



MAC NEWS - February 2009

On behalf of your Board of Directors, here is a brief update on current happenings and coming events. Some of this information may already be familiar for those that have been long term members, or have recently visited our web-site at www.whistlermac.org.

MAC AGM on Thursday, March 26th

Our Annual General Meeting [AGM] has been scheduled for Thursday, March 26th at 7:00 pm, and like the previous two years it will take place at Our Lady of the Mountains Roman Catholic Church located at the foot of Lorimer Road. A special presentation addressing "Senior's Needs in Whistler" will follow, with an opportunity for your input. Please mark your calendars and join us for the AGM.

MAC Membership Keeps Growing

Our membership continues to grow and now exceeds 240 individuals comprising over 150 households [singles and couples] – that's an increase of over 20 percent over the past year. According to our survey at the time of registration, approximately 65 of these households are prepared to occupy seniors housing in Whistler within the next 5 years, assuming that there is the right opportunity in terms of individual needs and expectations [eg *location, unit size, price and other factors*].

MAC Annual Dues

MAC Annual Dues for 2009, for both existing and new members, can be paid at the AGM [\$10 per individual member], or mailed by Canada Post to MAC, P.O. Box 913, Whistler, B.C. V0N 1B0. Recent new members [after Jan. 1, 2009] are considered fully paid for the current year.

MAC Board of Directors

Our current Board of Directors includes: Doug Deeks, Gord Leidal, Don MacLaurin, Betty McWhinnie, Ken Nickerson, Marg Pallot, Jessie Pandygrasse,



Marnie Simon, Garry Watson and Luise Zinsli. The MAC by-laws require that the Directors retire from office at each annual general meeting, with new Board members elected at that time. Our by-laws also set the 'maximum' number at ten.

Some of our current Board members may not be interested in continuing as part of our Board, and therefore we are actively looking for additional nominations. ***Please let us know if you would like to be more involved in MAC, and particularly if you are willing to serve as a Director for the next term.*** Contact Luise Zinsli, Chair of our Nominations Committee: zinsli@telus.net or telephone 604 905 3955.

Senior's Housing Update

As most are already aware, there are three seniors' housing opportunities moving forward, each being part of more comprehensive residential developments. They include: [1] **Cheakamus Crossing** [previously referred to as the Athletes Village] located in the lower Cheakamus, [2] the **Rainbow Lands** [north of Alpine Meadows], and [3] the **Holborn Property** [incorporating the Whistler Racquet Club - Wildwood Pacific Bistro]. All three developments are progressing to varying degrees through their planning and development processes.

What will this 'seniors housing' be like? Briefly, it represents 'independent unsupported' living styles, possibly with an opportunity for some 'independent supported' in the future. There are no plans for 'assisted care' housing at this time. For many it means downsizing into apartment style condominiums, and in some cases small town-homes. At Rainbow and Holborn there will likely be some common use spaces that include a lounge, office, guest suite, and more. All will emphasize more community living and social interaction, for comfortable ageing-in-place.

At Cheakamus Crossing - Senior's housing in Whistler will be a reality by the summer of 2010. Located at the south end of the valley adjacent to the Cheakamus River, Cheakamus Crossing is close to trails, forests and lakes, and it is a relatively open area with lots of sunshine and spectacular views. The development will include 285 restricted resident housing units, including the seniors' component.

In the spring of 2008 the Whistler Housing Authority allocated up to a maximum of 24-units for seniors housing at Cheakamus Crossing, including 6 town-homes and 18 apartment style units. All members of MAC were advised of this opportunity in early August 2008, and those interested were invited to submit



applications for purchase before the end of August. While interested members originally numbered about twenty, with most following up with sales team interviews, presale purchase contracts were completed for only ten units [including all of the town-homes]. Prices ranged between \$251 and \$258 per square foot including GST. For many there were concerns relative to the lack of garages [though covered parking was included] and the size of units, while for others it simply was not the right time. Subsequently several additional MAC members have confirmed their interest.

Sales of the resident housing is reportedly going very well. We are advised that MAC members may have another opportunity and access to any of the remaining apartments in the Falls building once the WHA waitlist offering is complete later this month. The Falls building offers 1 bedroom [approx. 748 sq. ft.], 1 bedroom plus den [approx. 842 sq. ft.] and 2 bedroom plus 2 bath [approx. 942 sq. ft.] apartments ranging from approximately \$180,000 - \$260,000. A purchase decision will need to be made during the month of March, with occupancy taking place in the second half of 2010 after the Olympics. A feature sheet providing further detailing of this property and neighborhood is included at the end of this newsletter.

Also, Riverbend is a market component in Cheakamus Crossing consisting of twenty 3 bedroom townhomes ranging in size from approx. 1,500-1,750 sq.ft. The properties are on 2 levels with a garage and are very similar to the Whitewater townhomes that displayed in the summer. These properties are not resident restricted and will be priced at market value, but they may be attractive to some of our members.

Please visit www.cheakamuscrossing.ca for site plans, renderings and floor plans. For those MAC members who may be interested in The Falls, we ask for your confirmation by e-mail to whistlermac@telus.net, or by Canada Post addressed to MAC, P.O. Box 913, Whistler, B.C. V0N 1B0.

At Rainbow - Site development and construction of the first two phases of housing is well underway with occupancy scheduled for July 2009. The development plan includes up to 200 resident-restricted housing units [80 duplexes, 70 single family homes, and 30-50 condos], 51 market housing units, as well as 22,000 sq. feet of commercial space. In addition, plans include 40 seniors housing units in two adjacent complexes. One condo-apartment style building will include 20 'senior occupancy and price restricted' units, with a mix of both ownership and rental. A second building provides for 20 'seniors occupancy restricted market priced units', to be price-capped after the first sale, and these may be town-home style.



The Developer recently confirmed appointment of a 'seniors housing project coordinator' with the intention of commencing the development process for the seniors housing component of the neighborhood. Current plans include proceeding with social, financial and development planning in 2009, in preparation for the possible start of construction in the spring of 2010. Construction of either complex is likely only to proceed on the basis of presales.

A survey is currently being created that will be distributed to all MAC members to gauge interest in the seniors housing opportunities at Rainbow. For more details and updates, visit both our MAC web-site and the developer's website at www.rainbowatwhistler.ca.

At Holborn - The proposed development is reportedly ready for fourth and final reading from Council for rezoning and subdivision approval, however the project is apparently on-hold due to the current global economic conditions, and as a result delivery timelines are uncertain. If the project were to proceed later in 2009 [which is very unlikely], delivery of seniors housing would not likely occur before the year 2015.

The development plan includes 20 to 22 seniors occupancy & price restricted units [eg all with price caps]. In addition to the expected common spaces, a "seniors centre" [or seniors' meeting place] will be included as a community amenity.

For further updates we refer you to local media and our web-site.