



Securing the Legacy of the Whistler Mountain Ski Club: WMSC Coaches' Cabin

January 2020

Securing the Legacy: WMSC Coaches' Cabin



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Securing the Legacy: WMSC Coaches' Cabin



WHO WE ARE:

- **Internationally recognized, community-driven not-for-profit**
- **50+ years of continuous operations starting with 1968-69 Ski Season**
- **Over 170 current athletes, ages 10-18**
- **Alumni include 1/3 of current Canadian National Alpine Ski Team**
- **Host of numerous national and international ski races incl. Whistler Cup which draws approximately 1,000 visitors to Whistler every year**



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**Our Mission is to Develop
Champions in Life and Sport**

**Our Vision is to be
a centre of excellence in the
development of champions
by engaging our club
members, athletes, coaches
and partners who share in
our common goals**

Guiding Principles:

- **Providing** world class training and racing opportunities
- **Delivering** a club culture that encourages individuals to strive for excellence
- **Developing** the skills athletes need for personal success
- **Producing** athletes who reach their personal goals
- **Fostering** a sense of community

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The Opportunity:

- **To Develop** purpose-built employee housing
- **To Secure** the best coaches possible for our athletes & programs
- **To Create** a long-term annuity for Club funding



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**Who is
this for:**



Whistler's kids!

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Location – Patrollers' Cabin

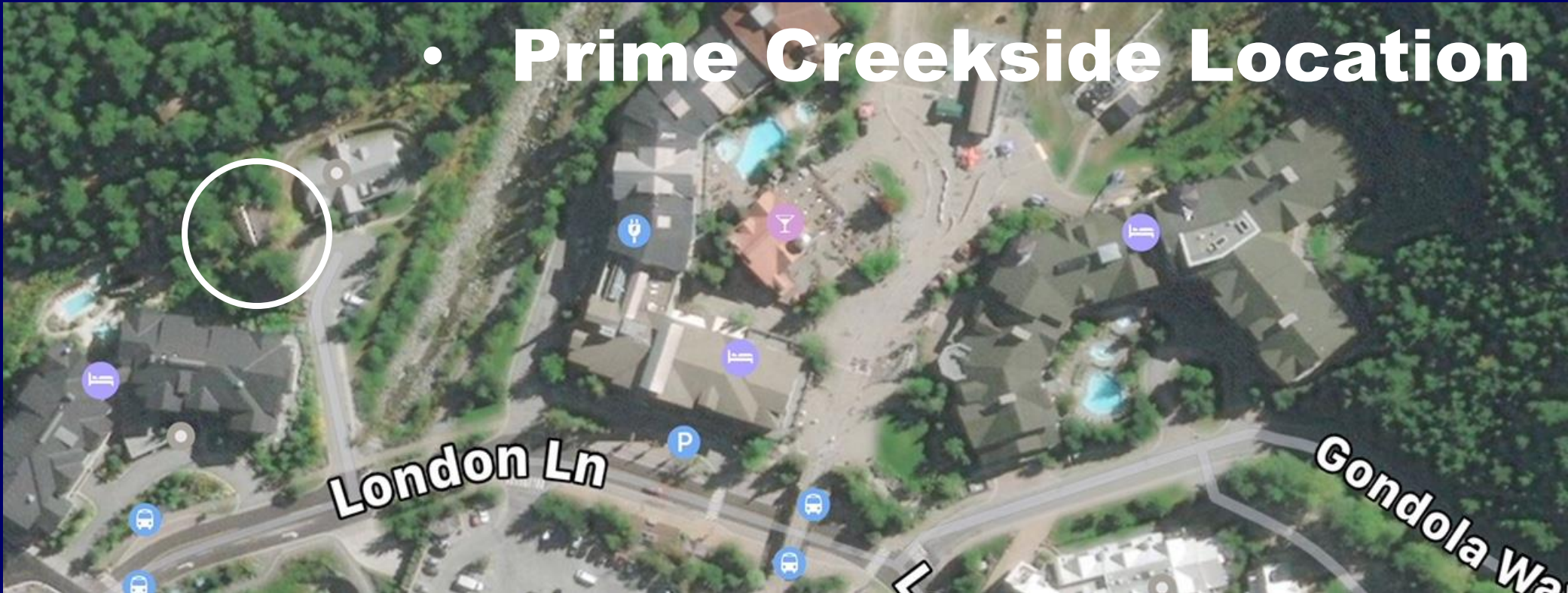


- Adjacent to WMSC Club Cabin

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- **Prime Creekside Location**



gb|

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VANCOUVER, BC V6H 1T6
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DATE: 2017.05.15
DRAWN BY: J. BOYD
CHECKED BY: J. BOYD
SCALE: 1/8" = 1'-0"

NOTES:
1. SEE SITE PLAN FOR DETAILED INFORMATION.
2. SEE SITE PLAN FOR DETAILED INFORMATION.
3. SEE SITE PLAN FOR DETAILED INFORMATION.

REVISIONS:
NO. DATE BY DESCRIPTION
1. 2017.05.15 J. BOYD PRELIMINARY DESIGN

COMMUNITY COACHES' CABIN
WHISTLER BC
RESIDENTIAL DEVELOPMENT
SITE PLAN

DATE: 2017.05.15
DRAWN BY: J. BOYD
CHECKED BY: J. BOYD
SCALE: 1/8" = 1'-0"

18027

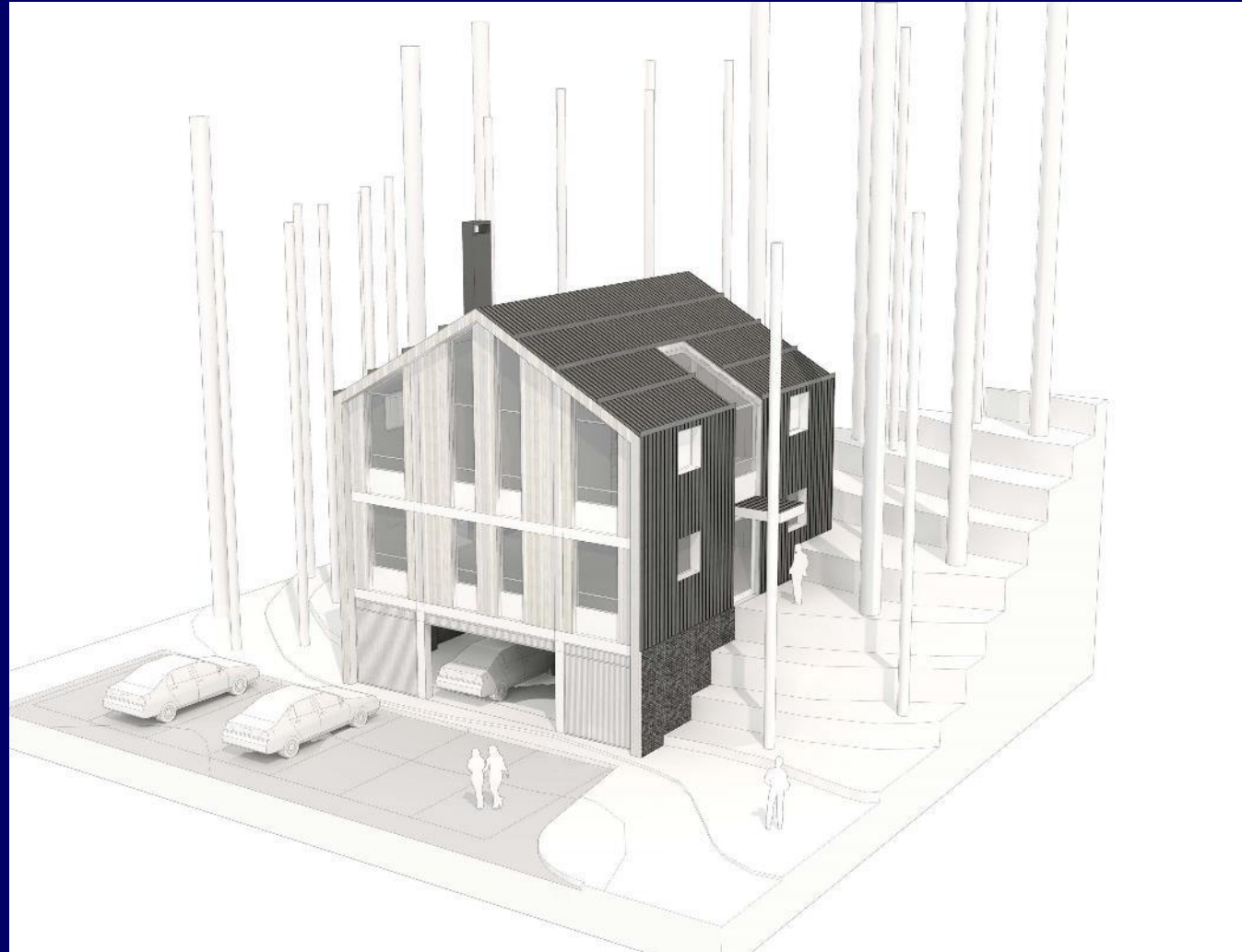
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Preliminary Building Massing

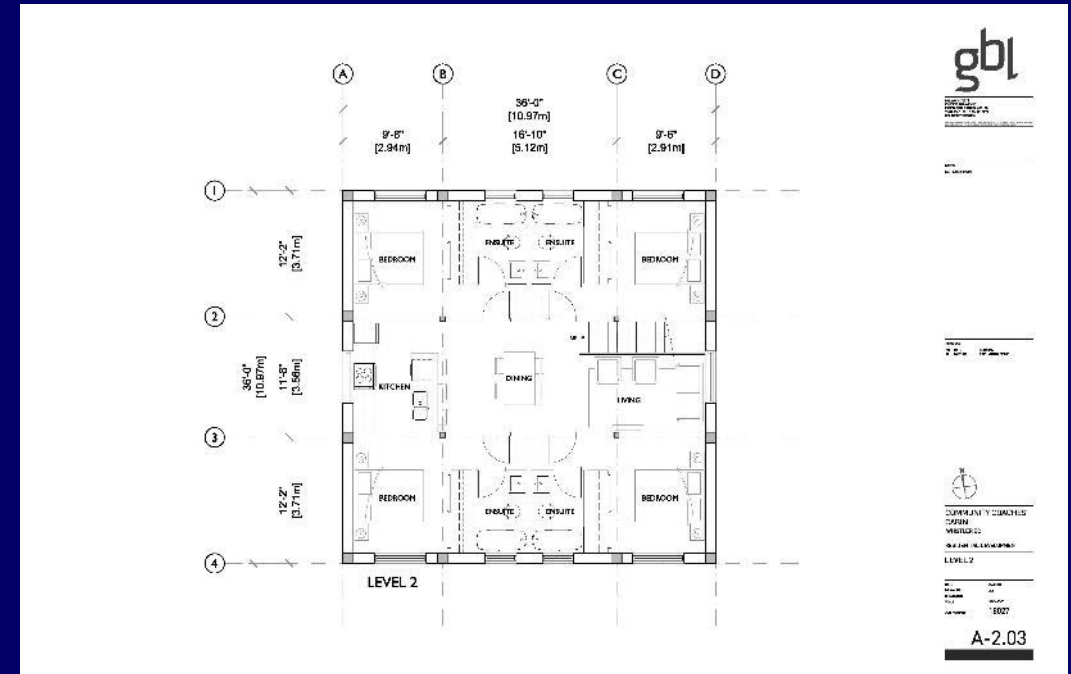


- Conceptual -

Architectural floor plan of Level 1 of the Community Center. The plan shows a central corridor with rooms on either side. Rooms include a Living Room, Kitchen, Dining Room, two Bedrooms, a Bath, a Hall, a Lobby, and a Reception area. Dimensions are provided for various sections. A north arrow is located in the bottom right corner.

Dimensions:

- Overall width: 36'-0" (10.97m)
- Section 1 (left): 9'-6" (2.94m)
- Section 2 (left): 16'-10" (5.12m)
- Section 3 (left): 9'-6" (2.91m)
- Section 4 (left): 12'-2" (3.71m)
- Section 5 (left): 12'-2" (3.71m)
- Section 6 (left): 11'-8" (3.59m)
- Section 7 (left): 12'-2" (3.71m)
- Section 8 (left): 12'-2" (3.71m)
- Section 9 (left): 12'-2" (3.71m)
- Section 10 (left): 12'-2" (3.71m)
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- Section 14 (left): 12'-2" (3.71m)
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- Section 98 (left): 12'-2" (3.71m)
- Section 99 (left): 12'-2" (3.71m)
- Section 100 (left): 12'-2" (3.71m)



- Conceptual -

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The Legacy

**Coaches
accommodation**

**Long term
funding/annuity**

**Good for the
community**

<u>Annual Revenue</u>	per month	
Rent per month single	1,000	84,000
Rent per month suite	1,500	18,000
Hydro & WIFI	1,000	12,000
		114,000
<u>Operating Costs</u>	% Capital	
Property Tax	0.50%	8,077
Insurance	0.25%	4,038
Janitor/Landscape/Snow re	0.50%	8,077
Hydro & WIFI		12,000
Maintenance Fund	1.0%	16,153
Total Costs		48,345
<i>Net Cash Available</i>		65,655

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Development Timeline

- Rezoning
- Architect & Engineering
- Building permit
- General contract – design build options
- Secure trades & key contracts
- Commence construction (May 2021)

Funding Timeline

- Secure Founding Partner
- Complete detailed drawings
- Fund raising kick-off
- Funding Complete – Dec 2020

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Thank you!