



Resident Housing update

23 January 2018

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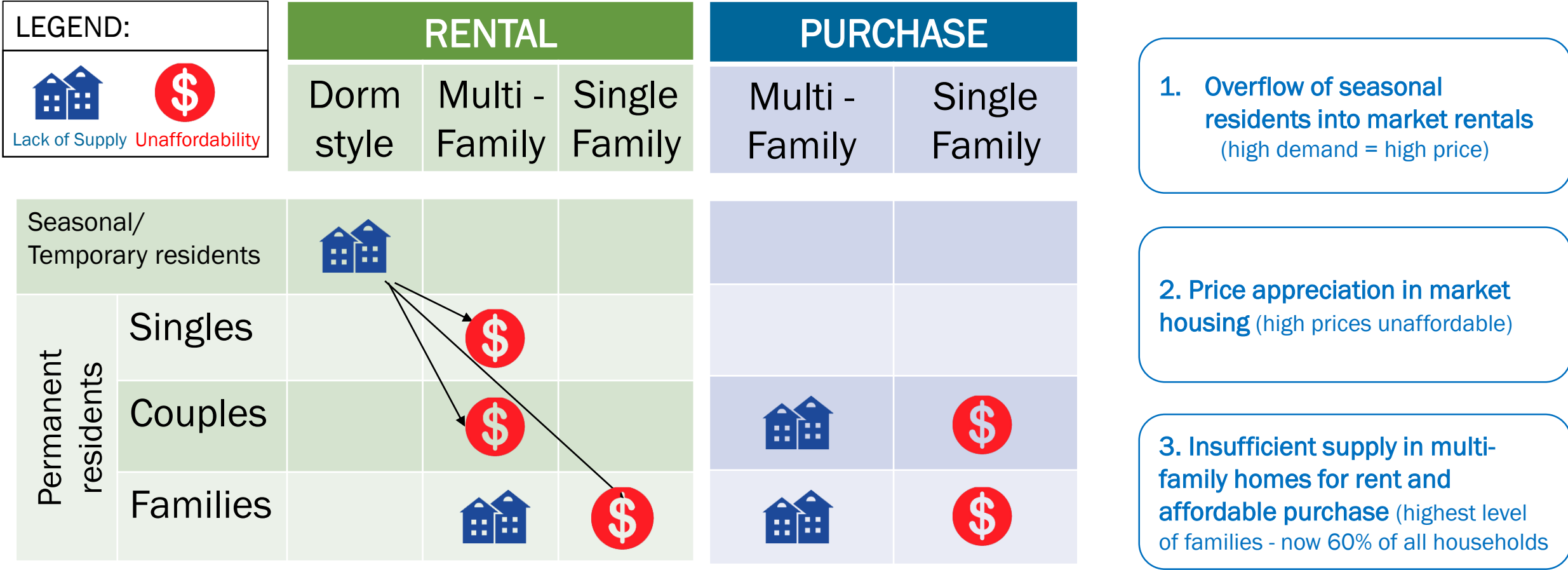
Agenda

- Context
- Initiative updates
 - ✓ WHA Developments
 - ✓ Cheakamus Crossing Future Development
- Financial considerations
- Timelines
- Summary

Context

- Several factors have and continue to contribute to our current housing situation
- Essentially, there is an excess of demand from both seasonal and permanent residents, and a shortage of supply of housing for both groups, driving housing costs higher
- Extensive engagement with the community which informed the final Task Force recommendations to Council (2,276 respondents to community housing survey (March 2017), and community forum 300 in attendance and over 1200 online views (Nov 2017))
- All 7 recommendations were supported by Council, and involve both improved use of existing homes and an increase in supply and:
 - ✓ are consistent with Whistler2020 Housing strategy (flexibility within neighbourhood design, housing form; mix to meet needs of diverse residents; close to transit and amenities to reduce auto dependency etc)
 - ✓ Recognize the evolution of housing needs for a broad cross-section of our community, and how needs also change over time (eg job progression, change in family situations)
 - ✓ Identify the benefits of enabling both private and public sector to provide solutions to our housing needs

Housing Continuum – challenges across the diverse needs



Need to look at the breadth of the continuum for different households

- given different housing needs, differences in income and different ability to pay....

Diverse population groups and income levels

Affordability challenged for market rentals – particularly in 2br + with growth in families

RENTAL HOUSEHOLDS ONLY

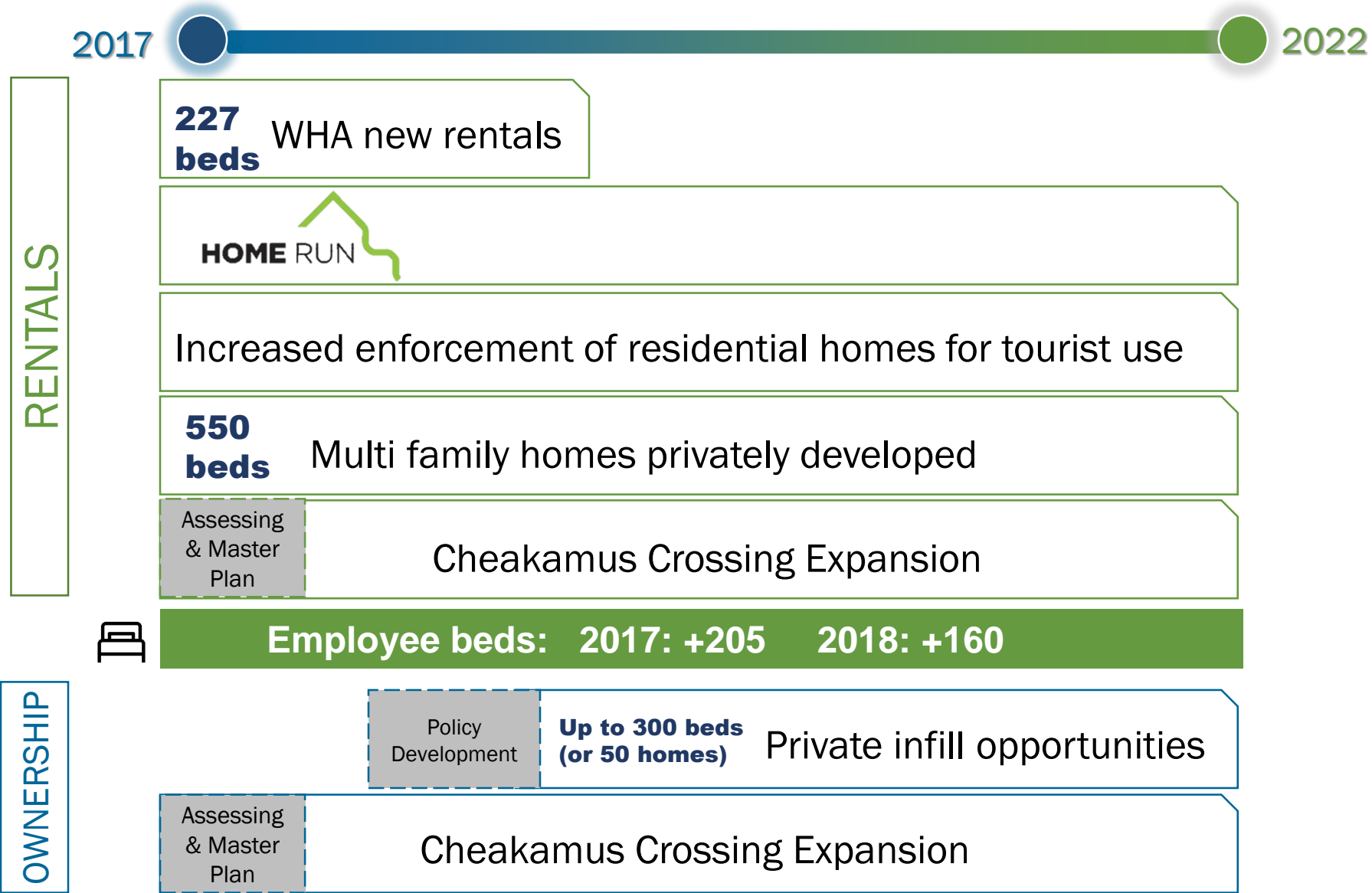
Source: Census 2016

Source: Census 2016			YTD Dec - Median (per WHA Advertised rates)				
		Median HH income*	Studio \$1,425	1 br \$1,869	2 br \$2,638	3 br \$3,800	Single family \$5,200
Household types	Single person	\$ 36,315	47%	62%			
	Couples	\$ 67,456	25%	33%	47%		
	Couples with children	\$ 91,321		25%	35%	50%	68%

And, consider 38% of rental households (couples with children) earn over \$100,000*

(*Source: 23 Jan 2018 - Census 2016 owner and renter data)

Opportunity to deliver *1,000+ resident restricted beds within 5 years



* Ongoing monitoring to determine timing and phasing of future developments based on need

In Summary, Task Force recommends A multi-pronged approach to alleviating pressure points



Opportunities for all our
workforce

**Contributing to building
successful
neighbourhoods and a
sustainable community**



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WHA new resident
housing (rental)

New WHA Resident Housing (Rental)

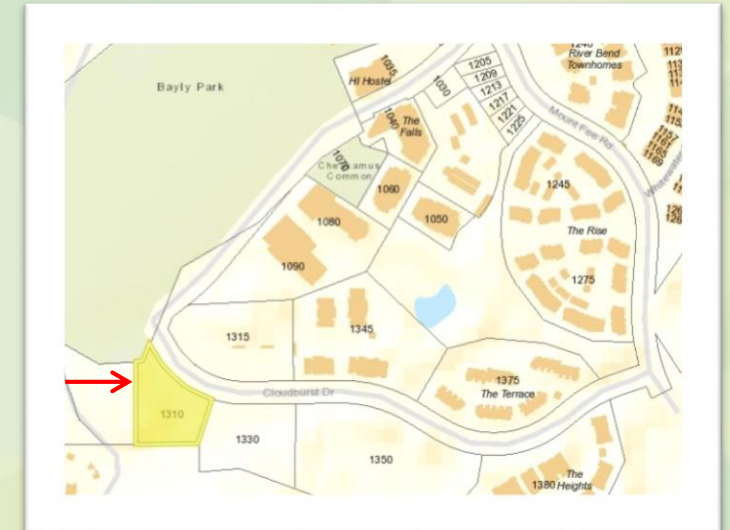
1310 Cloudburst Drive

- ✓ Completed December 2017
- ✓ 100% occupied
- ✓ Currently housing:
 - 85 occupants
 - 58 adults & 27 children



27 Employee Units

- 1 & 2 bedroom



New WHA Resident Housing (Rental)



1020 Legacy Way

- ✓ Passive House Certified Construction
- ✓ Development Variance Permit (October 2017)
- Building Permit Submission (January 2018)
- Construction starting Spring 2018

Anticipated Occupancy: Early 2019

24 Employee Units (50 beds)

- studio, 1 & 2 bedroom



New WHA Resident Housing (Rental)



8350 Bear Paw Trail

- ✓ Development Permit (October 2017)
- ✓ Building Permit submitted (December 2017)
- Construction starting Spring 2018

Anticipated Occupancy: Early 2019
20 Seniors Employee Units (40 beds)

- 1 & 2 bedroom



New WHA Resident Housing (Rental)



1330 Cloudburst Drive

✓ Lot subdivided from 1310 Cloudburst Drive to create new resident housing parcel (2017)

→ Planning and design in progress

Anticipated Occupancy: Winter 2020

40 Employee Units (60 beds)

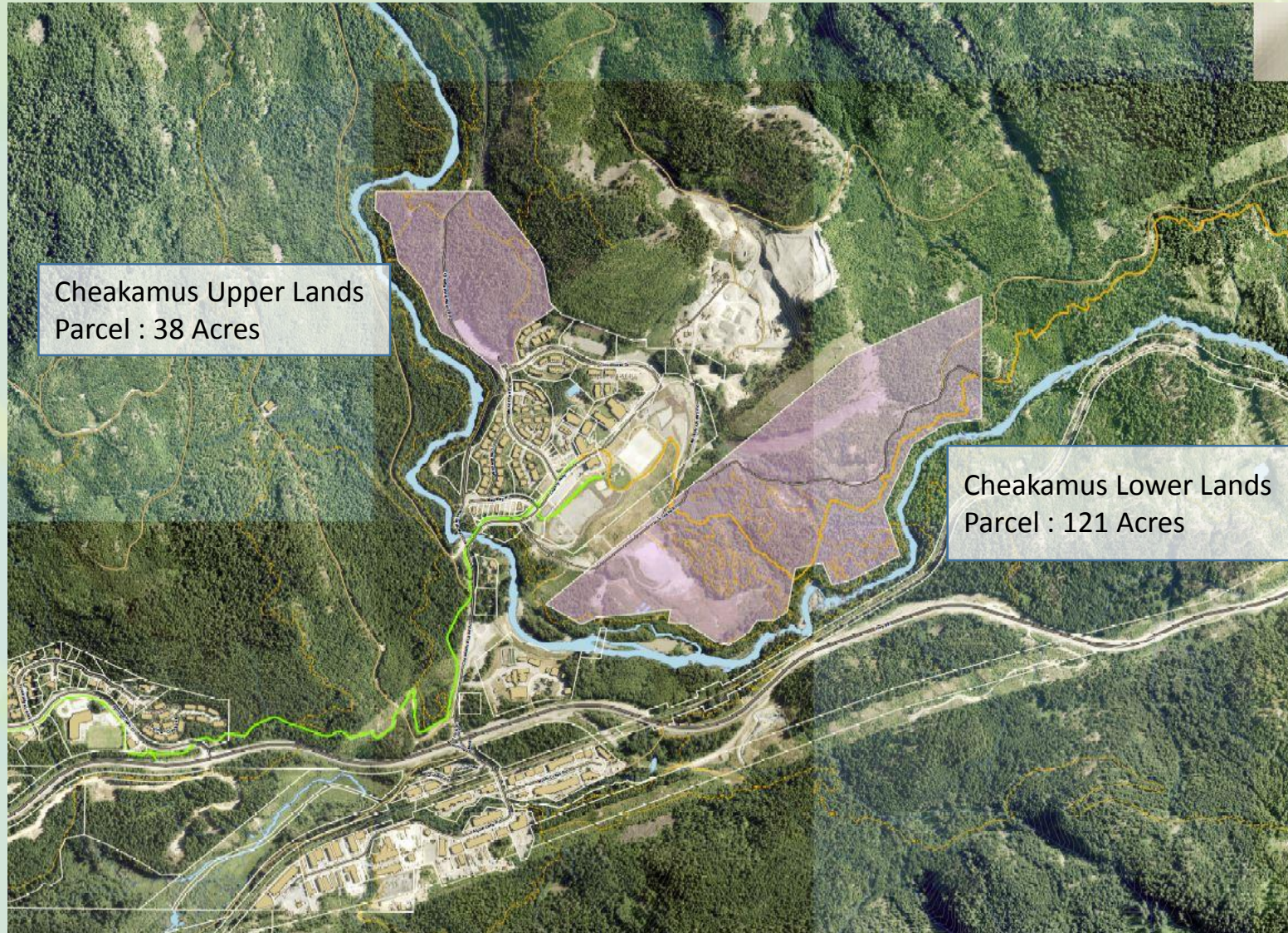
- studio & 1 bedroom



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Cheakamus Crossing Future Development



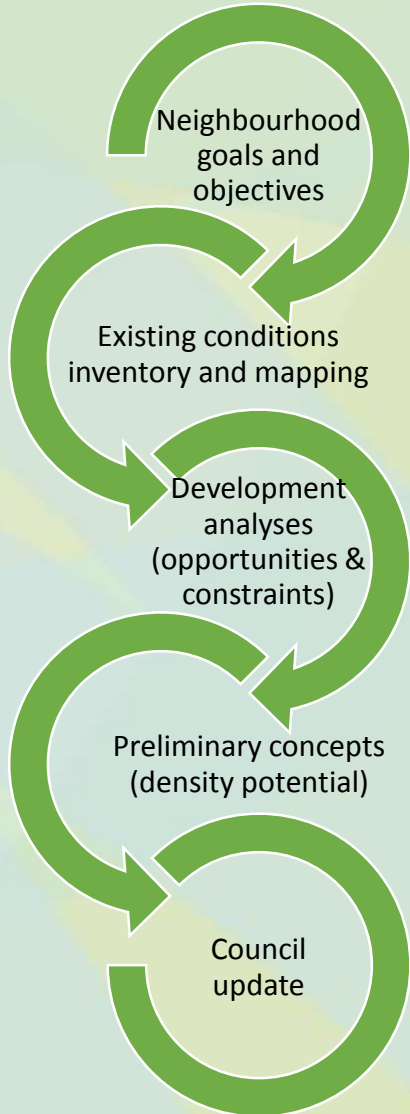
Cheakamus Upper Lands
Parcel : 38 Acres

Cheakamus Lower Lands
Parcel : 121 Acres

Cheakamus Crossing Phase 1
Lands reaching buildout

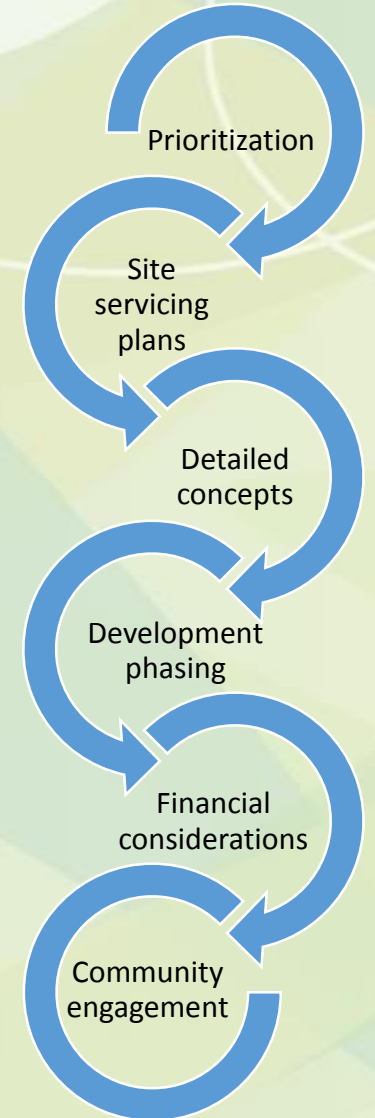
Community Land Bank – two
additional parcels for resident
housing development

Master Plan Approach to Additional Development



Planning context

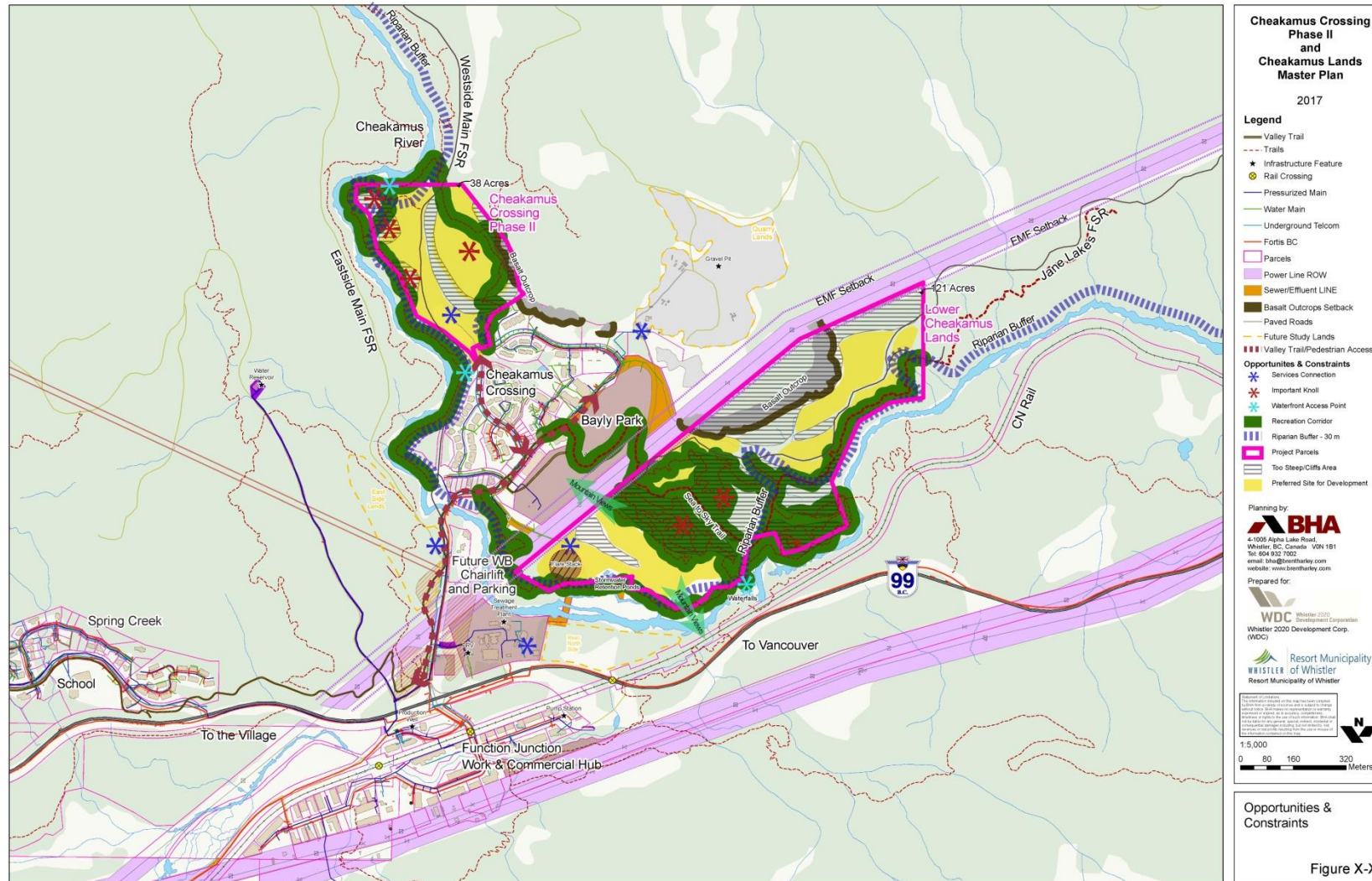
- Existing Cheakamus Crossing neighbourhood
- RMOW Housing needs
- Natural areas and features
- Area recreation facilities, amenities
- Quarry area
- Mountain access
- Function Junction
- Transportation
- Mixed use neighbourhood



Neighbourhood Objectives

- Complement the established Cheakamus Crossing development with a similar layout, size, scale and ambience;
- Plan a neighborhood that is comprised primarily of a diverse mix of resident restricted housing;
- Create housing solutions that are guided by the needs and aspirations of the Whistler residents/workforce;
- Optimize the use of the lands while respecting their attributes – protect natural areas and unique natural features;
- Complement the existing amenities, facilities and trails;
- Respect the Whistler lifestyle and identity;
- Integrate the access and use of the area for Whistler residents and visitors alike;
- Respect and showcase the neighbourhood character identity and natural landmarks;
- Consider the incorporation of commercial and community facilities;
- Tie into the Valley Trail and the Sea to Sky Trail to enable direct links to adjacent lands and lands beyond;
- Take into account the Function Junction facilities and amenities.

Opportunities and Constraints



Potential Development Sites Identified



Range of resident housing types and densities



- **High Density – Apartment/Condo Building – up to 6 stories;**
“The Springs” 30 units per acre;



- **Medium-High Density - Townhomes; “The Rise” 14 units per acre**



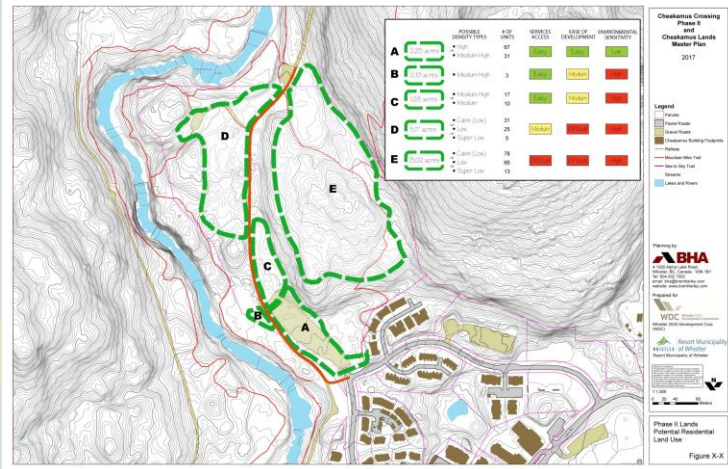
- **Medium Density - Duplexes; “Whitewater” 8 units per acre**



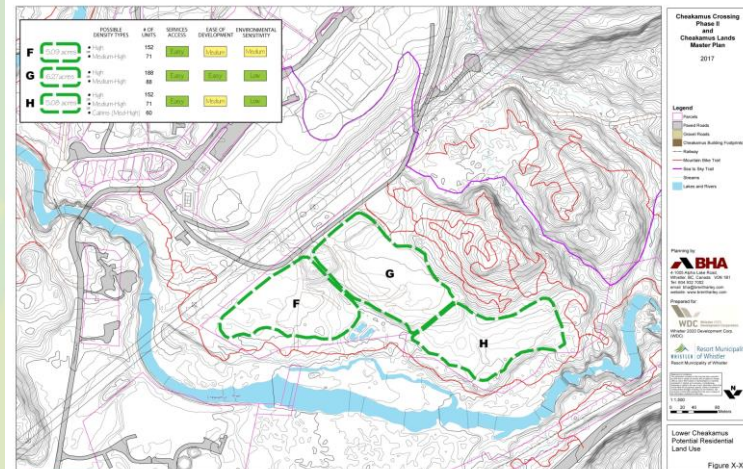
- **Low to Med-High Density (Cabin Density) – Small Single Family Strata**
6 to 12 units per acre (challenging to easily developable terrain)

Development Potential Evaluated for 3 Areas

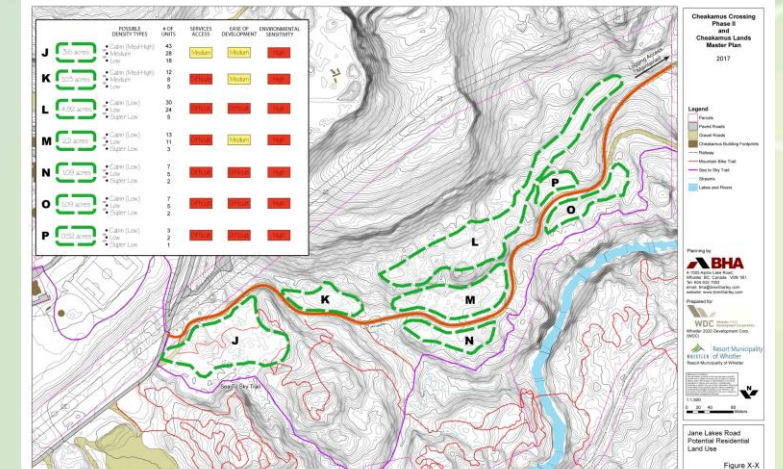
“Upper Lands”



“Lower Lands”



“Jane Lakes Road”



Development potential determined for each site within each area based on evaluation of:

- Access to services
- Ease of development
- Environmental sensitivity
- Suitable housing types/density

Summary of Development Potential

- Lower lands identified as the early priority to pursue – most suitable for development and greatest development potential

Phase II Lands						Jane Lakes Rd Lands					
	POSSIBLE DENSITY TYPES	# OF UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY		POSSIBLE DENSITY TYPES	# OF UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY
A	2.25 acres • High or • Medium-High	67 31	Easy	Easy	Low	J	3.6 acres • Cabin (Med-High) or • Medium or • Low	43 28 18	Medium	Medium	High
B	0.19 acres • Medium-High	3	Easy	Medium	High	K	1.03 acres • Cabin (Med-High) or • Medium or • Low	12 8 5	Difficult	Medium	High
C	1.28 acres • Medium-High or • Medium	17 10	Easy	Medium	High	L	4.92 acres • Cabin (Low) or • Low or • Super Low	30 24 5	Difficult	Difficult	High
D	5.17 acres • Cabin (Low) or • Low or • Super Low	31 25 5	Medium	Difficult	High	M	2.2 acres • Cabin (Low) or • Low or • Super Low	13 11 3	Difficult	Medium	High
E	13.02 acres • Cabin (Low) or • Low or • Super Low	78 65 13	Difficult	Difficult	High	N	1.09 acres • Cabin (Low) or • Low or • Super Low	7 5 2	Difficult	Difficult	High
62 to 196						O	1.09 acres • Cabin (Low) or • Low or • Super Low	7 5 2	Difficult	Difficult	High
F	5.09 acres • High or • Medium-High	152 71	Easy	Medium	Medium	P	0.52 acres • Cabin (Low) or • Low or • Super Low	3 2 1	Difficult	Difficult	High
G	6.27 acres • High or • Medium-High	188 88	Easy	Easy	Low	36 to 115					
H	5.08 acres • High or • Medium-High or • Cabins (Med-High)	152 71 60	Easy	Medium	Low	Total // 317 to 803 units					
219 to 492											
Lower Lands											

Next steps

2018

- Site Servicing concepts and costing
- Detailed concept plan for priority sites
- Phasing and funding strategy
- Zoning

2019

- Project management and delivery
- Infrastructure construction
- Building design

2020

- Building construction

2021

- Building occupancy on initial phase

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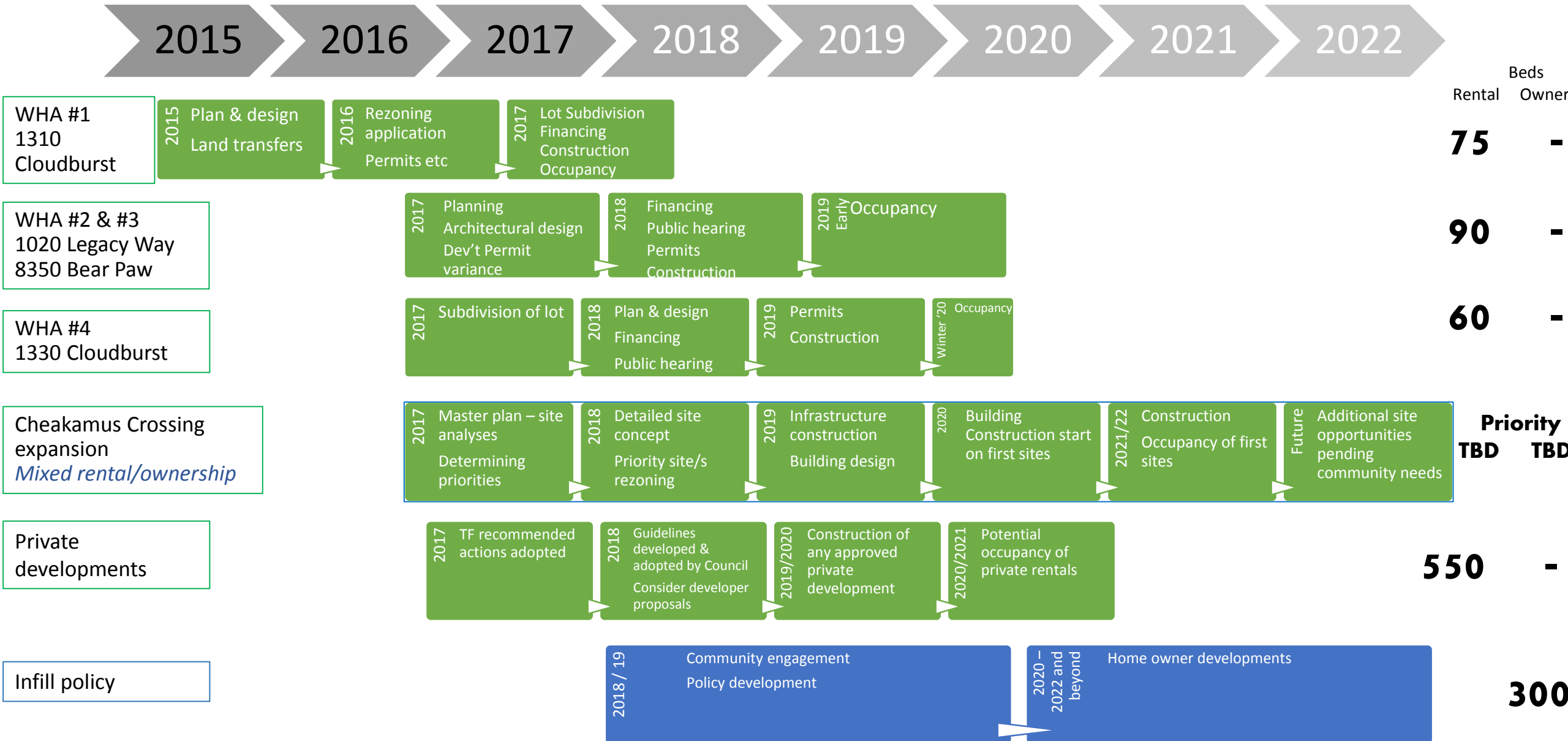
Financial considerations & risk management

- All RMOW developments will require a detailed financial analysis to determine funding needs and sources
 - ✓ Historically, employee housing was funded from employee housing service charges (commercial developments) or Olympics funding
 - ✓ More recently, WHA has started to self-finance employee housing with Federal or Provincial grants and bank mortgages, as well as funds from RMOW housing reserves
 - Housing reserves are now nil
 - Grants will be pursued especially with current environment of housing needs across the Country , but may or may not be available to help finance every development
 - Level of mortgage financing will vary pending the grants secured – and subsequently impacts required rental rates
 - ✓ Interest rates are rising and expected to increase further, and therefore funding sources will need careful consideration
 - ✓ RMOW via WDC has provided land to WHA for recent builds at no cost, but construction costs are still significant amounts to finance
- Cyclical economic conditions will need to be factored in to planning for phasing of supply and financing
 - ✓ Number of employees in the resort, and family structures, influence demand for homes
 - ✓ Level of vacancy rate and rental revenues to pay down financing are variables to consider
- Ensuring strong financial management will be critical to deliver sustainable housing options

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Timeline for new supply of resident restricted housing



Summary



All Recommendations from Mayor's Task Force on resident housing, as approved by Council, are being progressed

- ✓ Some are more significant than others in terms of magnitude and complexity and therefore timings vary for each initiative's deliverables
- ✓ WHA and Cheakamus Crossing are a foundation and significant part of housing plan



Initiatives are progressing as high priorities

- ✓ Significant staff resources and budget allocated for these



Community input will continue to be garnered as initiatives develop



Delivering affordable housing is key to supporting our community's access to affordable living – and contributes to retaining a strong skilled workforce for our resort