

POLICIES

- 6.2.1 During the next several years, the Municipality's top priorities for community facilities are:
- cultural facilities such as museum/archives, library, and performing arts centre.
 - community centre facilities including facilities that are targeted at specific community needs while being flexible to meet changing community requirements.
 - playing fields and other outdoor recreation facilities such as tennis courts.

6.2.2 New schools and new recreational facilities will continue to be designed to provide space for general community use.

6.2.3 The Municipality will encourage new campground development at appropriate sites within the Municipality.

6.3 EDUCATIONAL FACILITIES

Education is one of the keys to building a stable community. People should not be discouraged from staying in Whistler because of a lack of quality educational facilities within the community.

POLICIES

- 6.3.1 The Municipality will continue its efforts to have sufficient, quality elementary and secondary school facilities within the community.
- 6.3.2 New school facilities built in Whistler will be designed and operated to make space available for community use.
- 6.3.3 The Municipality will, in the Official Community Plan, identify suitable sites to be reserved for future required elementary and secondary schools.
- 6.3.4 The Municipality will generally encourage the establishment of educational institutions within the community.

6.4 PUBLIC SAFETY

Improvements to the main fire hall and the Whistler Creek fire hall are needed and must be included in the capital budget.

At present, Whistler's police protection is provided by the Royal Canadian Mounted Police at far less than full cost because the population is below 5,000. When the population passes 5,000 (likely during the next few years), Whistler must take on a much greater share of policing costs.

This will impose a capital cost, because Whistler will have to take on a greater share of police station costs, and will add a significant operating cost to the municipal budget. It is essential to plan for this major financial change and to plan for the kind of police protection that Whistler wants.

POLICIES

- 6.4.1 Improvements to the main fire hall and the Whistler Creek fire hall will be included in the capital budget.
- 6.4.2 The Municipality will initiate a study of police options and costs and will develop an implementation plan to prepare for taking on a much greater role in this area when the population reaches 5,000.

6.5 HEALTH AND SOCIAL SERVICES

Adequate health care and social services are necessary for a healthy, rounded community. As Whistler grows as a community, there is increasing need to provide social and support services for the population. There are also unique requirements imposed by the people who move to and from Whistler seasonally.

POLICIES

- 6.5.1 The Municipality will continue to work to obtain necessary provincial funding for an adequate level of health care and social services in the community.
- 6.5.2 The Municipality will monitor community health and social needs, and, within its resources, assist the community in maintaining an adequate level of health and social services.
- 6.5.3 The Municipality will identify alternative hospital sites and will take steps to ensure that a suitable site is protected.

6.6 MUNICIPAL ADMINISTRATION AND FACILITIES

The Municipality provides administrative services for the community and so requires facilities to support the services.

The Municipality will deliver a quality and level of municipal services that meets the needs of residents, landowners, and visitors and that reflects the special approach to enforcement of regulations that is needed in a resort community.

POLICIES

- 6.6.1 The capital budget will include provisions for necessary improvements to the Municipal Hall and to other municipal administrative facilities.
- 6.6.2 The Municipality will strive to provide administrative services in a way that is efficient, friendly, and customer-oriented.
- 6.6.3 The Municipality's approach to the enforcement of bylaws and regulations will be carefully adapted to the unique conditions in a resort community. Enforcement must be firm on matters that pertain to the quality of the built and natural environment, safety, health, and security. On the other hand, the approach to enforcement should be designed to solve problems while maintaining an atmosphere of hospitality.

6.7 HERITAGE

The preservation, promotion and management of heritage resources within the Municipality is considered to have economic, social, cultural, educational and aesthetic benefits.

The Municipality has a Heritage Plan which outlines a comprehensive approach to the identification and protection of the community's heritage including archaeological, historic, architectural, scenic, cultural, and natural resources. The Recreation Master Plan incorporates heritage objectives and themes in the protection of sites and design of trail systems.

POLICIES

- 6.7.1 The Municipality intends to develop a strategy for the implementation of a heritage conservation program, as proposed in the 1992 Heritage Plan.
- 6.7.2 The Municipality will encourage the preservation of Whistler's heritage through such means as the recognition and conservation of historically significant structures and lands and by participating in programs and financial assistance available from senior government agencies and foundations.
- 6.7.3 The Municipality will promote community awareness of Whistler's heritage.
- 6.7.4 The Municipality will endeavour to identify any historical structures which are threatened with demolition, alteration or neglect so that alternatives such as demolition delays, agreements or heritage designations may be considered.
- 6.7.5 The Municipality intends to designate all Municipally owned heritage resources as municipal heritage sites and to accept a voluntary designation for any resource listed in the heritage inventory.
- 6.7.6 The Municipality will establish a heritage signage program and will consider sponsoring a heritage demonstration project and a Heritage Society.

7.0 QUALITY OF THE NATURAL ENVIRONMENT

The high quality of the natural environment is one of the main reasons for Whistler's success as a resort and its attractiveness as a community. To date, great care has been taken to protect the natural environment and maintaining this quality is one of the fundamental goals of the Comprehensive Development Plan. Recognizing that Whistler is a resort and community, growth and development will occur and this will lead to pressure on the natural environment. The Comprehensive Development Plan aims to achieve the appropriate balance between protecting the environment and achieving the social and economic objectives of the resort and the community.

Standards of environmental quality in Whistler must exceed those in typical communities. The visitor expects the resort to be set within a pristine natural environment with clear air, clean water, extraordinary scenery, and the sense of being close to nature. Residents have been drawn to Whistler for the same reasons.

It is important to recognize that the mountain environment places physical limitations on development. Whistler contains many areas not suitable for development because of hazards, which must be respected in land use and development planning.

It must be recognized that environmental protection is an extremely high priority and that new developments should not proceed if there would be significant negative impacts on the natural environment.

POLICIES

- 7.1 The Municipality endeavour to ensure that all policies related to land use, transportation, servicing, and other aspects of community development are consistent with the goal of protecting environmental quality.
- 7.2 The Municipality endorses the principles of sustainable development and so will look for ways that residents, visitors, and businesses can reduce their pressures on the environment. The Municipality will adopt a Municipal Environmental Strategy (or "green plan") that will include specific proposals for:
- reducing solid waste, via recycling, composting, and educational programs;
 - reducing water consumption and reducing wastewater volume;

- reducing private automobile use;
- minimizing the use of harmful environmental contaminants; and
- establishing municipal purchasing and maintenance policies that are environmentally friendly (e.g. use of recycled paper, minimal use of herbicides or pesticides in municipal parks).

7.3 The desire to maintain and enhance the quality of watercourses within the Municipality and its neighbouring regions will be reflected in the design and standards of municipal water and wastewater treatment facilities. All facilities to supply drinking water and to collect, treat and dispose of wastewater effluent will be operated in such a manner as to meet all provincial and federal requirements and to reflect the extreme importance of environmental protection to a mountain resort.

7.4 Preserving the quality of views will be given high priority in land use and development planning. The Municipality will seek the fullest possible cooperation of provincial government agencies, such as the Ministry of Environment, Lands and Parks, Ministry of Forests, and B.C. Hydro, whose activities and jurisdictions can affect the visual environment. The Municipality will continue to work through its Forestry Committee, with the Ministry of Forests to protect the scenic influence zones identified in the Local Resource Use Plan (LRUP) for the forestry areas in Whistler, and will seek the assistance of the Ministry in updating the LRUP to reflect rising concerns about the impacts of logging. The Municipality will also continue to work to protect other visually sensitive areas in the region, particularly the highway approaches and entrances to the Municipality, recognizing that the visitor's resort experience begins upon leaving Greater Vancouver.

7.5 Development on the mountainsides surrounding Whistler will continue to be treated with the utmost care. Mountainside development involves physical conditions that are difficult, and in addition to environmental concerns, also poses the risk of significant change in the visual environment and the character of the resort. Developments should not be approved on upper mountain sides unless it can be demonstrated that no significant environmental or visual impacts would result from the development or from access roads built to serve the development.

7.6 As the resort and community develop, it is increasingly important to evaluate the appropriateness of logging in Whistler. The Municipality will consider the benefits and costs of logging within Whistler and, as appropriate, will ask the provincial government to evaluate the potential to reduce logging in the area, as part of the

resource and land use strategy being prepared by the Province. Clear-cutting within the Municipality is generally not supported and alternative, more appropriate, forms of logging should be used.

- 7.7 The Municipality has commissioned detailed environmental studies that have substantially upgraded the knowledge of areas which have significant development constraints and significant environmental sensitivities.

The Municipality will include in the Official Community Plan detailed maps showing development constraints and environmental sensitivities throughout Whistler. The Official Community Plan will include a detailed environmental assessment process for all proposed developments.

- 7.8 The Municipality will continually upgrade its environmental information base, as needed and as funds are available, to ensure that additional areas with development constraints or environmental sensitivities are identified and the land use and development policies and regulations are refined.

- 7.9 Land within Whistler with special environmental significance will be protected where possible. The Official Community Plan, in conjunction with the Recreation Master Plan, will emphasize maintaining natural environments within the resort, particularly watersheds, areas that have high wildlife productivity, scarce habitats or environments, or areas that have special value to the community.

- 7.10 As the resort and community develop, the pressures on fish and wildlife are increasing. Fish and wildlife populations within the resort are considered to be an important aspect of the resort experience and should be enhanced. The Municipality will take an active role in working with the Ministry of Lands, Parks, and Environment (Fish and Wildlife Branch) to find ways to minimize impacts of development on habitats and wildlife, to maintain and encourage the presence of wildlife in the area including habitat protection and fish stocking, and to minimize conflicts without removing wildlife.

This policy includes a commitment to take a more active role in protecting and enhancing fish habitats in Whistler and a commitment to work with provincial agencies to adopt a specific habitat protection and improvement program.

- 7.11 The Municipality will develop standards for outdoor lighting and will continue to limit outdoor illumination levels to provide a high quality resort experience by balancing the need for night time safety with the desire to avoid diminishing the beauty of the night sky.

- 7.12 The Municipality will encourage design measures to mitigate impact from noise sources and will work with Transport Canada and the Heliport Society to address noise impacts from aircraft overflight.
- 7.13 The Municipality will generally not allow any uses or activities that involve a risk of generating toxic or hazardous substances that can cause soil, water or air contamination and will encourage techniques for pest and weed control other than the use of herbicides and pesticides. Where appropriate, the Municipality will make project approvals conditional on the completion of a satisfactory agreement governing the use and monitoring of any substances that cause a risk of contamination.
- 7.14 The Municipality will adopt a tree protection bylaw to regulate the cutting of trees throughout the Municipality.

8.0 QUALITY OF THE BUILT ENVIRONMENT

The quality of the built environment is vital to the success of the resort. Being a mountain resort, Whistler has developed a unique character that must be sustained and enhanced, because the image and character of a resort are as important as the natural environment in shaping the visitor's overall impression and maintaining quality of life for residents and second homeowners.

A strong sense of Whistler's mountain community image should pervade all aspects of creating the built environment, including buildings, roads, landscaping, and signage.

POLICIES

- 8.1 The Municipality will continue to review and update standards for landscaping, lighting and signage to ensure that they are in keeping with the image of a mountain resort.
- 8.2 The Municipality will continue to use the development permit process and will continue to appoint an Advisory Design Panel with sufficient skills to help ensure that the quality of the built environment is maintained, that all projects reflect their location in a unique mountain and resort setting, and that new buildings are attractive and functional.
- 8.3 The Municipality will continue to adopt design guidelines for each area within the resort community. Of particular concern will be the entrances to the resort, sites fronting on Highway 99, and all commercial or industrial areas. These guidelines will reflect both the overall character of Whistler and the specific character of each district within Whistler. The Municipality will consider adopting an overall statement of design philosophy that would influence design guidelines for all aspects of the built environment.
- 8.4 The Municipality will review its road design standards, servicing standards and building regulations to ensure that they are in keeping with the image of a mountain resort.
- 8.5 The Municipality will ensure that any municipal facilities and buildings conform to all municipal regulations and set good examples for the private sector.

- 8.6 The Municipality will adopt and enforce standards for the maintenance of properties, to ensure that properties are safe and do not create any nuisance.

9.0 HOUSING

There are two principal submarkets that are the source of demand for housing units in Whistler: the recreation market, and the local resident market. The large number of potential recreation home buyers and investors, coupled with the limited supply of units, has created a situation in which developers prefer to target the high end recreational market. As a result, home ownership is beyond the reach of many people who live and work in Whistler and land prices tend to preclude the private sector development of rental housing.

Past efforts to address the problem have focused on ways to have employers provide low-cost rental, dormitory style housing aimed at young, transient workers. This does offer short term solutions for the transient workforce, but a recent detailed analysis of the housing situation indicates that this not the main concern. As the resort matures, there is an increasing need for an experienced, stable work force. The way to attract and hold a stable work force is to provide the full range of community services, amenities, and basic needs that people expect where they intend to settle for several years. Housing is high on the list of requirements. People who want to live in Whistler for a longer time want to be able to own their own homes, want units that are suitable for families, and prefer not to commute long distances to work. This has been difficult to achieve in a market in which prices are largely set by forces outside community.

Whistler therefore needs a comprehensive approach to providing a range of housing types and prices. Recognizing that providing sufficient housing is good for the community and good for the resort, the Municipality has encouraged and assisted several projects which have delivered units targeted as residents. These efforts are continuing and must be expanded.

In a market such as Whistler, some form of incentive is necessary to ensure that units are created that meet the needs of the local community. In the absence of restrictions or regulations, new housing units will simply shift into the recreational market. The objective of Whistler's housing strategy should be to provide a range of housing types and prices with minimum intervention and restriction to achieve the community's requirements.

POLICIES

- 9.1 The Municipality will adopt a new Housing Policy to replace the existing Resident Employee Housing Policy. The objective of the housing policy will be to facilitate the establishment of a range of housing types and prices, to fully meet the needs of the local labour force, including short-term rental accommodation and rental and ownership opportunities for medium and long term residents.
- 9.2 The Housing Policy will consider a range of possible housing solutions, including:
- a strategy for the production of employee housing using funds raised by the Employee Service Charge Bylaw. The generation formula contained within the Bylaw will be reviewed, when necessary, to ensure that charges for various types of uses are equitable. This formula should probably be shifted to an employment-based calculation rather than a floorspace-based calculation.
 - investigation and development of new housing alternatives appropriate for the resident market, such as reduction of construction and land costs, without compromising the quality and appearance of the housing and surrounding neighbourhoods.
 - encourage the Ministry of Environment, Lands and Parks to provide publicly owned lands at below market values for affordable housing.
 - encourage local employers to develop employee accommodation and take new initiatives for the development of staff accommodation.
 - applying a regional focus in the planning of employee housing and encourage improved transportation links.
 - recognition of the contribution of the private sector in the development and production of affordable housing.
 - adoption of new Official Community Plan policies which provide for the designation of land for affordable housing and the inclusion of affordable housing in new developments where appropriate.

- 9.3 The Municipality will broaden the Whistler Housing Society by adding employee representation and/or input and will seek the Society's involvement in drafting the Housing Policy. The Society should be guided by the recommendations in the recent Affordable/Employee Housing study and should be directed to produce a specific action plan.

10.0 ECONOMIC DEVELOPMENT

The economic base of Whistler is dominated by tourism and the provision of goods and services to local residents and local businesses. Continued expansion of tourism is the community's best prospect for job creation, but there are advantages to trying to diversify the economy; diversification provides more stability in times of economic uncertainty and also provides a wider array of job prospects for people who choose to make Whistler their home. On the other hand, too much economic expansion can put even more pressure on the environment and more pressure on the housing market.

POLICIES

10.1 The Municipality supports and encourages efforts to continue expanding tourism, particularly in ways that make better use of existing facilities in non-peak times and that allow Whistler to draw new markets. The Municipality will encourage:

- use of new aquatic and arena facilities for events that will attract visitors, provided that the highest priority is placed on meeting community recreation needs.
- the provision of more cultural and arts related events and programs, particularly in non-peak times and the provision of more education programs that make use of conference facilities in Whistler. The Municipality will continue to encourage major annual events such as the Whistler Symposium.
- increasing outdoor recreation opportunities, particularly outside the ski season.

Of course, the Municipality also supports continued efforts to maintain and increase Whistler's position and market share in the domestic and international mountain resort market.

10.2 The Municipality will support the diversification of the local economy by:

- considering the designation of lands for possible light industrial and business park use, to provide sites for businesses that serve the community and to provide sites for appropriate businesses that can broaden the economic base (such as high tech firms and/or firms that are closely related to outdoor recreation). However, land use policy will continue to

only allow businesses that are not detrimental to the resort. Commercial and industrial uses will be concentrated in a few areas, will be carefully regulated to ensure they are reasonably attractive, and will not be allowed to spread out along the Highway;

- encouraging the establishment and growth of educational institutions;
- anticipating better communication linkages to Whistler and the likelihood that communications and computer technology will allow people to live in Whistler and work in their homes; this trend will require that care will be taken in the regulation of home-based businesses.

10.3 The Municipality will continue to cooperate with the Chamber of Commerce, the Sea to Sky Economic Development Commission, the Whistler Centre for Business and the Arts, and the Whistler Resort Association to define the most appropriate role for the Municipality in the areas of resort marketing, business recruitment, and economic development initiatives.

10.4 The Municipality will continue to seek the cooperation of the provincial government in ensuring that the plans and activities of all government agencies take into consideration any possible impacts on the resort.

10.5 Under the Resort Municipality of Whistler Act, properties may be designated as "resort lands" and thereby required to pay dues to the Whistler Resort Association. The designation of resort lands will be reviewed and updated to ensure that all (and only) appropriate properties are so designated.

11.0 COMMUNITY AND RESORT MONITORING SYSTEM

Before Whistler can intelligently plan for the longer term and respond to short term issues, more information is needed concerning the effects of growth on the community, the resort and the environment. The only way to obtain this information is to begin a systematic and comprehensive monitoring of the changes that the community and the resort experience as the numbers of bed units, residents and visitors increase.

Monitoring will create the information base that allows the community to measure how it has changed and, more importantly, predict how it will change if additional development occurs in the future. The best guide to the possible impacts of growing beyond the present committed total number of units will be from assessing and understanding what happens as the community grows from 30,000 to 45,000 bed units over the next decade or so.

POLICIES

- 11.1 The Municipality will initiate during 1993 and 1994 a comprehensive community and resort monitoring system, along the lines described in the 1992 report on "Community and Resort Monitoring System".

The proposed approach is to start by systematically gathering and analyzing the wide variety of data already collected by various agencies, and to supplement this information in a few areas where there are large gaps. The monitoring system may be expanded, by collecting new kinds of information, but the top priority is to start the process immediately by using already available information. Once an adequate information base is in place, the monitoring system will aim to establish standards or targets for environment, community, and resort quality.

To the extent possible based on available information, the monitoring system will analyze trends and changes since the late 1970s.

- 11.2 The Municipality will enlist the support and assistance of the Whistler Resort Association, the mountain companies, and senior government agencies in implementing the monitoring system.

- 11.3 The monitoring system must be implemented in a way that is objective, so that all analysis and interpretation are independent and unbiased. The monitoring system should be independent of special interest groups and results should be reported directly to Municipal Council.

- 11.4 The results of the monitoring system will be communicated annually in a report and a community meeting. This community meeting could be a central element in a larger annual event, such as a town meeting or a conference. The findings of the monitoring system and the community's response will be incorporated in an annual review of growth management policy (see Policy 3.1).
- 11.5 The content of the monitoring system may include information collected by the Municipality or others such as (but not limited to):
- inventory of residential and commercial development;
 - remaining development capacity;
 - construction activity;
 - population (total and breakdown by age, family type, income, sex or other variables);
 - school enrolments;
 - health unit statistics;
 - social agency statistics;
 - unemployment;
 - crime and traffic violations;
 - community facility usage;
 - trends in the profile of residential unit purchasers;
 - housing market indicators such as residential sales prices, rent rates, and occupancy rates;
 - water system quality;
 - wastewater effluent quality;
 - air quality;
 - vegetation cover within the Municipality;
 - fish and wildlife counts;
 - lake and river quality;
 - visual environment;
 - ambient noise levels;
 - ambient night time light levels;
 - remaining capacity in water and sewer systems;
 - Highway 99 volumes;
 - BC Rail passenger volumes;
 - transit system and bus line ridership;
 - hotel occupancy and average room rates;
 - business indicators such as business licences, sales and hotel tax revenues, commercial/industrial tax base, commercial space vacancies and lease rates, and bankruptcies;
 - skier volumes;
 - summer mountain visitor volumes;

- conference delegate days;
- rounds of play on golf courses;
- annual survey of resident satisfaction;
- annual survey of visitor satisfaction.

12.0 MUNICIPAL FINANCE

The next 10 to 15 years will involve large capital expenditures on roads, water and sewer and on community facilities. Present projections indicate that the Municipality must obtain provincial government revenue sharing grants to make the necessary expansions to infrastructure, or else the Municipality will have to rely on other sources such as higher developer contributions, taxes, or (under extraordinary circumstances) borrowing. Projections also indicate that the community cannot afford to complete the full list of desired community facilities in the short term unless there are new sources of funds.

The requirement to take on a much larger role in police protection during the next decade will also add capital and operating budget pressures.

In short, the 1990s will be a fiscally challenging decade for Whistler as the community prepares for the expansion that is already committed and works to provide the full range of facilities that the growing community wants.

POLICIES

- 12.1 The Municipality will annually adopt a five year capital plan to indicate planned expenditures on roads, water, wastewater systems, and community and recreation facilities. The Municipality will also prepare a 20 year capital review projecting long-term capital expenditures and revenues that are anticipated to fund these expenditures.

The five year capital plan and the twenty year capital review will be based on the policies and priorities contained in this Comprehensive Development Plan, the Official Community Plan, the Recreation Master Plan and the anticipated rate of development of committed bed units. The five and twenty year capital programs will be annually reviewed and updated. The current five year capital plan and twenty year capital review are contained in Appendix 3 and 4.

- 12.2 The Municipality will endeavour to use works and service charges to ensure that the cost to construct new services and infrastructure is borne mainly by new development, not existing taxpayers. The Municipality will, as necessary, review its works and service charges if other sources of revenue are not available to help finance infrastructure.

- 12.3 The Municipality's financial planning will continue avoiding property tax increases (above the inflation rate) and so will look to other means to provide the funding needed to finance infrastructure and community facilities.
- 12.4 The Municipality will increasingly look to user charges and other methods, rather than property tax, as a way of recovering operating costs for facilities. In setting user fees, the Municipality will ensure that fees are affordable for local residents and homeowners and that fees for non-residents will not discourage visitation.
- 12.5 The Municipality will forecast the impact on operating and capital budgets of taking on a larger role in providing police protection and develop an action plan to deal with these new costs.
- 12.6 The Municipality will consider municipal borrowing only under exceptional circumstances as a means to provide high priority community facilities more quickly than they could be provided by the existing policy of accumulating sufficient capital reserves. Recognizing that the community is very cautious about municipal indebtedness, borrowing will only be considered in special circumstances and when there is a clear need or community desire. The Municipality may use referenda to ascertain community support for any proposed borrowing.

13.0 IMPLEMENTATION

- 13.1 The Municipality will ensure that the Official Community Plan, Parks and Recreation Master Plan, capital plans, and other key bylaws or policies are consistent with the Comprehensive Development Plan.
- 13.2 A member of the Municipal Planning Department will, with independent, outside assistance if appropriate or necessary, conduct an annual review of the Comprehensive Development Plan and prepare a report that includes:
- recommendations on updates or revisions that are warranted.
 - progress reports on the status of actions to be taken.
 - identification of actions not yet underway or policies not being implemented.
 - implications of the annual monitoring system report and community meeting.
- 13.3 The entire Comprehensive Development Plan will be completely reviewed not more than five years following adoption.
- 13.4 The complete review of the Comprehensive Development Plan will coincide with a complete review of the Official Community Plan.
- 13.5 Upon adoption of the Comprehensive Development Plan, the Municipality will complete a detailed action plan showing the proposed schedule, staff or consultant requirements, and budget for each Municipal initiative contained in the Plan.

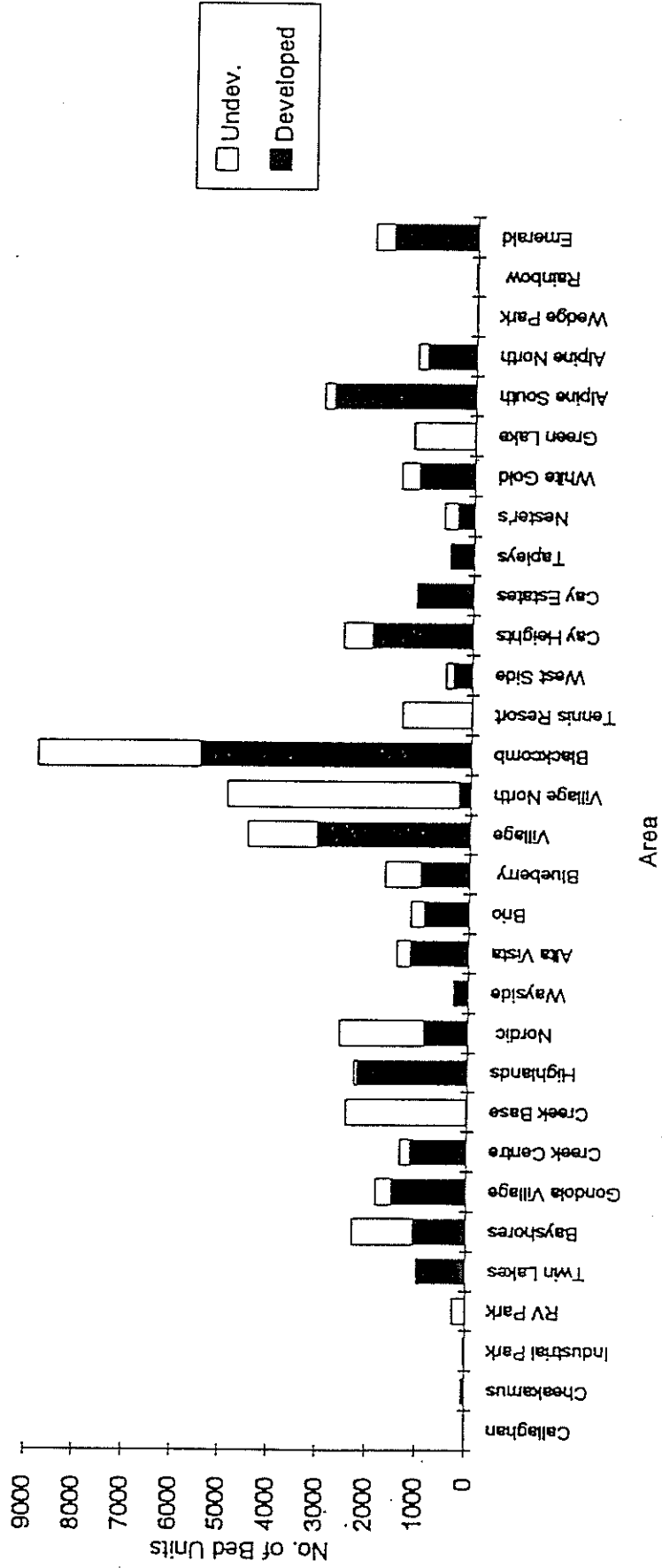
APPENDIX 1

SUMMARY OF APPROVED AND COMMITTED BED UNIT CAPACITY

COMMITTED AND APPROVED BED UNITS

<u>AREA</u>	<u>Developed</u>	<u>Undev.</u>	<u>1993 total</u>
Callaghan	6	0	6
Cheakamus	18	54	72
Industrial Park	34	6	40
RV Park	0	267	267
Twin Lakes	1000	0	1000
Bayshores	1054	1224	2278
Gondola Village	1494	318	1812
Creek Centre	1126	210	1336
Creek Base	24	2399	2423
Highlands	2204	72	2276
Nordic	884	1685	2569
Wayside	272	30	302
Alta Vista	1165	268	1433
Brio	900	264	1164
Blueberry	986	698	1684
Village	3072	1412	4484
Village North	228	4692	4920
Blackcomb	5493	3351	8844
Tennis Resort	0	1384	1384
West Side	377	156	533
Cay Heights	2002	570	2572
Cay Estates	1103	36	1139
Tapleys	474	12	486
Nester's	321	278	599
White Gold	1111	342	1453
Green Lake	12	1212	1224
Alpine South	2807	216	3023
Alpine North	972	192	1164
Wedge Park	18	6	24
Rainbow	0	48	48
Emerald	1662	366	2028
	30,819	21,768	52,587

COMMITTED AND APPROVED BED UNITS



APPENDIX 2

**PROJECTED RATES OF DEVELOPMENT
(TWO GROWTH SCENARIOS)**

GROWTH PROJECTIONS BY BED UNIT AND COMMERCIAL FLOOR AREA

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>TOTAL</u>		
<u>MEDIUM</u>																							
Single Family	420	450	450	450	450	420	360	360	360	360	204	0	0	0	0	0	0	0	0	0	0	4284	
Duplex	60	60	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	216
Multifamily	800	800	800	800	800	800	800	528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6128
Tourist Accommodation	152	152	227	227	303	303	303	303	303	303	303	303	303	303	245	0	0	0	0	0	0	0	4033
Hotel Rooms	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	1350	1350	5400	5400
Commercial/Industrial	1000	1300	2000	2000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	54300
<u>HIGH</u>																							
Single Family	522	584	584	584	584	522	450	450	84	0	0	0	0	0	0	0	0	0	0	0	0	0	4284
Duplex	72	72	72	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	216
Multifamily	1000	1000	1000	1000	1000	1000	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6128
Tourist Accommodation	186	186	279	279	375	375	375	375	375	375	375	375	103	0	0	0	0	0	0	0	0	0	4033
Hotel Rooms	186	186	188	188	188	188	188	188	188	188	188	188	188	188	188	188	188	188	188	1028	1028	5400	5400
Commercial/Industrial	1250	1725	2500	2500	3750	3750	3750	375	3750	3750	3750	3750	3750	3750	3750	3750	3750	3750	3750	850	850	54300	54300

APPENDIX 3
FIVE YEAR CAPITAL PLAN

5 YEAR CAPITAL REVIEW

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>TOTAL</u>
<u>PUBLIC WORKS</u>							
TRANSPORTATION	1,604,600	3,937,000	245,750	1,532,500	220,000	220,000	7,759,850
SEWER	228,000	120,000	3,037,600	3,034,600	2,634,600	4,819,600	13,874,400
WATER	378,000	153,000	103,000	170,000	404,000	1,152,000	2,360,000
<u>PARKS</u>							
REC FACILITIES	2,300,000	3,000,000	200,000	0	0	1,000,000	6,500,000
PARKS	725,000	530,000	300,000	300,000	682,000	850,000	3,387,000
VILLAGE	149,000	24,000	0	24,000	0	0	197,000
TRAILS	40,000	180,000	180,000	40,000	0	120,000	560,000
OTHER	100,000	0	0	0	0	245,000	345,000
<u>OTHER</u>	19,600	3,838,000	675,750	42,500	0	100,000	4,675,850