

### 4500 NORTHLANDS - GUIDING PRINCIPLES

1. **Balance resort and community needs**
2. **Strengthen sense of place and social connections**
3. **Provide diverse housing opportunities**
4. **Enhance connectivity and mobility**
5. **Accelerate climate action solutions and address resource use**
6. **Integrate and enhance nature**

#### **1. Balance resort and community needs**

##### Narrative description:

Whistler's ongoing evolution as a balanced resort community includes commitments to supporting community-determined growth management measures while recognizing that the development and improvement of resort recreation and visitation are major contributors to Whistler's success.

Development should support a progressive, sustainable tourism-based economy while protecting the natural environment and reinforcing Whistler's mountain community character.

Innovation, renewal and reinvestment in Whistler's infrastructure and offerings support livelihoods, quality of life and the visitor experience collectively.

##### Framing questions and key topics:

- How can this development best serve the needs of the community and the resort?
- What features will contribute to a thriving community, while protecting nature, and inspiring guests?
- Recognize the critical importance of the resort and the tourism economy to Whistler
- Seek to find the balance between resort and community needs, and consider the demands on amenities, services, and infrastructure, including those currently on site
- Create community spaces and/or facilities that provide weather independent, family friendly, multi-use recreation and leisure opportunities
- Recognize the critical need for accommodation that houses residents
- Explore opportunities to support the provision of space for healthcare and family support such as medical facilities and offices, day cares, and critical care facilities

#### **2. Strengthen sense of place and social connections**

##### Narrative description:

New development in Whistler will promote, encourage, and build sense of place and sense of belonging. Whistler's neighbourhoods are distinct and unique, and will weave together to form a

##### Framing questions and key topics:

- What features are essential for great neighbourhoods in Whistler?
- What features and activities are missing from the Core Village neighbourhood? How can this site complement and augment what is already here?

<p>resilient, cohesive community, supporting a high quality of life and connections within the community and with visitors.</p> <p>The site design will explore opportunities to live, work and play, including community spaces and opportunities for diverse sport and recreation. Design alternatives should consider what features and activities will allow this site to complement, augment, and connect to the Core Village neighbourhood.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Create public spaces that promote people’s health, happiness and well-being</li> <li><input type="checkbox"/> Explore innovative site design and building forms to create spaces that foster a sense of place and belonging</li> <li><input type="checkbox"/> Create a healthy, safe neighbourhood by applying the principles of CPTED</li> <li><input type="checkbox"/> Include and celebrate elements of art, culture and First Nations culture</li> <li><input type="checkbox"/> Create all-season, community spaces that are vibrant, inclusive, and incorporate accessibility considerations</li> <li><input type="checkbox"/> Reinforce mountain community character and complement neighbouring areas</li> <li><input type="checkbox"/> Explore options that will support local and small scale businesses, arts, professional offices and services</li> </ul>
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**3. Provide diverse housing opportunities**

<p>Narrative description:</p> <p>Housing should accommodate a range of incomes and needs, including a mixture of market and non-market, workforce, and senior’s housing, and space that is suitable for all ages and abilities. Whistler residents have access to a continuum of affordable housing types, enabling people to live and work in the community through a progression of life stages.</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> How can this site serve community housing needs?</li> <li><input type="checkbox"/> What are appropriate built form and building scale on this site?</li> <li><input type="checkbox"/> What on-site facilities, services, and amenities will be necessary to support future residents?</li> <li><input type="checkbox"/> Seek to contribute to the range of affordable living possibilities for the community through considering a range of housing types and tenures, a mix of unit sizes and layouts, and innovative design</li> <li><input type="checkbox"/> Recognize the importance of having a diversity of housing to serve diverse communities and the needs of people with a range of incomes and needs</li> <li><input type="checkbox"/> Explore compact and efficient site design and buildings</li> <li><input type="checkbox"/> Consider aspects of livability such as storage, amenities and facilities needed to support residents</li> </ul>
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**4. Enhance connectivity and mobility**

<p>Narrative description:</p>	<p>Framing questions and key topics:</p>
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<p>Whistler’s transportation system is integral to the livability and success of Whistler as a resort community, moving people and products efficiently to, from and within Whistler, while minimizing greenhouse gas (GHG) emissions and negative impacts on natural areas, and connecting neighbourhoods.</p> <p>Whistler residents and visitors walk, cycle and use public transit, supported by excellent transportation infrastructure oriented to these methods of travel.</p> <p>Walkable/rollable communities help keep people connected, contribute to healthy lifestyles, and help reduce greenhouse gas emissions.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> What are barriers to and opportunities for walkable/rollable connection to the Village?</li> <li><input type="checkbox"/> How can the development of this site support active transportation and moving beyond the car?</li> <li><input type="checkbox"/> How can development of this site support transit options and usage?</li> <li><input type="checkbox"/> Create safe, accessible, all season public connections through site that connect both north and south</li> <li><input type="checkbox"/> Support alternatives approaches to vehicle ownership such as a electric vehicle car-share and cooperative ownership</li> <li><input type="checkbox"/> Support ongoing transit usage through infrastructure considerations such as covered bus stops, incentives for increased ridership, availability of free shuttles</li> <li><input type="checkbox"/> Support preferred mode choice through infrastructure for users, such as charging stations, bike valet, snow clearing, end of trip facilities, covered/secure parking for bikes, water stations</li> <li><input type="checkbox"/> Consider reduced parking requirements and putting parking underground</li> <li><input type="checkbox"/> Capitalize on the opportunity for connectedness and connectivity created by the site’s proximity to the Village</li> <li><input type="checkbox"/> Provide EV charging for cars and bicycles</li> </ul>
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**5. Accelerate climate action solutions and address resource use**

<p>Narrative description:</p> <p>In 2020 Whistler adopted the Climate Action Big Moves Strategy, confirming our desire to take bold actions on climate adaptation and mitigation. The OCP describes a shared future with lowered energy use, fewer emissions, decreased auto-dependence, and more efficient buildings.</p> <p>Development on this site presents an opportunity to set a high bar for sustainable, low carbon development.</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> How can we accelerate climate action, and lower energy use through this development?</li> <li><input type="checkbox"/> What forward-thinking design elements will promote climate mitigation and GHG emission reductions?</li> <li><input type="checkbox"/> Seek to lower energy use and lower emissions through design considerations such as, maximizing natural light, incorporating solar energy collection, green roofs, passive design, modular construction, and smaller unit sizes and through the use of heat pumps, district energy system, and by accelerating BC Energy Step Code implementation</li> <li><input type="checkbox"/> Seek opportunities to conserve water through measures such as, rainwater collection, and considering opportunities to reuse grey water or undertake aquaponics</li> </ul>
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	<ul style="list-style-type: none"> <li><input type="checkbox"/> Seek to use renewable, recyclable, fire resistant, low-carbon building materials</li> <li><input type="checkbox"/> Facilitate the separation of waste streams and minimizing waste going to landfill through design that considers the needs of the users</li> <li><input type="checkbox"/> Explore opportunities to utilize passive cooling through shade trees and similar passive design elements</li> <li><input type="checkbox"/> Consider higher density in order to maximize efficiency of the site</li> </ul>
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**6. Integrate and enhance nature**

<p><b>Narrative description:</b></p> <p>Nature is foundational to our community, and we endeavour to grow Whistler in a way that protects sensitive ecosystems, habitat, and biodiversity.</p> <p>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.</p>	<p><b>Framing questions and key topics:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> What habitat and biodiversity can be preserved on site?</li> <li><input type="checkbox"/> How can habitat and biodiversity be improved through development?</li> <li><input type="checkbox"/> What should open spaces look like on this site?</li> <li><input type="checkbox"/> Explore opportunities to incorporate community art, community gardens, and informal educational opportunities at the site</li> <li><input type="checkbox"/> Use native species and low maintenance choices for landscaping</li> <li><input type="checkbox"/> Seek innovative management of storm water to support habitat management, conservation and restoration</li> <li><input type="checkbox"/> Pursue design and material choices that will maintain or improve water and air quality</li> <li><input type="checkbox"/> Design lighting appropriately to provide safety and convenience while maintaining dark skies</li> <li><input type="checkbox"/> Incorporate greenspace and open space in the site design</li> </ul>
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