



RESORT COMMUNITY MONITORING REPORT 2003/04

PLANNING & DEVELOPMENT SERVICES
NOVEMBER 2004



WHISTLER

RESORT MUNICIPALITY OF WHISTLER

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Tourism Whistler
Whistler Bear Society
Whistler Chamber of Commerce
Whistler's Children Centre
Whistler Fisheries Stewardship Group
Whistler Health Care Centre
Whistler Housing Authority
Whistler Museum and Archives
The Whistler Public Library
The Whistler Real Estate Company
Whistler Transit
Whistler/Blackcomb

I SUMMARY OF KEY FINDINGS







The Resort Community Monitoring Report presents an analysis of social, economic and environmental characteristics and trends for the resort community of Whistler. Initiated in 1994, the monitoring program tracks a wide range of data and statistical indicators to inform municipal strategies and programs, and respond to a variety of community information needs. Overall, the municipality's monitoring program is a key tool in helping to guide Whistler as it strives to achieve its stated vision:

**Whistler will be the premier mountain resort community
– as we move toward sustainability¹**

The following key findings highlight some of the most significant results for the current 2003/04 Monitoring Report, which incorporates updated data for year-end 2003 and the 2003/04 winter season where available. Results are presented within three categories: Community Life, Resort Economy and Environmental Health, representing key components of the resort community which are fundamental to Whistler's long-term vision for success and sustainability.






Community Life. Section Three examines Whistler's population trends and characteristics, as well as housing, employment, education, health care, and public safety indicators.

Population Trends & Projections. (Sections 3.1 - 3.3, 3.5)






-  Whistler's 2003/04 winter season total daily population averaged 31,351 per day, 3.3 times the 2003 permanent population of 9,480.
-  The winter season daily population included 4,558 seasonal part time residents, 3,284 commuting employees, 14,029 visitors as well as 9,480 permanent residents.
-  14,057 employees worked in Whistler in the 2003/04 winter season; 76% lived in Whistler, down from 80% in 1998/99, but up from 75% in 2001/02 and 73% in 2002/03.
-  Growth in the permanent population slowed to 0.5% (48 residents) in 2003, averaging 1.4% per year from 1998-2003, compared to 13.1% per year from 1988-1998.
-  The permanent population is projected to grow to 15,000 by 2020 (2.7%/year), with 10,700 resident employees and family members, and 4,300 non-working permanent residents.
-  The number of winter season employees is projected to grow to 17,650 by 2020, with 13,200 (75%) living in Whistler and 4,450 commuting.

¹ Whistler 2020: Moving Towards a Sustainable Future, Comprehensive Sustainability Plan Volume 1, December 2004.


Population Profile. (Section 3.2.2)





-  Whistler has fewer children, youth and seniors, and a much larger percentage of young adults; 64% are in the 20-44 age group, and 3% are 65 years and older, compared to 36% and 14%, respectively for B.C.
-  Whistler has 3,585 households. Single individuals, one-person households and households comprised of non-family members represent the majority of households (53%); the number of family households with children is relatively small (20%). Couples without children represent 27% of households.
-  58% of the adult population is single.
-  Only 26% of Whistler residents in 2001 had the same address five years earlier, compared to 54% in B.C. as a whole. In 2001, one out of every three Whistler residents lived at a different address the previous year.
-  The median per capita income is \$27,116 and the median household income is \$58,906, 23% and 26% greater than for B.C.

Accommodation & Housing. (Sections 3.4, 3.5)

-  An estimated 28% of Whistler property owners are full-time permanent residents; 72% live outside of Whistler.
-  Whistler has 14,413 developed dwelling units (48,853 bed units), with a remaining approved potential of 1,827 DUs (6,234 BUs), of which approximately 452 dwelling units (1,215 bed units) are currently under construction and are expected to be completed by year end 2004. Whistler currently has a total approved development capacity of 15,970 DUs (55,087 BUs).
-  Approximately 46% of Whistler's total accommodation capacity, measured in dwelling units, is zoned for tourist accommodation. An additional component is zoned to allow both residential and tourist accommodation use.
-  Whistler has 1,334 dwelling units (3,984 BUs) that are restricted for use by resident employees, with a further 258 DUs (705 BUs) approved for development.
-  Whistler 2020 targets a potential need for up to 1,600 additional dwelling units (6,650 BUs) beyond the existing total capacity to house 75% of Whistler's employees in 2020.



Education, Health & Safety. (Section 3.6)

-  Whistler's three schools have a total enrolment of 822 students, 17 fewer students than 2002 and 97 students, or 11% less than in 1998. Student population across the entire district fell for the third consecutive year.





-  Whistler's Health Care Centre reported 22,665 emergency visits in 2003; 30% of all visits are sports-related injuries, the majority of which are attributable to skiing/snowboarding (5,029 visits) and mountain biking (1,242 visits).
-  There were 96 motor vehicle related emergency visits in 2003, 62 resulting from accidents on Highway 99 and 34 on municipal streets (up from 13 the prior year).
-  Whistler Fire Rescue Services responded to 1,100 calls in 2003 (+9% over 2002), including fires, vehicle accidents, rescues, public hazards, alarms and false alarms.
-  Whistler reported 2,380 criminal offences in 2003, a 6% increase over 2002. Whistler has experienced a rising number of assaults and offences for the possession, trafficking, importation and cultivation of drugs.

Resort Economy. Section Four examines Whistler's resort economy and recent trends in labour force activity, resort visitation, leisure and recreation, real estate sales, commercial and industrial development, business activity and municipal fiscal health.

Tourism Economic Impact. (Section 4.1)

-  In 2000, Whistler generated \$1.035 billion in tourism spending (11% of B.C.'s total), with \$921 million in direct spending in Whistler. Whistler generated 21,470 full-year equivalent tourism-related jobs, representing \$529 million in direct and indirect salaries and wages.
-  Tourism spending by sector was distributed between food and beverage (30%), lodging (25%), recreation and entertainment (15%), retail (14%), grocery (7%) and transportation (7%).

Labour Force & Employment. (Section 4.2)

-  Between the 1996 and 2001 Census, Whistler's permanent resident labour force grew from 5,770 in 1996 to 6,970 in 2001.
-  89% of Whistler's population over 15 years of age participated in the labour force in 2001, compared to 65% for B.C.; 7% of Whistler's labour force was self-employed.
-  89% of Whistler's labour force worked in the service sector in 2001; business services experienced the biggest gain with 670 additional employees between 1996 and 2001. The accommodation and food service sector gained 414 employees.
-  Construction, manufacturing and resource-based sectors represented 11% of total employment in 2001, declining from 15% in 1996.

Resort Visitation. (Section 4.3)

- ☒ After a doubling of resort visitors from 1.10 million in 1990/1991 to a record high of 2.30 million in 1998/99, the total annual number of visitors declined for three consecutive years to 1.90 million in 2002/03, a decrease of 17% or 400,000 visitors. Total visitation for 2003/04 recovered to 2.03 million, but remained 11.8% below the record high in 1998/99.
- ☒ The number of total annual visitor days (visitors by type multiplied by their average length of stay) declined from 5.52 million in 2000/01 to 4.86 million in 2002/03, a decrease of 655,786 visitor days. In 2003/04 total visitor days recovered to 5.37 million, with a gain of 566,750 visitor days for the 2004 summer season and a further decline of 60,000 visitor days for the 2003/04 winter season.
- ☒ Summer visitors stayed 2.88 days on average in 2004, whereas 2003/04 winter visitors stayed an average of 3.82 days, 0.94 days or 33% longer on average. The difference in the average length of stay (ALS) between the two seasons has narrowed over the pasts several years, as the ALS for the winter season has decreased from 3.5 in 2000/01 to 3.20 in 2003/04, and the ALS for the summer season has increased from 1.91 in 2001 to 2.23 in 2004.
- ☒ For 2003/04, Whistler achieved 894,199 paid room nights, a slight increase of 3,554 room nights from 2002/03, but 11.2% less than the high of 1,006,660 recorded in 2000/01. The average occupancy rate for 2003 (calendar year) was 45.2%, down from 55.7% in 2000, 52.3% in 2001 and 51.1% in 2002.
- ☒ The CSP projects that visitor numbers will recover and grow to 2.5 million visitors per year by 2020.
- ☒ Most recent estimates of average expenditures per visitor day were \$325/day for the summer of 2002, and \$648/day for the 2000/01 winter season.

Leisure & Recreation. (Section 4.4)

- ☒ Whistler-Blackcomb has maintained more than two million skier visits per season for the last six seasons (with 2.03 million skier visits in 2003/04), ranking it among the top three in the world for the number of skier visits in a single ski area. However, consecutive decreases have been experienced over the past two seasons, from the record high of 2.23 million skier visits in 2001/02.
- ☒ Summer use of Whistler Mountain for mountain biking has increased dramatically, with 72,831 bike park visits in 2004, four times the number of visits in 2000.

Real Estate, Commercial & Industrial Space. (Section 4.5)

- ☒ The valuation of construction approved by building permit was \$87 million in 2003, 73% associated with new construction and 27% with renovation projects. This value was approximately 50% of the actual cost of construction, estimated at \$174 million.

- ☒ After reaching a new record of \$789.0 million in 2002, the total value of residential real estate decreased to \$561.5 million in 2003, and then to \$472.2 million in 2004. Although the 2002 and 2003 sales totals were in part influenced by sales associated with the Four Seasons and Pan Pacific condo-hotel developments, a general softening of real estate sales is further indicated by decreases in the number of sales transactions for single family detached dwellings and vacant lots, as well as an increase in the average time on market prior to sale.
- ☒ Average and median residential real estate sales prices, based on sales transactions, continued to rise in 2003; average prices were \$1.4 million for a single-family residence, \$1.11 million for a single family lot, and \$730,000 for a condominium.
- ☒ After rapid increases in rates averaging approximately \$20 per square foot per year between 1998 and 2001, commercial rents for main floor space in Whistler Village have generally stabilized in the range of \$85-\$95/ft² for 2004, with some exceptions of up to \$100/ft² which was also the high end in 2001.
- ☒ Whistler has an inventory of 191,776 m² or 2.06 million ft² of developed non-residential space (67% commercial, 17% public/institutional, 12% industrial).
- ☒ The inventory of non-residential space increased by 16,352 m² (176,017 ft²) in 2003, comprised of 5,584 m² of commercial space, 5,067 m² of public institutional space in Spring Creek and 899 m² of industrial space.
- ☒ Whistler Village and Upper Village comprise 48% of the total amount of non-residential space, Function Junction 20% and Whistler Creek 4%. The remaining 28% is comprised of commercial day lodge facilities on Whistler and Blackcomb Mountains, Whistler's three public schools, the Meadow Park Sports Centre, neighbourhood commercial nodes at Nesters and Alpine Market, and light industrial development at Mons Crossing.
- ☒ The amount of vacant space increased from 3,593 m² (38,676 ft²) in 2002 to 8,393 m² (90,344 ft²) in 2003 - a vacancy rate of approximately 4.4%.

Municipal Finance. (Section 4.7)

- ☒ Total consolidated municipal revenues were \$57.7 million in 2003.
- ☒ Property taxes, including parcel and frontage taxes, represented 46% of total municipal revenues, generating \$26.2 million in 2003. Total net property valuation grew to \$9.28 billion.
- ☒ For 2004, the total residential property tax rate was established at 4.3588 per \$1,000 of assessed valuation (1.7527 municipal portion), and the commercial rate was 16.9337 per \$1,000 of assessed valuation (6.3097 municipal portion). Municipal tax rates have declined annually each of the past five years as assessed values have increased.
- ☒ The average residential property (valued at \$1.16 million) paid \$5,062 in total property tax in 2004; the municipal share represented 40% (or \$2,036) of the total.

- ☒ Municipal hotel tax revenue generated \$3.5 million in 2003, 6.2% of total municipal revenues.

Environmental Health. Section Five presents the current state of the environment with respect to land use, transportation, climate and air quality, energy, water, waste and fish and wildlife.

Land Use & Transportation. (Sections 5.1, 5.2)

- ☒ Whistler has a land area of 16,500 hectares; approximately 7.6% is developed or zoned for development.
- ☒ 92% of the municipal land area is zoned as rural resource or residential estate with very limited development potential; 2.6% is zoned for residential, 0.5% for residential tourist accommodation, 3% for park and protected area, 1.5% for commercial uses, and less than 0.5% for institutional and industrial uses.
- ☒ Sensitive ecosystems within the Municipal boundary include Lakes and Watercourses (500 hectares); Alluvial Forests (202 hectares); Old/Mature Forests (8,916 hectares); Wetlands (198 hectares); Riparian Areas (178 hectares); and High Elevation Ecosystems (1,337 hectares).
- ☒ Whistler generated 11 million person trips within the Sea to Sky corridor (60% of total trips). Private automobiles accounted for more than 90% of total trips.
- ☒ WAVE, Whistler's transit system, had 2.8 million riders in 2003/04 (2.4% less than 2002/03), with an average of 44 rides per hour of service.

Climate & Air Quality. (Section 5.3)

- ☒ Whistler continues to meet a 'Level A' air quality rating, the highest quality rating for B.C.. However, particulate matter and ozone concentrations periodically occur at higher levels.

Energy. (Section 5.4)

- ☒ Total energy consumed within Whistler was estimated in 2000 at 2.9 million GJ; consumption by use was commercial and institutional (39%), transportation (31%), residential buildings (27%), municipal operations (3%), and industry (less than 1%).
- ☒ 63% of the total energy consumed in Whistler was considered non-renewable (fossil fuel consumption), while the remaining 27% was sourced from hydroelectric power.
- ☒ Whistler produced approximately 128,000 tonnes of carbon dioxide equivalents of greenhouse gas emissions in 2000.

Water. (Section 5.5)

- ☐ Water use totalled 4.6 billion litres (or 4.6 million cubic metres) in 2003, a decrease of 7% from 2002.
- ☐ Whistler's potable water continues to meet all Canadian Drinking Water Quality standards.
- ☐ Whistler's municipal park beaches had acceptable water quality during both the summer 2003 and 2004 sampling periods.
- ☐ Although a number of major WWTP improvements have improved effluent quality, for the second year in a row, Whistler achieved a 91% compliance rate (below the target of 100% compliance) for the provincial wastewater permit. Non-compliance occurred mostly during busy periods, and has necessitated another WWTP expansion and upgrade to accommodate increased flows and improve biological and solids handling treatment practices.

Solid Waste & Recycling. (Section 5.6)

- ☐ Whistler generated 24,067 tonnes of solid waste in 2003, 6.6% more than in 2002; 73% was sent to the municipal landfill, and 27% was diverted for recycling and re-use. In 2003, the amount of material sent to the municipal landfill increased by 2.8%.
- ☐ The amount of recycled material diverted from the landfill has increased each year, from 17% in 1999 to 27% in 2003.

Fish & Wildlife. (Section 5.7)

- ☐ The majority of the streams and wetlands examined by the Whistler Fisheries Stewardship Group reported high water quality values, with the exception of 21-Mile Creek and the White Gold wetlands with marginal water quality. Fish spawning activity was down for both Jordan Creek (rainbow trout spawners) and the River of Golden Dreams (kokanee salmonoid spawners).
- ☐ In 2004, the Fish and Stream Habitat Program completed four riparian and in-stream habitat assessments of Jordan, Scotia, Lakeside and 19-Mile Creeks and initiated a new lake monitoring program. Weekly lake monitoring began for Alpha, Nita and Alta Lakes and is expected to be in full operation in the spring 2005.
- ☐ Whistler's current black bear population is estimated at 100; the number of cubs and yearlings has grown steadily.

Analysis & Conclusions. Section Six presents a summary analysis of Whistler’s historic growth and evolution, recent trends, and projections for the future. A number of key policy considerations are also presented to provide insight into strategies and actions currently being developed as the resort community works towards its self-determined vision of sustainability.

Historic Growth & Expansion. (Section 6.1.1)

- ★ Whistler has experienced tremendous growth and expansion over an extended 30-year period, establishing itself as a major international destination resort community.

Recent Trends & Transition. (Section 6.1.2)

- ★ Whistler has continued to expand its developed accommodation capacity, reaching 89% of its total approved capacity at year-end 2003; at the same time, Whistler experienced its first consecutive declines in paid resort room nights in 2001/02 and 2002/03, and a general slowdown reflected in a number of other key indicators.

Future Targets. (Section 6.1.3)

- ★ Whistler’s future growth and expansion is tied to:
 - build out of the remaining undeveloped accommodation units that are zoned and committed for development (6,234 bed units);
 - a 20% increase in visitation; and,
 - development of additional resident employee housing required to maintain 75% of Whistler’s employees living in the resort community (up to a maximum of 6,650 bed units).

- ★ The targets that form the basis for Whistler’s vision for 2020 enable the quantification of future growth and development:
 - 6.62 million annual visitor days, 1.25 million more than 2003/04;
 - Up to 62,900 bed units; 12,884 more than year-end 2003;
 - 1,061 additional hotel and lodging rooms; 387,000 additional annual room nights available over 2003;
 - Up to 6,650 additional resident restricted bed units; “leakage” of 4,240 market bed units currently occupied by resident employees;
 - 17,650 peak winter season employees, an increase of 3,550 employees from 2003/04; 13,200 resident employees and 4,450 “commuting employees”;
 - 15,000 permanent residents; increase of 5,520 from 2003; and,
 - Average daily winter season population of 40,080; 8,729 more than 2003.

Future Monitoring Considerations - Whistler 2020. (Section 6.3.1)

- ★ To ensure progress is being made toward Whistler’s vision and to verify assumptions used in developing Whistler 2020, the establishment of a new sustainability performance monitoring framework is one of the next steps planned for 2005.
- ★ Some of the critical measures to watch, further refine and better understand include:
 - Total population equivalent and its composition;
 - ‘Leakage’ dynamics and population mobility;
 - Shifts in total employment and employee characteristics;
 - Visitor days by season;
 - Skier visits;
 - Paid resort room nights and accommodation occupancy rates;
 - Neighbourhood infrastructure capacity; and,
 - Neighbourhood liveability measures.
- ★ There is a growing need to capture, monitor and report on qualitative measures relating to the ‘Whistler experience’, sense of community and liveability factors to assist in the determination of the *comfortable carrying capacity* of the resort, its amenities and the surrounding natural environment.

2 INTRODUCTION

Whistler's Resort Community Monitoring Program is designed to provide the resort community with a comprehensive measurement of Whistler's quality of life and experience for residents, visitors and employees, as well as the state of the environment and the resort economy. The monitoring program was originally developed in the context of Whistler's Comprehensive Development Plan, which established policies for the creation and implementation of a systematic resort monitoring system¹ in 1993.

The Resort Community Monitoring Report works in concert with a spectrum of municipal reports that summarize the financial, economic, social and environmental performance of the resort community for both internal and external audiences. As an integral part of this larger reporting framework, the community monitoring report is used to monitor change, evaluate the effectiveness of community planning decisions and actions and to identify potential implications for community and ecological health, economy and lifestyle.

2.1 2003-04 Monitoring Program

The 2003/04 Monitoring Report incorporates updated data for year-end 2003 and the 2003/04 winter and 2004 summer seasons where available. Results are presented within three categories: Community Life, Resort Economy and Environmental Health, representing key components of the resort community which are fundamental to Whistler's long-term vision for success and sustainability.

2.2 Future Reporting Framework

Whistler's community monitoring program is poised for change as Whistler develops and implements specific sustainability strategies determined by its community-wide Comprehensive Sustainability Plan, Whistler 2020. The existing resort community monitoring system will be built upon and realigned in 2005 within the Whistler 2020 monitoring framework. The development of a refined monitoring and reporting system will draw on recognized principles for quality monitoring, reporting and community engagement. These include: inclusivity, completeness, materiality, regularity and timeliness, quality assurance, accessibility, information quality, embeddedness and continuous improvement.²

2.3 Strategic Planning Initiatives

The Resort Municipality has recently engaged in the development of a number of strategic plans that will play a fundamental role in managing future community change. Most significantly, in 2003-04 the resort community developed Whistler 2020 – a community-wide plan that includes the values, vision, sustainability principles, priorities and direction that define success and sustainability for the resort community.

¹ Policies for the creation of a community and resort monitoring system were initially identified in Section 11.0 of The Resort Municipality of Whistler Comprehensive Development Plan, September 1993.

² Refer to the Institute of Social and Ethical Accountability's AA1000 guidelines for social and ethical accounting, auditing and reporting, November 1999 (www.accountability.org.uk).

The 2003-04 Monitoring Report establishes municipal policy linkages by highlighting new initiatives and plans that will guide Whistler's future. These include Whistler 2020 as noted above, the revised Whistler Environmental Strategy, and the Integrated Energy, Air Quality & Greenhouse Gas Management Plan, among others:

- During the 2003 calendar year, the resort community considered alternative futures for Whistler as part of the *Whistler. It's Our Future* process, the visioning and strategic planning exercise that has facilitated the creation of **Whistler 2020: Moving Towards a Sustainable Future**. Whistler 2020 is a long-term, community-wide plan that sets out a shared vision of Whistler in a successful and sustainable future, and identifies strategies and actions to achieve this vision. Whistler 2020 has been developed around priorities and directions for a sustainable destination mountain resort community, including: enriching community life, enhancing the mountain resort experience, protecting the environment, ensuring the resort community's financial health and partnering for success.
- The **Whistler Environmental Strategy (WES)** was finalized and adopted by Council in 2002. WES incorporates The Natural Step Framework (TNS), a 'systems perspective lens' for looking upstream to understand and plan for a sustainable society. TNS provides four basic principles or systems conditions for making decisions to move society towards global sustainability. Key WES initiatives and monitoring efforts will occur as part of the CSP strategy implementation. The 2003-04 monitoring report has again integrated some of these core indicators to establish a baseline for measuring Whistler's performance from year to year.
- In February 2004, the RMOW released its **Integrated Energy, Air Quality & Greenhouse Gas Management Plan**, which has been developed to track and manage Whistler's energy, air quality and greenhouse (GHG) emissions. The 2003 Resort Community Monitoring Report incorporates key highlights from the energy and emissions inventory that was prepared for 2000 using fuel consumption estimates for buildings, infrastructure and transportation.

3 COMMUNITY LIFE

Strong and healthy community life is essential to Whistler's successful tourism economy and international status as a premier destination mountain resort. Whistler's dynamic population varies widely by season, day of the week and even time of the day. A small, but strong foundation of permanent residents interacts with a fluctuating mix of second homeowners, seasonal and commuting employees, and day and overnight visitors. This population mix contributes to a vibrant and enriched community experience, but also presents a complex structure for planning and decision-making.

This section provides an analysis of Whistler's population and housing characteristics, and trends for education, health care and public safety services. The composition of Whistler's total population by population segment is presented first, followed by a detailed analysis of Whistler's permanent resident base. Future population and housing projections are also provided based on historic trends and current planning documents.

3.1 Total Daily Population

The total daily population is an estimate of the total number of people in Whistler at one time, by population segment. This estimate is significant as an overall measure of the "busy-ness" of the resort community at different times, and to determine capacities required for accommodating peak demands and maintaining a high level of service for all the various services and amenities provided by the resort community.

3.1.1 Winter Season Average Daily Population

Whistler's busiest time of the year is the winter season, corresponding with Whistler's primary visitor activity, downhill skiing and snowboarding. Figure 3.1 provides an estimate of the average number of people in Whistler per day for the 2002/2003 winter season, measured from November 1, 2002 to April 30, 2003.

- The total number of people in Whistler per day for the six-month winter season averaged 31,351, 3.3 times greater than the permanent population of 9,480 residents.
- The total overnight population (permanent residents, seasonal residents, overnight paid accommodation visitors, overnight friends/relatives) averaged 26,710, and the number of additional people that were in Whistler during daytime hours only (commuting employees, day visitors) averaged 4,641.
- Whistler had a seasonal and part-time resident population of 4,558, of which 3,925 were seasonal employees requiring seasonal accommodation. The number of second homeowners in Whistler on a daily basis, included in the figure for seasonal/part-time residents, is estimated to be 633 per day on average.

- An additional 3,284 employees commuted into Whistler on a daily basis, primarily from the neighbouring communities of Pemberton and Squamish.
- The large majority of Whistler’s visitors were overnight visitors in paid accommodation (79% or 11,164 visitors per day). Day visitors represented 10% of the total visitor base or 1,357 visitors per day, and visitors staying overnight with friends and families represented 11% or 1,508 visitors per day.

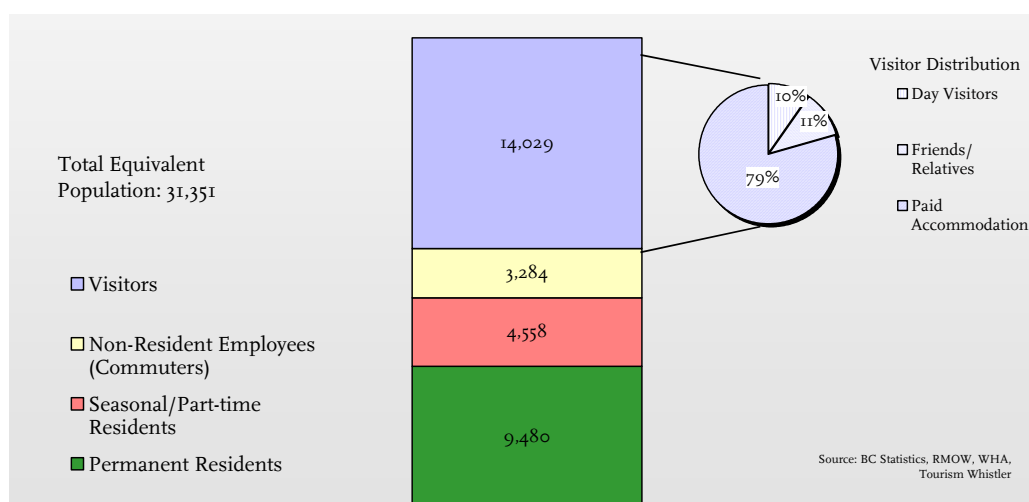


Figure 3.1 Whistler Winter Season Total Daily Population (2003/04)

3.1.2 Winter Season Peak Population

Whistler’s total population reaches its annual peak during the two-week period bracketing Christmas day. For the 2003/04 winter season, the total population during this Christmas period was estimated to reach a peak of approximately 45,000 on New Years Eve day¹.

3.2 Permanent Residents

This section presents an analysis of population growth trends, and demographic, socio-economic, and household characteristics for Whistler’s permanent resident population. This analysis also includes data for the Squamish Lillooet Regional District (SLRD) and the neighbouring communities of Squamish and Pemberton. The principal data source is the most recent Canada Census of Population and Housing conducted by Statistics Canada in 2001 and released through 2003. Annual population estimates are from BC Statistics (Appendix 1). Whistler’s permanent resident population represents all individuals who live in Whistler and consider Whistler as their usual place of residence.²

¹ Estimate generated from an analysis of annual monthly wastewater treatment data, as well as detailed visitation data.

² These estimates are based on the Census figures, adjusted to demographic, social and economic indicators, and account for the net Census undercount and non-permanent residents.

3.2.1 Population Growth Trends

- As of July 2003, Whistler’s permanent population was estimated to be 9,480.
- Whistler experienced rapid population growth between 1988 and 1998, with an average annual growth rate of 13% per year, adding 6,255 new residents overall or an average of 625 new residents per year (equivalent to 250 new households) (Figure 3.3).
- Population growth has slowed significantly over the past five years to an average rate of 1.4% per year. The 2002 and 2003 population estimates indicate a further slowing with a reported marginal increase of 0.5% or 48 residents (Figure 3.2).

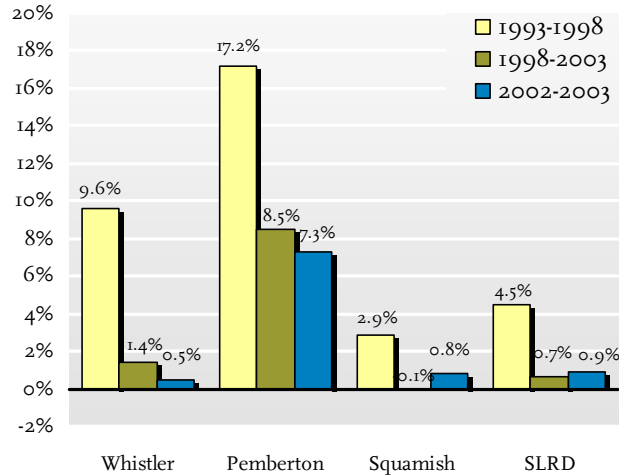


Figure 3.2 Whistler & Region Population Growth Rates (1993-2003)

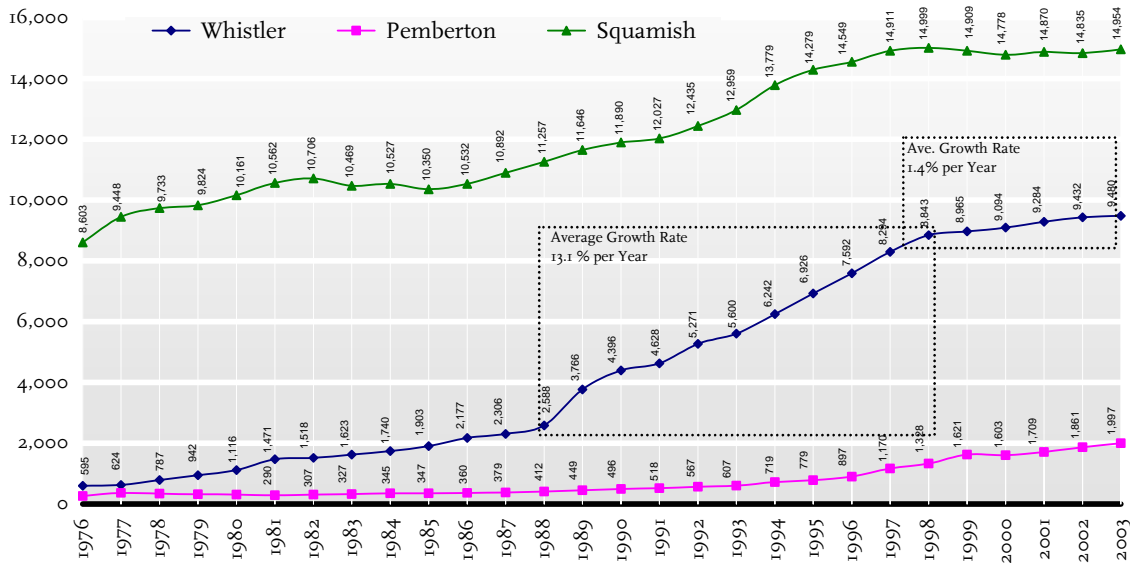


Figure 3.3 Whistler, Squamish and Pemberton Population Estimates (1976-2003)

Regional Population Density, Distribution and Growth Trends

The Resort Municipality of Whistler is part of the Squamish Lillooet Regional District, which is comprised of four member municipalities (Squamish, Whistler, Pemberton and Lillooet) and four electoral areas (Figure 3.4).

The SLRD covers a total land area of 16,694 square kilometres, and had a 2003 population of 35,179, an average of just 2.2 people per square kilometre. The SLRD sits immediately north of the Greater Vancouver Regional District, the most populated area in the Province of British Columbia with a 2003 population of 2.1 million people, and an average density of 739 persons per square kilometre over a 2,878 square kilometre area.

SLRD Population Density	Population (2003)	Land Area (km ²)	Density (Persons/km ²)
Squamish	14,954	95	156.7
Whistler	9,480	162	58.6
Pemberton	1,997	4	452.8
Total SLRD	35,179	16,694	2.1
Total GVRD	2,126,806	2,878	739

Source BC Stats and Statistics Canada

Table 3.1 SLRD Population Densities

Of the four urban centres within the SLRD, Whistler has the largest land area within its jurisdiction and the lowest average number of permanent residents per square kilometre (59).

Of the four urban centres within the SLRD, Whistler has the largest land area within its jurisdiction and the lowest average number of permanent residents per square kilometre (59).

SLRD Population Distribution	Population by Jurisdiction				% Distribution	
	1993	1998	2002	2003	1993	2003
	Squamish	12,959	14,999	14,835	14,954	47%
Whistler	5,600	8,843	9,432	9,480	20%	27%
Lillooet	1,971	2,962	2,777	2,718	7%	8%
Pemberton	607	1,328	1,861	1,997	2%	6%
Rest of Region	6,324	5,977	5,946	6,030	23%	17%
Total SLRD	27,461	34,109	34,851	35,179	100%	100%

Source BC Stats and Statistics Canada

Table 3.2 SLRD Population Distribution (1993-2003)

Between 1993 and 2003, the SLRD population grew by 28%, an increase of 7,718 new residents; 50% of this increase occurred in Whistler, 26% in Squamish, and 18% in Pemberton.

After five decades of steady population growth primarily associated with forestry, the District of Squamish experienced a net decrease of 45 residents over the five-year period from 1998 through 2003. However, Squamish continues to have the largest permanent resident base at approximately 15,000 residents (representing 43% of the total for the SLRD) and is poised for significant growth.

Pemberton continues to have the smallest population, with just fewer than 2,000 residents, but has experienced the most rapid population growth over 10 years (1993 – 2003) with an average annual growth rate of 13%.

The estimated number of employees commuting into Whistler daily in the winter season, 3,284, represents 19% of the total combined population for Squamish and Pemberton.

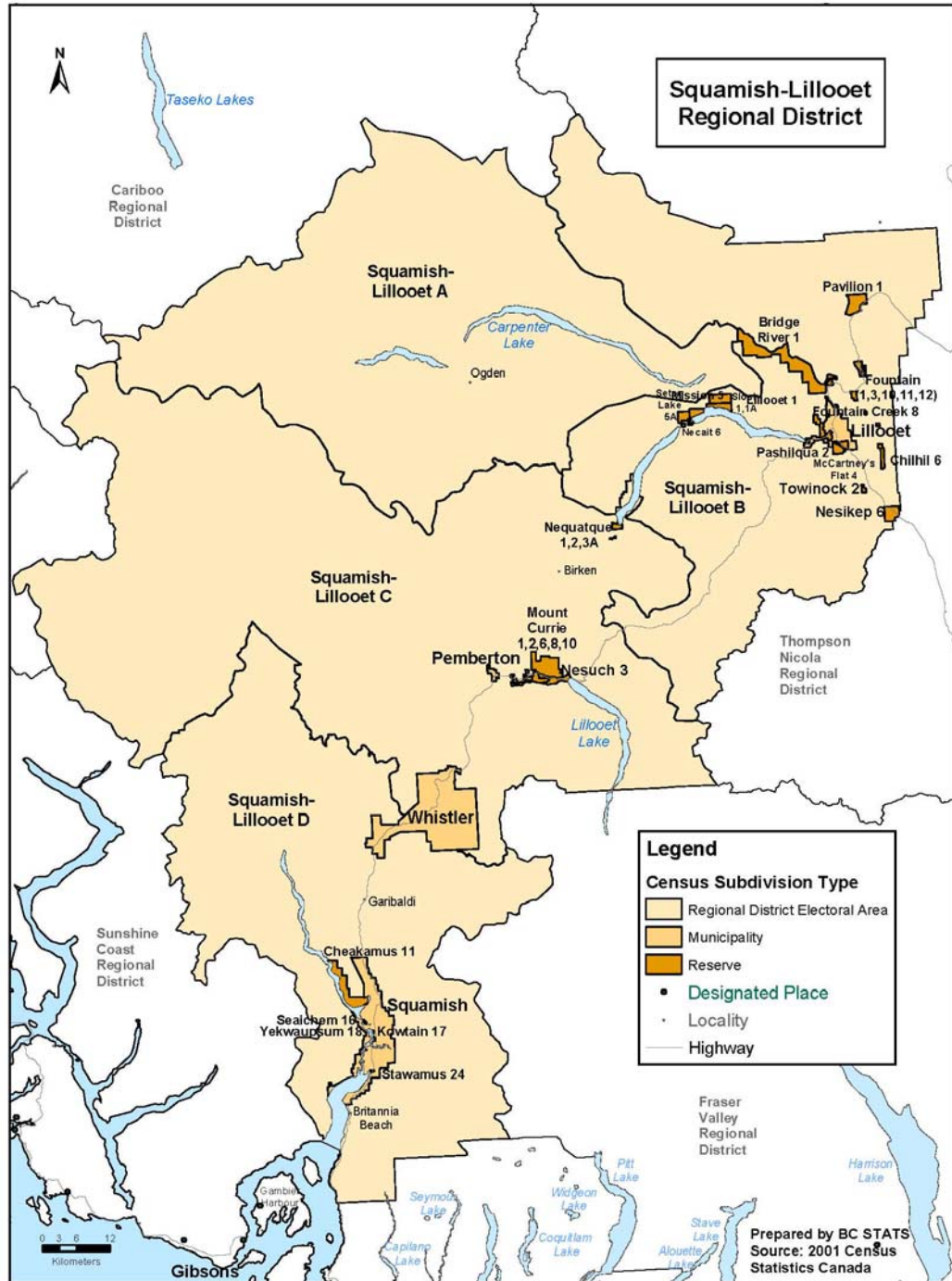


Figure 3.4 Squamish-Lillooet Regional District Area

3.2.2 Demographic & Socio-Economic Characteristics ³

This section profiles Whistler's permanent resident population, including distribution by age, marital status, mobility and labour force participation, as well as family composition, household and income characteristics.

Age Distribution

- The age distribution of Whistler residents is less balanced than is typical for the province as a whole, with fewer children, youth and seniors, and a larger percentage of young adults (Table 3.3).
- Whistler's age distribution is centered around a median age of 30 years, eight years younger than the provincial median age of 38 years.
- Sixty-four percent of Whistler's population is between 20 and 44 (16% aged 20-24), compared to 36% for the province. Fourteen percent of B.C.'s population is over the age of 65, whereas in Whistler, people aged 65 and over make up less than 3% of the population.

	RMOV	Pemberton	Squamish	B.C.
2001 Census Population	8,896	1,637	14,247	3,907,738
Median Age (Years)	30	33	36	38
Age Distribution (%)				
Age 0-19	17%	24%	30%	25%
Age 20-24	16%	5%	6%	6%
Age 25-44	48%	55%	32%	30%
Age 45-64	17%	13%	23%	25%
Age 65+	3%	2%	9%	14%

Source: Statistics Canada

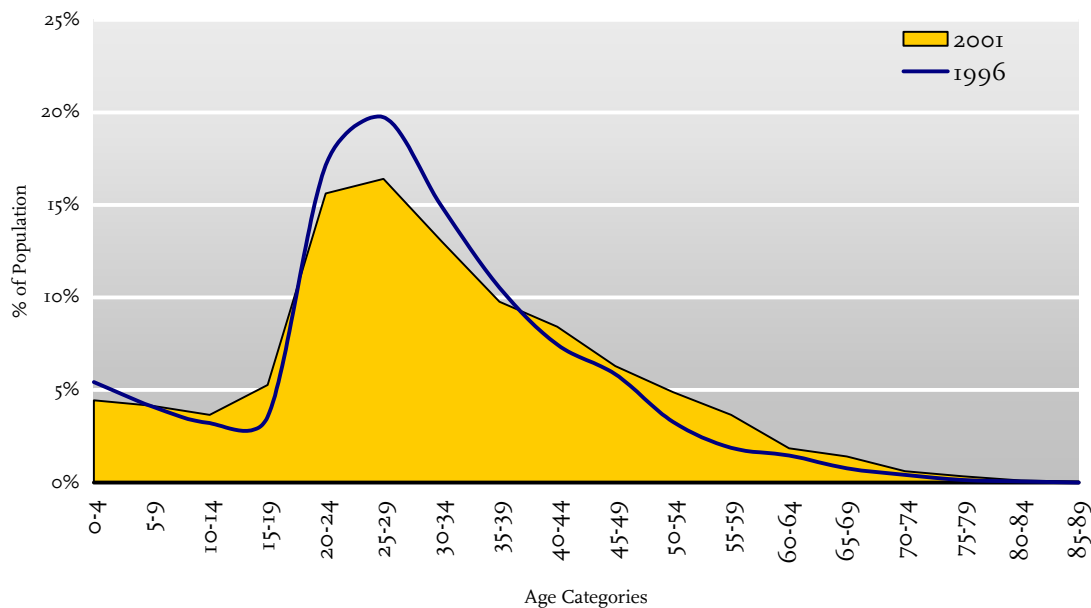
Table 3.3 Whistler & Region Population Age Distribution (2001)

- Between 1996 and 2001, Whistler experienced increases in the number of residents in each age category with the largest increase (805 residents) in the 40-64 age cohort (Figure 3.5). The largest percentage increases occurred in the 65+ (125%) and 0-19 (84%) age categories. The portion of residents between 20 and 39 years of age decreased from 62% in 1996 to 55% in 2001. Overall, Whistler's age distribution exhibited an aging population trend between 1996 and 2001; however, this trend was not as significant as

³ The Census of Population and Housing collects data on persons in Canada based on place of residence on a set date or specific point in time. The 2001 Census was conducted on May 15, 2001; The Census population counts for a particular area represent the number of Canadians whose usual place of residence is in that area, regardless of where they happened to be on Census Day. Also included are any Canadians staying in a dwelling in that area on Census Day and having no usual place of residence elsewhere in Canada, as well as those considered "non-permanent residents".

The basic unit of measurement is the dwelling. In other words, the census begins by locating all places of residence in Canada. For each "occupied private dwelling", there is one household which consists of the sum of one or more persons residing in a dwelling.

for the province as a whole. Whistler's median age increased from 29.6 to 30.2, compared to an increase from 36.3 to 38.4 for the province.



Source: Statistics Canada

Figure 3.5 Whistler Population Age Distribution (1996 vs 2001 Census)

Census Year	1996		2001	
	Population	% Total Population	Population	% Total Population
0-19 years	1,170	16.3%	1,560	17.5%
			% change 1996-2001	33.3%
			absolute increase by 2001	390
20-39 years	4,470	62.3%	4,880	54.8%
			% change 1996-2001	9.2%
			absolute increase by 2001	410
40-64 years	1,430	19.9%	2,235	25.1%
			% change 1996-2001	56.3%
			absolute increase by 2001	805
65+ years	100	1.4%	225	2.5%
			% change 1996-2001	125.0%
			absolute increase by 2001	125
Total Census Population	7,170	100.0%	8,896	100.0%

Table 3.4 Whistler Population Age Distribution Trends (1996 vs 2001 Census)

Cultural Diversity⁴

- First Nations represent 11.2% of the total SLRD population, at 3,695 permanent residents. The Squamish and Stl'atl'imx First Nations, whose extensive traditional territories encompass overlapping portions of the SLRD, are dispersed throughout the region, with communities located at Squamish, Mount Currie, Anderson Lake, Seton Lake, and the area around Lillooet and Lillooet Lake south to Harrison Lake.
- Whistler itself has a small First Nations population, increasing from 70 persons in 1996 to 115 in 2001, making up 1% of the total population in 2001. First Nations peoples, heritage and culture will have an increased prominence in the community with the development of the new Squamish-Lil'wat Cultural Centre adjacent to Whistler Village, scheduled to open in spring 2006.
- Six percent of the total permanent resident population was self-identified as visible minority - an increase from 4% in 1996 - compared to 22% for the province, 17% for Squamish and 6.5% for Pemberton.

Family & Household Characteristics

Whistler's family and household characteristics are different from those in the province overall with a large percentage of single individuals, one-person households and households comprised of non-family members and a smaller percentage of family households with children.

- **Marital Status.** In 2001, 58% of Whistler's permanent resident population over the age of 15 years was characterised as single, compared to 32% for the province (Table 3.5). The number of permanent residents married or in a common-law relationship in Whistler (32%) was far less than that in Squamish (53%), Pemberton (47%) or BC (51%) as a whole. The number of married or common-law families recorded in Whistler increased by 17% between 1996 and 2001, from 1,445 to 1,700 families.
- **Household Distribution.** One-person households and households comprised of non-family members represent 53% of all households; 27% are households with couples without children. Twenty percent of Whistler households are made up of couples with children, compared to 28% for BC, and 34% for Squamish and Pemberton.
- **Household Size.** Average household size is 2.48 persons per household, similar to that for Pemberton and B.C.; Squamish has a larger household size at 2.73 persons per household.

⁴ *Aboriginal Population Profile* figures from the 1996 and 2001 Census are based on the population reporting an aboriginal identity, referring to those persons who reported identifying with at least one Aboriginal group, i.e. North American Indian, Métis or Inuit, and/or those who reported being a Treaty Indian or a Registered Indian as defined by the Indian Act of Canada and/or who were members of an Indian Band or First Nation.

	RMOW	Pemberton	Squamish	B.C.
Legal Marital Status				
Total population 15+	7,810	1,290	11,015	3,201,665
Single	58%	42%	31%	32%
Married, Common-law	32%	47%	53%	51%
Separated, Divorced	9%	10%	12%	12%
Widowed	1%	2%	4%	6%
Households (Number)	3,585	650	5,215	1,534,335
Household Distribution (%)				
Couples with children	20%	34%	34%	28%
Couples without children	27%	28%	28%	29%
One person and other	53%	38%	38%	44%
Average Household Size (person per household)	2.48	2.52	2.73	2.55

Table 3.5 Whistler & Region Family and Household Characteristics (2001)

Mobility

- There continues to be significant movement and turnover in Whistler's permanent population as evidenced by the Census mobility data. Only 26% of Whistler residents in 2001 had the same address five years earlier, compared to 54% in B.C. as a whole. In 2001, one of every three Whistler residents lived at a different address the previous year. However, this was an improvement from 1996 when 42% of the resident population had lived at a different address the previous year.

	RMOW	Pemberton	Squamish	B.C.
Mobility Status (%)				
Same address 1 year ago	66%	66%	83%	84%
Same address 5 years ago	26%	22%	52%	54%
Different province 1 year ago	7%	3%	2%	3%
Different province 5 years ago	24%	11%	6%	10%

Table 3.6 Whistler & Region Mobility Status (2001)

Education

- Whistler's permanent residents are highly educated: 28% have a university degree and 19% have a college diploma compared to 18% and 17% provincially (Figure 3.6). Sixty-eight percent of Whistler's population aged 20 years of age or older has had post-secondary education, compared with 51% of the provincial population.

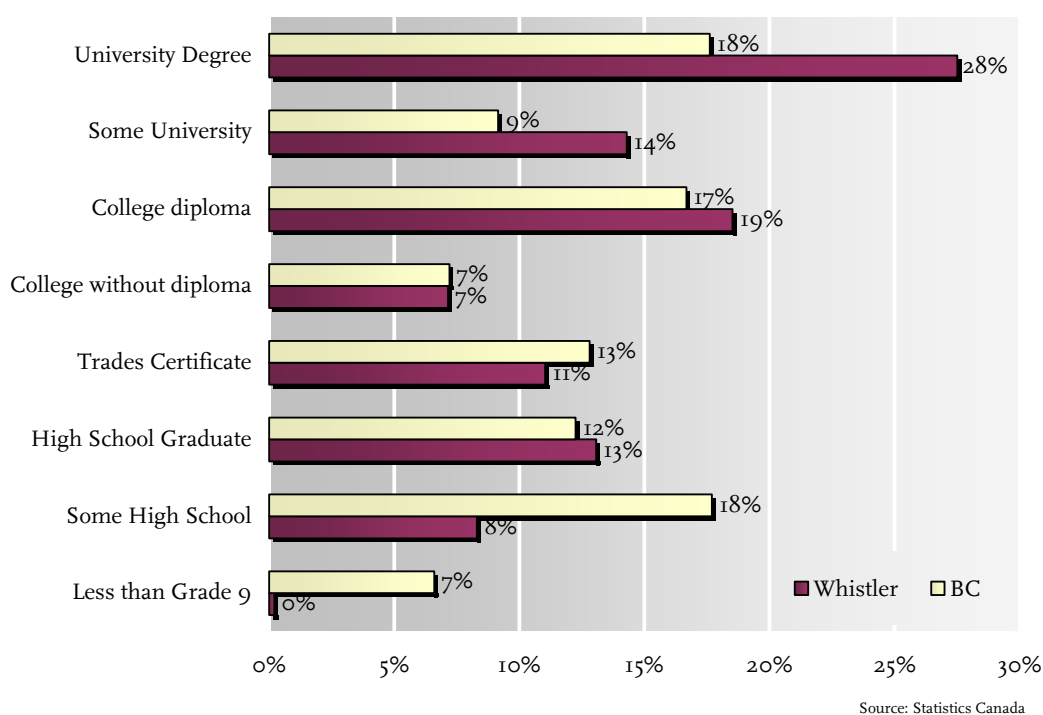


Figure 3.6 Whistler and BC, Highest Level of Schooling (2001, % Distribution)

Income Characteristics

- Incomes were higher for Whistler residents and households as compared to the province and neighbouring communities. The median⁵ per capita income of Whistler residents was \$27,116, 23% (or \$5,021) greater than for B.C. (Table 3.7). Median family income for couple families was \$75,852, 26% (or \$15,574) greater than the median income for B.C. families. Median household income for all Whistler households was \$58,906, \$12,104 or 26% greater than for B.C. households.

Census Income - 2001	RMOW	Pemberton	Squamish	B.C.
Median Per Capita Income	\$27,116	\$30,008	\$26,046	\$22,095
Median Family Income				
Couple Families	\$75,852	\$64,816	\$68,256	\$60,278
Lone-parent Families	\$38,630	\$40,268	\$31,750	\$30,070
Median Household Income				
All Households	\$58,906	\$53,347	\$57,058	\$46,802
One-person Households	\$30,718	\$27,329	\$29,712	\$23,703
Two-or-more person Households	\$72,340	\$64,987	\$66,482	\$57,773

Statistics Canada 2001

Table 3.7 Whistler & Region – Income Characteristics (2001)

⁵ Median is an alternate measure of ‘averageness’. Median income of a specific group is that amount which divides their income size distribution into two halves (below and above the median). The average or arithmetic mean is calculated by dividing the sum of included categories by the number of included categories. Statistics Canada, Census of Population and Housing.

- Taxable Returns.**⁶ Personal taxation statistics from B.C. Statistics indicate that over the past decade, the average taxable income of Whistler residents has increased steadily; by 2000, the average income based on taxable returns was \$41,959, 3% below the provincial average of \$42,121 (Figure 3.7). While average Whistler taxable returns were generally on par with the provincial average, median total income reported in the Census (\$27,116) was approximately \$14,800 lower. The average income figures may be skewed by very high income earners provincially and seasonal resident reported incomes in Whistler.
- Of taxable income earners, both male and female Whistler residents earned a higher income than their provincial counterparts. In Whistler the average income in 2000 for all tax filers was \$39,960 for males and \$28,039 for females, compared to \$36,256 for males and \$23,154 for females in B.C.

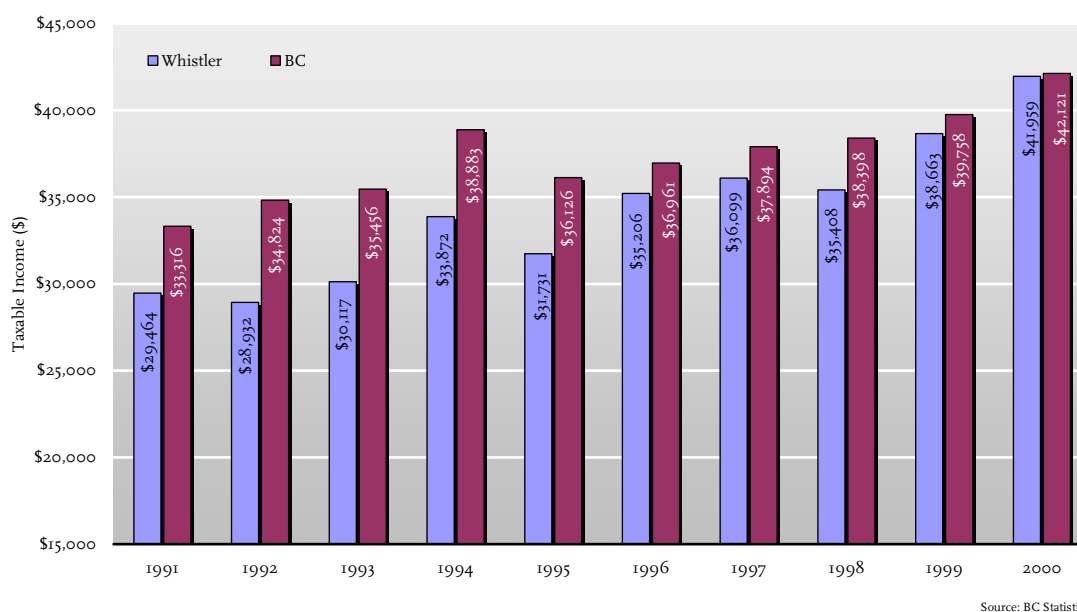


Figure 3.7 Whistler and BC – Total Taxable Returns (1991 – 2000)

3.2.3 Housing Characteristics

Canada's Census of Population and Housing also provides an estimate of the total number of occupied private dwellings and their distribution by tenure, age and average market value. Unless otherwise noted, the following housing statistics draw on 2001 Census data presented in Table 3.8.

- Occupied Private Dwellings.**⁷ Approximately 3,585 private dwellings were occupied by permanent residents, an increase of 710 from the 1996 figure of 2,875.

⁶ 2000 personal taxation statistics based on Canada Customs and Revenue Agency data; BC Statistics.

⁷ An occupied private dwelling refers to a private dwelling in which a person or a group of persons are permanently residing. Also included are private dwellings whose usual residents are temporarily absent on Census Day. The dwelling counts refer to the total private dwellings in Canada occupied by their usual residents, as well as temporary or foreign residents. The dwelling counts do not include collective dwellings, which are dwellings of a commercial, institutional or communal nature. The

- **Tenure.** Although, resident home ownership in Whistler is lower than other communities in the SLRD and the province as a whole, there has been a significant increase in the percentage of owner-occupied dwelling units between the 1996 and 2001 census. In 2001, 54% of Whistler's private dwellings enumerated were owner-occupied compared to 42% in 1996. The home ownership rate was 68% for Pemberton, 72% for Squamish and 66% for B.C.
- **Age of Housing Stock.** The majority of Whistler dwelling units (62%) occupied by permanent residents was constructed prior to 1991, while the remaining 38% were constructed between 1999-2001. Seventy-five percent of Pemberton dwellings were built within the last three years; 25% were more than 10 years old.
- **Average Market Value.**⁸ According to the 2001 Census, the average market value for a Whistler dwelling was \$568,664, an increase of 44.5 % from the previous 1996 Census year, and 2.5 times greater than the 2001 provincial average of \$230,645 per dwelling. For Pemberton the Census data showed a 22% increase between 1996 and 2001, from \$187,668 to \$229,429. The data showed a 6% decrease for the District of Squamish, from \$212,063 to \$200,237, a trend that has since been reversed with strong growth in prices in 2003.
- **Housing Payments.** Between 1996 and 2001, the average gross monthly (mortgage) payment for an owner-occupied dwelling in Whistler increased by 17% from \$1,303 to \$1,528 per month (69% more than the average B.C. monthly payment of \$904), attributable to the higher sale prices and mortgaged amounts. The average payment for Squamish is \$964 and Pemberton is \$1277. Forty percent of owner-occupied households spent 30% or more of their household income on shelter in 2001.
- **Rental Payments.** Whistler's average rental payments followed a similar trend, with a 17% increase from \$995 in 1996 to \$1,169⁹ in 2001 (56% more than the 2001 average for B.C. of \$751). In Squamish, the average rent in 2001 was \$780 per month, and in Pemberton it was \$895 per month. According to the 2001 Census, 41% of tenant households spent 30% or more of their household income on shelter.

population in collective dwellings is, however, included in the total population counts. Further information and data can be obtained directly from the Statistics Canada.

⁸ 2001 Census data for the market value of Whistler dwellings can be contrasted with the average assessed value for single-family residence (\$1.16 million in 2004) and the average market sales price of a single-family residence (\$1.4 million in 2004). By the first quarter of 2004, the *median* market price for a single-family dwelling was \$2,125,000, an increase of 84% over the same period in 2003. See Section 4.4.2 of the 2003-04 Resort Community Monitoring Report for additional information.

⁹ The RMOW also reviews rental accommodation rates on a quarterly basis using advertised asking price listings in local newspaper ads. A one-bedroom unit monthly rental of \$1000 was reported for the first quarter of 2004.

	RMOW	Pemberton	Squamish	B.C.
Dwellings (Number)	3,585	650	5,210	1,534,335
Housing Tenure				
% Owned Dwellings	54%	68%	72%	66%
% Rented Dwellings	46%	31%	27%	33%
<i>Total Dwellings</i>	3,585	650	5,215	1,534,335
Average Market Value (\$)	\$568,664	\$229,429	\$200,237	\$230,645
Average Monthly Payments for owner-occupied dwellings	\$1,528	\$1,277	\$964	\$904
Average Gross Monthly Payment for Rented Dwellings	\$1,169	\$895	\$780	\$751
Age of Housing Stock				
Dwellings constructed pre 1991	62%	25%	74%	78%
Dwellings constructed 1999-2001	38%	75%	26%	22%

Table 3.8 Whistler & Region Housing Characteristics (2001)

3.3 Employee Population

Whistler's employee population is comprised of permanent resident employees, commuting employees and a seasonal work force that peaks in the winter season. The total employee population is significant as it ties directly to Whistler's priority of Enriching Community Life and the overall goal of maintaining 75% of employees living in the resort community.

The WHA provides an annual estimate of the total number of full-time equivalent winter season employees based on its annual surveys of local businesses and organizations. Surveys are conducted prior to and after each season to provide estimates of both projected employee needs and the actual number of employees. The surveys also track information on the employees' place of residence and on reported employee shortages. The data augments the Census labour force and employment figures presented in Section 4.

3.3.1 Employee Population Trends

- The total number of employees working in Whistler in the 2003/04 winter season was 14,100, representing an overall increase of 1,600 employees since 1998/99 (Figure 3.8).
- Over the last several years, growth in the winter workforce population has slowed. The 2003/04 employee population of 14,100 was 400 employees (2.7%) less than in 2002/03. A 1.7% increase has been projected for the 2004/05 winter season, for a total of 14,200 employees.

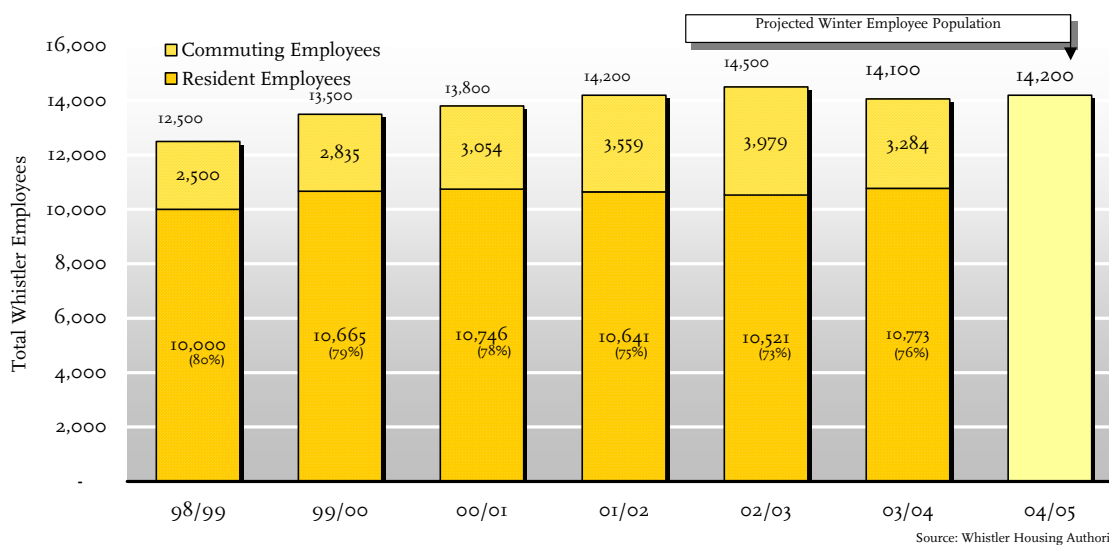


Figure 3.8 RMOW Employee Population Trends (1998/99 – 2003/04)

- Place of Residence.** As the total number of winter season employees grew each year between 1998/99 and 2002/03, the proportion residing in Whistler decreased from 80% to 73% (Figure 3.8). This trend was reversed in 2003/04 when the total number of employees decreased by 400 from the previous year and the percentage residing in Whistler increased to 76%. In 2003/04 10,773 employees resided in Whistler and 3,284 employees commuted. The total number of employees living in Whistler over the last five seasons, 1999/2000 to 2003/04, has averaged 10,670 and has not varied by more than 2%.
- Reported Employee Shortage.** The 2003/04 WHA survey reported 300 full time equivalent unfilled employment positions; eight in ten employers or 80% were unable to achieve full staffing levels. Employee shortages reached a peak during the winter of 1999/00 when businesses reported a shortage of over 600 employees. This figure decreased to 315 employees in 2000/01, 272 in the winter of 2001/02 and 182 in 2002/03.

3.4 Accommodation & Housing

To meet the priority of Enriching Community Life, the resort community endeavours to provide a wide range of housing types at different affordability levels in liveable homes and neighbourhoods. This section highlights Whistler's current inventory of market and resident restricted housing by accommodation type. This inventory also includes commercial accommodation units that serve visitors.

3.4.1 2003 Accommodation Inventory

Since its inception in 1990, the Accommodation Land Use Inventory has been used as a monitoring tool to track Whistler's annual accommodation capacity in terms of both dwelling units and bed units¹⁰. The results of the Accommodation Land Use

¹⁰ Bed units represent the servicing and facility requirements for one person and are assigned to residential lands based on the use and density permitted under existing zoning and land use regulations, as defined in Section 3.4 of the RMOW Official Community Plan (OCP). The bed unit concept is also used to monitor and assess future community growth and residential development

Inventory, updated to December 31, 2003, present developed and remaining undeveloped dwelling and bed units by residential class, based on a detailed review of building and development permits as well as Council-approved rezonings and subdivisions (Appendix 2).

Developed Dwelling and Bed Units

The accommodation inventory is updated annually to reflect changes in both *developed* and *undeveloped* dwelling units and bed units by residential class. The conversion of dwelling units to bed units as established by the RMO *Official Community Plan* is presented in Table 3.9. A unit is considered to be developed once it has passed building inspection for vapour barrier; an undeveloped bed unit is defined as one that has been approved by zoning or has been committed to by Council but has yet to be constructed.

Although the bed unit inventory does not track auxiliary residential units (suites), estimates based on a 1998 WHA suite inventory and recent building records, indicate that approximately 750 auxiliary suites provided additional dwelling unit capacity in Whistler in 2003 (see Figure 3.11).

- As of December 31st, 2003, Council had committed 15,970 dwelling units (including employee restricted¹¹ units) or 55,087 bed units, to development (Table 3.9). While the overall inventory of developed and committed bed units decreased due to the revisions undertaken in 2004¹², the updated inventory presents a picture of Whistler's current accommodation capacity and remaining development potential.

OCP Bed Unit Allocations		
Unit Type	Unit Size (sq. m.)	Number of (Bed Units)
Detached Dwelling	N/A	6
Duplex Dwelling	N/A	12
Dormitory Bed	N/A	0.5
Multiple Residential Dwelling Units	0 - 55	2
	55 - 100	3
	100+	4
Commercial Accommodation: Guest Room, Sleeping Unit, Dwelling Unit	0 - 55	2
	55 - 100	3
	100+	4
Pension Guest Room Bed and Breakfast Campsite	N/A	1.5
	N/A	6
	N/A	1

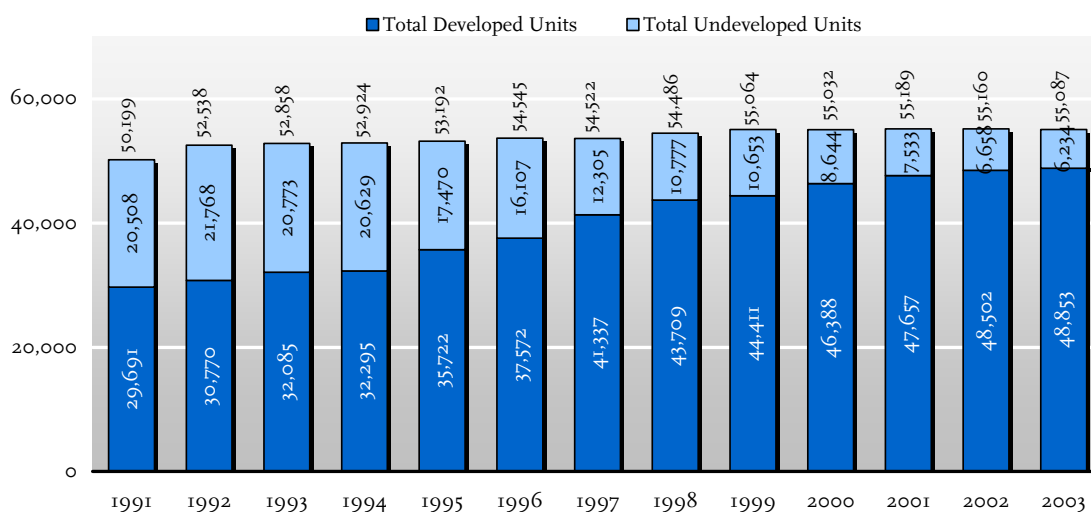
Table 3.9 OCP Bed Unit Calculations.

based on growth management policies in the OCP and the RMO *Comprehensive Development Plan* (CDP).

¹¹ "Employee Restricted" is used interchangeably with resident restricted housing. An employee is defined as an individual either employed or self employed and whose place of employment is situated in the boundaries of the Resort Municipality of Whistler and includes an individual who has ceased active employment but who was employed or self-employed within the boundaries of the Municipality for five of the six years prior to ceasing employment (RMO *Zoning & Parking Bylaw* 303, 1983).

¹² Accommodation Land use Inventory revisions undertaken in 2004 include the removal of 28 caretaker suites in Function Junction (auxiliary suites are not tracked in this inventory), revised employee bed unit calculations to reflect OCP bed unit methodology, and updated development data and revised bed unit allocations to reflect new subdivision areas.

- Approximately 89% of the total number of allocated bed units has been developed (48,853 bed units), leaving 6,234 committed but unbuilt bed units for development, including resident restricted units. Approximately 452 dwelling units (1,215 bed units) were under construction in 2004.
- The pace of residential development in Whistler has slowed over the last five years. The number of bed units developed in 2003 was 623¹³, compared to the five-year average of 1,029 bed units developed per year between 1998 and 2003, and 2,003 bed units per year between 1991 and 1998 (Figure 3.9). The all-time high was 3,765 bed units in 1997.



Source: RMOW Planning Department

Figure 3.9 Bed Unit History (1990-2003)

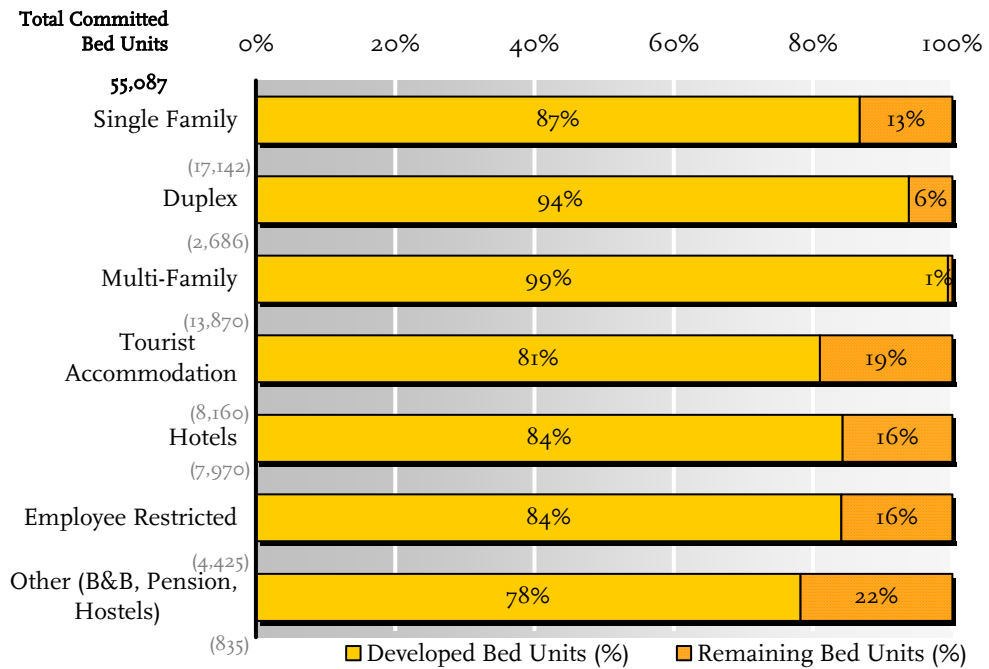
- Single-family residences represented the single largest category of developed bed units (30%), followed by multi-family bed units (28%) and a large stock of commercial accommodation (27%), including tourist accommodation (13%) and hotels (14%) (Table 3.10).
- While single-family residences represented 30% of the total developed bed unit inventory, this accommodation type represented just 18% of the total number of developed *dwelling units*.

Accommodation Type	Dwelling Units			Bed Units		
	Developed	Remaining	Total	Developed	Remaining	Total
Single Family	2,477	380	2,857	14,862	2,280	17,142
Duplex	429	28	457	2,518	168	2,686
Multi-Family	3,771	22	3,793	13,780	90	13,870
Tourist Accommodation	2,399	497	2,896	6,608	1,552	8,160
Hotels	3,281	564	3,845	6,713	1,257	7,970
Employee Restricted	1,214	258	1,472	3,720	705	4,425
Other (B&B, Pension, Hostels)	572	78	650	653	182	835
Total by Class	14,143	1,827	15,970	48,853	6,234	55,087

Table 3.10 Dwelling Unit & Bed Unit Summary By Residential Class (2003)

¹³ The numerical difference between the total number of developed bed units in 2003 (48,853) and that for 2002 (48,502) was 351, however a number of revisions were made to the 2003 inventory that account for this discrepancy (see previous footnote).

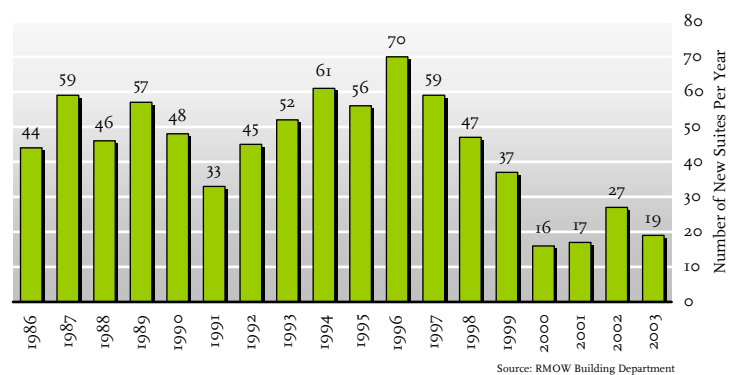
- Approximately 58% of the developed multi-family units are zoned to allow both residential and tourist accommodation use, representing an additional 7,982 bed units that are available to accommodate Whistler visitors. Added to the total number of developed tourist accommodation units (6,608) and hotel units (6,713), Whistler has a developed commercial accommodation capacity of approximately 21,313 bed units, with a remaining inventory of 2,861 undeveloped commercial bed units. The total commercial accommodation capacity represents approximately 45% of the total inventory of developed and undeveloped bed units.



Source: RMOW Planning Department

Figure 3.10 Developed and Remaining Bed Units by Type (2003)

- Whistler had an inventory of 3,720 developed employee bed units (1,214 dwelling units¹⁴) as of year-end 2003, with 705 remaining employee bed units committed to development (see Section 3.4.2).



Source: RMOW Building Department

Figure 3.11 Annual Auxiliary Suite Construction (1986-2003)

¹⁴ The Accommodation Land Use Inventory does not include auxiliary residential suites, whereas employee restricted suites are tracked in the WHA inventory. This accounts for the difference between the number of developed employee dwelling units reported in the 2003 Accommodation Land Use Inventory (1,214), and the number reported in the WHA Inventory (1,334).

- Auxiliary Suites.** Whistler has a total of approximately 750 auxiliary residential suites, as indicated by a WHA suite inventory conducted in 1998 and updated with recent building records. An annual average of 20 auxiliary suites per year have been approved for construction over the last four years, compared to 53 per year the previous 4 years between 1996-1999. A total of 19 new suites were approved in 2003, 8 fewer than 2002 (Figure 3.11). The largest annual increase in new suites occurred in 1996, when 70 new suites were approved.

Remaining Development Potential By Type

- Single-Family.** Single-family dwellings represent the largest single category of remaining bed units at 37% (or 2,280 bed units) of the total remaining 6,234 undeveloped bed units (Figure 3.12). Over the last three years, an average of 250 single-family bed units were developed each year (approximately 60 dwelling units). At this development rate, the remaining single-family units would be absorbed in just under 10 years.

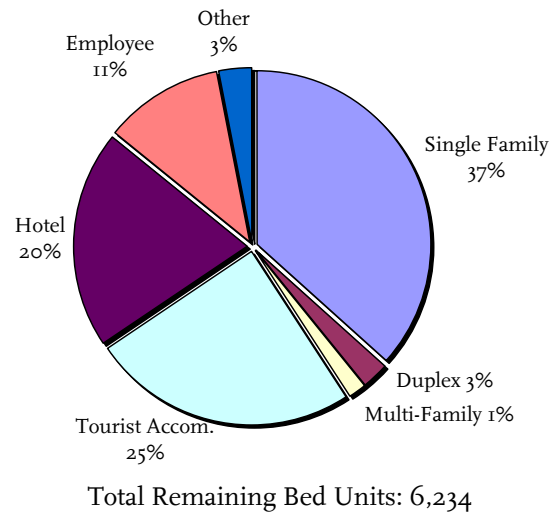


Figure 3.12 Remaining Bed Units By Residential Type (2003)

- Hotel and Tourist Accommodation.**¹⁵ Hotel and tourist accommodation development account for approximately 45% or 2,809 bed units of the total remaining committed and undeveloped bed units. By the end of 2004, 1,151 hotel and tourist accommodation bed units will be developed at the Four Seasons Hotel and Residences, Pan Pacific II and Crystal Lodge renovation. The Nita Lake Lodge and the single-family residential tourist accommodation development currently under construction, represent another 243 undeveloped bed units that will be completed in 2005. Another 179 bed units are slated for construction in 2005 at the Hillside Lodge in Whistler Creek. At that time, the only remaining committed hotel and tourist accommodation bed units will be the Hyatt site (by Montebello), the Shoestring Lodge, Blueberry Lot 12 and Lots 8 and 9 in Village North.

¹⁵ “Hotel” is defined as any commercial accommodation with full-service hotel facilities, while “Tourist Accommodation” is classified as any commercial accommodation subject to a Phase II rental pool covenant without full-service hotel facilities. Commercial accommodation offers short-term lodging with a guest registry and lobby facilities and a rental pool covenant. Phase II rental pool covenants limit the owner’s use to a maximum of 8 weeks per year, and the remaining time must be placed in a rental pool.

- **Resident-restricted beds.** Resident-restricted bed units represent 11 percent (or 705 bed units) of the total remaining committed development potential. By the end of 2004, 64 employee bed units will be developed at the Four Seasons Hotel, followed by another 140 bed units to be developed in 2005/06 on the Blackcomb Benchlands (Blackcomb Staff Housing). The remaining 500 committed employee bed units are allocated to the Cedar Glen project in Spring Creek, the Hyatt site (by Montebello) and Nita Lake employee housing.
- As of December 31, 2003, Whistler's inventory of committed duplex and multi-family bed units had almost been built out, leaving 168 duplex bed units (14 dwelling units) and 90 multi-family bed units (22 dwelling units), together representing 4% of the total remaining undeveloped bed units (Figure 3.10).

3.4.2 Resident Housing

Housing the majority of Whistler's workforce in liveable homes and neighbourhoods is essential to maintaining a vibrant and socially sustainable community. This section examines the availability of resident housing in the resort. The RMOW is currently conducting a housing needs assessment to delineate the requirements for further employee housing developments to meet Whistler's housing objectives.

Resident Restricted Housing

The WHA actively pursues the production and preservation of resident employee restricted housing to sustain a range of affordable housing options for Whistler's active and retired workforce.¹⁶ The WHA maintains a chronological list of resident-restricted housing options available in Whistler, including the housing form, date of construction, tenure and type of restriction (Appendix 3).

- As of December 31st 2003, the WHA reported that a total of 1,334 resident restricted dwelling units¹⁷ (equal to approximately 3,984 employee bed units comprising 1,969 rental and 2,015 owned beds) were available to Whistler employees. All of these resident restricted units have various price and covenanted tenure restrictions.
- Resident-restricted housing provides a range of housing options, from single-family homes and duplexes to townhome and apartment residences. Forty-seven percent (633 dwelling units) of resident restricted dwelling units are apartments, the majority of which are rented and range from 450 square foot studios to 1,300 square foot units; another 484 townhouse units represent 36% of the total 1,334 dwelling units, ranging from 500 to 1,700 square feet, and the majority are owned. In 2003, the last phase of the Bear

¹⁶ To support this effort, the WHA conducts ongoing research to understand and monitor community housing needs. Seasonal work force statistics are compiled as part of the Whistler Housing Needs Assessment Survey conducted each summer to assess the housing needs of Whistler's employers and employees. The most recent 2003 Whistler Housing Needs Assessment Survey Report was conducted by Points of View Research & Consulting Ltd., August 18, 2003.

¹⁷ The Whistler Housing Authority employee bed unit calculation estimates the actual number of employees at 1.5 employees per bedroom, which is consistent with their employee surveys. This methodology for calculating employee bed units is slightly different from the OCP bed unit calculation, which is based on accommodation type and size (see Section 3.4.1 of this document).

Ridge townhomes in Spring Creek provided an additional 40 dwelling units to the inventory.

- Single family residences (74 dwelling units) and duplexes (12 dwelling units) makes up 6.4% of the total inventory. The single-family units are located in Lorimer Ridge, Millar's Pond, Barnfield Farm and Spruce Grove and were built in the mid to late 1990s. The Beaver Flats duplexes were built in 2001.
- The remaining inventory of resident restricted units is comprised of auxiliary suites and units located within hotel developments. There are 81 suites in Nesters Hill, the Glades and Spring Creek, built in 2002 and 2003. An additional 41 resident restricted units are located within hotel developments, including 16 units in The Four Seasons Hotel completed in 2003, as well as units in the Cascade Lodge, Summit Lodge and Westin Hotel. A further 14 units are to be located within the new Pan Pacific II Hotel, which is currently under construction. There are also ten dormitory-style accommodation units located in the Blackcomb Lodge Gatehouse.
- The WHA maintains two waitlists for eligible residents to rent and to purchase resident-restricted units. As of October 1, 2004, the waitlist to purchase resident restricted housing reached an all-time high of 415 applicants. The waitlist represents at least 800 residents, and is a solid indicator of the continued need for affordable resident housing in Whistler.
- According to employers within the resort community, a lack of affordable housing and a shortage of skilled employees or qualified candidates continue to contribute to employee shortages in Whistler. An estimated 24% of local employers secured or assisted in the provision of housing for their employees during the 2003/04 winter season – four percentage points less than the 2002/03 season.
- In 2001, approximately half of the employee respondents in the WHA Resident Housing Needs Assessment spent more than 30% of their income on rent¹⁸, and 22% of the respondents spent more than 40% of their income on rent.

Market Housing

In addition to resident restricted housing stock, the private housing sector plays an important role in housing the Whistler workforce. The Housing Information Report and community-based survey¹⁹ commissioned by the WHA in the winter of 2004 provides additional insight into private sector resident housing trends. Key findings from this study are provided below:

- **Resident Ownership.** Twenty-eight percent of Whistler property owners reside in the community based on current property mailing addresses, while the remaining 72% live outside of Whistler.²⁰

¹⁸ An expenditure of more than 30% of annual income on rent is considered the 'affordable housing' threshold by the Canadian Mortgage & Housing Corporation.

¹⁹ Housing Information Report 2004, global FRAMEWORKS Ltd. & Terra Housing Consultants Ltd., June 2004.

²⁰ This calculation was based on the registered mailing address of Whistler property owners based on BC Assessment figures for 2003.

- Of Whistler's current inventory of 2,906 single-family and duplex dwelling units (2,477 single-family and 429 duplexes), an estimated 2,300 private sector homes (2,000 single family; 300 duplexes) currently house Whistler employees.
- **Household Occupancy.** Of the 466 Whistler households that responded to the survey, 429 households were occupied by full-time residents, of which 92% housed a Whistler employee. The greatest proportion of surveyed homes were occupied by both tenants and homeowners (38%), followed by those occupied solely by homeowners (35%), and 19% were occupied only by tenants.
- **Secondary Suites.** Fifty percent of all surveyed households (234) had a secondary suite, including 54% of single-family homes and 18% of duplexes. Secondary suites house 25% of all surveyed residents, while the remaining 75% occupied the main part of a house. The average household size in a suite is 1.8 persons/household compared to 3.1 persons/household for the main part of a house.

3.5 Population & Housing Projections

Future population, employment and housing projections were prepared for Whistler's Comprehensive Sustainability Plan. These projections take into consideration various trends and factors affecting the resort community, as well as the objectives and future policies of the resort community as represented in its preferred vision for the future. Regional population growth projections, including projections for Whistler, have also recently been prepared by the SLRD as part of the process to prepare the regional growth strategy. This section presents these projections for the future, starting with the SLRD regional projections, followed by projections developed for the CSP.

3.5.1 SLRD Growth Projections

In July 2004, the SLRD resolved to undertake a regional growth strategy to develop a strategic vision for the region and to proactively manage a unique combination of challenges and opportunities. These include massive growth pressures in Squamish and Pemberton; significant infrastructure and real estate investment associated with the 2010 Winter Olympic and Paralympic Games (including major upgrading of the Sea to Sky Highway and new Nordic facilities in the Callaghan Valley); the promotion and development of Crown lands by the province and its agencies; and First Nations leadership in land and resource management of traditional territories in the region (including 1200 acres in Porteau Cove, 300 acres allocated in the 2010 Shared Legacy Agreement and lands exchanged for Highway 99 improvements).

The population projections for the SLRD Regional Growth Strategy indicate that:

- The SLRD population is projected to grow to 68,153 residents by 2031, a doubling of the current population with an associated housing need for up to 15,459 additional dwelling units. This projection shows a gradual increase in the annual growth rate from less than 1% in the near term to approximately 2.8% per year by 2016 before declining to 2.2% by 2031.

- Population growth for Whistler is projected at an annual growth rate of 2.29%, for a total projected municipal population of 22,234 in the year 2031 (Figure 3.13).
- Population growth for Squamish is projected at a growth rate of 1.87% per year, and for Pemberton at 2.34% per year.
- The projections recognize that the distribution of future population growth in the Sea to Sky Corridor may be affected by Whistler’s growth management policies and its objective to house 75% of its employees within the resort community.

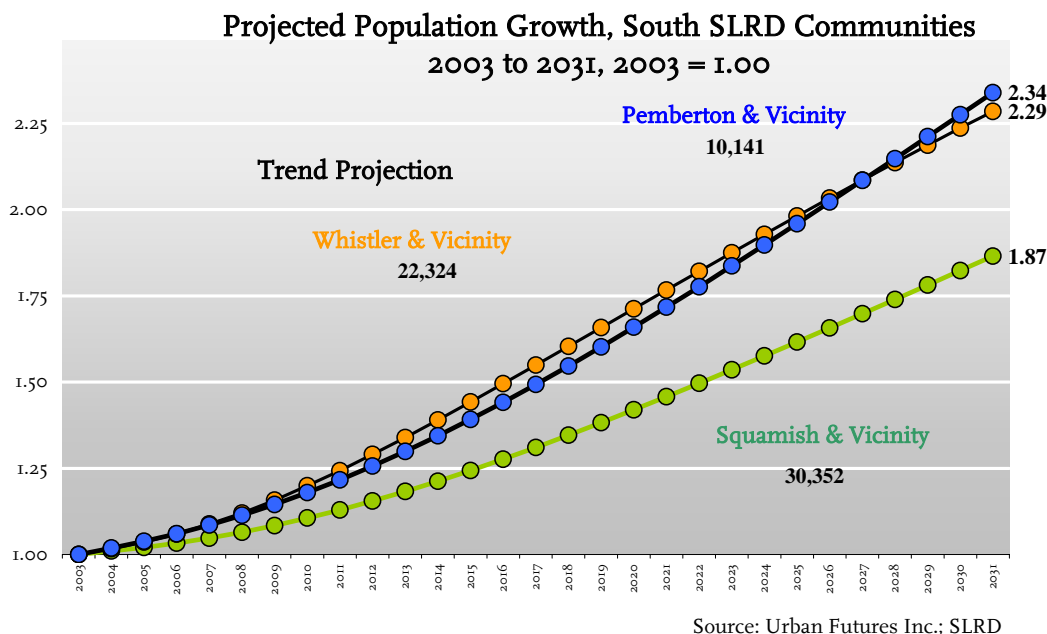


Figure 3.13 SLRD Projections (2001-2031)

3.5.2 Whistler CSP Population, Employment and Housing Projections

Projections of Whistler’s population, employment, visitors and housing units for 2020 were prepared for the draft Comprehensive Sustainability Plan. These projections are presented in Table 3.11 along with figures for the analysis base year 2001. Current estimates are also provided for comparison. The projected buildout of future housing and accommodation, expressed in bed units, is presented by five-year interval in Figure 3.14.

- **Population.** Whistler’s permanent population is projected to grow from the 2003 figure of 9,480 to 15,000 in 2020, representing an average growth rate of 2.7% per year. The 2020 figure projects 10,700 resident employees and family, and 4,300 non-working permanent residents. The factors contributing to this population growth include the buildout of Whistler’s remaining development potential; an increasing number of non-working residents and second homeowners retiring in Whistler and a projected increase in the number of resident employees, which is described below.

- **Employees.** Whistler’s peak winter season employee population is projected to grow from the current 14,100 to 17,650 in 2020. Applying Whistler’s 75% housing objective, the number of employees living in the community during the winter season will grow to 13,200 and the number of commuting employees will grow to 4,450. Projected growth in the number of employees is associated with a projected increase in annual visitors (20% from 2001), and additional employees required to serve future projected residential development.
- **Resident Housing Requirements.** The CSP projects a potential need for up to 7,400 bed units or approximately 1,800 additional dwelling units, to house 75% of Whistler’s employees in 2020. This need is primarily related to replacing the “leakage” or loss of market housing that currently houses resident employees. This leakage is estimated at 4,240 bed units or approximately 1,000 dwelling units.

Whistler CSP Projections Population, Employment, Housing	CSP Base Year 2001	CSP Blended Future	Current Estimates 2003
Permanent Population Consisting Of:	9,900	14,996	9,480
• Employees and family	8,288	10,696	--
• Non-working residents	1,612	4,300	--
Peak Winter Season Jobs	13,716	17,646	14,057
• Resident Employees	9,397	13,179	10,773
• % Living In Whistler	69%	75%	76%
• Commuting Employees	3,270	4,467	3,284
Peak Winter Season Total Daily Population			
• Total Overnight	26,436	34,088	26,710
• Overnight + Day Only	31,041	35,630	31,351
Annual Visitors	2,043,400	2,452,100	1,901,423
• % Change Over 2001	--	20%	-7%
Total Bed Units Potential Consisting Of:	55,500	62,900	55,087
• Committed Developed	47,675	55,500	48,853
• Committed Remaining	7,825	--	6,234
• Additional Resident	--	6,650	--
• Additional Market Lands	--	750	--
Developed Bed Units (by type)			
• Tourist Accommodation	13,500	16,700	13,974
• Market Units (excl. TA)	30,650	34,200	
• Employee Restricted	3,525	12,000	3,720

Source: *Whistler-Quest Model Documentation, May 2004*, Envision Sustainability Tools

Table 3.11 CSP Population, Employment, Visitor & Bed Unit Projections

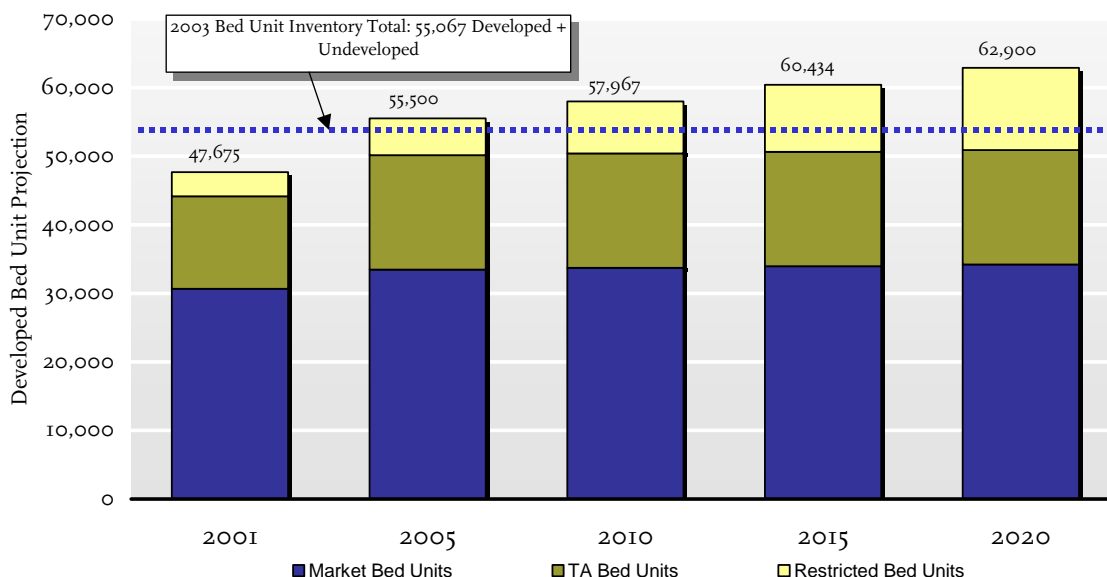


Figure 3.14 Whistler Developed Bed Unit Projections (2001-2020)

3.6 Education, Health & Safety

Whistler’s educators, child and health care professionals and public safety officers support health and well-being in the resort community. The following section highlights a number of education, health and safety related indicators such as school and day care enrolment, Whistler Health Care Centre data, crime statistics and selected municipal bylaw enforcement.

3.6.1 School & Day Care Enrollment

Whistler’s student population is primarily accommodated within two elementary schools and a secondary school administered by the Howe Sound School District No. 48, which spans from Squamish to Pemberton. Whistler’s public school system is complemented by a number of alternative private school programs, including the Waldorf-inspired Alta Lake School, Gleneden Elementary, the Adult Learning Centre, several preschools/daycares and language schools.

RMOW TOTAL STUDENT 2003 POPULATION	822
% OF DISTRICT POPULATION	18.4 %
Avg. Annual % Change 1992-1998	36.9%
Avg. Annual % Change 1998-2003	-2.1%
RMOW STUDENT DISTRIBUTION	% Total
Kindergarten (55)	6.6 %
Grades 1-7 (485)	59 %
Grades 8-12 (282)	34.4 %
Adult Learning	37 for SD48

Source: Howe Sound School District No. 48

Whistler School Enrollment

- Whistler’s student population has declined by 97 students over the past five years, from 919 students in 1998 to 822 in 2003, a 10.6% decrease. Using the provincial funding formula for the 2003/04 school year, the decrease in funding associated with this decline in student population is estimated at approximately \$504,400 per year (Figure 3.15).

- Whistler’s three public schools have official operating capacities of 329 students for Myrtle Philip Elementary, 402 students for Spring Creek Elementary and 200 for Whistler Secondary, which will increase to 379 upon completion of an expansion that will be ready for occupancy in January 2005.

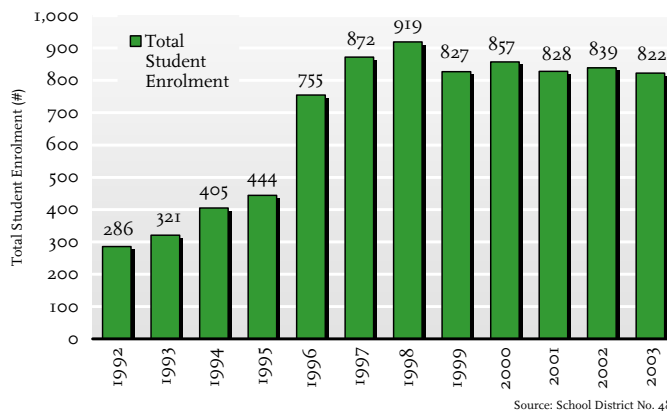


Figure 3.15 Whistler Student Enrollment (1992-2003)

- Spring Creek Elementary opened in January 2004, helping to address overcrowding and use of portable classrooms at Myrtle Philip and Whistler Secondary. Spring Creek opened with an enrollment of 215 students in Kindergarten through Grade 6; with the redistribution of these students, enrollment at Myrtle Philip dropped to 249 students from 479 students the previous year. In September 2004, there was a further redistribution of 76 Grade 7 students moving back to the elementary level (56 to Myrtle Philip and 20 to Spring Creek) to address overcrowding at Whistler Secondary. Enrollment at Whistler Secondary was 358 students through the 2003 school year, decreasing to 282 students with the redistribution of Grade 7 students back to the elementary level.
- With completion of the expansion at Whistler Secondary, Whistler’s three schools will have sufficient capacity to fully eliminate the use of portable classrooms and add up to 288 additional students beyond the 2003 total enrollment of 822 students. Based on the 2003 student population, Myrtle Philip has capacity for 24 additional students, Spring Creek 167 additional students and Whistler Secondary 97 additional students.

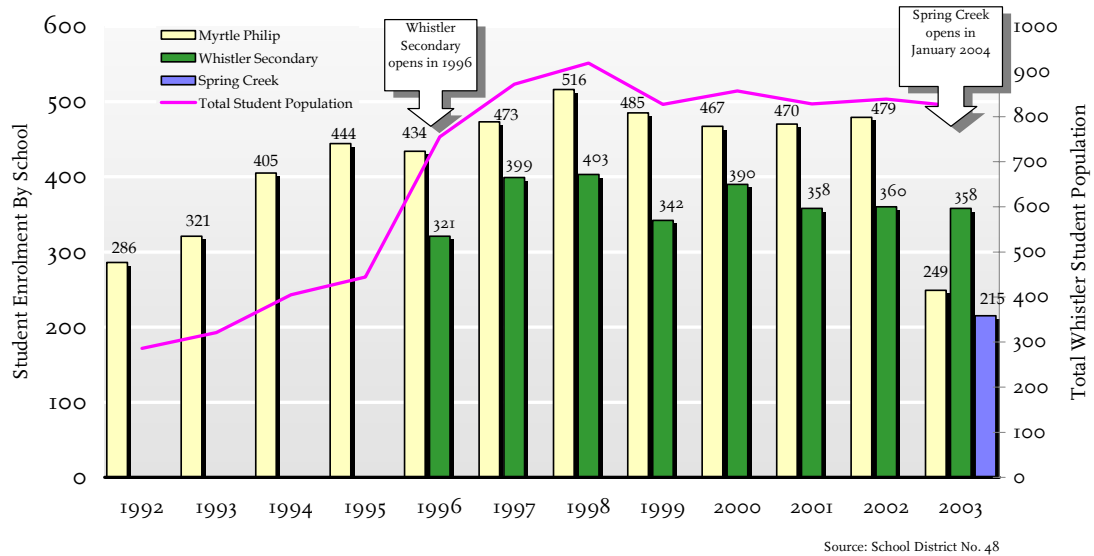


Figure 3.16 Whistler Student Enrollment by School (1992-2003)

Howe Sound School District Enrollment

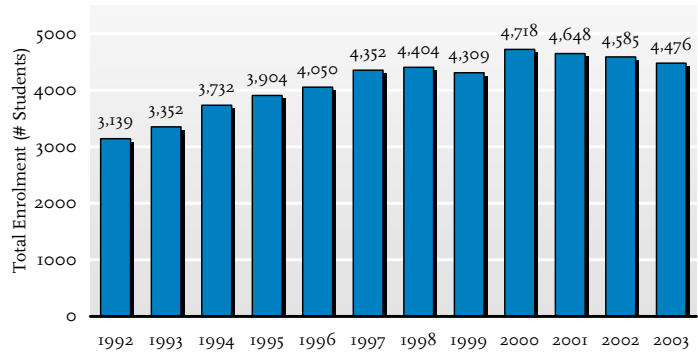
- Howe Sound School District No. 48 has 8 elementary, 2 community and 4 secondary schools with a total 2003 enrollment of 4,476 students, including a small number of continuing education students.
- Whistler schools had a total enrollment of 822 students, 18% of the district total; Pemberton had 748 students (17%) and Squamish schools had 2,869 students (64%).
- The Howe Sound School District experienced an increase of 1,337 students from 3,139 to 4,476 students between 1992 and 2003, with the greatest annual increase occurring in 2000 when 409 additional students were enrolled. (Figure 3.17).
- Contrasted with strong growth in the student population during the 1990's through to 2000, total student enrollment in the district has since fallen for three consecutive years, decreasing by 242 students between 2000 and 2003. The 2003 enrolment of 4,476 was 4.2% lower than the district's projected enrollment of 4,673 students.

DISTRICT 48 STUDENT POPULATION (2003)	
Avg. Annual % Change 1992-1998	6.7 %
Avg. Annual % Change 1998-2003	0.3 %

DISTRICT DISTRIBUTION	
	% Total
Whistler (822)	18.4 %
Squamish (2,869)	64.1 %
Pemberton (748)	16.7 %
Continuing Ed (37)	0.8 %

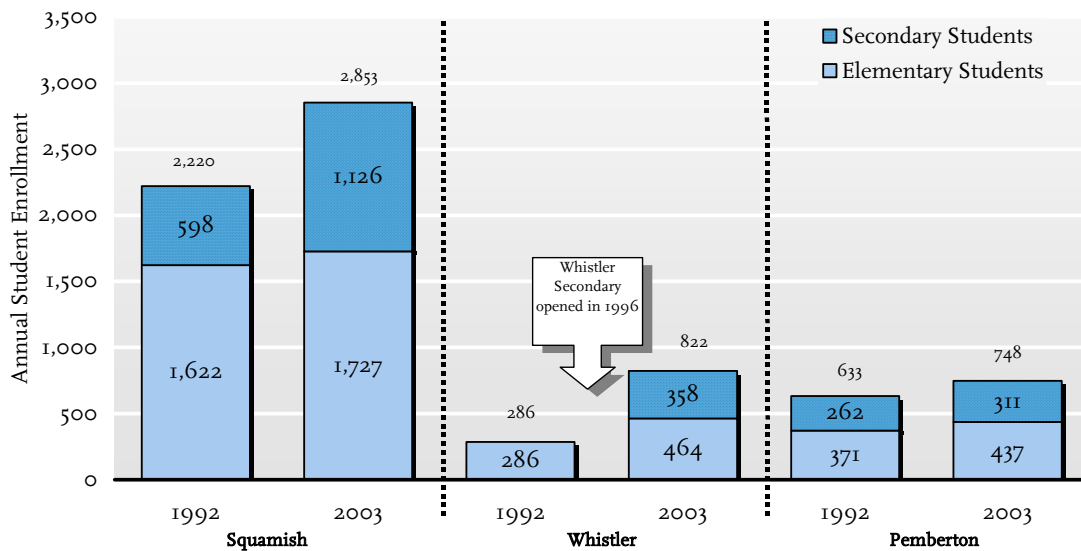
Source: Howe Sound School District No. 48

- By community, the greatest percent change in student enrollment between 1992 and 2003 occurred in Whistler, with a 187% overall increase (536 students), compared to 28% (649 students) for Squamish, and 18% (115 students) for Pemberton (Figure 3.18).



Source: School District No. 48

Figure 3.17 School District Enrollment (1992-2003)



Source: School District No. 48

Figure 3.18 Student Enrollment by Community - % Change (1992-2003)

Day Care Enrollment

Three registered public day care centres provide daily child care services for local and visiting families: the Dandelion Day Care in Whistler Cay, the Spring Creek Day Care Centre and the Teddy Bear Day Care at Maurice Young Millennium Place in Whistler Village.

- Total Enrollment.** Total enrollment in Whistler day care centres rose to 172 students with the addition of the Spring Creek Day Care Centre in 2002, up from 130 in 2001 (Figure 3.19). However, in 2003 total enrolment dropped to 105 children in 2003. Of the 2003 total, approximately 41 children were

under three years old, and 32 children were aged 3-5 years. Another 19 children attended the half-day program for pre-schoolers, and another 8 school aged children attended drop-in kinder care.

- The licensed capacity for the Spring Creek Day Care is 92 children, while the Dandelion Day Care’s licensed capacity is 74 children. The Teddy Bear Day Care has a maximum capacity of 16 children.
- Although the total enrollment in 2003 decreased by 67 children, an estimated 60 families remained on a waitlist for child care services; they could not be accommodated due to scheduling conflicts and locational preferences.

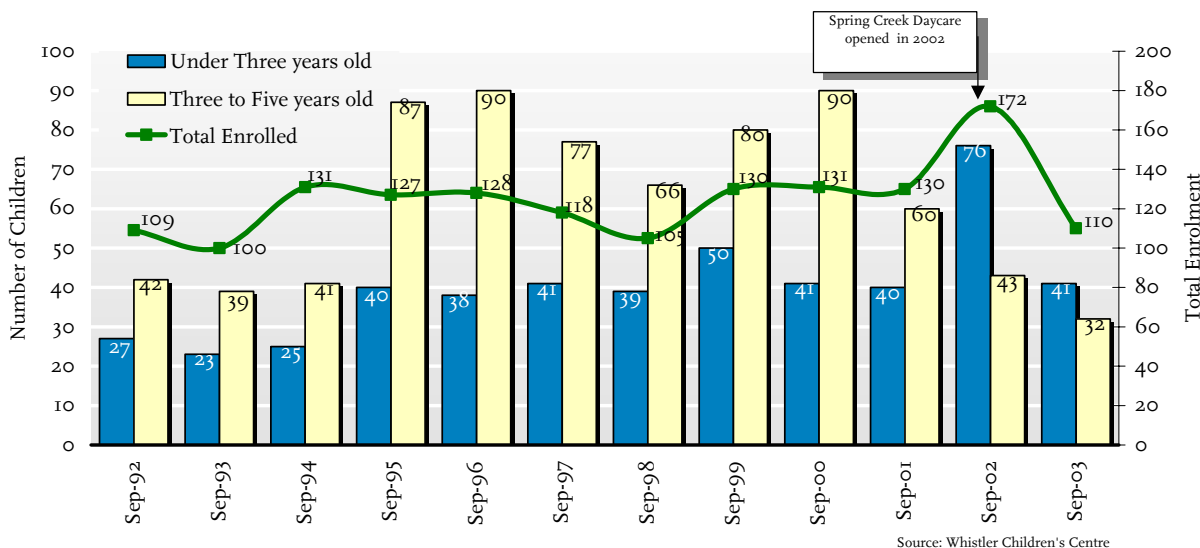


Figure 3.19 Whistler Daycare Enrollment (1992-2003)

- The Dandelion Day Care continues to provide the majority of day care facilities in Whistler with 60 children in September 2003. Forty percent are less than three years old, while the remaining 60% are aged 3-5.
- The Spring Creek Day Care Centre accommodated 50 children in 2003 (32% were less than 3 years of age; 68% were aged 3-5 years).
- The Teddy Bear Day Care at Maurice Young Millennium Place has provided child care services since August, 2001.²¹ In 2003, the Teddy Bear Day Care accommodated an average of 8 to 10 children per day, with a total enrolment of 30. The day care has a maximum day capacity of 16 children.

²¹ Because the Teddy Bear Daycare at MY Place has not formally tracked daycare enrolment since opening in 2001, this data has not been incorporated into the total Whistler daycare enrollment statistics.

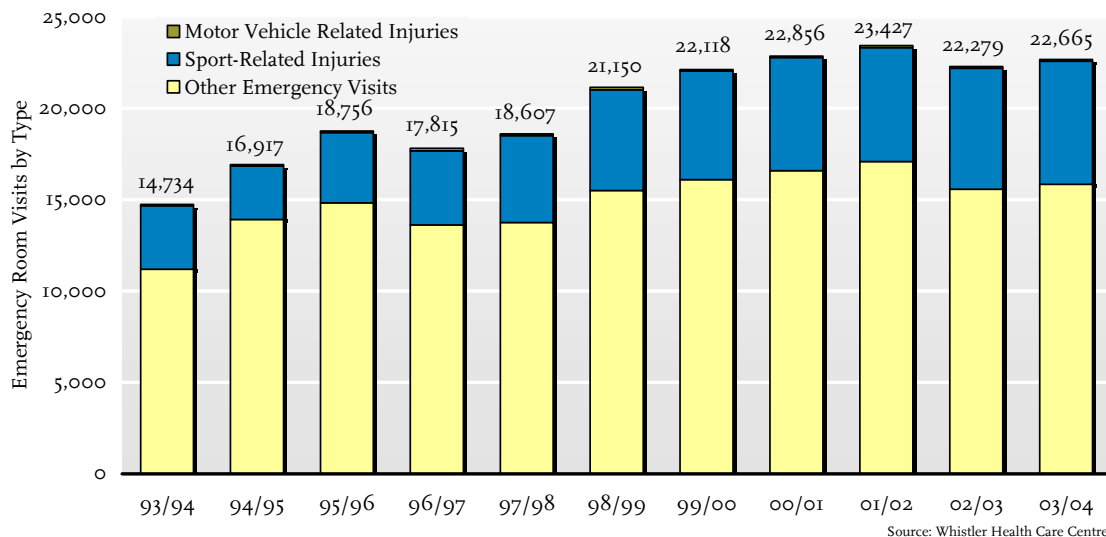
3.6.2 Whistler Health Care

Whistler’s health care facilities and services are provincially funded and fall under the administration of the Vancouver Coast Regional Health Unit. The Whistler Health Care Centre reports that a noticeable trend in health unit data is the continued increase in bicycle injuries and a decline in winter mountain-related injuries.

2003/04 EMERGENCY VISITS	22,665
% Change 02/03 to 03/04	1.7%
EMERGENCY VISITS	% Total
Sport –related Injuries	(6,735) 29.7%
Motor Vehicle Accidents	(96) 4.2%
Other Visits	(15,834) 69.8%

Source: Coast Garibaldi Health Unit

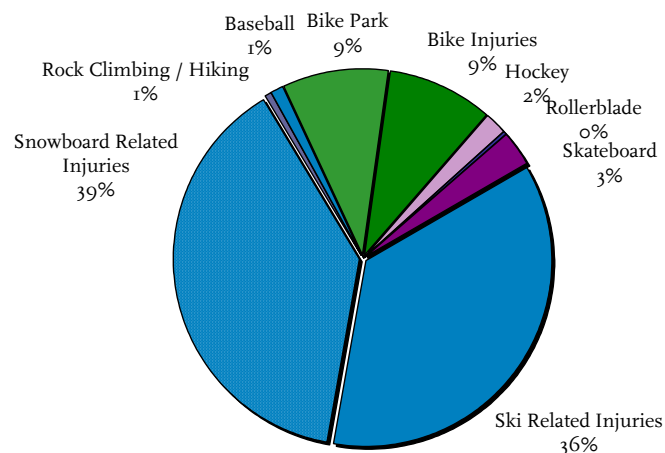
- Emergency Visits.** Whistler Emergency Room visits increased by 59% from 14,734 in 1993/94 to a high of 23,427 in 2001/02 (Figure 3.20). The number of visits decreased in 2002/03 by 5% to 22,279, and then moved back up by 1.7% this past year to 22,665.



Source: Whistler Health Care Centre

Figure 3.20 Whistler Emergency Visits (1993-2004)

- Injury Distribution.** In 2003/04 there were 6,735 sport-related injuries representing approximately 30% of all emergency room visits. Skiing/snowboarding, mountain biking, and skateboarding continued to rank as the top three sports causing



Source: Whistler Health Care Centre

Figure 3.21 Sport-related Emergency Room Visits (2003)

injury, resulting in 6,481 emergency room visits or 96% of all sports-related injuries in 2003/04 (Figure 3.20).

- Ski/Snowboard Injuries.** Together, ski and snowboard-related winter mountain injuries continued to outnumber summer season injuries, accounting for 75% of all sport-related injuries in 2003/04 (Figure 3.21). However, these injuries have declined for three consecutive years from 5,269 in 2001/02 to 5,029 in 2003/04, a total decrease of 4.6%.

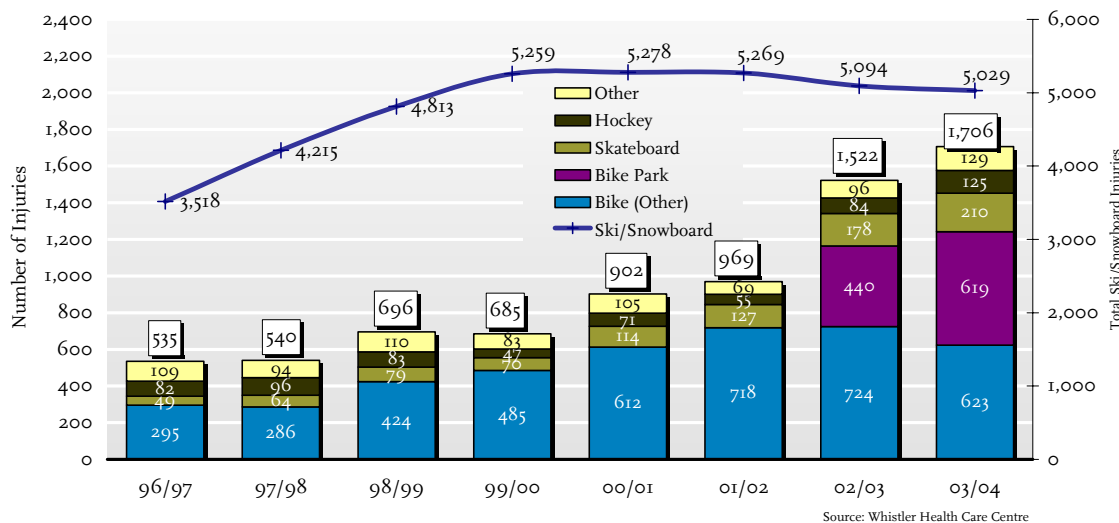


Figure 3.22 Sport-related Injury Distribution (1996-2004)

- Bike Injuries.** Bike injuries are responsible for the greatest number of sport-related emergency room visits during the summer months, representing the second largest portion of total annual sport-related injuries (18% in 2003/04) after ski/snowboard injuries. A total of 1,242 injured bikers visited the emergency room in the 2003 summer season. Fifty percent of these visits were due to injuries sustained in the Whistler Mountain Bike Park; Bike Park-specific injuries increased from 440 in 2002 to 619 in 2003, a 40% increase. Emergency visits due to biking activities outside the Bike Park increased from 295 in 1997 to a high of 724 in 2002 (a 145% increase), and then dropped by 13% to 623 in 2003.
- Motor Vehicle Injuries.** Total motor vehicle-related injuries rose by 10%, in 2003/04, resulting in 96 emergency room visits (4.4% of all emergency visits). Injuries sustained in accidents on Highway 99 decreased for the second year in a row, whereas injuries sustained in accidents on municipal streets almost tripled over the past year from 13 in 2002/03 to 34 in 2003/04 (Figure 3.23).

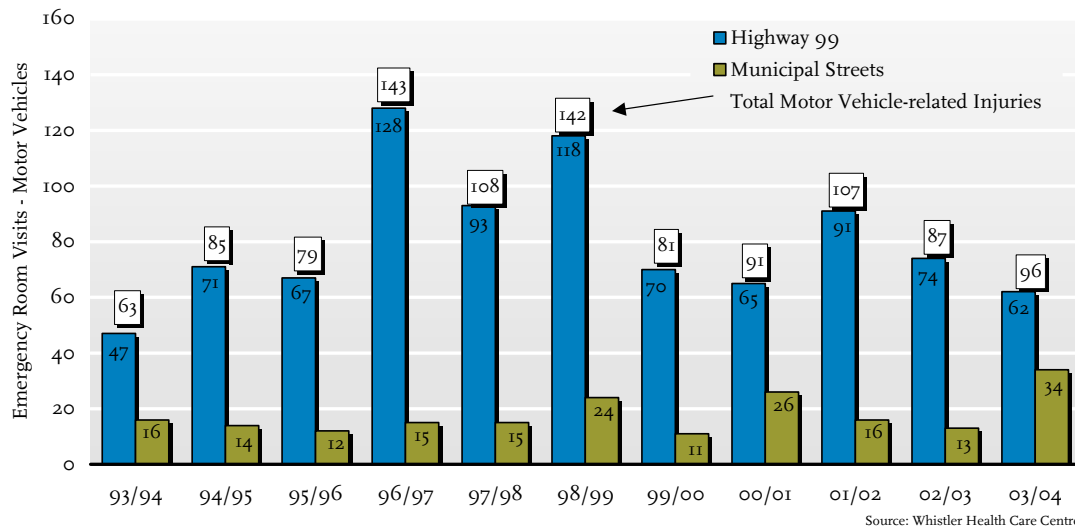


Figure 3.23 Motor Vehicle-related Emergency Visits (1993-2004)

3.6.3 Whistler Fire Rescue Responses

Whistler's Fire Rescue Services department provides essential public safety services to the community, and conducts fire inspections, issues burn permits and offers fire safety education. Whistler Fire Rescue Services consists of the fire chief, 4 assistant chiefs, 15 full-time firefighters/inspectors and 60 on-call firefighters. Facilities include Fire Hall 1 in Whistler Village, which is staffed 24 hours a day, 7 days a week. Fire Hall 2, located in Alpine, and Fire Hall 3 in Spring Creek are both staffed by on-call fire fighters. Fire Hall 3 was opened in October 2003 to replace the existing facility at Creekside and now also services the Spring Creek community.

- Annual Fire Rescue Responses.** The total number of responses, including fires, vehicle accidents, rescues, public hazards, alarms and false alarms, has increased from 111 in 1985 to 1,100 in 2003 (Figure 3.24). The annual number of responses in 2003 was an increase of 9% (or 91 responses) over 2002. Expressed as a ratio of responses per 1,000 developed bed units, Whistler Fire Rescue Services reported 22.5 responses for every 1,000 developed bed units in 2003, down from a high of 27.5 in 1996.

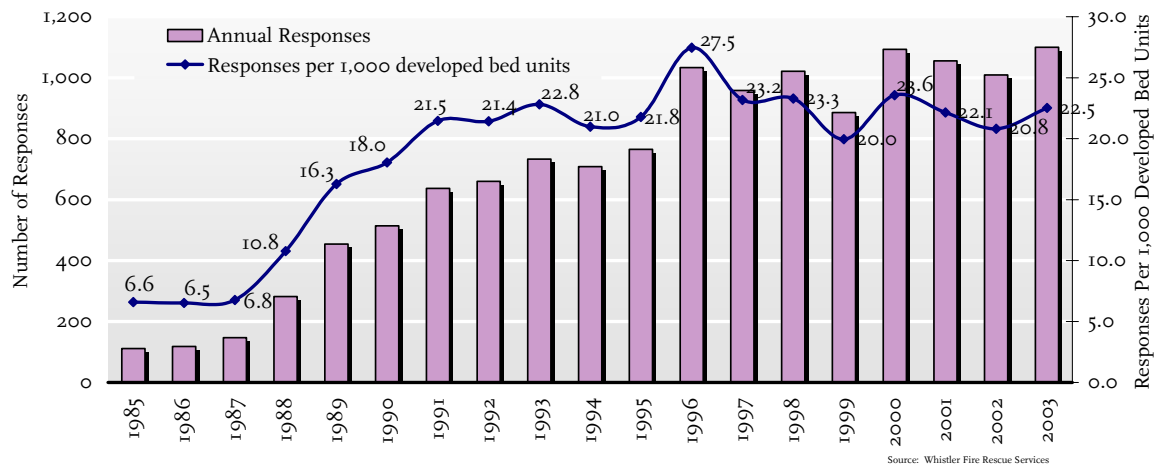


Figure 3.24 Whistler Fire Rescue Responses (1985-2003)

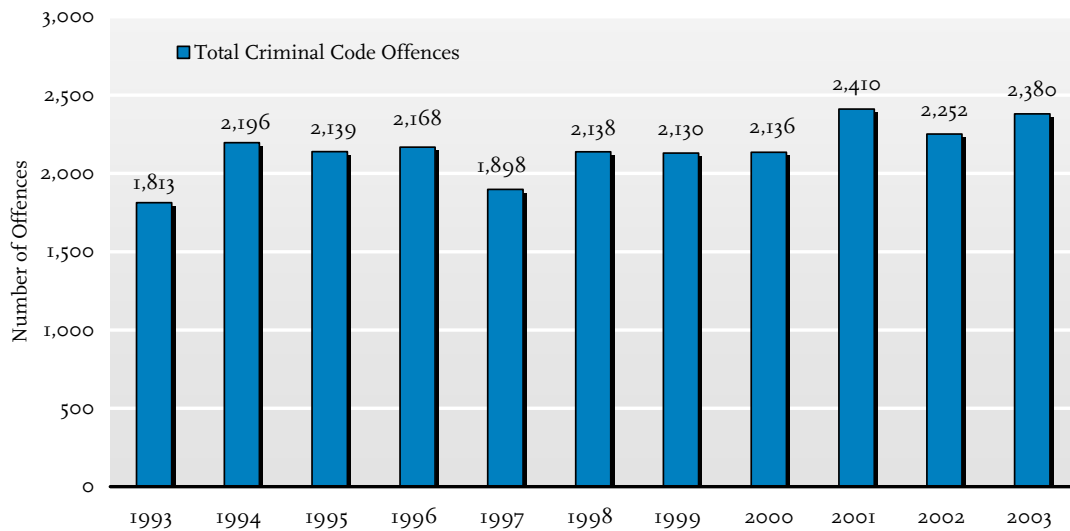
3.6.4 Crime Statistics

Crime data has been compiled using statistics drawn from the *Police and Crime Summary Statistics 1993-2002* publication as well as the *2003 Crime Report*, both published by the Police Services Division²² of the Ministry of Public Safety and Solicitor General. Where available, 2003 data is incorporated in the analysis of Whistler crime trends; the detailed distribution of criminal code offences relies on 2002 data.

- Total Criminal Code Offences.**²³ In 2003, 2,380 criminal code offences were reported in Whistler, an increase of 6% from 2,252 in 2002 and just 30 less than the high of 2,410 recorded in 2001 (Figure 3.25). During the 10-year period between 1993-2003 the number of criminal code offences in Whistler has grown by 31%, from 1,813 to 2,380 offences.

²² The Police Services Division of the B.C. Ministry of Public Safety and Solicitor General produces annual crime report statistics and summarizes B.C. crime trend data based on Uniform Crime Reporting (UCR) surveys which report the type and incidence of reported crime in British Columbia. The most recent summary statistics publication was available for 1993 to 2002.

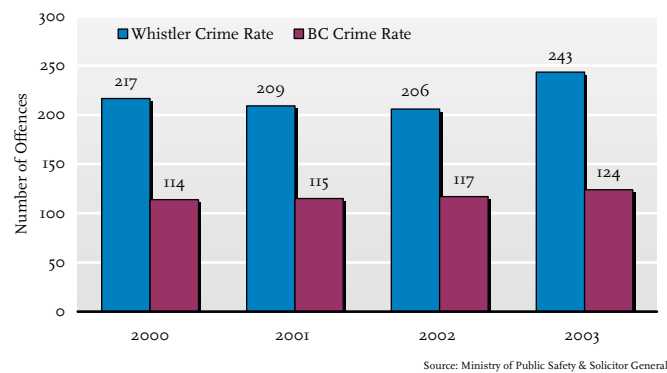
²³ Criminal code offences represent violent crimes, crimes against property and other miscellaneous crimes.



Source: Ministry of Public Safety & Solicitor General

Figure 3.25 Whistler Total Criminal Code Offences (1993-2003)

- Crime Rate.²⁴** In 2003, Whistler’s crime rate was 243 offences per 1,000 permanent residents, an 18% increase from 2002 (Figure 3.26). Compared to the province as a whole, Whistler’s crime rate is almost two times greater; however, this is reflective of Whistler’s status as a destination resort community, with a large visitor population and an influx of seasonal employees, which results in a total daily winter population that is 3.3 times the permanent resident population.



Source: Ministry of Public Safety & Solicitor General

Figure 3.26 Whistler and B.C. Crime Rate (2000-2003)

- Crime Trends.** Between 1997 and 2002, Whistler experienced a 60% increase in the number of reported violent crimes²⁵ from 127 to 203, while in B.C. violent crimes declined by 11%. (Table 3.12).

²⁴ The Crime Rate is the number of Criminal Code offences or crimes reported for every 1,000 persons, where the number of persons is measured as the estimated permanent resident population within the policing jurisdiction. For Whistler the 2003 Crime Rate calculation is based on the 2003 permanent resident population of 9,480, plus an additional 296 residents within the Whistler ‘province’ policing jurisdiction for a total of 9,776.

²⁵ Violent crimes represent homicide, sexual offences, assault and robbery, while crimes categorized as ‘Other’ include disturbing the peace, vandalism and counterfeit currency.

- Between 1997 and 2002, federal drug-related offences for the possession, trafficking, importation and cultivation of drugs increased by 18% from 1,898 offences to 2,252 offences. In B.C. over the same period, these offences grew by 40%.
- A dramatic increase in reported provincial statute offences occurred in Whistler between 1997 and 2002, from 247 to 1,127, a 356% increase. This largely reflects the introduction of a no tolerance policy towards rowdiness, public drunkenness and open alcohol in Whistler Village.

Criminal Code Offences	Whistler			British Columbia		
	1997	2002	% Change	1997	2002	% Change
Violent Crime	127	203	60 %	55,326	49,844	-11 %
Property Crime	1,393	1,481	-6 %	307,120	268,866	-14 %
Other Crime	378	568	50 %	141,996	160,608	12 %
Total	1,898	2,252	19 %	504,442	479,318	-5 %
Federal Drug Offences	180	212	18 %	16,207	22,614	40 %
Provincial Statute Offences	247	1,127	356 %	52,090	55,617	7 %

Source: Ministry of Public Safety & Solicitor General, 2002

Table 3.12 Whistler and BC Crime Trends (1997-2002)

- Crime Distribution.**²⁶ *Property crimes* account for the majority of criminal code offences in Whistler at 66%, 10 percentage points higher than the B.C. average of 56%. Other crimes, such as disturbing the peace, vandalism and counterfeit currency, accounted for 25% of all offences in Whistler compared to 34% for B.C. Violent crimes accounted for 9% and 10% of all offences in Whistler and B.C., respectively.

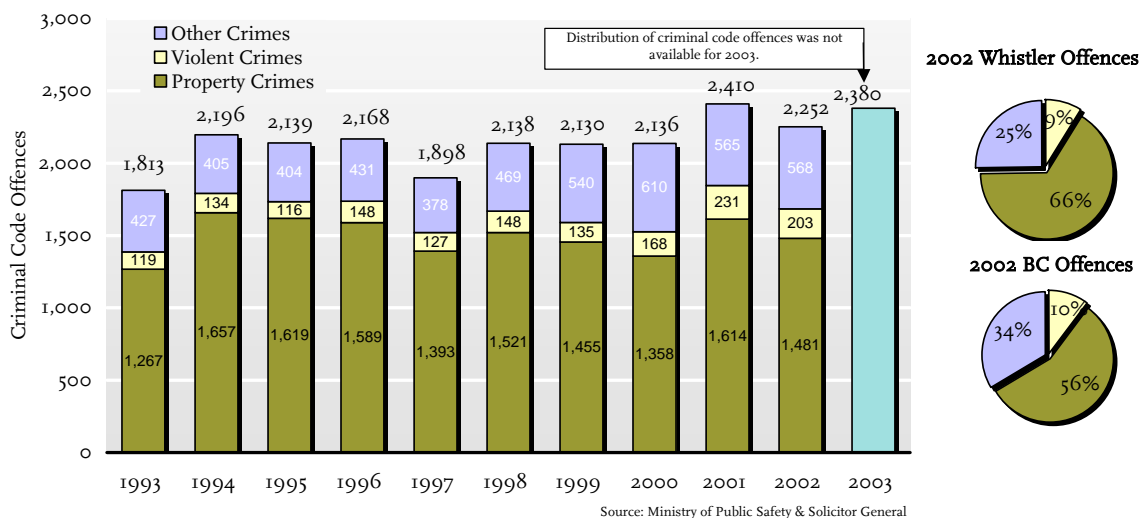


Figure 3.27 Whistler Criminal Code Offences by Category (1993-2003)

²⁶ 2003 data was not available for the distribution of criminal code offences by category in the 2003 Crime Report; 2002 data is therefore the most recent data.

3.6.5 Municipal Bylaw Enforcement

Bylaw Services is responsible for the enforcement of municipal bylaws, including animal control, noise, parking, and zoning bylaws to ensure the safety and well-being of residents, guests and their pets. The following statistics are compiled quarterly by the RMOW Bylaw Services department.

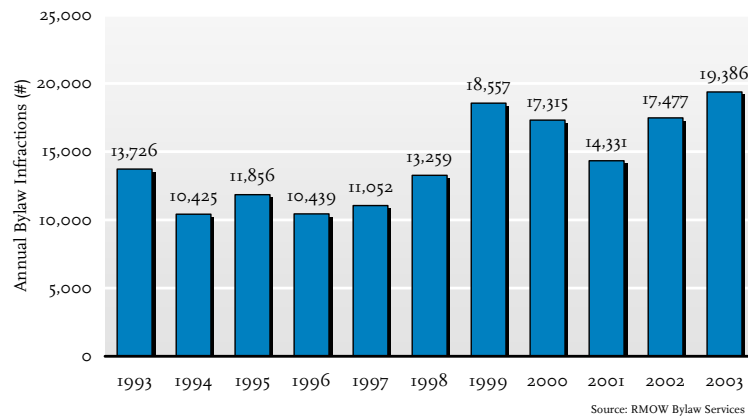


Figure 3.28 Municipal Bylaw Infractions (1993-2003)

- **Annual Bylaw Infractions.**

For the 2003 calendar year, reported bylaw infractions increased by 11%, from 17,465 in 2002 to 19,386 infractions (Figure 3.28). This increase was primarily attributable to a 10% increase in parking violations, from 15,428 to 16,926 parking violations in 2003. Municipal parking violations represented 87% of all bylaw infractions in 2003 (Figure 3.29). Vehicle impounds have declined from a high of 952 impounds in 1998 to 252 impounds in 2003.

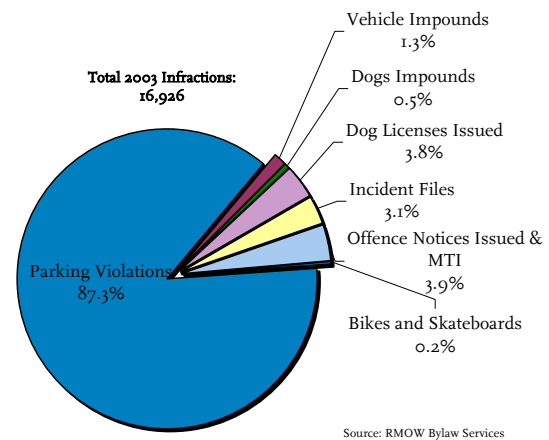


Figure 3.29 Distribution of Municipal Bylaw Infractions (2003)

- Overall, municipal violations declined in almost every category between 2002 and 2003, with the notable exception of *Municipal Tickets Issued*²⁷ (Figure 3.30). The increase from 45 MTI tickets in 2002 to 747 tickets in 2003 was largely attributable to the enforcement of the RMOW’s no tolerance liquor policy.
- The annual number of dog impounds has declined steadily since 1998 after reaching a peak total of 429 impounds in 1997. In 2003, 105 dogs were impounded by the municipality, a decrease of 43.5% over 2002. The number of dog licenses issued by the RMOW held steady in 2002 and 2003, with approximately 730 licenses.

²⁷ MTI Tickets are issued for bylaw infractions such as dog off leash, noise offences, construction without a building permit, or garbage left out.

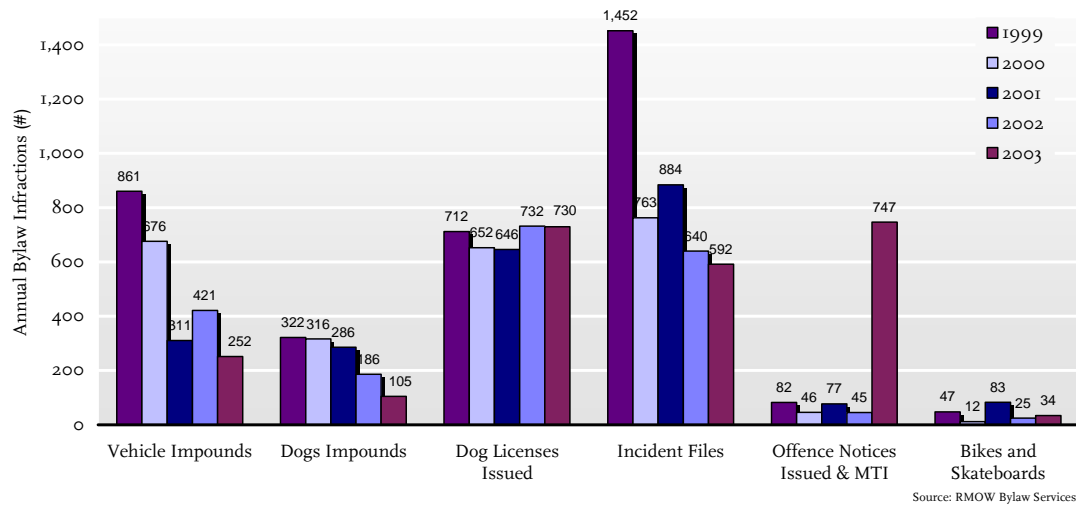


Figure 3.30 Municipal Bylaw Infractions by Type (1999-2003)

4 RESORT ECONOMY

In its short 29-year history as a resort municipality, Whistler has been transformed from a small, regional ski area into a world-class four-season destination resort, recording more than five million annual visitor days. The resort contributes significantly to the provincial tourism economy, generating over \$1 billion annually in tourism revenues, representing 11% of British Columbia's tourism economy. Whistler's dual mountain ski area, Whistler-Blackcomb, stands among the top three ski areas in the world for the greatest number of skier days per season, recording over two million skier/boarder days for four of the past five seasons.

Whistler's continued economic vibrancy is dependant on a global tourism marketplace subject to rapid change and uncertainty. Monitoring the trends in the marketplace and Whistler's own economic performance is key to a sustainable future. This section provides an analysis of the resort economy; it identifies trends in resort visitation, construction activity, real estate, commercial and industrial space inventories, business statistics and municipal finances. The analysis underscores the importance of the resort community's efforts to develop and implement a variety of strategies to sustain Whistler's economic viability, while protecting its natural and social capital.

4.1 Tourism Economic Impact

A study commissioned by One Whistler in 2000 reported that Whistler's resort economy generated \$1.035 billion in tourism spending, accounting for 11% of B.C.'s total tourism revenue of \$9.47 billion (Table 4.1). Direct spending within Whistler was estimated at \$921 million, of which almost one-third was associated with the food and beverage sector (30%), followed by lodging (25%), recreation and entertainment (15%), retail (14%), grocery (7%) and transportation (7%).¹ Applied to B.C.'s estimated \$8.953 billion provincial tourism revenue in 2003², Whistler's 11% tourism revenue contribution was estimated at approximately \$984 million. Whistler's tourism economy also supported 21,470 full-year equivalent jobs both within and outside the resort – equal to 19% of all jobs available in the B.C. tourism industry – with an estimated \$529 million in direct and indirect salaries and wages.

¹ Economic Impact of the Whistler Resort, KPMG, 2002.

² Tourism B.C., 2003.

Tourism Spending (2000)	\$ (millions)
Lodging	233.5
Food & Beverage	277.8
Recreation & Entertainment	140.9
Retail	125.1
Grocery	62.5
Transportation (local)	0.8
Transportation (public)	31.9
Private Transportation (rental)	18.0
Private Transportation (operation)	9.1
Second Family Home Expense	21.4
<i>Subtotal - Internal Resort Spending</i>	<i>921.1</i>
<i>Subtotal - External Resort Spending</i>	<i>114.0</i>
Total Tourist Spending	1035.03

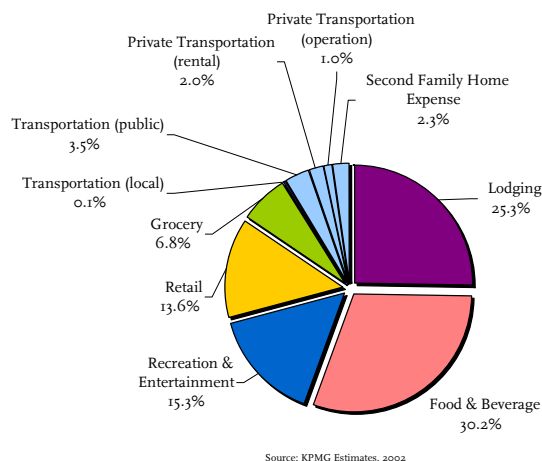


Table 4.1 Whistler Resort Tourism Revenue (2000)

4.2 Labour Force & Employment Characteristics

Whistler’s resident work force has grown steadily and has a high participation rate focused on tourism-related service sectors, including food and beverage, accommodation, recreation and entertainment, retail trade, business services, real estate and transportation.

4.2.1 Labour Force Indicators

- Total Labour Force & Employment Growth.** Whistler’s labour force increased almost seven fold over the 20-year period between 1981-2001, with the greatest growth reported between 1986 and 1991 at an average annual rate of 18% per year. Growth in the labour force slowed to an average of 3.9% per year between 1996-2001. By 2001, the resident labour force totalled 6,970 people, representing 34% of the regional labour force of 20,430 people in the SLRD. The number of *employed* residents grew from 5,435 in 1996 to 6,540 in 2001, an average annual rate of 3.8% per year (or 221 new employed residents per year – compared to 407 new employed residents per year between 1986-1996).
- Participation Rate.** A much higher proportion (89.4%) of Whistler’s population was employed in 2001 compared to the provincial rate of 65.2% (Table 4.2). Whistler’s 6.2% unemployment rate was 2.3 percentage points less than B.C.’s unemployment rate of 8.5%, yet higher than Whistler’s 1996 rate of 5.5%. Of the total employed labour force, 6.7% of Whistler employees identified themselves as self-employed, compared to 4.7% in the SLRD and 4.6% in B.C.

Labour Force Indicators	2001			1996		
	Whistler	SLRD	BC	Whistler	SLRD	BC
Total Labour Force	6,970	20,430	2,059,950	5,750	17,980	1,960,665
Participation Rate	89%	78%	65%	92%	78%	66%
Unemployment Rate	6%	8%	9%	6%	8%	10%
Self Employed	7%	5%	5%	n/a	n/a	n/a

Source: Statistics Canada

Table 4.2 Whistler, SLRD & B.C. Labour Force Indicators (2001)

4.2.2 Employment and Occupation by Sector

- Service Sector.** Eighty-nine percent of the workforce was employed in the service sector in 2001. Accommodation and food services represented almost one third of all employment, compared to 8% for the province (Figure 4.1). The second greatest concentration of labour force activity was in business services (18%), followed by retail trade (10%) and arts and entertainment industries (10%). Whistler’s health and education and wholesale and retail sectors employed 9 and 6 percentage points less than the province as a whole.
- Goods Production.** Only a small percentage of Whistler’s workforce is employed in goods production (11%), with the majority being employed in construction (8.6%). Whistler has very little employment in manufacturing and resource-based industries (3% total), compared to 10% for the SLRD and 15% for B.C.

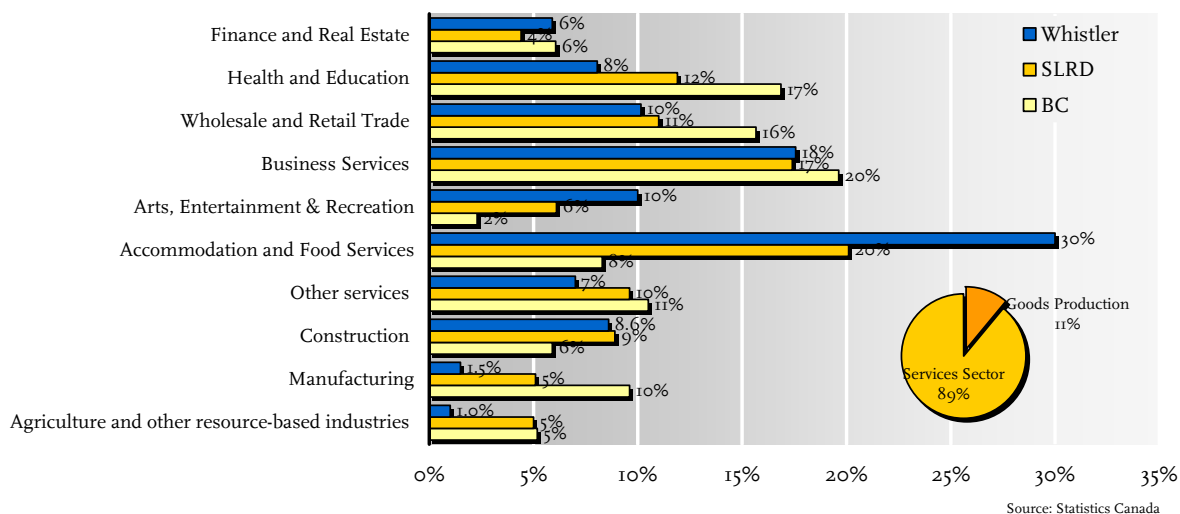
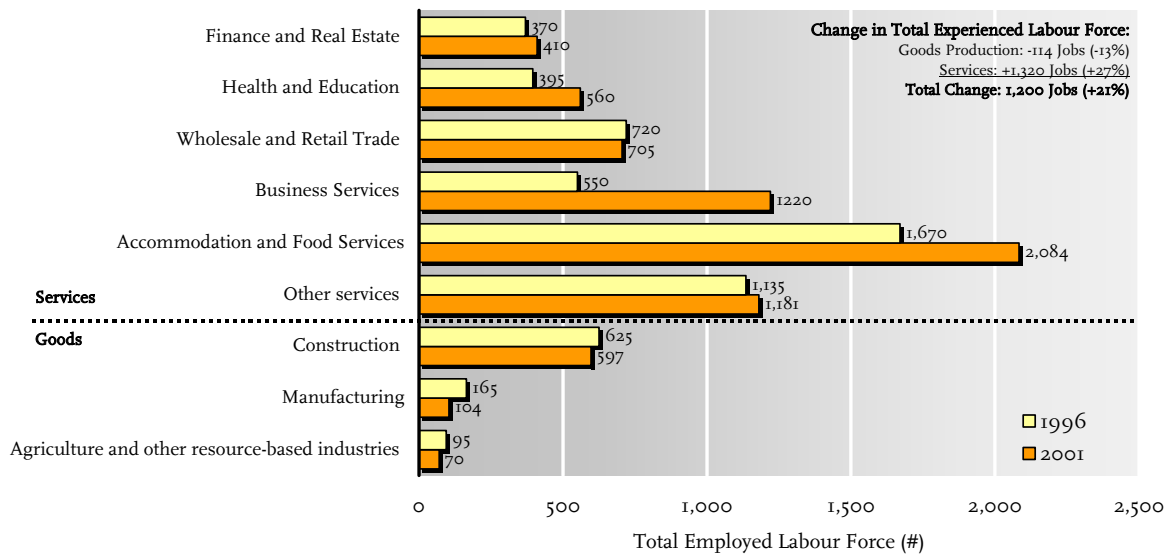


Figure 4.1 Whistler, SLRD & BC Employment by Sector (2001)

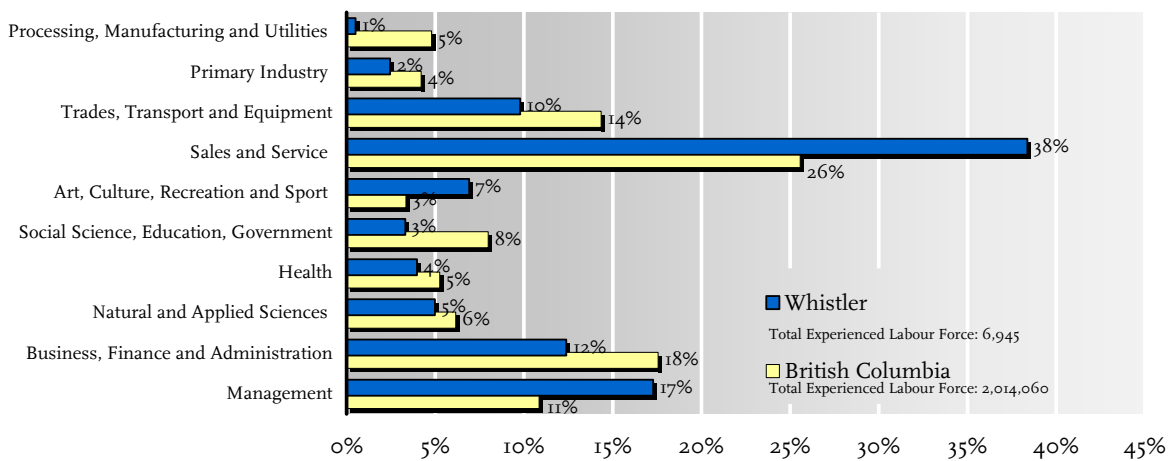
- Change in Employment by Sector.** Between 1996 and 2001, Whistler’s service-related employment sector experienced a 27% overall increase in employment from approximately 4,480 to 6,160 jobs. Employment in business services more than doubled from 550 to 1,220 jobs and employment in accommodation and food services increased by 25% with an additional 414 jobs (Figure 4.2). Whistler also experienced employment growth in the health and education sector (42%) and finance and real estate (11%), while the wholesale and retail trade industry declined by 2%.
- Over the same five-year period,** the number of Whistler residents employed in goods production fell by 13%, from 885 to 771 people for a total loss of 114 jobs. The greatest change in employment was seen in manufacturing with a 37% loss from 165 to 104 jobs. Employment declines were also seen for resource industries (-26%) and construction activity (-4%).



Source: Statistics Canada

Figure 4.2 Whistler Change in Employment by Sector (1996-2001)

- Occupational Structure.**³ Sales and services represented the largest share of occupations in Whistler at 38%, compared to 26% for B.C. (Figure 4.3). Whistler also had a greater share of employees in management (17% versus 11%) and art, culture, recreation and sport (7% versus 3%). Fewer residents were employed in business, finance and administration (12% versus 18%) and trades, transport and equipment (10% versus 14%).



Source: Statistics Canada

Figure 4.3 Whistler Occupational Structure (2001)

³ Statistics Canada utilizes the National Occupational Classification (NOC) system to classify jobs into one of ten occupations based on skill level and type.

4.3 Resort Visitation

Whistler attracts a large regional and international visitor population that varies by season and can be notably impacted by both local factors such as accommodation rates and external factors such as global economic change. This section examines resort visitation trends and shifting visitor profiles and markets, as well as commercial accommodation statistics. These statistics are provided by Tourism Whistler's visitor volume model⁴, seasonal visitor surveys and hotel data.

4.3.1 Visitor Trends

Trends in resort visitation, including the number of visitors by season, the average length of stay per visitor, the total number of visitor days, and visitor expenditures are presented in Figure 4.4 and Table 4.3. Annual visitation figures are generally presented using seasonal data whereby winter season visitor numbers are combined with visitor numbers for the following summer season (for example, the 2003 totals represent the visitor numbers for winter 2002/03 and summer 2003). This best reflects the seasonal business cycles of the resort community. In some cases, as noted, visitation figures are also presented on a calendar year basis.

- Annual Visitors.** Whistler experienced rapid visitor growth through the 1990's with the total number of annual visitors more than doubling from 1.10 million in 1990/91 to a peak of 2.30 million in 1998/99 (Figure 4.4, 4.5). A downward trend in the number of resort visitors began in the summer of 2000 and was compounded by the events of September 11, 2001. Starting in 2000/01, the total number of annual visitors declined for four consecutive years dropping to 1.90 million in 2002/03, a decrease of 17% or 400,000 visitors) from the high recorded in 1998/99. In 2003/04 the summer season experienced a significant gain and the total number of visitors for the year recovered to 2.0 million, remaining 11.8% below 1998/99. Although tourism visitation for B.C. as a whole was impacted by the same external factors, the decline was less pronounced than for Whistler, with a net decrease of 0.8% in estimated visitor volumes between 1999 and 2003.

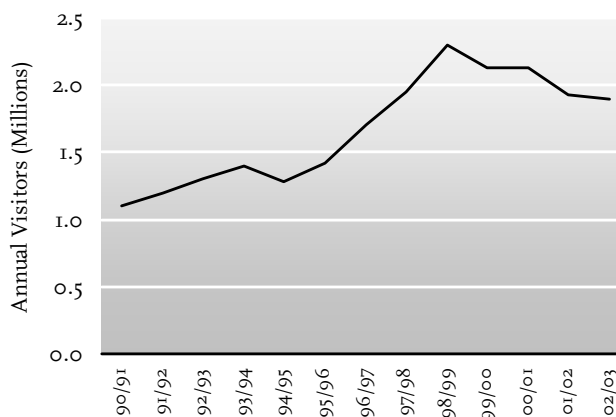


Figure 4.4 Whistler Visitor Trends (1990-2003)

⁴ Tourism Whistler estimates the resort municipality's monthly and seasonal visitor population utilizing a statistical *Visitor Volume Estimation Model*. This model relies on data from a number of sources including Tourism Whistler's commercial accommodation and visitor surveys and the central reservations system.

- **Winter Visitors.** The number of visitors for the most recent winter season, November 1, 2003 to April 30, 2004, was 870,595, a slight decrease from the 2002/03 figure of 873,903, but higher than the post September 11, 2001 winter season total of 849,537. The greatest number of winter visitors was experienced during the 1999/2000 winter season when 969,314 visitors were recorded, 10.2% more than during 2003/04 (Figure 4.5).
- **Summer Visitors.** From May 1 through October 31, 2004, approximately 1.16 million people visited Whistler, a 12.5% increase over the summer of 2003 when the number of visitors had dropped to 1.03 million. The total number of summer visitors in 2004 was still 14% less than that seen in 1999 when Whistler recorded 1.34 million summer season visitors (Figure 4.5).

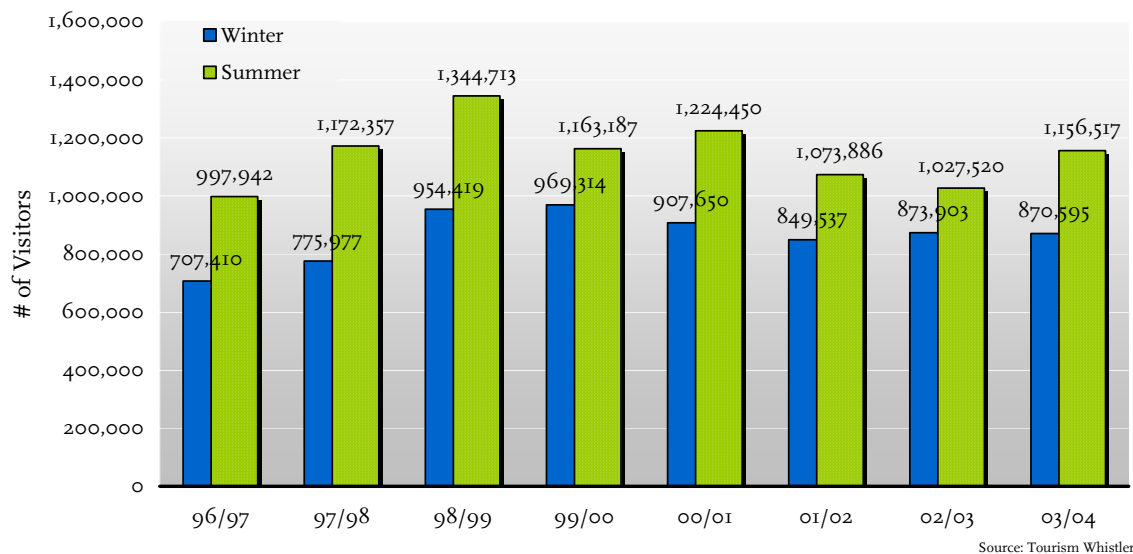


Figure 4.5 Whistler Seasonal Resort Visitation (1997-2004)

- **Average Length of Stay (ALS).⁵** The number of visitors by type multiplied by their average length of stay determines the total number of *visitor days*, which is considered to be the best measure of total visitor volumes. The importance of using visitor days as an indicator is highlighted by the fact that although the summer season has a greater number of visitors, the winter season is Whistler's peak visitor season. Summer visitors stayed an average of 2.23 days per visitor in 2004, whereas, winter visitors during the 2003/04 season stayed an average of 3.20 days, 0.97 more days or a 43% longer stay on average (Table 4.3).
- Overall the weighted-average ALS for the winter season has been declining whereas for the summer season it has increased. These trends are primarily attributable to changes in the ALS for visitors staying in paid accommodation, who comprised 64% of all winter season visitors (2003/04) and 50% of all summer season visitors (2004). Between 2000/01 and 2003/04, the average winter stay for paid accommodation visitors decreased from 4.06 days to 3.82 days, a 5.9% decrease. The summer season followed a similar trend, however, this trend was reversed

⁵ Tourism Whistler Central Reservations, 2003-04 Whistler Resort Statistics.

in 2004 when the ALS for paid accommodation visitors increased by 0.61 days to 2.88 days. Over this same period, the ALS for second homeowners and visitors staying with friends and relatives has also increased.

VISITORS (%)	Winter Visitor Distribution				Summer Visitor Distribution			
	00/01	01/02	02/03	03/04	2001	2002	2003	2004
Day Only	22%	20%	29%	28%	38%	39%	30%	42%
2nd Homeowner	3%	3%	2%	2%	3%	2%	2%	1%
Friends/Relatives	7%	7%	6%	6%	6%	5%	6%	7%
Paid Accommodation	68%	70%	63%	64%	52%	54%	61%	50%
Total (%)	100%	100%	100%	100%	100%	100%	100%	100%
Total (#)	907,651	849,541	873,902	870,596	1,224,450	1,073,887	1,027,520	1,156,517

VISITOR TYPE	Winter ALS				Summer ALS			
	00/01	01/02	02/03	03/04	2001	2002	2003	2004
Day Only	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2nd Homeowner	5.85	6.17	6.92	7.31	3.36	5.47	3.97	4.58
Friends/Relatives	5.04	5.17	5.98	5.58	3.69	3.91	4.04	4.61
Paid Accommodation	4.06	3.89	3.92	3.82	2.27	2.22	2.15	2.88
Weighted Average*	3.50	3.46	3.26	3.20	1.91	1.88	1.96	2.23

*Seasonal weighted average calculated based on visitor numbers by type and their associated ALS.

Source: Tourism Whistler

Table 4.3 Seasonal Visitor Distribution & Average Length of Stay (2000-2004)

- Visitor Days.** Whistler achieved 5.37 million visitor days in 2003/04, comprised of 2.79 million visitor days during the 2003/04 winter season and 2.58 million visitor days during the summer of 2004 (Figure 4.6). This was a turnaround from the previous two years during which Whistler had experienced consecutive declines from a high of 5.52 million visitor days in 2000/01 to 4.86 million in 2002/03 (a decrease of 655,786 visitor days or 11.9%). The 2003/04 total, carried by the strength of the 2004 summer season, regained most of the previous decline but remained 2.7% or 147,500 less than in 2000/01.

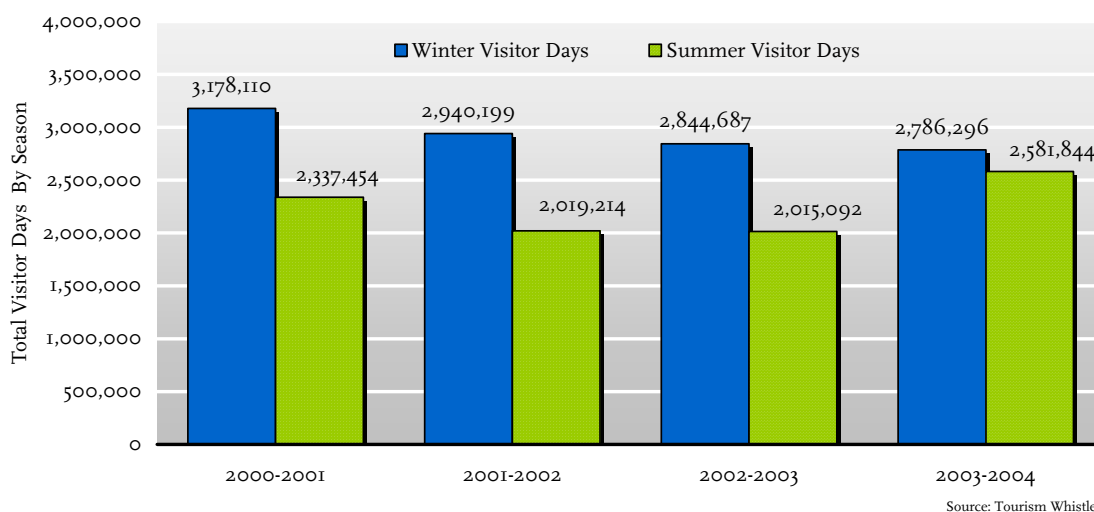


Figure 4.6 Whistler Seasonal Resort Visitor Days (2000-2004)

4.3.2 Visitor Characteristics

Tourism Whistler's seasonal visitor surveys provide detailed data on visitor characteristics including visitor type (overnight paid accommodation, overnight friends and relatives, day visitors, second-home owners), repeat visitors, market origin, length of stay, daily spending, demographic characteristics and travel party characteristics. Cross-tabulations of this data allows Tourism Whistler to profile Whistler's visitors and market segments, identify trends and target its marketing efforts to increase visitation and associated revenues to the resort community.

- Visitor Demographics.** There have been notable shifts in the demographic profile of Whistler's visitors over the past five years (1997/98-2002/03), for both winter and summer season visitors. (Table 4.4). There has been a trend towards a greater share of visitors who are older, are married with dependants, and are in the highest income bracket. There have also been increases in the share of visitors who are female, and in the number of repeat visitors. Comparing winter season to summer season visitors, there are also distinct differences. Winter season visitors are generally younger, more likely to be single, and more likely to be in the lowest or highest income brackets. A majority of both winter (60%) and summer season (55%) visitors are repeat visitors.

	Winter Season			Summer Season		
	1997/98	2002/03	% Change	1998	2003	% Change
Age						
Under 25	14%	10%	-29%	8%	6%	-25%
25-34	30%	25%	-17%	22%	14%	-36%
35-44	29%	28%	-3%	27%	28%	4%
45-54	20%	25%	25%	24%	28%	17%
55+	8%	12%	50%	19%	25%	32%
Gender						
Female	34%	55%	62%	47%	51%	9%
Male	66%	45%	-32%	53%	49%	-8%
Marital Status						
Single	42%	30%	-29%	25%	21%	-16%
Single w/ dependants	4%	5%	25%	3%	5%	67%
Married	27%	30%	11%	34%	34%	0%
Married w/ dependants	26%	35%	35%	39%	41%	5%
Household Income						
Under \$50,000	24%	14%	-42%	17%	10%	-41%
\$50,000-\$99,000	35%	29%	-17%	47%	33%	-30%
\$100,000-\$149,999	20%	21%	5%	22%	28%	27%
\$150,000+	22%	36%	64%	14%	29%	107%
Previous Visitation						
First-Time Visitor	45%	40%	-11%	47%	45%	-4%
Repeat Visitor	55%	60%	9%	53%	55%	4%

Source: Tourism Whistler

Table 4.4 Visitor Demographics, % Distribution (1998, 2003)

- **Age.** Over the five-year period the share of visitors aged 45 and older has increased by 75% in the winter season and 49% in the summer season. The estimated median age for winter season visitors has increased from 36.5 in 1997/98 to 39.4 in 2002/03, and for summer season visitors the median age has increased from 41.4 in 1998 to 45.1 in 2003.
- **Marital Status.** The majority of Whistler's visitors are married, representing 65% of all visitors in the winter and 75% in the summer, with visitors who are married with children making up the largest share of all visitors (35% winter and 41% summer). In the winter season, the share of visitors who are single without children has dropped from 42% to 30%.
- **Household Income.** The estimated median income of the winter season visitor has increased from approximately \$88,500 in 1997/98 to \$117,000 in 2002/03, and from \$85,000 in 1998 to \$112,500 in 2003 for the summer season visitor. The share of winter season visitors in the \$150,000 and over income bracket has grown by 14 percentage points, from 22% in 1997/98 to 36% in 2002/03, representing the largest share of winter season visitors. Conversely, the share of winter season visitors in the lowest income bracket of under \$50,000 has dropped by 10 percentage points. A similar trend has been observed for summer season visitors where the share in the \$100,000 and over bracket has grown from 14% to 29%, a 15-percentage point increase.
- **Travel Party.** The visitor surveys show that winter season visitors are much more likely to be travelling with family and friends than summer season visitors. In the 2002/03 winter season 33% of visitors travelled with family and 35% with friends, whereas, in the 2003 summer season 18% travelled with family and 17% with friends.
- **Visitor Expenditures.** Estimates of the average expenditure per overnight visitor per day were \$650 for the 2001/2002 winter season, and \$325 per day for the 2002 summer season. These figures represent total expenditures for lodging, food and beverage, retail shopping, transportation, outdoor activities and entertainment.

4.3.3 Commercial Accommodation Trends

Whistler's stock of commercial accommodation offers a range of options for the short-term lodging of resort guests. The following commercial accommodation highlights draw on the seasonal survey data collected by Tourism Whistler, including resort room nights, paid occupancies, average room rates and paid resort room nights by market origin.

- **Annual Resort Room Nights & Occupancy Rates.** Total annual paid resort room nights have decreased for three consecutive years since the resort sold just over 1.02 million room nights in 2000 (Figure 4.7). Annual resort room nights sold decreased by 2.4% in 2001, by 0.3% in 2002, and by 11% in 2003 to 887,787 paid resort room nights, a total decline of 134,450 room nights or 13% from the number sold in 2000. Provincially, B.C. experienced a 1.3% decline in tourism room revenues in 2003, the first decrease in over a decade.⁶

⁶ Tourism B.C., 2003.

- Annual average occupancy rates have followed a similar trend, declining for three consecutive years from 56% in 2000 to just 45% in 2003 (Figure 4.7). The average annual occupancy rate declined by 4 percentage points in 2001, 1 percentage point in 2002 and 6 percentage points in 2003. Annual average occupancy rates have experienced a downward trend since 1994, when the average occupancy rate was 62%; this decline is attributable to an increased supply of accommodation units (approximately one million additional room nights available) and the recent decreases in annual paid resort room nights (134,450 fewer paid room nights in 2003 than in 2000).
- Overall, the continued decline in room nights is attributed to poor snow conditions in 02/03, Whistler Conference Centre renovations, highway closures and a rising Canadian dollar, as well as the effects of the war in Iraq and the outbreak of Severe Acute Respiratory Syndrome in April 2003.

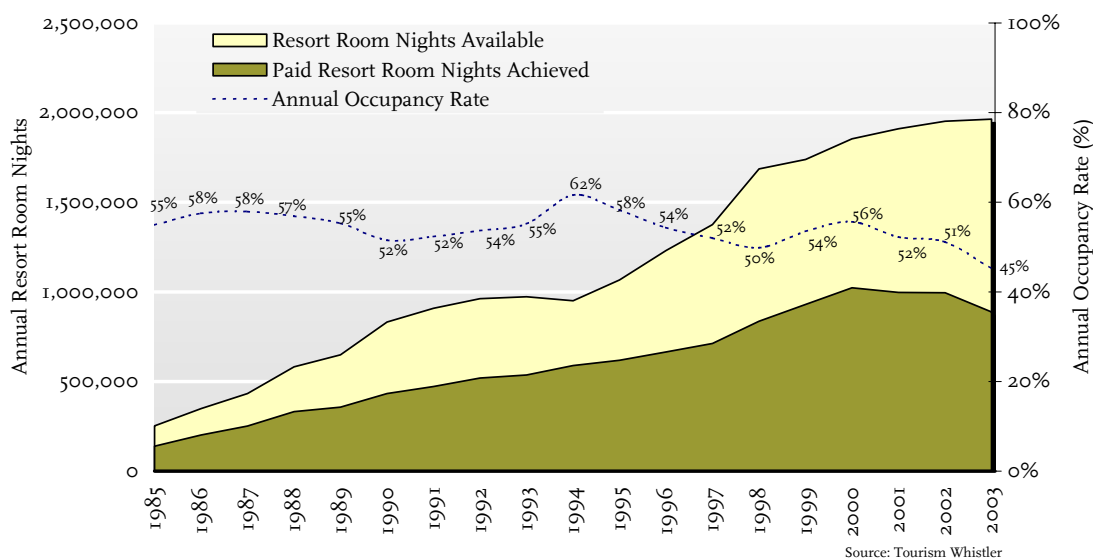


Figure 4.7 Annual Room Nights & Occupancy Rates (Calendar Year, 1985-2003)

- **Paid Resort Room Nights – Winter Season.** Despite strong early season conditions, winter season resort room nights declined by 7% (or 36,440 room nights) in 2003/04 to a total of 522,025 (Figure 4.8). It was the third consecutive decline in winter season paid resort room nights after achieving a record high of 616,200 in 2000/01 (94,175 more than for 2003/04).
- **Paid Resort Room Nights – Summer Season.** Paid resort room nights rebounded in summer 2004 with a 12% increase to 372,174 from 331,267 in 2003⁷. Summer room nights had fallen by 17% in 2003 from 401,168 in 2002, and 18% from the record number achieved in the summer of 2000 (406,363). The summer 2004 figure was 8% or 34,189 room nights less than the high recorded in 2000.

⁷ Tourism Whistler Commercial Accommodation Survey, Summer 2004.

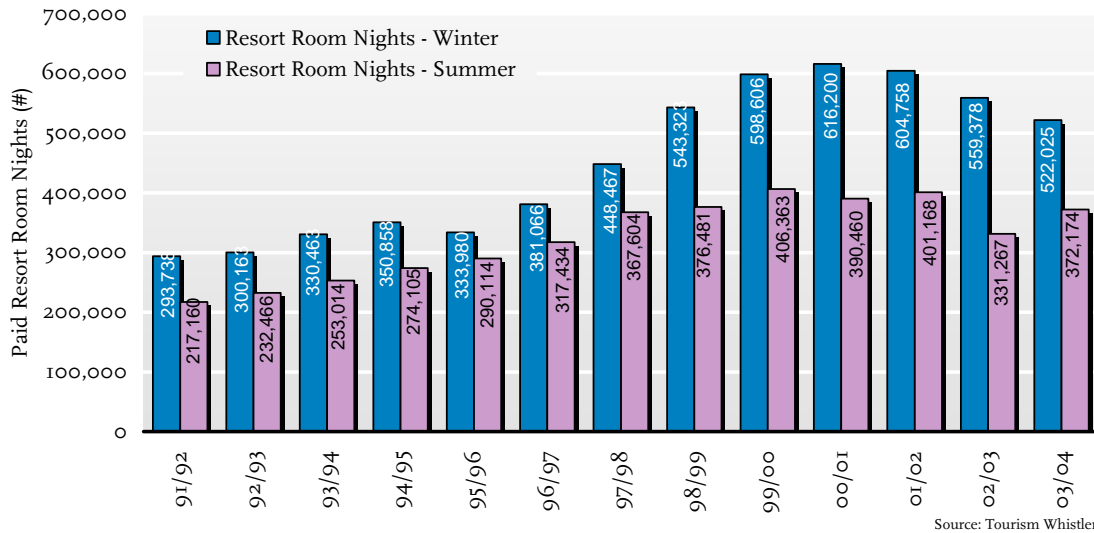


Figure 4.8 Total Paid Resort Room Nights (1991-2003)

- Paid Resort Room Nights -- Market Origin.** Whistler is an international resort destination that draws visitors from around the world, with 63% of all 2003/04 winter season paid resort room nights and 43% of all 2004 summer season room nights originating from outside Canada (Figure 4.9). The share of paid resort room nights originating outside of North America was 27% for the 2003/04 winter season and 11% for the 2003 summer season.

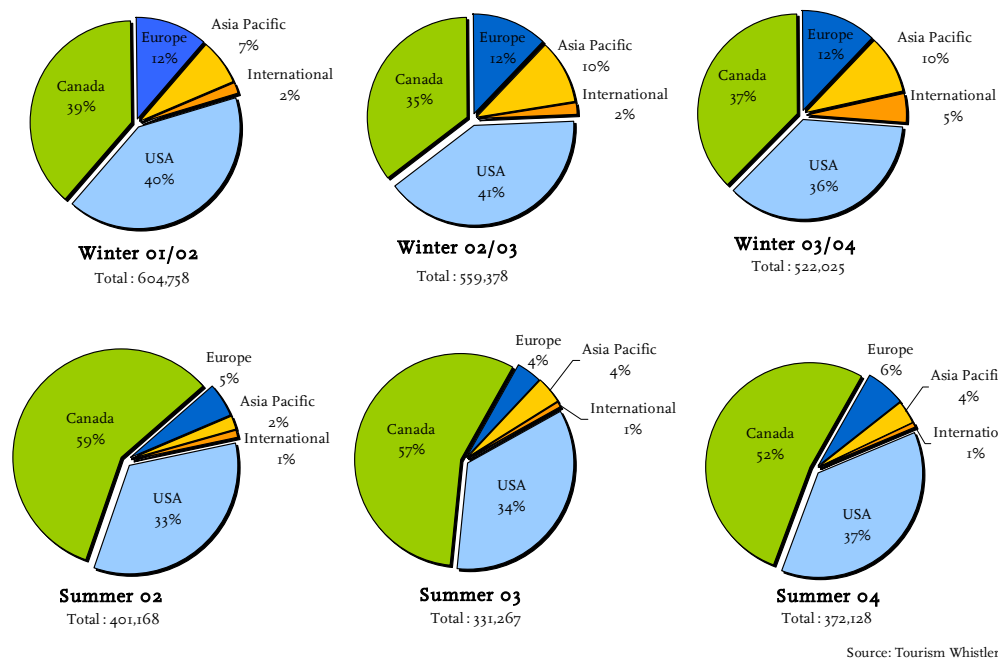
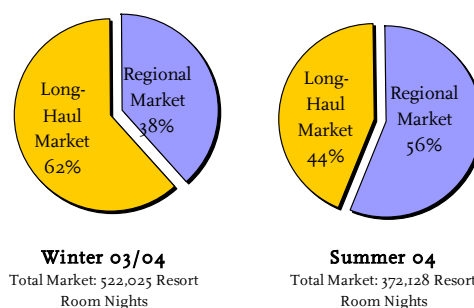


Figure 4.9 Paid Resort Room Nights -- Market Origin by Season (2002-2004)

- Visitors from Canada account for the largest market share, representing 37% of all paid room nights for the 2003/04 winter season and 52% of all paid room nights for the 2004 summer season. The Canadian market share of paid resort room nights has decreased over the past two years for both the winter and summer seasons. Paid room nights originating in Canada declined by 42,707 room nights between the 2001/02 and 2003/04 winter seasons, and by 43,159 room nights between the 2002 and 2004 summer seasons. The Canadian market experienced the largest declines in paid resort room nights of any market over the past two years.
- Visitors from the United States account for the majority of paid resort room nights originating from outside of Canada, representing 57% of the non-Canadian market during the 2003/04 winter season and 77% during the 2004 summer season. Over the past two years the U.S. market share has declined in the winter season but has increased in the summer season. Paid winter season resort room nights attributable to U.S. visitors declined by 53,974 room nights post-September 11, 2001, whereas, in the summer season there was a small net increase of 5,319 room nights.
- The Asia Pacific market share has grown in both the winter and summer, with increases in the number of paid room nights from this market of 9,869 room nights in the winter and 6,864 in the summer over the past two years.

- **Regional Market.** Whistler’s regional market, defined as B.C. and Washington State, accounted for 38% of paid resort room nights in winter 2003/04 and 56% in summer 2004 (Figure 4.10). The winter season long haul market is Whistler’s most significant market for paid resort room nights, representing 62% of the 2003/04 winter market and 36% of the combined total for the 2003/04 winter season and 2004 summer season.



Source: Tourism Whistler

Figure 4.10 Regional Market by Season (2003-2004)

- **Seasonal Occupancy Rates.** Winter season average occupancy rates have declined the last four consecutive years from 68% in 1999/00 to 53% in 2003/04 (Figure 4.11). During the winter of 2003/04, the average occupancy rate declined by 4 percentage points from 57% in 2002/03. With the rebound in paid resort room nights in the summer of 2004, the average occupancy rate increased by 5 percentage points from 34% in the summer of 2003 to 39%, but remained 15 percentage points below the high of 54% recorded in the summer of 1994. Historically, winter season occupancy rates have averaged almost 20 percentage points higher than for the summer season, and ranged between 12 and 30 percentage points higher (1994/95-2003/04). Most recently, the 2003/04 winter season occupancy rate was 14 percentage points higher than for the summer of 2004.

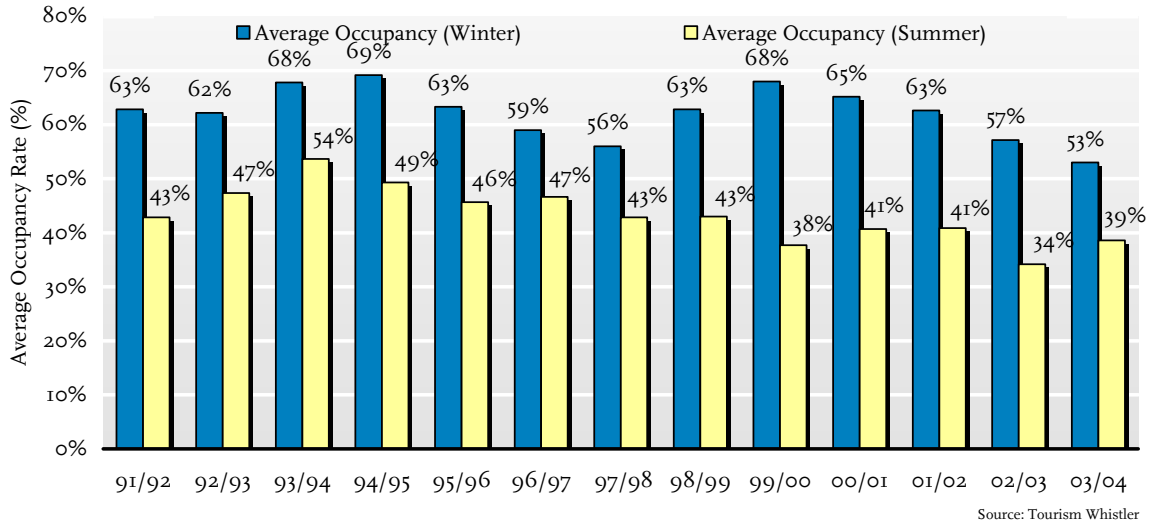


Figure 4.11 Seasonal Occupancy Rates (1991 - 2004)

- Seasonal Room Rates.** After strong increases averaging 7.3% per year between 1993/94 and 2002/03, the average winter season paid accommodation room rate reflected a downward adjustment in 2003/04. The average winter rate declined by 5.5% from a high of \$269 in 2002/03 to \$254 in 2003/04 (Figure 4.12). Average summer room rates decreased by 4.2% in 2002 and by 6.2% in 2003, but showed a marginal 2% increase in 2004 to \$141 per night. Historically, winter season room rates have been higher on average than the summer season room rates. This spread reached a high of \$130 per night in 2002/03, and averaged \$113 in 2003/04.

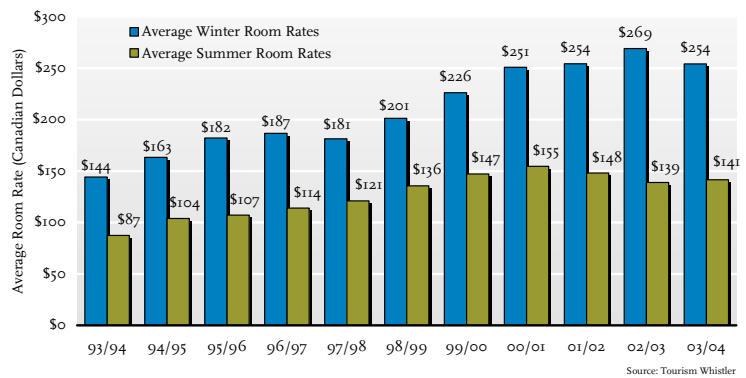
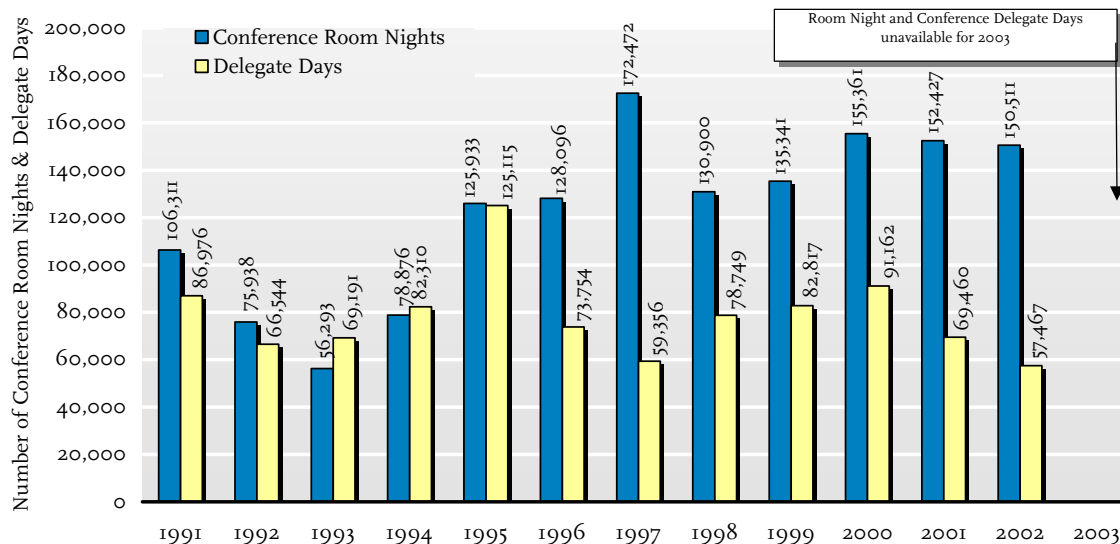


Figure 4.12 Seasonal Room Rates (1993-2003)

- **Conference Room Nights & Delegate Days.**⁸ Annual conference room nights were impacted by the 12-month \$12 million Telus Conference Centre at Whistler renovation in 2002/03.⁹ The number of room nights attributable to conferences declined from 155,361 in 2000 to 150,511 in 2002. The resort saw steady growth in conference delegate days from 1997 through 2000 reaching 91,162 delegate days. By 2002, however, conference delegate days had declined for a second year from 69,460 in 2001 to 57,467 in 2002 (Figure 4.13).



Source: Tourism Whistler

Figure 4.13 Conference Room Nights & Delegate Days (1991-2003)

4.4 Recreation & Leisure

Recreation and leisure are critical elements of the Whistler experience. This section reports on a selection of annual recreation statistics, as well as community facilities and municipal programs.

4.4.1 Recreation Visits

This section quantifies resort visitation with respect to recreation and highlights trends in visitor volumes.

- **Downhill Skier/Snowboarder Visits.** Whistler-Blackcomb continues to record the highest visitation of any ski/snowboard destination in North America, with more than two million skier/snowboarder visits per year over the past six years. After 15 years of rapid growth at an average annual rate of

⁸ Resort conference trends are monitored by Tourism Whistler. *Conference Delegate Days* represent one person attending one conference day, while *Conference Room Nights* account for the number of rooms sold due to conferences. The number of room nights includes data from The Fairmont Chateau Whistler, The Westin Resort and Spa, The Delta Resort and The Whistler Conference Centre. Both these indicators are monitored by Tourism Whistler.

⁹ 2003 annual conference paid room night and delegate day figures were not available at the time this report was published, but will be included once available.

5.52% per year from 1986/87 and reaching an all-time high of 2.23 million visits in 2001/02, visitation has declined over the past two years. Whistler-Blackcomb recorded a 5.4% decrease in visitation for a total of 2.11 million skier/snowboarder visits in 2002/03; this was followed by a 3.7% decrease in 2003/04 for a total of 2.03 million skier/snowboarder visits (Figure 4.14). Whistler-Blackcomb offers 3,307 hectares of skiable terrain with a combined hourly lift capacity of almost 60,000 skiers/snowboarders per hour.

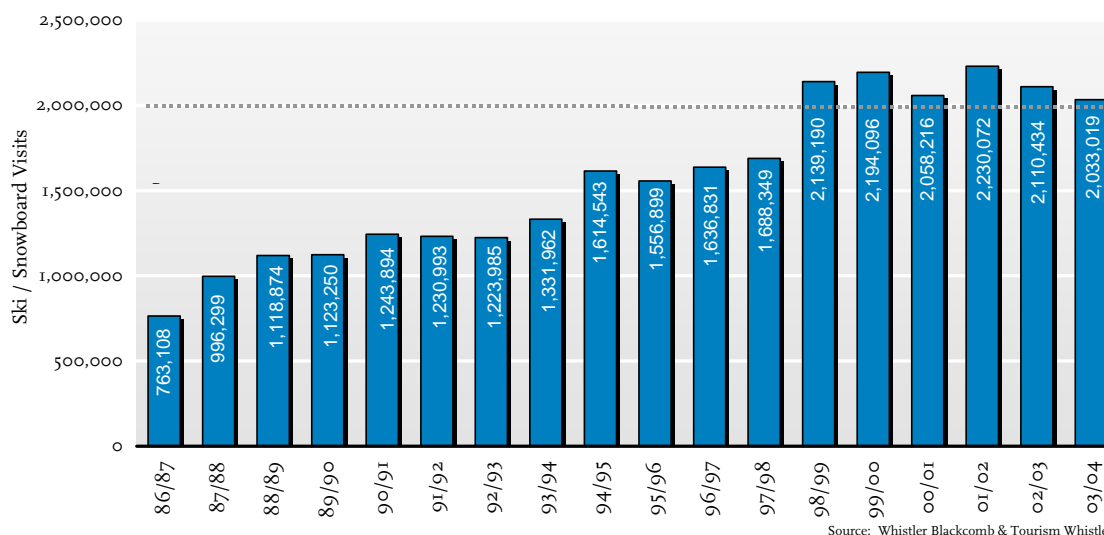


Figure 4.14 Whistler-Blackcomb Skier Visits (1986/87 – 2003/04)

- Cross Country Skier Visits.**¹⁰ Whistler's cross-country ski amenities include over 30 kilometres of track and groomed trails through Lost Lake Park, Chateau Whistler Golf Course and Nicklaus North Golf Course, maintained by the municipality. The number of skier visits for these trails reached a new high in 2003/04 with approximately 22,925 cross-country skiers over 100 operating days (Figure 4.15). Season's pass holders accounted for approximately 24% (5,500 visits) of the total skier visits. The number of visits has grown by 18.2% percent per year on average since 1990/91, with some fluctuations attributable to varying snow conditions in Whistler valley. In 2002/03 cross-country skier visits had dropped by 32% or 7,000 visits from 2001/02 due to poor snow conditions and a short cross-country ski season.

¹⁰ Skier visits represent ticket sales from the Lost Lake booth and Meadow Park Sports Centre; they do not account for skiers on non-municipal trail areas.

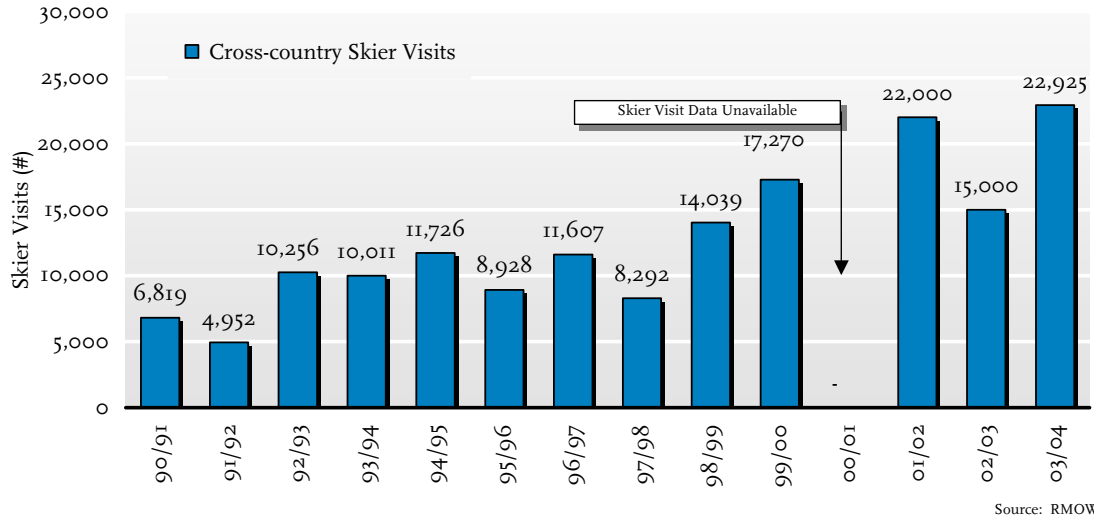


Figure 4.15 Cross Country Skier Visits & Revenue (1990-2003)

- Golf Rounds.**¹¹ Rounds of golf at Whistler and Pemberton’s four signature golf courses totalled 89,795 rounds in 2003 (70,800 at Whistler’s three courses and 18,995 at Big Sky in Pemberton). This is 14% or 14,652 rounds less than the high of 104,447 rounds played in 1998. Over the past five seasons the number of rounds has averaged 92,379 (Figure 4.16).

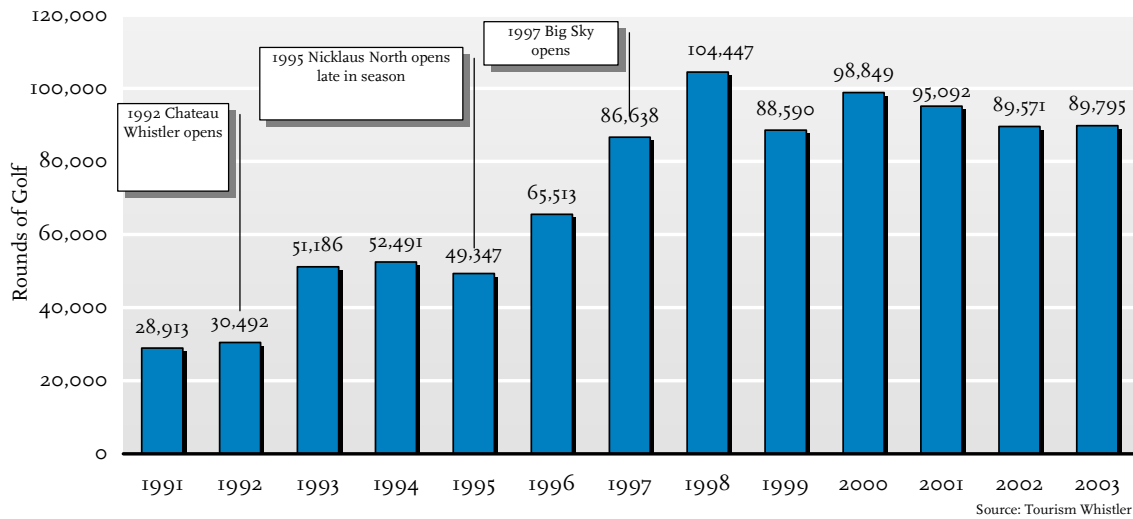


Figure 4.16 Total Golf Rounds (1991-2003)

¹¹ “Golf round” represents the total number of players participating in a round of golf at Whistler’s three golf facilities (Whistler Golf Club by Arnold Palmer, Chateau Whistler Golf Club by Robert Trent Jones Jr., and Nicklaus North Golf Course by Jack Nicklaus) and at Big Sky Golf Club (by Bob Cupp). This data is provided by Tourism Whistler’s Research Department.

- Whistler Mountain Bike Park Visitation.** The Whistler Mountain Bike Park has experienced extraordinary growth since re-opening in 1999 with an expanded lift-serviced trail network. This park was further expanded up Whistler Mountain in 2004 with the addition of the Garbanzo lift-serviced area, and now features more than over 200 linear kilometres of lift-serviced trails and 1,200 metres (4,800 feet) of vertical drop. The Garbanzo expansion tripled the size of the bike park.
- For the 2004 season (May through October) the total number of paid bike park visits was 72,831, a 36% increase from 2003 and almost four times (or 54,248) rider visits greater than in 2000 (Figure 4.17).

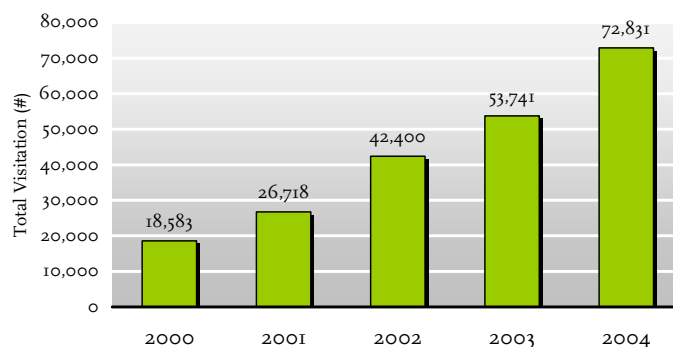


Figure 4.17 Whistler Bike Park Visitation
(2000-2004)

Peak 2004 visitation occurred during the Crankworx Festival held July 19-25, when 6,958 riders visited the bike park. During the season, the bike park averaged 552 visits per day over 132 operating days. July was the busiest month overall, with more than 27,000 visits.

4.4.2 Municipal Parks, Community Facilities & Programs

Recreation and leisure programs are offered through the Municipal Parks and Recreation Department, as well as through local clubs and associations, and private individuals and organizations. In 2004, municipal expenditures on parks and recreation totalled \$7.4 million, representing 32% of the total operating expenditures for all municipal departments. These expenditures support facilities maintenance, operations and programs at the Meadow Park Sports Centre, Whistler's three community schools, the Youth Centre at MY Place, the Whistler library, the Spruce Grove Fieldhouse, and Whistler's parks and sports fields, public beaches and trails.¹²

- Municipal Parks & Trails.** Municipal parkland, open space and protected areas comprised 604 hectares (1,492 acres) or 3.7% of Whistler's total land area in 2003. Community parks and neighbourhoods are linked by an extensive trail network with 163 linear kilometres of trails¹³ ranging from the paved Valley Trail system to interpretive hiking and single and double-track biking trails. Whistler's widely used Valley Trail system represents almost 20% of the total municipal trail network. The Valley Trail is also highly accessible to Whistler's residential population with 85% of all

¹² See Recreation at <https://www.whistler.ca/recreation>.

¹³ Trail data based on 2002 Terra Pro mapping calculations.

dwellings located within 400 metres or a five-minute walking distance of the Valley Trail (2003).

- In 2003, two lakefront park additions were made to Whistler’s park system with 1.24 acres at Alpha Lake Park and 3.4 acres at Alta Lake Station. A Valley Trail is currently being developed to access the parklands assembled at Alta Lake Station and future park planning processes will determine park program use and development for this new park.

- **Meadow Park Sports Centre Visitation.** In 2003, the Meadow Park Sports Centre (MPSC) recorded 447,559 visitors, an increase of 3.4% over 2002¹⁴. Registered drop-in admissions declined by 11% in 2003 from 100,189

Meadow Park Sports Centre	2002	2003
Facility Visitors per Year (#)	432,616	447,559
Registered Drop-In Admissions (#)	100,189	89,004
Pass Sales (#)	9,782	9,887
Programs Offered per Leisure Guide	247	230
Program Participants	2,417	3,079

Source: RMOW Parks & Recreation

to 89,004, while the number of pass sales increased slightly from 9,782 passes to 9,887 passes. Although fewer programs were offered in 2003, there was a 27% increase in program participation from 2,417 participants in 2002 to 3,079 in 2003.

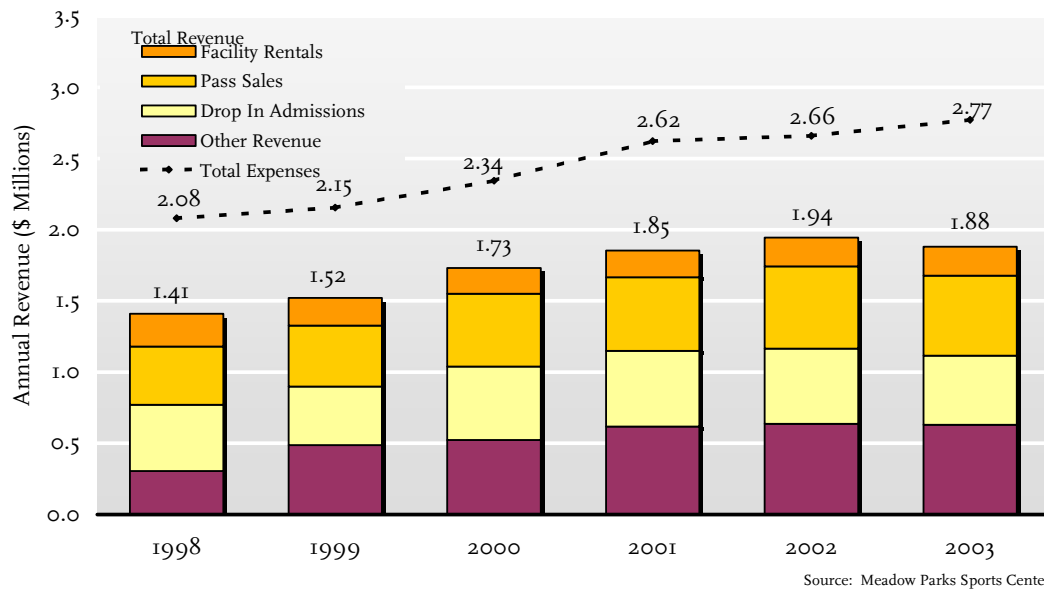


Figure 4.18 Meadow Park Sports Centre Revenues & Expenses (1998-2003)

¹⁴ This data is not available prior to 2002; MPSC has historically tracked registered drop-in admissions, pass sales and facility rentals in terms of annual revenue.

- In 2003, total revenues at MPSC were \$1.88 million and total expenses were \$2.77 million, a cost recovery of 68% (Figure 4.18). The largest revenue generators were pass sales (\$562,410) and drop-in admissions (\$485,351), followed by other revenue sources (\$630,507) such as programs, pro shop, concession, advertising and sponsorships. Facility rentals generated an additional \$202,409 in revenue.
- Although MPSC revenues have increased by 33% between 1998 and 2003, and cost recovery on a percentage basis was the same in 2003 as in 1998 (67%), the growth in revenues has not kept pace with increasing costs. Consequently, the annual operating deficit for MPSC has grown from \$670,000 in 1998 to \$890,000 in 2003.
- Library Visitation.** Visits at Whistler’s Public Library have grown from approximately 25,000 visits in 1994 to 163,000 in 2003. In 2003 library visits continued to climb with an increase of 19% from 2002 (Figure 4.19). Circulation of library materials has increased four-fold since 1994, from approximately 43,000 borrowings in 1994 to approximately 170,000 in 2003. Library usage has outgrown the existing facility and the municipality has committed \$7.0 million in funding for a new library. The new library is currently being designed as a LEED™¹⁵ certified building, located in Whistler Village in the same location as the existing library, with occupancy planned for April 2006.

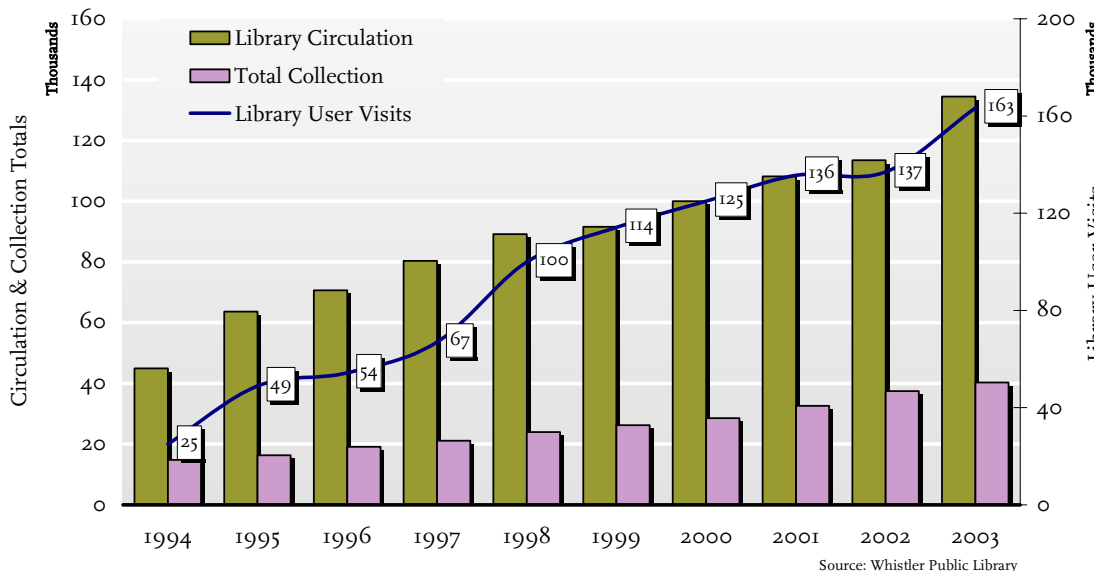


Figure 4.19 Public Library Collection & Borrower Statistics (1994-2003)

¹⁵ Leadership in Energy and Environmental Design (LEED) Green Building Rating system is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings developed by the US Green Building Council.

- Museum Visits.** The Whistler Museum recorded 8,350 visitors in 2003, just 100 less than in 2002, but almost 14% less than in 2001 when the museum had 9,687 visitors (Figure 4.20). August 2003 was the busiest on record with almost 1,400 visitors, whereas, December 2003 saw just 320 visitors, the lowest on record. The decline in visits in 2002 and 2003 is attributed to changes in staff and board members, a reduction in advertising and marketing spending, and fewer program offerings and exhibit updates. The Whistler Museum and Archives Society is currently located in a temporary trailer building and is seeking to establish a permanent facility.

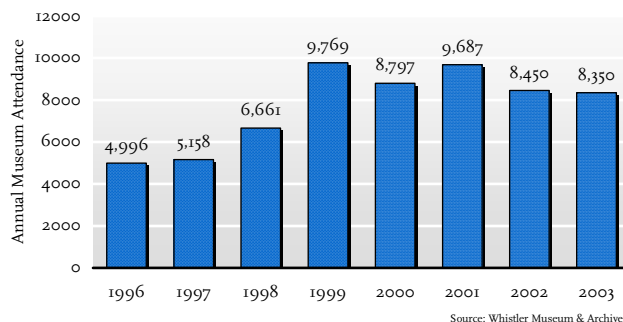


Figure 4.20 Whistler Museum Visits (1996-2003)

4.5 Real Estate, Commercial & Industrial Development

4.5.1 Construction Activity

Whistler continued to experience strong construction activity in 2003, with the total value of construction authorized by building permits estimated at \$87 million, a significant increase from the average of \$64 million over the preceding three years. The actual value of construction is estimated to be approximately \$174.2 million, double the building permit valuation figure.¹⁶

- Building Permit Value.** After three years of total construction values in the range of \$62 to \$65 million between 1999 and 2001, the value of construction increased by 44% in 2002. In 2003, the total value of construction declined slightly by 3% to \$87 million (Figure 4.21).

Building Permit Cost Factors 2003*	Per Buildable M ²	Per Buildable ft ²
Single Family / Duplex	\$ 760	\$71
Wood Frame Other	\$ 965	\$90
Non-Combustible	\$1,305	\$121
Industrial / Warehouse	\$ 465	\$43

*Actual costs will vary with design and finishing.
Source: RMOW Building Department

¹⁶ The value of construction is an estimate of actual construction costs based on the authorized buildable floor area approved by building permit and estimates of construction costs per unit of floor area for various types of construction. The cost estimates have historically remained relatively constant and are substantially lower than actual costs. On average the cost factors used for determining building permit values and fees are approximately 50% of the actual cost. The use of the building permit values provides a valid and consistent relative measure for the comparison of trends. However, the actual value of construction is significantly underestimated.

- New Construction vs. Redevelopment.** Almost 73% of all 2003 construction activity was associated with *new* construction valued at \$63.3 million, while the remaining 2003 construction involved redevelopment and renovations valued at \$23.7 million. Between 2002 and 2003, Whistler experienced a 48% increase in construction activity associated with redevelopment projects and a 10% decrease in construction activity associated with new development.

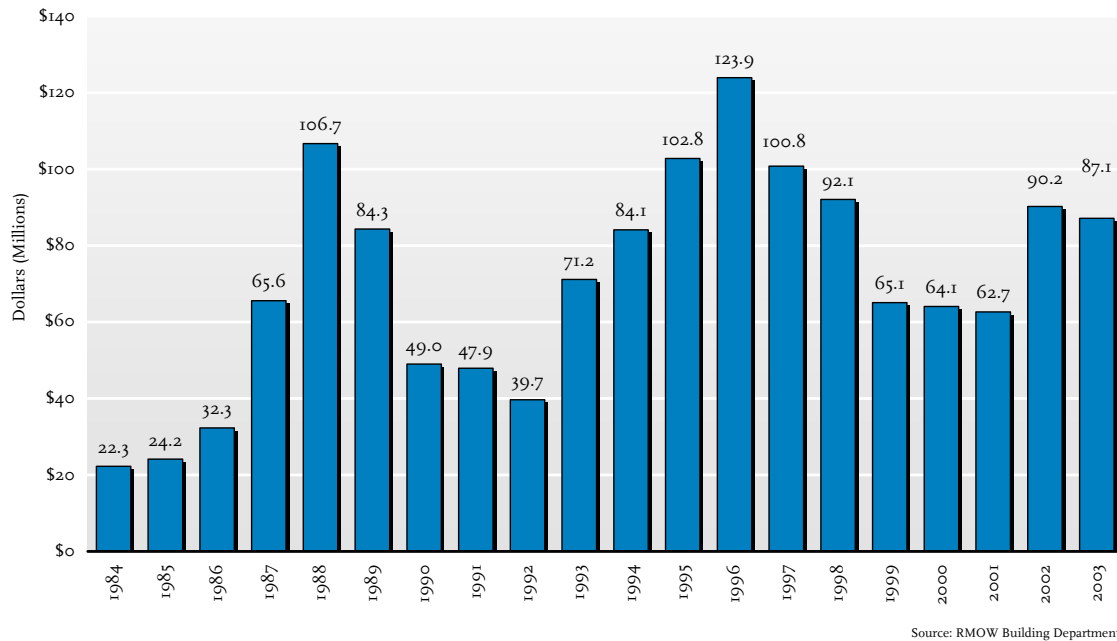


Figure 4.21 Total Value of Whistler Construction Activity (1984 – 2003)

- Construction Activity by Type.** New commercial construction represented the largest sector of construction activity in Whistler for a fourth year in a row, accounting for \$33 million or 39% of the total value of all construction permitted in 2003 (Figure 4.22; Table 4.5). However, this was a decrease of \$11.5 million or 26% from the value reported in 2002. New commercial developments permitted in 2003 included the new Pan Pacific Lodge in Whistler Village, the Franz’s Trail commercial area in Whistler Creek, and a new commercial building in Function Junction.

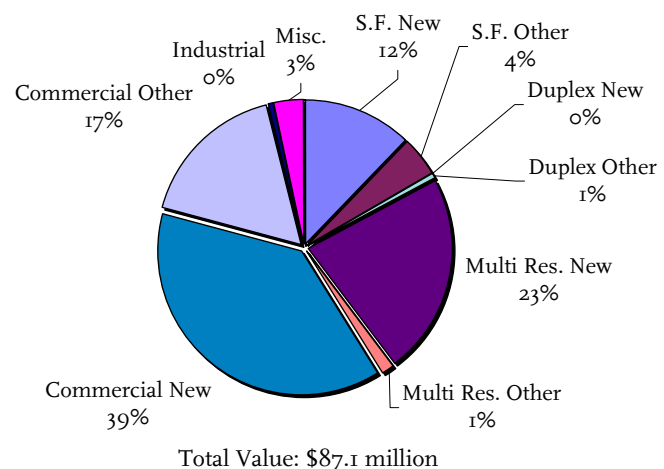


Figure 4.22 Distribution of Construction Value (2003)

- During 2003, there were significant increases in the value of commercial renovations, new multi-family construction and miscellaneous construction (Table 4.5). Major renovations were initiated for a number of commercial properties in Whistler Village including the Telus Conference Centre at Whistler, the Sundial Boutique Hotel (formerly Westbrook Hotel), and the Whistler Village Resort (formerly Delta Whistler Resort Hotel). The new multi-family construction projects included the Bear Ridge employee housing in Spring Creek and the Four Seasons Residences commercial accommodation in Blackcomb Benchlands.

	2000	2001	2002	2003	% change 02-03
Single Family New	\$12,326,196	\$14,071,777	\$12,968,666	\$10,603,193	-18%
Single Family Other	\$4,674,802	\$4,326,088	\$5,008,247	\$3,801,429	-24%
Duplex New	\$7,199,854	\$1,998,951	\$4,875,315	\$0	n/a
Duplex Other	\$197,627	\$167,350	\$594,745	\$509,020	-14%
Multi Residential New	\$7,638,361	\$10,691,231	\$11,328,500	\$19,799,065	75%
Multi Residential Other	\$2,154,036	\$2,966,918	\$2,000,137	\$1,203,587	-40%
Commercial New	\$16,985,111	\$22,299,361	\$44,449,084	\$32,974,169	-26%
Commercial Other	\$7,755,139	\$1,797,837	\$7,106,602	\$14,918,974	110%
Industrial	\$641,918	\$1,054,398	\$1,051,303	\$397,715	-62%
Misc.	\$4,525,341	\$3,311,109	\$834,641	\$2,922,555	250%
Total	\$64,098,385	\$62,685,020	\$90,217,240	\$87,129,707	-3%

Table 4.5 Construction Activity (2000 – 2003)

- Building Permits.** The total number of building permits issued annually decreased by 15% in 2003 to 209 permits; 273 permits were issued in 2001 and 246 in 2002 (Figure 4.23). The number of permits for residential, industrial and miscellaneous construction all declined in 2003, whereas, the number of permits for commercial properties almost doubled from 34 to 63.

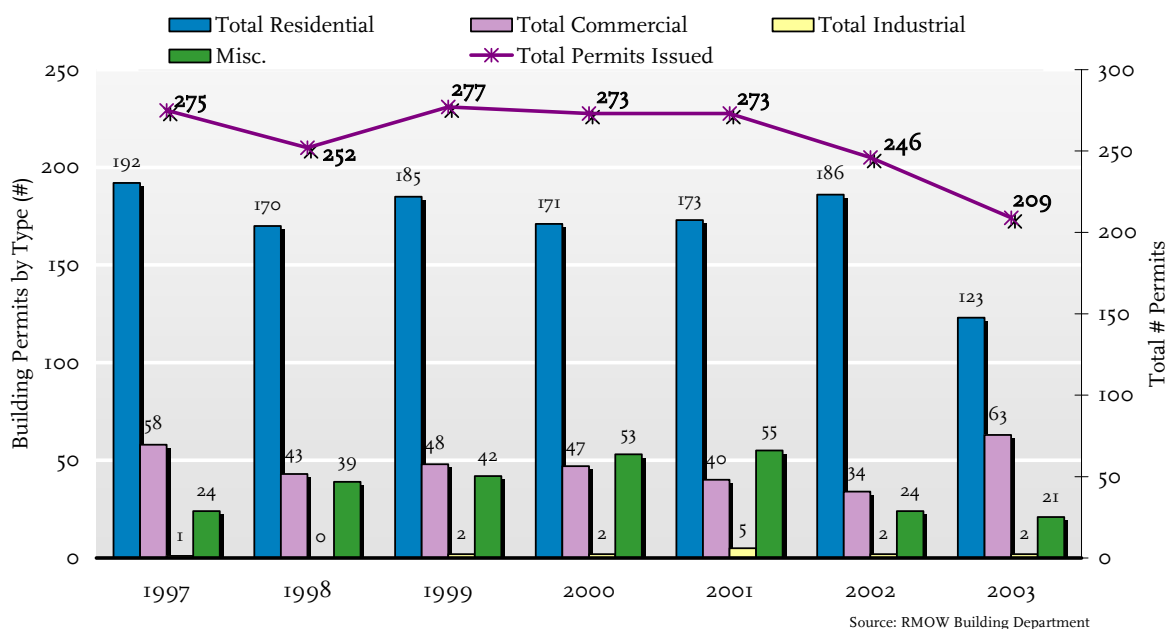


Figure 4.23 Building Permits Issued by Type (1997 – 2003)

4.5.2 Real Estate Sales Statistics¹⁷

After achieving record sales in 2002, real estate sales declined in 2003 both in terms of the total number of sales transactions and the total value of sales. Overall, the real estate market experienced a further decline in activity in the first quarter of 2004 as the total number and value of sales fell by 38% and 59%, respectively, over the same period in 2003.

Average Market Real Estate Sales *	Q I 2003	Q I 2004	% Change
Single Family	\$1,676,729	\$1,918,700	14.4
Duplex	\$1,031,300	\$940,000	-8.9
Condominium	\$1,086,613	\$759,555	-30.1
Vacant Land	\$1,146,250	\$1,529,444	33.4
Total Sales (#)	238	148	-37.8
Total Sales (\$)	\$256,677,950	\$105,136,300	-59.0

Source: Whistler Real Estate Company Listing System 2004

- Real Estate Sales Values.** In 2003, the total value of reported real estate sales transactions was \$562 million, the second highest total on record next to 2002 when the high of \$789 million was established (Figure 4.24). The 2003 figure represented a decrease of 29% from 2002, with decreases in the total value of sales in all residential categories. Sales of condominiums, including stratified condo-hotel units and multi-family townhouse units, have represented the greatest share of the total annual real estate sales value over the past 10 years, and accounted for 71% of the total sales value in 2003 with \$396.3 million in total sales. This was down 25% from the record of \$528.6 million set in 2002.

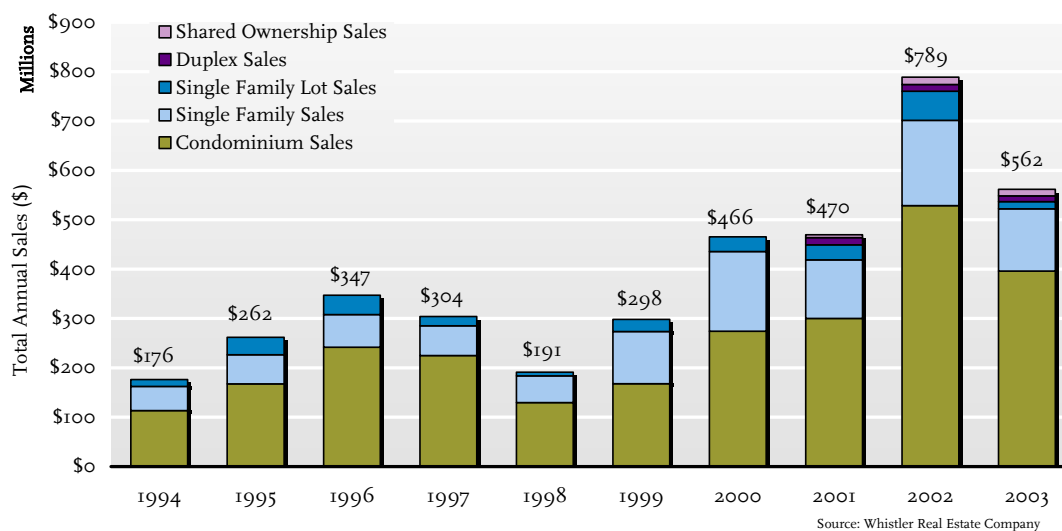


Figure 4.24 Total Residential Real Estate Sales by Type (1994-2003)

¹⁷ Market real estate figures are drawn from the Whistler Listing System administered by the Whistler Real Estate Company. Real estate statistics in the following section do not reflect non-market residential sales through the Whistler Housing Authority, nor do they represent all sales in the resort municipality that may also include fractional, timeshare or private sales.

- New Development.** Three major new projects were sold in 2002 and 2003, each of which sold out within 24 hours and set consecutive new highs for sales values on a \$/ft² basis. In 2002, 242 units were sold in the new Four Seasons Resort at an average price of \$680/ft², followed in 2003 by 83 units in the new Pan Pacific Hotel at an average price of \$800/ft², and then 36 units in the Four Seasons Residences at a new high of \$1,150/ft². These projects represented 28% and 42% of the total condominium sales values in 2002 and 2003; resales accounted for the large majority of condominium sales and sales value.
- Between 2002 and 2003 the greatest percentage decrease in total value of sales was for single-family lot sales, which declined in total sales value by 76%, from \$59 million in 2002 to \$14.5 million in 2003. Sales of single family residences, which represented 22% of the total value of sales in 2002 and 2003, experienced a 27% decrease in sales value from \$172.5 million in 2002 to \$125.9 million in 2003.

Total Sales	2003		2002		Change (\$)
Single Family	\$	125,909,315	\$	172,536,000	\$ (46,626,685)
Single Family Lots	\$	14,464,000	\$	59,000,000	\$ (44,536,000)
Duplex	\$	11,725,900	\$	14,000,000	\$ (2,274,100)
Condominium	\$	396,320,086	\$	528,607,000	\$ (132,286,914)
Shared Ownership	\$	13,113,250	\$	14,900,000	\$ (1,786,750)
	\$	561,532,551	\$	789,043,000	\$ (227,510,449)

Table 4.6 Change in Total Residential Real Estate Sales (2002-2003)

- Real Estate Sales Transactions.** The number of sales transactions fell by 43% from 1,296 units in 2002 to 733 units in 2003 (Figure 4.25). Condominium sales continued to comprise the majority of residential sales transactions with 539 units sold (74% of total), followed by 93 single-family homes, 73 shared owner condos, 13 duplexes, and 13 vacant single-family lots.

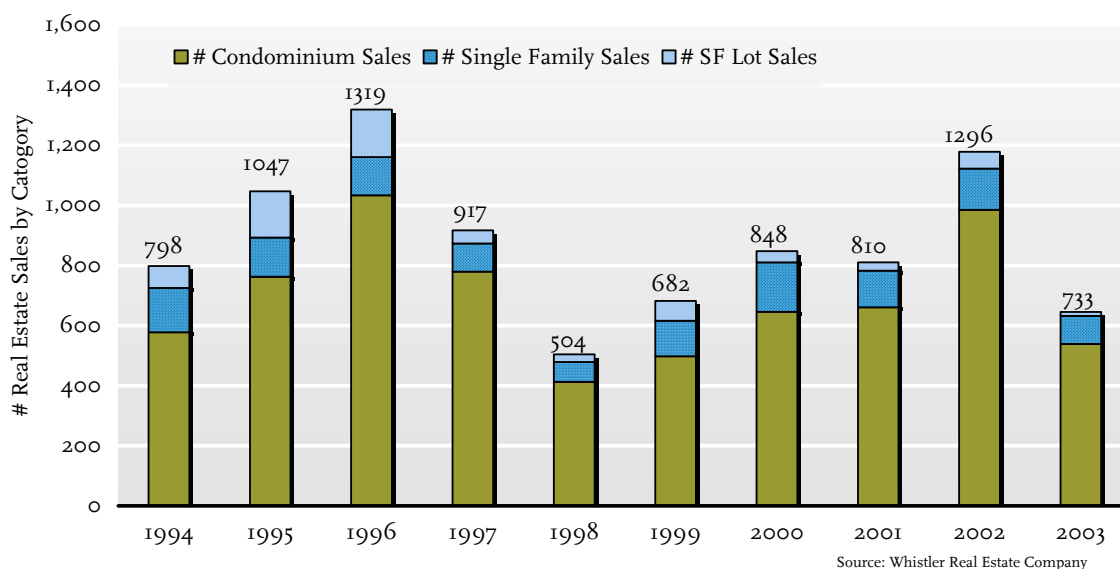


Figure 4.25 Residential Real Estate Transactions (1994-2003)

- **Average Purchase Prices.** Average residential real estate purchase prices continued to climb in 2003, with the average condominium price increasing by 36% to \$735,288, the average price of a single-family residence increasing by 8% to \$1,354,000, and the average price of a vacant single-family lot increasing by 5% to \$1,112,615 (Figure 4.26). Over the past 10 years, average purchase prices have increased by an average of 28% per year for condominiums, 30% per year for single family residences and 50% per year for vacant single family lots.

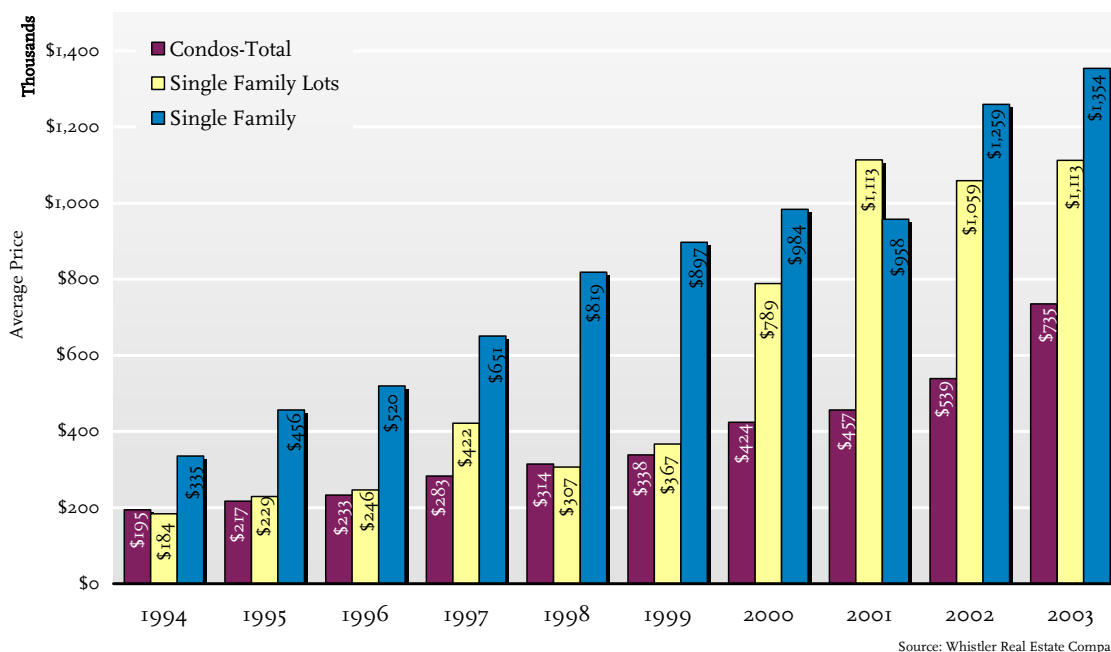


Figure 4.26 Residential Real Estate Average Purchase Prices (1994-2003)

4.5.3 Commercial & Industrial Space Inventory

Whistler’s inventory of developed commercial, industrial, public and vacant non-residential space is monitored each year to track the supply and demand for space and its distribution by type, use and location.¹⁸ Over the five-year period from 1998 through 2003, approximately 40,309 m² (433,897) of non-residential space was added to the total inventory, an average of 8,062 m² (86,779 ft²) per year (Figure 4.27; Table 4.7). In 2003, the total amount of non-residential space increased by 9.3%, an addition of 16,352 m² (176,017 ft²), increasing the total inventory to 189,056 m² or 2.035 million ft². Major projects that added to this inventory included the Franz’ Trail commercial area in Whistler Creek (3,350 m²), the new elementary school, day care and fire hall in Spring Creek (5,068 m²), a new light industrial/commercial building in Function Junction (3,947 m²), and the expansion of the Telus Conference Centre at Whistler in Whistler Village (649 m²).

¹⁸ The Commercial Space Inventory does not include commercial accommodation, which is alternatively tracked as part of the Accommodation Land Use Inventory (See Section 3.21 of this document).

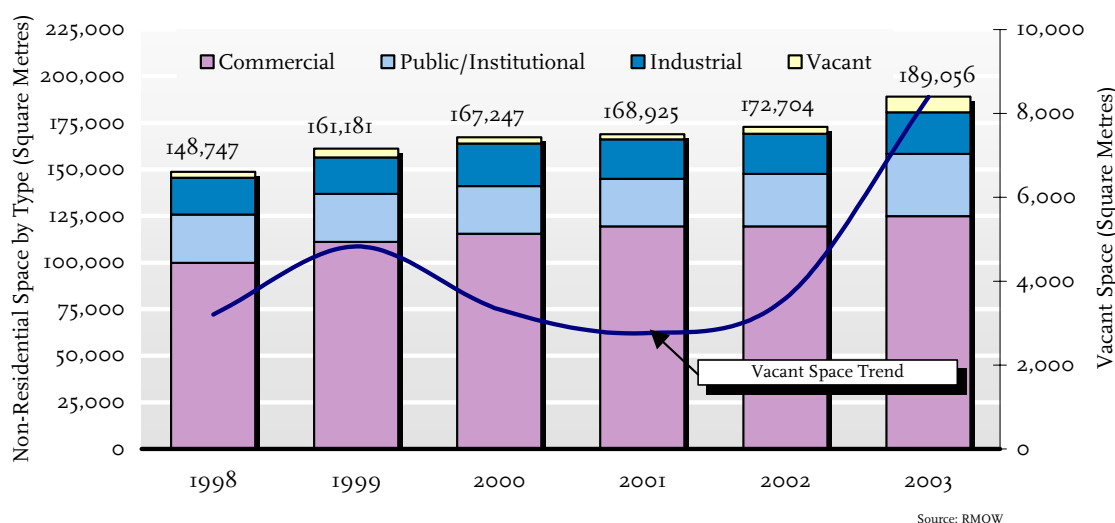


Figure 4.27 Non-residential Space Inventory by Use (1998-2003)

Category of Use	1998	2002	2003	1998-03		2002-03	
	M ²	M ²	M ²	Change Per Year (M ²)			
Commercial							
Retail	32,432	36,127	37,894	1,092	1,767		
Office	14,183	16,372	18,379	839	2,007		
Service	6,842	11,236	11,281	888	45		
Food/Restaurant	25,730	30,074	30,237	901	163		
Bar	4,947	5,783	5,783	167	0		
Convention/ Conf.	6,093	7,806	8,455	472	649		
Tourist/Rec.	9,560	11,935	12,888	666	953		
Commercial	99,787	119,333	124,917	5,026	5,584		
Industrial							
Light Manufacturing	12,043	9,044	8,856	-637	-188		
Wholesale/ Storage	6,856	10,963	11,870	1,003	907		
Heavy Manufacturing	870	1,558	1,738	174	180		
Industrial	19,769	21,565	22,464	539	899		
Public							
Public Institutional	20,847	23,272	28,339	1,498	5,067		
Social/ Health	5,140	4,943	4,943	-39	0		
Public	25,987	28,215	33,283	1,459	5,068		
Vacant	3,204	3,591	8,393	1,038	4,802		
Total	148,747	172,704	189,056	8,062	16,352		

Source: RMOW Commercial & Industrial Space Inventories

Table 4.7 Non-residential Space by Use – Detailed Breakdown (1998, 2002, 2003)

- Distribution by Use.** The overall distribution of non-residential space by use has remained relatively consistent between 1998 and 2003, with the majority of space being in commercial use (66.1% in 2003; 67.1% in 1998), followed by public, institutional and social uses (17.6% in 2003; 17.5% in

1998), and industrial (11.9% in 2003; 13.3% in 1998) (Table 4.7; Figure 4.27). The exception has been the share of vacant space, which has grown from 2.2% to 4.4% of the total amount of non-residential space within Whistler.

- Commercial Space.** At year-end 2003, Whistler’s inventory of space in commercial use totalled 124,917 m² or 1.345 million ft². Retail comprised the largest share of commercial space at 30% (37,894 m²), representing 20% of the total inventory of non-residential space. This was followed by food/restaurant at 24% (30,237 m²) and office at 15% (18,379 m²) of the total commercial space.

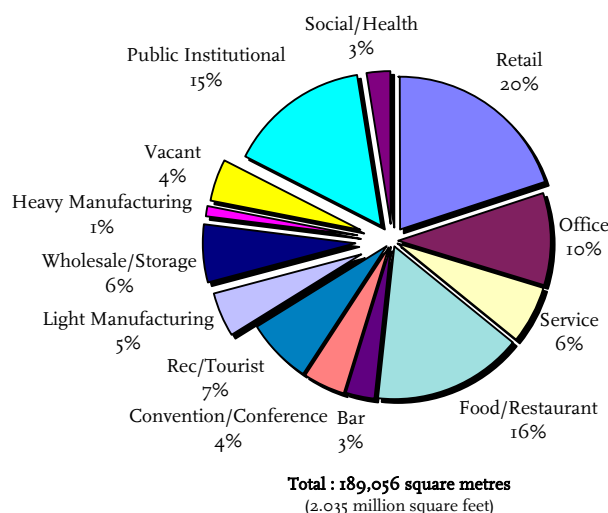


Figure 4.28 Non-residential Space, % Distribution by Use (2003)

- From 1998 through 2003, an average of 5,026 m² (54,101 ft²) per year was added in commercial use; 5,584 m² was added in 2003 (Table 4.7). The largest gain over the five-year period was in retail use, with an average addition of 1,092 m² (11,755 ft²) per year, 22% of the commercial total. This was followed by food/restaurant with 901 m²/year (18%), service with 888 m²/year (18%), and office with 839 m²/year (17%).
- Commercial Additions.** Significant additions of new commercial space over the five-year period included the Westin Resort & Spa retail shops, the Blackcomb Lodge Gatehouse (Visitor Centre and Chamber of Commerce offices), Village 8 Cinemas, Nesters Square expansion, Franz’s Trail in Whistler Creek, Telus Conference Centre at Whistler expansion, and two new commercial/industrial buildings in Function Junction at 1006 Lynham Road and 1410 Alpha Lake Road.
- Commercial Locations.** The majority of commercial space, 52% or 64,517 m² (694,475 ft²), is located in Whistler Village (Figure 4.28). Function Junction has the next largest share of space in commercial use with 16% or 20,263 m² (218,116 ft²), followed by the Upper Village with 8% or 10,300 m² (218,116 ft²), and Whistler Creek with 5% or 6,097 m² (65,629 ft²). Smaller commercial locations include Nesters Square and Alpine Market.
- Industrial Space.** The total amount of space in industrial use was 22,464 m² (241,808 ft²) at year-end 2003. Over the five-year period 1998-2003, there was an average net increase of 539 m² (5,802 ft²) per year of space in industrial use. This included a gain of 1,003 m² (10,797 ft²) per year in wholesale and storage uses and a decrease of 637 m² (6,857 ft²) per year in light manufacturing. Wholesale and storage uses now comprise the largest

share of space in industrial uses at 53% or 11,870 m² (127,772 ft²), up from 35% in 1998.

- Industrial Locations.** The major concentration of space in industrial use, 62% in 2003, is located in Function Junction, followed by Mons Crossing at 9%. The remainder of space in industrial use is located in small pockets or single buildings throughout the resort community, such as maintenance buildings supporting Whistler-Blackcomb and golf course operations. Although industrial in character, the Public Works yard and compactor and recycling uses on Nesters Road are considered public and institutional uses and are included in that category. Over the past five years, 1998-2003, the share of space in Function Junction in industrial use has declined from 40% to 37%.

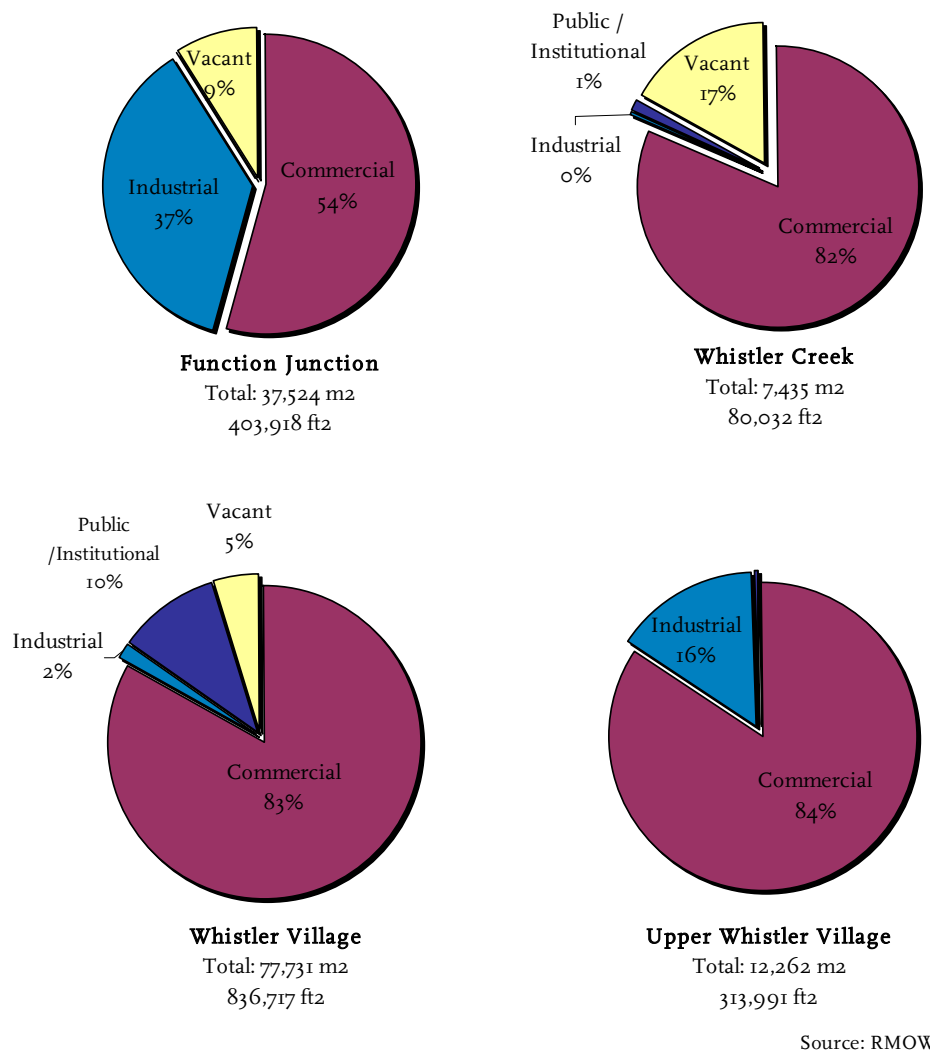


Figure 4.29 Commercial & Industrial Space Distribution by Location (2003)

- **Public, Institutional, Social Space.** Whistler’s inventory of public, institutional and social space increased by 7,296 (78,536 ft²) between 1998-2003, to a total of 33,283 m² (358,267 ft²). New public buildings built during this period were Maurice Young Millennium Place in Whistler Village, the Spruce Grove Fieldhouse and the Spring Creek Firehall, Spring Creek Community School and Spring Creek Daycare.
- **Vacant Space.** Historically, the resort community has had very low vacancy rates and very little available vacant space. In 2003 the inventory of vacant space more than doubled to 8,393 m² (or 90,344 ft²), up from 3,591 m² (or 38,654 ft²) in 2002 (Table 4.7). The majority of vacancies were in Function Junction and in the newly constructed Franz’s Trail in Whistler Creek; however growing vacancies were also reported in off-stroll and limited on stroll commercial spaces in Whistler Village.
- **Commercial Lease Rates.**¹⁹ Lease rates for prime main floor space on the stroll in Whistler Village increased rapidly from \$25-\$40/ft² in 1998 to \$85-\$110/ft² in 2001, a three-fold increase in just three years. In 2004, quoted lease rates were generally in the range of \$85-\$95/ft², indicating some softening of rates over the past two years. The 2004 lease rates for secondary retail space and upper floor commercial space in Whistler Village were in the range of \$50-\$75/ft² and \$25-\$34/ft², respectively. Common area maintenance costs for Whistler Village properties were in the range of \$18-\$23/ft², resulting in total rent costs in the range of \$113-\$118/ft² for prime space, \$68-\$98/ft² for secondary space and \$43-\$57/ft² for upper floor space. At the high end, the minimum annual gross sales revenues required to support these rents is estimated at \$787/ft² or approximately \$787,000 for a 1,000 square foot retail space.²⁰
- Common area maintenance costs for properties in Whistler Village have also increased significantly from \$14-\$18/ft² in 2001 to \$18-\$23/ft² in 2004, an average increase of approximately 28% over three years or 9% per year. Commercial property taxes represent a large component of these costs, in the range of \$7-\$13/ft² in 2004 (38% to 57% of total CAM).
- Commercial lease rates outside of Whistler Village are much lower, averaging \$35/ft² plus CAM in the Upper Village and \$40/ft² plus CAM at Nesters Square and at Franz’s Trail in Whistler Creek. Lease rates in Function Junction range from \$14-\$16.50/ft² plus CAM costs of \$5.00-\$5.75/ft².

¹⁹ Commercial lease rate estimates provided by the Whistler Real Estate Company, 2004. Lease rates represent the negotiated lease rates for new leases for the specified time period, not the “average” rate for existing leases. They are the generally prevailing rates, and do not represent the highest or lowest rates negotiated which may vary significantly depending on the size and location of the space and the terms of the lease. The reported lease rates are on a “triple net” basis, excluding “Common Area Maintenance” (CAM). Separate figures are provided for CAM costs, which represent an allocated share of common property costs including lighting, heating, maintenance, property taxes and management costs.

²⁰ Based on accepted industry standards for retail, rent should be a maximum of 15% of gross sales revenue in order for a business to remain viable.

4.6 Business Activity

The following business statistics draw on business licence data provided by the RMOW building department, and business incorporation figures provided by B.C. Statistics and the B.C. Ministry of Finance.

- Licensed Businesses.** In 2003, 1,008 businesses obtained licenses to operate within the municipality. Of this total, 78% of the licenses were for businesses located within Whistler (resident business), and 22% were for businesses located outside the municipality but doing business within Whistler (non-resident business), such as a Vancouver architecture firm providing architectural services for a Whistler development project (Figure 4.30). Home-based businesses accounted for almost 1/3 of all businesses licensed in Whistler. A detailed review of the business license data shows that the largest categories of licenses by business type are contractors (31% of total) and retail (19%), which combined represent one half of all business licenses issued.

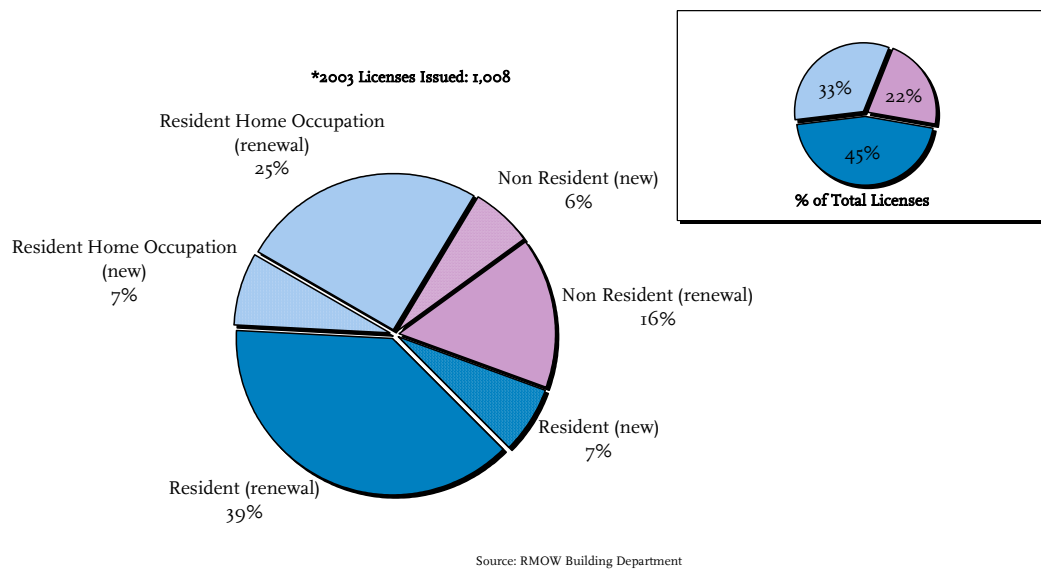


Figure 4.30 Business Licences by Type (2003)

- New Business Licences.** In 2003, 207 business licences were issued to new businesses operating in Whistler, an increase of 26.2% or 43 more than in 2002 (Figure 4.31). The number of new licenses has averaged 230 per year over the 10-year period 1994-2003.

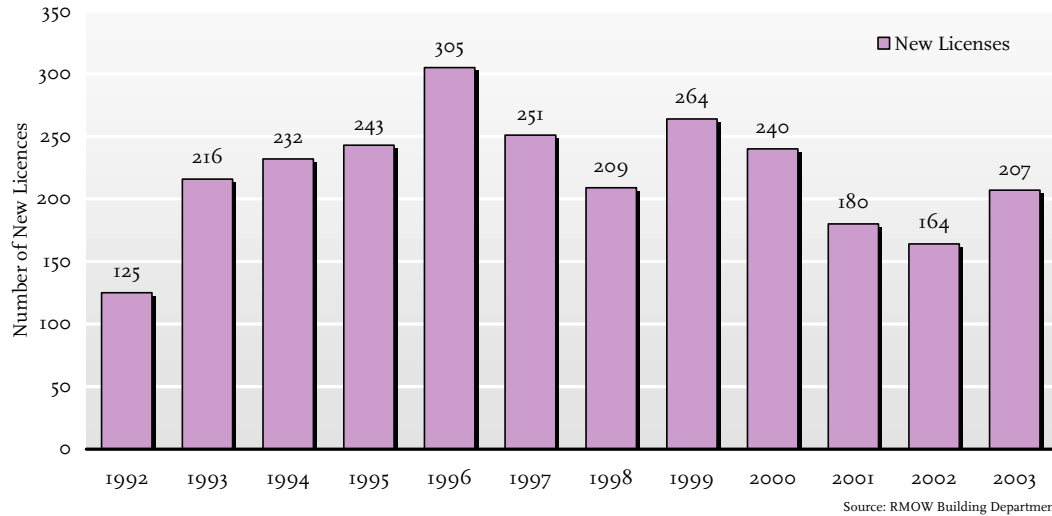


Figure 4.31 Annual Business Licences - New (1992-2003)

- Business Incorporations.**²¹ In 2003, 82 businesses were incorporated within the RMOW, four more than in 2002 (Figure 4.31). This compared to 68 new businesses incorporated in Squamish and seven in the Village of Pemberton. The annual number of new business incorporations in Whistler over the past 10 years (1994-2003) has averaged 72 per year.
- Consumer & Business Failures.**²² In 2003, there were 126 consumer bankruptcies and 22 business bankruptcies reported in the SLRD (Figure 4.32). These figures were on par with the 10-year averages of 129 consumer bankruptcies and 25 business bankruptcies (1994-2003).

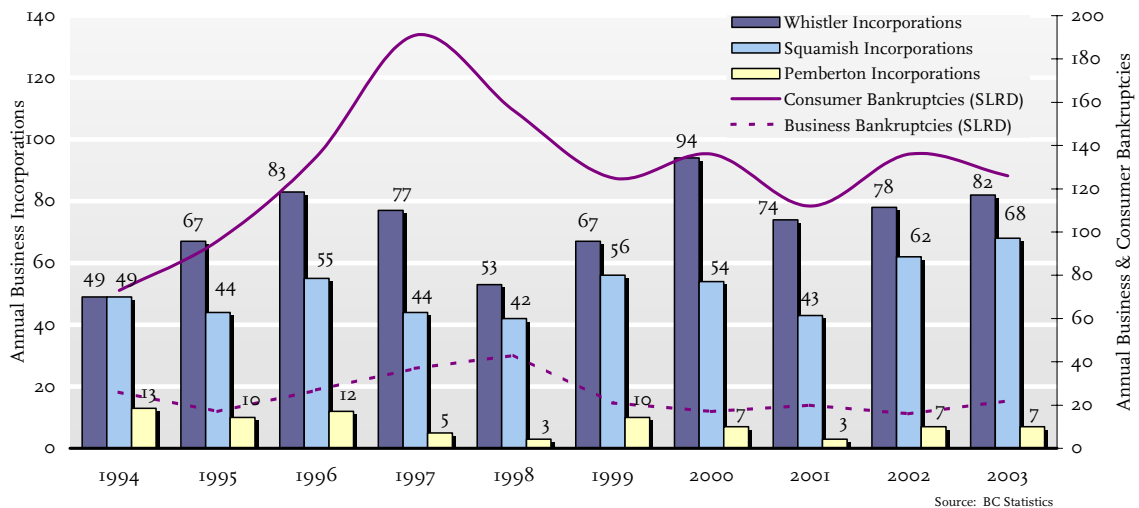


Figure 4.32 Annual Business Incorporations & Failures (1994-2003)

²¹ B.C. Statistics, 2004.

²² Consumer and Business bankruptcies are reported in the area where they are filed by postal code Forward Station Area (FSA). The 'VON' FSA includes the SLRD communities of Whistler, Squamish, Pemberton, as well as Gibsons, Sechelt, Port Hardy and Port McNeil.

4.7 Municipal Fiscal Trends²³

Municipal spending is guided by the community's needs and ability to pay for services and facilities that both enhance the visitor experience and meet the needs of residents. Decision-making is ultimately guided by a set of principles adopted by Council, including living within our means, providing world-class facilities and services, working towards environmental sustainability, efficient and effective government, responding to citizen and visitor needs, and delivering sustainable service levels.²⁴ This section examines trends in total revenue generation and distribution, annual property assessments and taxation rates, and hotel tax revenues.

4.7.1 Municipal Revenues

To fund basic municipal services, the municipality relies on several revenue sources: annual property taxes, a share of the provincial hotel tax levied on short-term resort accommodation and municipal user fees and service charges. The financial information presented in this section is based on the consolidated financial statements of the municipality. These statements combine information from all the reporting entities of the municipality including the Whistler Village Land Company, the Whistler Housing Authority and the Library. Because of this, care must be taken in assessing results of the core municipal operations.

- Total Consolidated Revenues.** In 2003, consolidated revenues²⁵ totalled \$57.7 million, a 7.6% or \$4.08 million increase over 2002. Revenues have grown in tandem with the growth of the resort community over the last 10 years, almost tripling from \$20.5 million in 1994 (Figure 4.33). Part of this growth can be attributed to the addition of new revenues from the Library and WHA rental projects and special one-time contributions such as the \$7.0 million value of the Emerald Forest lands in 2000.

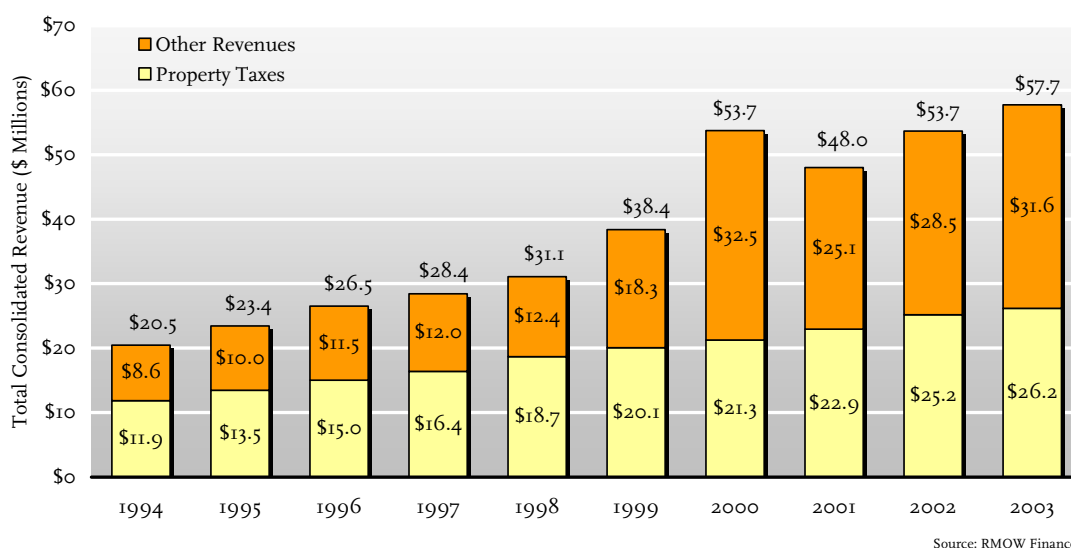


Figure 4.33 Total Municipal Revenue (1994-2004)

²³ Municipal financial statistics are provided by the RMOW Finance Department.

²⁴ Resort Municipality of Whistler 5 Year Financial Plan: 2004- 2008.

²⁵ Revenues include property taxes, grants, fees and charges, investment income, hotel tax revenue, contributions from developers, works and service charges and other income from all sources for all reporting entities.

- Municipal property tax revenues have increased annually over the last 10 years as the net assessed value of Whistler properties continues to climb. In 2003, the RMOW generated \$26.2 million in municipal property taxes²⁶, 4% or \$972,259 over the 2002 total of \$25.2 million (Figure 4.33).
- Revenue Distribution.** Property taxes are Whistler’s primary source of taxation revenue, representing 46% of the municipality’s total consolidated revenue stream in 2003 (Figure 4.34). Fees and charges, such as building permit fees and facility rentals and admissions, accounted for 27% of total revenues generating \$15.8 million. Development contributions, such as land dedications and other amenity contributions, were valued at \$6.4 million, representing 11% of the total consolidated municipal revenues. The municipality’s share of the hotel tax accounted for 6% or \$3.6 million, and works and service charges received from residential, commercial and industrial development, accounted for 3% or \$1.9 million of the total revenues. The remaining municipal revenues were generated through investment income (4% or \$2 million) and other income (1% or \$0.29 million).

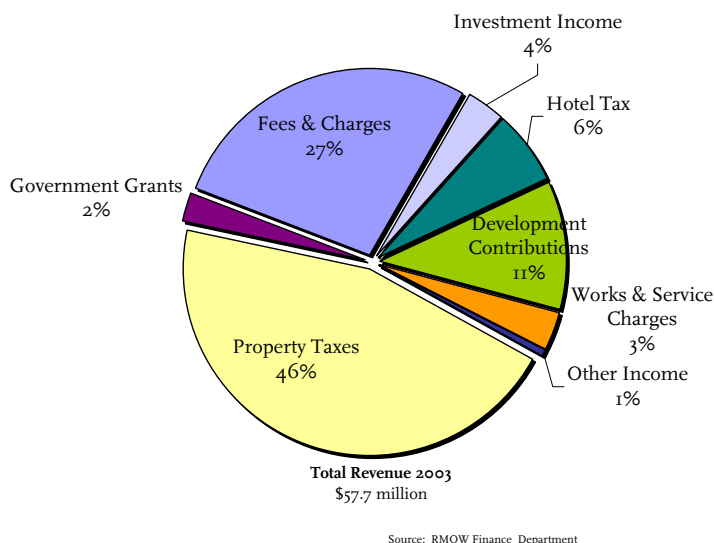


Figure 4.34 Municipal Revenue Distribution (2003)

4.7.2 Assessed Property Values

Property taxes are levied on Whistler properties based on the assessed value as determined annually by the B.C. Assessment Corporation (BCA).

- Annual Assessed Value.** In 2004, the value of all taxable assessments reached a new high of \$9.3 billion (Figure 4.35). The combined assessed value of Whistler properties increased by more than five times between 1994 and 2004, growing at a rate of 17.7% per year. The greatest annual change was in 2003 when the total assessed value jumped from \$6.07 billion to \$8.18 billion, a \$2.1 billion increase.
- Number of Assessed Properties.** The total number of assessed properties in Whistler has grown from 7,764 in 1994 to 13,970 in 2004, an increase of 6,206 properties over the past ten years (Figure 4.36). The number of

²⁶ This 2003 net municipal taxation figure includes municipal taxation and levies (\$21.6 million) as well as parcel and frontage taxes (\$4.5 million).

assessed properties has grown at an average rate of 6.1% per year over this time period, approximately 1/3 the rate of increase in total assessed value. In 2004 the total number of assessed properties increased by 1% from 13,840 in 2003.

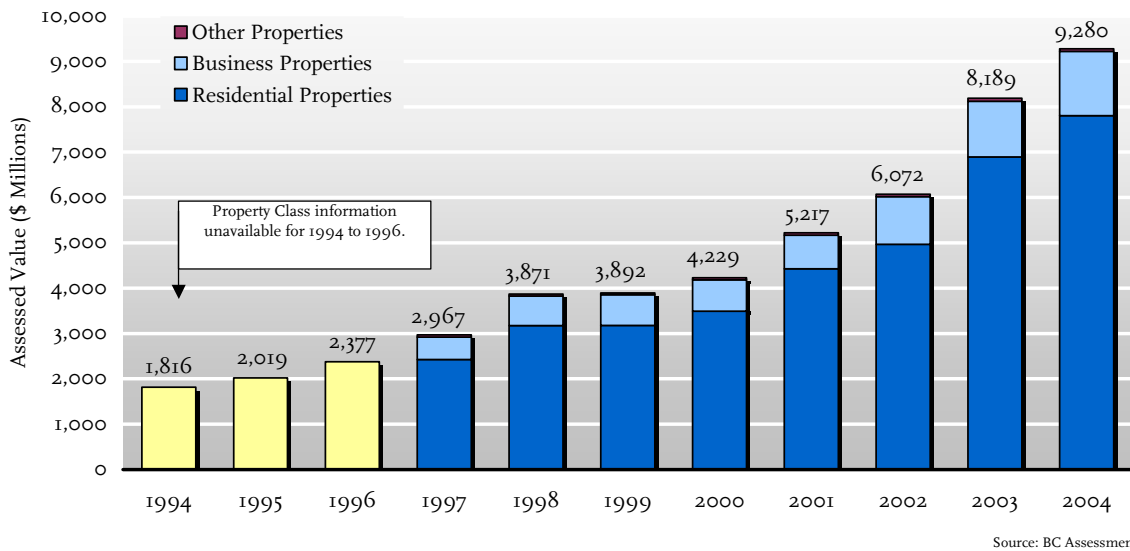


Figure 4.35 Assessed Value by Property Class (1994-2004)

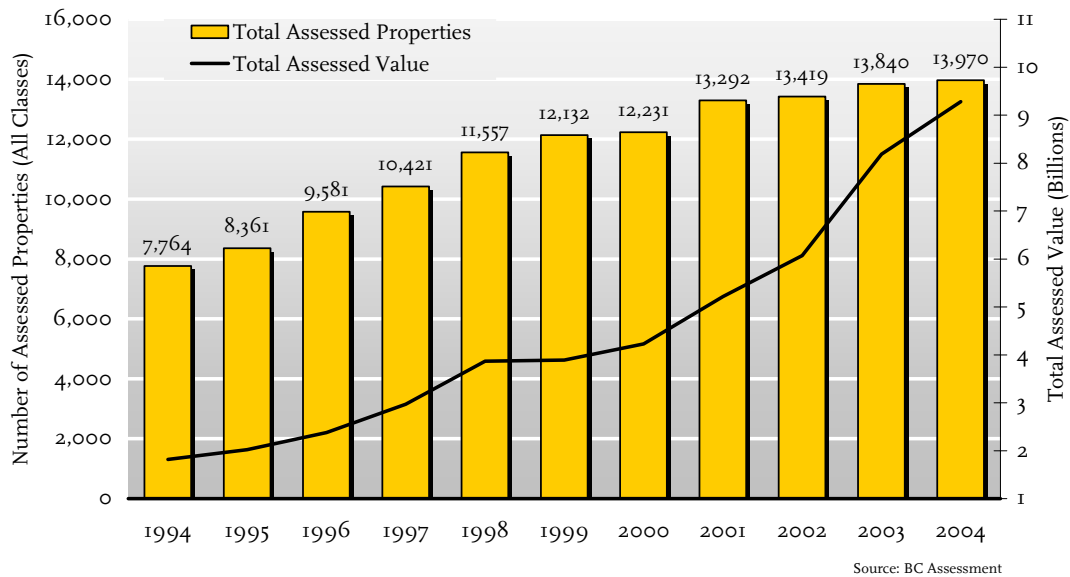
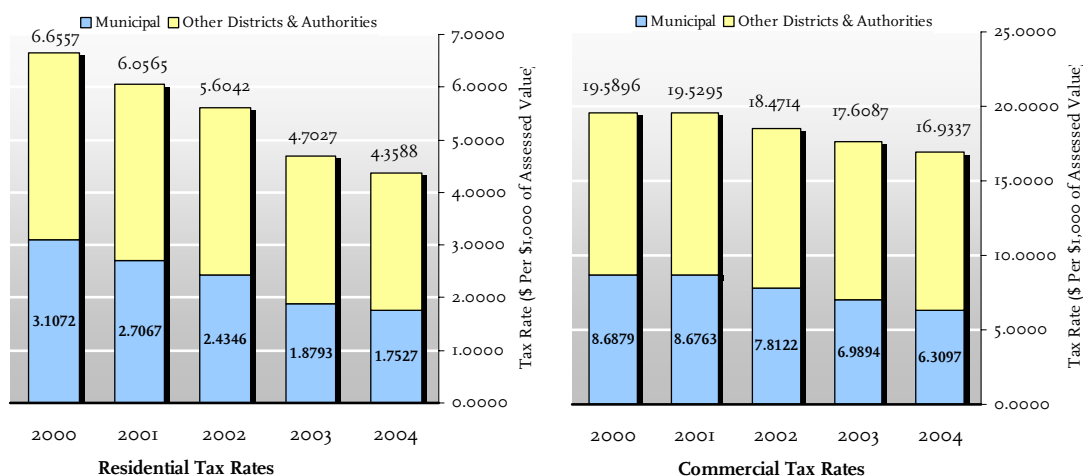


Figure 4.36 Total Assessed Property Value (1994-2004)

- Property Tax Rates.** The municipal tax rate establishes the amount of municipal taxes paid per \$1,000 of assessed value for each class of property. While assessed property values continue to climb, residential and commercial property tax rates have declined annually over the past five years (Figure 4.37). Tax rates have been reduced to keep the increase in

property tax below the rate of inflation.²⁷

- Residential Property Tax.** 2004 residential property taxes were calculated at 4.3588 per \$1,000 of assessed value, representing a 7% decrease over 2003 and a 34% overall decrease from the 2000 tax rate of 6.6557. The municipal portion of the total residential property tax rate accounted for 40% (or 1.7527 per \$1,000 of assessed value) of the total residential tax levy.
- Commercial Property Tax.** Commercial property taxes are levied at a rate almost four times higher than residential property taxes. Commercial property tax rates were 16.9337 per \$1,000 of assessed value in 2004, representing a 10% decrease over 2003 and a 13% overall decline from the 2000 rate of 19.5896. The municipal portion of the total commercial property tax rate accounted for 37% (or 6.3097 per \$1,000 of assessed value) of the total commercial tax levy.
- 2004 Tax Relief.** To provide a measure of tax relief to business class properties, the municipal tax rate for the business class in 2004 was set at a ratio of 3.6 times the residential rate, rather than the ratio of 3.76 that would be required to effect an equal 2.3% increase in the municipal taxes collected from class six properties. The ratios between the residential class and other classes of property were held at 2003 levels.



Source: RMOW

Figure 4.37 Residential & Commercial Property Tax Rates (2000-2004)

- Average Single-Family Property Taxes.** In 2004, the average residential property tax for a single-family residence was \$5,062 based on an average assessed value of \$1.16 million (Figure 4.38). This was a 1.7% or \$83 increase in the average single-family residential property taxes from 2003. The large increase in residential taxes in 2003 was due to a 17.7% increase in provincial school taxes. Although average residential property assessments have increased by an average of 22% over the last three years, single-family residential tax rates have decreased by an average of 10% per year over the same period.

²⁷ RMOW property tax policies allow for an annual property tax adjustment that is set at or below the rate of inflation from the previous year based on inflation statistics for Vancouver.



Source: RMOW

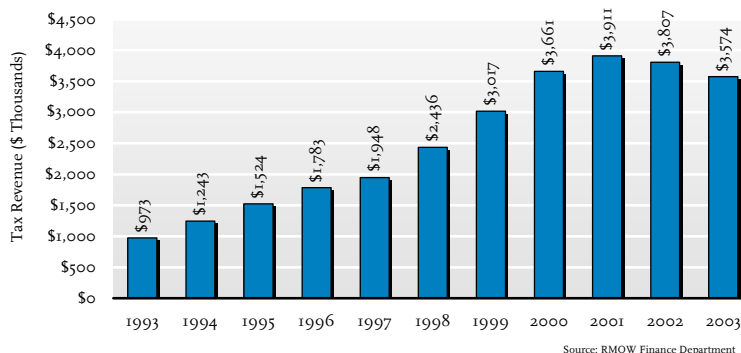
Figure 4.38 Average Single-Family Residence Property Taxes (2000-2004)

4.7.3 Hotel Tax

Each year, the municipality receives 2% of the 10% hotel tax collected from all resort hotel room revenues under the provincial *Hotel Room Tax Act*. RMOW hotel tax revenue is used to support tourism-based activities in the resort, such as contributions to Tourism Whistler operations, a portion of the free village shuttle service and municipal recreation amenities and promotional activities.

- #### Hotel Tax.

The 2% share of the hotel tax accounted for 6.2% of municipal revenue, generating \$3.6 million in 2003 (Figure 4.39). Over the 10-year period from



Source: RMOW Finance Department

Figure 4.39 Annual Hotel Tax Revenue (1993-2003)

1993 to 2003, annual hotel tax revenues increased by more than 267% from \$972,678 to \$3.6 million dollars, with an average annual increase of 24% per year. However, the municipality reported a decrease in gross annual hotel tax revenue for a second consecutive year, decreasing by 2.6% in 2002 and 6% in 2003.

- #### 2004 Budget Expenditures.

Projected budget expenditures for 2004 earmarked approximately 22% of hotel tax revenues for the free village shuttle service and another 22% for the hotel tax capital reserve. Seventeen percent of the 2004 hotel tax revenue was allocated to event and Olympic support. Tourism Whistler operations received 16% of the hotel tax revenue, and the remaining revenue was allocated to support visitor needs (9%), promotional activities (7%) and village maintenance (7%).

5 ENVIRONMENTAL HEALTH

Whistler's commitment to moving toward environmental sustainability has focused community efforts to protect the integrity of Whistler's natural systems and the ecological health of the greater region. Following the identification of environmental sustainability as a key priority in the *Whistler 2002: Charting a Course for the Future* community process, the municipality has undertaken several significant environmental initiatives. The *Whistler Environmental Strategy (WES)*, *Protected Areas Network Strategy* and the *Integrated Energy, Air Quality & Greenhouse Gas Management Plan*, among others discussed in Section 2.3, provide the strategic foundations and action plans to achieve and support both the success and sustainability of the resort community. This section highlights key land use, transportation, climate, air quality, energy, water, waste and fish and wildlife indicators historically reported in the resort community monitoring report publication¹.

5.1 Land

Whistler is nestled in the Coast Mountain range in southern British Columbia and is endowed with a diverse natural environment. This section examines Whistler's bioregional context as well as the community's historic development pattern and current land use distribution.

5.1.1 Bioregional Context

The Resort Municipality of Whistler is one of four member municipalities in the Squamish-Lillooet Regional District, which in turn is part of the larger Fraser Basin, a biogeographical area drained by the Fraser River and its 13 main watersheds. The Fraser Basin covers 240,000 square kilometers, or roughly one-quarter of the province, accommodating a population of 2.7 million and generating 80% of B.C.'s provincial economic output.²

Whistler's municipal land area comprises 16,530 hectares, with a population density of approximately 57 people per square kilometre.³ The resort community is nestled within the Whistler valley, characterized as an oversteepened glacial valley with inflowing hanging side valleys. Remnants of large valley glacier activity that scoured the bedrock and steepened the valley flanks during the last glacial epoch are still found in the high alpine.⁴ The landscape above timberline is typical of recently glaciated landforms with remnant cirques and steep rugged mountain peaks. The broad valley floor is situated at approximately 675 metres above sea level, rising to mountaintop elevations of 2,182 metres on Whistler Mountain and 2,284 metres on Blackcomb Mountain.

¹ While not explicitly tied to the core indicator framework and environmental sustainability performance measures of the RMOW Whistler Environmental Strategy (2002), these highlights are generally aligned with its strategic goals, monitoring objectives and performance targets.

² Refer to the Fraser Basin Council website: www.fraserbasin.bc.ca.

³ Population density is based on the total municipal area divided by the 2003 B.C. Statistics estimate of Whistler's permanent resident population of 9,480 people.

⁴ Environmental Assessment of a Proposed New Town Centre at Whistler Mountain, Tera Environmental, 1975.

Whistler's steep mountains and glaciated terrain, as well as its fertile river valleys and floodplains, support a variety of significant fish and wildlife species and their associated habitats.⁵ Local aquatic features include Fitzsimmons Creek and four lakes on the valley floor, namely Alpha Lake, Nita Lake, Alta Lake and Green Lake. Fitzsimmons Creek drains a high, glaciated area that includes seven named glaciers, eight named creeks and three lakes. The source of Fitzsimmons Creek is in the snowfields of Overlord Mountain and Mount Fitzsimmons. Alta Lake lies at the height of land between areas draining south into the Cheakamus River and areas draining north into the Green River. The Cheakamus River is part of the Squamish River watershed, which drains into Howe Sound. The Green River is part of the Lillooet River watershed, which drains into the Fraser River basin. Lakes and watercourses represent approximately 500 hectares or 3% of the total municipal land area.

5.1.2 Community Development Pattern

Existing Development

- Whistler's built environment has developed over a relatively short period of time. Major resort expansion was predated by forestry activity in the Whistler valley in the 1950s and 1960s. The plan to create a town centre (Whistler Village) at the base of Whistler and Blackcomb Mountains, and the need for wastewater collection and treatment led to municipal incorporation in 1975. Early resort development focused on Whistler Village was based on a carefully crafted Master Plan and design guidelines that promoted a lively pedestrian oriented environment and strong connections to the surrounding natural landscape. As the heart of the resort community, Whistler Village is a mixed-use town centre that provides tourist accommodation, core commercial retail and services, specialty retail, food and beverage, entertainment, public and institutional uses, and a diversity of public spaces. Secondary commercial nodes are also located in Whistler Creek and at Nesters Square. Function Junction, located at Whistler's southern entry is Whistler's principal light industrial area.
- Most of Whistler's existing residential neighbourhoods are situated in nodes along Highway 99, which generally runs in a north-south direction through the Whistler valley for 15.8 kilometres, and acts as the backbone of the local road network. This nodal neighbourhood development pattern has preserved green space between neighbourhoods and access to adjacent natural areas, and has facilitated public transit and the Valley Trail system.

5.1.3 Existing Land Distribution

- **Developed Area.** Approximately 7.6%, or 1,250 hectares (3,089 acres) of Whistler's land base is considered to be developed or zoned for development.⁶ This is an estimate based on zoning classifications and

⁵ Refer to the Sea to Sky Land and Resource Management Plan on-line summary: http://srmwww.gov.bc.ca/cr/resource_mgmt/lrmp/s2s/s2soverview.htm

⁶ Resort Municipality of Whistler Public Works Department, May 2004. This is an estimate based on zoning classifications. Developed areas include zoned residential, commercial, industrial, tourist accommodation, Highway 99 and B.C. Rail lines per the Whistler Environmental Strategy definition of developed areas. Protected areas, rural resource zones, residential estate (RSE1), parks, recreational greenways (golf courses, ski runs, hike/bike trails, valley trails) and BC Hydro right-of-ways comprise the undeveloped areas.

excludes all lands within the municipality that are zoned Rural Resource and RSE-1, which are restricted to limited low-density uses and a minimum parcel area of 40 hectares, and are generally undeveloped.

- **Change in Developed Area.** As an indicator of environmental performance the municipality tracks the amount of land converted from undeveloped to developed on an annual basis. During 2002 and 2003, there was a net increase of 10.08 hectares (26.7 acres) of land rezoned from undeveloped to developed zoning classifications. A closer review of these rezonings shows that the amount of developed area actually increased by just 1.65 hectares (4.1 acres).⁷
- **Parks, Open Space and Protected Areas.**⁸ At year-end 2003, the municipality had an inventory of 603.9 hectares (1,492 acres) of parks, open space and protected areas, representing 3.7% of the total area within the municipal boundaries.
- Parks managed for active recreation use comprised 52% of the total, including three large community parks (Lost Lake Park – 203.8 hectares; Rainbow Park – 53.5 hectares; and Meadow Park – 11.1 hectares) and a number of smaller neighbourhood parks throughout the resort community (Emerald, Green Lake, Spruce Grove, Balsam, Snowflake, Rebagliati, Lakeside, Wayside, Alpha Lake and Millars Pond).
- The largest contiguous protected area is comprised of the Whistler Nature Reserve, Emerald Forest Conservation Area and Golden Dreams Conservation Area, which have a combined land area of 145.5 hectares. Other significant areas are the Stonebridge Protected Area (29.6 hectares), Blueberry Park (28.4 hectares) and Wedge Park (27.1 hectares).
- **Land Use Distribution by Zone.** Ninety-two percent of Whistler's land area is currently zoned Rural Resource or Residential Estate One, allowing limited low-density uses on minimum parcel sizes of 40 hectares (Table 5.1). The remaining developed areas of the municipality are represented by an extensive number of zone classifications, the majority of which have been designed on a parcel-specific basis, allowing for multiple uses and specific density provisions. Residential zoned lands comprise 437 hectares (2.6% of total land area and 34.2% of total developed area). Commercial and commercial accommodation zoned lands comprise 254 hectares (1.5% of total land area and 20% of total developed area); lands zoned to allow both residential and tourist accommodation total 83 hectares (0.5% of total land area, 7% of total developed area); and industrial and institutional uses combined total 57 hectares (0.3% of total land area and 5% of total developed area).⁹

⁷ The most significant rezoning during this period was the Nita Lake project, which effectively resulted in a 1.52 hectare net decrease in the municipality's developed area. This included the protection of 10.5 hectares of sensitive lands located within the Alpha Creek wetlands complex that had been zoned for recreation vehicle use. The project also involved an increase in density for a new lodge and train station on the former developed Jordan's Lodge site; new single family residences and resident housing development on a 9.0 hectare undeveloped site; and .69 hectares of resident housing on part of the lands previously zoned for recreation vehicles.

⁸ This inventory reflects actual existing parks, open space and protected areas and includes areas that have alternative zoning such as RRI. The total area is therefore larger than that represented in the land use distribution by zoning shown in Table 5.1.

⁹ The remaining percentage of the total developed area not accounted for by the land use distribution by zoning tabulation is comprised of the developed area associated with Highway 99 and the railroad tracks.

Land Distribution by Zoning	Total RMOW Area		
	(m2)	(ha)	% Total
Rural Resource*	152,021,401	15,202	92.0%
Residential	4,370,645	437	2.6%
Residential Tourist Accommodation	834,380	83	0.5%
Commercial & Commercial Accommodation	2,538,981	254	1.5%
Institutional	80,091	8	0.0%
Industrial	486,225	49	0.3%
Parks & Protected Areas	4,963,410	496	3.0%
Total	165,295,133	16,530	100.0%

*includes Residential Single Family Estate (RSE1 Zone)

Source: RMOW

Table 5.1 Land Use Distribution by Zoning (2003)

- **Neighbourhood Characteristics.** Whistler has 27 residential neighborhoods offering a range of housing types within 50 residential zone classifications¹⁰. The predominant residential zone RS1 represents a total land area of 262.6 hectares or 60% of the total 437 hectares of land area within the municipality zoned for residential use. This zone permits single family residences on a minimum lot size of 695 m² (approximately 7,500 ft²), and restricts the maximum home size to 0.35 times the lot area up to a maximum of 465 m² or 5,000 ft²¹¹.
- The next largest residential zone in land area is the RS-E2, an estate zone created for the Stonebridge development which has a total land area of 171 hectares and represents 39% of the total residential zoned land area. This zone allows for a maximum of 38 lots ranging in size from 1.0 to 40 acres, and permits a single family residence up to 7,500 square feet.
- The remaining 48 residential zoned areas represent just one percent of the total land area for residential uses, and generally provide for greater density with a range and mix of housing types including single family, duplexes, multi-family townhomes and apartments. Where this mix exists, the average density is 27 bed units or 7.5 dwelling units per acre, ranging from 16 to 43 bed units (4.4 to 12 dwelling units) per acre, depending on the neighbourhood.
- Auxiliary residential dwelling units are permitted within all zones permitting single family detached dwellings.
- **Proximity to Transit & Valley Trail.** Eighty-seven percent of Whistler's residential areas are situated within 400 metres of both a transit stop and the Valley Trail.

5.1.4 Future Land Use.

- **Resident Housing Goal.** Future development within Whistler will occur on existing approved and zoned properties, as well as newly zoned properties as required for resident housing to achieve the overall goal of maintaining

¹⁰ Excluding RS-E1 and Rural Resource zones.

¹¹ The minimum lot size of 7,500 ft² allows a home of up to 2,625 ft². The maximum home size of 5,000 ft² home requires a minimum lot size of 14,300 ft².

75% of Whistler's employees living in the resort community.¹² As presented in Sections 3.4 and 3.5, at year-end 2003, Whistler had an undeveloped inventory of 1,827 dwelling units or 6,234 bed units on existing approved and zoned properties. Based on projections developed through the CSP planning process, a maximum of 7,400 additional bed units (1,847 dwelling units) has been allocated to meet future resident housing needs through the year 2020.

- **Future Land Requirement.** The CSP seeks to achieve at least 1,000 resident beds within existing subdivisions through expanded infill development opportunities such as duplexes, lot splits and multiple suites. New pockets of housing are to be developed as needed, based on a housing needs assessment and annual monitoring. At an average density of 27 bed units per acre¹³, an additional land area of up to 82 hectares or 201.8 acres will be required for resident housing. An additional land requirement of up to 10.1 hectares or 25 acres has been projected for associated commercial and civic land uses.
- **New Neighbourhoods.** New resident housing developments are to be located within Whistler's existing developed corridor between Function Junction and Emerald Estates, consistent with smart land use planning principles and the desire to maintain a vibrant community. Planning is underway for a new neighbourhood to be developed in the Lower Cheakamus area, which will initially serve as the location of the Athlete Village for the 2010 Winter Games. Additional potential housing sites were identified for Crown lands through the CSP process, and for private lands in the 2003 report "Comparative Evaluation of Potential Resident Housing Sites in Whistler". As a legacy of the bid for the 2010 Winter Games, the province has agreed to grant to the municipality 300 acres of Crown land for resident housing and associated uses.

- **Protected Area Network.** Future land use and development within Whistler will also be determined based on the municipality's Protected Areas Network Strategy, which is currently being prepared, and will be used to augment the

RMOW Sensitive Ecosystems, Land Area

	Hectares	Acres	% of Total Land Area
Lakes and Watercourses	500	1235	3.0%
Wetlands	198	489	1.2%
Old/Mature Forests	8,916	22,032	54.0%
Alluvial Forests	202	499	1.2%
Riparian Areas	178	440	1.1%
Rock Outcroppings	616	1,522	3.7%
High Elevation Ecosystems	1,337	3,304	8.1%
	11,947	29,521	72.4%

Note: Does not include areas outside of the Municipal boundary.

Table 5.2 Sensitive Ecosystem Inventory

¹² Whistler 2020, Moving Toward a Sustainable Future, The Comprehensive Sustainability Plan, Volume 1.

¹³ Average density taken from CSP background document, Whistler. It's Our Future, Background Documentation to Scenarios. Average density of 27 bed units per acre is based on a review of existing Whistler neighbourhoods and a housing mix of 20% single-family detached residences, 40% multifamily townhouse and 40% multifamily apartment style housing. The required land area is calculated at 6,650 bed units minus 1,000 bed units achieved through infill in existing subdivisions, divided by 27 units per acre.

municipality's existing inventory of protected areas and greenways. The municipality's *Terrestrial Ecosystem Mapping* (TEM) database and Geographic Information System are being utilized to identify an ecologically viable network of critical areas for protection, including unique and sensitive habitats and the corridors connecting them. These habitats include lakes and watercourses, wetlands, old and mature forests, alluvial forests, riparian areas, rock outcroppings and high elevation ecosystems. Preliminary analysis shows these habitats represent 72.4% (11,947 hectares or 29,521 acres) of the total land area within the municipality, not including buffer areas and habitat corridor connections (Table 5.2).

- **Boundary Extension.** The municipality is also in the process of pursuing an extension of its boundary that would increase the total land area within the municipality from 16,500 hectares to 26,750 hectares, an addition of 10,250 hectares of land area. These lands are located to the southwest (Brandywine/Callaghan), south (Whistler Interpretive Forest/Jane Lakes), northeast (Green River) and west (Mount Sproat). The boundary extension includes rural lands that are primarily Crown lands, with some privately owned, leased and licensed lands. The intent of the boundary extension is to exert greater municipal control over land use in these areas, not to encourage or initiate development. The objectives are to provide more active stewardship of Whistler's watersheds, and to provide for better coordination and management of multiple use objectives for those lands that have socio-economic or natural environmental influences on the resort community.

5.2 Transportation

Transit-supportive land use planning and a coordinated local, regional and international transportation system are critical to both the success and sustainability of the resort community. This section examines major transportation projects and initiatives, as well as corridor traffic trends, local traffic volumes and intersection performance, vehicle occupancy rates and modal shifts, and transit ridership, cost recovery, and performance statistics provided by B.C. Transit.

5.2.1 Major Transportation Projects & Initiatives

Whistler is in the early stages of implementing major transportation improvements to the Sea to Sky Corridor, key bus arrival locations, and bike trails. These improvements are presented in three reports: the Whistler Resort Transportation Study (Highway 99), the Whistler Intermodal Study, and the Whistler Bike Plan.

The *Whistler Resort Transportation Study* includes 16 recommendations that focus on improving the guest experience arriving in Whistler and reducing traffic congestion. Improvements include a south base parking area near Function Junction, three pedestrian overpasses, completion of the Valley Trail gaps near Spring Creek, Mons Bridge and Emerald Estates, and improvements to safety at intersections. The *Intermodal Study* focuses on improving bus passenger access and experience to and from Whistler by improving Gateway Loop, Creekside, Gondola Transit Exchange, Blackcomb Base and Base II. Improvements include real time displays, open-air covered shelters, and information boards. These improvements are intended to make bus travel more attractive to our guests and residents. The *Whistler Bike Plan* introduces key improvements to the Valley Trail and bike lanes on roadways throughout Whistler.

The RMOW also continues to work closely with the Ministry of Transportation to help guide the highway upgrades between Horseshoe Bay and Function Junction. As of fall 2004, the Cheakamus Canyon and Test Sections of the highway are complete. The Ministry is now proceeding with upgrades to Lion's Bay, Brandywine Park, and Black Tusk/Pine Crest areas.

5.2.2 Corridor Traffic Trends¹⁴

- **Travel Demand, Trip Origin & Destination.** Whistler is the primary destination for travellers along the Sea to Sky corridor with 60% of all trips ending in the resort community; an estimated 11 million person trips¹⁵ were generated within the corridor in 2001. Almost 60% of all trips originated in the Greater Vancouver Regional District, and another 26% originated within Squamish and the corridor.
- **Mode of Travel.** Private automobiles accounted for more than 93% of corridor travel, and bus and rail¹⁶ accounted for 6% and less than 1%, respectively.
- **Trip Purpose.** Fifty-four percent of all trips were for accessing local recreation, 23% were for inter-community commuting, 17% of trips were by tourists and 6% were for personal shopping and business.
- **Vehicle Occupancy.** The average auto occupancy was estimated at approximately 2.3 in 2001, compared to the average occupancy of 1.35 in the GVRD. Commuting represented the lowest occupancy at 1.55, while local recreational trips had the highest occupancy at 2.75.
- **Highway 99 Traffic Volume.** Two-way traffic volumes measured along Highway 99 between Squamish and Whistler increased at an *average rate* of 4.4% per year over the past eight years (measured during the design month of March) for a total of 265,027 vehicles in 2003¹⁷; these traffic volumes double between south of Function Junction and Creekside, highlighting the impact of local vehicle traffic on this trend.¹⁸

5.2.3 Whistler Traffic Trends & Monitoring Program

In 2000 the RMOW completed a Comprehensive Transportation Strategy, focusing on transportation improvements using a practical transportation demand management (TDM) approach to municipal transportation planning. The following transportation statistics draw on data collected as part of the Whistler Traffic Monitoring Program¹⁹. This monitoring program focuses on transportation supply, demand and performance indicators or 'trigger points'²⁰, providing an ongoing

¹⁴ TSi Sea to Sky TDM Study, November 2003.

¹⁵ This figure represents 'inter-urban' trips and do not include travel within municipalities located in the corridor.

¹⁶ Passenger rail service stopped operating in the corridor in March 2003.

¹⁷ 2003 Whistler Traffic Monitoring Program – 3 June 2003.

¹⁸ Draft Whistler and Valley Express 10 Year Plan, 2004.

¹⁹ The RMOW traffic monitoring program is coordinated by the *Transportation Advisory Group* (TAG), which formed in 1996 to develop a strategic vision, goals and objectives emphasizing alternative transportation in Whistler. TAG is composed of representatives from Whistler-Blackcomb, appointed representatives from the Ministry of Transportation and Highways and B.C. Transit, Tourism Whistler, the Whistler Chamber of Commerce, community members, and Municipal staff.

²⁰ In 1999, eleven *Transportation Trigger Points* were developed to monitor change in Whistler travel behaviour to guide municipal decision-making and the implementation of the Resort Municipality of

analysis of key changes in traffic volumes and intersection performance, vehicle occupancy rates and modal shifts.

- **Local Traffic Volume within Whistler.**²¹ The local vehicle count on Highway 99 just south of Creekside in March 2003 recorded 700,592 vehicles, composed of 354,659 northbound and 345,933 southbound vehicles. This two-way winter volume was 0.2% lower than 2002, but 164% higher than those volumes recorded on Highway 99 between Squamish and Whistler, primarily due to the addition of local traffic within the municipality. The summer vehicle volume of 718,973 vehicles in 2003 was 0.3% less than that in 2002 yet was 2.6% higher than the peak winter volumes.
- **Traffic Trends Highway 99.**²² A decrease in both winter and summer traffic volumes was recorded on Highway 99 between Squamish and Whistler in 2003. Winter traffic volumes decreased by 1.2% (or 3,306 vehicles) for a total two-way traffic volume of 265,027 vehicles in March 2003. For the past eight years, summer traffic volumes have been consistently higher than winter volumes along the corridor. Summer two-way traffic volumes decreased by 1.6% or 5,189 vehicles for a monthly total of 324,312 vehicles in August 2003. These winter and summer volumes differed from the average annual *increase* in vehicular traffic of 4.4% (winter) and 3.9% (summer) between 1995 and 2003.
- **Vehicle Occupancy Rate.**²³ The average number of winter and summer vehicle passengers arriving in Whistler declined in 2003. The average vehicle occupancy rate was 2.70 passengers/vehicle in the winter and 1.83 passengers/vehicle in the summer, decreases of 1.1% and 18.7%, respectively. As the vehicle occupancy rate goal of 2.5 passengers per vehicle was met for the past four years, a trigger point increase to 3 passengers /vehicle was recommended in 2003. The summer vehicle occupancy rate decrease was attributed to summer travel impacts of the major power outage in the northeast of the continent and the subsequent cancellation of thousands of flights in North America prior to the August survey day.
- **Skier Modal Split.**²⁴ Skier modal split was last surveyed in 2002, showing that the percentage of those using private vehicles to access the ski lifts declined from 59% in 1997 to 45% in 2002, achieving the trigger point

Whistler Comprehensive Transportation Strategy. Trigger points are used as thresholds to indicate when specific transportation conditions exceed an unacceptable level. Not all trigger points are monitored each year; in 2003, the status of two trigger points was monitored and reported for vehicle occupancy rate and intersection performance. 2002 trigger point data for skier modal shift is also included.

²¹ In addition to the local transportation road monitoring reported in the trigger point data, the RMOW also maintains a permanent traffic count station on Highway 99 between Whistler Way and Panorama. The counting station was permanently installed in 2001 and began tracking data in January 2002.

²² Since 1995, the Ministry of Transportation and Highways has monitored traffic at a traffic count station 10 kilometres North of Squamish on Highway 99 near the Cheekeye River Bridge. Traffic counts are usually undertaken in the summer (August) and winter (March) during the peak summer and winter vehicular traffic volumes.

²³ The *Vehicle Occupancy Rate* is the average number of people in each vehicle (using a weighted average for all vehicles and buses), surveyed on Highway 99 during a typical winter, spring, summer and fall Saturday from 15:00 to 18:00 hours.

²⁴ The *Skier Modal Split* is the percentage split between auto-users and non-auto users as surveyed at both Whistler and Blackcomb. This trigger point is monitored once every five years due to the significant costs involved in data collection.

target of 45%. The TAG goal is to reduce the use of automobiles by 15% through the implementation of alternative transportation programs.

- **Intersection Performance.**²⁵ Two intersections were monitored in 2003. A 7.5% decrease in overall traffic was reported at the intersection of Highway 99 and Nesters Road/Spruce Grove, with an improved *Level of Service* (LOS) rating from ‘D’ to ‘B’ due to the installation of a traffic signal at the intersection. A decrease in intersection performance from LOS ‘A’ to ‘C’ was monitored at Highway 99 and Nancy Green Drive; however the intersection was noted as below capacity.

5.2.4 Whistler And Valley Express (WAVE) Transit System ²⁶

WAVE is consistently one of the top performing municipal transit systems in B.C. with high ridership increases, cost recovery rates, and performance in terms of passengers per hour.

- **Transit Ridership.** Since its initiation in 1991, local transit ridership has increased annually to an all time high in of 2.87 million riders in 2001/02 (Figure 5.1). Despite a slight 2.4% decrease in ridership to a total of 2.80 million riders in 2003/04, the WAVE system offered the highest rides per capita and riders per service hour of the 69 B.C. Transit systems outside Greater Vancouver and Victoria. Ridership is almost exclusively by adults at 99%, the highest percentage of adult riders for all B.C. Transit communities.

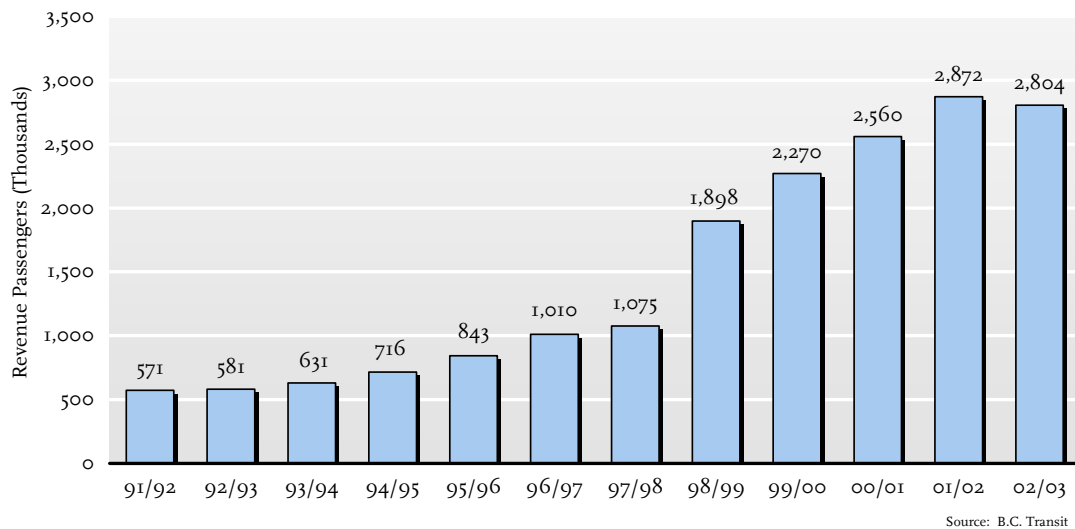


Figure 5.1 WAVE Transit Ridership (1992-2003)

²⁵ The Intersection Performance trigger point represents a *Level of Service* (LOS) rating for individual intersections. LOS is defined in terms of total delay, which is a measure of driver frustration, fuel consumption and travel time. LOS ratings range from ‘A’ (excellent) to ‘F’ (failing). LOS ratings A through C are below full capacity, LOS ratings of D or E are approaching capacity, and an LOS rating of F is at or above capacity.

²⁶ WAVE is a cost-shared partnership between the RMOW and B.C. Transit, the agency responsible for planning and management of municipal transit systems throughout British Columbia. WAVE is operated by Whistler Transit Limited. WAVE statistics are drawn from B.C. Transit’s 2003/04 Year End Actuals at March 31, 2004 (B.C. Transit reporting period is the fiscal year from April 1 2003 through March 31, 2004).

- **Passenger & Service Hours.** The WAVE system carried more passengers in every hour of service than any other bus system in the province, providing 44 rides per hour in 2003/04. This represented a slight decrease from the 45 rides per hour the previous year. In 2003/04, the WAVE system provided 63,703 hours of service on 18 buses serving the municipality.
- **Cost Recovery.** The cost recovery rate fell 5 percentage points in 2003/04 from 44% to 39%, but still out-performed all Tier 1 municipal transit systems with the exception of the Nanaimo Regional District's cost recovery rate of 46.7% (Figure 5.2). In 2003/04, the WAVE system generated \$1.9 million in total revenue, while total costs were recorded at \$4.9 million, a \$3.0 million shortfall.
- **Cost Per Rider.** The cost per rider remains the lowest in the province at \$1.76 per rider for the 2003/04 fiscal year, compared to other Tier 1 systems such as Prince George (\$3.88), the Central Fraser Valley (\$3.34), Kelowna (\$3.10) and Nanaimo (\$2.80).
- According to the 2001 Census, transit usage for travel to and from work at 14.2% is well above most Canadian cities. For example, only 1.4% of work trips are made by transit in non-metropolitan areas on average in Canada.

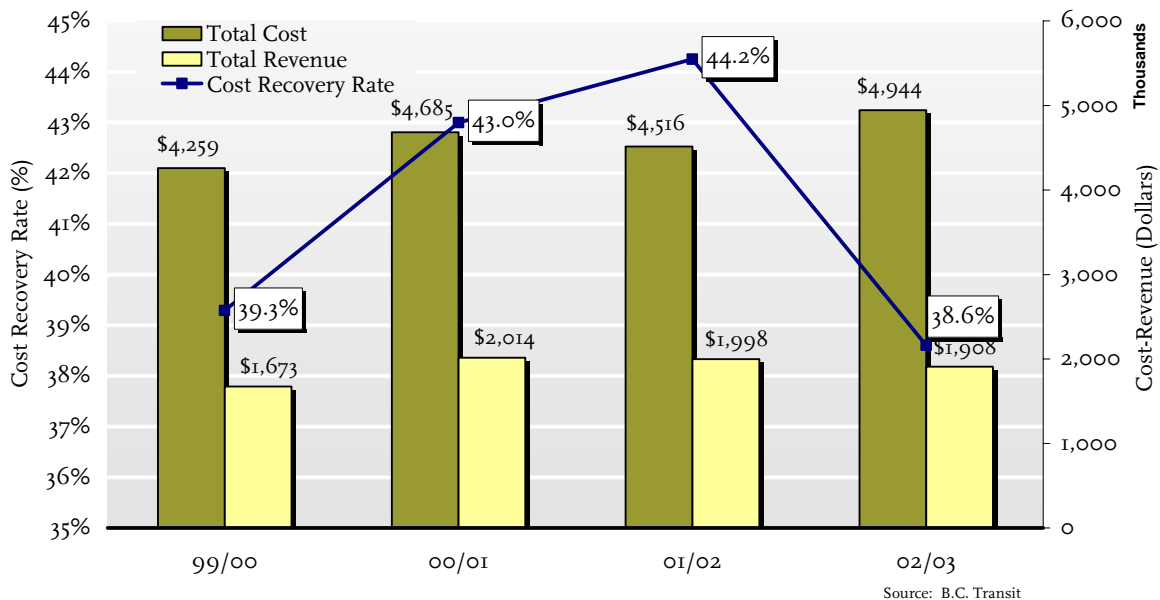


Figure 5.2 WAVE Revenue-Cost Recovery (1999 – 2003)

5.2.5 Alternative Transportation Pilot Programs

Two municipally supported pilot programs were initiated in 2003/04 to provide an effective alternative to the single-occupant-vehicle for work and recreation trips within Whistler. These pilot programs were designed to not only move Whistler towards environmental sustainability, but also enhance the Whistler Experience for locals and guests. The following highlights provide preliminary results of the Employee Transit Pass and Car Sharing Pilot Projects.

- **Employee Transit Pass Pilot Project.**²⁷ In the winter of 2003/04, a four-month Employee Transit Pass Pilot Project was initiated as a joint partnership program involving the RMOW, B.C. Transit, Whistler Transit Ltd., the Whistler Housing Authority and a number of local Whistler businesses and their employees. A key objective was to estimate the potential new usage and ridership generated by an Employee Transit Pass Program.
- Preliminary results demonstrate a strong interest among employees and employers - over 85% of participants indicated that they would like to continue to participate in the program. The project also appealed to non-transit users: one-third of participants had not previously purchased Wave Cards. Results demonstrated both higher usage and transit ridership as well as reduced automobile use. Participants made an average of 35 transit trips per month, which was higher than originally anticipated. Among participants who previously drove to work alone, 75% reported that their automobile use decreased during the pilot project. The pilot program is to be expanded in the winter of 2004 as an effective component of the municipality's overall transportation demand management strategy.
- **Whistler Car Sharing Pilot Project.** In June 2004, the Whistler Car Sharing Pilot Project was launched in partnership with the Co-operative Auto Network²⁸ (CAN). This pilot program is supported by the Resort Municipality of Whistler, AWARE and the Whistler Housing Authority. The pilot program had 19 members as of August 2004. Two vehicles - a Honda Civic gas-electric hybrid vehicle and a Ford Focus station wagon – were available for use by participating members.

5.3 Climate & Air Quality

Whistler's livelihood depends on a stable climate that produces snow and good air quality. For this reason, energy use, global climate change and regional air quality are at the forefront of CSP discussions surrounding environmental protection, community health and economic vitality. This section briefly examines climatic data such as annual precipitation and mean temperatures, as well as ambient air quality and associated monitoring initiatives. Energy use is examined separately in Section 5.4.

5.3.1 Whistler Climate Data.

Whistler is located in the Temperate West Coast Climatic Region, characterized by mild winters, cool summers and high annual precipitation. Whistler's climate is largely influenced by the north Pacific Ocean, the prevailing westerly winds and the mountainous topography.²⁹ Recorded climate data is monitored by Environment

²⁷ The Employee Transit Pass Pilot Project involved issuing WaveCards valid for unlimited rides over a four-month period to participating employees, with a total cost to the employee of \$80 (\$20/month or \$5/week). Sixty-two employees participated in the pilot project, which ran from December 1, 2003 through March 31, 2004.

²⁸ The Co-operative Auto Network (CAN) is a not-for-profit co-operative venture incorporated to foster car sharing as an alternative to the privately-owned automobile. Through car sharing, CAN aims to improve air quality, reduce stresses on green space and eliminate many non-point sources of pollution. Refer to CAN's website at www.cooperativeauto.net.

²⁹ Environmental Assessment of a Proposed New Town Centre at Whistler Mountain, Tera Environmental, 1975.

Canada's Atmospheric and Environment Service at the Whistler weather station located in the Whistler valley at an elevation of 657.8 metres.³⁰

- Annual Precipitation.** Total annual precipitation recorded at the Whistler weather station in 2002 was 948 mm, 21% less than the previous year, and lower than the annual average of 1,222 mm between 1980 and 2002 (Figure 5.3). Precipitation in the form of snow totalled 383 cm in 2002, with 36 days of measurable snowfall accumulations greater than 2 mm. While total snowfall in 2002 was 11% higher compared to 2001, Whistler experienced 34 fewer days with snowfall accumulations of more than 2 mm compared to 2001 and 70 fewer days than in 1999. Historically, the highest annual snowfall on record occurred in 1999, with a total of 678 cm and 96 days with more than 2mm of snowfall.
- Annual Mean Temperature.** Whistler experienced an annual mean temperature of 6.9° Celsius (C) in 2002, with a mean monthly *maximum* of 25.7° C (August) and a mean monthly *minimum* of -4.9° C (February). Whistler's annual mean temperature of 6.9° Celsius (C) in 2002 was 6% higher than the previous year but consistent with the mean temperature over the last five years (6.8° C); the 2002 mean temperature was 0.5° C warmer than the mean temperature of 6.4° C over the historic 26-year record period from 1977 to 2002.

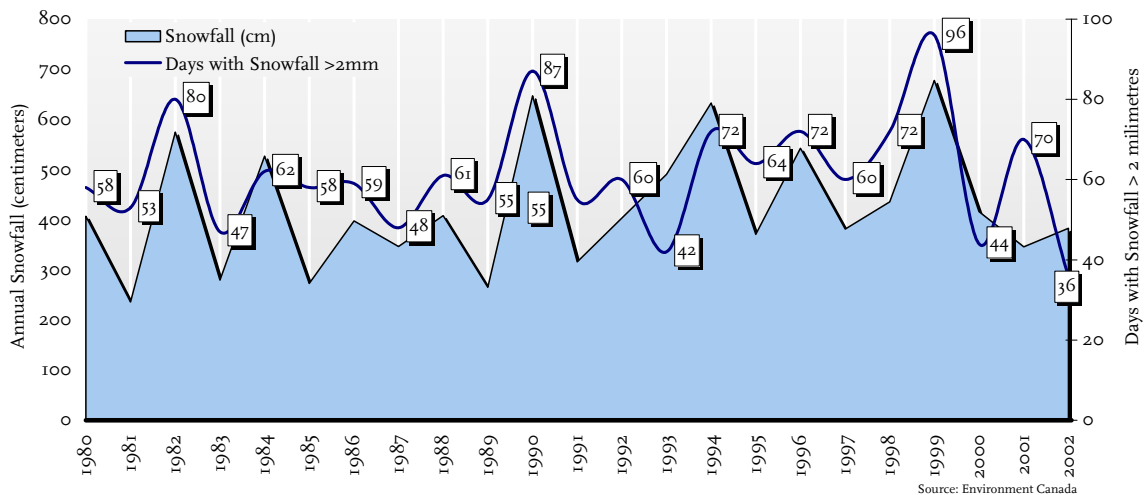


Figure 5.3 Annual Snowfall (1991-2002)

5.3.2 Ambient Air Quality

The resort community is located within the upper reaches of the Sea to Sky Airshed, which extends approximately 150 km from the entrance of Howe Sound at the Strait of Georgia to the confluence of the Pemberton and Lillooet valleys in Pemberton B.C. Whistler's air quality is impacted by a number of common air contaminants, such as concentrations of inhalable particulate matter and ground-level ozone. The majority of these concentrations are a direct result of fossil fuel combustion for vehicle transportation and fuel use for heating and power. Geographical characteristics of the Sea to Sky Airshed have the potential to

³⁰ Data for both the Whistler and Whistler Roundhouse weather stations was not available for March through December 2003.

exacerbate air quality issues by channelling pollutants in the narrower upper reaches of the airshed.³¹

Ambient air quality is monitored at the Meadow Park Sports Centre in Alpine Meadows and on the peak of Whistler Mountain by the Ministry of Water, Land and Air Protection (MWLAP) as part of the Lower Mainland region's *Ambient Air Quality Sampling Program*. Common air pollutants are measured continuously and calculated according to an Air Quality Index (AQI). Although air quality monitoring was suspended in 2001, it will resume in 2004 with the installation of new particulate matter monitors.³²

- **Inhalable Particulate Matter.** Particulate matter³³ concentrations are linked to poor air quality and health impacts such as asthma. On average, annual Particulate Matter (PM₁₀) concentrations in Whistler are low: between 1997 and 2001, the municipality achieved the Provincial Ambient Air Quality PM₁₀ Level 'A' rating³⁴ of less than 25 micrograms/m³. However, PM₁₀ sampling to date does indicate that PM₁₀ has occurred at levels associated with negative health effects: approximately 8% of the 137 samples collected between August 1997 and December 2001 exceeded the 24-hour Provincial Ambient Air Quality Objective Level 'A' rating, with one sample exceeding the 24-hour Provincial Ambient Air Quality Objective Level 'B'. Whistler's 24-hour PM₁₀ average exceeded the health reference level of 25 micrograms/m³ in 8 of the 40 samples collected in 1999, with one sample exceeding the 24-hour Provincial Ambient Air Quality Objective of 50 micrograms/m³ resulting in a Level 'B' air quality rating. Three (3) samples exceeded the health reference level of 25 micrograms/m³ in 2000.
- **Ozone.** Whistler's ozone sampling program began in April 2001 to measure ozone concentrations that are formed through photochemical reactions of Nitrogen Oxides and Volatile Organic Compounds in the presence of elevated temperature and sunlight. While 2001 ground level ozone concentrations in Whistler were similar to those in Squamish, Whistler exceeded the 1-hour 'Maximum Desirable' air quality objective³⁵ by 55 hours compared to 19 hours in Squamish. This is consistent with typical patterns of ozone formation and a downwind increase in the number of ozone exceedances. Of six 2001 sampling sites in the Sea to Sky corridor and the Lower Fraser Valley, Whistler had the highest average 1-hour ozone concentrations (36.85 micrograms/m³) and experienced ambient ozone concentrations similar to those in Abbotsford, B.C. – a community with an

³¹ Framework for Air Quality Management Planning in the Sea-to-Sky Airshed, MWLAP, 2002.

³² Air quality data was available for 1994 through 2001; After sampling was temporarily suspended, the monitoring program resumed in July 2004 after MWLAP installed both coarse (PM-10) and fine (PM-2.5) particulate matter monitors to provide more detailed information for measuring trends in regional particulate pollution. 2004 results will be reported in the RMOW 2004 Q4 quarterly report. Source: RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004.

³³ Inhalable particulate are airborne particles with a diameter of less than 10 microns.

³⁴ Because Whistler PM₁₀ data collected to date is not fully representative, the assessment of trends and the calculation of annual summary statistics is precluded; assessment of PM₁₀ data is therefore limited to comparison with the Ambient Air Quality Objectives. Ambient Air Quality Monitoring Report, Whistler BC: PM-10 & Ozone 1997-2001, MWLAP 2002.

³⁵ The 1-hour Federal 'Maximum Desirable' ozone objective of 100 micrograms/m³ is based on the Federal National Air Quality Ozone Objectives. In 2005, Canada-wide Standards (CWS) for particulate matter and ozone will be used once 3 years of ozone data have been collected in Whistler. Ambient Air Quality Monitoring Report, Whistler BC: PM-10 & Ozone 1997-2001, MWLAP 2002.

airshed well known to experience high ozone concentrations³⁶. A 2003 study found that ozone is also unevenly distributed in the Sea to Sky corridor, with local pockets of higher ozone concentrations in municipal areas impacted by local emission sources.³⁷

5.4 Energy

Community energy consumption is directly shaped by land use practices, energy sources, and the energy efficiency of transportation infrastructure and buildings. Energy use is equally influenced by energy use standards and municipal policies and regulations. Whistler relies on abundant, reliable and affordable energy sources to meet the needs of its residents, businesses and guests. The energy-intensive nature of Whistler's destination resort economy, however, generates key challenges in climate change, air quality, ensuring a reliable, affordable and green energy supply, and improving energy efficiency.

Section 5.4 examines community energy use by sector and fuel type, as well as resulting greenhouse gas emissions and sources. The following energy data is based on a comprehensive energy and emissions inventory³⁸ that was completed in 2000 as a basis for the development of the municipality's *Integrated Energy, Air Quality & Greenhouse Gas Management Plan*, which was adopted by Council in 2004. While the municipality has begun to monitor energy consumption trends and greenhouse gas emissions both quarterly and annually, it is working to develop a more accurate measure of personal vehicle fuel use as required for future energy reporting.

5.4.1 Energy Use by Sector & Fuel Type

- **Energy Use by Sector.** In 2000, the resort community consumed 2.9 million GJ of energy, representing an annual expenditure of approximately \$48 million. The majority of energy was consumed in commercial and institutional uses (39%), followed by passenger vehicle transportation (31%), residential buildings (27%), municipal operations (3%), and industry (<1%) (Figure 5.4).
- **Energy Use by Fuel Type.** Whistler's fuel and power sources include electricity provided by BC Hydro³⁹, piped propane supplied by Terasen Gas, diesel and gasoline used for motor vehicle operation, as well as wood used for space heating.

³⁶ Ambient Air Quality Monitoring Report, Whistler BC: PM-10 & Ozone 1997-2001, MWLAP 2002.

³⁷ RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004.

³⁸ The energy and emissions inventory prepared by the Sheltair Group reflects energy consumption and emissions from all sources including personal vehicle fuel use, and utilizes fuel consumption estimates for buildings, infrastructure and transportation; GHG and Common Air Contaminant (CAC) emissions resulting from energy use were then estimated using standard emissions factors for the various fuel types used in Whistler.

³⁹ Approximately 90% of electricity supplied by B.C. Hydro is produced by large-scale hydro dams. During high demand periods, it is also produced from non-renewable natural gas. Source: RMOW Draft Comprehensive Sustainability Plan, May 2004.

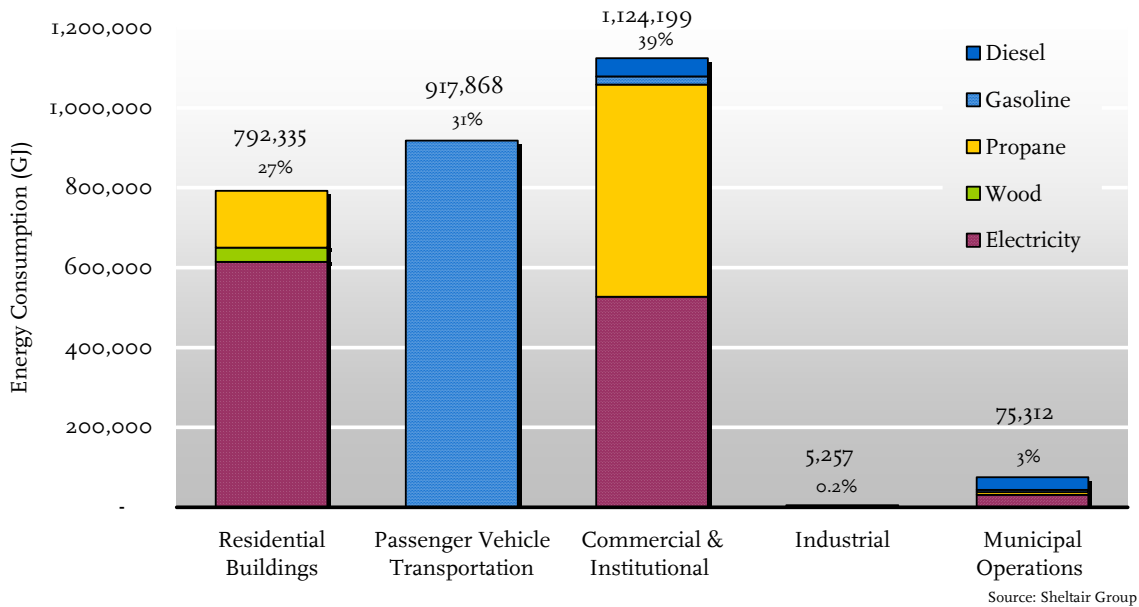


Figure 5.4 Energy Use by Sector & Fuel Type (2000)

- By percentage of total energy consumed in 2000, electricity provided 41% of all energy consumed, primarily to heat and power residential and commercial buildings and uses (Figure 5.5). Fossil fuels (gasoline 32%, propane 23%, diesel 3%) were used for passenger vehicle transportation and in residential, commercial and municipal operations; wood as the primary source to heat residential dwellings represented a very small percentage (1%) of the total energy used.
- Approximately 63% of the total energy consumed in Whistler in 2000 was considered non-renewable (fossil fuels), while the remaining 27% (or 1.0 million GJ) was sourced from hydroelectric power⁴⁰.
- Per Capita Energy Use.** Whistler’s visitor and resident population consumed 119 GJ per person per year in 2000.⁴¹ Due to the absence of significant industrial activity, energy use in Whistler is still well below provincial and

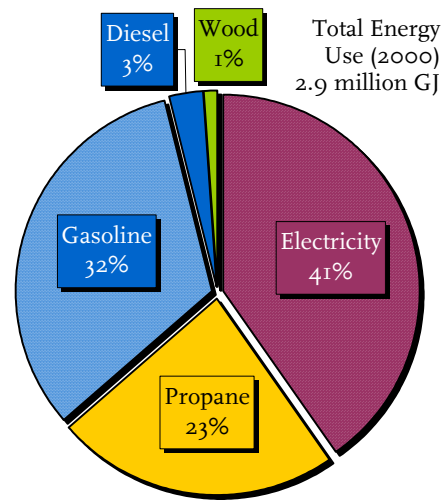


Figure 5.5 Whistler Energy Use (2000)

⁴⁰ B.C. Hydro 2000 Billing Revenue and Statistical Report. Hydro-electricity is generally considered renewable and has a relatively low GHG intensity (output of CO_{2e} emissions relative to GJ of useful energy).

⁴¹ Per Capita Energy Use calculation based on Whistler’s 2000 total equivalent population of 24,397. This energy use calculation does not include travel to and from the resort. RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004.

national per capita energy use averages of 280 and 360 GJ/person/per year⁴², respectively. Whistler hotels also consume 1.3 GJ/m²/year less energy on average than the Canadian hotel average of 3.1 GJ/m²/year because they are relatively new and more energy efficient.⁴³ Despite these deviations, the majority of Whistler buildings still consume more energy than those rated for Natural Resource Canada's *Commercial Building Incentive Program*⁴⁴.

- **Electricity Use.** Electricity consumption declined for the first time in 2003, when Whistler consumed 313 million kilowatt hours (kwh) of electricity, 7% less than the 2002 peak consumption of 337 million kwh (Figure 5.6). Annual electricity use declined for all accounts in 2003, with the greatest decline seen in residential consumption (-10%); industrial electricity use declined by 5.5%, and commercial use declined by 3.3% over 2002. By percentage of total energy consumed, residential electricity use accounted for 50.4% of all 2003 consumption; commercial use represented 42.4% of electricity use and small industrial accounts were 7.2%. BC Hydro served almost 12,000 customers in 2003, of which 91% were residential accounts; the number of residential accounts has increased by 60% from 6,825 in 1994 to 10,928 in 2003. Whistler's existing system capacity of 117 Mega Volt Amps (MVA) is expected to be fully utilized between 2004 and 2008 (peak demand reached 92.2 MVA in 1999/00). Additional capacity is being planned to accommodate future peak demand.
- **Propane Use.** Whistler's piped propane distribution system⁴⁵ serves more than 2,200 residential and commercial customers. In 2003, Whistler purchased 27.2 million litres of propane, equal to 696,600 GJ of energy (Figure 5.6). Propane consumption has slowed in the last three years, after eight years of strong growth with a 13.5% annual average increase in propane consumption between 1993 and 2000. Although propane use across all 2,261 accounts increased by 0.2% in 2003, propane use was 30% higher than in 1998.

⁴² Based on 1998 data; RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004.

⁴³ RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004.

⁴⁴ Natural Resources Canada's *Commercial Building Incentive Program* (CBIP) offers a financial incentive for the incorporation of energy efficiency features in new commercial/institutional building designs to achieve a 25% reduction in building energy costs below the model national energy code. Source: RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004.

⁴⁵ Propane, transported by railcar and tank-truck, is off-loaded and vaporized at two above ground storage sites at Nesters Road and Function Junction; propane is then distributed through underground lines to residential and commercial buildings. RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004.

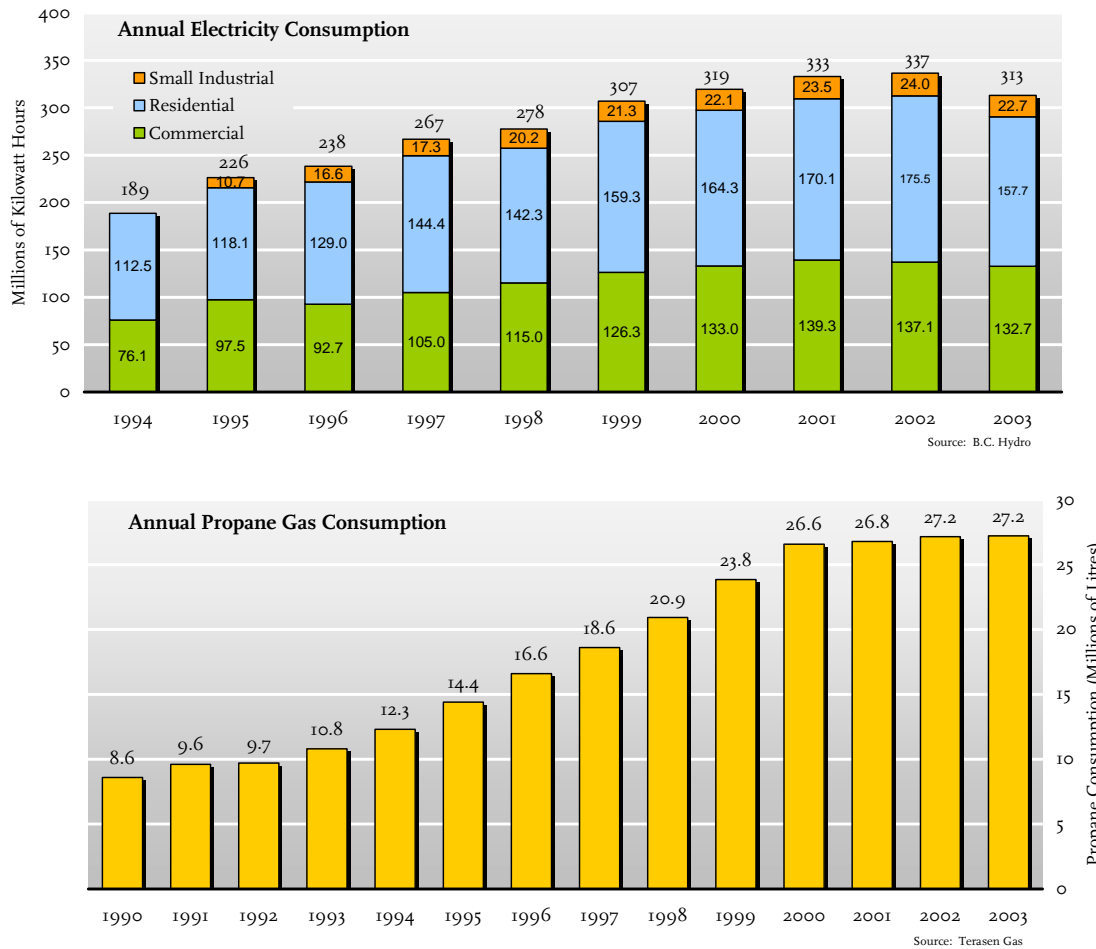


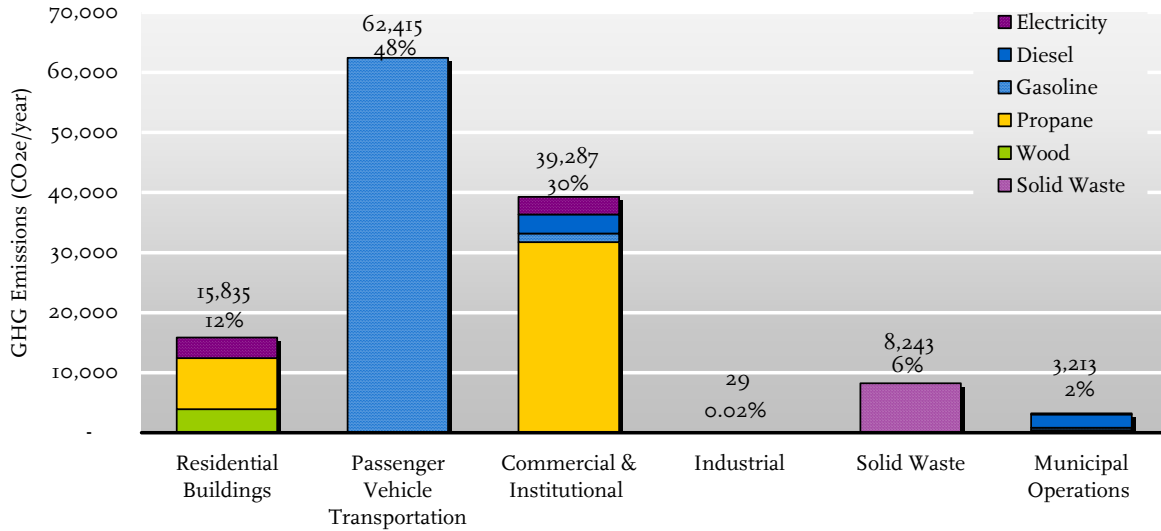
Figure 5.6 Electricity & Propane Consumption (1994-2003)

5.4.2 Greenhouse Gas (GHG) Emissions

Increases in GHG concentrations resulting from the burning of fossil fuels and the removal of carbon sinks contribute to global climate change impacts. These impacts include reduced snowfall and accelerated glacier melt that may ultimately threaten winter-based tourism in Whistler. The majority of Whistler’s greenhouse gas (GHG) emissions result from energy use and solid waste disposal.

- **Annual GHG Emissions.** In 2000, Whistler produced approximately 128,000 tCO₂e (tonnes of carbon dioxide equivalents) in GHG emissions, equal to 5 tCO₂e per person. Based on 2000 estimates, passenger vehicle transportation accounted for 48% of total GHG emissions, followed by commercial and institutional energy use (30%), residential buildings (12%), solid waste (8%) and municipal operations (2%) (Figure 5.7).⁴⁶

⁴⁶ 2000 GHG emission data source: RMOW Integrated Energy, Air Quality & Greenhouse Gas Management Plan, February 2004. A more accurate measure of personal vehicle fuel use is being developed and will be incorporated into future monitoring calculations for GHG emissions.



Source: Sheltair Group

Figure 5.7 Greenhouse Gas Emissions by Sector & Fuel Type (2000)

5.5 Water

Whistler relies on the delivery of water and wastewater services to meet basic needs that include domestic household uses, commercial and recreational uses, fire control and the maintenance of public green spaces. This section examines trends in resort community water use and distribution, water quality indicators and municipal water conservation initiatives, as well as annual wastewater flows and liquid wastewater management.

5.5.1 Community Water Use

The municipal water system extends from Emerald Estates to Function Junction. The current drinking water supply consists of both municipal and private water sources, including surface water (21 Mile Creek, Blackcomb Creek and Agnew Creek) and groundwater sources, such as various wells that exist throughout the municipality.

- Potable Water Use.**⁴⁷ In 2003, the community consumed 4.6 billion litres (or 4.6 million cubic metres) of water for domestic, commercial, recreational and other uses (Figure 5.8). Overall, resort community water use in 2003 decreased by 7% (or 322 million litres) over 2002, and almost 10% from a high of 5.1 billion litres in 2000. Reduced water use in 2003 was likely due to lower resort visitation and water conservation measures.

⁴⁷ Water consumption data includes both municipal and private water sources based on water meter paper records and recent automated readings. Historic data prior to 2000 is sourced from the RMO Water Consumption Report, 2003.

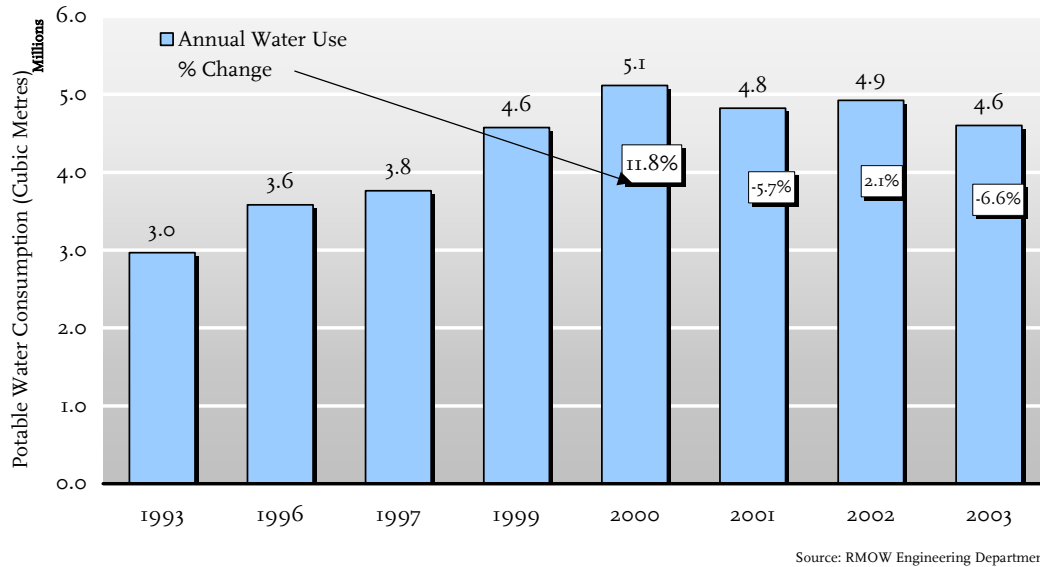


Figure 5.8 Potable Water Consumption (1993-2003)

- Per Capita Water Use.** In 2002, Whistler's daily average potable water consumption was estimated at 542 litres per person per day, an increase of 2.8% from 527 litres in 2001, which was above the *WES* target of 425 L/person/day. Whistler's 2002 daily per capita water use was 25% lower than B.C.'s per capita water consumption of 678 L/person/day, and less than the Canadian average of 638 L/person/day.⁴⁸
- Total Water Distribution.**⁴⁹ Indoor water use⁵⁰ accounted for about 45% of annual water use in 2003; 38% was outdoor water use. Approximately 17% of all water usage was categorized as 'leakage', defined as water exiting the RMOw system and not used for consumptive purposes. This figure also includes water losses due to parks irrigation occurring mainly during the months of June through September. It was estimated that the average RMOw parks irrigation usage totalled 150 m³/day during this period.
- Water Usage by Occupancy.**⁵¹ In 2003, annual daily water use for single-family residences totalled 1.15 m³/day, compared to 0.66 m³/day for townhomes and 0.59 m³/day for apartment units. Single-family residences and duplexes have significantly higher water usage than townhomes and apartments because they are often occupied year round, and use larger volumes of water for irrigation.
- Tourist accommodation units utilized 0.443 m³/day, while average hotel usage totalled 0.41 m³/room/day. Of the metered commercial units, on average offices utilized 0.45 m³/unit/day, service uses totalled 1.79

⁴⁸ Data is sourced from Environment Canada's Municipal Water Use Database (MUD) 2001. Statistics reported by the Ministry of Water, Land and Air Protection, 2002 (<http://wlapwww.gov.bc.ca>).

⁴⁹ RMOw Water Consumption Report, 2003.

⁵⁰ In general, only 16% of the water that enters a household is actually used for drinking and cooking, yet almost all uses draw on potable water.

⁵¹ Water use data by occupancy is monitored under the RMOw water-metering program. Municipal water metres are installed as part of the municipal bylaw for all new buildings. Most of the upper village and 20% of residential areas are metered as part of database that was developed in 2000 to analyse trends in water use. Source: RMOw Water Consumption Report, 2003.

m³/unit/day and restaurant/fast food establishments used 5.90 m³/unit/day.

- **Municipal Water Conservation Initiatives.** Since the 1990s, the municipality has implemented various water conservation initiatives aimed at reducing water consumption. Key elements of Whistler's water conservation program include the construction of an independent irrigation well for the Whistler Golf Course (resulting in a significant decrease in municipal water use for golf course operation), a hydrant use permitting process to regulate the use of fire hydrants by the private sector (1999), the introduction of an Irrigation/Sprinkling Bylaw to restrict lawn irrigation (2001), a Low Flow Plumbing Fixture Bylaw requiring low flow toilets, showerheads and fixtures for all new construction that involves a plumbing permit (2003), and the construction of independent irrigation wells at Rainbow Park, Spruce Grove park and the lower fields at Myrtle Philip Community School for municipal parks irrigation (2003). Further water conservation initiatives will include a leak detection program to identify areas of significant underground leakage in the water distribution system, a new water use bylaw to further reduce average flows, and an efficient landscaping and irrigation bylaw to institute additional water efficiency requirements and standards as part of the existing approval process for irrigation systems and landscaping.

5.5.2 Water Quality

- **Potable Water Quality.** The municipality conducts ongoing bacteriological testing of all water supply sources connected to Whistler's distribution system. Test results are reviewed weekly and demonstrate that Whistler's potable water is properly treated, disinfected, and safe for consumption. Annual broad-spectrum analysis of Whistler's drinking water in both 2002 and 2003 again showed that the system continues to meet all standards set out in the Guidelines for Canadian Drinking Water Quality.
- **Beach Water Quality.** During the summer months, municipal park beaches undergo weekly bacteriological testing for fecal coliform, an indicator organism for water contaminants that may affect public health.⁵² Beach water quality samples for June through early September 2004 showed that four of five swimming beaches had acceptable fecal coliform levels during the sampling period. A one-time high reading of 1200 FC/100ml was recorded at Lost Lake Park on August 14, however the fecal coliform count returned to safe swimming levels the following week. None of the water samples collected 2003 indicated fecal counts exceeding 400 per 100 ml. In 2002, high fecal coliform counts were recorded at three of the five sampling sites at Lakeside Park (940 FC/100ml – August 14), Alpha Lake (1200 FC/100ml - June 26; 3450 FC/100ml – September 4) and Lost Lake Park (2200 FC/100ml – July 24). While these fecal coliform counts were higher than usual, likely attributable to warm weather and high visitation volumes, they did not require beach closures.

⁵² Beach water samples are taken at Alpha Lake, Lakeside, Lost Lake, Rainbow and Wayside Parks and provided to the Coastal Health Authority for testing. Fecal coliform counts of 400+ per 100 millilitres of water indicate that the water is unsafe for swimming (Guidelines for Canadian Recreational Water Quality, Health & Welfare Canada, 1992).

5.5.3 Wastewater Management

Whistler's wastewater management system includes storm sewers that drain into creeks and ditches, and the centralized collection⁵³ and tertiary treatment of liquid waste at the municipal Wastewater Treatment Plant (WWTP) near Function Junction. Treated effluent is discharged into the upper Cheakamus River which flows into the Daisy Lake Reservoir approximately 10 km downstream; pasturized biosolids are used for landfill cover and are stored at the WWTP for future needs.

Municipal wastewater management is regulated under the provisions of the *Waste Management Act* and in accordance with the 2004 *Liquid Waste Management Plan (LWMP) Update*. This plan is a refinement of the 1993 LWMP, which was initially developed to evaluate options for wastewater collection and treatment while protecting water quality in the Cheakamus River. The 2004 update extends the planning horizon to 2022 to ensure that wastewater treatment strategies and water conservation measures remain current while meeting the requirements of the Ministry of Water, Land & Air Protection. The 2004 LWMP update includes non-point source pollution, beneficial use of biosolids and stormwater management.

- **Wastewater Treatment Capacity.** Whistler's wastewater treatment plant was constructed in 1977 with a capacity of 4,500 cubic metres per day (servicing approximately 9,000 bed units) and has been subsequently expanded through several biological and solids handling upgrades to a hydraulic capacity of 27,400 m³/day, a biological liquid treatment capacity of 14,600 m³/day and an equivalent sewerage flow of 19,000 m³/day for solids treatment. Although a number of these major WWTP improvements have improved effluent quality, for the second year in a row, Whistler achieved a 91% compliance rate (below the target of 100% compliance) for the provincial wastewater permit. Non-compliance has occurred primarily during peak winter periods, and has necessitated another WWTP expansion and upgrade. The impending expansion and upgrade will accommodate increased flows associated with the build-out capacity of 55,500 bed units and improve biological and solids handling treatment practices (including leachate and odour treatment).⁵⁴
- **Average Wastewater Flows.** Municipal wastewater flows have increased steadily along with residential, institutional, commercial and industrial development in the resort. In 2003, the municipality treated and discharged a total of 3.9 million cubic metres of wastewater, with an annual average daily wastewater effluent flow 10,808 cubic metres which was 2.5% less than the annual daily average of 11,085 cubic metres in 2002 (Figure 5.9). Daily average wastewater flows are directly impacted by resort visitation and occupancy rates, as evidenced by wide seasonal flow fluctuations (Figure 5.10). Peak 2003 wastewater effluent flows were reported in January through March, with a daily average high of 14,680 cubic metres in March 2003. A seasonal low of 8,173 cubic metres was reported in September 2003.

⁵³ The entire municipality is serviced by sanitary sewers with the exception of the West Side of Alta Lake.

⁵⁴ RMOW Draft Comprehensive Sustainability Plan, May 2004.

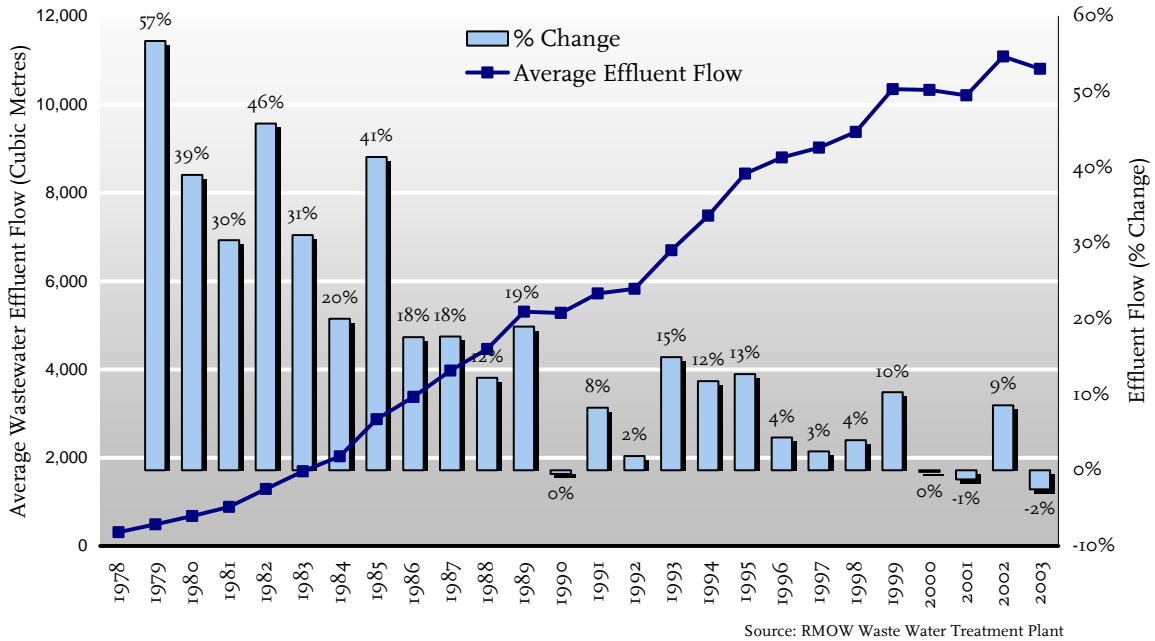


Figure 5.9 Average Daily Wastewater Flows (1978-2003)

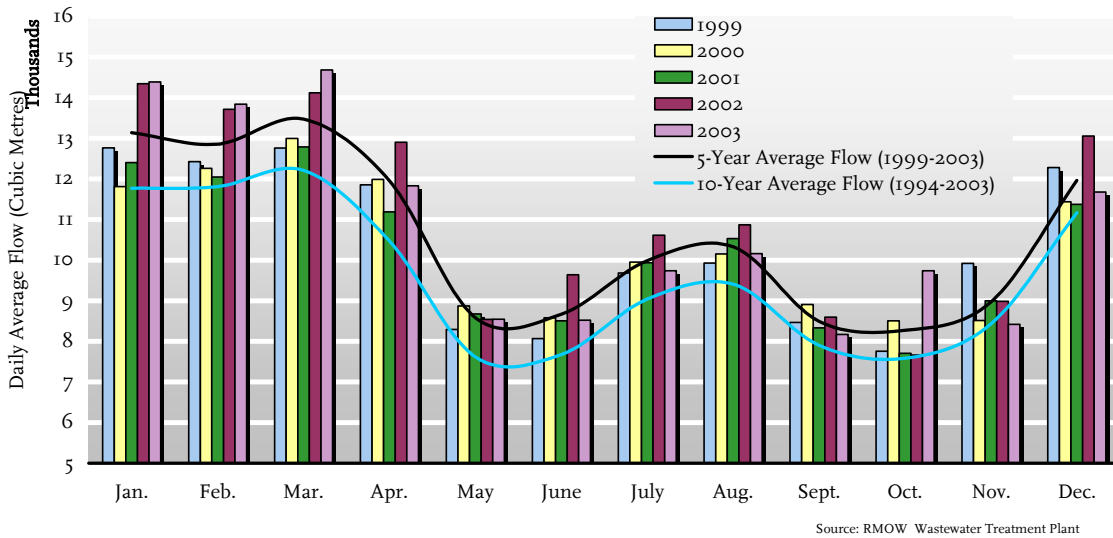


Figure 5.10 Daily Average Sewerage Flows (1999-2003)

- Per Unit Wastewater Flow Rate.** The resort municipality monitors the annual wastewater volume generated by residences/tourist accommodation and day visitors to determine the design capacity of the WWTP. The average annual per unit wastewater *flow rate*⁵⁵ recorded by the plant influent

⁵⁵ Wastewater flow rates include wastewater contributions from permanent residents, seasonal employees, day visitors, hotels, commercial/industrial establishments, as well as storm runoff and groundwater (inflow and infiltration) that enter the sewer collection system. Per unit wastewater flow rates are calculated by dividing the reported number of developed bed units in a given year into the corresponding average daily flow rate recorded at the WWTP. RMOW 2004 Liquid Waste Management Plan Update, March 2004.

flowmeter at the WWTP from 1993 to 2003 was approximately 240 Litres per day per developed bed unit.

5.5.4 Stormwater Management

Whistler's storm drainage system is separate from the sanitary sewer collection system; collected stormwater runoff is not carried to the WWTP, with the exception of surface runoff and groundwater that finds its way into the sanitary sewer system through manholes and gaps in subsurface pipes. Storm water quality and quantity are important concerns to mitigate potential impacts of urban contaminants carried by surface runoff to streams, lakes, wetlands and groundwater, protection of life, property and aquatic habitat.⁵⁶

- **Stormwater Management Initiatives.** The 2004 *Liquid Waste Management Plan (LWMP) Update* addresses existing stormwater management initiatives and establishes recommendations for the creation of a comprehensive stormwater management plan for the RMOW. Municipal initiatives underway include the development of a watershed inventory which will provide a foundation for future stormwater management initiatives, new municipal bylaws and guidelines (a comprehensive environmental bylaw and riparian area regulations), watershed management and restoration projects (2001 River of Golden Dreams Watershed Management Plan) and stormwater best management practices (such as the biofiltration of storm runoff from Whistler Village which began in February 2004).

5.6 Solid Waste & Recycling

Whistler continues to experience an overall increase in the total amount of material landfilled and recycled due to its growing population, resort visitation, ongoing construction and increased consumption. To better manage material flows and all stages of material use, the municipality is working towards upstream solutions by reducing material requirements, and eliminating those that are toxic, non-biodegradable and scarce in nature through substitution with more sustainable materials.

- **Solid Waste Generation.** In 2003, Whistler generated 24,067 tonnes of solid waste; 73% or 17,673 tonnes of all generated waste were sent to the municipal landfill, an increase of 2.8% from 17,188 metric tonnes in 2002 (Figure 5.11). The expansion of the municipal landfill in 2003/04 will allow Whistler's waste stream to be accommodated at this site until 2005. With the development of the 2010 Athlete Village and a new residential neighbourhood at the Lower Cheakamus site, the existing landfill is expected to close in 2005. Alternative landfill site options are under consideration.

⁵⁶ Resort Municipality of Whistler 2004 Liquid Waste Management Plan Update, March 2004.

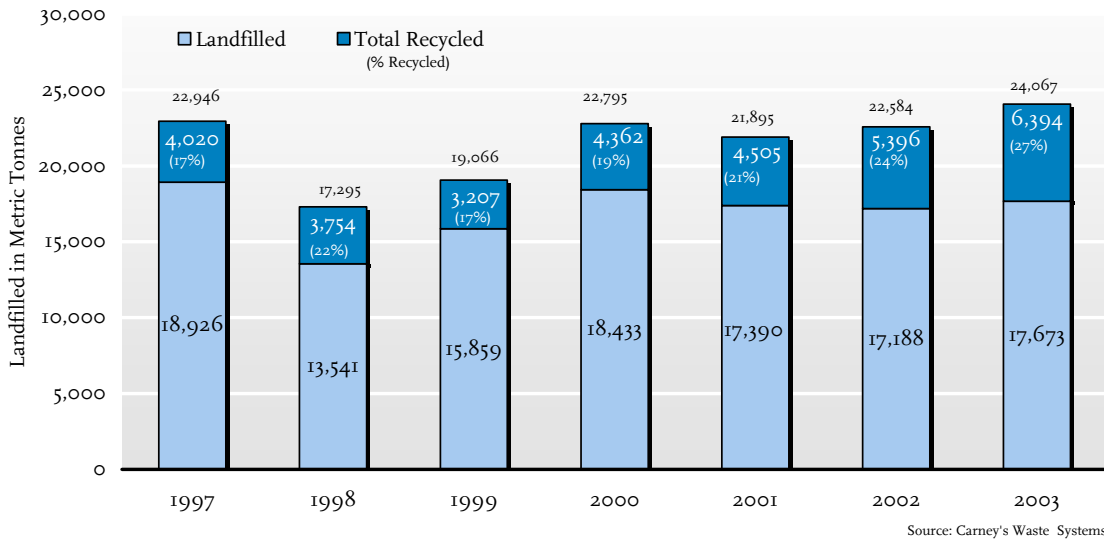
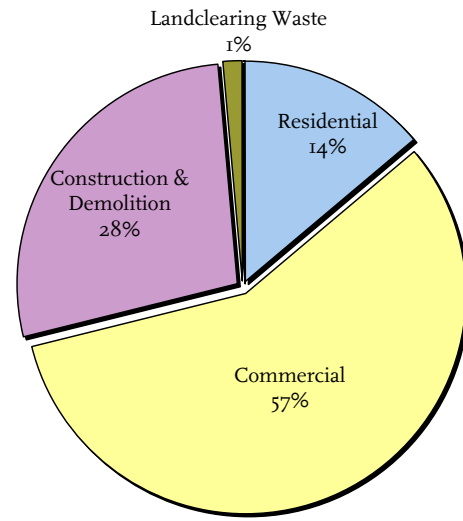


Figure 5.12 Municipal Solid Waste & Recycling (1997-2003)

- Solid Waste Sources.** The majority of waste designated for the landfill was generated by commercial activities at 57%, followed by construction and demolition waste (28%), residential waste (14%) and waste generated by land clearing activities (1%) based on 2001 estimates⁵⁷ (Figure 5.11).
- Recycled Material.** The annual amount of recycled material diverted from the landfill has increased each year since 2000. In 2003, 6,394 metric tonnes of material was recycled from all sources, an increase of 18% over 2002 (Figure 5.12). This represented a solid waste diversion rate of 27% by weight. The distribution of recycled materials is presented in Table 5.3. Corrugated cardboard and mixed and office paper represented the two largest categories of recycled materials at 29% (1,885 tonnes) and 18% (1,169 tonnes) respectively.



Source: SLRD SLRD Southern Region Centralized Composting Program Feasibility Studv. 2002.

Figure 5.11 Landfill Solid Waste Sources (2001)

⁵⁷ SLRD Southern Region Centralized Composting Program Feasibility Study, 2002.

- Centralized Composting.** With the opening of a centralised composting facility in Squamish in 2004, the annual amount of recycled organic materials is on the rise. Organic compost material, representing almost 7% of all recycled material in Whistler in 2003, increased by 6% over 2002, from 429 to 456 tonnes (Table 5.3). Land clearing debris accounted for another 8% of recycled material in 2003. Between January and July 2004, 374 tonnes of compost material was recycled, a 32% increase over the same period in 2003.

Recycled Material	Metric Tonnes	Percent
Compost	456.4	7.1%
Aluminum	4.9	0.1%
Appliances	97.5	1.5%
C&D Recycling	458.4	7.2%
Drywall	453.0	7.1%
Glass	412.1	6.4%
Corrugated Cardboard	1,885.4	29.5%
Mixed & Office Paper	1,169.1	18.3%
Newspaper	390.0	6.1%
Plastics (incl PET/HPDE)	232.6	3.6%
Land Clearing	514.1	8.0%
Steel	260.9	4.1%
Tin	52.6	0.8%
Tires	6.4	0.1%
Batteries	3.8	0.1%
Paint	8.2	0.1%
TOTAL	6,393.6	100%

Source: Carney's Solid Waste & Recycling Report for Whistler, 2003.

Table 5.3 Recycled Material By Category 2003

5.7 Fish & Wildlife

To assess watershed health and fish and wildlife habitat in the Whistler region, the municipality has undertaken a watershed inventory and is currently developing a stream information system and protected area network strategy. Ongoing monitoring initiatives by the Whistler Fisheries Stewardship Group, the BC Ministry of Water, Land and Air Protection, the Whistler Bear Society and the Black Bear Project also provide baseline data for fish and wildlife populations. This section highlights key findings in recent watershed monitoring initiatives such as stream and lake water quality, spawning activity, and black bear activity.

5.7.1 Watershed Monitoring & Enhancement Initiatives

Since May 2001, the Whistler Fisheries Stewardship Group⁵⁸ has managed a volunteer-based monitoring program to evaluate watershed health. The watershed monitoring program is intended to provide a working foundation for regular, ecologically based and participatory watershed monitoring that can be used to direct local fisheries stewardship and conservation efforts. The Fish and Stream Habitat Program involves water quality and visual fish surveys for both rainbow trout and spawning salmonoids, as well as riparian and instream habitat assessments and a new lake monitoring program initiated in 2004.⁵⁹

⁵⁸ The Whistler Fisheries Stewardship Group exists to restore the health of Whistler's watersheds for people and fish through community partnerships, advocacy, education, and projects. WFSG is guided by objectives for watershed protection, restoration and enhancement, public education and awareness, recreational and commercial use impact management, monitoring and baseline information development. For more information about watershed monitoring and enhancement, contact the Whistler Fisheries Stewardship Group www.whistler.ca/wfsg/index.html.

⁵⁹ 2003 Water Quality & Salmonoid Spawner Surveys Executive Summary, Whistler Fisheries Stewardship Group.

- **Stream Water Quality.** In 2003, Water Quality Surveys were conducted in 16 streams and wetlands throughout the valley between July 21 and September 1, providing information on pH, dissolved oxygen, turbidity, and temperature for an overall water quality index rating. The 2003 Water Quality Surveys results showed that Whistler Creek, Jordan Creek, Horstman Creek, Lakeside Creek and Crabapple Creek have the highest overall water quality values, followed closely by River of Golden Dreams, 19-Mile Creek, and Scotia Creek. Marginal water quality index ratings were recorded for both the 21-Mile and White Gold wetlands.
- **Spawning Activity.** Overall water quality directly affects the type and number of organisms present in Whistler streams. Annual Spawner Surveys are used to track fish population size, health, and variations in fish presence and abundance to ultimately assess the success of riparian enhancement projects. Key results of the 2003 fish spawning and water quality surveys indicate:
 - Scotia Creek had the largest run of spawning rainbow trout with 98 recorded. The highest number recorded in a day was 45 on May 31, 2003.
 - Jordan Creek had the second greatest number of salmonoid spawners (16), after Whistler Creek (19). This number is down from 2001 when Jordan Creek had the second highest rainbow trout numbers, with a high of 31 fish.
 - The River of Golden Dreams was the only stream to record Kokanee spawners. A total of 808 Kokanee spawners were recorded, with a high of 163 recorded on September 13, 2003. This is significantly less than 2001, when the River of Golden Dreams produced approximately 2500 Kokanee spawners, with an average daily count of 300-1000.
 - Kokanee, believed to be absent from Alpha and Nita Lakes, were seen on several occasions in Whistler Creek, but not during spawning surveys.
- **Riparian and Instream Habitat Assessments.** The 2004 Fish and Stream Habitat Program involved four riparian and instream habitat assessments of Jordan, Scotia, Lakeside and 19-Mile Creeks. These assessments examined the function and stability of fish habitat, bank stability, the structure and function of riparian vegetation and opportunities for habitat restoration and enhancement.
- **2004 Lake Stewardship Monitoring Program.** In the summer of 2004, Whistler initiated a pilot Lake Stewardship and Monitoring Program as part of a three-year provincial lake stewardship initiative developed by the BC Lake Stewardship Society in partnership with the BC Ministry WLAP. Weekly lake monitoring began for Alpha, Nita and Alta Lakes and is expected to be in full operation in the spring 2005.

5.7.2 Black Bear Statistics

Black bear activity in the Sea to Sky corridor is monitored by conservation officers of the B.C. Ministry of Water, Land and Air Protection, as well as local bear researchers and volunteers through local organizations such as the Whistler Bear Society and the Black Bear Project. Black bears are important species indicators of habitat quality and the greater ecological health of the region, as population increases and demand on lands for resource development, tourism and recreation create challenges in sharing bear habitat.

- **Bear Population.** Whistler's current black bear population is estimated at 100; the total provincial population is estimated at approximately 130,000. ⁶⁰ The bear cub and yearling population has grown steadily in the last two years, from 12 cubs and 11 yearlings for a total of 23 adolescents in 2002, to 20 cubs and 11 yearlings for a total of 31 adolescents in 2003. In 2004, there were 21 new cubs and 17 yearlings, leading to a total of 38 offspring'. ⁶¹
- **Reported Bear Activity.** ⁶² Increases in the overall bear population, as well as plentiful berry crops, have amplified bear activity in the last five years. Geographically, the majority of reported bear activity has occurred in Whistler Village and the Alpine Meadows, Nesters, Brio and Emerald subdivisions. In 2003, the conservation office reported 213 bear occurrences in Whistler, a 2.4% increase over 2002 (Figure 5.13). Provincially, reported black bear complaints increased by 106% and the number of attended calls increased by 46% between 2002 and 2003. ⁶³ Based on early estimates for 2004, conservation officers project an annual total of 500 reported bear complaints (with approximately 335 complaints during the month of April alone) – this represents a projected 88% increase over 2003.

⁶⁰ 'Proliferation of cubs contributed to problems this summer, wildlife researcher says', Nicole Fitzgerald, Whistler Question, September 2, 2004

⁶¹ Whistler bear population ecology statistics reported by Michael Allen in the Whistler Question, September 2, 2004 (see Footnote No 33).

⁶² Reported bear activity is described in terms of the number of complaints and attended calls. In 2002/03, provincial conservation officers attended approximately 20% of all complaints in response to wildlife-human conflicts that threatened human safety, livestock or caused minor property damage. Ministry of Water, Land and Air Protection, 2004.

⁶³ Ministry of Water, Land and Air Protection, 2004.

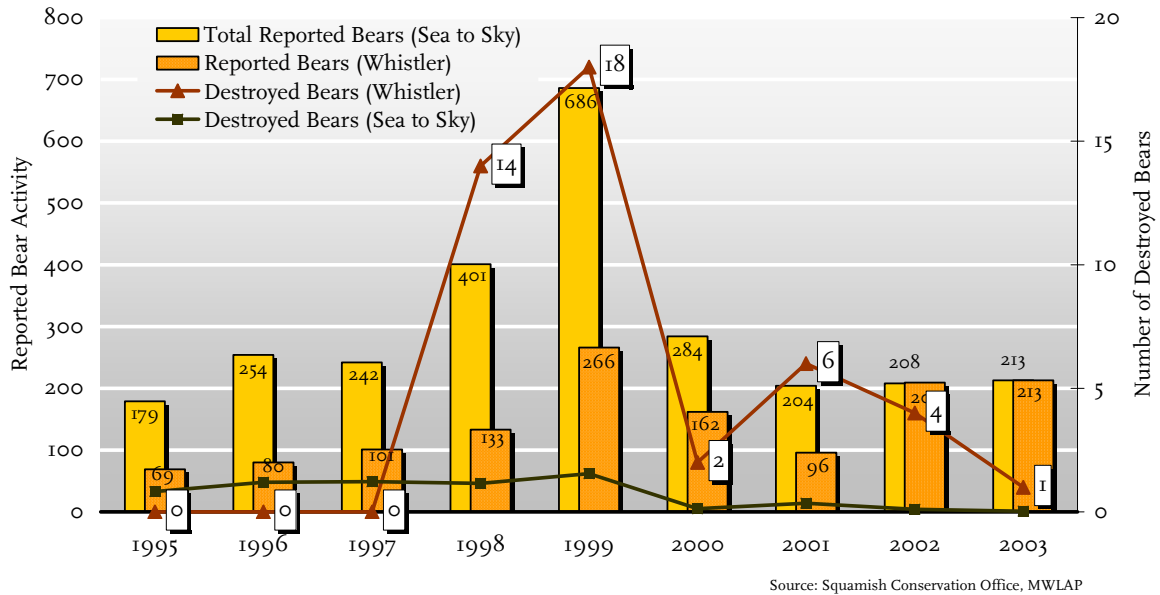


Figure 5.13 Black Bear Statistics (1995-2003)

- Number of Destroyed Bears.** The annual number of bears destroyed has dropped dramatically since the adoption of non-lethal bear management tactics in 2000 by conservation officers and local RCMP. In 2003, only one bear was destroyed in Whistler, compared to four bears in 2002 and a record high of 18 bears in 1999 (Figure 5.13). In British Columbia, a total of 181 problem bears were destroyed in 2003.⁶⁴
- Preliminary 2004 reports show that the number of bears destroyed as a result of human/bear conflict increased to five.⁶⁵ Two more bears were victims of motor vehicle accidents.

⁶⁴ Ministry of Water, Land and Air Protection estimate; 'Proliferation of cubs contributed to problems this summer, wildlife researcher says', Nicole Fitzgerald, Whistler Question, September 2, 2004.

⁶⁵ One of the 5 reported bears was destroyed for humane reasons after sustaining an accidental gunshot wound.

6 ANALYSIS & CONCLUSIONS

The 2003/04 edition of the Resort Community Monitoring Report presents current figures and recent trends for a wide range of data and statistical indicators for the resort community of Whistler. This data provides a basis for focused analyses of specific areas of interest related to Whistler's community life, resort economy and environmental health. Section Six provides a summary analysis of Whistler's historic growth and evolution, recent trends, and projections for the future. A number of key challenges and opportunities are identified that support the directions and priorities of *Whistler 2020*, providing insight into strategies and actions currently being developed to move the resort community toward its self-determined vision of success and sustainability.

6.1 Major Trends and Future Projections

Whistler has undergone a tremendous transformation in a relatively short period, from its start as a regional day ski area (with the opening of lift-accessed skiing on Whistler Mountain in 1966), to its current status as a world-renowned four-season destination resort community preparing to co-host the 2010 Winter Olympic Games. The resort community has experienced an extended period of rapid growth and expansion over three decades wherein visitor numbers continued to climb each year and ever-increasing numbers became the prevailing expectation. More recently, as Whistler has continued to develop and move closer to its full approved accommodation capacity, the resort has been challenged by a downturn in visitation that started in the summer of 2000. Factors contributing to this downturn include increasing regional and global competition for resort visitors, a slowed U.S. economy, on-going impacts of global terrorism, global health concerns and most recently a decline in the value of U.S. currency. The significance of these impacts on Whistler's resort economy underscores the importance of destination visitors from the United States and around the world, and Whistler's sensitivity to global events and socio-economic and environmental trends. Despite these challenges, Whistler continues to evolve and re-invent itself offering new experiences anchored by the surrounding mountain environment, as well as outdoor recreation and leisure activities. The resort community has simultaneously recognized the importance of maintaining a strong, vibrant community to its success and sustainability, and has continued its commitment to providing affordable, liveable resident housing.

This section specifically considers where we have been and where we are today, in order to set the stage for a discussion of the opportunities and challenges ahead. Major trends and future projections for key indicators are presented and discussed. The analysis is derived from the data reported in the 2003/04 monitoring program, supported by an analysis of historic trends (Table 6.1). Historic trends are also presented graphically as growth indices for comparisons across different units of measurement, indexed to a common base year that has been selected based on data availability and the ability to highlight emerging trends or the starting point of a distinct phase in Whistler's evolution as a resort community (Figures 6.1 and 6.2).

6.1.1 Historic Growth & Expansion

Whistler has experienced tremendous growth and expansion over an extended period of 30 plus years, establishing itself as a major international destination resort community. This period of historic growth and expansion was characterized by rapid visitor growth and expansion of Whistler’s tourist and resident accommodation base, resident and employment growth as well as extensive real estate investment.

- Visitation.** Whistler’s first phase of growth was tied to the emergence of the downhill ski industry, which continues to be the primary driver of resort visitation. In 1968/69, the first season after paving of the two-lane road between Vancouver and Whistler was completed, Whistler had 87,700 skier visits; over the next 33 years this number grew steadily at a rate of 10.3% per year, reaching a record high of 2.23 million in 2001/02 (Figure 6.1). For the past six consecutive years, Whistler-Blackcomb has achieved more than two million skier visits per year, consistently ranking in the top three ski areas in the world for the greatest number of skier visits. Paid resort room nights, first tracked in 1984/85, grew from 128,310 in that year to a high of 1.0 million in 2000/01, increasing at an average rate of 13.7% per year over this 16-year period.

Whistler has experienced tremendous growth and expansion over an extended 30-year period, establishing itself as a major international destination resort community.

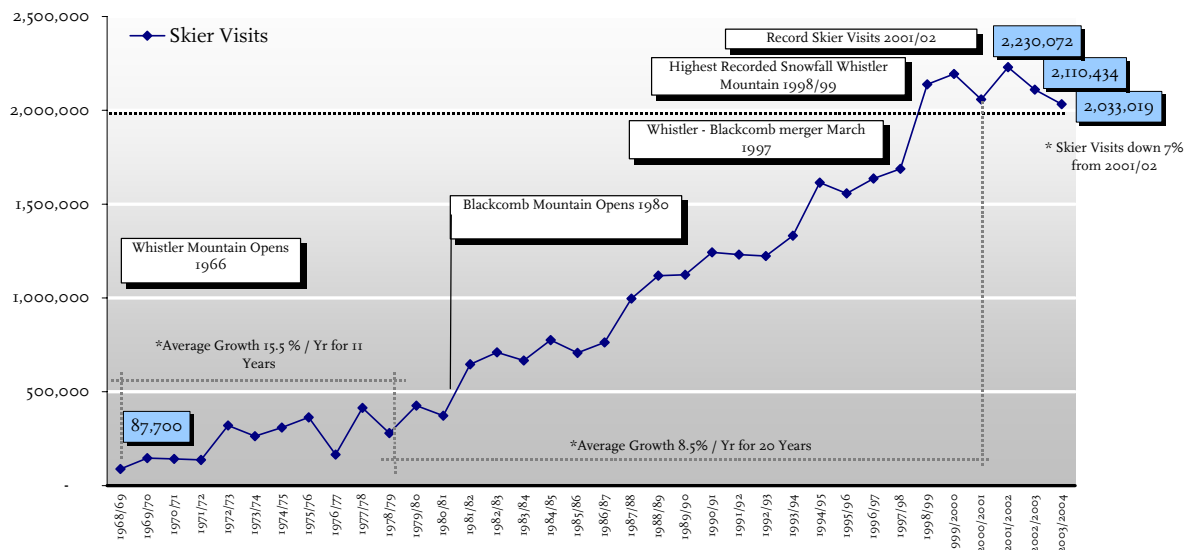


Figure 6.1 Skier Visit Trends (1968/69 – 2003/04)

- **Accommodation Base.** Visitor growth has been supported by expansion of Whistler's accommodation bed base, as well as expansion of ski area terrain and facilities, and the development of summer amenities and activities that have established Whistler as a year-round destination. Whistler's accommodation base, measured in developed bed units, has expanded from 7,730 in 1977 to 48,853 at year-end 2003; an average of 1,582 new units was added each year over this 26-year period. The number of developed bed units zoned for visitor accommodation grew from just 583 in 1977 to approximately 21,313 at year-end 2003, representing 44% of all developed bed units. The total number of available hotel and lodging room nights, as tracked within Tourism Whistler's inventory, expanded from approximately 350,000 in 1985 to almost 2.0 million in 2003.

	Growth and Expansion	Recent Trend
Skier Visits	1968/69: 87,700 1979/80: 426,000 (11 yrs @ 10.5%/yr) 2001/02: 2,230,072* high (22 yrs @ 7.8%/yr) 1969-2002: avg. growth 10.3%/yr. for 33 years	2002/03: 2,110,434 skier visits 2003/04: 2,033,019 skier visits 2002/03-03/04: avg. 2,071,727/yr. -7% decrease from 2001/02
Construction Value	1980-1981: avg. \$36.9 million/yr. 1987-1989: avg. \$85.5 million/yr. 1995-1997: avg. \$132.7 million/yr. 1980-2000: avg. \$63.5 million/yr. for 20 yrs	2001: \$62.7 million 2002: \$90.2 million 2003: \$87.1 million 2001-2003: avg. \$80.0 million/yr.
Properties Assessed	1983-1984: avg. 299 new properties/yr. 1989-1991: avg. 701 new properties/yr. 1996-1998: avg. 1,065 new properties/yr. 1982-2001: avg. 494/yr. for 20 years	2002: 127 new properties 2003: 421 new properties 2004: 130 new properties 2002-2004: avg. 226/yr.
Bed Units Developed	1977: 7,730 BUs developed 1987-1988: avg. 4,040 BUs developed/yr 1995-1998: avg. 2,854 BUs developed/yr 2003: 48,853 BUs developed 1977-2003: avg. 1582/yr for 26 yrs	2001: 1,269 BUs developed 2002: 845 BUs developed 2003: 623 BUs developed 2002-2003: avg. 734/yr.
Paid Resort Room Nights	1984/85: 128,310 room nights 1985/86-87/88: avg. 64,560 new room nights/yr. 1996/97-99/2000: avg. 95,219 new room nights/yr. 2000/01: 1,006,660 room nights 1984/85-2000/01: avg. growth 13.7%/yr. for 16 yrs	2001/02: 1,005,926 room nights 2002/03: 890,645 room nights 2003/04: 894,199 room nights 2000/01-03/04: 11.2% decrease
Population	1977-1981: avg. 212 new residents/yr. 1988-1998: avg. 626 new residents/yr. 2003: 9,480 permanent residents 1976-1998: avg. growth 13.1%/yr. for 22 years	1999-2003: avg. 127 new residents/yr. 2003: 48 new residents 1999-2003: avg. growth 1.4%/yr. 2003: 0.5% increase to 9,480
Employed Labour Force	1981: 1,020 employed residents 1981-1986: avg. 69 new employed residents/yr. 1986-1996: avg. 407 new employed residents/yr. 2001: 6,540 employed residents 1981-1996: avg. growth 11.8%/yr. for 15 yrs.	1996-2001: avg. 221 new employed residents/yr. 1996-2001: avg. growth 3.9%/yr.
Assessed Valuation	1981: \$356.9 million assessed valuation 1989-1991: avg. \$293.2 million/yr. increase 1996-1998: avg. \$617.3 million/yr. increase 1981-2000: avg. growth 13.9%/yr. for 19 yrs.	2004: \$9.28 billion assessed valuation 2001-04: avg. \$1.26 billion increase/yr. 2001-2004: avg. growth 21.7%/yr.

Table 6.1 Key Resort Community Trends

- **Population and Employment.** Whistler's population and employed labour force have grown hand-in-hand with the expansion of the resort community and growth in visitation. In 1976, the year after its incorporation as a resort municipality, Whistler had just 595 permanent residents; in 2003 Whistler's population of permanent residents had grown to 9,480, representing an average growth rate of 10.8% per year for the 27-year period. Growth in Whistler's employed permanent resident labour force has mirrored its growth in permanent residents. Available data from the Canada Census

shows Whistler's employed permanent resident labour force grew from 1,020 in 1981 to 6,540 in 2001, growing at an average rate of 9.7% per year over this 20-year period.

- **Real Estate.** As Whistler has expanded and gained international prominence, drawing visitors and investment from the region and around the world, the value of its real estate has increased dramatically.¹ The number of assessed properties has grown from 3,410 in 1981 to 13,970 in 2004, increasing at an average rate of 6.3% per year; at the same time the assessed valuation has grown from \$357 million to \$9.3 billion, increasing at an average rate of 15.2% per year over the 23-year period.

6.1.2 Recent Trends & Transition

Over the past several years, Whistler has continued to expand its developed accommodation capacity, reaching 89% of its total approved capacity at year-end 2003. At the same time, Whistler experienced its first consecutive declines in visitation, and a general slowdown reflected in a number of other key indicators.

- **Visitation.** After decades of continual growth in visitation, Whistler is striving to recover from a decline that started in the summer of 2000. The first visitation indicator to show a decline was the total number of visitors for the 2000 summer season. As a result of this decrease the total annual number of visitors for 1999/2000 also showed a decrease, and was the start of a decline that lasted for four consecutive years. The total annual number of visitors dropped from a high of 2.30 million in 1998/99 to 1.90 million in 2002/03, a decrease of 17% or 400,000 visitors. In 2003/04, the summer season experienced a significant gain and the total number of visitors for the year recovered to 2.0 million, remaining 11.8% below 1998/99.
- **Total visitor days, a function of the number of visitors by type and their average length of stay, experienced a similar decline lasting through the winter of 2003/04, but showed a strong rebound in the summer of 2004 with a new high for summer season visitor days.** After two years of consecutive declines in both winter and summer season visitor days, the total annual number of visitor days had dropped from 5.52 million visitor days in 2000/01 to 4.86 million in 2002/03, a decrease of 11.9% or 655,785 visitor days. This decline continued through the 2003/04 winter season, but with the strength of the 2004 summer season, total annual visitor days for 2003/04 recovered to 5.37 million, 2.7% or 147,500 visitor days less than in 2000/01. The breakdown of visitor days by

Whistler has continued to expand its developed accommodation capacity, reaching 89% of its total approved capacity at year-end 2003; at the same time, Whistler has experienced its first consecutive declines in visitation, and a general slowdown reflected in a number of other key indicators.

¹ In 2004, 75% of all residential properties in Whistler were owned by non-residents living outside of Whistler.

season highlights the increasing prominence of Whistler's summer season and a narrowing gap between winter season visitor days and summer season visitor days. However, the relative economic impact on the resort community is also influenced by visitor type, visitor demographics and average expenditures per day, which are discussed in Section 4 – Resort Economy.

- In 1999/2000 paid resort room nights broke one million, and edged up again in 2000/01 to reach a high of 1,006,660; this number dropped to 890,645 in 2002/03 and then rose slightly to 894,199 in 2003/04, remaining 11.2% lower than the previous high.
- Skier visits reached a peak of 2.23 million in 2001/02, and although they have remained above two million, they declined in 2002/03 to 2.1 million, and then again in 2003/04 to 2.03 million, a decrease of 8.8% from the previous high.
- **Accommodation Base.** Whistler's accommodation base has continued to expand over the past several years, although at a slower pace than the historic average. The number of new developed bed units has averaged 912 units over the past three years, with 1,269 units added in 2001, 845 units in 2002, and 623 units in 2003. This compares to an average of 1,664 bed units developed per year over the previous 23 years, including peaks of 4,438 bed units in 1988 and 3,765 bed units in 1997. At year-end 2003, Whistler's remaining approved and undeveloped accommodation capacity was 6,234 bed units, including 2,809 bed units of hotel and tourist accommodation (45% of total), 2,280 bed units of single-family residential accommodation (37% of total) and 705 bed units of employee restricted housing (11% of total)². The number of available hotel and lodging room nights tracked by Tourism Whistler has also expanded, with additions of 56,945 room nights in 2001, 41,895 in 2002 and 10,555 in 2003. This compares to an average of 106,725 available room nights added per year over the previous 15 years.
- **Over the past decade, there has been a growing emphasis on securing an adequate supply of resident housing for Whistler's employees, as a key component of Whistler's accommodation base.** As the price of Whistler's market housing continued to escalate rapidly, with the average purchase price of a single family home increasing from \$335,000 in 1994 to \$1,354,000 in 2003, it became increasingly unattainable for the majority of Whistler's expanding employment base. To address this issue, Municipal Council has approved increases in Whistler's accommodation capacity for development of additional employee restricted housing. In 1990, Whistler had an inventory of 1,458 developed employee restricted bed units; this inventory has grown to 3,720 bed units³ at year-end 2003, representing 7.6% of Whistler's developed accommodation base of 48,853 bed units. The greatest increases occurred in 1997 and 1998 when 1,151 new bed units of employee restricted housing were added (427 in 1997 and 724 in 1998). Over the past five years, 1999 through 2003, 1,210 employee restricted bed units were developed, an average of 242 per year, with 369 developed in 2001, 244 in 2002 and 144 in 2003.

² Of the 6,234 remaining bed units, approximately 1,215 bed units (452 dwelling units) are currently under construction and expected to be completed by year end 2004.

³ This figure differs from that reported by the WHA because the RMOW's Accommodation Land Use Inventory does not include auxiliary residential suites, whereas employee restricted suites are tracked in the WHA inventory. This accounts for the difference between the number of developed employee bed units reported in the 2003 Accommodation Land Use Inventory (3,720), and the number reported in the WHA Inventory (3,984 bed units).

- **Population.** In 1999, Whistler began to experience a marked slowdown in the growth of its permanent resident population, increasing by 1.4% compared to 6.6% in 1998 and an average rate of 8.9% per year for the preceding 10-year period (1988 through 1998). In 2003, Whistler's estimated population grew marginally by 0.5% or 48 residents. Over the past five years, Whistler's population has grown from 8,843 to 9,480, a total increase of 637 permanent residents and an average of 127 new residents per year. This compares to an average increase of 626 new residents per year for 1988 through 1998.
- While Whistler's population grew by just 637 permanent residents from 1999 through 2003, additional resident restricted housing provided during this time accommodated approximately 1,393⁴ additional resident employees. Over this same period, the number of peak winter season employees residing in Whistler remained relatively constant at approximately 10,700; this again, was despite the increase in resident restricted housing. Further analysis reveals that the slowdown in population growth in 1999 preceded the downturn in visitation that was first experienced in the summer of 2001, and a subsequent decline in employment in 2004. These observations point to the need for a good understanding and quantification of the "leakage" of market housing, and the importance of resident restricted housing in achieving Whistler's housing goal of maintaining 75% of its employees living within the resort community.
- **Employment.** Recent estimates of Whistler's peak winter season employment showed rapid employment growth through 1999/2000 coinciding with strong growth in resort visitation, followed by a slowdown and then decline in 2003/04. In 1998/99, total peak winter season employment was estimated at 12,500 employees. In 1999/2000 total employment grew by 8% to 13,500, followed by a 2.2% increase in 2000/01, a 2.9% increase in 2001/02 and a 2.1% increase in 2002/03. In 2003/04 total employment decreased by 2.7% from 14,500 to 14,100.
- Over this period, the number of Whistler employees residing within the community grew significantly in 1999/2000, from 10,000 to 10,665, and then remained relatively constant at approximately 10,700 through 2003/04. Conversely, the percentage of the total number of employees who lived in Whistler showed a steady decline from 80% in 1989/1990 to 73% in 2003/04 as total employment continued to increase; this percentage bounced back to 76% when total employment declined by 400 employees in 2003/04. And although this percentage exceeds the resort community target of 75%, the WHA waitlist for employee restricted housing has continued to grow reaching an all-time high of 415 applicants (representing 800 plus residents)⁵ as of October 1, 2004.⁶ These trends highlight the sensitivity of Whistler's housing target to fluctuations in employment, and the need for detailed monitoring and examination of Whistler's employee housing needs.
- **Real Estate.** Whereas, other growth indicators have experienced a general slowdown and decline, the value of Whistler's real estate, as reflected by total assessed valuation, has continued to escalate rapidly. Over the four year period 2001 through 2004, the number of assessed properties increased by an average

⁴ See previous footnote No.2.

⁵ It should be noted that the majority of registered applicants on the WHA resident restricted housing waitlist are currently residing in either market housing, or in other resident restricted housing within Whistler.

⁶ At year-end 2004, the waitlist had grown further to 450 applicants.

of 435 new properties per year, at an average rate of 3.4% per year; over this same period the total assessed valuation grew by \$5.05 billion, increasing an average of \$1.26 billion per year or an average annual rate of 21.7%. The preliminary assessment figures for 2005, which are subject to appeal, show some slowdown in the rate of escalation in real estate value with the total assessed valuation growing by 4.8%; however, this is still a strong increase of \$529.9 million, with the total assessed taxable valuation reaching a new high of \$9.726 billion (\$10.313 million before exemptions).

- **Recent data for real estate sales activity and commercial rents show some softening of certain segments of the real estate market over the past two years.** After reaching a new record of \$789.0 million in 2002, the total value of real estate sales decreased to \$561.5 million in 2003, and then to \$474.2 million in 2004. Although the 2002 and 2003 sales totals were in part influenced by sales associated with three large high value condo-hotel projects, the general softening of real estate sales is further indicated by decreases in the number of sales transactions for single family detached dwellings and vacant lots over this period. The number of sales of single-family detached dwellings slowed to 64 units in 2004, compared to 95 in 2003, 143 in 2002, 123 in 2001 and 182 in 2000. The Whistler Listing Service also indicates that the average time on the market prior to sale has increased. The data for commercial rents also shows that after rapid increases in rates averaging approximately \$20 per square foot per year between 1998 and 2001, rents for main floor space in Whistler Village have generally stabilized in the range of \$85-\$95/ft², with some exceptions of up to \$110/ft², which was also the high end in 2001.

6.1.3 Future Targets

Whistler's future growth and expansion is tied to:

- build out of the remaining undeveloped accommodation units that are zoned and committed for development (6,234 bed units)⁷;
- a 20% increase in visitation; and,
- development of additional resident employee housing required to maintain 75% of Whistler's employees living in the resort community (up to a maximum of 6,650 bed units).⁸

Whistler is committed to achieving social and environmental sustainability and a healthy economy; its plan targets a 20% increase in visitation and housing for 75% of Whistler's employees.

These future community growth targets are also represented as comparative indices in Figure 6.2.

- **Visitation.** The Whistler 2020 planning process targeted a 20% increase in visitation between 2001 and 2020, representing an average growth rate of just less than 1.0% per year over the planning horizon to 2020. From 2003/04, this benchmark now represents a 36% increase in total paid resort room nights, a 21% increase in total visitors, and a 23% increase in total visitor days. This increase is predicated on Whistler's commitment to the resort economy and the ability to protect the quality of the natural environment, maintain and enhance the Whistler experience, and diversify with new complementary offerings in recreation, leisure, learning and arts and culture. Total annual paid room nights, visitors and visitor days are targeted to grow to 1.21 million, 2.56 million and 6.62 million, respectively; these figures were 0.89 million, 2.03 million and 5.37 million in 2003/04.
- **Growth in skier visits is projected to follow a similar pattern, with a target of 2.70 million by 2020, an increase of approximately 20% from the baseline figure of 2.23 million set in 2001/02.** This growth in skier visits is dependant on full build out and maintenance of the visitor accommodation bed base, a rise in winter occupancy rates to historic levels between 60-65%, and an increase in the regional day skier market dependant on improved accessibility to the resort community and the ability to capture new skiers from a growing but changing population demographic.

⁷ See Footnote No. 2.

⁸ The potential addition of up to 6,650 bed units for resident restricted housing has been adopted by Council as municipal policy within *Whistler 2020: Moving Toward a Sustainable Future*.

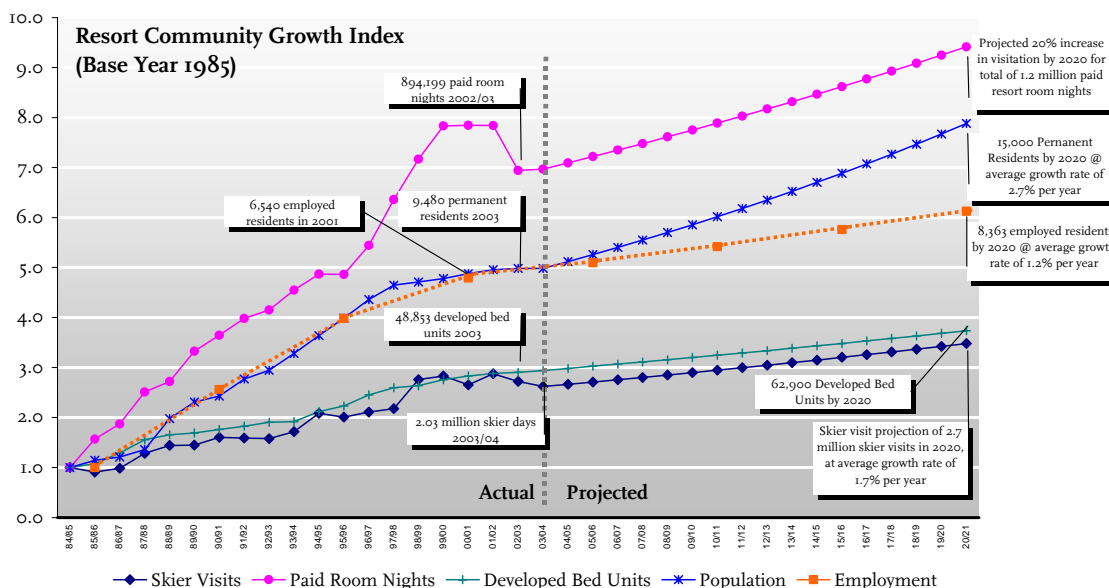


Figure 6.2 Resort Community Growth Index

- Accommodation Base.** Whistler’s developed accommodation base is projected to reach as high as 62,900 bed units in 2020, an increase of 12,884 bed units, or 28%, from the 2003 year-end figure of 48,853 developed bed units. This potential increase is comprised of build out of 6,234 undeveloped bed units that are currently approved and committed in Whistler’s accommodation inventory, and up to 6,650 additional bed units of resident restricted housing projected by Whistler 2020 as the potential requirement for maintaining 75% of Whistler’s employees living in the resort community. This on-going goal is to be monitored closely, with additional resident employee restricted housing to be approved and developed based on demonstrated need.
- Hotel and tourist accommodation account for approximately 45% or 2,809 bed units of the remaining bed units to be developed; 1,151 bed units of these units are expected to be completed in 2004, 422 in 2005, and the majority of the remainder in 2006.** Undeveloped single-family lots, located throughout the community in a number of existing and partially developed subdivisions, represent 37% of the remaining undeveloped bed unit inventory. At an average of 60 single-family dwellings constructed per year (250 bed units), these lots are projected for development within the next ten years. Of the remaining inventory of approved and undeveloped accommodation units, 11% percent or 705 bed units are committed for resident restricted housing.
- At full build-out of Whistler’s visitor accommodation base, an additional 1,061 hotel and lodging rooms will be added, representing approximately 387,000 additional room nights.** Added to the existing base, the total number of hotel and lodging room nights available annually is projected to grow to 2.35 million. With the annual number of paid room nights projected to grow to 1.21 million in 2020, the average annual occupancy is expected to settle at 51.4%. This is 2.3 percentage points less than the average annual occupancy rate of 53.7% reported for the five-year period 1995-2001, but 5.0 percentage points greater than the average occupancy of 46.4% reported for 2004. For further

comparison, the average annual occupancy rate was 55.7% in 2000, 52.3% in 2001, 51.1% in 2002 and 45.2% in 2003.⁹

- **Resident Housing.** The potential for up to 6,650 additional resident restricted beds depends on growth in employment and “leakage” of 4,240 existing market beds currently occupied by resident employees. Over the forecast period 4,240 bed units of market housing currently occupied by resident employees is projected to be displaced by new non-working permanent residents, seasonal residents and part-time residents including second-homeowners. This total represents a displacement of 75% of the existing stock of market housing currently occupied by Whistler resident employees. The actual extent of this “leakage” over time is critical, representing 63% of the total potential requirement for additional resident employee housing.
- **Employment.** Peak employment is projected to grow to 17,650 in 2020; with a target of 75% of employees living in Whistler, the total number of resident employees is projected to grow to 13,200. This is an increase of approximately 2,500 resident employees from the baseline figure of 10,700 in 2001, which represents approximately 37% of the total potential additional resident housing need of 6,650 units. The number of commuting employees is projected to grow to 4,450 in 2020.
- **Population.** Whistler’s permanent resident population is projected to grow to approximately 15,000 in 2020, representing an average growth rate of 2.7% per year and an increase of 5,520 permanent residents from the 2003 estimated population of 9,480. This population growth comprises additional resident employees required to serve Whistler’s accommodation base at build-out, the projected growth in visitation, as well as the projected increase in the number of non-working residents and second homeowners retiring or choosing to live in Whistler. An additional growth factor has been incorporated in the projections to account for a further increase in resident employees generated by the additional resident housing bed base. The composition of Whistler’s future population will be an important consideration as resident demographics directly impact the type of housing, services and amenities that will be required to serve this population.

⁹ The occupancy rates presented are annual figures on a calendar year basis, January 1 through December 31.

6.2 Policy Considerations for Whistler 2020

The preceding summary analysis quantifies Whistler's evolution and change as measured by key growth and development indicators. The analysis attaches tangible numbers to the change that has been experienced, and provides a reference for what is projected for the future. This section presents a number of additional considerations relative to successfully implementing the overarching objectives established within *Whistler 2020* – most notably the 20% increase in visitation and the goal of housing 75% of Whistler's workforce within the community.¹⁰

WHISTLER 2020 PRIORITIES

- ❶ ENRICHING COMMUNITY LIFE
- ❷ ENHANCING RESORT EXPERIENCE
- ❸ PROTECTING THE ENVIRONMENT
- ❹ ENSURING ECONOMIC VIABILITY
- ❺ PARTNERING FOR SUCCESS

Owing to the extensive research and community consultation that was undertaken to understand Whistler's current reality and inform the creation of Whistler 2020, the resort community now has a clear vision for the future. The projections that form the basis for Whistler's vision enable the quantification of the potential for future growth and development. The key measurements of this future growth and development, which are addressed in Section 6.1, are highlighted as follows:

- **6.62 million annual visitor days, 1.25 million more than 2003/04;**
- **Up to 62,900 bed units; 12,884 more than year-end 2003;**
- **1,061 additional hotel and lodging rooms; 387,000 additional annual room nights available over 2003;**
- **Up to 6,650 additional resident restricted bed units; "leakage" of 4,240 market bed units currently occupied by resident employees;**
- **17,650 peak winter season employees, an increase of 3,550 employees from 2003/04; 13,200 resident employees and 4,450 "commuting employees";**
- **15,000 permanent residents; increase of 5,520 from 2003; and,**
- **Average daily winter season population of 40,080; 8,729 more than 2003.**

Future community growth and development must be carefully planned, managed and monitored to support the implementation of Whistler's priorities and directions for the future. Further policy implications and opportunities associated with the projections and measures highlighted above are next considered in relation to Whistler's visitor experience, community life, ecological health and well-being and infrastructure capacity. Report references in the following tables are included to tie the further policy considerations with relative data and trends examined in the preceding sections of the 2003-04 monitoring report.

¹⁰ These challenges have been comprehensively addressed in the development of Whistler's *current reality* within the draft Comprehensive Sustainability Plan, 2004.

POLICY CONSIDERATIONS FOR WHISTLER 2020 STRATEGY DEVELOPMENT

Target – 20% Increase In Visitation

Requirements	Policy Considerations/Opportunities
Economic Viability & Visitor Experience	
<ul style="list-style-type: none"> ▪ Sufficient number and diversity of visitor accommodation units at good value (quality and price) 	<ul style="list-style-type: none"> ▪ Existing visitor accommodation base has sufficient under-utilized capacity with additional approved and undeveloped capacity coming on line (Section 3.4.1; 4.3.3). ▪ Existing base has a diversity of product choices (Section 3.4.1). ▪ Majority of properties developed in original village area require upgrades and reinvestment; low occupancy rates do not support reinvestment (Section 4.4.3). ▪ Maintain existing registered covenants requiring rental and restricting owner use to protect accommodation base ▪ Visitor increases required to stabilize occupancies and economic viability (Section 4.3.3).
<ul style="list-style-type: none"> ▪ Additional employees to serve increased visitation and build out of remaining accommodation bed base 	<ul style="list-style-type: none"> ▪ Provide adequate supply of liveable, affordable employee restricted housing (Section 3.4.2; 3.5.2). ▪ Address affordability issues. ▪ Provide enhanced transit service for commuting employees (Section 5.2.4).
<ul style="list-style-type: none"> ▪ High quality resort experience within a comfortable carrying capacity (recreation amenities, medical facilities, restaurants, groceries) 	<ul style="list-style-type: none"> ▪ Monitor quality of experience and capacities for existing amenities, facilities and services; develop management plans and limit access/expand capacity as appropriate to mitigate potential impacts associated with increased visitation (Section 3.1.1, 4.3.1; Section 5). ▪ Continue to address increasing costs and widening revenue shortfalls associated with maintaining public amenities and facilities (Section 4.4.2).
<ul style="list-style-type: none"> ▪ Diversification of visitor offerings (learning vacations, family options, arts & cultural activities) 	<ul style="list-style-type: none"> ▪ Create year round activity and new offerings compatible with tourism and community values; offer both recreation and experiential opportunities for all ages and abilities ▪ Support opportunities to establish retail, hospitality and activity experiences that are unique, diverse, imaginative and continually renewed

Target – Housing 75% of Whistler’s Workforce within Whistler	
Requirements	Policy Considerations/Opportunities
Community Life	
<ul style="list-style-type: none"> ▪ Potential need for up to 6,650 additional employee restricted beds 	<ul style="list-style-type: none"> ▪ Carefully monitor “leakage” and employment and approve additional resident restricted housing based on established need (Section 3.4.2, 3.5.2). ▪ Implement non-cost initiatives allowing infill in existing subdivisions (lot splits, duplexes, multiple suites) to achieve target of at least 1,000 new beds - limiting leakage by providing “stay-in” opportunities and generating new resident restricted units; potential for densification of RS1 properties with large parcel areas and; establish neighbourhood infill development guidelines to maintain neighbourhood character and ensure adequate infrastructure capacity (Section 5.1.3; Section 6.1). ▪ Increase ‘stay-in’ opportunities by expanding some of the permitted home occupations subject to new mitigation standards . ▪ Pursue additional opportunities: 300 acre Crown Land Bank - Olympic Bid Legacy (Lower Cheakamus/Athlete’s Village neighbourhood) appropriate undeveloped and under-utilized private lands in non-critical natural areas (Section 5.1.4; Section 6.1). ▪ Update employee works and services charges and expand to all new development excluding employee restricted housing
<ul style="list-style-type: none"> ▪ Liveable housing that meets the needs of the diverse resident employee base 	<ul style="list-style-type: none"> ▪ Conduct housing needs assessment ▪ Develop diversity of housing types and sizes, levels of affordability, occupancy and price restrictions (Section 3.4.2) ▪ Pursue mixed-use opportunities, including convenience/neighbourhood retail, proximity to transit and amenities ▪ Maintain residency in established resident neighbourhoods ▪ Engage residents and encourage strong participation in neighbourhood planning processes

Requirements	Policy Considerations/Opportunities
Natural Environment	
<ul style="list-style-type: none"> ▪ Healthy, functioning ecosystems ▪ Scenic, attractive natural environment 	<ul style="list-style-type: none"> ▪ Establish and implement the Protected Areas Network (Section 5.1.4). ▪ Continue implementing Whistler Environmental Strategy and Environmental Bylaw ▪ Pursue compatible infill in existing developed areas, avoid developing natural and sensitive areas (Section 5.1.3; Section 6.1) ▪ Establish neighbourhood development guidelines - require compact development, maintain green buffers and access to adjacent open space and natural areas ▪ Protect valued natural areas and special features as well as natural areas in recreation areas (Sections 5.1.4, 5.7.1) ▪ Consider residential infill within and adjacent to Whistler Village to support the commercial core and protect outlying natural areas ▪ Develop neighbourhood plans in collaboration with neighbourhood members
Requirements	Policy Considerations/Opportunities
Infrastructure/Services	
<ul style="list-style-type: none"> ▪ Adequate infrastructure for increased demands on water, wastewater, solid waste disposal, energy, telecommunications 	<ul style="list-style-type: none"> ▪ Develop showcase projects; become model community for green infrastructure and green building technologies and best practices (Sections 5.4, 5.5, 5.6). ▪ Develop a renewable energy system for Whistler. ▪ Pursue demand management pricing (Sections 5.4, 5.5, 5.6). ▪ Locate development to easily connect with and support existing infrastructure (Sections 5.4, 5.5, 5.6).
<ul style="list-style-type: none"> ▪ Improve accessibility and circulation to and within the resort community 	<ul style="list-style-type: none"> ▪ Support highway upgrades ▪ Implement TDM measures – increased bus passenger service, satellite parking, rail service (Section 5.2) ▪ Complete the Valley Trail network ▪ Further explore the economic and environmental impacts/tradeoffs of regional air service (Section 5.2)

The considerations and opportunities discussed above are consistent with the strategy foundations developed for Whistler 2020 and are intended to assist with the ongoing development of detailed strategies through work undertaken by municipal task forces.

6.3 2003-04 Monitoring Program Reflections

For over a decade, Whistler's annual resort community monitoring program has reported significant social, economic and environmental trends and indicators in line with the original *Comprehensive Development Plan* policies that established its creation. While the monitoring program has slowly evolved over time since its initiation in 1993, it continues to serve a variety of community information needs and inform municipal strategies and actions. The annual monitoring report has become a sought-out and valuable resource document for Whistler service providers, the local business community (from the resort's largest employers to local resident-entrepreneurs developing business plans), residents, community groups and organizations, other local communities, students and the media.

Consistent with its mandate to report on the 'state of the community', the 2003-04 report provided a comprehensive review of community life, resort economy and environmental health indicators; this involved incorporating recent data in the context of a historic analysis of key community trends. This year, a number of new measures of special interest were also examined:

- **Total Population Equivalent (Section 3.1).** This measure, used previously for municipal infrastructure/servicing applications, was refined to establish a more representative estimate of Whistler's winter season average daily population. It includes Whistler's permanent resident population, seasonal/part-time residents, non-resident commuting employees, and daily average visitor population. Whistler's visitor population is further segmented as day visitors, second homeowners, visitors staying with friends and relatives, and those staying in paid accommodation.
- **Visitor Days (Section 4.4.3).** For the first time, visitor days were calculated using the total number of visitors by visitor type (based on Tourism Whistler's visitor volume model) combined with total average length of stay (by season) to determine the total equivalent visitor days. This measure provided further insight into the impacts of average length of stay on resort visitation.
- **Regional statistics and growth projections (Section 3.2.1).** Population statistics for neighbouring communities in the Squamish-Lillooet Regional District provided valuable context and insight into regional population distribution dynamics and future growth trends within the Sea to Sky corridor. This established an important link with the regional growth strategy currently being developed by the SLRD.

The 2003-04 report also established municipal policy linkages by highlighting many important new initiatives and plans that will fundamentally guide Whistler's direction for the future. Most significantly, in 2003-04 the resort community developed Whistler 2020 – a community-wide plan that includes the values, vision, sustainability principles, priorities and direction that define success and sustainability for the resort community.

6.3.1 Future Monitoring - Whistler 2020

To ensure progress is being made toward Whistler's vision and to verify assumptions used in developing Whistler 2020, the establishment of a new sustainability performance monitoring framework is one of the next steps planned for 2005. As noted in the previous summary analysis, some of the critical measures to watch, further refine and better understand include:

- Total population equivalent and its composition;
- 'Leakage' dynamics and population mobility;
- Shifts in total employment and employee characteristics;
- Visitor days by season;
- Skier visits;
- Paid resort room nights and accommodation occupancy rates;
- Neighbourhood infrastructure capacity; and,
- Neighbourhood liveability measures.

Important considerations for further indicator development are: (1) the need for reliable data and a comprehensive understanding of the data source, collection methods and limitations to facilitate informed decision-making; (2) the importance of creating a monitoring and reporting system that is fundamentally embedded in our organizational practices; and (3) the need for continued community engagement involving all Whistler partners to ensure that future monitoring is both meaningful and complete.

Last, and perhaps most significant, is the recognition that many of the indicators that are monitored and reported focus on quantitative measurements. As the resort community pursues its vision, there is a growing need to capture, monitor and report on qualitative measures relating to the 'Whistler experience', sense of community and liveability factors. These measures will assist in the determination of the 'comfortable carrying capacity'¹¹ of the resort, its amenities and the surrounding natural environment, as the community refines and implements the strategies and actions in Whistler 2020.

¹¹ 'Comfortable Carrying Capacity' represents the optimum number of guests accommodated by a resort at any one time, which affords a high quality recreational experience. Source: Whistler 2020: Moving Towards a Sustainable Future, Volume I.

APPENDIX ONE

1	General
<p>Incorporated in 1975, Whistler has a total land area of 161.72 square km (2001 Census). By highway this special resort municipality is 57 km north of Squamish and 34 km south of Pemberton. Whistler is in the Squamish-Lillooet Regional District.</p>	

2	Population Estimates				Age Distribution				
Annual Estimates					Age and Gender - 2001 Census				
(as of July 1, includes estimate of Census undercount)									
					Whistler		% Distribution *		
	Whistler	% Change Prev. Year	BC	% Change Prev. Year	Male	Female	Whistler	BC	
Year					All ages	4,880	4,010	100.0	100.0
1999	8,965	-	4,011,342	-	0 - 14	535	540	12.3	18.1
2000	9,094	1.4	4,039,198	0.7	15 - 24	995	855	20.9	13.2
2001	9,284	2.1	4,078,447	1.0	25 - 44	2,365	1,880	47.7	30.1
2002	9,432	1.6	4,114,981	0.9	45 - 64	860	635	16.7	25.1
2003	9,480	0.5	4,146,580	0.8	65 +	125	95	2.5	13.6

Source: BC STATS

Source: Statistics Canada

* distribution based on published totals, both sexes

3	Selected 2001 Census Characteristics					
Labour Force by Industry (NAICS)				Summary Characteristics		
	Whistler	%	BC %		Whistler	BC
Total labour force	6,970	100.0	100.0	Population, 2001	8,896	3,907,738
Industry - Not applicable	25	0.4	2.2	Population (by citizenship)	8,895	3,868,875
All industries (Experienced LF)	6,950	100.0	100.0	Non-immigrant	7,405	2,821,870
111-112 Farms	-	-	1.9	Immigrant	8,896	3,907,738
113 Forestry and logging	10	0.1	1.2	Labour force (15+ yrs.)	6,970	2,059,950
114 Fishing, hunting and trapping	-	-	0.3	Employees	5,770	1,715,600
1151/2 Support activities for farms	-	-	0.1	Self-employed	465	95,185
1153 Support activities for forestry	30	0.4	0.5	Participation rate	% 89.4	% 65.2
21 Mining and oil and gas extraction	15	0.2	0.7	Unemployment rate	% 6.2	% 8.5
22 Utilities	20	0.3	0.6	Population, 20 yrs. & over	7,345	2,890,730
23 Construction	595	8.6	5.9	Less than grade 9	15	190,905
31-33 Manufacturing	105	1.5	9.6	Some high school	610	511,600
311 Food manufacturing	10	0.1	1.1	High school graduate	960	354,130
321 Wood product manufacturing	10	0.1	2.3	Trades certificate	810	370,170
322 Paper manufacturing	15	0.2	0.8	College without diploma	525	208,385
41 Wholesale trade	50	0.7	4.1	College diploma	1,360	482,050
44-45 Retail trade	650	9.4	11.6	Some university	1,050	264,450
441 Motor vehicle and parts dealers	15	0.2	1.1	University degree	2,020	509,030
445 Food and beverage stores	95	1.4	3.0	Census families	1,880	1,086,030
448 Clothing & clothing accessories	170	2.4	1.2	Lone-parent families	185	168,420
452 General merchandise stores	55	0.8	1.3	Households	3,585	1,534,335
48-49 Transportation & warehousing	270	3.9	5.7	1-family households	1,865	1,012,925
51 Information and cultural industries	125	1.8	3.1	Multi-family households	10	35,050
52 Finance and insurance	60	0.9	4.0	Non-family households	1,705	486,355
53 Real estate & rental/leasing	350	5.0	2.1	Median Income	\$ 27,116	\$ 22,095
54 Prof'sonal, scientific & tech. serv.	385	5.5	6.8	Males	\$ 30,211	\$ 28,976
55 Mgmt. of companies/ent'prises	-	-	0.1	Females	\$ 25,043	\$ 17,546
56 Admin+support, waste mgmnt srv.	440	6.3	4.0	Median Family Income	\$ 73,490	\$ 54,840
61 Educational services	245	3.5	6.9	Economic Families	1,905	1,044,850
62 Health care and social assistance	310	4.5	9.9	Incidence, low income	% 2.8	% 13.9
71 Arts, entertainment and recreation	720	10.4	2.3	Unattached persons, 15+	3,090	576,825
72 Accommodation and food services	2,085	30.0	8.3	Incidence, low income	% 28.3	% 38.1
721 Accommodation services	1,050	15.1	1.9	Population in private hh.	8,275	3,785,270
722 Food services & drinking places	1,040	15.0	6.4	Incidence, low income	% 12.4	% 17.8
81 Other services (excl. public admin.)	175	2.5	4.9	Dwellings	3,585	1,534,335
91 Public administration	305	4.4	5.6	Owned	1,930	1,017,485
Agriculture, Food and Beverage	15	0.2	3.0	Rented	1,660	512,360
Fishing and Fish Processing	-	-	0.5	Average gross rent	\$ 1,167	\$ 750
Logging and Forest Products	55	0.8	4.7	Average owners' payments	\$ 1,528	\$ 904
Mining and Mineral Products	40	0.6	2.0	Avg. value, owned dwel.	\$ 568,664	\$ 230,645

Source: Statistics Canada, incomes are for 2000; rent/owner's payments are restricted to non-farm, non-reserve private dwellings.

Whistler Resort Municipality

4	Values of Building Permits								
	Residential				Non-Residential		Total		Year
	Number of Units		Value \$'000		Value \$'000		Value \$'000		
Whistler	BC	Whistler	BC	Whistler	BC	Whistler	BC		
1999	352	18,630	53,707	2,591,861	12,485	2,104,009	66,192	4,695,870	1999
2000	144	15,739	28,684	2,403,140	38,858	2,088,857	67,542	4,491,997	2000
2001	296	17,542	58,012	2,829,874	7,623	2,124,898	65,635	4,954,772	2001
2002	467	24,772	79,635	3,888,147	10,079	1,771,268	89,714	5,659,415	2002
2003	257	27,163	41,183	4,514,185	35,880	1,880,053	77,063	6,394,238	2003

Source: Statistics Canada

Note: Detailed non-residential permits data can be found on our Website: www.bcstats.gov.bc.ca
A dash can indicate a nil report, a value of less than \$500, or non-reporting.

5	Personal Taxation Statistics					Percent Change in Avg. Income	
	Total Income of Taxable Returns						
Year	Taxable Returns (#)		Average Income (\$)		% Change avg. income		
	Whistler	BC	Whistler	BC	Whistler	BC	
1995	4,280	1,844,970	31,731	36,126			
1996	4,490	1,879,340	35,206	36,961	11.0	2.3	
1997	4,750	1,898,700	36,099	37,894	2.5	2.5	
1998	4,980	1,915,220	35,408	38,398	-1.9	1.3	
1999	5,290	1,937,520	38,663	39,758	9.2	3.5	
2000	5,520	1,928,560	41,959	42,121	8.5	5.9	

Source of Total Income 2000				% Distribution, Total Income						
	Whistler		BC							
	\$Thousands	% of Total	% of Total							
Employment	167,173	70.1	66.0							
Pension	5,824	2.4	11.9							
Investment	27,726	11.6	9.7							
Self-Employed	29,324	12.3	5.0							
Other	7,712	3.2	4.7							
Tax Exempt	766	0.3	2.6							
Total	238,525	100.0	100.0							

Source: Canada Customs and Revenue Agency. Areas are defined by postal codes and may not match municipal boundaries.

6	Dependency on the Safety Net						Total Beneficiaries by Age Group, % (Basic BC Assistance & EI)		
	Percentage of Population by Age Receiving Benefits - September 2002								
Age Group	BC Basic* Income Assistance Recipients (%)		Employment Insurance Beneficiaries (%)		Total of BC Basic Income Assistance & EI Beneficiaries (%)				
	Whistler	BC	Whistler	BC	Whistler	BC			
Under 19	-	5.6							
19-24	-	3.7	2.1	2.5	2.3	6.2			
25-54	0.2	3.2	3.0	3.4	3.2	6.6			
55-64	-	2.2	1.4	1.5	-	3.7			
19-64	0.1	3.1	2.7	3.0	2.9	6.1			

* Includes those receiving temporary assistance only. Excludes aboriginal people living on reserve, seniors/OAS, and children living with a relative.

Source: BC STATS. Prepared using administrative files from the BC Ministry of Human Resources, and Human Resources Development Canada

7	Business Formations and Failures								
	Incorporations			Bankruptcies					
	Number		Year	Vancouver		Abbotsford		BC	
Whistler	BC	Business		Consumer	Business	Consumer	Business	Consumer	
1999	67	21,009	1999	415	3428	68	397	1,075	8,179
2000	94	21,386	2000	363	3842	45	487	976	9,181
2001	74	19,474	2001	436	3977	63	417	1,100	9,474
2002	78	20,987	2002	440	4011	42	405	1,105	9,527
2003	82	22,531	2003	372	4099	44	321	1,002	9,394

Source: Ministry of Finance, B.C. Government

Source: Office of the Superintendent of Bankruptcy, Govt of Canada

Note: Bankruptcy is counted where it is filed.
Bankruptcy data is available for urban areas only.

Incorporations are counted in municipality of the registered office address which may differ from the actual business location.

APPENDIX TWO

**Resort Municipality of Whistler
2003 ACCOMMODATION LAND USE INVENTORY - BED UNITS**

AREA CODE	AREA NAME	SINGLE FAMILY (6 per House)			DUPLEX (6 Duplex Unit)			MULTI-FAMILY (2-6 size-based)			TOURIST ACC. (2-6 size-based)			PENSION (1.5/ Room)			HOTEL (2 per Room)			EMPLOYEE (1 per Bed)			RV/CAMPSITE (1 per Pad/Site)			HOSTEL (0.5 per Bed)			RMOW LANDS			TOTAL BED UNITS		
		Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total	Dev.	Und.	Total
		110	Callaghan	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
120	Cheakamus	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	18		
130	Function Junction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
125	Spring Creek	66	246	312	6	0	6	132	0	132	0	0	0	0	0	0	0	0	0	376	132	508	0	0	0	0	0	0	0	0	580	378	958	
140	RV Park	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	160	0	10	10	0	0	0	0	0	0	182	182	
150	Twin Lakes	6	0	6	0	0	0	1,048	0	1,048	0	0	0	0	0	0	0	0	0	130	0	130	0	0	0	0	0	0	0	1,184	0	1,184		
160	Sproat Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
210	Bayshores	402	60	462	456	12	468	294	0	294	52	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,204	72	1,276			
215	Millar's Pond	402	18	420	0	0	0	0	0	0	0	0	0	12	0	12	0	0	0	506	0	506	0	0	0	0	0	0	920	18	938			
220	Gondola Village	354	30	384	204	0	204	614	0	614	542	0	542	0	0	0	0	0	115	0	115	0	0	0	0	0	0	1,829	30	1,859				
230	Whistler Creek Centre	270	6	276	540	72	612	244	0	244	186	159	345	0	0	0	0	0	207	0	207	0	0	0	0	0	0	1,447	237	1,684				
240	Whistler Creek Base	0	360	360	0	0	0	0	0	0	680	179	859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	680	539	1,219				
250	Whistler Highlands	528	12	540	180	12	192	1,162	0	1,162	292	0	292	0	0	0	0	0	108	0	108	0	0	0	0	0	0	2,270	24	2,294				
260	Nordic Estates	414	48	462	136	0	136	1,305	24	1,329	6	6	12	0	0	0	0	0	186	0	186	0	0	0	88	34	122	0	114	114	2,135	226	2,247	
270	Wayside	66	12	78	0	24	24	212	0	212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	278	36	314				
310	Alta Vista	810	162	972	36	0	36	380	0	380	52	0	52	36	0	36	0	0	0	0	0	0	0	0	0	0	0	1,314	162	1,476				
320	Brio	684	72	756	264	12	276	0	0	0	0	0	0	18	0	18	0	0	218	0	218	0	0	0	0	0	0	1,184	84	1,268				
330	Blueberry Hill	402	78	480	84	0	84	372	0	372	712	36	748	0	0	0	0	0	15	0	15	0	0	0	0	0	0	1,585	114	1,699				
410	Whistler Golf Course	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
420	Village	0	0	0	0	0	0	392	0	392	585	0	585	0	0	0	3,557	312	3,869	0	0	0	0	0	0	0	0	4,534	312	4,846				
430	Village North	0	0	0	0	0	0	1,831	0	1,831	850	39	889	0	0	0	1,390	0	1,390	29	0	29	0	0	0	0	0	4,099	39	4,138				
440	Blackcomb Benchlands-S	204	42	246	12	0	12	2,400	0	2,400	1,810	0	1,810	0	0	0	1,674	0	1,674	742	140	882	49	0	49	0	0	6,892	182	7,074				
445	Blackcomb Benchlands-N	24	6	30	0	0	0	917	0	917	793	839	1,632	0	0	0	0	0	0	64	64	0	0	0	0	0	0	1,734	909	2,643				
450	Montebello	0	0	0	0	0	0	500	0	500	0	0	0	0	0	0	837	837	0	108	108	0	0	0	0	0	0	500	945	1,445				
460	Whistler Mountain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
470	Blackcomb Mountain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
510	Old Gravel Road	174	144	318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101	101	0	0	0	22	0	22	0	0	196	245	441			
520	Stonebridge	0	192	192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	192	192	192			
530	Rainbow Park	210	18	228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0	54	18	18	264	36	282				
540	21-Mile Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
550	Scotia Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
610	Whistler Cay Heights	1,122	96	1,218	444	24	468	748	0	748	0	0	0	18	0	18	0	0	176	0	176	0	0	0	0	0	0	2,508	120	2,628				
620	Whistler Cay Estates	654	24	678	48	0	48	449	0	449	0	0	0	8	0	8	0	0	188	0	188	0	0	0	0	0	0	1,347	24	1,371				
630	Tapley's Farm	480	0	480	0	0	0	0	0	0	0	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	486	0	486				
710	Nesters	252	108	360	0	0	0	102	66	168	0	0	0	24	0	24	0	0	160	0	160	0	0	0	0	0	0	538	174	712				
720	White Gold	858	78	936	0	0	0	0	0	0	0	0	0	54	0	54	92	108	200	0	0	0	0	0	0	0	0	1,004	186	1,190				
725	Spruce Grove	324	18	342	108	12	120	0	0	0	12	0	12	0	0	0	0	0	240	0	240	179	0	179	0	0	0	863	30	893				
730	Mons	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
740	Lost Lake Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
810	Wildlife Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
820	Nicklaus North Estates	576	72	648	0	0	0	220	0	220	36	294	0	0	0	0	0	0	28	0	28	0	0	0	0	0	0	860	366	896				
830	Alpine Meadows - S.	2,478	36	2,514	0	0	0	458	0	458	0	0	0	54	6	60	0	0	296	0	296	0	0	0	0	0	0	3,286	42	3,328				
840	Alpine Meadows - N.	1,206	84	1,290	0	0	0	0	0	0	0	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	1,212	84	1,296				
850	Wedge Park	18	6	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	43	6	49				
860	Rainbow	0	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	48	48			
870	19-Mile Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
910	Emerald Lakes Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
920	Emerald Estates - Lakeside	294	24	318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	294	24	318				
930	Emerald Estates - Serviced	252	12	264	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	252	12	264				
940	Emerald Estates - Unserviced	1,308	156	1,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,308	156	1,464				
950	Parkhurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
960	Heliport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Total Bed Units	14,862	2,280	17,142	2,518	168	2,686	13,780	90	13,870	6,608	1,552	8,160	236	6	242	6,713	1,257	7,970	3,720	705	4,425	228	10	238	189	34	223	0					

APPENDIX THREE

Whistler Housing Authority

Chronological Inventory of Resident Restricted Housing

PROJECT	NAME	Year Built	Type	Units	Unit Size sq. m.	Unit Size sq. ft.	Bed Rooms	Emp. Beds	Tenure	Restrictions			Housing Agmt.	RFR OTP
										occ.	rent	resale		
6117 Eagle Drive	Sunrise Townhomes (#100,200,300)	1980	TH	1	62	663	2	3	own	X			lease	
				1	50	535	1	1.5	own	X			lease	
				1	83	893	2	3	own	X			lease	
3-2110 Sarajevo Drive	Gondola Village	1985	Cond	1	37	396	1	1.5	own	X	X	X		
2178 Sarajevo Drive	Whistler Creek Court	1984	TH	20	105	1130	3	90	rent	X	X			
2101 Whistler Road	Highpointe Condos	1987	Hotel	2	37	400	1	3	own	X			lease	
2005 Nordic Place	Nordic Court	1988	APT	14	68	737	2	42	own	X				
				2	70	753	2	6	own	X				
				5	60	646	1	7.5	own	X				
2007 Nordic Place	Nordic Place	1988	APT	7	60	646	1	10.5	own	X				
				14	68	737	2	42	own	X				
2230 Eva Lake Road	Eva Lake Village	1989	TH	14	99	1065	3	63	own	X			lease	
			APT	22	49	527	1	33	own	X				
4802 Glacier Lane	Blackcomb Building 1	1989	APT	47	40	430	2	141	rent	X				
			APT	51	40	430	2	153	rent	X				
			APT	51	40	430	2	102	rent	X				
			APT	51	40	430	2	102	rent	X				
			APT	20	40	430	3	60	rent	X				
			APT	20	40	430	2	60	rent	X				
			APT	49	40	430	2	147	rent	X				
			APT	39	53	568	3	117	rent	X				
3100 Panorama Ridge	Panorama Place	1992	APT	32	68	732	2	64	rent	X			land lease	
				11	47	506	1	22	rent	X				
3102 Panorama Ridge	Sunridge Suncrest	1992	TH	14	86	925	2	42	own	X			lease	
				14	103	1108	3	63	own	X			lease	
6200 Oboe Place	Lorimer Ridge 1	1993	SF	18	na	average		108	own	X			lease	
	Lorimer Ridge 2	1994	SF	10	260	2800		60	own	X			lease	
2721 Cheakamus Way	Millar's Pond 1	1994	SF	10	na			60	own	X			99 yr. Lease	
	Millar's Pond 2	1995	SF	2	na			12	own	X			99 yr. Lease	
	Millar's Pond 3 (The Landing)	1995	TH	4	115	1237	3	18	own	X			99 yr. Lease	
				4	84	904	2	12	own	X			99 yr. Lease	
8841 Hwy 99	Edgewater	1995	Suite	1	54	581	1	1.5	rent	X	X	X		

Whistler Housing Authority

Chronological Inventory of Resident Restricted Housing

PROJECT	NAME	Year Built	Type	Units	Unit Size sq. m.	Unit Size sq. ft.	Bed Rooms	Emp. Beds	Tenure	Restrictions			Housing Agmt.	RFR OTP
										occ.	rent	resale		
Total to end of 1995				556				1663						
2704 Cheakamus Way	Millar's Ridge	1997	TH	23	115	1216	3	104	own	X	X	X	X	X
				25	83	872	2	75	own	X	X	X	X	X
				4	72	753	1	6	own	X	X	X	X	X
				23	65	678	1	35	own	X	X	X	X	X
				10	62	570	Studio	15	own	X	X	X	X	X
4355 Blackcomb Way	Brew Pub	1997	Suite	1	168	1808	4	6	rent	X	X	X	X	
3300 Ptarmigan Place	Deer Run	1997	TH	2	87	936	2	6	own	X			X	
				1	88	947	2	3	own	X			X	
				1	80	861	2	3	own	X			X	
				1	81	872	2	3	own	X			X	
2238 Gondola Way	Gondola Six	1997	TH	3		506-567	studio	6	own	X	X	X	X	X
				9		692-900	1	27	own	X	X	X	X	X
6299 Lorimer Road	Our Lady of the Mountains	1997	SF	1				6	rent	X				
4815 Glacier Lane	Glacier Ridge	1997	TH	14	87	936	2	42	own	X	X	X	X	X
				8	112	1205	3	36	own	X	X	X	X	X
6732 Barnfield Place	Barnfield Farm	1997	SF	23	170	1829	3	138	own	X	X	X	X	X
8314 Glen Abbey Lane	Green Lake Estates	1997	TH	3		1363	3	14	rent	X	X	X	X	X
				4		1169	4	24	rent	X	X	X	X	X
2720 Cheakamus Way	Millar's Pond - Eaglecrest	1997	TH	18	87	936	2	54	own	X			X	
				14	113	1216	3	63	own	X			X	
				6	62	667	1	9	own	X			X	
Total to end of 1997				750				2336						

Whistler Housing Authority

Chronological Inventory of Resident Restricted Housing

PROJECT	NAME	Year Built	Type	Units	Unit Size sq. m.	Unit Size sq. ft.	Bed Rooms	Emp. Beds	Tenure	Restrictions			Housing Agmt.	RFR OTP
										occ.	rent	resale		
7200 Spruce Grove Circle	Spruce Grove Lots	1998	SF	10		2200		60	own	X	X	X	X	X
7292 Spruce Grove Lane	Spruce Grove Townhomes	1998	TH	14	100	1079	2 + den	42	own	X	X	X	X	X
			TH	14	94	1008	2	42	own	X	X	X	X	X
			TH	14	71	764	1	21	own	X	X	X	X	X
4315 Northlands Blvd	Cascade Lodge	1998	in Hotel	1	96	1033	3	5	rent	X			X	
				2	113	1216	4	12	rent	X			X	
2120 Nordic Drive	2120 Nordic Drive	1998	TH	18	86	928	2	54	rent	X	X			
			TH	2	94	1012	3	9	rent	X	X			
4359 Main Street	Summit Lodge	1998	in Hotel	1			7	11	rent	X	X	X	X	X
6320 Lorimer Road	Lorimer Court	1999	TH	6	54	581	1	9	rent	X	X			
				6	101	1087	2	18	rent	X	X			
				2	143	1539	3	9	rent	X	X			
7303 Spruce Grove Lane	Spruce Grove Suites	1999	suite	38			1	57	rent	X	X		X	
Total to end of 1999				878				2685						
8116 McKeever's Place	19 Mile Creek	2000	APT	18		1300	3	81	own	X	X	X	X	X
			TH	6		700	1	9	own	X	X	X	X	X
				10		850	2	30	own	X	X	X	X	X
				44		1285	3	198	own	X	X	X	X	X
7525 Seppos Way	Nesters Pond Building 1	2000	APT	10	61	660	1	15	rent	X	X	X	X	X
				5	86	925	2	15	rent	X	X	X	X	X
				1	121	1300	3	5	rent	X	X	X	X	X
7531 Seppos Way	Nesters Pond Building 2	2000	APT	37		925	2	111	rent	X	X	X	X	X
4090 Whistler Way	Westin Hotel	2000	in Hotel	19				32	rent	X	X	X	X	X
Total to end of 2000				1028				3181						

Whistler Housing Authority

Chronological Inventory of Resident Restricted Housing

PROJECT	NAME	Year Built	Type	Units	Unit Size sq. m.	Unit Size sq. ft.	Bed Rooms	Emp. Beds	Tenure	Restrictions			Housing Agmt.	RFR OTP
										occ.	rent	resale		
2400 Dave Murray Place	Beaver Flats Apartments	2001	APT	24	42	456	Studio	36	rent	X	X	X	X	X
				12	55	592	Studio+	18	rent	X	X	X	X	X
				14	59	637	1	21	rent	X	X	X	X	X
				7	72	774	1+	11	rent	X	X	X	X	X
2401 Dave Murray Place	Beaver Flats Duplexes	2001	Duplex	10	151	1625	3	45	own	X	X	X	X	X
				2	123	1329	3	9	own	X	X	X	X	X
8018 Mons Road	Riverside Campground	2001	APT	8	45	480	1	12	rent	X	X	X	X	
				4	35	380	Studio	6	rent	X	X	X	X	
				8	35	373	Studio	12	rent	X	X	X	X	
1301 Alta Lake Road	Intrawest - Alta Lake Rd	2001	APT	38	68	733	2	158	rent	X	X	X	X	X
				8	45	480	1	14	rent	X	X	X	X	X
7019 Nesters Road	Nesters Square	2001	APT	4	95	1022	2	12	rent	X	X	X	X	X
Total to end of 2001				1167				3534						
Spring Creek Townhomes	Bear Ridge Phase 1 & 2	2002	TH	4	A	1720	3	18	own	X	X	X	X	X
				16	B	1356	2+	48	own	X	X	X	X	X
				12	C	1056	2	36	own	X	X	X	X	X
				10	D	1320	3	45	own	X	X	X	X	X
				8	E	770	1	12	own	X	X	X	X	X
				2	F	1509	3	9	own	X	X	X	X	X
				2	G	1155	2	6	own	X	X	X	X	X
				4	H	1114	2	12	own	X	X	X	X	X
				2	J	1509	3	9	own	X	X	X	X	X
Kyber Ridge	Spring Creek Suites	2002	Suites	13			1	20	rent	X	X		X	
Fours Seasons Hotel	Fours Seasons Hotel	2002	in Hotel	16				64	rent	X	X		X	
7401 Treetop Lane	Nesters Hill Suites	2002	Suites	12			1	18	rent	X	X		X	
Village Gate Blvd.	Blackcomb Lodge Gatehouse	2002	Dorm	10			1	12	rent	X	X		X	
Total to end of 2002				1278				3843						

Whistler Housing Authority

Chronological Inventory of Resident Restricted Housing

PROJECT	NAME	Year Built	Type	Units	Unit Size sq. m.	Unit Size sq. ft.	Bed Rooms	Emp. Beds	Tenure	Restrictions			Housing Agmt.	RFR OTP
										occ.	rent	resale		
Spring Creek Townhomes	Bear Ridge Phase 3	2003	TH	4	B1	1491	2+	12	own	X	X	X	X	X
				4	C	1057	2	12	own	X	X	X	X	X
				2	D1	1321	3	9	own	X	X	X	X	X
				2	D1	1332	3	9	own	X	X	X	X	X
				3	E2	829	1+den	4.5	own	X	X	X	X	X
				1	E3	827	1+den	1.5	own	X	X	X	X	X
				6	H	1148	2	18	own	X	X	X	X	X
				4	H1	1166	2	12	own	X	X	X	X	X
				6	J1	1529	3	27	own	X	X	X	X	X
				4	K	660	1	6	own	X	X	X	X	X
				2	L	649	1	3	own	X	X	X	X	X
1	M	973	1+den	1.5	own	X	X	X	X	X				
1	N	975	1+den	1.5	own	X	X	X	X	X				
Spring Creek	Glades Suites	2003	Suites	2			1	3	own	X	X	X	X	X
Tynebridge	Spring Creek Suites	2003	Suites	14			1	21	rent	X	X		X	
Total to end of 2003				1334				3984						
SPLIT								Rental Beds		1916				
								Owned Beds		2067				
PLANNED & ZONED														
Spring Creek	Cedar Glen	TBD	TH	26				96	own	X	X	X	X	X
4802 Glacier Lane	Blackcomb Building 8		APT	43				140	rent	X	X	X	X	X
4500 Northlands Blvd	Park Georgia Hyatt	TBD	in Hotel	15				45	rent	X	X		X	
			APT	12			2	36	rent	X	X	X	X	X
Alta Lake Road	Alpha Creek Apartment	2004	APT	51		484	1	77	rent	X	X	X	X	X
			APT	29		242	2	87	rent	X	X	X	X	X
Alta Lake Road	Nita Lake Townhomes and Duplexes	2004	TH	15			1	23		X	X	X	X	X
			TH	4			1+den	6		X	X	X	X	X
			TH	12			1+den	18		X	X	X	X	X
			TH	9			2	27		X	X	X	X	X
			Duplex	4			3	18		X	X	X	X	X
Total				1554				4556						
4090 Whistler Way	Westin Hotel	future	off site	43				128	own	X	X	X	X	X