

THE
LANDING
WHISTLER

Roberto Velenosi

7271 Spruce Grove Way

Whistler BC V8E 0E8

Tel: 604-250-0626

RE: 2077 Garibaldi Way Housing Agreement

October 8th, 2024

To:

Dale Mikkelsen

Thank you for your response regarding our request for a pricing adjustment on the WHA units at 2077 Garibaldi Way. After careful consideration, we disagree with the decision and formally request that this matter be brought before the City Council for review.

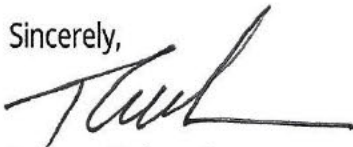
We believe our request warrants further consideration for the following reasons:

1. Precedent: The reconsideration of the 5298 Alta Lake Road housing agreement demonstrates flexibility in adjusting such agreements when circumstances warrant.
2. Substantial cost increases: WHA construction costs have risen approximately 65% since 2019, significantly impacting our project's financial viability.
3. Extended approval process: Our project has been in the approval process for over 7 years, with the building permit alone taking nearly a year to secure (November 2022 - September 2023).
4. Equitable treatment: Other expedited WHA projects have been able to pass increased costs on to purchasers. We seek similar consideration given our project's delays and cost escalations.
5. Community benefit: We have undertaken the initiative and risk of building these much-needed workforce housing units at no cost to the municipality.
6. Urgency: We aim to have residents in their new homes by Christmas, but require resolution on this pricing issue to proceed.

Given the significance of this matter and its potential impact on both our project and future WHA initiatives, we believe the City Council should have the opportunity to review and decide on our request. We kindly ask that you forward this appeal to the appropriate parties for inclusion on the Council's agenda at the earliest possible opportunity.

We look forward to a timely resolution that allows us to move forward with providing these WHA units to the community.

Sincerely,



Roberto Velenosi

cc. 

604 250 0626



Roberto1@telus.net

From: Roberto Velenosi <roberto1@telus.net>
Sent: Friday, October 25, 2024 2:32 PM
To: Lindsay Clarke
Cc: Planning; Dale Mikkelsen; Melissa Laidlaw; Virginia Cullen; [REDACTED]
Subject: Re: Covenant Modification? Discharge
Attachments: 2024-10-25_141527.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Hi Lindsay

Please add the Building Construction price indexes to our application in regards to increase , (attached below). Yes CB120019 is covenant we are requesting to be modified. Also is there a current time line for application to be heard.

Thanks

Roberto

On Oct 24, 2024, at 8:21 AM, Lindsay Clarke <lclarke@whistler.ca> wrote:

Hi Roberto,

As briefly discussed over the phone on Tuesday, your application has been forwarded to me to confirm that the application is complete and what fees should be charged.

Staff have identified the following additional information that is required:

Building construction price indexes, by type of building and division 1

Frequency: Quarterly

Table: 18-10-0276-01

Release date: 2024-05-02

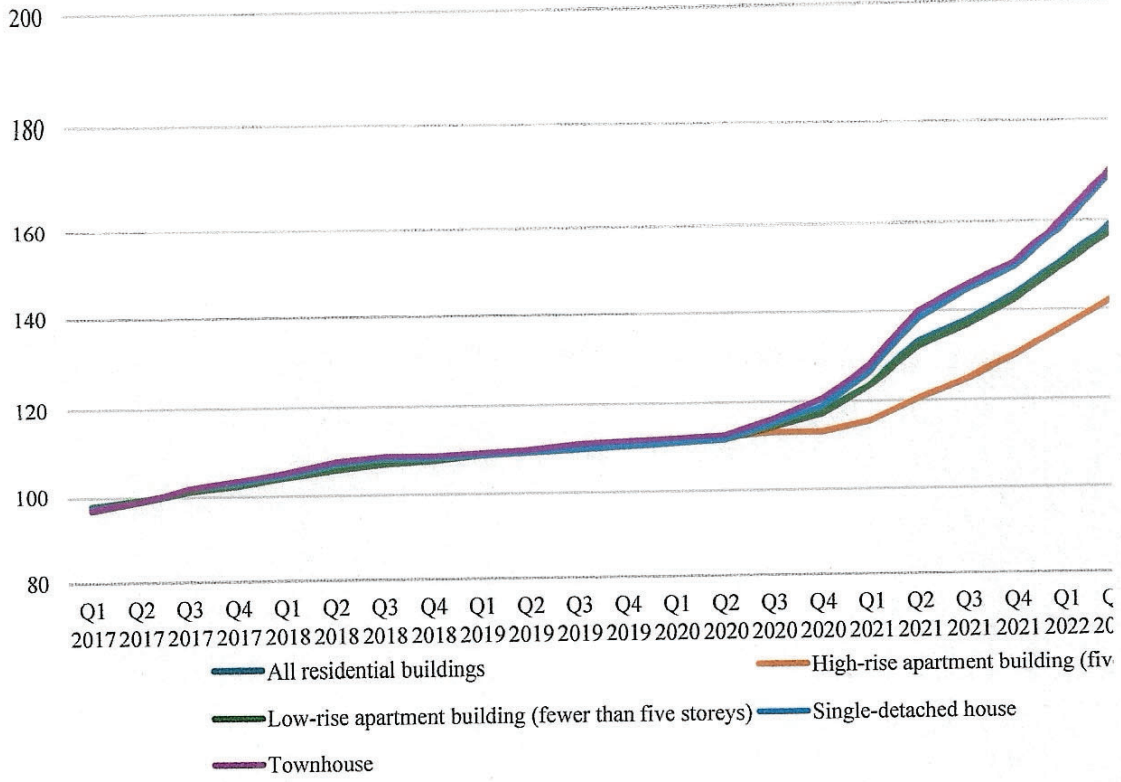
Geography: Census metropolitan area, Census metropolitan area part

	Canada				
	All residential	High-rise a)	Low-rise a)	Single-deta	Townhouse
Q1 2017	97.3	97.6	97.7	97.1	96.7
Q2 2017	98.9	99.3	99.2	98.6	98.6
Q3 2017	101.2	100.9	100.9	101.4	101.6
Q4 2017	102.6	102.2	102.1	102.9	103.1
Q1 2018	104.4	103.7	103.8	104.7	105
Q2 2018	106.4	105.7	105.5	106.9	107.3
Q3 2018	107.4	107	106.5	107.8	108.2
Q4 2018	107.9	107.8	107.2	108.1	108.6
Q1 2019	108.7	109	108.4	108.6	109.3
Q2 2019	109.3	109.6	109	109.1	109.9
Q3 2019	109.9	110.1	109.6	109.8	110.7
Q4 2019	110.4	110.6	110.2	110.2	111.1
Q1 2020	111.1	111.2	111	110.9	111.7
Q2 2020	111.6	111.7	111.5	111.4	112.4
Q3 2020	114.4	112.9	114.5	114.6	115.8
Q4 2020	117.5	113.1	117.3	119	120.4
Q1 2021	123.3	115.4	123.6	126.2	127.7
Q2 2021	132.7	120.9	132	138.1	139.9
Q3 2021	137.8	124.9	136.6	144.5	145.5
Q4 2021	143.2	129.6	142.3	149.8	150.9
Q1 2022	151.5	135.5	150.5	159.7	160.5
Q2 2022	159.5	142.1	157.8	168.9	169.7
Q3 2022	163.5	146.4	161.5	172.8	173.7
Q4 2022	165.3	148.9	163.2	174.2	175.1
Q1 2023	168.2	153	165.7	176.6	177.7
Q2 2023	171.5	157.3	167.8	180	181
Q3 2023	173.6	160.5	169.3	182.1	182.8
Q4 2023	175.5	162.2	171.3	183.7	184.9
Q1 2024	176.9	163.4	172.5	185.6	186.4

Canada

%Change from Q1 '24	Residential bu	High-rise a)	Low-rise a)	Single-deta	Townhouse
1-quarter change	0.8%	0.7%	0.7%	1.0%	0.8%
12-month change	5.2%	6.8%	4.1%	5.1%	4.9%
24-month change	16.8%	20.6%	14.6%	16.2%	16.1%

Canada BCPI



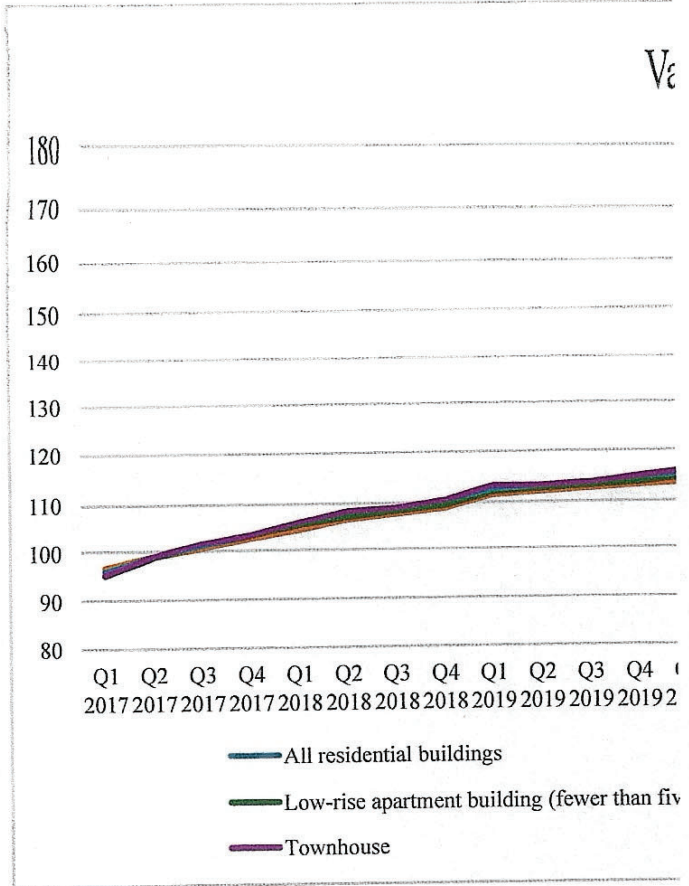
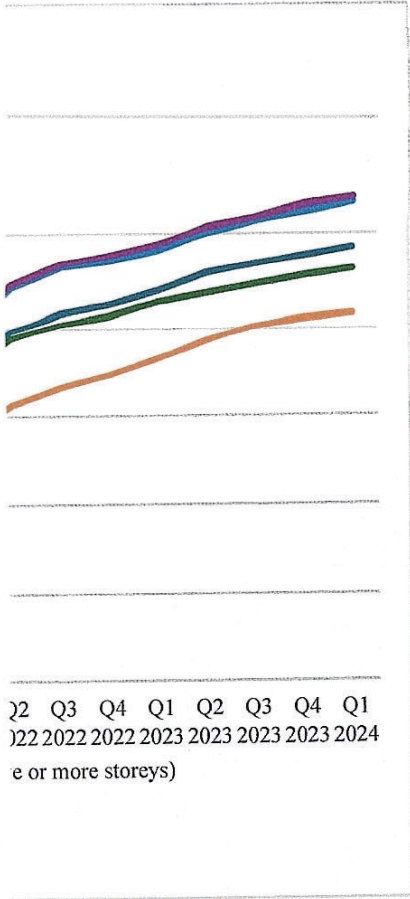
Vancouver, British Columbia

All resident High-rise a Low-rise a Single-deta Townhouse

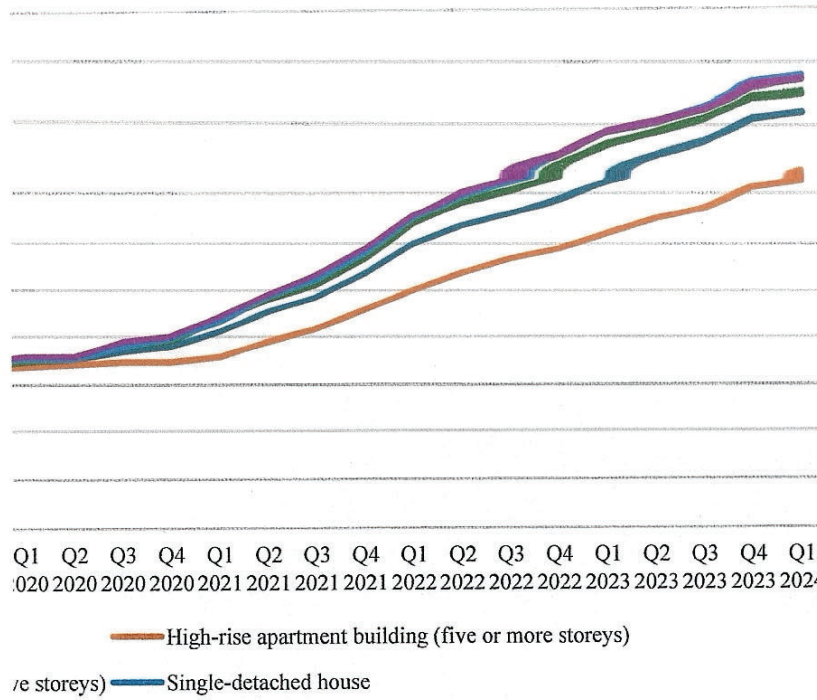
Q1 2017	96.3	97	96.1	95.9	95.4
Q2 2017	99.2	99.4	99.3	99.1	99
Q3 2017	101.3	100.9	101.3	101.5	101.8
Q4 2017	103.2	102.7	103.3	103.5	103.7
Q1 2018	105.4	104.5	105.6	105.9	106.2
Q2 2018	107.3	106.5	107.2	108.1	108.2
Q3 2018	108.4	107.9	108.3	108.7	109
Q4 2018	109.6	109	109.5	110.1	110.2
Q1 2019	112.1	111.5	112	112.6	112.8
Q2 2019	112.5	111.9	112.3	113	113.1
Q3 2019	113	112.4	112.9	113.7	113.8
Q4 2019	113.8	113.1	113.7	114.5	114.6
Q1 2020	114.7	113.8	114.7	115.3	115.5
Q2 2020	114.9	114.1	115	115.4	115.7
Q3 2020	117	114.7	117.8	117.8	118.6
Q4 2020	117.8	114.6	118.8	119.4	120
Q1 2021	121.1	115.5	123.8	123	124.2
Q2 2021	125.2	118.7	127.8	128.6	129.1
Q3 2021	128.4	121.3	131	132.4	133
Q4 2021	133.9	125.7	137.1	138.1	138.8
Q1 2022	139.9	129.8	144.4	145.4	146.2
Q2 2022	144	133.8	148.4	149.8	150.4
Q3 2022	146.7	136.7	150.9	152.6	152.9
Q4 2022	149	138.9	153.2	154.9	155.2
Q1 2023	152.6	142.4	156.8	158.5	158.5
Q2 2023	155	145.3	158.9	160.4	160.3
Q3 2023	157.3	147.6	160.9	163	162.6
Q4 2023	161	151.4	164.5	166.9	166.4
Q1 2024	162	152.6	165.2	167.8	167.1

Vancouver

% Change from Q1 '24	Residential	High-rise a	Low-rise a	Single-deta	Townhouse
1-quarter change	0.6%	0.8%	0.4%	0.5%	0.4%
12-month change	6.2%	7.2%	5.4%	5.9%	5.4%
24-month change	15.8%	17.6%	14.4%	15.4%	14.3%



Vancouver BCPI



From: Roberto Velenosi <roberto1@telus.net>
Sent: Tuesday, November 26, 2024 8:32 AM
To: Melissa Laidlaw
Subject: Building Price Increase Whistler
Attachments: 2024-09-07_112939.pdf

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Hi Melissa formation

I have provided planning with the reasons for price increase in numerous emails. The cost increase was included in the Covenant modification application .
I have attached further cost information provided by the Canadian Homebuilders Association. We are looking for a 16.1% increase, plus our CPI which was included in the precious housing agreement. This pricing is in line with increases approved to the Nita Lake project in the summer of 2024. Also would you be able to send me concise sign information.

Thanks

Rob

Average contractor price growth from 2021 prices for townhomes in British Columbia			
	A dollar charge by a contractor in 2021 now costs:	A dollar charged by a contractor in 2021 now costs:	A dollar charged by a contractor in 2021 now costs:
General requirements	1.09	1.15	1.19
Concrete	1.17	1.33	1.44
Masonry	1.13	1.24	1.32
Structural steel framing	1.22	1.32	1.38
Metal fabrications	1.19	1.32	1.38
Wood, plastics and composites	1.22	1.30	1.34
Thermal and moisture protection	1.17	1.32	1.44
Openings	1.13	1.22	1.27

Finishes	1.16	1.27	1.37
Plumbing	1.11	1.11	1.15
Heating, ventilation and air conditioning	1.07	1.08	1.13
Electrical	1.01	1.06	1.11
Communications	1.07	1.14	1.20
Electrical safety and security	1.00	1.04	1.08
Earthwork	1.13	1.27	1.36
Exterior improvements	1.08	1.18	1.23
Utilities	1.11	1.13	1.21
Weighted average of all aspects of construction	1.15	1.23	1.29
	in 2022 for the same work	in 2023 for the same work	in 2024 for the same work

Average contractor price growth from 2022 prices for townhomes in British Columbia		
	A dollar charged by a contractor in 2022 now costs:	A dollar charged by a contractor in 2022 now costs:
General requirements	1.06	1.10
Concrete	1.14	1.23
Masonry	1.10	1.17
Structural steel framing	1.08	1.13
Metal fabrications	1.11	1.16
Wood, plastics and composites	1.07	1.10
Thermal and moisture protection	1.13	1.23
Openings	1.08	1.12
Finishes	1.09	1.18
Plumbing	1.00	1.03
Heating, ventilation and air conditioning	1.01	1.05
Electrical	1.05	1.09
Communications	1.06	1.12
Electrical safety and security	1.04	1.08
Earthwork	1.12	1.20
Exterior improvements	1.09	1.13
Utilities	1.02	1.09
Weighted average of all aspects of construction	1.07	1.12
	in 2023 for that same work	in 2024 (so far) for that same work

Building construction price indexes, by type of building and division 1

Frequency: Quarterly

Table: 18-10-0276-01

Release date: 2024-05-02

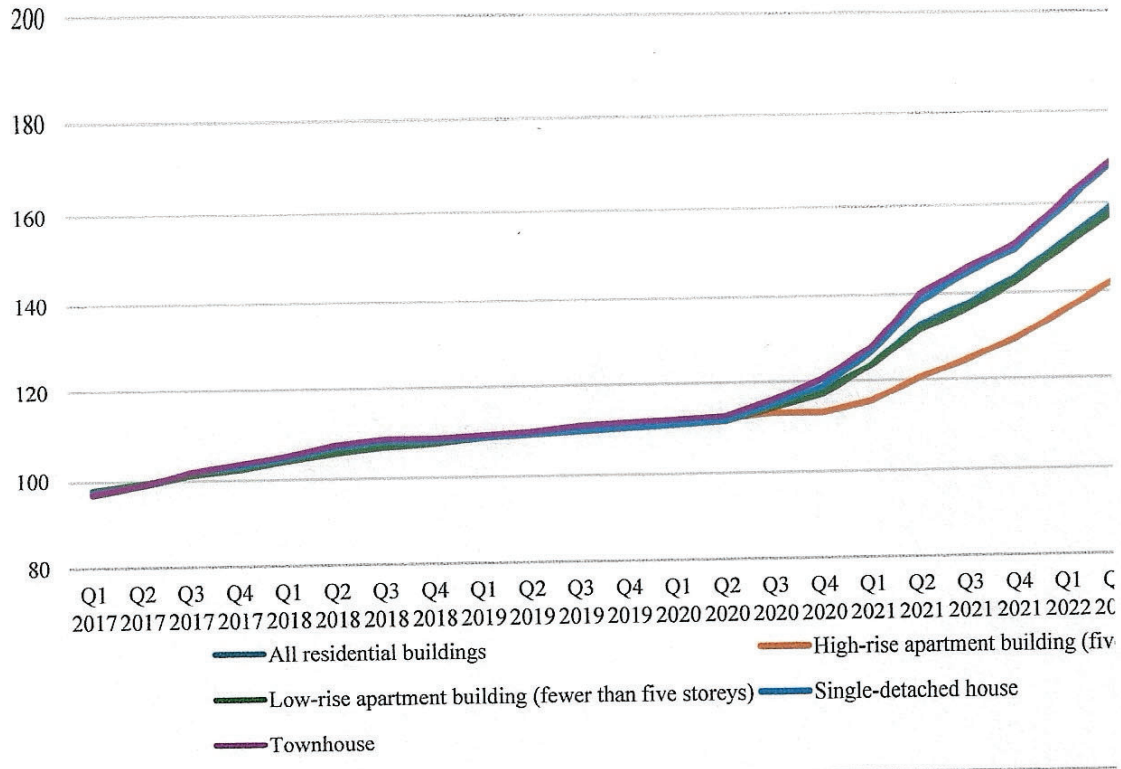
Geography: Census metropolitan area, Census metropolitan area part

	Canada				
	All residential	High-rise a ₁	Low-rise a ₂	Single-deta	Townhouse
Q1 2017	97.3	97.6	97.7	97.1	96.7
Q2 2017	98.9	99.3	99.2	98.6	98.6
Q3 2017	101.2	100.9	100.9	101.4	101.6
Q4 2017	102.6	102.2	102.1	102.9	103.1
Q1 2018	104.4	103.7	103.8	104.7	105
Q2 2018	106.4	105.7	105.5	106.9	107.3
Q3 2018	107.4	107	106.5	107.8	108.2
Q4 2018	107.9	107.8	107.2	108.1	108.6
Q1 2019	108.7	109	108.4	108.6	109.3
Q2 2019	109.3	109.6	109	109.1	109.9
Q3 2019	109.9	110.1	109.6	109.8	110.7
Q4 2019	110.4	110.6	110.2	110.2	111.1
Q1 2020	111.1	111.2	111	110.9	111.7
Q2 2020	111.6	111.7	111.5	111.4	112.4
Q3 2020	114.4	112.9	114.5	114.6	115.8
Q4 2020	117.5	113.1	117.3	119	120.4
Q1 2021	123.3	115.4	123.6	126.2	127.7
Q2 2021	132.7	120.9	132	138.1	139.9
Q3 2021	137.8	124.9	136.6	144.5	145.5
Q4 2021	143.2	129.6	142.3	149.8	150.9
Q1 2022	151.5	135.5	150.5	159.7	160.5
Q2 2022	159.5	142.1	157.8	168.9	169.7
Q3 2022	163.5	146.4	161.5	172.8	173.7
Q4 2022	165.3	148.9	163.2	174.2	175.1
Q1 2023	168.2	153	165.7	176.6	177.7
Q2 2023	171.5	157.3	167.8	180	181
Q3 2023	173.6	160.5	169.3	182.1	182.8
Q4 2023	175.5	162.2	171.3	183.7	184.9
Q1 2024	176.9	163.4	172.5	185.6	186.4

Canada

%Change from Q1 '24	Residential bu	High-rise a ₁	Low-rise a ₂	Single-deta	Townhouse
1-quarter change	0.8%	0.7%	0.7%	1.0%	0.8%
12-month change	5.2%	6.8%	4.1%	5.1%	4.9%
24-month change	16.8%	20.6%	14.6%	16.2%	16.1%

Canada BCPI



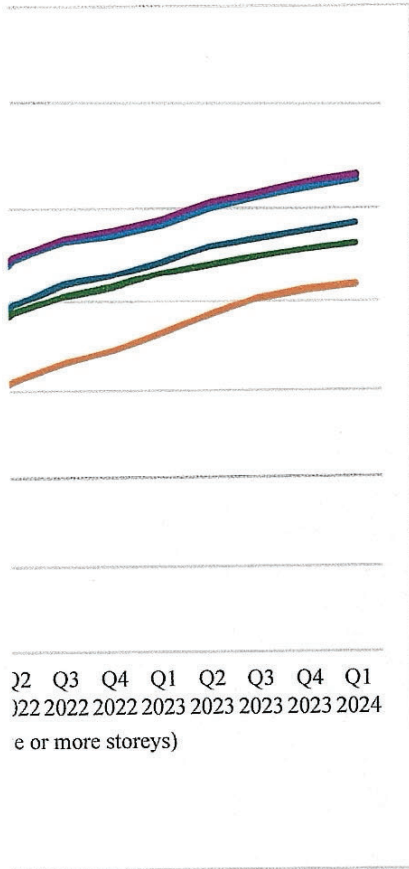
Vancouver, British Columbia

All resident High-rise a Low-rise a Single-deta Townhouse

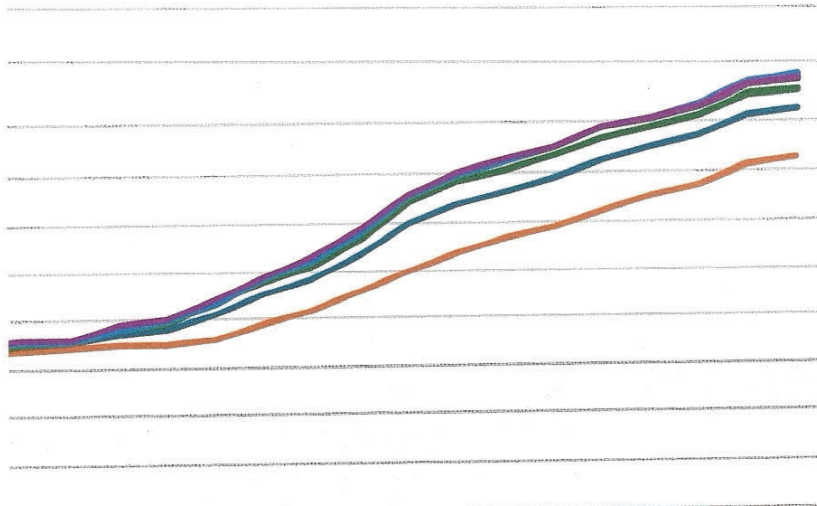
	All resident	High-rise a	Low-rise a	Single-deta	Townhouse
Q1 2017	96.3	97	96.1	95.9	95.4
Q2 2017	99.2	99.4	99.3	99.1	99
Q3 2017	101.3	100.9	101.3	101.5	101.8
Q4 2017	103.2	102.7	103.3	103.5	103.7
Q1 2018	105.4	104.5	105.6	105.9	106.2
Q2 2018	107.3	106.5	107.2	108.1	108.2
Q3 2018	108.4	107.9	108.3	108.7	109
Q4 2018	109.6	109	109.5	110.1	110.2
Q1 2019	112.1	111.5	112	112.6	112.8
Q2 2019	112.5	111.9	112.3	113	113.1
Q3 2019	113	112.4	112.9	113.7	113.8
Q4 2019	113.8	113.1	113.7	114.5	114.6
Q1 2020	114.7	113.8	114.7	115.3	115.5
Q2 2020	114.9	114.1	115	115.4	115.7
Q3 2020	117	114.7	117.8	117.8	118.6
Q4 2020	117.8	114.6	118.8	119.4	120
Q1 2021	121.1	115.5	123.8	123	124.2
Q2 2021	125.2	118.7	127.8	128.6	129.1
Q3 2021	128.4	121.3	131	132.4	133
Q4 2021	133.9	125.7	137.1	138.1	138.8
Q1 2022	139.9	129.8	144.4	145.4	146.2
Q2 2022	144	133.8	148.4	149.8	150.4
Q3 2022	146.7	136.7	150.9	152.6	152.9
Q4 2022	149	138.9	153.2	154.9	155.2
Q1 2023	152.6	142.4	156.8	158.5	158.5
Q2 2023	155	145.3	158.9	160.4	160.3
Q3 2023	157.3	147.6	160.9	163	162.6
Q4 2023	161	151.4	164.5	166.9	166.4
Q1 2024	162	152.6	165.2	167.8	167.1

Vancouver

% Change from Q1 '24	Residential	High-rise a	Low-rise a	Single-deta	Townhouse
1-quarter change	0.6%	0.8%	0.4%	0.5%	0.4%
12-month change	6.2%	7.2%	5.4%	5.9%	5.4%
24-month change	15.8%	17.6%	14.4%	15.4%	14.3%



Vancouver BCPI



Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1
2020 2020 2020 2020 2021 2021 2021 2021 2022 2022 2022 2022 2023 2023 2023 2023 2024

High-rise apartment building (five or more storeys)
Single-detached house