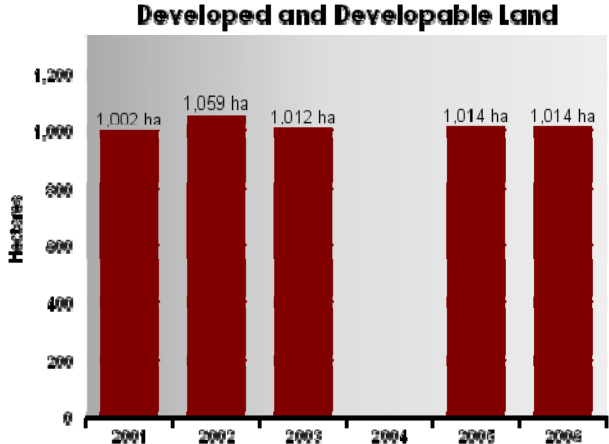

| What is Measured? | Chart | 2020 Trend | Results | |
|--|--------------------------------|---|--|------|
| This indicator reports the average distance as the crow flies from restricted housing dwellings and all Whistler dwellings to convenience service nodes such as Alpine Market, Riverside Campground, Nesters, Market Place, Upper Village, Main Village and Creekside. | Neighbourhood | Baseline | 2005 All Dwellings: .583km Resident Restricted: .9km | |
| | Whistler | | | 2005 |
| | Cheakamus | | | KM |
| | Spring Creek | | | n/a |
| | Twin Lakes | | | 2.37 |
| | Bayshores | | | 1.22 |
| | Westside Road | | | 1. |
| | Creekside | | | 1.83 |
| | Nordic/Highlands | | | 0.26 |
| | Alta Vista | | | 0.78 |
| | Brio | | | 1.48 |
| | Whistler Cay Estates/Blueberry | | | 1.1 |
| | Village | | | 1.1 |
| | Benchlands | | | 0.21 |
| | Whistler Cay Heights | | | 0.44 |
| White Gold/Spruce Grove | 0.54 | | | |
| Nicklaus North | 0.38 | | | |
| Alpine Meadows | 0.66 | | | |
| Rainbow | 0.5 | | | |
| Emerald Estates | 1.01 | | | |
| | 2.68 | | | |
| Descriptive Analysis | | Calculation | Notes: | |
| <ul style="list-style-type: none"> The dwellings in the Village (.2km) and Creekside (.3km) are closer to services than all other neighbourhoods. Benchlands and White Gold/Spruce Grove are the next shortest distance. Emerald Estates (2.7km) is the furthest away from services, while Spring Creek (2.4km) is a little closer in proximity. <p>Benchmarks</p> <ul style="list-style-type: none"> LEED Neighbourhood pilot discusses 800m as a minimum distance from homes to schools or jobs in order to score proximity points. <p>Transit generally recommends 250m-500m as a minimum proximity required for the average person to walk to transit</p> | | Total distance as the crow flies from each parcel to the nearest basic service node, and report the average | Source: RMOW Time period: Snapshot | |
| Why is it important? | | Convenience services provide residents with products and services such as staple groceries that are required on a daily or two day basis. As well, these locations can be gathering places encouraging interaction by neighbourhood community members. Minimizing distances between resident homes and these basic services also supports walking and other alternatives to vehicle transportation. | | |

RELATED INDICATORS

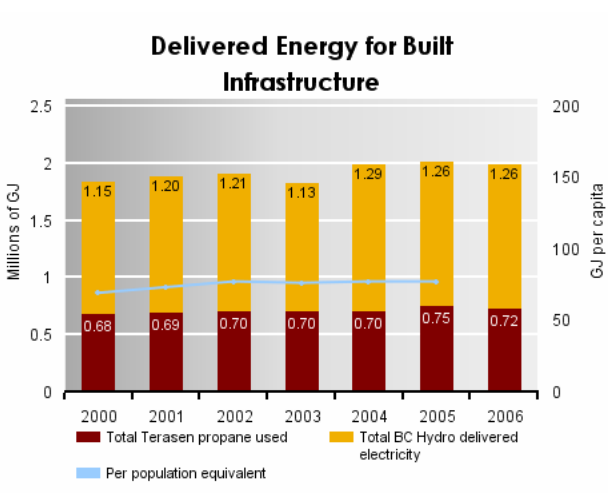

1. MEDIAN INCOME – ECONOMIC STRATEGY

| What is Measured? | Chart | 2020 Trend | Results | | | | | | | | | | | | | | | | | | |
|---|---|--|--|--|------|----------|----------|------|----------|----------|------|----------|----------|------|----------|----------|------|----------|----------|-------------------------------------|--|
| This indicator measures real median individual income of Whistler residents. Real median income reveals whether community members' purchasing power is increasing or decreasing relative to inflation. | <p style="text-align: center;">Real Median Taxfiler Individual Income</p> <table border="1"> <caption>Real Median Taxfiler Individual Income Data</caption> <thead> <tr> <th>Year</th> <th>'REAL' Tax file median individual income</th> <th>Reported tax file median individual income</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>\$22,843</td> <td>\$25,927</td> </tr> <tr> <td>2001</td> <td>\$21,814</td> <td>\$25,392</td> </tr> <tr> <td>2002</td> <td>\$22,188</td> <td>\$26,404</td> </tr> <tr> <td>2003</td> <td>\$20,947</td> <td>\$25,618</td> </tr> <tr> <td>2004</td> <td>\$19,756</td> <td>\$24,616</td> </tr> </tbody> </table> | Year | 'REAL' Tax file median individual income | Reported tax file median individual income | 2000 | \$22,843 | \$25,927 | 2001 | \$21,814 | \$25,392 | 2002 | \$22,188 | \$26,404 | 2003 | \$20,947 | \$25,618 | 2004 | \$19,756 | \$24,616 | <p>Down away from Vision</p> | <p>2004 3 year change -3% 1 year change -6%</p> |
| | | Year | 'REAL' Tax file median individual income | Reported tax file median individual income | | | | | | | | | | | | | | | | | |
| | | 2000 | \$22,843 | \$25,927 | | | | | | | | | | | | | | | | | |
| | | 2001 | \$21,814 | \$25,392 | | | | | | | | | | | | | | | | | |
| | | 2002 | \$22,188 | \$26,404 | | | | | | | | | | | | | | | | | |
| 2003 | \$20,947 | \$25,618 | | | | | | | | | | | | | | | | | | | |
| 2004 | \$19,756 | \$24,616 | | | | | | | | | | | | | | | | | | | |
| Descriptive Analysis | | Calculation | Notes: | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> In 2004, Whistler's 'real' median income was \$19,756, while the reported income was \$24,616. Whistler's three year average trend to 2004 decreased, while trends in other Sea to Sky communities increased. Reported median income for males is higher (\$25,170) than reported median incomes for females (\$21,772). Incomes for males in 2004 were lower than the provincial median index of 1, scoring .87, whereas incomes for females were higher than the provincial female median index scoring 1.16. <p>Real Median Income Benchmarks:</p> <ul style="list-style-type: none"> Squamish - \$22,070; Pemberton - \$22,286; North Vancouver - \$23,997; Vancouver CMA - \$17,422 | | Median taxfiler income adjusted for inflation using the Consumer Price Index (with 1992 as the base year). | Source: Stats Can Time period: Year Caution: Data only to 2004. | | | | | | | | | | | | | | | | | | |
| Why is it important? | | Median individual income helps to monitor a community's overall economic wellbeing. As a reflection of purchasing power, it is also one measure contributing to individual quality of life. Median income is a commonly measured indicator and is readily comparable across communities. | | | | | | | | | | | | | | | | | | | |

2. DEVELOPMENT FOOTPRINT- BUILT ENVIRONMENT

| What is Measured? | Chart | 2020 Trend | Results |
|--|--|---|--|
| <p>The physical footprint of Whistler's developed area is calculated for this indicator. Developed areas include all zoned boundaries of land except for those zoned as parks, protected areas or extremely low density parcels of land. Please note that few roads (including Highway 99) are included in the calculation and there was no data collected in 2004.</p> |  |  <p>Up away from Vision</p> | <p>2006 1,014ha 3 year change +2ha 1 year change 0%</p> |
| Why is it important? | | | |
| <p>Green space and access to natural areas are one of Whistler's most attractive qualities. This indicator provides the ability to track the physical growth of the urban landscape with a goal to limit continuous encroachment on the surrounding natural areas.</p> | | | |
| Descriptive Analysis | | Calculation | Notes: |
| <ul style="list-style-type: none"> In total, Whistler has 16,529 Ha of land within the current municipal boundaries. As of 2006, 1,014 Ha of land in Whistler was developed or zoned to allow development. (Rainbow Lands and The Athlete Village Land has not been rezoned as of Dec 31/06 and is not included in this result) There were no rezonings in 2006 that changed land considered undeveloped to developed/developable. | | <p>Sum the area of all parcels in Whistler considered developed. Essentially all zoned areas are considered developed except: Parks:LP1,LP2, LP3,LCB1,Low density parcels:RSE1, RR1,RR2,RR4,Protected areas: PAN 1, GreenSpace: LR3</p> | <p>Source: RMOW Time period: Snapshot</p> |

3. DELIVERED ENERGY USE – ENERGY STRATEGY

| What is Measured? | Chart | 2020 Trend | Results |
|---|--|---|---|
| <p>Total delivered energy used includes the energy delivered to Whistler to generate space and water heating/cooling, lighting and to power electrical appliances. Vehicle transportation energy use is not included, but if it were the usage would add another 50% on top of the reported result.</p> |  |  <p>Up away from our Vision</p> | <p>2006 1,980,000 GJ 3 year change +2.5% 1 year change -1.4%</p> |
| Why is it important? | | | |
| <p>Energy is a critical input to certain aspects of day to day life and the visitor experience in Whistler. At the same time, non-renewable energy use has a large impact on future sources of energy as well as ecosystem and human health locally and abroad. Even large renewable projects such as hydroelectric dams have significant impacts on land and aquatic ecosystems. Next to behaviour, the built environment, land use decisions and built form have the greatest ability to help reduce energy demand from buildings and transportation.</p> | | | |
| Descriptive Analysis | | Calculation | Notes: |
| <ul style="list-style-type: none"> Delivered energy use decreased (1.4%) from 2005 to 2006 but it is increasing (2.5%) on a 3 year average across all types of energy and residential and commercial users of energy. The decrease from 2005 to 2006 is likely due to warmer weather reducing the need for space heating. Electricity for commercial customers was the only type of energy use that increased between 2005 and 2006. | | <p>Sum all energy source inputs (Electricity and Propane) for Whistler's built form.</p> | <p>Source: BC Hydro, Terasen Time period: Year Interpretation Caution: Transportation energy use, though highly influenced by the built environment, is not included in this result.</p> |

4. WATER USE- WATER STRATEGY



| What is Measured? | Chart | 2020 Trend | Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|-------------------------------------|---|------|------|--|--|------|--|--|--|------|------|--|-----|------|------|--|-----|------|------|--|-----|------|------|--|-----|------|------|--|-----|------|------|--|-----|------|------|--|-----|------|------|--|--|---------------------------------------|---|
| <p>Water use measures the total of water delivered from RMOW water purification plants and non-potable irrigation usage to end users. Water uses that are not captured within this measure include private purpose uses such as for Whistler's golf courses and Whistler/Blackcomb's mountain operations. To account for the large influx of visitors to the community, the per capita measure uses Whistler's population equivalent as the total community population.</p> | <p style="text-align: center;">Water Use</p> <table border="1"> <caption>Water Use Data (1997-2006)</caption> <thead> <tr> <th>Year</th> <th>Potable water use (000,000,000)</th> <th>Non-potable water use (000,000,000)</th> <th>Per population equivalent per day (Litres/Person/Day)</th> </tr> </thead> <tbody> <tr><td>1997</td><td>4.44</td><td></td><td></td></tr> <tr><td>1998</td><td></td><td></td><td></td></tr> <tr><td>1999</td><td>5.40</td><td></td><td>559</td></tr> <tr><td>2000</td><td>4.93</td><td></td><td>510</td></tr> <tr><td>2001</td><td>5.12</td><td></td><td>541</td></tr> <tr><td>2002</td><td>4.92</td><td></td><td>545</td></tr> <tr><td>2003</td><td>4.86</td><td></td><td>551</td></tr> <tr><td>2004</td><td>4.94</td><td></td><td>523</td></tr> <tr><td>2005</td><td>4.70</td><td></td><td>513</td></tr> <tr><td>2006</td><td>4.90</td><td></td><td></td></tr> </tbody> </table> | Year | Potable water use (000,000,000) | Non-potable water use (000,000,000) | Per population equivalent per day (Litres/Person/Day) | 1997 | 4.44 | | | 1998 | | | | 1999 | 5.40 | | 559 | 2000 | 4.93 | | 510 | 2001 | 5.12 | | 541 | 2002 | 4.92 | | 545 | 2003 | 4.86 | | 551 | 2004 | 4.94 | | 523 | 2005 | 4.70 | | 513 | 2006 | 4.90 | | | <p>Up away from our Vision</p> | <p>2006 5.1 Billion Litres 3 year change 2.21% 1 year change 6.10%</p> |
| Year | Potable water use (000,000,000) | Non-potable water use (000,000,000) | Per population equivalent per day (Litres/Person/Day) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1997 | 4.44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1998 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1999 | 5.40 | | 559 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2000 | 4.93 | | 510 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2001 | 5.12 | | 541 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2002 | 4.92 | | 545 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2003 | 4.86 | | 551 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2004 | 4.94 | | 523 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2005 | 4.70 | | 513 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2006 | 4.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Why is it important? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <p>Water is one of Whistler's important assets, supporting natural areas, wildlife, residents and visitors. Using water resources wisely is fundamental to an environmentally-responsible approach to living and is impacted by the built infrastructure in the community. This indicator provides an important snapshot of whether demand management of water resources is resulting in overall resource conservation.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Descriptive Analysis | | Calculation | Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> In 2005 Whistler used approximately 5.1 billion litres of water of which 4.9 billion litres was potable. The remaining amount was direct from wells (non-potable) and used for irrigation purposes on playing fields. The 3 year average increase was generally due to increases in both potable and non-potable. The year over year increase in water used between 2005 and 2006 was due to both types of water use. The increase in potable water use would have been greater however if the RMOW had not continued their program of switching irrigation to non-potable water. In general, absolute water use is decreasing as is the per capita daily water use reporting 513L/person/day. <p>Benchmarks: Litres/person/day</p> <ul style="list-style-type: none"> Whistler Environmental Strategy Recommended Target: 425 L | | <p>Sum the water flows entering all RMOW water treatment plants and the flows used for RMOW non-potable uses.</p> | <p>Source: RMOW Time period: Year</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Progress Update on Accepted 2006 Actions & 2005 Carry-over Actions - Resident Housing

| Ref | Name | Action Period | Progress | Last progress for | Progress comment | Previous progress | Previous progress for | Previous progress comment | Lead | Assist | RMOW Lead dept. | Description | Rationale |
|-----|---|----------------------|----------------------------|-------------------|---|-------------------------|-----------------------|---|------|---------------------|------------------------|--|---|
| 321 | Research opportunities to facilitate no. or lower down payment purchasing options for resident restricted housing | Jan 2006 to Dec 2007 | ACHIEVED - Full Outcome | Q4 2006 | New 0-5% financing available for resident housing purchases. Every year the WHA organizes and /or disseminates resources to resident restricted home-buyers (particularly targeting first time home buyers) on new financing options available through local brokers and financial institutions. [WHA at 15/03/2007 20:58:30] | INITIATED - In Progress | Q3 2006 | WHA staff regularly meet with local and regional mortgage brokers and representatives from financial institutions to discuss new purchasing opportunities for resident housing. [Shannon Gordon at 08/10/2006 18:27:13] | WHA | banks & CUs, RMOW | Planning & Development | Down-payments currently range from 0-5%. This action is intended to further reduce capital cost barriers to home ownership (rent-to-own, reduced down payments, green mortgages etc...) | green mortgages provide financial incentives/tools for owners of 'high performance' / 'low impact' buildings |
| 279 | Develop standards and guidelines for flex-housing | Jan 2006 to Dec 2007 | INITIATED - In Progress | Q4 2006 | [RMOW-Guy Patterson at 22/02/2007 21:00:14] | INITIATED - In Progress | Q3 2006 | [Bob MacPherson at 04/10/2006 23:13:45] | RMOW | AVDC, S2S CHBA, WHA | Planning & Development | Standards would provide a tool and resource for the development of built form that is designed with 'flexibility' as a key criteria | Architectural flexibility in buildings allows buildings to adapt to the occupant's changing needs (growing families), and avoids need for frequent redevelopment or renovation. Examples include wall-off suites, and modular/movable wall structures |
| 337 | Create zoning to achieve non-family oriented housing opportunities in existing light industrial areas | Jan 2006 to Dec 2007 | INITIATED - In Progress | Q3 2006 | [Bob MacPherson at 04/10/2006 22:56:11] | | | | RMOW | WHA | Planning & Development | | consistent with mixed-use objectives |
| 47 | Ensure 250 units of resident-restricted housing are under construction within the next 18 months, beyond what is already committed. | Jan 2005 to Dec 2007 | ACHIEVED - Partial Outcome | Q4 2006 | Completed and ready for occupancy in 2007: 44 units at Nita Lake; 30 units at The Lofts in Function; and 4 townhouses at Lakecrest. Design & site preparation in progress for proposed: 36 units at Fitzsimmons Walk; and 150 units at Rainbow Total = 264 resident restricted ownership units either completed or in development. [WHA at 15/03/2007 20:53:33] | INITIATED - In Progress | Q4 2005 | In process: 2 new units constructed; 41 new units approved with construction to begin in 2006; 336 units pending Council approval. 30 new resident restricted apartment units approved at Function Junction and 11 resident restricted units approved at Lakecrest, with construction to begin in 2006. 2 restricted infill units developed on a Tapleys road end site. Approximately 336 restricted units pending approval with the proposed new Rainbow and Cressey developments. [(unknown) at 01/01/2006 00:00:00] | WHA | RMOW | Planning & Development | These would be owner restricted units, and must meet or exceed minimum sustainability standards. | Provides badly needed housing supply, as the current owner-focused waiting list is around 400 individuals/families. |
| 323 | Develop building standards for seniors | Jan 2005 to Dec 2007 | INITIATED - In Progress | Q4 2005 | On-going in consultation with WHA, RMOW, the Holborn and Rainbow Developers, and their planning-architect teams. Completion date is unknown [(unknown) at 01/01/2006 00:00:00] | | | | MAC | RMOW, WHA | Planning & Development | Design standards need to acknowledge the unique needs of the senior population as well as their unique financial assets/challenges | |
| 39 | Prepare the masterplan and detailed design for the Athlete Village with standards based on smart growth and sustainability principles that can be applied to the new neighbourhood. | Jan 2005 to Dec 2006 | ACHIEVED - Partial Outcome | Q4 2005 | The master planning for the site is now nearing completion. The Whistler 2020 Development Corporation has resolved to include the Athletes Village as a pilot project for LEED - ND (Neighbourhood Development). This new LEED standard is based on smart growth principles and is being simultaneously tested in Canada and the USA. As a pilot project, the Athletes Village will be involved in the development of a new smart growth neighbourhood development standard for North America. [AVDC at 15/01/2007 21:49:49] | | | | AVDC | RMOW, WHA | Community Initiatives | The area is being planned as a new neighbourhood first, and as an Athlete's Village second. Lasting legacies will be key considerations in all actions. | Intends to alleviate long-term housing supply while meeting 2010 needs. Sustainability focus addressed both limits to growth and green buildings priority. |
| 51 | Carry out a needs assessment study of Whistler's housing needs and supply. | Jan 2005 to Dec 2006 | ACHIEVED - Partial Outcome | Q4 2006 | A Housing Review was presented to the WHA Board in December 2005. [RMOW-Guy Patterson at 22/02/2007 20:55:14] | INITIATED - In Progress | Q4 2005 | Underway. [(unknown) at 01/01/2006 00:00:00] | RMOW | MAC, WHA | Planning & Development | | Addresses the need to plan for supplying adequate, diverse prices and types of housing in the long-term, recognizing that community makeup and resident need are changing. |
| 278 | Provide short-term housing opportunities for use during fall recruitment | 2006 | ACHIEVED - Full Outcome | Q4 2006 | WCSS ran another Interim Housing Project for young adults finding extra challenges in housing and employment. The WCC coordinated the "Shoestring" project adding B&B and hotel rooms to the list of inexpensive short-term accommodation (\$20-\$30/night) [WCSS at 18/01/2007 01:31:44] | INITIATED - In Progress | Q3 2006 | [Shannon Gordon at 08/10/2006 18:09:41] | WCSS | WB, WHA, RMOW | Planning & Development | These opportunities would serve the needs of new employees as they integrate into the community and find themselves homeless, or critically under-housed. Would likely service a 6-8 week timeframe. | |

Progress Update on Accepted 2006 Actions & 2005 Carry-over Actions - Resident Housing

| Ref | Name | Action Period | Progress | Last progress for | Progress comment | Previous progress | Previous progress for | Lead | Assist | RMOW Lead dept. | Description | Rationale |
|-----|---|---------------|----------------------------|-------------------|---|-------------------|-----------------------|------|-------------------------|------------------------|---|--|
| 336 | Strike a committee to review current appreciation formulas in existing housing covenants | 2006 | ACHIEVED - Full Outcome | Q3 2006 | WHA held a multi-stakeholder focus group in August 2005 to review existing appreciation formulas and to recommend a new formula. Based on community input, the Core Consumer Price Index was chosen and approved by Council in December 2005. [Shannon Gordon at 08/10/2006 18:28:52] | | | WHA | RMOW | Planning & Development | Review should be timely, so that any recommendations could be incorporated into impending and upcoming developments (e.g. Rainbow) | covenants that are currently based on Vancouver Housing Index are appreciating at a rate that could jeopardize long-term affordability of the restricted housing stock |
| 280 | Allow Resident Restricted Duplex development in Single Family zones | 2006 | ACHIEVED - Partial Outcome | Q3 2006 | [Bob MacPherson at 04/10/2006 23:05:25] | | | RMOW | WHA | Planning & Development | The intent would be to allow a duplex development in a SFU zone when 1/2 the duplex registered a covenant with price and occupancy restrictions | increase private sector provision of resident housing opportunities |
| 282 | Ensure funding and staffing remains viable at the Whistler Housing Authority | 2006 | ACHIEVED - Partial Outcome | Q3 2006 | As of September 2006, a change to the WHA staffing structure has just been approved by the Board of Directors to hire additional assistance for the administration of the WHA resale process. [Shannon Gordon at 08/10/2006 18:24:34] | | | WHA | RMOW | Corporate Services | | Increased responsibilities and expectations of this organization need to be balanced with the resources to achieve effective results |
| 283 | Ensure the transfer of land bank lands proceeds, and is subsequently used for required resident restricted housing developments | 2006 | ACHIEVED - Partial Outcome | Q3 2006 | [Bob MacPherson at 04/10/2006 23:08:49] | | | RMOW | WHA, Crown, VANOC, AVDC | Planning & Development | The provision of 'free' land is central to the economics of providing price restricted resident housing opportunities | The land bank was part of the 2010 legacies package. |
| 185 | Develop the standards and regulations for live-work studio space and mixed-use neighbourhoods. | 2006 | ACHIEVED - Partial Outcome | Q3 2006 | DEsign guidelines for Legacy Neighbourhood in draft form. [Bob MacPherson at 04/10/2006 22:57:46] | | | RMOW | AVDC, WHA | Planning & Development | Could involve building live/work apartments, and/or working spaces that are separate but close to living spaces. | Addresses the need for housing supply and affordable work spaces, to encourage local entrepreneurship and arts talent. |

2007 Action Acceptance - Resident Housing



| Ref | Name | Status | Lead response | Lead | Assist | RMOW Lead dept. | Description | Rationale |
|-----|---|----------|--|---------|----------------|------------------------|--|---|
| 511 | Update resident housing construction guidelines to incorporate Whistler Green standards | Accepted | [WHA at 25/01/2007 23:44:46] | WHA | S2S CHBA, RMOW | Planning & Development | Construction guidelines to include Whistler Green standards to be distributed to all development / construction trades. | Work to ensure that the construction community is moving toward sustainability practices in building practices. |
| 580 | Coordinate schedules on major projects to optimize on limited construction resources | Accepted | As much as possible [Administrator at 25/01/2007 23:45:12] | RMOW | S2S CHBA | Planning & Development | Deals with escalating construction costs. | Ensure efficiency in construction sector in light of increasing material and labour costs. |
| 581 | Develop a range of housing ops that showcase new forms of housing ownership | Accepted | [AVDC at 25/01/2007 23:45:13] | AVDC | | | Including: co-housing, common space, typical of seniors housing, shared spaces that people jointly own. | Emphasis on larger shared space and decreased individual living space. |
| 582 | Prepare unit and common space design that addresses unique needs of seniors | Accepted | [MAC at 25/01/2007 23:45:14] | MAC | WHA, RMOW | Planning & Development | Ensure appropriate designs for seniors needs. | Address evolving needs of seniors both physical accessibility and social. |
| 583 | Encourage the final design of new developments are consistent with - W2020 Descriptions of Success / the Natural Step principles | Accepted | [Administrator at 25/01/2007 23:45:15] | RMOW | WHA | Planning & Development | Embody the values of W2020 in developments (Rainbow, Cressey, AV Holborn) – i.e. Whistler Green, Smart Growth, | Promote best practices in Whistler of sustainable building design |
| 584 | Demonstrate the livability/benefits of more compact units to community | Accepted | [WHA at 25/01/2007 23:45:16] | WHA | S2S CHBA | | Organize a Smart Growth community presentation on smaller compact units. | Consistent with DOS and affordability issues in Whistler |
| 586 | Develop an action plan to deal with a short-term pre-season housing shortage | Accepted | [WCSS at 25/01/2007 23:45:16] | Chamber | WB, WCSS | | Community coordination for dealing with fall recruitment accommodation / consider home-stay options / employer related issue | With recent closure of Shoe String ST hostel space - options are limited for new seasonal residents |
| 577 | Amend RS1 & RSE1 zone to allow duplex development | Declined | Review underway with low cost initiatives [Administrator at 25/01/2007 23:45:55] | RMOW | | Planning & Development | Include - RSE1 / RTA1 / establish zoning for in-fill duplex housing / potentially create new zones. The intent would be to allow a duplex development in a Simon Fraser University zone when 1/2 the duplex registered a covenant with price and occupancy restrictions. | Increase private sector provision of resident housing opportunities. |
| 578 | Designate live-work zones in the Official Community Plan re-write | Declined | Pilot project at Athlete's Village [Administrator at 25/01/2007 23:45:55] | RMOW | | Planning & Development | Store fronts can be part of residential units, on the edges of commercial zones, orientation of built-form is different than residential structure. | Diversify the mix of options for residents. |

2007 Action Acceptance - Resident Housing

| Ref | Name | Status | Lead response | Lead | Assist | RMOW Lead dept. | Description | Rationale |
|-----|--|----------|---|------|--------|------------------------|-----------------------------------|---|
| 579 | Identify areas suitable for redevelopment and development for Resident Restricted housing - through the Official Community Plan / integrate into existing study | Declined | Not the demand at this point. Post Athlete's Village and Rainbow sales [Administrator at 25/01/2007 23:45:56] | RMOW | | Planning & Development | Private and public land included. | Use existing study to identify areas suitable for RR Development. |