

GUIDING PRINCIPLES

1. Balance Resort and Community Needs

This proposed development seeks to accommodate a diverse mix of residents by offering a wide variety of housing options. The proposed design will contribute to community sustainability by offering housing in close proximity to the Whistler town centre for families that reflect the diversity of the Whistler community. The proposed density and variety of housing forms create opportunities for social connectedness through the provision of adjacent open/community gathering spaces while also creating access to needed community amenities. For example, the proposed plan includes a dedicated childcare facility while also making provisions for a number of commercial spaces intended to house medical facilities, offices, fitness facilities and other community-serving retail and business services.

The proposed community design includes park space, a plaza, and commercial spaces at its heart. The elements of the site and the community beyond are connected by an Amenity Channel - a waterway that flows through the heart of the Village North along Northlands and ultimately into the site. These design features create connections between this new neighbourhood and Whistler Village.

The placement of the residential buildings at the edges ensures residents stay connected to Whistler's natural environment while other elements of the design fosters continuity between nature and community spaces.

Some of the uses and amenities envisioned for the site could include:

Outdoor/Active Recreation

- Areas devoted to children's play with nodes that encourage different types of play.
- Informal gathering and seating nodes along the pathways and throughout the site.
- Generous community landscaped open space that is large enough that it could host a variety of uses including informal play and sports ... and also at the same time is generous enough to provide areas for quiet contemplation, resting, reading or looking at the view
- Opportunity and areas for informal gatherings including areas for family gatherings and picnics.
- Trails and pathways.

Community and Commercial Uses

- Dedicated Childcare facility (between 30 to 40 students).
- Playground/park with open play and active recreation.
- Design of engaging plaza space and related facility with a series of outdoor rooms to foster community building.
- Commercial office/service space that caters to medical/healthcare-related users
- Commercial spaces that are generous in size/utility that could work and function for fitness/recreational facilities.
- Commercial recreation rentals.
- Commercial spaces that can be scaled to "kiosk" or "studio" retail spaces that could accommodate the sale of specialty foods or the work of local artists or artisans (think Granville Island).
- Office space appropriate for local professional services.
- Flexible spaces that could potentially cater to farmers' markets, food-truck festivals
- Commercial spaces for casual dining restaurant and/or local craft brewery/pub/restaurant and/or cafés.

2. Strengthen Sense of Place and Social Connections

This proposal begins with the design of homes for Whistler residents and newcomers. The design seeks to recognize the unique natural setting that Whistler offers while also creating opportunities for people living and working in Whistler to connect with their neighbours, colleagues, and the broader Whistler community. The design of community spaces is intended to engage with nature and people in the neighbourhood and the broader community, enabling them to create a sense of place. Public spaces will accommodate the provision of services and amenities needed by residents to enable them to "take their place" in, and contribute to, the Whistler community.

The design seeks to recognize the uniqueness's of the neighbourhood while also fostering community wellbeing.

The design will optimize connections to daylight and nature for both residents and the public.

Recognize First Nations cultural history on site to promote education and reconciliation.

- Providing commercial spaces focused on retail, medical, office, food and beverage, fitness and other uses promoting community inclusion and interaction.
- Outdoor plaza space is sized generously to accommodate outdoor gathering areas (covered and uncovered) with space for community entertainment, festivals, exhibits and celebrations.
- Public outdoor areas will incorporate accessibility considerations.
- Connections to the valley trail, trails in the conversation area to the east are important to integrate with the existing connections to the site.
- Enhancing the existing Amenity Channel on the site will continue the spirit of water flowing through the village towards Fitzsimmons creek. This provides a sense of connection visually for residents and visitors to the village.
- Public outdoor areas will incorporate accessibility considerations.
- The design of buildings and public spaces will echo/complement the design traditions of the broader Whistler community.



3. Provide Diverse Housing Opportunities

The development proposal seeks to help meet Whistler's long-term housing needs by providing a variety of housing typologies and tenures. The proposed development will increase access to housing for a full range of families and individuals across all generations who are looking for opportunities to live in, and contribute to, the community in which they work and play. The design seeks to create a new close-knit neighbourhood that integrates with the existing Village and with the growth management policies of Whistler's OCP. The site is in close proximity to the village and has access to existing transit which is an advantage for all residents.

Creating housing with non-restricted short and long term use allows this future neighbourhood to provide housing opportunities for people who work in Whistler to also reside in Whistler. The intention is to support Whistler's goal of housing at least 75% of the local workforce in Whistler:

- Development will provide a range of housing typologies: 1, 2, and 3 bedroom apartment units and 2-4 bedroom townhome units.
- There will be a variety of housing price points.
- The development will include units that have accessible design considerations that are suitable for all ages and abilities.
- The apartment buildings will support residents by including individual storage lockers and bike lockers for residents.
- The residential units will share a common amenity building with services such as a gym, gathering spaces, entertainment lounge, kitchen and lounge, and spa-like uses.

The plan includes a number of employee rental housing units adjacent to Whistler's Village. The proposal assists in advancing the community's goal of achieving 1,000 new employee beds within the next 5 years.

Providing employee rental housing on site offers a strong benefit for staff and supports the local business community.

The residential and commercial design elements are sympathetic to adjacent properties of similar scale and height.

Residential apartment buildings will be positioned to benefit from the existing trees that provide a visual screen from the highway. The inclusion of apartment buildings allows the site to include a large open space and public plaza.

4. Enhance Connectivity and Mobility

A core design feature in the development is to enhance connections to the site from the surrounding community, the Village, the Conservation Area (to the east) and the valley trail through the forested area to the Valley Trail on the west side. Providing pedestrian connections and walkable trails through and around the development while connecting and strengthening the existing network of valley trails. Promoting multi modal movement to and from the site is an important design consideration.

- Enhance the connections from the site to the village by working with the RMOW Engineering Department and Consultants to strengthen pedestrian and bicycle links along Northlands Boulevard into Market Place.
- Enhance pedestrian and cycling opportunities northward along Valley Trail towards Nesters.
- Strengthen the connection to the Valley Trail on the south-west corner of the site as it heads towards the Conservation Area and the trail to the Cultural Connector and Lost Lake.
- Promote walking, biking, e-biking and access to transit on Lorimer for residents and visitors to visit the site without the need of a car.
- Provide convenient covered secured bike parking for visitors.
- Include “end of trip facilities” within the commercial building.
- Provide convenient Charging Stations for E-Bikes and Electrical Charging stations for visitors.
- Focusing vehicle parking underground to maximize the walkability and connections within the site.
- Enhance pedestrian/cycling infrastructure between Lorimer Road and the new development.
- Provide easy access to the Residential Entry Lobbies and Community Facilities from both from the underground parkade and the rest of the site.
- Provide Public Art on the site that strengthens the connection to the Village and the Cultural Connector.
- Look for ways to encourage future residents to walk to the ski lifts or be shuttled to the lift by using Shuttle at Lorimer Bus Loop Stop.



5. Accelerate Climate Action and Address Resource Use

Whistler is a leader in climate action and has initiated several policy plans to reduce the community’s energy consumption and overall measures to innovative sustainability. To meet Whistler’s long-term goals, the development intends to align with the Climate Action Big Moves Strategy, focusing its efforts on reducing the impacts on transportation, to buildings, and on reducing waste. With the Six Big Moves Principles, the Development will strive to support Whistler’s 2030 targets of reducing its contribution to greenhouse gases and energy consumption.

Whistler’s Green Building Policy is another driving force in framing the developments program and possible designs. These include considerations to building and site design, water management, solid waste, building materials, and ecosystem protection.

This project will include :

- Exploring the opportunities to install a geo-exchange Low Carbon Energy System.
- Exploration of mass timber opportunities on commercial buildings.
- Maximize the tree retention along the western edge (along the highway) as well increased tree canopy along the western edge where appropriate.
- Increased habitat (within water, trees and planted areas).
- Encourage walking and connection to the village and surrounding amenities to reduce vehicle use.
- Maximize Level 2 EV charging capabilities.
- Provide readily accessible E-Bike Charging stations for residents and visitors.
- Reduce embodied carbon emissions and operating GHG emissions.
- Explore sustainable building materials to limit VOC’s and improve indoor air quality.
- Reduce the environmental and energy impacts of the development to improve the sustainability of the community. Complying with the BC Energy Step Code and supplementing it with a Low Carbon Energy System on site is a key component of the development.
- Considering building materials and construction with environmentally sustainable methods will also positively contribute to the community.
- Beedie is considering 4 Pipe Fan Coil systems with integrated ERV powered by electricity which will be considered for individual residential unit heating and cooling.

For more information please refer to the Appendix for the Energy Strategy and Concept Report.

6. Integrate and Enhance Nature

Enhancing, reshaping and looking for opportunities to the existing Amenity Channel that enters the site from the south at Northlands Boulevard and that eventually flows through to Fitzsimmons Creek will be central to the development proposal. This will create new biodiversity opportunities along the amenity channel. In addition, integral to the development proposal is to reintroduce native species and plants providing a greener landscape than the current site condition.

- Restore and enhance areas of the site to their original alpine condition.
- Incorporate opportunities for mature trees in the landscape design.
- Preserve and maintain existing habitat and biodiversity where possible.
- Integrate existing habitat with on-site open greenspace.
- Integrate pathway and ground-oriented design lighting to limit bright skies.
- Construct a stormwater management system to collect, detail, treat and slowly release stormwater.
- Provide and enhance coniferous trees for year round shading and deciduous trees for summer shading.

For more information please refer to page 24-26 Environment Sustainability section of this document



concept sketch of naturalized central space