

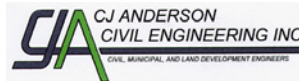
COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

SUMMARY REPORT

Prepared for: Whistler Housing Authority & Resort Municipality of Whistler

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Dated: March 2004



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1.0 INTRODUCTION

1.1 BACKGROUND

The *Whistler. It's Our Future* process recognizes the importance of additional resident restricted housing to the continued success and future sustainability of Whistler's resort community. But where should new resident housing be constructed? The planning process for the Comprehensive Sustainability Plan (CSP) is attempting to answer this question. The community has provided input on five suggested futures for Whistler, based on a number of Crown sites recommended for development of resident housing. To date, the CSP process has not yet taken into consideration the privately held lands available for housing in Whistler.

In December of 2003, Council of the Resort Municipality of Whistler (RMOW) commissioned, through the Whistler Housing Authority (WHA), a comparative analysis of privately held sites having a potential for development of new resident restricted housing in Whistler. The intent was to evaluate all remaining available lands to determine the most appropriate sites for the WHA to pursue. Although the primary purpose was to assess privately held lands, a few pieces of Crown lands that were deemed too small for CSP purposes have been included in this study. The study findings will assist the WHA, RMOW staff and Council in their review of the feasibility for developing those sites.

1.2 STUDY TEAM

The consultants retained as the study team are:

Cascade Environmental Resource Group Ltd.

- Mike Nelson, R.P.Bio., Principal, Senior Aquatic Ecologist
- Karina Andrus, B.A., M.Sc (Candidate), Resource Manager
- Chris McDougall, B.Sc. GIS A.S., GIS Manager

CJ Anderson Civil Engineering Inc.

- Cam Anderson, P. Eng., Principal Engineer
- Andrew Hamer, Engineer Technologist

Drew Meredith

Jensen Resort Planning Ltd.

- Sharon Jensen, Principal Planner

1.3 STUDY OBJECTIVE

The study objective was to identify and assess potential development sites for resident housing to accommodate seasonal and long-term rental needs, resident ownership opportunities, and housing for seniors. Criteria were established to evaluate the potential resident housing sites, addressing the ecological, social and economic priorities of sustainable residential development. The evaluation took into consideration Whistler's planning goals and policies as enumerated in various documents such as Whistler 2002 – Charting a Course for the Future (Vision), the Official Community Plan (OCP), *Whistler. It's Our Future*, the Whistler Environmental Strategy and Protected Area Network, and the CSP process. Based on the established ecological, social and economic criteria, each site was then evaluated within the four System Conditions of The Natural Step framework. The sites were compared by attendees of a workshop session, and given a qualitative ranking of development suitability.

2.0 STUDY METHODOLOGY

The study methodology consisted of a staged approach:

2.1 CONFIRM EVALUATION CRITERIA

The study team established a set of key criteria for the evaluation of the potential sites, based on the terms of reference provided by the WHA and on the development review policies contained in Whistler's planning documents. The criteria include both subjective matters and objective or quantifiable items and were presented at the workshop for discussion purposes. These criteria are listed and explained in Section 3.0 of this report.

2.2 IDENTIFY SITES FOR REVIEW

The study terms of reference from the WHA included a list of proposed sites for review. In addition to these proposed sites, the study team utilized the initial criteria to review all properties in the Whistler Valley and expand the list of potential resident housing sites. Through this process, the study team reviewed over a hundred potential sites. At this first stage of review (and as the study progressed), sites were not considered for further review if any of the following criteria were met:

- Contained primarily extreme topography
- Contained primarily severe environmental constraints
- Located too far north or south to be serviced cost-effectively in the foreseeable future
- Entailed excessive site access and development costs
- Designated for parkland use

2.3 RESEARCH BY STUDY TEAM

The study team compiled data on a broad level for each site, based on the evaluation criteria. The research program consisted of gathering existing information and utilizing existing knowledge on each potential housing site. The opportunities and constraints for development of each potential site are summarized within this report and the within attached appendices.

2.4 SITE CATEGORIES

No potential development site has the same characteristics as any other in Whistler. As this study progressed, a number of site categories were defined. Each potential site was placed into a category; however, even within these categories each site has its own peculiarities. The site categories are:

i. Potential Development Sites

The Potential Development Sites are the primary sites researched by the study team and comparatively evaluated at the workshop session. The majority of these sites are vacant with existing uses limited to forest, green space, cleared land or recreation trails. Some have minimal zoning such as RR-1 or RS-E1 and others are already zoned to allow for higher intensity residential and/or commercial uses.

ii. Under-Developed Sites

The Under-Developed Sites are those that are currently used for residential and/or commercial uses as allowed by current zoning, but are considered to be under-utilized. Generally, it is assumed that a component of resident housing can be included in any future redevelopment of these sites.

iii. Small Infill Sites & Road Ends

The Small Infill Sites & Road Ends are small pieces of land that can potentially accommodate some resident units. Most are assumed as suitable for single family and duplex units compatible with the adjacent existing neighbourhoods. Other potential uses for the publicly owned road ends include mailbox kiosks, bus stops, green buffers, recycling facility, etc. The list includes a few portions of parkland that may not be needed for recreation use or to act as green buffers.

2.5 COMPARATIVE SITE EVALUATION

A comparison of potential development sites is a subjective process, with each site having its own peculiarities, strengths and weaknesses. Given this, the study team relied on a workshop forum which included representatives of the WHA Board, Council, RMO staff and WHA staff to provide additional site details and assess the merits and challenges of each site. The consulting team had compiled available data and summarized the opportunities and constraints of each potential site, and presented these findings at the workshop. The workshop participants provided comments on each site, confirmed the site categories, and conducted the qualitative evaluation required to comparatively rate the development suitability of each site. The workshop participants are listed below:

WORKSHOP PARTICIPANTS		
<p>WHA Board Caroline Lamont Duane Jackson Steve Bayly</p>	<p>Council Hugh O'Reilly Gordon McKeever Marianne Wade</p>	<p>WHA Staff Tim Wake Marla Zucht</p>
<p>Municipal Staff Bill Barratt Bob MacPherson Mike Kirkegaard Jan Jansen Joe Paul John Nelson Mike Vance</p>	<p>Study Team Drew Meredith Cam Anderson Mike Nelson Karina Andrus Chris McDougall Sharon Jensen</p>	<p><i>Absent with regrets:</i> <i>Jim Godfrey</i> <i>Ken Melamed</i> <i>Kristi Wells</i> <i>Nick Davies</i> <i>Kirby Brown</i></p>

The workshop session culminated in the final list of sites considered viable for pursuance as resident housing development sites. Through consensus, the workshop attendees also established a qualitative comparison ranking for each of the sites placed into the “Potential Development Sites” category. Based on the attendees’ knowledge and experience, the site ranking reflects the community’s goals for resident housing and applies good planning principals to the evaluation. Minutes of the workshop session are attached as Appendix “H” to this report.

Following the workshop session, the study team attended a meeting of the WHA Board to confirm the findings of the workshop attendees and to review the expectations for the final report. At that meeting the qualitative ranking categories were established as the following:

- **“Good”** – Sites for which appropriate development could occur.
- **“Moderate”** – Sites for which appropriate development is envisioned so long as some constraints can be mitigated.

- **“Fair”** – Sites with development potential but having some challenging constraints to development.
- **“Poor”** – Sites with little likelihood of suitable development opportunities in the foreseeable future.
- **“Zoned”** – Sites with zoning allowing for intensive mixed residential and / or commercial uses, but as yet undeveloped. The ultimate use and density will likely result from complex planning negotiations between the landowner and the Municipality, with each having the potential to yield a component of resident housing.

2.6 THE NATURAL STEP FRAMEWORK ASSESSMENT

During the CSP process, resident restricted housing was noted as a key to the success of Whistler’s future and sustainability. The planning process for *Whistler. It’s Our Future* also noted that many residents believe that the future vision of Whistler should not come at the expense of the environment or the social and economic vitality of the resort. In response to these objectives, the study team utilized a set of criteria, described below, to evaluate the potential sites within four System Conditions of The Natural Step (TNS) Framework. The study evaluation criteria address the environmental, social and economic priorities of Whistler’s identified vision for the future.

The TNS System Conditions used to evaluate the potential resident housing sites are listed below, and the associated criteria evaluation methodology is described. The TNS analysis can be found in the spreadsheet attached as Appendix “D” to this report.

i. Nature is not subject to increasing concentrations of substances extracted from the earth’s crust

To meet this System Condition within the context of potential resident housing site development, the criteria allowed each site to be assessed by the amount of non-renewable energy sources, such as fossil fuels, required to live in a particular location. It was assumed that sites located close to work centres and amenities would reduce the amount of driving and the associated fossil fuel consumption and increase the liveability of neighbourhoods. Likewise, the proximity to transit and pedestrian routes could also reduce the amount of driving required and enable the creation of walkable community clusters.

In addition to locational considerations, the aspect of the property was evaluated to determine the site’s passive solar energy potential for reducing the amount of energy required for heating. With respect to other sources of energy, the study team determined that the majority of sites within this study could be candidates for geothermal heating and that cost and size of development would be the determining factor for its application.

ii. Nature is not subject to increasing concentrations of substances produced by society

Given that resident housing is considered a key success factor for Whistler's future vision, this study assumed that some development will occur. The evaluation of this System Condition found that all sites would create an increase in waste and the use of substances produced by society. Through the use of sustainable building practices, which emphasize durability and a reduction in synthetic material use, development can be accomplished with a smaller ecological footprint. Building practices can include such things as green building techniques and materials purchase or the use of recycled materials and products.

In addition, the use of sustainable building practices and the concentration of development near work centres, amenities and transit/pedestrian routes (as analyzed in the first System Condition) can reduce the impacts from increased population. In certain instances, the re-development of a site has the potential to reduce the current use of synthetic products on a property (e.g. the pesticides and herbicides for manicured landscapes).

iii. Nature is not subject to increasing and continual degradation by physical means

The protection of Whistler's natural environment is identified as a priority for future planning and development of resident housing. To meet this System Condition, the sites were evaluated based on the existing site conditions within potential development pods. The development pods were created exclusive of watercourse and wetland riparian areas and slopes greater than 30%. The criteria were established to determine pods with the least amount of site disruption required to develop resident housing. In addition, the Protected Area Network (PAN) objectives were utilized to evaluate the potential impacts to the natural environment from development. Further, the potential for urban sprawl and impacts to green space were noted.

iv. People are not subject to conditions that systematically undermine their ability to meet their needs, locally and worldwide

This System Condition was utilized to evaluate the economic and social implications of the development of resident housing. While any development of affordable housing will increase the ability of residents to meet their basic needs and will improve local businesses and the resort experience, all potential development sites were evaluated on costs for development, neighbourhood compatibility, community building, amenity and cultural enhancement, access to recreation, schools and green space.

3.0 SITE EVALUATION CRITERIA

Each potential site was evaluated for suitability for development of resident housing. The findings are detailed on the spreadsheets attached as Appendix “B” and Appendix “C” to this report. The following provides a summary explanation of each item on each spreadsheet and describes the methodology of the evaluation criteria.

3.1 SITE INFORMATION

- **Site ID** – Each site is numbered, with the individual development pods of each site identified with an alphabetical designation.
- **Site Name** – Each site is identified by a commonly known name.

3.2 SITE & POTENTIAL DEVELOPMENT AREA SIZES

Each potential development site is unique. Some sites have development potential over their entirety, while others are divided into pods of potential development areas (PDAs). These PDAs were defined by eliminating the portions of sites with exclusionary environmental and development constraints, including slopes greater than 30%, and watercourse, wetland and riparian areas. The site areas provided on the spreadsheet within Appendix “B” are as follows:

- **Site Area (ha) Entire Property** – The size of each entire property is provided in hectares.
- **PDA Area – Hectares** – The size of each potential development area per site is provided in hectares.
- **PDA Area – Square Metres** – The size of each potential development area per site is provided in square metres.
- **PDA Area – Acres** – The size of each potential development area per site is provided in acres.

3.3 SUITABLE HOUSING TYPES

- **Housing Capacity** – The estimated density capacity per site was calculated based on the explanation provided in Section 3.9 below.

- **Type / Tenure** – A range of tenure types is needed for resident restricted housing in Whistler to provide for resident employee ownership opportunities and long-term rental needs. The spreadsheet of Appendix “B” suggests the appropriate type for each potential development site. Housing types considered include seasonal or long-term rental, ownership, and senior housing. For each site a form consistent with the type and character of the neighbourhoods within the vicinity of the site is proposed.
- **Form / Density** – A range of unit types and sizes was assumed, including single family, duplex, townhouse and apartment forms. For comparison purposes, consistent assumptions and density calculations were needed for the potential densities of each site. Thus, typical housing types currently found in Whistler were used. The type of housing deemed most suitable for each site is listed on the spreadsheet found in Appendix “B”. Actual development of any given site might yield different forms and densities. Mixed-use projects are generally recommended, including purpose-built spaces such as live/work units and housing for senior residents.

The typical housing types considered in this study are:

- Single Family:**
- Low density including detached and duplex units
 - Small detached and duplex building forms
- Townhouse:**
- Medium density with 0.3 average floor space ratio (FSR)
 - Buildings of two and three storeys
 - Allows building forms to step with natural topography
 - As per existing projects like Bear Ridge and Suncrest
- Apartment:**
- Higher density with 0.6 average floor space ratio (FSR)
 - Buildings up to four storeys (wood frame)
 - Appropriate in locations with moderate topography
 - As per projects such as Beaver Flats and Nesters Pond

3.4 LAND VALUE

The assessed land values listed in the spreadsheet found in Appendix “B” were obtained from the assessment roll. Assessed values are not available for all of the potential sites. Those sites without a land value include the development pods contained within unsurveyed Crown Lands and some small portions of large private parcels. It is very difficult to accurately estimate the values of these properties, given the many variables such as disparate ownership and the vast array of potential uses, and the study team did not wish to give any arbitrary values. The costs associated with these properties will be driven more by the costs to access, service and create a parcel than by the acquisition cost. Further land cost analysis could be addressed in a detailed comprehensive report.

3.5 COMPETING LAND USE INTERESTS

- **Current Land Use** – The Appendix “B” spreadsheet indicates the known existing uses of each potential development site. In many cases, the lands are listed as “vacant” with the forest type noted.
- **Other Potential Land Uses** – Many of the potential sites have the ability to provide for the development of other community amenities. The spreadsheet of Appendix “B” lists suitable uses (other than restricted resident housing) to provide for the needs and wants of the community as expressed in Whistler 2002 – Charting a Course for the Future. These other potential uses are based on knowledge of the study team and input at the workshop session. This study does not, however, consider the funding responsibility for these additional community amenities.
- **Existing Development Rights** – The zoning of each site determines the existing rights of development, and is indicated on the spreadsheet found in Appendix “B”. In a very few cases, bed units are allocated to a site in addition to the rights of the zoning.

3.6 LOCATIONAL CONSIDERATIONS

- **Neighbourhood Compatibility** – The spreadsheet found in Appendix “B” provides a subjective summary of neighbourhood compatibility for each site. Consideration was given to the potential positive and negative impacts to resident housing development from existing adjacent land uses and the impacts of the potential development to existing neighbouring uses.
- **Proximity to Transit and Pedestrian Routes** – The proximity to public transit and pedestrian access routes is ranked on the spreadsheet of Appendix “B” based on existing transit schedules and proximity of potential sites to bus routes and existing stops:

Village area and along #99 Function to Alpine:	Green (G)
North of Alpine / Emerald Estates:	Yellow (Y)
West Side Road / North of Emerald Estates:	Red (R)

- **Proximity to Places of Work** – Three primary business / commercial districts were identified within the municipal boundaries. They are Whistler Village, Creekside, and Function Junction. The proximity of the centre point of each PDA to one of the business / commercial district was determined using Geographical Information System (GIS) analysis. In cases where the “as the crow flies” methodology was inappropriate (eg. sites located across large water bodies such as

Alta Lake), sites were evaluated on an individual basis. Ranking was determined based on travel distance from the centre point of each PDA to the closest business / commercial district as outlined below:

Within 500 metres:	Green (G)
500 to 2000 meters:	Yellow (Y)
Greater than 2000 meters:	Red (R)

- **Proximity to Amenities and Services** – The spreadsheet found in Appendix “B” provides a subjective ranking of the proximity to amenities and services (clinic, cultural facility, community centres, schools, daycares, markets, shopping, restaurants, gas stations, other support services, and recreation such as trails, parks, golf courses, ski lifts, arena, swimming pool, etc.). Because recreation opportunities are found almost everywhere and other services vary throughout the valley, only two rankings were used:

Near Whistler Village, Nesters, Creekside or Alpine:	Green (G)
West Side of Alta Lake or in vicinity of Emerald Estates:	Red (R)

- **Within 10m of Hydro Right of Way** - A buffer of 10 metres along the rights of way for all major hydro transmission lines was established at the request of the workshop participants. PDAs that fall partially within the 10m buffer are identified on the spreadsheet.

3.7 ENVIRONMENTAL CONSTRAINTS

- **Topography – Slope <30%** – Development areas suitable for the physical constraints of buildings were assumed to be those with slopes less than 30%. Triangular Irregular Networks (TINs) were created using the 2m contour intervals supplied by the RMOW. Percent slope was then calculated from these TINs. Areas within the site polygons with slopes predominantly less than 30% were digitized and denoted as PDAs. Areas with slopes greater than 30% were removed from each applicable site in the calculation of potential development site area.
- **Riparian Setbacks and Wetlands** – Watercourses and wetlands were identified as per mapping supplied by the RMOW. All major and minor watercourses received a 30m riparian setback, measured from centreline of stream. All wetlands received a 15m riparian setback. As well, data from the 2004 Terrestrial Ecosystem Mapping (TEM) was incorporated and any polygons that were coded as WA (water) or WE (wetland) received riparian setbacks of 30m and 15m respectively. All riparian setback layers were then merged together along with the major watercourse and wetland polygons to create a sensitive hydrological region layer. Portions of PDAs which fell within the boundaries of this layer were removed from further calculations and studies. The study team noted that the RMOW Protected

Area Network (PAN) committee has identified the preservation of both riparian habitats and wetlands as key objectives.

- **Highway Buffer of 20m** – The extents of the PDAs were reduced along Highway 99 to accommodate the typical 20-metre green buffer established as a guideline in the OCP. Portions of PDAs within 20 metres of the Highway 99 right of way were excluded from further study. It is important to note that in some cases this 20-metre swath is treeless or has primarily deciduous trees that provide a visual buffer only in summer months. Also, in some areas (such as the commercial centres of Creekside and Whistler Village) establishing a highway buffer is of less relevance.
- **Forest Type** – Using the 2004 Whistler Terrestrial Ecosystem Mapping (TEM) supplied by the RMOW, an analysis was performed to determine the age of the primary component of each forest stand found within the PDAs of each site. The structural stage of the each primary component was identified and grouped accordingly. The following four structural stages were of interest in this study:

Structural Stage 4:

Pole/Sapling – trees > 10m tall; dense stands; usually aged 20-40 years

Structural Stage 5:

Young Forest – self-thinning, canopy layers developed; usually 40-80 years

Structural Stage 6:

Mature Forest – mature canopy trees; usually 80-250 years

Structural Stage 7:

Old Forest – old, structurally complex stands with snags; > 250 years

The study map series found in Appendix “A” indicates the structural stage(s) for each potential site. The area and percent area of each forest type found within each PDA was calculated and entered into the spreadsheet found in Appendix “B”. Of greatest concern are those sites that contain large portions of forest stands in structural stage 6 or 7. The PAN committee has identified the protection of both old growth / mature forests and second-growth forests as one of their objectives.

- **Contains Forested Floodplain** – Using the 2004 Whistler Terrestrial Ecosystem Mapping (TEM) supplied by the RMOW, an analysis was performed to determine if portions of potential development areas were located on forested floodplains (coded FL). The PAN committee has identified the protection of alluvial forests as one of their objectives. The study map series of Appendix “A” identifies the forested floodplains. Those sites that fall completely or partially within forested floodplains are identified with a “yes” notation in the “Contains Forested Floodplain” column of the spreadsheet found in Appendix “B”.
- **Within Floodplain** – Floodplain boundaries were digitized from map 89-16, sheets 1-4 of the Floodplain Mapping Program obtained through the Ministry of

Sustainable Resource Management, and are identified on the study map series found in Appendix “A”. The study team determined which sites lay within potential floodplain zones. It should be noted that some of the major creeks flowing into the Whistler Valley have not yet undergone the floodplain mapping process (notably Nineteen and Twenty-one Mile Creeks).

- **Aspect** – The natural amenity of sunshine penetration was determined through a calculation of aspect per potential site using the TIN generated from the 2m contour data supplied by the RMOW. The aspect per site is ranked on the Appendix “B” spreadsheet based on the following system:

Predominantly South Facing:	Green (G)
Predominantly Flat or Mixed:	Yellow (Y)
Predominantly North Facing:	Red (R)

3.8 ESTIMATED OFF-SITE COSTS FOR ACCESS AND INFRASTRUCTURE

Each site was reviewed based on the municipal composite infrastructure map to determine its proximity to existing infrastructure. Municipal topographic mapping was used to estimate the most likely off-site servicing corridors. An appropriate point on the edge of the development pod was chosen for servicing connections and the various utility connection distances were calculated. The off-site costs were then estimated based on these servicing extensions.

Site specific costs for special items required to construct the developments (such as intersections, bridges, water pressure reducing stations, sewage pump stations and tie-ins) have been included.

Costing was determined using the same unit rates that were applied in the RMOW’s CSP study that were prepared by Webster Engineering. The road costs are per linear metre of road and are based on various cross slope ranges and include assumptions on the extent of soil and bedrock. Similarly, a 40% allowance for engineering and contingencies was applied to determine the total off-site costs.

The total estimated off-site cost is listed per site on the spreadsheet found in Appendix “C”.

It should be noted that general municipal infrastructure upgrades are not included such as:

- Increasing the size of municipal water reservoirs to provide more peak balancing water storage; and
- Increasing the capacity of surcharged sections of the trunk sanitary sewer that may be necessary to construct.

3.9 ESTIMATED NUMBER OF POTENTIAL DWELLING UNITS & BED UNITS

The following criteria were used to first estimate the developable area of each PDA, and then to estimate the average number of dwelling units and the average number of bed units:

- **Developable Area (m²)** – To calculate the potential buildable floor area on each site the following was assumed:
 - The area of each individual development pod area was reduced by 30% to allow for roads and green space, resulting in the amount of site available for building locations. This site area is provided in square metres under the “Developable Area” column on the spreadsheet found in Appendix “C”.
 - It is assumed that the appropriate building type and density changes at a site slope of 20%. Densities are expressed via a floor space ratio (FSR). An FSR of 0.3 was applied for portions of each site between 20% and 30% slope. This FSR would allow for townhouse densities. An FSR of 0.6 was applied for the remaining portions having less than 20% slope. This FSR would allow for apartments. The total buildable floor area was determined for each development pod on the basis of these FSR’s.

- **Average Number of Dwelling Units (70 m² each)** – To calculate the average number of dwelling units per PDA, the following typical category ranges were assumed:

Studio:	425 square feet
One-Bedroom:	600 square feet
Two-Bedroom:	800 square feet
Three-Bedroom:	1,200 square feet

Based on the above unit sizes, the average dwelling unit size is 750 square feet (70 m²). Based on this average, the estimated number of potential dwelling units was calculated and listed on the Appendix “C” spreadsheet per development pod.

- **Average Number of Bed Units (3 per avg. unit)** – The OCP designates three bed units per unit at the assumed average size of 750 square feet (70 m²). Based on this average, the estimated number of potential bed units was calculated and listed on the Appendix “C” spreadsheet per development pod.

3.10 ESTIMATED ON-SITE INFRASTRUCTURE COSTS

The civil analysis estimated the infrastructure cost per potential bed unit for each site. To achieve this, the infrastructure costs for each development pod were estimated. This on-site

costing was based on reviewing the shape of the individual development pods and making an assessment of reasonable servicing corridors allowing for individual building pads.

Once the estimated cost per PDA was determined, the bed unit calculation was applied to each development pod. The total estimated on-site cost is listed per site on the spreadsheet found in Appendix “C”.

It should be noted that:

- Some properties have several separate development pods within them. The notes on the summary spreadsheets identify where the costing identified for a development pod is subject to the prior development of an adjacent pod.
- On-site costing values were determined in the same manner as the off-site costing including the 40% engineering and contingency allowance.
- Works and services charges and/or municipal fees have not been applied to any of the sites.

3.11 COMPARATIVE COSTS PER BED UNIT

As described above, the estimated development cost per bed unit per individual development pod was calculated and summarized on the spreadsheet found in Appendix “C”.

For comparison purposes, the costs per bed unit were separated into four categories. The following indicates each category along with the distribution of potential development pods (the final site list identifies 28 properties with a total of 49 development pods):

A:	< \$ 1,000	3 development pods
B:	\$ 1,000 to \$ 5,000	28 development pods
C:	\$ 5,000 to \$15,000	13 development pods
D:	\$15,000 to \$50,000	5 development pods

3.12 ECONOMIC INDICATORS

The study team recognized that some economic costs to development of the potential sites are identical for any site development. These include:

- Works & service charges
- Property taxes
- Benefits to local business of additional resident housing

The economic indicators relevant for comparison purposes (most of which can be assessed via the data provided in this study) include:

- Land cost (where applicable)
- Costs to access, service and prepare the site for construction
- Extraordinary site preparation and/or construction costs
- Proximity to existing transit routes, community facilities and other infrastructure
- Ongoing municipal costs for maintaining new roads and infrastructure
- Cost of extending transit service to new area
- Community costs of allowing more market bed units (if necessary)
- Benefits of other community amenities provided within a development project

Further study of the potential development sites should be conducted to assess the economic impacts of resident housing at the potential locations such as:

- The cost to displace a current use of the property compared with the overall benefits of achieving resident housing at that location
- The value of uses other than resident housing at that location

3.13 FEASIBILITY & TIMING OF DEVELOPMENT

The feasibility and timing of development for any of the potential sites will be dependent on many factors, including:

- The ability to access and service a site within a reasonable timeframe
- The landowner’s desire and ability to develop resident housing
- The landowner’s desire to sell the site to the WHA
- Opportunities for public/private partnerships

These determinations are beyond the scope of this study and would probably best be determined through a proposal call process, an invitation for applications for development of resident housing, or other mechanisms.

4.0 STUDY FINDINGS

4.1 STUDY DELIVERABLES

The study team has provided a number of documents in support of the study findings, attached as appendices to this report:

- “A” – Mapping – Illustrative mapping of the potential sites for resident housing
- “B” – Spreadsheet – Site Data, Land Use Criteria & Environmental Constraints
- “C” – Spreadsheet – Estimated Housing Densities & Servicing Costs

- “D” – Spreadsheet – TNS Framework Assessment
- “E” – List & Notes of Sites – Potential Development Sites
- “F” – List & Notes of Sites – Under-Developed Sites
- “G” – List & Notes of Sites – Small Infill Sites & Road Ends
- “H” – Workshop Minutes – Council, WHA Board/Staff, RMOW Staff, Study Team
- “T” – Study Resources & References

4.2 STUDY LIMITATIONS

A few cautionary notes should be considered when reviewing the study findings:

- The study provides a broad scale overview of potential sites for resident housing development. Given the budgetary and timing constraints of the study and the large scale of the research mapping, opportunities have been identified at a preliminary level. Further exploration and detailed technical site analysis on all of the parameters will be required for each potential site to confirm the development suitability.
- The initial comparative analysis conducted by the study team and the workshop attendees is generally cursory in nature, but has served to identify potential sites that warrant further study.
- While many of the costing analyses are the same as those used in the RMOW’s CSP process, fully incorporating all of those costs, including application of various timelines and associated costs, is beyond the scope of this study. As such, the estimated costs presented in this study cannot be directly compared to summary costs presented in the RMOW’s CSP study.
- It is difficult to review the actual degree of environmental sensitivity of each potential site because the scale of the study cannot guarantee accuracy. Some sites not designated with environmental constraints might in fact have some concerns, while some of the identified constraints might be of lesser concern once an on-ground detailed review is conducted.
- Larger questions such as the market value and/or acquisition of the properties are beyond the scope of this study, and are left for municipal representatives to tackle.

5.0 CONCLUSIONS

This report of potential sites available for the development of new resident restricted housing in Whistler is a compilation of the consulting team’s findings and the expert opinions of the WHA staff and board members, RMOW staff and Council. This report identifies primarily privately held lands in Whistler that are suitable for resident housing.

In summary, a total of 61 potential sites were identified for additional resident housing in Whistler within the three site categories:

Potential Development Sites	33
Under-Developed Sites	15
Small Infill Sites & Road Ends	<u>13</u>
Total Potential Sites	61

The estimated housing capacity of the “Potential Development Sites” totals 8,477 units, each at an average size of 750 square feet (70 square metres). These numbers do not include the potential for new resident units on the “Under-Developed Sites” or on the “Small Infill Sites & Road Ends” which could provide for another few hundred units. Of course, not all of the sites identified in this study will be developed with the estimated level of resident housing, but development of even 20 percent of the potential units would equal 1,695 new resident units. With a designation of three bed units per average unit, this 20 percent development would translate into 5,086 potential new resident bed units. From these numbers we can conclude there is ample opportunity within the valley from Function Junction to Emerald Estates to provide for our housing needs into the foreseeable future.

This study has considered the success factors established by Whistler for a sustainable future and presents the current resident housing potential within the valley. Accordingly, any future planning decisions made by the RMOW and Council will need to consider how we can meet Whistler’s housing needs without disrupting the existing fabric of our community.

The RMOW commissioned this study, through the WHA, to achieve an inventory and comparative analysis of potential resident housing sites. The study findings can be used as a tool to assist the RMOW and the WHA in a number of forums:

- **Reviewing rezoning applications** – To assess if a subject property is in a desirable location for resident housing, based on a comparison of all other potential sites.
- **Choosing 300 acres of Crown Land** – To provide a complete picture of the lands suitable for resident housing in Whistler to help choose the Olympic Legacy land bank, and to help determine the best use of that land.
- **Identifying and evaluating potential site(s) to purchase** – To assist the WHA in searches for properties to purchase for development of resident housing.

Respectfully submitted,

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6.0 APPENDICES

- “A” – Mapping – Illustrative mapping of the potential sites for resident housing
- “B” – Spreadsheet – Site Data, Land Use Criteria & Environmental Constraints
- “C” – Spreadsheet – Estimated Housing Densities & Servicing Costs
- “D” – Spreadsheet – TNS Framework Assessment
- “E” – List & Notes of Sites – Potential Development Sites
- “F” – List & Notes of Sites – Under-Developed Sites
- “G” – List & Notes of Sites – Small Infill Sites & Road Ends
- “H” – Workshop Minutes – Council, WHA Board/Staff, RMOW Staff, Study Team
- “T” – Study Resources & References

APPENDIX “A” Mapping –Potential Sites for Resident Housing

APPENDIX “B” Spreadsheet - Site Data, Land Use Criteria & Environmental Constraints

Appendix "B" Comparative Evaluation of Potential Resident Housing Sites in Whistler - Site Data, Land Use Criteria Environmental Constraints Summary Table

Site ID	Site Name	Site Area (ha) Entire Property	PDA Area M2	PDA Area Hectares	PDA Area Acres	Housing Capacity (avg. no. of units)	Type / Tenure	Form / Density	Assessed Value of Land (\$)	Current Land Use	Other Potential Land Uses	Existing Development Rights	Neighbourhood Compatibility	Proximity to Transit and Pedestrian	Proximity to Places of Work	Proximity to Amenities Within 10m of Hydro ROW	Contains Mature / Old Growth Forest	Area Mature Forest	% Mature Forest	Area Old Growth	% Old Growth	Contains Young Forest	Area Young Forest	% Young Forest	Total % Forested	Contains Forested Floodplain	Within Floodplain	Aspect	Rating From Workshop	
Site Information		Site & PDA Sizes				Suitable Housing Types			Land Value		Competing Land Use Interests			Locational Considerations													Rating			
1a	Alpha Creek Lands	32.68	5768.38	0.58	1.43	35	Rent / own	All	\$2,267,000; \$2,040,000; \$1,069,000	Vacant - mature forested	Social, recreational, health, arts facilities, school, PAN, green space, convenience store	RSE1	Highway noise, few neighbours	G	G	G	NO	YES	5768	100	0	0	NO	0	0	100	NO	NO	Y	Good
1b	Alpha Creek Lands	as above	9636.64	0.96	2.38	52	As above	As above	As above	Vacant - mature forested	As above	As above	As above	G	G	G	NO	YES	9637	100	0	0	NO	0	0	100	NO	NO	Y	Good
1c	Alpha Creek Lands	as above	32058.44	3.21	7.92	165	As above	As above	As above	Vacant - mature forested	As above	As above	As above	G	Y	G	NO	YES	10330	32	0	0	YES	21728	68	100	NO	NO	Y	Good
1d	Alpha Creek Lands	as above	6805.78	0.68	1.68	36	As above	As above	As above	Vacant - forested	As above	As above	As above	G	Y	G	NO	YES	6806	100	0	0	NO	0	0	100	NO	NO	Y	Good
2a	Crown West of Prism	32.34	5965.92	0.60	1.47	27	Rent / own	All		Forested, wet pockets, some mature forest		RR1 or RSE1	Good compatibility	G	Y	G	YES	YES	5082	85	0	0	NO	0	0	85	NO	NO	G	Fair
3a	Cheakamus North	7.32	24543.15	2.45	6.06	95	Rent / own	Single family / townhouse	\$1,944,000	Forested, wet pockets, some mature forest	Convenience store	RSE1	Vehicle traffic impacts to adjacent neighbourhood / pedestrian trail to Spring Creek	G	Y	G	NO	YES	2931	12	0	0	YES	21612	88	100	NO	NO	R	Good
4a	Prism Property	44.39	34843.79	3.48	8.61	150	Rent / own	All	\$2,560,000	Forested, wet pockets, some mature forest	Transit turn around	RSE1	Good	G	Y	G	YES	YES	33504	96	0	0	NO	0	0	96	NO	NO	Y	Fair
5.1a	Crown at Old Gravel Road	0.1	808.00	0.08	0.20	4	Own	Single family		Vacant	Green buffer	RSE1	Residential adjacent / train track	Y	Y	G	NO	NO	0	0	0	0	NO	0	0	0	NO	NO	Y	Moderate
5.2b	Crown at Old Gravel Road	0.4	600.52	0.06	0.15	2	As above	As above		Vacant	As above	As above	As above	Y	Y	G	NO	NO	0	0	0	0	NO	0	0	0	NO	NO	G	Moderate
5.2c	Crown at Old Gravel Road	as above	2342.65	0.23	0.58	10	As above	As above		Vacant	As above	As above	As above	Y	Y	G	NO	NO	0	0	0	0	NO	0	0	0	NO	NO	G	Moderate
6a	London Mountain Lodge	3.91	21761.78	2.18	5.38	89	Own	Single family / townhouse		Vacant - mature forested - except for Hillman cabin & barn	Lodge, art gallery/studios, heritage, trails	TA17	Very good	R	Y	G	YES	YES	21254	98	0	0	NO	0	0	98	NO	NO	R	Zoned
6b	London Mountain Lodge	as above	1064.49	0.11	0.26	3	As above	As above	\$2,086,200	Vacant - mature forested - except for Hillman cabin & barn	As above	As above	As above	R	Y	G	NO	YES	1064	100	0	0	NO	0	0	100	NO	NO	R	Zoned
7.1a	Lots 33 and 34 - Stonebridge	3.41	1820.86	0.18	0.45	8	Own	Single family		Vacant - forested	Fire hall, recycling facility, green buffers	RSE2	Good	R	Y	G	YES	NO	0	0	0	0	YES	100	100	100	NO	NO	R	Moderate
7.2b	Lots 33 and 34 - Stonebridge	0.97	1060.59	0.11	0.26	6	As above	As above		Vacant - forested	As above	As above	As above	R	Y	G	NO	NO	0	0	0	0	YES	1061	100	100	NO	NO	R	Moderate
7.2c	Lots 33 and 34 - Stonebridge	as above	3843.25	0.38	0.95	12	As above	As above		Vacant - forested	As above	As above	As above	R	Y	G	YES	NO	0	0	0	0	YES	3842	100	100	NO	NO	Y	Moderate
8.1a	Lots 33 and 34 - Stonebridge	6.87	2994.58	0.30	0.74	16	As above	Single family / townhouse		Vacant - forested - with some veterans	As above	As above	As above	R	Y	G	NO	YES	2995	100	0	0	NO	0	0	100	NO	NO	R	Moderate
8.1b	Lots 33 and 34 - Stonebridge	as above	33580.07	3.36	8.30	161	As above	As above		Vacant - forested - with some veterans	As above	As above	As above	R	Y	R	NO	YES	33114	99	0	0	NO	0	0	99	NO	NO	R	Moderate
8.2c	Lots 33 and 34 - Stonebridge	12.2	6603.72	0.66	1.63	36	As above	As above		Vacant - forested - with some veterans	As above	As above	As above	R	Y	R	YES	YES	0	0	6594	100	NO	0	0	100	NO	NO	R	Moderate
8.2d	Lots 33 and 34 - Stonebridge	as above	9988.20	1.00	2.47	43	As above	As above		Vacant - forested - with some veterans	As above	As above	As above	R	R	R	YES	YES	0	0	9988	100	NO	0	0	100	NO	NO	R	Moderate
9a	Bunbury Property	4.21	2931.39	0.29	0.72	10	Own	Single family	\$1,703,000	3 single family homes / vacant forested with some veterans	Single family, park, trails, ski out	RSE1	Adjacent uses are residential and green spaces	G	Y	G	NO	YES	0	0	286	10	YES	2646	90	100	NO	NO	R	Zoned
9b	Bunbury Property	as above	3957.11	0.40	0.98	15	As above	As above		3 single family homes / vacant forested with some veterans	As above	As above	As above	G	Y	G	NO	NO	0	0	0	0	YES	92	2	2	NO	NO	R	Zoned
10a	Triangle in Nordic	0.89	4911.72	0.49	1.21	25	Rent / own	Single family / townhouse	\$851,000	Vacant - forest	Neighbourhood services, green buffers	RSE1	Good	G	Y	G	NO	NO	0	0	0	0	NO	0	0	0	NO	NO	Y	Good
11a	Highways Yard	4.03	13496.34	1.35	3.33	69	Rent / own	All	\$1,710,000	Maintenance yard / storage facility for Mainroad Contracting	Hospital, transit maintenance, other services	RR1	Highway traffic	G	Y	R	NO	NO	0	0	0	0	YES	4727	35	35	NO	NO	R	Good
12a	Village North Lots 20/21(Library/Museum)	0.52	5245.13	0.52	1.30	31	Senior / rent / own	Apartment	\$450,000; \$400,000	Temporary buildings / parking	Cultural centre, language school	LNP / LNI	In urban centre	G	G	G	NO	NO	0	0	0	0	NO	0	0	0	NO	YES	Y	Zoned
13a	Village North Lots 1/9 (Forest)	1.55	15479.07	1.55	3.82	93	Senior / rent / own	Apartment	\$909,000	Vacant - forest	Park, community facility	CM1 / LNI	In urban centre	G	G	G	NO	NO	0	0	0	0	NO	0	0	0	NO	YES	Y	Zoned
14a	Chevron Triangle	0.33	1494.60	0.15	0.37	8	Rent	All	\$1,437,000	Vacant - forest / wet, further studies required	Single family	RR1	Good if planned with Tennis site	G	Y	G	NO	NO	0	0	0	0	NO	0	0	0	NO	YES	Y	Moderate
15a	Whistler Racquet & Golf Hotel	5.41	19838.05	1.98	4.90	114	Senior / rent / own	All	\$21,321,000	Vacant - partially forested	Tourist accommodation, recreational, cultural	TA1 / RM22	Good	G	Y	G	NO	NO	0	0	0	0	NO	0	0	0	NO	YES	Y	Zoned
16a	Chevron White Gold Site	0.28	1276.12	0.13	0.32	5	Rent	Townhouse	\$1,024,000	Vacant - some trees	Single family, commercial, community facility	RSE1	Proximity to highway	G	Y	G	NO	NO	0	0	0	0	NO	0	0	0	NO	NO	Y	Good

Appendix "B" Comparative Evaluation of Potential Resident Housing Sites in Whistler - Site Data, Land Use Criteria Environmental Constraints Summary Table

Site ID	Site Name	Site Area (ha) Entire Property	PDA Area M2	PDA Area Hectares	PDA Area Acres	Housing Capacity (avg. no. of units)	Type / Tenure	Form / Density	Assessed Value of Land (\$)	Current Land Use	Other Potential Land Uses	Existing Development Rights	Neighbourhood Compatibility	Proximity to Transit and Pedestrian	Proximity to Places of Work	Proximity to Amenities Within 10m of Hydro ROW	Contains Mature / Old Growth Forest	Area Mature Forest	% Mature Forest	Area Old Growth	% Old Growth	Contains Young Forest	Area Young Forest	% Young Forest	Total % Forested	Contains Forested Floodplain	Within Floodplain	Aspect	Rating From Workshop	
Site Information		Site & PDA Sizes				Suitable Housing Types			Land Value	Competing Land Use Interests			Locational Considerations														Rating			
17a	Shoestring Lodge (Boot Pub)	2.46	11165.19	1.12	2.76	66	Senior / rent / own	All	\$4,288,000; \$809,000	Lodge / pub / bar / restaurant / vacant site	Tourist accommodation, commercial, social, recreational, health, arts facilities	TA2 / RSE1	Good for mixed use	G	Y	G	NO	NO	0	0	0	NO	0	0	0	NO	YES	Y	Zoned	
18a	Lost Lake Estates in White Gold	3.91	27152.55	2.72	6.71	141	Senior / rent / own	All	\$1,052,000; \$2,095,000	Single family house / vacant forested - some mature forest	Single family	RSE1 / RSE4	Compatible if low density	G	Y	G	NO	YES	0	0	16723	62	YES	8428	31	93	YES	YES	Y	Good
19.1c	Mons West - Rainbow Substation	26.23	47418.76	4.74	11.72	33	Rent / own	All		Substation / vacant / bike trail	Energy mall	RSE1	Need area master plan	G	Y	G	YES	YES	13055	28	0	0	YES	20751	44	71	YES	YES	R	Fair
19.2a	Mons West - Zeppo Lands	6.63	5441.78	0.54	1.34	165	As above	As above	\$734,000	Temporary buildings / storage / vacant	Transportation centre	As above	As above	G	R	G	YES	YES	5442	100	0	0	NO	0	0	100	YES	YES	Y	Fair
19.2b	Mons West - Zeppo Lands	as above	27433.97	2.74	6.78	229	As above	As above	As above	Temporary buildings / storage / vacant	As above	As above	As above	G	R	G	YES	YES	4327	16	0	0	NO	0	0	16	YES	YES	Y	Fair
20a	Riverside Campground - across Fitzsimmons Creek	6.52	21175.96	2.12	5.23	85	Rent	Single family / townhouse	\$2,416,000	Vacant - with some mature forest	Campground	TV2	Potential conflict with camping visitors	G	R	G	YES	YES	5226	25	0	0	YES	13663	65	90	NO	NO	G	Zoned
20b	Riverside Campground - across Fitzsimmons Creek	as above	9339.87	0.93	2.31	47	As above	As above	As above	Vacant - with some mature forest	As above	As above	As above	G	R	G	YES	YES	9340	100	0	0	NO	0	0	100	NO	NO	Y	Zoned
21a	Crown at 21 Mile Creek	9.61	92292.76	9.23	22.81	422	Own	Single family / townhouse		Vacant - with some mature forest	New cemetery, expand nature reserve	RR1	Good, no neighbours	R	R	R	NO	YES	91771	99	522	1	NO	0	0	100	NO	NO	G	Fair
22a	Crown West of Prospero	6.38	15032.23	1.50	3.71	63	Own	Single family / townhouse		Vacant - forest	Green space, community facility	RSE1	Good, no neighbours	G	R	R	NO	NO	0	0	0	0	YES	15032	100	100	NO	NO	Y	Fair
22b	Crown West of Prospero	as above	14224.43	1.42	3.51	64	As above	As above		Vacant - forest	As above	As above	As above	G	R	R	NO	NO	0	0	0	0	YES	14224	100	100	NO	NO	G	Fair
23a	Propero Property	47.59	102687.14	10.27	25.37	353	Own	Single family / townhouse	\$2,023,000	Vacant - forest	Art centre, school, theatre, trails	RSE1	Good / access issue from Alpine area	G	R	R	NO	NO	0	0	0	0	YES	102687	100	100	NO	NO	R	Moderate
23b	Propero Property	as above	62117.65	6.21	15.35	242	As above	As above	As above	Vacant - forested - with some mature forest	As above	As above	Good	G	R	R	NO	YES	30305	49	0	0	YES	34353	55	104	NO	NO	R	Moderate
23c	Propero Property	as above	8927.22	0.89	2.21	46	As above	As above	As above	Vacant - forested - with some mature forest	As above	As above	Not compatible given wetland sensitivities	G	R	R	NO	YES	0	0	0	0	YES	0	0	0	NO	NO	R	Moderate
24a	Crown End of Wedgeview Place	0.38	995.60	0.10	0.25	4	Own	Single family		Crown land / vacant - forest	Green buffer	RR1	Good	G	R	G	NO	NO	0	0	0	0	YES	511	51	51	NO	NO	R	Good
25a	Crown End of Mountainview Drive	1.42	3199.08	0.32	0.79	10	Own	Single family		Crown land / vacant - forest	Green buffer	RR1	Good	G	R	G	NO	NO	0	0	0	0	YES	1958	61	61	NO	NO	Y	Good
26a	Rainbow Lands	18.31	18921.21	1.89	4.68	103	Senior / rent / own	All	\$1,284,000	Vacant - forest	Gas station, church, hospital	RSE1	Good	Y	R	G	NO	NO	0	0	0	0	YES	18921	100	100	NO	NO	Y	Good
26b	Rainbow Lands	as above	77994.97	7.80	19.27	294	As above	As above	As above	Rainbow Rentals / Whistler Paintball / ski jumps - temporary structures / nursery - with some mature forest	As above	As above	As above	Y	R	G	NO	YES	8386	11	9642	12	YES	19459	25	48	NO	NO	G	Good
27a	Dickinson Triangle	5.76	22761.06	2.28	5.62	103	Rent / own	Single family / townhouse	\$2,304,000	Vacant - mature forest	Single family	RSE1	Good, no neighbours	Y	R	G	NO	YES	22761	100	0	0	NO	0	0	100	NO	NO	G	Fair
27b	Dickinson Triangle	as above	10998.06	1.10	2.72	39	As above	As above	As above	Vacant - mature forest	As above	As above	As above	Y	R	G	NO	YES	10998	100	0	0	NO	0	0	100	NO	NO	G	Fair
28a	Two Lots above Emerald (North)	48.99	24971.00	2.50	6.17	96	Rent / own	All	\$981,000	Vacant - mature forest - with small amount of old growth forest	Recreation, trails, single family	RSE1	Good	Y	R	R	NO	YES	22560	90	2411	10	NO	0	0	100	NO	NO	R	Fair
28b	Two Lots above Emerald (North)	as above	85077.40	8.51	21.02	333	As above	As above	As above	Vacant - mature forest - with small amount of old growth forest	As above	As above	As above	Y	R	R	NO	YES	49392	58	28983	34	NO	0	0	92	NO	NO	Y	Fair
28c	Two Lots above Emerald (North)	as above	90069.22	9.01	22.26	309	As above	As above	As above	Vacant - mature forest - with small amount of old growth forest	As above	As above	As above	Y	R	R	NO	YES	79616	88	10331	11	NO	0	0	100	NO	NO	R	Fair
29a	Crown Lands above Highways Yard	16.36	37525.64	3.75	9.27	129	Rent / own	All		Vacant - forest / Controlled Recreation Area	Controlled Recreation Area	RR1	No neighbours / traffic through Brio	G	Y	R	NO	NO	0	0	0	0	YES	37526	100	100	NO	NO	R	Poor
29b	Crown Lands above Highways Yard	as above	3520.12	0.35	0.87	89	As above	As above		Vacant - forest / Controlled Recreation Area	As above	As above	As above	G	Y	R	NO	NO	0	0	0	0	YES	3520	100	100	NO	NO	R	Poor
29c	Crown Lands above Highways Yard	as above	25728.17	2.57	6.36	11	As above	As above		Vacant - forest / Controlled Recreation Area	As above	As above	As above	G	Y	R	NO	YES	6197	24	0	0	YES	18623	72	96	NO	NO	Y	Poor
30a	Whistler Golf Course (South Third)	22.06	176267.00	17.63	43.56	1078	Senior / rent / own	All	\$8,840,000	Golf course	Golf course	RR1	Neighbourhood impacts	G	G	G	NO	NO	0	0	0	0	YES	6804	4	4	NO	NO	Y	Poor
31a	Two Lots above Emerald (Lakeside)	3.21	1746.61	0.17	0.43	9	Rent / own	All	\$981,000	Vacant - mature forest	Single family, preservation	RSE1	Good, no neighbours adjacent, but across lake could have issue	Y	R	R	NO	YES	1734	99	0	0	YES	13	1	100	NO	NO	R	Fair
31b	Two Lots above Emerald (Lakeside)	as above	236.43	0.02	0.06	1	As above	As above	As above	Vacant - forest	As above	As above	On highway and curve in road	Y	R	R	NO	NO	0	0	0	0	YES	236	100	100	NO	NO	R	Fair

Appendix "B" Comparative Evaluation of Potential Resident Housing Sites in Whistler - Site Data, Land Use Criteria Environmental Constraints Summary Table

Site ID	Site Name	Site Area (ha) Entire Property	PDA Area M2	PDA Area Hectares	PDA Area Acres	Housing Capacity (avg. no. of units)	Type / Tenure	Form / Density	Assessed Value of Land (\$)	Current Land Use	Other Potential Land Uses	Existing Development Rights	Neighbourhood Compatibility	Proximity to Transit and Pedestrian	Proximity to Places of Work	Proximity to Amenities Within 10m of Hydro ROW	Contains Mature / Old Growth Forest	Area Mature Forest	% Mature Forest	Area Old Growth	% Old Growth	Contains Young Forest	Area Young Forest	% Young Forest	Total % Forested	Contains Forested Floodplain	Within Floodplain	Aspect	Rating From Workshop	
Site Information		Site & PDA Sizes				Suitable Housing Types			Land Value	Competing Land Use Interests			Locational Considerations														Rating			
31c	Two Lots above Emerald (Lakeside)	as above	3396.46	0.34	0.84	19	As above	As above	As above	Vacant - mature forest	As above	As above	Good, no neighbours adjacent, but across lake could have issue	Y	R	R	NO	YES	3396	100	0	0	NO	0	0	100	NO	NO	Y	Fair
31d	Two Lots above Emerald (Lakeside)	as above	393.77	0.04	0.10	2	As above	As above	As above	Vacant - mature forest	As above	As above	As above	Y	R	R	NO	YES	394	100	0	0	NO	0	0	100	NO	NO	Y	Fair
32a	Parkhurst Lands (North)	64.74	63511.96	6.35	15.69	335	Rent / own	All	\$1,893,000	Gravel pit / bike trails - old growth forest	Recreation, single family	RSE1	No neighbours, close to other gravel pit operation	R	R	R	NO	YES	0	0	63512	100	YES	0	0	100	NO	NO	Y	Poor
32b	Parkhurst Lands (North)	as above	4187.85	0.42	1.03	25	As above	As above	As above	Vacant - forest	As above	As above	Gravel pit, on highway, no sight lines on highway	R	R	R	NO	NO	0	0	0	0	YES	4188	100	100	NO	NO	Y	Poor
32c	Parkhurst Lands (North)	as above	51849.72	5.19	12.81	211	As above	As above	As above	Vacant - with old growth and mature forest	As above	As above	No neighbours	R	R	R	NO	YES	17583	34	12060	23	YES	22207	43	100	NO	NO	G	Poor
32e	Parkhurst Lands (North)	as above	109734.56	10.97	27.12	509	As above	As above	As above	Vacant - forest - with some mature forest	As above	As above	Heliport across road	R	R	R	NO	YES	60591	55	0	0	YES	49144	45	100	NO	NO	R	Poor
32f	Parkhurst Lands (North)	as above	10879.78	1.09	2.69	70	As above	As above	As above	Vacant - forest	As above	As above	Close to heliport	R	R	R	NO	NO	0	0	0	0	YES	10880	100	100	NO	NO	G	Poor
33a	Parkhurst Lands (South)	62.37	219193.82	21.92	54.16	1018	Rent / own	All	\$3,033,000	Vacant / historic site / bike trails - forest - with some mature and old growth forest	Heritage / interpretive centre, recreation, single family	RSE1	Good aspect, no neighbours except across the lake	R	R	R	NO	YES	0	0	35142	16	YES	102032	47	63	NO	NO	Y	Poor
33b	Parkhurst Lands (South)	as above	11864.93	1.19	2.93	67	As above	As above	As above	Vacant - forest	As above	As above	No neighbours	R	R	R	NO	NO	0	0	0	0	YES	11865	100	100	NO	YES	R	Poor
33c	Parkhurst Lands (South)	as above	50850.87	5.09	12.57	201	As above	As above	As above	Vacant - forest	As above	As above	As above	R	R	R	NO	NO	0	0	0	0	YES	50851	100	100	NO	NO	Y	Poor
33d	Parkhurst Lands (South)	as above	36856.19	3.69	9.11	136	As above	As above	As above	Vacant - forest	As above	As above	As above	R	R	R	NO	NO	0	0	0	0	YES	36856	100	100	NO	NO	R	Poor

APPENDIX “C” Spreadsheet – Estimated Housing Densities & Servicing Costs

Appendix "C" Comparative Evaluation of Potential Resident Housing Sites in Whistler - Estimated Housing Densities Servicing Costs

SITE ID	SITE NAME	ONSITE TOTAL	OFFSITE TOTAL	EXTRAS	ESTIMATED COSTS FOR OFFSITE DEVELOPMENT	SITE NOTES	DEVELOPABLE AREA (sqm)	AVERAGE NO OF UNITS (70/m ² sq)	NO OF BED UNITS (PH x sq unit) (3)	COSTS PER BED UNIT	COMMENTS
SITE INFORMATION		COSTS			BED UNITS			\$ / UNIT		NOTES	
1a	Alpha Creek Lands	\$518,000	\$331,000	PRV Stat, 1/2 Inter	\$849,000	*	4038	35	103	8250	Subject to the development of other pods within this polygon
1b	Alpha Creek Lands	\$567,000	\$257,000	Pump	\$824,000	*	6746	52	157	5250	Subject to the development of other pods within this polygon
1c	Alpha Creek Lands	\$906,000	\$223,000	Pump	\$1,129,000	*	22441	165	495	2290	Subject to the development of other pods within this polygon
1d	Alpha Creek Lands	\$130,000	\$151,000	Hwy X, Pump	\$281,000	*	4764	36	108	2610	
2a	Crown West of Prism	\$284,000	\$0		\$284,000	*4a	4176	27	81	3510	Site accessed and serviced via Site 4a (Prism)
3a	Cheakamus North	\$1,404,000	\$794,000	Bridge, L.Pump	\$2,198,000		17180	95	283	7770	
4a	Prism Property	\$1,418,000	\$277,000	L Pump, Serv in Rd	\$1,695,000		24391	150	449	3780	
5.1a	Crown at Old Gravel Road	\$86,000	\$32,000		\$118,000		566	4	10	11800	
5.2b	Crown at Old Gravel Road	\$142,000	\$77,000		\$219,000		420	2	5	43800	
5.2c	Crown at Old Gravel Road	\$57,000	\$59,000		\$116,000		1640	10	31	3750	
6a	London Mountain Lodge	\$2,025,000	\$270,000	Bridge, L.Pump	\$2,295,000		15233	89	266	8630	
6b	London Mountain Lodge	\$135,000	\$0		\$135,000	*	745	3	10	13500	Subject to the development of other pods within this polygon
7.1a	Lots 33.34 - Stonebridge	\$142,000	\$405,000		\$547,000		1275	8	24	22800	
7.2b	Lots 33.34 - Stonebridge	\$57,000	\$71,000	S Pump, Serv in Rd	\$128,000		742	6	16	8000	
7.2c	Lots 33.34 - Stonebridge	\$142,000	\$0		\$142,000		2690	12	34	4180	
8.1a	Lots 33.34 - Stonebridge	\$142,000	\$995,000	PRV Station	\$1,137,000	*	2096	16	49	23210	Subject to the development of other pods within this polygon
8.1b	Lots 33.34 - Stonebridge	\$847,000	\$16,000		\$863,000	*	23506	161	482	1800	Subject to the development of other pods within this polygon
8.2c	Lots 33.34 - Stonebridge	\$284,000	\$106,000		\$390,000		4623	36	107	3650	
8.2d	Lots 33.34 - Stonebridge	\$675,000	\$1,771,000	Serv. in Ex. Rds	\$2,446,000		6992	43	128	19110	
9a	Bunbury Property	\$142,000	\$199,000		\$341,000		2052	10	30	11370	
9b	Bunbury Property	\$152,000	\$572,000	Bridge	\$724,000		2770	15	45	16090	
10a	Triangle in Nordic	\$142,000	\$73,000	Small Pump	\$215,000		3438	25	73	2950	
11a	Highways Yard	\$851,000	\$398,000	Hwy X-ing, inter	\$1,249,000		9447	69	207	6040	
12a	Village Nth Lot 20/21 (Library/museum)	\$0	\$41,000	Serv. in Ex. Rds	\$41,000		3672	31	94	440	
13a	Village North Lot 1/9 (Forest)	\$394,000	\$0		\$394,000		10835	93	278	1420	
14a	Chevron Triangle	\$142,000	\$48,000	Serv. in Ex. Rds	\$190,000		1046	8	25	7600	
15a	Whistler Racquet & Golf Hotel	\$518,000	\$0		\$518,000		13887	114	343	1520	
16a	Chevron's White Gold Site	\$0	\$24,000	Serv. in Ex. Rds	\$24,000		893	5	16	1500	
17a	Shoestring Lodge (Boot Pub)	\$16,000	\$0		\$16,000		7816	66	197	90	
18a	Lost Lake Estates in White Gold	\$259,000	\$311,000		\$570,000		19007	141	424	1350	TWL: 704m, site elev 650-650m It is expected building will require sprinklers
19.1c	Mons West - Rainbow Substation	\$1,013,000	\$805,000	1/2 Intersect, L pump	\$1,818,000	*19.2	33193	229	687	2650	Shared access/servicing with Site 19.2 (Mons West)
19.2a	Mons West - Zeppo Lands	\$130,000	\$549,000		\$679,000	*	3809	33	97	7000	Subject to the development of other pods within this polygon
19.2b	Mons West - Zeppo Lands	\$518,000	\$805,000	1/2 Intersect, L pump	\$1,323,000	*19.1	19204	165	493	2690	Shared access/servicing with Site 19.1 (Rainbow Substation)
20a	Riverside Campg-across Fitz. Ck	\$304,000	\$977,000		\$1,281,000	**	14823	85	255	5030	
20b	Riverside Campg-across Fitz. Ck	\$223,000	\$1,652,000		\$1,875,000	**	6538	47	140	13400	
21a	Crown at 21 Mile Creek	\$1,688,000	\$730,000	L Pump	\$2,418,000		64605	422	1267	1910	
22a	Crown West of Prospero	\$338,000	\$675,000		\$1,013,000	*	10523	63	189	5360	Subject to the development of other pods within this polygon
22b	Crown West of Prospero	\$844,000	\$513,000	Large Pump	\$1,357,000	*	9957	64	191	7110	Subject to the development of other pods within this polygon
23a	Propero Property	\$2,700,000	\$614,000	Reservoir, San Tie	\$3,314,000		71881	353	1059	3130	
23b	Propero Property	\$1,857,000	\$172,000	San Tie in, Pump	\$2,029,000	*	43482	242	725	2800	
23c	Propero Property	\$284,000	\$135,000	San Tie in, Pump	\$419,000	*	6249	46	137	3060	
24a	Crown End of Wedgeview Place	\$142,000	\$0		\$142,000		697	4	13	10930	
25a	Crown End of Mountainview Drive	\$142,000	\$0		\$142,000		2239	10	28	5080	
26a	Rainbow Lands	\$567,000	\$761,000	PRV, Intersection	\$1,328,000	**	13245	103	307	4330	Limited municipal san sewer capacity. Upgrades may be required
26b	Rainbow Lands	\$1,553,000	\$471,000	Intersection	\$2,024,000	**	54596	294	881	2300	Limited municipal san sewer capacity. Upgrades may be required
27a	Dickinson Triangle	\$675,000	\$547,000	Hwy X, San Tien, Int	\$1,222,000	**	15933	103	308	3970	Limited municipal san sewer capacity. Upgrades may be required
27b	Dickinson Triangle			extreme terrain - access very difficult							Limited access due to extreme terrain. Limited municipal san sewer capacity.
28a	Two Lots above Emerald (North)	\$1,857,000	\$642,000	Reservoir	\$2,499,000	*	17480	96	288	8680	Limited municipal san sewer capacity. Upgrades may be required
28b	Two Lots above Emerald (North)	\$1,519,000	\$1,114,000	Bridge, Reservoir	\$2,633,000	*	59554	333	999	2640	Limited municipal san sewer capacity. Upgrades may be required
28c	Two Lots above Emerald (North)	\$864,000	\$1,212,000	Bridge, Reservoir	\$2,076,000	*	63048	309	927	2240	Limited municipal san sewer capacity. Upgrades may be required
28a	Crown Lands above Hwy's Yard	\$675,000	\$1,627,000	Bridge, Large Pump	\$2,302,000	*	26268	129	387	5950	Subject to the development of other pods within this polygon
29b	Crown Lands above Hwy's Yard			extreme terrain - access very difficult							Limited access due to extreme terrain - very difficult with few bed units
29c	Crown Lands above Hwy's Yard	\$1,350,000	\$201,000	Water Connect to Res	\$1,551,000		18010	89	267	5810	
30a	Whistler Golf Course (South Third)	\$3,104,000	\$437,000	Hwy Service X-ing	\$3,541,000		123387	1054	3234	1130	
31a	Two Lots below Emerald (Lakeside)	\$169,000	\$501,000	Pump, 1/2Intersection	\$670,000	*	1223	9	27	24820	Limited municipal san sewer capacity. Upgrades may be required
31b	Two Lots below Emerald (Lakeside)	\$57,000	\$480,000	Large Pump	\$537,000	**	166	1	4	134250	Limited municipal san sewer capacity. Upgrades may be required
31d	Two Lots below Emerald (Lakeside)	\$142,000	\$345,000	Large Pump	\$487,000	**	276	2	7	69580	Limited municipal san sewer capacity. Upgrades may be required
32a	Parkhurst Lands (North)	\$2,532,000	\$986,000	Bridge, Pump, 1/2Int	\$3,518,000	**	44458	335	1005	3510	Limited municipal san sewer capacity. Upgrades may be required
32b	Parkhurst Lands (North)	\$675,000	\$851,000	Bridge, Pump, 1/2Int	\$1,526,000	**	2931	25	76	20080	Limited municipal san sewer capacity. Upgrades may be required
32c	Parkhurst Lands (North)			extreme terrain - access very difficult							No access due to extreme terrain. Limited municipal san sewer capacity.
32e	Parkhurst Lands (North)	\$1,552,000	\$2,673,000	Bridge, Pump, Int	\$4,225,000	**	76814	509	1527	2770	Limited municipal san sewer capacity. Upgrades may be required
32f	Parkhurst Lands (North)	\$284,000	\$1,323,000	Bridge, Pump, 1/2Int	\$1,607,000	**	7616	70	210	7660	Limited municipal san sewer capacity. Upgrades may be required
33a	Parkhurst Lands (South)	\$5,400,000	\$4,658,000	Bridge, pump, 1/4Int	\$10,058,000		153436	1018	3052	3300	Limited municipal san sewer capacity. Upgrades may be required
33b	Parkhurst Lands (South)	\$338,000	\$743,000	Bridge, pump, 1/4Int	\$1,081,000	*	8305	67	201	5380	Limited municipal san sewer capacity. Upgrades may be required
33c	Parkhurst Lands (South)	\$2,700,000	\$844,000	Bridge, pump, 1/4Int	\$3,544,000	*	35596	201	601	5900	Limited municipal san sewer capacity. Upgrades may be required
33d	Parkhurst Lands (South)	\$507,000	\$743,000	Bridge, pump, 1/4Int	\$1,250,000	*	25799	136	407	3080	Limited municipal san sewer capacity. Upgrades may be required

ASSUMED UNIT COSTS	
ITEMS	1/m
WATER	\$270
SAN	\$230
ROADS 0-20 XFALL	\$1,916
ROADS 20-40 XFALL	\$2,100
ROADS 20-40 (60%ROCK)	\$2,500
SERV. IN EXIST. ROADS	\$125
HWY SERV. CROSSING	\$200
BRIDGES	\$15,000
FILL FOR ROADS	\$180
LARGE PUMP STATIONS	\$80,000
SMALL PUMP STATIONS	\$40,000
SAN. FORCEMAIN TIE-IN	\$20,000
PRV STATION	\$100,000
COMPLETE INTERSECTION	\$300,000

SITE NOTES LEGEND

- * -Subject to development of other pods within the polygon
- ** Site ID -Subject of development of Site ID #
- ** -Site costs are independent of other pods in polygon (for development of all sites in polygon use individual onsite costs with one(largest) off site cost)
- ^^ -Onsite costs are for lower site (upper portion difficult to access).

GENERAL NOTES

- The cost estimate is for feasibility purposes only, and is accurate to +/-30%. For establishing a project budget, we recommend the full addition of the accuracy allowance.
- The estimate includes:
 - * 20% Contingency &15% Engineering
- The estimate does not include the following:
 - * Surveying, legal, or other consultant fees
 - * Upgrades/Relocation of municipal facilities
 - * DCC's, municipal fees, GST

- The estimate references sites as shown on the 'Potential Housing Sites Map' provided by Cascade Environmental
- Existing Whistler Village service information was obtained from RMOW Water and Sanitary Composite Maps, Draft 7, July/August, 2003.
- Developable Area is < 30% slope.
- Allowances for roads & green spaces of 30% of the developable area has been applied to the calculations

KEY

Extreme terrain - steep cliffs, river crossing, etc

APPENDIX “D” Spreadsheet – TNS Framework Assessment

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
1a 1b 1c 1d	Alpha Creek Lands	Good proximity to transit, work centre and amenities, potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school, Function and Creekside.	Increased use and waste of manmade materials with new development. Use of green building techniques and associated material purchase can minimize dependence on synthetic products.	Development pods A, B and D are entirely mature forest. Pod C is pole/sapling and mature forest. Potential impacts to riparian area to connect pods. Potential impact to green space along north side of Highway 99 between Function Junction and Twin Lakes.	Good neighbourhood compatibility. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school and daycare.
2a	Crown West of Prism	Good proximity to transit and pedestrian, and Creekside amenities. Moderate proximity to work centre due to access constraints. Potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school, Function and Creekside. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Majority of development pod is covered by mature forest. Potential impact to green space between Alpha Creek wetlands and hydro corridor. Potential impact to wildlife corridor. Access is dependant on development of adjacent property.	Potential development based on adjacent property, may be considered in future planning scenarios.
3a	Cheakamus North	Good proximity to amenities, transit and pedestrian access to Spring Creek, Moderate access to work centre due to access through neighbourhoods. Potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school and daycare, Function and Creekside.	as above	Development pod covered by pole/sapling, young and some mature forest. Potential impact to riparian area of Alpha Creek as a result of bridge construction between development pod and Bayshores. Potential impact to green space between Spring Creek and Bayshores on east side of Highway 99.	Development costs moderate. Road connection between Spring Creek and Bayshores would be a good neighbourhood amenity. Development could impact adjacent neighbourhoods with increased traffic. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school.
4a	Prism Property	Good proximity to transit and pedestrian, and Creekside amenities. Moderate proximity to work centre due to access constraints. Potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school, Function and Creekside	as above	Development pod is entirely covered by mature forest. Potential impact to wetland pockets along the northern portion of development pod. Potential impact to green space on west side of Alta Lake Road between wetland and hydro corridor.	Development costs low. Potential conflict with existing neighbours. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school. May be considered in future planning scenarios.
5.1a 5.2b 5.2c	Crown at Old Gravel Road	Moderate proximity to transit and work centres, Good proximity to Creekside amenities. Good southern exposure on some portions of the development pods, creating opportunities for utilizing passive solar energy.	as above	Development pods vacant and partially vegetated. TEM analysis did not identify forest type, further analysis is required to identify forest cover. Potential impact to green space along rail line.	Development costs moderate to high due to low number of bed units. Good neighbourhood compatibility. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school. Good access to parks and recreation opportunities.
6a 6b	London Mountain Lodge	Poor proximity to transit and pedestrian, Moderate proximity to work centres and Good proximity to amenities. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pods are entirely covered by mature forest. Potential impact to riparian areas as development of pod A requires bridge access from pod B. Existing cabin and barn onsite. Potential impact to green space on west side of Nita Lake between hydro corridor and rail line.	Development costs moderate. Good neighbourhood compatibility, subject to redevelopment. Potential for cultural amenities such as artist-in-residence housing.
7.1a 7.2b 7.2c 8.1a	Lots 33 and 34 - Stonebridge	Poor proximity to transit and pedestrian, Moderate proximity to work centres and Good proximity to amenities.	as above	Development pods 7.2 B and C are entirely covered by pole/sapling forest as is part of pod 7.1A. Pod 7.1A and 7.2B not directly accessible from road, additional modification to landscape may be required. Development pod 8.1A is mature forest. Potential impact on green space at outlet of Alta Lake, upslope of rail line.	Development costs moderate to high with some sites already serviced. Minimal neighbours, therefore; potentially low impact. Distance of housing could cause barriers to community building. Easy access to recreation trails.
8.1b 8.2c	Lots 33 and 34 - Stonebridge	Poor proximity to transit and pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod B is covered by mature forest, pod C is old growth forest. Potential impact on green space at southwest end of Alta Lake, upslope of rail line.	
8.2d	Lots 33 and 34 - Stonebridge	Poor proximity to transit and pedestrian, amenities and work centres.	as above	Development pod is entirely covered by old growth forest. Potential impact to green space between hydro corridor and Alta Lake Road.	

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
9a 9b	Bunbury Property	Good proximity to transit, pedestrian and amenities, potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school, Function and Creekside.	as above	Development pod A is covered by pole / sapling forest with some veteran trees. Pod B is currently occupied by three single family homes.	Development costs moderate to high due to low number of bed units. Good neighbourhood compatibility. Good access to green space.
10a	Triangle in Nordic	Good proximity to transit and pedestrian, and amenities, Moderate proximity to work centres.	as above	Development pod is vacant and forested. TEM analysis did not identify forest type. Further analysis is required. Potential impact to green space at end of Aspen Ridge.	Development costs low. Good neighbourhood compatibility however access may be difficult. Residential infill site with good access to Creekside.
11a	Highways Yard	Good proximity to transit and pedestrian, Moderate access to work centres. Poor proximity to amenities, however; situated half way between Village and Creekside.	as above	Development pod contains partial area of young forest, remainder of site is paved with existing structures. Potential environmental contamination from existing use. If required remediation could improve site conditions. Re-development of disturbed site may decrease current impact on natural environment.	Development costs low unless site remediation is required. Good neighbourhood compatibility. Good site for mixed use with community amenities.
12a	Village North Lots 20/21(Library/Museum)	Good proximity to transit, pedestrian, amenities and work centres.	as above	Development pod is a developed, primarily paved lot with existing buildings. Pod is adjacent to parkland.	Development costs low. Potential neighbourhood conflict as located within urban core, however; good opportunity for community clustering. Re-development could include mixed use and community amenities. Good access to daycare at MY Place, Valley Trail and recreational opportunities trails.
13a	Village North Lots 1/9 (Forest)	Good proximity to transit, pedestrian, amenities and work centres.	as above	Development pod is densely forested, however; TEM analysis did not identify. Site study is required to confirm forest type. Potential impact to green space within urban centre.	Development costs low. Potential neighbourhood conflict as located within urban core, however; good opportunity for community clustering. Development could include mixed use and community amenities. Good access to daycare at MY Place, Valley Trail and recreational opportunities trails.
14a	Chevron Triangle	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres, access required through adjacent site.	as above	Development pod is partially forested and site is known to be wet in nature. TEM analysis did not identify forest type, further site assessment is required. Potential impact to green space at intersection of Highway 99 and Lorimer Road.	Development costs low. Good neighbourhood compatibility provided access available through Whistler Racquet and Golf Hotel site. Residential infill close to walking trails and urban centre. Good access to schools and Valley Trail and recreation opportunities.
15a	Whistler Racquet & Golf Hotel	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is a vacant, disturbed, partially forested site.	Development costs low. Good neighbourhood compatibility. Good access to Valley Trail, recreation facilities, trails and park. Potential for cultural centres.
16a	Chevron White Gold Site	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is a vacant, disturbed site with little existing forest cover.	Development costs low. Moderate to poor neighbourhood compatibility as a result of proximity to highway. Good access to Valley Trail, Lost Lake recreational trails and green space and school.
17a	Shoestring Lodge (Boot Pub)	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is a developed, disturbed site which contains little existing forest cover.	Development costs low. Good potential for mixed use and community amenities. Good access to school, Lost Lake recreational trails and green space.
18a	Lost Lake Estates in White Gold	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is sparsely forested with young and old growth forest. Majority of property lies below design flood level for Fitzsimmons Creek.	Development costs low however water pressure could be an issue for apartment style development. Neighbourhood compatibility is good only if low density in keeping with existing community. Good access to Lost Lake recreational trails and green space.

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
19.1c	Mons West - Rainbow Substation	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres	as above	Development pod C partially covered by both mature and young forest. Eastern portion of pod C in forested floodplain. Further site investigation required to delineate forested floodplain extents. Landscape fragmented by hydro lines.	Development costs low. Development of an area master plan required to manage competing land uses and development of community cluster. Good access to recreational trails.
19.2a	Mons West - Zeppo Lands	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres.	as above	Development pod A is covered by mature forest and is adjacent to wetland to the south, pod B contains partial area of mature forest, remainder of site is open space. Pod A is entirely within forested floodplain as is northeastern portion of pod B. Further site investigation required to delineate forested floodplain extents. Landscape fragmented by hydro lines.	
19.2b	Mons West - Zeppo Lands				
20a	Riverside Campground - across Fitzsimmons Creek	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pod B is entirely covered by mature forest, pod A is covered by primarily young forest and some mature forest. Potential alternate access from Riverside Campground will require construction of bridge over Fitzsimmons Creek, potential alternate access through Spruce Grove may impact wetland and forested floodplain. Potential impact on green space east of Fitzsimmons Creek, north of Spruce Grove Park.	Development costs moderate as a result of potential bridge construction. Potential conflict with tourist accommodation. Distance of housing from work centres could cause barrier to community building. Access to recreation is limited if accessed from campground.
20b	Riverside Campground - across Fitzsimmons Creek				
21a	Crown at 21 Mile Creek	Poor proximity to transit, pedestrian, amenities, work centres. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pod area completely covered by mature forest. Potential impact on green space along Alta Lake Road.	Development costs moderate. Good neighbourhood compatibility with potential low impact to neighbours. Distance of housing from work centres could cause barrier to community building. Extensive recreational trail network through site. May be considered in future planning scenarios.
22a	Crown West of Prospero	Good proximity to transit and pedestrian, Poor proximity to work and amenities. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pods completely covered by young forest. Pod A not directly accessible from road, therefore; access may require additional modification to landscape. Potential impact on green space along Alta Lake Road south of Alpine Meadows.	Potential development based on adjacent property. Development costs moderate. No potential neighbourhood conflicts identified. Distance of housing from work centres could cause barrier to community building. Good access to recreational trails.
22b	Crown West of Prospero				
23a	Propero Property	Good proximity to transit and pedestrian, Poor proximity to amenities and work centres.	as above	Development pods A and B are almost completely covered by young forest, pod C and part of B contain mature forest. Potential impact to riparian area if pods connected. Potential impact on green space along Alta Lake Road south of Alpine Meadows.	Development costs low due to high potential bed units. Good neighbourhood compatibility. Distance of housing from work centres could cause barrier to community building. Recreation trails throughout site.
23b	Propero Property				
23c	Propero Property				
24a	Crown End of Wedgeview Place	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres.	as above	Development pod contains partial area of young forest. Potential impact to green space at end of Wedgeview Place.	Development costs moderate. Potential single family infill site with good neighbourhood compatibility.
25a	Crown End of Mountainview Drive	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres.	as above	Development pod contains partial area of young forest. Potential impact to green space at end of Mountainview Drive.	Development costs moderate. Potential single family infill site with good neighbourhood compatibility.
26a	Rainbow Lands	Moderate proximity to transit and pedestrian, Poor proximity to work centres, Good proximity to amenities.	as above	Part of development pod B contains mature and old growth forest, development pod A is covered by young forest. Large forest area not captured by TEM analysis. Further site analysis required to identify forest type in pod B. Potential impact to riparian area if pods are connected. Potential impact to green space north of Alpine Meadows.	Development costs low. No neighbours however development could displace current use of property by local businesses.
26b	Rainbow Lands				

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
27a	Dickinson Triangle	Moderate proximity to transit and pedestrian, Poor proximity to work centres, Good proximity to amenities.	as above	Development pods entirely covered by mature forest. Potential impact on green space along highway between Alpine Meadows and Emerald Estates. Potential additional modification to landscape required to access Pod B due to extreme terrain.	Development costs low if access and water service provided through Rainbow site or CSP Emerald West site. No neighbourhood conflict issues identified. Good access to recreational trails.
27b	Dickinson Triangle				
28a	Two Lots above Emerald (North)	Moderate proximity to transit and pedestrian, Poor proximity to work centres and amenities.	as above	Development pods A, B and C contain areas of primarily old growth and some mature forest. Pods are almost entirely forest covered. Potential impact to riparian areas as a result of bridge construction. Area will require reservoir and water intake construction. Additional modification to the landscape required for servicing. Potential impact to green space north of Emerald Estates.	Development costs moderate to high. No neighbourhood conflict issues identified. Recreational trail through site. Potential increased sprawl of Emerald Estates.
28b	Two Lots above Emerald (North)				
28c	Two Lots above Emerald (North)				
29a	Crown Lands above Highways Yard	Good proximity to transit and pedestrian, Moderate access to work centres, Poor proximity to amenities.	as above	Development pod is covered by young and pole sapling forest. Potential impact to riparian areas as a result of bridge construction. Additional landscape modification required for connecting water services to reservoir and to access Pod B through extreme terrain. Potential impact on green space between Nordic Estates and Brio.	Development costs high. Potential neighbourhood conflict with increased traffic through access in Brio. Site within Controlled Recreation Area, therefore; potential conflict with ski hill operations and planning. Recreational trails through site.
29b	Crown Lands above Highways Yard				
29c	Crown Lands above Highways Yard				
30a	Whistler Golf Course (South Third)	Good proximity to transit, pedestrian, amenities and work centres.	Development may reduce synthetic chemicals used for golf course manicuring. Increased use and waste of manmade materials with new development. Use of green building techniques and associated material purchase can minimize dependence on synthetic products.	Development pod within existing manipulated landscape. Potential impact on anthropogenic green space. Poor soils noted on site, therefore; potential for extensive import of fill required for development. Further soil investigation required.	Development costs low due to high potential bed units. Potential neighbourhood conflicts. Potential impact to existing business and loss of resort experience. Considered not in keeping with Whistler It's Our Future success factors.
31a	Two Lots above Emerald (Lakeside)	Moderate proximity to transit and pedestrian, Poor work centres and amenities.	Increased use and waste of manmade materials with new development. Use of green building techniques and associated material purchase can minimize dependence on synthetic products.	Development pods A, C and D entirely covered by mature forest, pod B is covered by young forest. Potential impact on Green Lake as a result of sparsely forested foreshore. Potential impact on green space at north end of Green Lake.	Development costs moderate to high due to low number of potential bed units. No neighbourhood conflicts identified.
31b	Two Lots above Emerald (Lakeside)				
31c	Two Lots above Emerald (Lakeside)				
31d	Two Lots above Emerald (Lakeside)				
32a	Parkhurst Lands (North)	Poor proximity to transit, pedestrian, amenities, work centres in Whistler.	as above	Development pods A, C and E contain portion of old growth and mature forest, rest of site covered by young forest. Potential impact to riparian areas as southern development pods require bridge access across Green River. Potential impact to green space on east side of Green Lake between highway and hydro corridor.	Development costs high. No neighbourhood conflict issues identified. Recreational trails throughout site. Potential increased sprawl towards Pemberton neighbouring community.
32b	Parkhurst Lands (North)				
32c	Parkhurst Lands (North)				
32e	Parkhurst Lands (North)				
32f	Parkhurst Lands (North)				
33a	Parkhurst Lands (South)	Poor proximity to transit, pedestrian, amenities, work centres in Whistler.	as above	Development pods (primarily pod A) contain portion of old growth and mature forest, rest of site is entirely covered by young forest. Potential impact to riparian areas as development pods require bridge access across Green River. Potential impact to green space on east side of Green Lake between highway and hydro corridor.	Development costs high. No neighbourhood conflict issues identified. Potential impacts to heritage values of site. Recreational trails throughout site.
33b	Parkhurst Lands (South)				
33c	Parkhurst Lands (South)				
33d	Parkhurst Lands (South)				

APPENDIX “E” List & Notes of Sites – Potential Development Sites

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX “E”

LIST & NOTES OF SITES
POTENTIAL DEVELOPMENT SITES

Site 1 – Alpha Creek Lands

Consensus: Good**Summary Notes:**

- Vacant, mature forest, large wetland complex, PAN1
- Good access to transit, places to work and school, recreation
- Potential for community amenities
- Requires water pressure reducing station and two half-intersections
- Cost to service low

Workshop Input:

- Should include 20-metre buffer along the highway
- The TAG study suggested no further development at the south end given traffic concerns; however, that recommendation was made before Spring Creek was developed with community amenities needing further residents to effectively utilize the new facilities.

Site 2 – Crown West of Prism

Consensus: Fair**Summary Notes:**

- Vacant mature forest, wetland complex, PAN1
- Good access to transit, good proximity to amenities at Creekside, moderate to work sites
- Good southern aspect
- Development costs would be low

Workshop Input:

- Development depends on access through the adjacent Prism property
- Long-term site

Site 3 – Cheakamus North

Consensus: Good

Summary Notes:

- Vacant some mature, mostly young forest
- Potential impacts from traffic on adjacent neighbourhoods
- Will require bridge over Alpha Creek to Miller's Pond
- Development costs would be moderate

Workshop Input:

- Road connection between Spring Creek and Millars Pond with a bridge over Alpha Creek would be a good neighbourhood amenity

Site 4 – Prism Property

Consensus: Fair

Summary Notes:

- Vacant mature forest
- Good access to transit, good proximity to amenities at Creekside, moderate to work sites
- Potential neighbourhood conflicts
- Development costs would be low

Workshop Input:

- Considered long-term, not a low-hanging fruit

Site 5 – Crown at Old Gravel Road

Consensus: Moderate

Summary Notes:

- Vacant
- Good neighbourhood compatibility, although adjacent to railway tracks
- Good southern exposure on some portions
- Proximity to work and transit moderate, good access to lakefront, trails and other recreation
- Development costs would be moderate to high due to low number of bed units

Workshop Input:

- Considered as part of the South Whistler neighbourhood, employee housing could help to utilize the amenities at Spring Creek and other South Whistler facilities
- Access to transit

Site 6 – London Mountain Lodge**Consensus: Zoned****Summary Notes:**

- Vacant, mature forest, except Hillman cabin and barn
- Proximity to transit is poor, proximity to work is moderate
- Aspect rated as poor
- Good for employee housing infill
- Moderate development costs (based on transfer of bed units)

Workshop Input:

- Existing zoning requires development of cabins for employees and artists-in-residence
- Potential to generate additional restricted housing

Sites 7 & 8 – Lots 33 and 34, Stonebridge**Consensus: Moderate****Summary Notes:**

- Vacant forested, some mature, some veteran trees
- Minimal impact to neighbours
- Proximity to transit is poor, proximity to work is moderate and poor
- Development costs would be moderate to high

Workshop Input:

- Owner can provide on-ground topographical survey and more detailed forest mapping
- One pod has an access easement for the Tyrol Lodge
- Some portions already serviced
- Proposed Nita Lake Connector will impact some of these sites
- Transit availability is “low” to west side, but different routings mean different frequencies
- Good trail access exists

Site 9 – Bunbury Property**Consensus: Zoned****Summary Notes:**

- 3 existing single family homes, vacant forested with veteran trees
- Good proximity to transit, moderate for proximity to work
- Development costs would be moderate to high (related to low number of bed units)

Workshop Input:

- Existing development rights are established via the bed unit inventory
- Low yield of employee units is expected within the overall development

Site 10 – Triangle in Nordic**Consensus: Good****Summary Notes:**

- Vacant forested
- Highway noise
- Infill of residential uses
- Access may be a problem
- Good proximity to transit and amenities, moderate for work
- Development costs would be low

Workshop Input:

- Include a 20-metre highway buffer

Site 11 –Highways Yard**Consensus: Good****Summary Notes:**

- Developable area currently used, cleared with some young forest
- Good proximity to transit, moderate for work, poor for amenities
- Low development costs.

Workshop Input:

- Must consider potential contamination issues (UST – industrial/commercial)

Site 12 – Village North Lots 20/21 (Library/Museum)**Consensus: Zoned****Summary Notes:**

- Parking lot with library and museum trailers
- Within urban centre – noise issues, potential neighbourhood conflicts
- Proximity to transit, work and amenities is good
- Within floodplain
- Development costs would be low

Workshop Input:

- Incorporate housing as part of the development

Site 13 – Village North Lots 1/9 (Forest)**Consensus: Zoned****Summary Notes:**

- Vacant, forest
- Within urban centre – noise issues, potential neighbourhood conflicts
- Proximity to transit, work and amenities is good
- Within floodplain
- Development costs would be low

Workshop Input:

- Incorporate housing as part of the development

Site 14 – Chevron Triangle**Consensus: Moderate****Summary Notes:**

- Vacant, forest, wet (needs further assessment); within floodplain
- Access through Whistler Racquet and Golf
- Proximity to transit and amenities is good, work moderate
- Development costs would be low

Workshop Input:

- Access through the adjacent Whistler Racquet and Golf Hotel site

Site 15 – Whistler Racquet and Golf Hotel**Consensus: Zoned****Summary Notes:**

- Vacant, partially forested
- Within floodplain
- Proximity to transit and amenities is good, work moderate
- Development costs would be low

Workshop Input:

- Some employee housing required under the existing zoning

Site 16 –Chevron White Gold Site**Consensus: Good****Summary Notes:**

- Vacant some trees
- Not best for residential
- Good proximity to transit, moderate for proximity to work
- Development costs are low

Workshop Input:

- Not suitable for a gas station

Site 17 – Shoestring Lodge (Boot Pub)**Consensus: Zoned****Summary Notes:**

- Lodge, restaurant, bar, etc., vacant land
- Good mixed use site
- Good proximity to transit, moderate for work
- Partially within floodplain
- Development costs would be low

Workshop Input:

- Incorporate housing as part of the development

Site 18 – Lost Lake Estates in White Gold**Consensus: Good****Summary Notes:**

- Single family house, vacant forested, some mature
- Within floodplain
- Water pressure issues for apartment style buildings
- Good proximity to transit and amenities, moderate for work
- Development costs would be low

Workshop Input:

- Potential soil issues must be considered

Site 19 – Mons West – Rainbow Substation & Zeppo Lands**Consensus: Fair****Summary Notes:**

- Mature and young forest, within floodplain
- Area requires comprehensive master plan due to competing land uses
- Fragmented area due to Hydro lines
- Good proximity to transit and amenities, moderate to poor for work
- Development costs are low

Workshop Input:

- An “energy mall” suggested for the substation site to bring new sources of fuel to Whistler

Site 20 – Riverside Campground – across Fitzsimmons Creek**Consensus: Zoned****Summary Notes:**

- Vacant, some mature forest
- Requires access and services via Spruce Grove Park
- Good proximity to transit and amenities, poor for work
- Good aspect
- Development costs would be moderate

Workshop Input:

- Given high cost of a bridge over creek, consider access through Spruce Grove Park
- May require bridge over Fitzsimmons Creek if Spruce Grove access is not approved

Site 21 – Crown at 21 Mile Creek**Consensus: Fair****Summary Notes:**

- Vacant, mature forest; good aspect
- Proximity to transit, work and amenities is poor
- No impact to neighbours
- Extensive trail network
- Moderate development costs

Workshop Input:

- High density needed to extend municipal services to this area
- Considered a long-term potential
- Existing trail access is important

Site 22 – Crown West of Prospero**Consensus: Fair****Summary Notes:**

- Vacant forested; good aspect
- No potential neighbourhood conflicts
- Proximity to transit moderate, work and amenities is poor
- Development costs are moderate

Workshop Input:

- Development will depend on access through the adjacent Prospero property

Site 23 – Prospero Property**Consensus: Moderate****Summary Notes:**

- Vacant forested, some mature
- Proximity to transit moderate, work and amenities is poor
- Development costs would be low due to high potential bed units

Workshop Input:

- While most of the property has development potential, the portion adjacent the Emerald Forest contains sensitive wetlands and should be deleted

Site 24 – Crown – End of Wedgeview Place**Consensus: Good****Summary Notes:**

- Vacant, forested
- Single family infill site, good compatibility with neighbours
- Proximity to transit and amenities is good, proximity to work is poor
- Moderate development costs

Workshop Input:

- Low-density use appropriate

Site 25 – Crown – End of Mountainview Drive**Consensus: Good****Summary Notes:**

- Vacant, forested
- Single family infill site, good compatibility with neighbours
- Proximity to transit and amenities is good, proximity to work poor
- Moderate development costs

Workshop Input:

- Consider provision of access to the panhandle lots above

Site 26 – Rainbow Lands**Consensus: Good****Summary Notes:**

- Rainbow Rentals, Whistler Paintball, temporary structures, nursery, some mature forest
- No neighbours
- Proximity to transit is moderate, work poor
- Limited downstream sewage capacity, upgrade may be required
- Development costs would be low

Workshop Input:

- Highway intersection and signalization is needed
- Potential public/private partnership with adjacent Crown lands and for the Olympic Village
- Add live/work uses to mitigate “poor” rating for proximity to employment opportunities
- Potential for other community/neighbourhood amenities
- Emerald sewer system design assumed an additional 1000 bed units

Site 27 – Dickinson Triangle**Consensus: Fair****Summary Notes:**

- Vacant, mature forest
- Proximity to transit moderate, poor proximity to work, proximity to amenities is good
- No neighbours
- Limited downstream sewage capacity, upgrade may be required
- Development costs are low

Workshop Input:

- Needs access and water service through the Rainbow site or through the “Emerald West” site identified under the CSP

Site 28 – Two Lots Above Emerald (North)**Consensus: Fair****Summary Notes:**

- Vacant, mature forest, some old growth
- Proximity to transit is moderate, work and amenities is poor; some trails
- No impact to neighbours; proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- Moderate to high development costs

Workshop Input:

- Servicing will be challenging (pressure zone)
- Transit rating is too high (should be red)
- Environmental issues regarding the forest, and consider existing trails

Site 29 – Crown Lands above Highways Yard**Consensus: Poor****Summary Notes:**

- Vacant mature and young forest
- Within controlled recreation area
- Accessed through Brio subdivision; some development pods not accessible
- Good proximity to transit, moderate for work, poor for amenities
- Development costs moderate

Workshop Input:

- Costs to access and service should be listed as moderate to high

Site 30 – Whistler Golf Course (South Third)**Consensus: Poor****Summary Notes:**

- Golf course
- Proximity to transit, work and amenities good
- Displacement of golf course would result in loss of recreation amenity, potential loss of adjacent property values and other impacts
- Low development costs

Workshop Input:

- The golf course is an existing amenity, an asset adjacent the Village with easy access for visitors – why throw it away?
- Whistler is rated the #1 golfing destination in Canada –courses by Nicklaus, Palmer, Jones
- Golf courses mature like fine wine – with millions of dollars invested over time
- Development as a residential use would go against the success factors identified by Whistler – It's Our Future
- Poor soils

Site 31 – Two Lots above Emerald (Lakeside)**Consensus: Poor****Summary Notes:**

- Vacant, mature forest
- Proximity to transit is moderate, work and amenities is poor
- Proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- High development costs

Workshop Input:

- Very long term servicing

Site 32 – Parkhurst Lands (North)**Consensus: Poor****Summary Notes:**

- Vacant, forested, some mature and old growth, gravel pit, trails
- Proximity to transit, work and amenities is poor
- Bridge required to access pod e
- Proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- High development costs

Workshop Input:

- Very long term servicing

Site 33 – Parkhurst Lands (South)**Consensus: Poor****Summary Notes:**

- Vacant, forested, some mature and old growth, historic site, bike trails
- Proximity to transit, work and amenities is poor
- Bridge required over Green River
- Railway crossing required
- Isolated development pockets with difficult access
- Proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- High development costs

Workshop Input:

- Very long term servicing

APPENDIX "F" List & Notes of Sites – Under-Developed Sites

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX “F”

**LIST & NOTES OF SITES
UNDER-DEVELOPED SITES**

Site 1 – Tyrol Lodge

- Club cabin and mature forest
- Proximity to transit is poor, proximity to work is moderate
- Good views, no neighbours
- On railway
- Development costs are low
- Consider the visual sensitivities of this lakeside location

Site 2 – International Hostel

- Include employee housing in redevelopment

Site 3 – Properties along Lake Placid Road

- Include employee housing in each redevelopment

Site 4 – Nordic Club Cabins

- All zoned LR-2

Site 5 – Whistler Golf Course – Parking Lot & Maintenance Area

- Surface parking lot and maintenance yard
- Proximity to transit, work and amenities is good
- Low development costs
- Good opportunity to consider converting a surface parking lot to an underground parkade with housing above, and to utilize an under-developed maintenance yard
- Low visibility from market housing high above

Site 6 – Whistler Golf Driving Range

- Existing driving range
- Within urban centre, noise issues
- Potential neighbourhood conflicts
- Proximity to transit, work and amenities is good
- Within floodplain
- Development costs are low
- Other uses considered include a fire hall adjacent the highway and the Olympic medals plaza
- Incorporate a few employee units at the end of the site

Site 7 – Municipal Hall and Fire Hall

- Include employee housing in redevelopment

Site 8 – Day Skier Parking Lots

- Potential for geothermal utility
- Possibly move training berm for housing along Blackcomb Way

Site 9 – Blackcomb Day parking Lots 6-8

- Parking lot, ski hill staff, snowmobile base area
- Development heights could be restricted due to low water pressures
- Proximity to transit and amenities is good, proximity to work is moderate (except for mountain)
- Good for mountain staff housing
- Development costs would be low
- Many competing existing and potential uses, including Olympic venues
- Incorporate housing as part of the development

Site 10 – Chateau Golf Course Clubhouse Site

- Include employee housing in redevelopment

Site 11 – BC Ambulance, Westel, Telus, Dandelion Daycare

- Add employee housing to each existing use

Site 12 – Mons West – Weather Station, Centra Gas, Public Works Yard

- Area requires comprehensive master plan due to competing land uses
- Good proximity to transit and amenities, moderate to poor for work
- Development costs are low
- Consider better use of employee housing at this location

Site 13 – Mons East – Whistler Service Park, Pomeroy, Nicklaus Maintenance Yard

- Existing industrial uses and potential contamination

Site 14 – Fire Hall in Alpine Meadows

- Add employee housing to the existing use

Site 15 – Mountainview Lots in Alpine

- Potential to develop the access pieces of each panhandle lot if an alternate access is provided to the upper portions
-

APPENDIX “G” List & Notes of Sites – Small Infill Sites & Road Ends

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX "G"

**LIST & NOTES OF SITES
SMALL INFILL SITES & ROAD ENDS**

Site 1 – Whisky Jack Parking Lot

- Owner interested in constructing employee housing over excess parking

Site 2 – Across from Rimrock / East side of Hwy 99

- Vacant forested
- Highway noise major negative impact
- Infill of residential uses
- Good proximity to transit, work and amenities
- Development costs would be moderate (related to low number of bed units, small size)
- Fee simple parcel owned by the RMOW
- 20-metre highway buffer would preclude any development, but the existing rock cut could be the visual buffer
- Mini recycling centre and/or a mailbox kiosk is being considered for this site

Site 3 – Lot at end of Nordic cul-de-sac

- Fee simple owned by RMOW?
- Single family use consistent with adjacent properties

Site 4 – Park above Old Mill Lane

- Potential for one or two houses or duplexes

Site 5 – Road end on Alta Lake Road

- Single family use consistent with adjacent properties

Site 6 – Park above Nature Reserve

- Flat area adjacent potential Crown development site

Site 7 – Park south of White Gold

- Single family use consistent with adjacent properties

Site 8 – End of Fitzsimmons Road North

- Single family use consistent with adjacent properties

Site 9 – Parcel adjacent Shoestring Lodge

- Owned by RMOW, road, or Shoestring?

Site 10 – Part of Lorimer Road

- Single family use consistent with adjacent properties

Site 11 – End of Easy Street

- Single family use consistent with adjacent properties

Site 12 – End of Balsam Way

- Single family use consistent with adjacent properties

Site 13 – End of Alpine Way

- Mostly steep terrain within riparian setback
 - Single family use consistent with adjacent properties
-

APPENDIX “H” Workshop Minutes – Council, WHA Board/Staff, RMOW Staff

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX “H”

WORKSHOP MINUTES
COUNCIL, WHA BOARD/STAFF, RMOW STAFF, STUDY TEAM

On February 11, 2004, the consulting team for the study of sites potentially available for resident housing conducted a workshop with members of the WHA Board, Council, municipal staff and WHA staff. The consulting team had compiled available data and summarized the opportunities and constraints for development of each potential site. The purpose of the workshop was to present these findings, gather additional details and opinions from the workshop participants, assess the merits and challenges of each site, and comparatively rate the development suitability of each, culminating in a short-list of sites for presentation to Whistler’s Council. This document summarizes the input provided at the workshop.

WORKSHOP PARTICIPANTS		
<p>WHA Board Caroline Lamont Duane Jackson Steve Bayly</p>	<p>Council Hugh O’Reilly Gordon McKeever Marianne Wade</p>	<p>WHA Staff Tim Wake Marla Zucht</p>
<p>Municipal Staff Bill Barratt Bob MacPherson Jan Jansen Joe Paul John Nelson Mike Vance</p>	<p>Consulting Team Drew Meredith Cam Anderson Mike Nelson Karina Andrus Chris McDougall Sharon Jensen</p>	<p><i>Absent with regrets:</i> <i>Jim Godfrey</i> <i>Ken Melamed</i> <i>Kristi Wells</i> <i>Nick Davies</i> <i>Kirby Brown</i></p>

GENERAL SUGGESTIONS

- Land cost is considered of lesser relevance where employee housing can be provided on “free” Crown Land and/or can be acquired as an amenity contribution from a developer of private lands.
- A 20-metre buffer should be mapped for all sites along Highway 99.
- For buffer and aesthetic purposes, a 10-metre setback should be mapped along all major hydro transmission lines.
- Transportation needs are different for different employee tenures.

RATINGS AND CATEGORIES

- Properties that are currently zoned for development should be given a “Zoned” rating. These will likely be developed as permitted under their market zoning, but can also provide employee housing as a component of a mixed-use project.
- Negotiations for alternate uses and densities of zoned properties, and for bed unit transfers and comprehensive development schemes for multiple properties will be undertaken by the Municipality, and is not part of the terms of reference for this study.
- Properties with an existing use based on the current zoning should be moved to the “Under-Developed” category.
- Properties that are very small should be moved to the “Small Infill” category.

ADDITIONAL SITES CONSIDERED

- **Whistler 900/1000 at Mid-Station** – not added:
 - Mid-station was built to accommodate a 5-storey building atop it some day.
 - Road access is required through Brio with a stretch of about five miles needed.
 - This site is one of Intrawest’s Crown option sites and might be slated for other uses – Intrawest should be consulted.
- **Municipal Hall and Fire Hall** – added to the “Under-Developed” category:
 - Housing could be incorporated as part of a re-development.
- **Ambulance, Westel, Telus, Daycare** – added to the “Under-Developed” category:
 - Housing could be added to the existing uses.

REVIEW OF POTENTIAL SITES

Site 1 – Crown Land, South Function

Consensus: Delete

- The sewer “smell” will be remedied, but it will never be at a “zero” level.
- A cluster of sites were identified in this location under the CSP process, but were not considered further given the desire to maintain a visual quality of entering Whistler.
- A grade separation might be needed for the railway crossing.
- A highway realignment might go through a portion of this site.

Site 2 – Alpha Creek Lands

Consensus: No designation was assigned

- A 20-metre buffer should be shown along the highway.
- The TAG study suggested no further development at the south end given traffic concerns; however, that recommendation was made before Spring Creek was developed with community amenities needing further residents to effectively utilize the new facilities.

Site 3 – Crown West of Prism

Consensus: “C”

- Development depends on access through the adjacent Prism property.
- Long-term site.

Site 4 – Cheakamus North

Consensus: “A”

- A road connection between Spring Creek and Millars Pond with a bridge over Alpha Creek is wanted/needed through this site.
- Development, including the desired road connection, would be a good neighbourhood amenity.

Site 5 – Prism Property

Consensus: “C”

- Considered long-term, not a low-hanging fruit.

Site 6 – Crown at Old Gravel Road**Consensus: “B”**

- Considered as part of the South Whistler neighbourhood, employee housing could help to utilize the amenities at Spring Creek and other South Whistler facilities.
- Access to transit.

Site 7 – Crown East of Prism-North of Alta Lake Rd**Consensus: Delete**

- Access would be tough give the sloping topography.

Site 8 – London Mountain Lodge**Consensus: “Zoned”**

- The existing zoning requires development of seven cabins for employees and artists-in-residence.
- There may be opportunities to generate additional restricted housing and/or to transfer bed units to/from the property.

Site 9 – Tyrol Lodge**Consensus: Move to Under-Developed category**

- Any re-development must consider the visual sensitivities of this lakeside location.

Sites 10 & 11 – Lots 33 and 34, Stonebridge**Consensus: “B”**

- An on-ground topographical survey and more detailed forest mapping are available from the owner for review.
- Site 10(c) has an access easement through it for the Tyrol Lodge.
- Some of these leftover sites are already serviced.
- The proposed Nita Lake Connector will impact some of these sites.
- Transit availability is “low” to the west side, although different routings mean different frequencies.
- Good trail access exists.

Site 12 – Rainbow Park**Consensus: Delete**

- Obtained as parkland through expropriation and should not be used for anything but park.

Site 13 – North End BC Rail Properties**Consensus: Delete**

- Difficult access.

Site 14 – Bunbury Property**Consensus: Zoned**

- The existing development rights are established via the bed unit inventory.
- A low yield of employee units is expected within the overall development.

Site 15 – Across from Rimrock – East side of Hwy 99**Consensus: Move to “Small Infill” category**

- A 20-metre highway buffer would preclude any development, but the existing rock cut could be the visual buffer.
- A mini recycling centre and/or a mailbox kiosk is being considered for this site.

Site 16 – Triangle in Nordic**Consensus: “A”**

- Include a 20-metre highway buffer.

Site 17 – Crown Land Above Highway Yard**Consensus: Delete**

- Costs to access and service are moderate to high.

Site 18 – Highway Yard**Consensus: “A”**

- Potential contamination issues must be considered (UST – industrial/commercial).

Site 19(a) – Whistler Golf Course – South Third**Consensus: Delete**

- The golf course is an existing amenity, an asset adjacent the Village with easy access for visitors – why throw it away?
- Whistler is rated the #1 golfing destination in Canada – with courses designed by Nicklaus, Palmer and Jones.
- Golf courses mature like fine wine – with millions of dollars invested over time.
- Development as a residential use would go against the success factors identified by Whistler – It’s Our Future.
- Poor soils.

Site 19(b) – Whistler Golf Course – Parking Lot & Maintenance Yard**Consensus: Move to Under-Developed category**

- Good opportunity to consider converting a surface parking lot to an underground parkade with housing above, and to utilize an under-developed maintenance yard.
- Low visibility from market housing high above.

Site 20 – Whistler Golf Driving Range**Consensus: Move to Under-Developed category**

- Same concerns as 19(a).
- Other uses considered include a fire hall adjacent the highway and the Olympic medals plaza.
- A few employee units can probably be incorporated at the end of the site.

Site 21 – Blackcomb Day parking Lots 6-8**Consensus: Move to Under-Developed category**

- Many competing existing and potential uses.
- Housing could be incorporated as part of the development.

Site 22 – Village North Lot 20/21 (Library/Museum Site)**Consensus: Zoned**

- Housing could be incorporated as part of the development.

Site 23 – Village North Lot 1/9 (Forest)**Consensus: Zoned**

- Housing could be incorporated as part of the development.

Site 24 – Chevron Triangle**Consensus: “B”**

- Any development should be with access through the adjacent Whistler Racquet and Golf Hotel site.

Site 25 – Whistler Racquet and Golf Hotel**Consensus: Zoned**

- Some employee housing is required as part of the development under the existing zoning.

Site 26 –Chevron White Gold Site**Consensus: “A”**

- The community and Council have already decided that this site is not suitable for a gas station.

Site 27 – Shoestring Lodge (Boot Pub)**Consensus: Zoned**

- Housing could be incorporated as part of the development.

Site 28 – Lost Lake Estates in White Gold**Consensus: “A”**

- Potential soil issues must be considered via consultation with Bob MacPherson.

Site 29 – Mons West

- The consulting team suggested all sites in the Mons West area be considered under a neighbourhood planning exercise by municipal staff as there have been many suggestions for various competing uses in this area.
- A recently suggested use for this site is an “energy mall” to bring new sources of fuel to Whistler.
- Although a comprehensive plan is needed, the workshop attendees suggested this study identify the issues and categorize each site as vacant or currently in use:

Site 29(a) – Weather Station – Consensus: Move to Under-Developed category

Site 29(b) – Centra Gas – Consensus: Move to Under-Developed category

Site 29(c) – Public Works Yard – Consensus: Move to Under-Developed category

Site 29(d) – Rainbow Substation – Consensus: “C”

Site 29(e) – Zeppo’s South – Consensus: “C”

Site 29(f) – Zeppo’s North – Consensus: “C”

Site 30 – Riverside Campground across Fitzsimmons Creek

Consensus: Zoned

- Given the high cost of a bridge over Fitzsimmons Creek, alternate access should be considered through Spruce Grove Park.

Site 31 – Crown Land at 21 Mile Creek

Consensus: “C”

- A high density would be needed to extend municipal services to this area.
- Considered a long-term potential.
- The existing trail access is important.

Site 32 – Crown Land West of Prospero

Consensus: “C”

- Development will depend on access through the adjacent Prospero property.

Site 33 – Prospero Property

- While most of the property has development potential, the portion adjacent the Emerald Forest contains sensitive wetlands and should be deleted:

Site 33(a) – Consensus: “B”

Site 33(b) – Consensus: Delete

Site 33(c) – Consensus: “B”

Site 34 – End of Wedgeview Place (Crown)

Consensus: “A”

- A low-density use would be appropriate.

Site 35 – Edgewater Property

Consensus: Delete

- The Edgewater site is environmentally sensitive.

Site 36 – End of Mountainview Drive (Crown)

Consensus: “A”

- Provision of access to the panhandle lots above should be considered.

Site 37 – Rainbow Lands

Consensus: “A”

- A highway intersection and signalization is needed.
- A public/private partnership with the adjacent Crown lands is possible.
- Adding some live/work uses could mitigate the “poor” rating for proximity to employment opportunities.
- Potential for other community/neighbourhood amenities.
- The design of the Emerald sewer system assumed an additional 1000 bed units.
- Potential for the Olympic Village.

Site 38 – Dickinson Triangle

Consensus: “C”

- Needs access and water service through the Rainbow site or through the “Emerald West” site identified under the CSP.

Site 39 – Two Lots Above Emerald - West

Consensus: "C"

- Servicing will be challenging (pressure zone).
- The transit rating is too high (should be red).
- Environmental issues regarding the forest.
- Existing trails should be considered.

Site 40 – Two Lots Above Emerald - East

Consensus: Delete

- Very long term servicing.

Site 41 – Parkhurst - North

Consensus: Delete

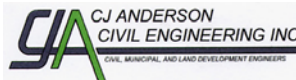
- Very long term servicing.

Site 42 – Parkhurst - South

Consensus: Delete

- Very long term servicing.
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APPENDIX “T” Study Resources & References



Drew Meredith

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX "I"

STUDY RESOURCES & REFERENCES

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- Existing Trails
- 10m contours
- 2m contours
- BC Hydro - ROW
- BC Rail – ROW
- Hwy. 99 - ROW
- Golf Courses
- Major Water Courses
- Minor Water Courses
- Park
- RMOW cadastre
- Roads – All Types
- Swamp
- Swamp - Temporary
- 2003 Terrestrial Ecosystem Mapping
- Valley Trail
- Zones (Municipal Zoning)
- 2003 Digital Orthophotos (12.5cm resolution) – provided in geo-sid format