

January 2008 MAC NEWSLETTER & SURVEY -

On behalf of your Board of Directors, we are providing you with a brief update on current happenings and coming events. For those that have recently visited our web-site at www.whistlermac.org some of this information will already be familiar. [Note: This newsletter and survey was sent out to all members on January 22, 2008.]

MAC AGM on Thursday, March 27th

Our Annual General Meeting [AGM] has been scheduled for Thursday, March 27th at 7:00 pm, and like last year it will take place at Our Lady of the Mountains Roman Catholic Church located at the foot of Lorimer Road. A special event will follow, with more about that later in this newsletter. Please mark your calendars and join us for the AGM.

MAC Membership Keeps Growing

Our membership continues to grow and now totals 204 individuals, comprising 126 households [singles and couples]. According to our survey at the time of registration, approximately 40 of these households are prepared to occupy seniors housing in Whistler within the next 2 to 3 years, assuming that there is the right opportunity in terms of individual needs and expectations [eg *location, unit size, price and other factors*].

Seniors Housing Update

As most of you already know, three seniors housing opportunities have been moving forward [slowly], each being part of more comprehensive residential developments. They include: [1] the **Rainbow Lands** [north of Alpine Meadows], [2] the **Holborn Property** [incorporating the Whistler Racquet Club - Wildwood Pacific Bistro], and [3] the **2010 Athletes' Village** [Lower Cheakamus]. All three developments continue to progress through their planning and development processes, more or less, and all have support from both Council and staff.

What will this 'seniors housing' be like ? Briefly, it will represent '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 most of us it means downsizing into apartment style condominiums. At Rainbow and Holborn there will likely be some common use spaces that include a lounge, office, guest suite, and more. All will emphasise more community living and social interaction, for ageing-in-place.

At **Rainbow** - Site clearing commenced in late summer 2006 and the rough-in grading for most roads and building lots was complete by early 2007. Unfortunately there has been no further progress onsite since that time. The bylaws for this residential development received fourth and final approval from Council in June 2007.

The development plan provides for 254 resident-restricted housing units [in various forms], 51 market housing units, in addition to some commercial. **In addition, plans include 40 seniors housing units in two adjacent complexes.** One condo-apartment style building will include 20 'seniors occupancy & price restricted' units, with a mix of both ownership and rental. A second building provides for 20 'seniors occupancy restricted market priced units', and these would be price-capped after the first sale.

Timing for this development remains uncertain. For more details and updates, visit both our web-site and the developer's web-site at www.rainbowatwhistler.ca .

At **Holborn** - The proposed development received first reading from Council in June 2007. The Developer and RMOW have been working on an agreement-in-principle since that time, with presentations to Council for a Rezoning Approval and a public meeting expected sometime [hopefully] in the near future.

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.

Unfortunately the timing for this development also remains uncertain. For further updates we refer you to local media and our web-site.

At the **Athletes' Village** - Soon to be renamed, this is Whistler's newest neighbourhood. Construction of roads, infrastructure and housing is already well underway. When complete there will be approximately 244 resident restricted housing units **including some seniors' housing**, in addition to a hostel and other amenities. The Whistler Development Corporation [WDC] is planning a public presentation in March, and will be proceeding with presales in the summer of 2008 for occupancy in the summer of 2010. For more information refer to the attached WDC brochure, and visit their web-site at www.whistlerdevelopmentcorp.ca .

Seniors Housing In Whistler A Reality For 2010

Finally there will be seniors' housing in Whistler ready for occupancy by the summer of 2010. Located at the south end of the valley adjacent to the Cheakamus River, the Athletes' Village is close to trails, forests and lakes, and it is a relatively open area with lots of sunshine and spectacular views. Until recently this new neighbourhood was expected to provide a third seniors' housing community in Whistler at some future time, but it will now be the first.

The number of units for seniors, including location, mix and sizes, will be quantified over the next few months. **The number of units available will depend, in part, on the response and interest from Whistler's seniors during this period.** From very preliminary discussions, a reasonable expectation for seniors could be in the order of 18 to 24 units.

While the majority of these units are likely to be for purchase, it is expected that there will also be some for rental. Both apartment style and town-home type units may be included, with an average purchase price possibly in the order of \$230 per square foot [eg actual prices will vary with unit sizes, views and other factors].

The apartment style units will likely be part of a four-storey building [Lot 8], with the seniors' housing component possibly occupying two floors. A typical floor contains 9 units, including 6- two bedroom [BR] type, 1- one BR plus a den, and 2- one BR type. Units will range in size from about 748 to 1,017 square feet, and all include both balconies and storage. Many of these units include accessible/barrier free layouts to accommodate the more physically challenged. The nearby town-homes [Lot 11] comprise three BR units with the master BR and patio on the main floor level, and a total area of about 1,435 square feet. More details will be available over the next few months, including a public presentation in early March. **The WDC will make a further presentation to members of MAC at our AGM on March 27th, with a focus on the seniors' housing component.**

Now We Need To Hear From You !

Attached is a brief survey that is intended to confirm your interest [yes, no or possibly] in the seniors' housing that is now proposed for the Athletes' Village. We fully understand that your final decision must be based on much more information, however the Whistler Housing Authority requires an early indication in order to properly plan, prepare and allocate the available housing units, either to seniors or to others. Return of a completed survey will be much appreciated; alternatively you may receive a follow-up phone call. Your completed survey may be returned to the noted addresses by either e-mail, or by Canada Post.

Note: This survey was sent out to all members on January 22, 2008.

