

OCP RESPONSE

The Applicant Team’s Response to the OCP

Phase 2 of Planning Process focuses on conceptual design and ideas explored through two concept options. The following responses are intended to demonstrate how the current concepts comply with the OCP. There is some repetition in the responses related to the conceptual design phase and common issues within individual OCP chapters. Detailed responses to OCP goals and policies will be provided at the Development Permit stage (highlights of the OCP are shown in black text with the Design Team/Applicants response in brown for clarity).

OCP - Chapter 2 Community Vision

The OCP describes: A COMMUNITY VISION - PREAMBLE

Sense of place...

The character of Whistler is largely defined by deliberate and foundational community design and planning decisions. A lively pedestrian Village as the core town centre remains, and its proximity to the mountain resort area is one of our best attributes. The Village encourages people to meet and meander, always in sight of one view or another. Our neighbourhoods are mainly hidden in the trees, between extensive green spaces and parks, offering privacy and tranquility yet easy access to the bustle and vibrancy of town. And the number of beds, and where they are built, continues to be closely overseen to strive toward the best balance of size and experience for both residents and visitors.”

Applicant’s Response: 4500 Northlands is envisioned as a unique, new Whistler destination, combining a residential neighbourhood with a large public green space and community hub. This combination of private residential and public open space reflects Whistler’s reality as a resort and a community of residents. It will contribute to the current menu of public spaces – one than is less intense and more natural, compared to the Village, with a residential backdrop reinforcing this as “home” to many.

A thriving community...

Whistler is a place where residents thrive. It offers a high quality of life through the necessary critical elements such as adequate and affordable housing, resilient neighbourhoods, sustainable mobility options, a diverse and resilient local economy, vibrant gathering spaces and more. The passionate risk takers and their families who built Whistler are still here...Whistler is made up of young families, adrenaline-seekers, retirees, artists, business people and more who came for one season, discovered so much more, and never left. We gather in Olympic Plaza for concerts and at schools for graduation ceremonies. We seek thrills in the bike park and find peace in the backcountry. We continue the pioneering and entrepreneurial spirit that created this place, taking risks and innovating to make Whistler better.

Applicant’s Response: The proposed development will provide a variety of indoor and outdoor gathering places to support the community’s social life and a unique place for visitors shaped by the natural environment. These public places will be green, open spaces and public plazas for all-weather, all-season use. Indoor community spaces will support the local active lifestyle and culture.

The resort...

Whistler is a vibrant and authentic year-round mountain resort that remains dynamic and successful in a competitive landscape... Our pedestrian Village is our town centre full of vitality, situated in visual harmony with the environment where residents rub shoulders with visitors from around the world.

Applicant’s Response: This site is one of the largest development sites in Whistler’s recent history. There are high expectations, globally, for building and landscape design to address climate change. This project presents a unique opportunity to re-think the traditional Whistler vernacular and explore the potential for sustainable design in a mountain context as the primary “design driver” of the building and landscape design.

Striking a balance...

Those who have made Whistler their home understand that the community and the resort are interwoven. The resort would not be successful without the community and the community would be lesser without the resort. Balancing the needs of each requires constant monitoring and adjustments. When the balance is right, each reinforces the other.

Applicant’s Response: 4500 Northlands is a unique combination of private residential development and public indoor and outdoor space. The green open space and portions of the public plaza are flexible – they can be programmed for large public events and provide smaller, everyday casual gathering places. Flexibility and adaptability and the significant scale of the proposed open spaces are key to striking a balance between needs of the resort and the community.



Within the natural environment...

This resort-community balance must be maintained within the context of the natural environment—that within our backyard and beyond. We value the protection of wetlands, forests and other natural areas and we seek to conserve natural resources. We understand our fundamental dependence on the environment—for our health and well-being, and for the success of our tourism-based economy.

Applicant’s Response: The centre of the site is currently a graded field overlaid with a field of gravel. The proposal will include a generous open, green natural space that relates to the nearby conservation area and forested highway buffer. The existing amenity channel will be redesigned as a seasonal wetland integrated into a stormwater management plan. The natural environment will dominate the landscape design and establish the overall site character.

Vision characteristics

Sense of Place

1. CULTURE: Our genuine mountain culture pervades the community and is celebrated. It is enhanced by the rich heritage and culture of the Squamish Nation and Lil'wat Nation, on whose unceded traditional lands our community sits.
2. LANDSCAPE: Natural areas are never far from sight and reach; they are the predominant component of our mountain landscape, core to our mountain culture and the basis of our outstanding recreation offerings.
3. BALANCE: Community life and resort visitation are balanced, both occurring within the carrying capacity of our developed and natural environments.
4. VIBRANT: Vibrant community spaces are full of energy and frequent celebration, while not interfering with natural places of solitude and rejuvenation.

Applicant’s Response:

- Public views of the mountains determine the location and orientation of buildings and open space.
- The landscape design will reflect and extend Whistler’s natural environment, provide habitat and extend habitat corridors.
- The architecture explores a new, contemporary expression of sustainable, energy efficient design in this mountain context.
- Under the OCP the site is designated as Core Commercial. The commercial spaces are situated on site to foster interaction with potential uses such as: retail, medical, office, food and beverage, fitness, or other. Focusing these types of uses at the center and southern portion of the site provides a closer proximity to the valley trail and the existing village.
- The overall design intention is centered on creating a community feel in the heart of the development with vibrant commercial spaces spilling onto a generous public plaza. The outdoor plaza is sized to accommodate food truck festivals, farmers markets, outdoor movie nights, and other events.

Environment

- 5. RESPECT: We understand, respect and steward natural areas as the foundation of our community, our tourism-based economy and overall human health.
- 6. PROTECTION: Our development footprint is limited: sensitive ecosystems, wildlife habitat and indigenous biodiversity are healthy, protected and where necessary restored. We support the protection of regional ecosystems, wildlife habitat and agricultural land.
- 7. ACCESS: Where natural areas are accessed and enjoyed for recreation and overall well- being, we do so in a responsible way.
- 8. RESOURCES: Natural resources and energy are conserved and we have achieved zero waste. Water sources are protected. Natural materials are selected and synthetic substances and emissions are managed to protect human well-being and ecosystem health.
- 9. CLIMATE: Greenhouse gas (GHG) emissions are being systematically eliminated, all energy is derived from renewable sources and we are increasing our resilience to a changing climate.

Applicant’s Response:

- The landscape design will reflect and extend Whistler’s natural environment, provide habitat and extend habitat corridors.
- The existing amenity channel will be re-imagined as a seasonal wetland integrated into a stormwater management plan.

Community

- 10. QUALITY OF LIFE: We enjoy good health and high quality of life. Affordable housing and other essentials allow us to meet our needs and participate in Whistler’s lifestyle through all stages of life.
- 11. INCLUSIVE: Residents and visitors of all ages, identities, abilities and incomes are welcome, included, and share our love for nature, active recreation, human connections and innovation.
- 12. CONNECTED: Community connections are strong and interactions with visitors are valued as an extension of the community.
- 13. CONDUCT: Everyone is treated with fairness, respect and care, and as a result we enjoy high levels of mutual trust and safety.
- 14. PARTICIPATION: We are able to meaningfully participate in community decisions, collaborating to achieve our Community Vision.
- 15. PARTNERSHIPS: We have established strong partnerships with the Squamish Nation, Lil’wat Nation, other levels of government and community stakeholders based on open dialogue, honesty, respect and collaboration, resulting in the achievement of mutual goals and shared benefits.

Applicant’s Response:

- A variety of housing typologies and tenures supports diversity and inclusion.
- Building and landscape design prioritize spaces to support social connections and community building.
- The development proposal intends to provide a 30-40 child daycare facility on site.
- The proposed mobility network is integrated into the surrounding communities to ensure the new neighbourhood knits into the Whistler context and is inviting and welcoming as well as providing opportunities to take advantage of what the new community of Northlands has to offer.
- When considering recreational opportunities on the site, the focus on the Site Planning Options that were explored focused on free accessible passive recreational opportunities that are integrated into the open space, adjacent trails, and natural forest (along the western edge of the site) and to by provide opportunities for unstructured play and “nodes of activities”.
- Creating an expansive “open” public park that provides unobstructive views of Whistler and Blackcomb Mountains provides a unique passive setting adjacent to the village.
- The park space could also be envisioned and designed to allow for “open play” providing for opportunities for soccer, volleyball, badminton, frisbee or picnics, and other uses in the summer. Winter uses could include provide opportunities for to take advantage of winter snow activities such as ice sculptures , building snowmen, sleighing and cross country skiing.
- Beedie Living is working with the Squamish and Lil’wat Centre to explore opportunities for art and culture within the site.

OCP-Chapter 3 Reconciliation with the Lil’Wat Nation and Squamish Nation

Skwxwú7mesh Úxwumixw (Squamish Nation), L’il’wat7úl (Lil’wat Nation) and the municipality are working together to create an enduring relationship based on trust, honour and good will. The connection that each Nation holds to the lands and waters of Whistler is celebrated and it is acknowledged that Whistler’s municipal area is located within the unceded traditional territories of the Lil’wat Nation and Squamish Nation.

- The development of 4500 Northlands is an opportunity to recognize the cultural significance of Squamish and Lil’Wat Nation on site. Preliminary discussions have taken place with the Squamish and Lil’Wat Cultural Centre to seek opportunities to collaborate and celebrate First Nations culture. These opportunities have the potential to allow for visitors of the site to be educated on the rich and diverse histories of Squamish and Lil’Wat Nation.

OCP-Chapter 4 Growth Management

4.1 Goal: Land use and development are effectively managed to maintain Whistler’s unique sense of place, protect Whistler’s natural environment, provide a high quality of life for residents and provide exceptional experiences for our visitors.

Applicant’s Response:

- This large development site has a significant impact and contribution to Whistler’s growth management. The development program is intended to balance the needs of residents and visitors by providing a variety of housing forms and tenures; a range of indoor and outdoor gathering spaces; commercial space including office, retail, food/ beverage; and dedicated community use.
- The scale and form of development is an opportunity to explore Whistler’s “sense of place” in the context of climate change and sustainability.



Chapter 5 Land Use and Development

Residential Accommodation

The OCP describes: "...a community of distinct neighbourhoods, each with a unique character supporting diversity, variety and choice in housing....a harmonious relationship with the natural landscape, which remains predominant".

Applicant’s Response:

- 4500 Northlands will become a unique new Whistler neighbourhood – mixing residential development, a community hub, and a variety of public open spaces, in a naturalized setting.
- Supporting Whistler’s long-term housing needs by providing a variety of housing types and tenures which provide residents with opportunity to remain in their community, provide opportunities to upsize, or downsize, while also supporting the Resort’s critical need for more employee rental housing.
- The development program includes a variety of 1, 2 and 3 bedroom apartments, ground oriented two level units at the base of selected apartment buildings; townhouses with underground parking and with at-grade parking; and employee rental units mixed with commercial space in the community hub. The intention is to provide a choice of housing typologies and tenures and high quality public realm.
- The form of development includes buildings up to 11 storeys (33 M) on the west edge to optimize the amount of open space; reduce the overall number of buildings and size of building footprints; and increase overall energy performance.
- Taller buildings are located where building height does not impact neighbouring development, aligned with area along the Sea to Sky Highway with existing tree heights of up to 27 meters (78’) in height
- Carefully considered green buffers are located between new and existing developments including the retention of existing tree clusters where possible.
- New development is located to optimize privacy and minimize shadows on neighbouring developments.
- The existing trail along the south edge of the site is an opportunity to develop a “pedestrian mews” between existing development and new ground oriented units, creating a “friendly” neighbourhood edge and pedestrian thoroughfare.
- The proposed circulation network includes links to surrounding neighbourhoods, inviting pedestrians and cyclists to visit or move through the proposed development.

Visitor Accommodation

- Residential housing within the development will be structured with non-restricted short term and long term use.

Commercial and Light Industrial

The OCP states: “Whistler has a well-located and well-established distribution of mixed-use commercial and light industrial centres that are complementary to Whistler’s mountain character and support the diverse needs of the local community and tourism economy. Each of these centres has a distinct role, character and mix of uses that are supported by ongoing monitoring, sub-area planning and community input. Public spaces and unique local businesses contribute to community character and a sense of belonging, social interaction and the overall experience of visitors. High quality mountain design, architecture, landscaping and green building practices are common in all developments.”

Applicant’s Response:

- A new community hub is proposed where employee rental housing, mixed with active ground level uses and above grade office space, is located within a public plaza.
- Active uses will be encouraged at grade, to animate the public realm and “spill” out into the plaza where practical.
- A variety of CRU sizes will support diversity and opportunity for local businesses.

The OCP states :“Each of these centres has a distinct role, character and mix of uses that are supported by ongoing monitoring, sub-area planning and community input. Public spaces and unique local businesses contribute to community character and a sense of belonging, social interaction and the overall experience of visitors. High quality mountain design, architecture, landscaping and green building practices are common in all developments”.

Applicant’s Response:

- The mixed use community hub and plaza in the proposed development will contribute to this network of centres.
- It will provide “a distinct role” through development that blends commercial, community and residential uses with a variety of public open spaces – in a form distinct from Whistler Village.

The OCP states: “Developments are connected by transit and the Valley Trail, and other initiatives to reduce automobile trips and encourage walkability have been successfully implemented.”

Applicant’s Response:

Upgrades to the existing mobility network north of Lorimer Road combined with the proposed mobility network will ensure that the proposed mixed use “centre” is well connected to surrounding communities including the existing commercial centre network.

The OCP states “Recognizing the linkages and interdependencies between Whistler’s various commercial and industrial activities, and related demands on other land uses, facilities and services including employee housing, Whistler has been able to able to maintain a comfortable balance and preserve its mountain resort community character.”

Applicant’s Response:

- The proposed mixed use commercial hub and plaza includes employee rental housing units.
- The project will provide approximately 15,000 sf of commercial space for uses such as medical and health/wellness offices, and space for retail, food and beverage, and services.
- Approximately 10,000 sf of indoor community use space (including a daycare) with the potential to support Community’s needs.
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Chapter 6 Economic Viability

The OCP states: “Whistler is a bustling resort community with stable year-round visitation and business activity. Local businesses flourish and generate sustainable livelihoods for residents and economic returns for investors, while delivering an authentic mountain experience for all. Whistler has a stable workforce supported by the business community and employees are able to enjoy a high quality of life. Tourism remains the primary driver of Whistler’s economic success, supported by compatible tourism-related activities that provide a healthy diversified marketplace”

Response:

- Securing employee housing in Whistler is important to ensure stable year-round visitation and business activity. In 2021, the employee rental housing waitlist time was 2.5 years and severely impacts employers to find qualified employees. By providing employee housing units near the village allows for workers to live and work near, in walking distance, to employment opportunities in the Village and on site.
- The proposal carefully considers commercial uses that are complimentary to current uses in the Village to ensure economic viability for existing businesses in the Village and surrounding areas. It is important to support the established business community in the Village and help their businesses thrive.

Chapter 7 Natural Environment

The OCP describes: “Whistler’s natural environment is one of the resort community’s greatest assets and residents and visitors continue to understand the need to protect its inherent values. A healthy natural environment in the Whistler valley not only provides a significant benefit for tourism, recreation and our quality of life, but supports local wildlife and ecosystems with its contiguous natural areas connecting all ecosystems within the broader landscape. Our residents are proud and passionate about the scenic beauty, clarity of the night sky and healthy environment in which we live and recognize the need for taking action to maintain it.”

Applicant’s Response

Context:

4500 Northlands is currently dominated by a large, levelled gravel area which creates a large gap in Whistler’s “greenscape”. There is a collection of beautiful trees on the site, which the arborist describes as “mature and semi mature conifers and native deciduous species. Most of which appears to be with normal health and vigor.” The Whistler Village amenity channel discharges onto the southern end of the subject site via a culvert beneath Northlands Boulevard and continues north through the subject site to the northeast property border in a condition that does not contribute to the public realm.

The proposal includes a public open, green space that will provide places for a variety of social, recreation and environmental opportunities – including cooling and a reduction in the heat island effect. It is a significant addition to central Whistler’s public realm and, as climate change continues, will increase in social and environmental value.

OCP Goal 7.1: Whistler’s sensitive ecosystems, wildlife, habitat and biodiversity are protected, managed and restored

OCP Goal 7.2 Natural areas are proactively managed for and resilient to climate change.

Applicant’s Response:

The site has a variety of beautiful trees. Existing trees and tree clusters will be retained where possible, supporting Whistler 2020 Comprehensive Sustainability Plan’s priority “...to restore and ultimately maintain ecological integrity and biodiversity...a viable network of critical areas and wildlife habitat with connecting corridors is protected and remains healthy...”.

There are two key opportunities for tree retention:

- The southeast area of the site is envisioned as a pedestrian gateway from the east, and an opportunity to extend the “green” from the nearby conservation area into the site. It will also provide a green buffer along the existing development just south of the site.

- For the west buffer we propose retaining a full 20m (plus) treed corridor width, as lesser retained buffers have a reduced chance for success. Retained mature tree corridors provide habitat and connectivity for birds and fauna, and provide visual screening and site scale. Trees rated by the arbourist as hazardous, poor, or dead will be removed and retained trees will be pruned to remove any crossing or dead limbs. Trees will be further pruned for visual enhancement and safety considerations.
- New indigenous trees, both conifers and deciduous, will be planted in the buffer foreground at the Northlands site edge to fill gaps in the buffer and to create natural landscape transitions across the permitter mews and into the site. The existing corridor understorey will be retained, with detritus removed for fire safety, per RMOW recommendations. The understorey will be enhanced with planted drifts of indigenous plants per RMOW recommendations to provide further visual interest and screening and to provide habitat for fauna. Species selection will consider bears and wildfires.
- The tree retention strategy supports the Site Narrative’s ambition to fill the current “green gap” in the Whistler fabric and provide a landscape plan focused on the natural environment.

The desire to reduce the impact of the cars on the public realm will require as much underground parking as this site, constrained by a high water table and areas of poor soil conditions, allows. The extent of the underground parking will impact tree retention.

OCP Goal 7.3 Water quality and quantity in local water bodies, streams and groundwater are protected

Applicant’s Response:

- The existing amenity channel is an opportunity for the proposed public realm and landscape to relate to Whistler village.
- The system of existing waterways through the public realm is key to Whistler Village’s character and identity. The proposed design of the portion of the amenity channel on the site has two objectives:

- to create a visual connection with the Village
- to develop a seasonal wetland as a key feature in the public open space
- The existing amenity channel is not categorized as a stream and does not require riparian setbacks but it will be protected during construction to avoid debris entering Fitzsimmons Creek.
- The overall intent to integrate the natural environment into development includes planting along the edges of the waterway is proposed to create a riparian zone, provide habitat and support pollinators.
- Infiltration ponds will be included in the landscape design to filter rainwater from roofs and non-vehicular paved areas before entering the wetland.
- Culverted portions of the amenity channel may be daylight to extend the waterway into the landscape.

OCP-Chapter 8 Health, Safety and Community Well-Being

The OCP states: “Residents feel a strong sense of community and close connections to the place and people of Whistler. Social connections, the unique culture of the community and its small town feel help to keep Whistler livable. There is a stable local community because residents have opportunities to remain in Whistler and transition through the life stages from young adults, to families with children, to retirees. Resident retention is seen as important as it promotes the continuity and sharing of community values, experiences and knowledge across generations.”

Applicant’s Response:

- The current concept plans describe a new mixed use Whistler neighbourhood with approximately 290 - 300 residential units plus employee rental units to support neighbourhood diversity and housing choice.
- The large scale of development combined with the mix of uses and public spaces is envisioned with a new “small town feel” contrasting with Whistler Village’s form of development.
- The variety of gathering places (indoor, outdoor, natural and developed) provide places for residents to meet and connect, and for visitors to enjoy.
- The residential portion of the mix reinforces this place as a home to many with a network of front doors/gardens/gates providing “eyes” along the edges of public green spaces.
- A feeling of friendliness and familiarity is associated with ground oriented development, made richer combined with the vibrancy and convenience of the community hub which will include space for commercial, retail, medical related office space and a daycare.
- This mix of uses and users increases neighbourhood safety compared to residential only neighbourhoods.
- This mix of uses and pedestrian orientation is intended to reduce reliance on cars.
- Easy access to nature supports the community’s overall health, safety and well-being.

OCP-Chapter 9 Learning, Culture and Recreation

The OCP states: Whistler is a community of creative thinkers inspired by a rich heritage and by the natural wonders surrounding the resort community. Whistler’s artists, naturalists, curators and other cultural workers are engaged in a rich, enduring and mutually rewarding conversation with residents and visitors about Whistler’s culture.

In return, residents have a deep appreciation for Whistler’s Arts, Nature and Heritage (ANH) sector and for the sector’s immense influence on community pride and in shaping Whistler’s ‘sense of place’ that is felt so passionately by residents and is so captivating to visitors.

Applicant’s Response:

The proposed development includes a generous amount of public green space and a community hub. An exploration of how public and environmental art can be integrated into or shape the evolving site plan and landscape plan is a design priority. Opportunities to express the local culture with an emphasis on “natural wonders” include:

- collaboration with the Squamish and Lil’Wat Cultural Centre to recognize culture on site
- opportunities to develop an authentic, sustainable landscape including stormwater management, drought resistant landscape and places and activities for all ages
- sustainable design expressed in the architecture

The OCP states: “Whistler is recognized as a leader in offering recreation, sport and leisure activities in a beautiful mountain environment.

Known for our healthy and engaged recreation-minded culture, residents and visitors of all ages and abilities enjoy year-round, affordable and diverse opportunities that encourage active living.

Collectively, our recreation and leisure offerings provide opportunities to be physically, mentally and socially active for life, while at the same time being a foundation for athlete development and growth in recreation and sport.

Applicant’s Response:

- A generous amount of public green space is included in this proposal – a significant community amenity that will increase in social and community value as Whistler’s population grows.
- Clear connections between the proposed public spaces and the nearby conservation area and Whistler Village’s indoor and outdoor recreation spaces contribute to the existing network of interconnected green spaces.
- Village Park is similar in size but is passive, very densely treed, and provides a variety of experiences. Olympic Park is very programmed and active. The proposed green space at Northlands is scaled to support a range of activities including group games, and quiet space for individual and small groups. It also has the capacity for programming. This level of flexibility will allow this space to meet the needs of the community as it changes over time.
- The “luxury” of providing an unprogrammed, open green space is important in the overall design intent.



- Smaller nodes of active spaces around the central green space and the edge of the western green zone will provide a balance and can change as the community grows into the future. Specific uses are under consideration but may include:
 - games such as table tennis
 - outdoor fitness
 - pockets of public seating
 - nature themed play structures
 - public art
 - summer play spaces / winter snow storage
 - dog friendly spaces

Chapter 10 Climate Action and Energy

The OCP states: “Across Whistler, residents and businesses are using less energy and are producing fewer emissions, while still enjoying enduring success as a resort community... Green building techniques, such as Passivhaus construction methods and net-zero energy buildings, as well as energy-sharing solutions like district energy systems, have collectively reduced energy consumption and GHG emissions—while proving cost-effective.”

Applicant’s Response:

- The energy strategy and sustainability narrative align with the Climate Action Big Moves Strategy including providing Level 2 EV charging capabilities and compliance with the BC Energy Step Code including implementing a Low Carbon Energy System (LCES).
- Geo-Thermal exchange is the preferred and option for the LCES including the use of geo-exchange heat pumps which support electric heating and cooling loads.
- The overall development is oriented to the pedestrian with limited surface parking and includes significant car free zones. This approach reduces car dependence and supports a high quality public realm.
- The landscape design integrates stormwater management and emphasizes drought resistance. Large, green open spaces and shade trees are opportunities for cooling.
- Convenient, accessible above grade bicycle parking that may include workshop facilities and social spaces reduce car dependence and supports the local outdoor culture.
- A potential new Whistler architectural vernacular includes energy and carbon strategies, including simple building envelopes, as a primary design aesthetic and “sheltering” roofs and walls for weather protection including shading.

Chapter 11 Transportation

T“Whistler’s transportation system is integral to the livability and success of Whistler as a resort community... Whistler residents and visitors walk, cycle and use public transit, supported by excellent transportation infrastructure oriented to these methods of travel.”

Applicant’s Response:

- 4500 Northlands is pedestrian oriented to support reducing GHGs and to continue the car free or car light character of Whistler Village.
- Vehicular streets located around the site perimeter supports a central car free public space.
- Streets are envisioned as shared spaces where vehicles, bicycles and pedestrians occupy the same space, made possible by the low expected traffic rates.
- These shared streets would be a new to Whistler, reflecting forms of development focused on sustainability and climate change.
- Limited surface parking to support the community hub would include EV charging stations.
- The proposed fine grained pedestrian system and bike paths link to the surrounding Valley Trail network including a “desire line” from the southeast to northwest.
- A trail “loop” around the proposed pond provides a walking destination and social opportunities.
- Convenient, accessible above grade bicycle parking that may include workshop facilities and social spaces reduces car dependence and supports the local outdoor culture.

Chapter 13 Development Permit Areas / Whistler Village Design Guidelines (Schedule T)

Please note: the following section recognizes the addition of 4500 Northlands to the Whistler Village designation with the adoption of the current OCP. Responses to the following Guidelines reflect the intention to create a unique new central, mixed use destination that is complementary to Whistler Village, not contiguous with it, and intends to explore a form of development consistent with the scale, expected timeline to completion, changes in the climate and emerging sustainability regulations.

The OCP text: Whistler Village: An inspiring and enduring vision

“In 1978, the vision was charted for a multi-use pedestrian town centre set in the forest and the mountains. Offering visitors a setting distinct from their everyday environment, Whistler Village was to be a place of life and excitement in all seasons, a social place, a restful place, a place of discovery and delight, a place to catch the sun, a place to be entertained, and a place to participate. Carefully situated buildings responsive to light and landscape and linked by a meandering central pedestrian promenade connecting lively public plazas and squares, were central to this vision of the Village as a journey of constant discovery and a destination in and of itself.”



Applicant’s Response:

- This proposal adds a unique destination to the “journey” of Whistler Village. Upgraded pedestrian and cycling infrastructure along Northlands Boulevard supports connectivity to the Village and, via the proposed connectivity network, to the surrounding communities in all directions.
- New development continues the pattern of a pedestrian oriented public realm but in a unique context of open green space combined with a compact, vibrant community hub framed by a residential neighbourhood.
- This form of development is intended to complement the existing Village, reflecting the reality of Whistler as a home, community, and resort.

OCP Section 3. Site Planning

3.1 Building Sitting, Form and Massing

The OCP states: “The siting, form and massing of buildings in Whistler Village were established through a master planning process to create a pedestrian-oriented town centre with a “village scale”. All development should consider the original master plan and maintain the scale, structure and organization of buildings, as described in these guidelines.”

Applicant’s Response:

- 4500 Northlands intends to continue the language of a pedestrian-oriented town centre with a “village scale” which shapes the scale and form of development in the community hub which combines a potential 4 storey mixed use building with smaller one storey community use building(s) and a public plaza.
- Taller, residential buildings up to 11 storeys in height are being considered along the west edge of the property to reduce the overall number of buildings, reduce building footprint sizes, and take advantage of the adjacent highway and 20m green buffer which will not be negatively impacted by building height.
- All development, regardless of height or use, will be carefully designed with a human scale including ground oriented units, bright active lobbies, and a network of front doors/gardens/gates.

3.2 Pedestrian and Outdoor Activity Areas

The scale, quality and continuity of the pedestrian spaces are instrumental to the pedestrian experience and are of highest priority.

The unifying element of the Village is the central pedestrian mall, which comprises the pedestrian Stroll and plaza areas. Buildings and landscape forms should create a sequence of stopping and sitting places along this space.

Applicant’s Response:

- 4500 Northlands will continue Whistler Village’s pattern of a high quality, diverse, pedestrian experience with mountain views and good solar access. The form of development is intended to reflect the site location, a desire to provide a “quieter” village experience with an emphasis on nature, compared to Whistler Village - reinforced by the scale of residential development and green, open space.
- In contrast with the form of the Village Stroll, the community hub and plaza development will explore the potential of spaces around and between buildings – similar to parts of Granville Island – inviting pedestrians to explore by moving around and through the space.
- 4500 Northlands proposes a mix of green, natural spaces and a community hub combined with a plaza. The green space is intended as a flexible, unprogrammed public amenity.
- The plaza and community hub are good opportunities for a range of functions including festivals and markets supported by appropriate infrastructure including lighting and vehicular access.
- It is important that these large public spaces do not rely on programming to be attractive and engaging. Public seating with good solar access, shade trees and carefully designed lighting that extends outdoor use into the evening and winter months, respecting the adjacent residential uses and light pollution concerns are priorities.
- The ground level of commercial and community use buildings is intended to be engaging and transparent – animating and extending out into the adjacent public space where appropriate.
- Office space, which may include medical and health/wellness uses, will be located on the second level of the mixed use building to ensure the ground level is animated and office functions have access to privacy.



OCP Section 5 Building Design

Note: 4500 Northlands is proposing a new form of development which deviates from the OCP as described below.

Applicant’s Response:

- 4500 Northlands is exploring the architectural potential of “form follows function” in the context of climate change and the move towards Passivhaus which requires simple, less articulated building envelopes to reduce energy loss. This contrasts significantly from the current Whistler vernacular, strongly influenced by European ski resort architecture with highly articulated facades.
- Roofs will be designed to either retain or shed snow, depending on their location. Functional rooftop private and common outdoor spaces will provide the best views, excellent solar access and social opportunities.
- Higher wall/window ratios decrease energy loss and present interesting design challenges to ensure good daylighting levels for all units. The design of north facing elevations with higher wall/window ratios will contrast with south and west elevations with lower wall/window ratios combined with good solar shading during our hotter summer months.

These functional issues will be expressed in the overall building form and contribute to an authentic new mountain village expression.

OCP Section 5 Building Materials

The OCP states: A consistent use of a small number of materials chosen for their durability and natural quality is an important component of the Village visual harmony and character. The materials and their method of application should reflect the regional style and ruggedness of the Whistler region and convey the image of a mountain village.

Applicant’s Response:

- The desire for simple building envelopes will lead to a new mountain village vernacular.
- Wood and stone are local materials that naturally express the region and local Whistler basalt and granite are desirable materials that will be considered at the building base and in landscape walls.
- Mass timber construction will be explored to meet sustainability goals and for the opportunity to expose wood in building interiors.
- Heavy timber structural elements at building entrances / lobbies, to support balconies and overhangs will be considered including in a more refined, less “rugged” form to reflect a shift in the vernacular.