

4500 Northlands Rezoning Phase 2 Public Engagement Summary

This summary document reviews the Phase 2 engagement process, presents the key themes that emerged from the review of the alternative development concepts, explains the engagement methods and participations rates, and presents summarized feedback received through each of the engagement methods. The appendices contain materials used during Phase 2 engagement and the verbatim input collected through the engagement process.

Phase 1: Principles of Planning Process

The first phase involved early community engagement to develop a common understanding of the desired process and engagement and input opportunities, and to develop guiding principles to inform the creation and evaluation of site development concepts. Community engagement helped to establish site-specific guiding principles to provide a planning framework for identifying and evaluating alternative development and amenity concepts through the subsequent phases.

4500 Northlands Guiding Principles

Six guiding principles were based on the aspirational and vision from the RMOW's Community Plan (OCP):

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

The guiding principles provide a clear framework from which to consider alternative development concepts and potential amenities associated with a rezoning of the lands. The guiding principles that were endorsed by Council on August 17, 2021 and outlined in [Administrative Report 21-093](#).



Phase 2: Alternative Development Concepts

The objective of the second phase of the enhanced rezoning process was to undertake community and stakeholder engagement to present preliminary alternative site development concepts, and to seek feedback on alignment with the guiding principles, general site design, precedents and further consideration of a community benefit.

The alternative development concepts presented in Phase 2 are not intended to be final but were intended to provoke discussion and elicit feedback on different aspects of the planning and design, including:

- the site vision;
- compatibility with the Village and Village North;
- site planning and built form;
- the proposed land uses;
- housing and housing tenure;
- traffic circulation and connectivity; and
- alignment with the guiding principles and policy context.

Using the framework created during Phase 1, the applicant submitted materials that outline their vision for development of the site and include a site analysis, response to the guiding principles and Resort Municipality of Whistler (RMOW) policies, a rezoning rationale, and present two high-level alternative site development concepts.

Two Alternative Development Concepts

The applicant has advanced two site development concepts: '[Northlands Village Green](#)' and '[The Boulevard](#).' Both concepts propose a mixed residential development program including townhouses and low- and mid-rise housing surrounding a central naturalized area. Employee housing and community and commercial uses are proposed in a 'community hub' located in the south-east portion of the site. Roadways are minimized, and parking is primarily underground to maximize public realm and open space. Walking and cycling connections to the existing trail network are emphasized. The proposed development envisions an extension of the natural environment across

Village Green



The Boulevard





The complete applicant submission for Phase 2 is available for review on the [Phase 2 project webpage](#).

Phase 2 Consultation

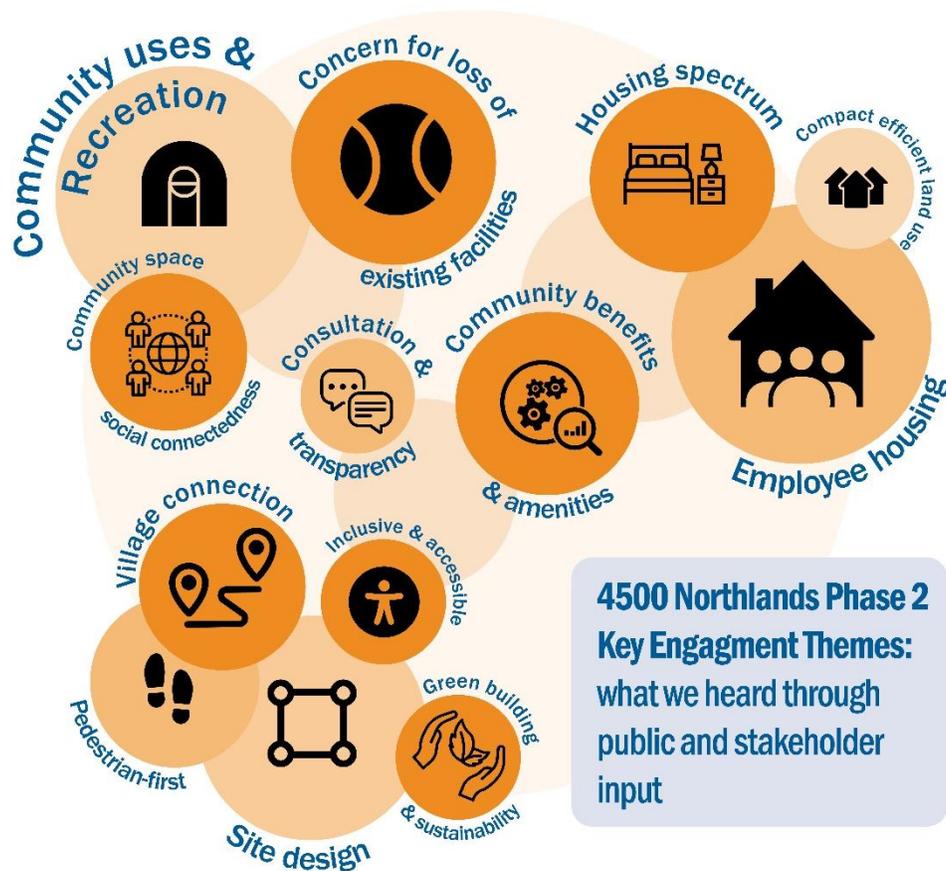
Through the Phase 2 consultation period, staff asked for input to identify the preferred elements in the alternative development concepts, features and land uses that are missing and should be considered for inclusion, and community amenity and benefit priorities for development of the site. The purpose of asking for the feedback is to understand and inform:

- how well the alternative development concepts align with the guiding principles;
- gaps, needs, concerns that have not been addressed;
- what elements of the alternative development concepts are seen as positive, and what elements are seen as negative; and
- development of a preferred concept.

Project input will contribute to the development of the preferred concept, to be advanced to Council in Phase 3.

Overview of Key Themes

The following sections provide details of the Phase 2 Northlands engagement activities and feedback that was received during the Phase 2 engagement process.



Racquet Sports and Recreation

- » Many community members shared concerned about the future of current facilities on site and shared insight about how the facility provides a variety of amenities and social opportunities in Whistler.
- » There was support for incorporating the existing facility into the rezoning proposal, many respondents advocated that the development should contribute to a replacement facility located elsewhere in the community.
- » Some comments suggested that a racquet sports facility does not address current community needs and should not be prioritized over other more pressing needs, namely employee-restricted housing.

Housing

- » Housing for employees is one of the greatest needs in the community and was supported as the highest and best use for this site, particularly due to the
- » Suggestions that the Northlands rezoning should lead to an inclusive neighbourhood, and maximizing employee-restricted housing onsite as well as other forms of types and tenures.
- » Proximity to services, amenities, and places of employment in the Village create an ideal location for housing and opportunity for compact efficient land use.

- » Many respondents feel that housing on site should primarily serve the community, and not be focused on tourism rentals.

Connectivity and Transportation

- » Many respondents support to prioritizing pedestrian-first design and active modes of transportation, with minimal roadway and surface parking.
- » The site design should continue to enhance existing connections to the valley trail, and particularly across Lorimer Drive at Northlands to the Village.
- » Responses indicate strong support for incorporating universal accessibility for all ages and abilities.

Site Design & Form

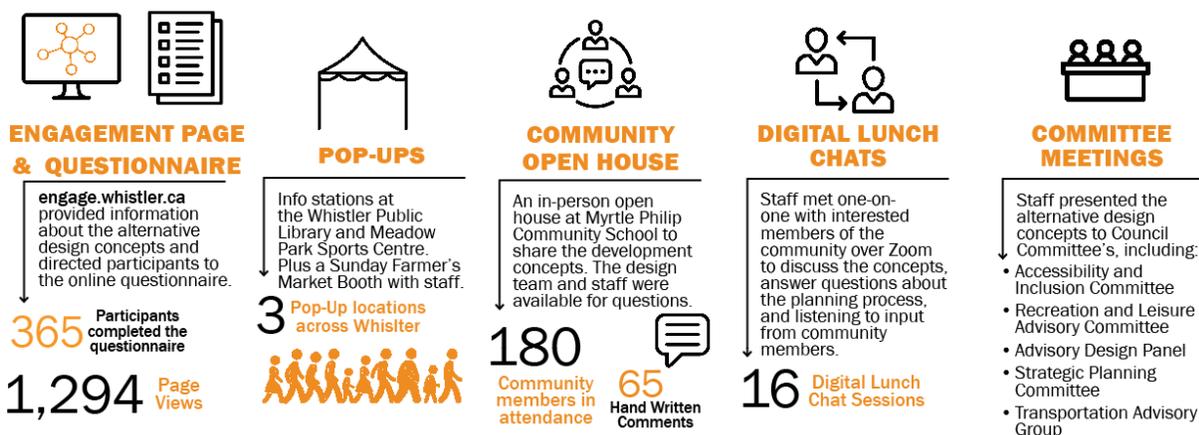
- » The Northlands rezoning presents an opportunity to showcase Whistler’s mountain character and culture.
- » Responses suggest that the look and feel should both reflect and evolve the existing character of Whistler Village.
- » Overall, responses suggested that the density and height proposed in the alternative development concepts is appropriate, though there was concern that too much height and density would feel out of scale.

Development Process and Community Consultation

- » Historic amenity contribution and interim use has created a legacy of community interest in this site.
- » Competing community needs and interests related to potential amenity contributions.
- » Responses indicated a desire for ongoing transparency through the rezoning process, and opportunities to provide input on how the community amenity will be allocated.

Engagement Methods and Participation

The two principles methods for sharing and receiving feedback from the community on the alternative development concepts presented during Phase 2 were the in-person community open house and the online questionnaire hosted on the Northlands Phase 2 digital engagement page. In addition, other community input included pop-up poster board stations at the Whistler Public Library



and Meadow Park Sports Centre, a staffed booth at the Whistler Farmer's Market, and via the RMOW's website, dedicated project email account and through social media channels.

Community Open House

The community open house provided the opportunity for stakeholders and interested members of the public to review the alternative development concepts and pose questions to members of the applicant's design team and RMOW staff. A set of printed panels were displayed to share information about the development concepts and rezoning process. Applicants were directed to complete the online questionnaire or to share their thoughts the comment forms provided at the event.

65 handwritten comments forms were received at the Open House which were included in this analysis. The public provided their thoughts on the site history and evolution of ownership, expectations and hopes for the proposed land use as well as feedback on the Phase 2 alternative development concepts. A summary of the in-person comment forms has been included in the Appendix B.

Questionnaire

The Phase 2 questionnaire presented the alternative development concepts and asked participants high-level questions about the concepts considering how each guiding principle applies to touch on the different elements that make up the proposed land uses, site design, community amenities, and about what was missing or could improve the proposed concepts.

A total of 42 questions were posed, using a combination of ranking, open ended and multiple-choice questions. Staff analyzed questionnaire input question by question. Each open-ended answer input, a total of over 3,000 individual comments, was review and coded for themes to create a comprehensive questionnaire summary, included as Appendix A.

Council Committees

As part of the Phase 2 engagement process, staff and the applicant made presentations to the following five Council committees:

- Accessibility and Inclusion Committee
- Recreation and Leisure Advisory Committee
- Advisory Design Panel
- Strategic Planning Committee
- Transportation Advisory Group

The presentation introduced the alternative development concepts to the Committees and provided an overview of the project background, policy framework, guiding principles, rezoning process, and timelines, including the engagement process and input opportunities. Using the guiding principles confirmed in Phase 1 of project engagement, the alternative development concepts were used to elicit decision and guide feedback on each of the guiding principles with Council and Council committees. A summary of the committee comments has been included in the Appendix C.

Project Webpage & Engagement Pages

A project page on the RMOW’s website (whisler.ca/northlands) coupled with a dedicated [Phase 2 engagement portal](#) hosted on the RMOW’s engagement platform provided a central location for project and process information and input collection. The project page and portal including details about engagement activities and supporting materials to help participants review the alternative development concepts and applicant submission documents. The project page remains an on-going landing page for project information, while the engagement portal was created specifically for the Phase 2 portion of the project.

Pop-Up Stations (Library/Meadow Park/Farmer’s Market)

Posters were placed at the Whistler Public Library and Meadow Park Sports Complex with project information and background, the draft guiding principles, and information about the Phase 2 alternative development concepts for the duration of the community input period. The posters included the website address for the project webpage and QR codes to link directly to the website and to the questionnaire to encourage community input online. These two locations serve and are well used by Whistler residents.

Virtual Lunch Chats

“Lunch-chats” consisted of 10-minute virtual sessions on Zoom for a conversation directly with staff that could be reserved on the Northlands website. In the sessions, staff were available to answer questions about the process and alternative development concepts, hear direct feedback from participants, and direct the public to the online questionnaire to directly share their feedback.

Participation

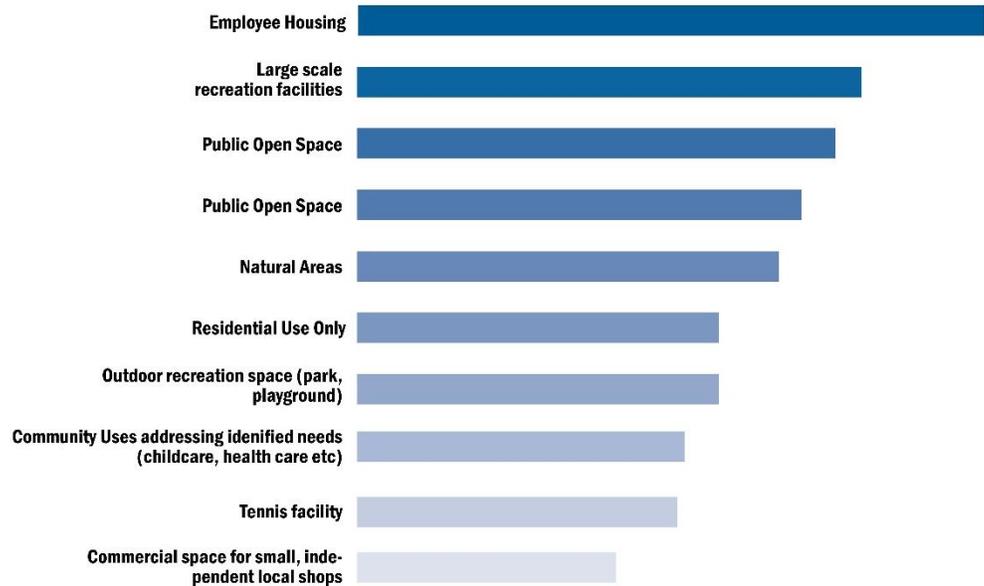
The table below presents a summary of the engagement activities and participation.

Activity	Summary	Results
Social Media and Advertising <i>Level of engagement:</i> Inform	Information announcing the Phase 2 alternative development concepts and methods to participate in community engagement were shared on RMOW social media streams and through other media channels. Ongoing Facebook, Instagram and Twitter post and targeted advertising. Promotion on the RMOW home page and project feature page.	A media release and stories in multiple additions of Whistler Today. Print ads in the Pique on May 19, May 26, and June 2, 2022. Social media campaign from June 8 to July 16, 2022 FOUR NEWSPAPER ADS PRINTED IN THE PIQUE SOCIAL MEDIA REACHING OVER 13,000 PEOPLE ONLINE WITH OVER 28,000 IMPRESSIONS
Phase 2 Engagement Page & Questionnaire <i>Level of engagement:</i> Consult	A dedicated Northlands Phase 2 engagement page was developed to share about the project development concepts and public engagement activities. The questionnaire asked for participant input to consider the concepts in the context of the guiding principles.	An online questionnaire was available from June 13 to July 18 on the Phase 2 engagement page. TOTAL PAGE VISITS: 1,061 UNIQUE PAGE VISITS: 934 A TOTAL OF 365 ONLINE QUESTIONNAIRES COLLECTED
Community Open House <i>Level of engagement:</i> Consult	Open house panels shared the Phase 2 alternative design concepts. Key project members, including the developer’s team and 13 RMOW staff were on hand to speak directly with attendees. Input opportunities during this event included a paper comment form and QR codes to link directly to the online questionnaire.	June 13, from 6 p.m. – 8 p.m.: in-person open house held at the Myrtle Philip Community School OVER 180 MEMBERS OF THE PUBLIC IN ATTENDANCE WITH A TOTAL OF 65 COMMENT FORMS COLLECTED

Community uses and recreation

- Acknowledgment for the existing racquet facility on site, its offerings (amenities and programming) and the role it plays as a social hub for the community.
- Concern about losing the current facilities in the future, although some participants have indicated support for considering a new location for a racquet sport facility in Whistler.
- Opportunity to create a new recreation facility that includes racquet sports and other community uses.
- Generally, respondents were split when answering if a tennis facility being prioritized for the site.

Land Uses with the Most Support



Land Uses with the Least Support



Community and Commercial Land Uses

- Community land uses and facilities should not replicate other existing sites in the Village (i.e. Olympic Plaza, Town Plaza, etc.)
- Any new commercial space should be relatively minimal and local-serving.
- An opportunity to create spaces for small businesses, medical use, and some food and beverage uses like cafés, restaurant and food shops.
- Open space should focus on ‘a mix of spaces to accommodate different user groups,’ followed closely by passive open space in a natural setting.

Site Design

- Support for pedestrian-focus design that extends the Village’s pedestrian oriented alpine design with parking hidden underground.

- Green building and climate adaptation should be considered through the site design, including developing to the highest BC step code, incorporating passive design and low impact building techniques.
- The site should address universal design standards for users of all ages and abilities.
- Design enhancements are needed to connect across Lorimer Road and integrate connectivity with the village.
- Most respondents feel a mix of forms including some taller buildings that allow for more open space and community use is appropriate for the site.
- The amenity feature should aim to enhance integrate into the site.

“This site needs to be positioned as the community section of the Village Stroll. A place designed to support and be enjoyed by locals providing employee housing, community needs and commercial uses that cater to locals i.e. spaces for small businesses and cafes. The site design should make everyone feel welcome.”

-Respondent Comment

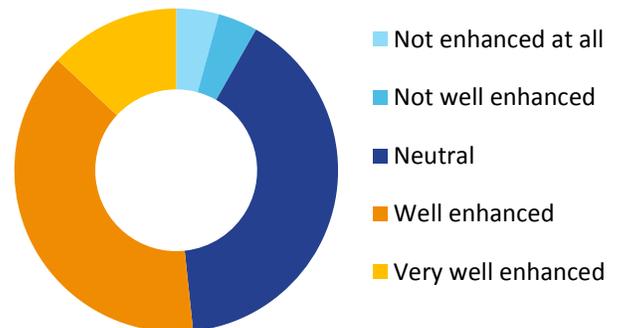
Mobility

- Respondents think the site has good connectivity to the valley trail for people who walk or roll.
- The importance of transit integrations and encouraging walking and biking for future residents of the site.
- Strongly encouraging integrating alternative forms of transportation, particularly e-bikes including proper storage and charging stations for residents and short term visitors
- Strongly support for integrating EV charging for all parking on site.

Does one of the concepts better support active modes of movement around and through the site?



How enhanced is connectivity, mobility and walkability?



Process

- Historic amenity contribution and interim use has created a legacy of community interest and connection to this site.
- Competing community needs and interests related to potential amenity contributions.
- Desire for on-going transparency through the zoning process, and opportunities to provide input on how the community amenity contribution will be allocated.

Community Amenity Contribution (CAC)

Community Amenity Contributions (CACs) are negotiated with the property owner and are a function of historic expectations and the increased land value of the future development that is generated through the rezoning process. CACs must be approved by Council and agreed to by the property owner. The aim is to negotiate a suitable contribution that provides lasting and meaningful benefit to

the Whistler resort community, in addition to creating a successful new neighbourhood in this prime location.

During Phase 2 engagement, input was collected to help refine and understand amenity priorities in relation to the overall scale of amenity contribution allowed for within the site plan. The most common themes related to CACs heard during Phase 2 includes:

- Recognition of the longstanding unfulfilled promise of a racquet sports facility related to the development rights for this site.
- Apart from permanent racquet sports facility, the need for employee-restricted housing with an emphasis on family-oriented units also emerged as a top issue to be addressed.
- Provision of a Community Hub for event and activity space to address community needs such as a senior’s centre, childcare and commercial healthcare space.
- Optimize the density of the site and designing for a mix of market accommodation units with a much larger proportion of resident-restricted non-market housing to realize a market lift to the land value.
- Transparency in negotiations between the RMOW & the applicant.

Phase 2 Input Compared and Categorized to the General Principles

Housing		Guiding Principles					
Theme	Analysis	1	2	3	4	5	6
Employee Housing	High need in the community and should be a priority for site	✓	✓	✓	✓	✓	
	Should be considered elsewhere	✓		✓			
Market Housing	Market residential is generally a supported use for the site	✓	✓	✓	✓	✓	
Type and tenure	Prioritize rental housing	✓		✓	✓		
	Housing targeted to seniors could support aging in place	✓	✓	✓	✓		
	Need for seasonal and/or short-term employee housing	✓		✓	✓		

Community uses and recreation		Guiding Principles					
Theme	Analysis	1	2	3	4	5	6
Recreation (including tennis, pickle ball)	Many responses suggested that the rezoning should maintain the existing racquet facility or support a new facility elsewhere in the community	✓	✓		✓		
	Other responses suggested that recreation should not be prioritized on the site	✓	✓				
Social gathering space	Many responses noted that Northlands currently provides an important gathering and social space for the community and visitors	✓	✓				
Green and open space	Generally supported as a use for the site	✓	✓		✓		
	Whistler already has so much open and green space available that more is not needed here	✓	✓	✓	✓	✓	✓
Community use	Community uses for the site should be different than existing uses in the Village, they shouldn’t duplicate existing community use space	✓	✓	✓			
	Consider opportunities to create/maintain space for all ages, including kids/youth and seniors	✓	✓				
	Ideal location for medical/healthcare facilities						

Other potential land uses		Guiding Principles					
Theme	Analysis	1	2	3	4	5	6
Tourist Accommodations	Many responses indicated that hotel/short term accommodations are an undesirable land use for the site	✓	✓		✓		
Commercial and Retail	Many responses suggested that any new commercial retail space should be relatively minimal and local serving	✓	✓		✓		
Food-related	The site could be ideal for restaurant, cafe and/or food prep space.	✓			✓		
	Consider incorporating community garden for residents.		✓			✓	✓
Other	In addition to residential uses, respondents suggested that community-serving spaces, daycare, commercial/office space for small businesses, medical offices						

Connectivity and Transportation		Guiding Principles					
Theme	Analysis	1	2	3	4	5	6
Road layout	Parking should generally be hidden underground, following the approach taken in the Village	✓	✓		✓	✓	
Parking Facilities	Bike parking and facilities are an important to include in the site design	✓	✓	✓	✓	✓	✓
Walkability/Connectivity	Connection to the valley trail provide increase opportunities for people to walk and bike to and through the site	✓	✓	✓	✓	✓	✓
Universal Accessibility	The site plan must incorporate universal accessibility for all users	✓	✓	✓	✓		

Site Design		Guiding Principles					
Theme	Analysis	1	2	3	4	5	6
Character	The rezoning is an opportunity to showcase local community mountain character and culture	✓	✓				✓
	The look and feel should reflect the existing character of Whistler Village	✓	✓		✓	✓	✓
	At the same time, the Northlands proposal should define itself as a unique neighbourhood	✓	✓	✓	✓	✓	✓
Height	Some responses included concern that too tall buildings would feel out of scale	✓			✓		
Density	While some responses included concern that the site not be too densely developed, others supported increased density, particularly for affordable housing	✓					
Amenity channel/water feature	Naturalizing the amenity channel is an opportunity to integrate and enhance nature on-site.		✓			✓	✓
Sustainability	Site and building design should meet the highest environmental standards			✓		✓	✓

Development Process and Input		Guiding Principles					
Theme	Analysis	1	2	3	4	5	6
Transparency	Concern that rezoning process and decision-making remain transparent, with frequent and meaningful opportunities for community input.	✓			✓		
Growth concerns	Concerns about future impacts related to growth (e.g. infrastructure, traffic, service levels)	✓			✓		

Development Process and Input		Guiding Principles					
Theme	Analysis	1	2	3	4	5	6
Past process	History of amenity contribution has influenced current/future expectations	✓	✓				
	Desire for input on how the amenity contribution will be allocated	✓	✓				
Amenity Contribution	Amenity contribution should address outstanding tennis obligation	✓	✓				
	Addressing broad and sometimes competing community interests/needs	✓					

Engagement Summary Report Appendices

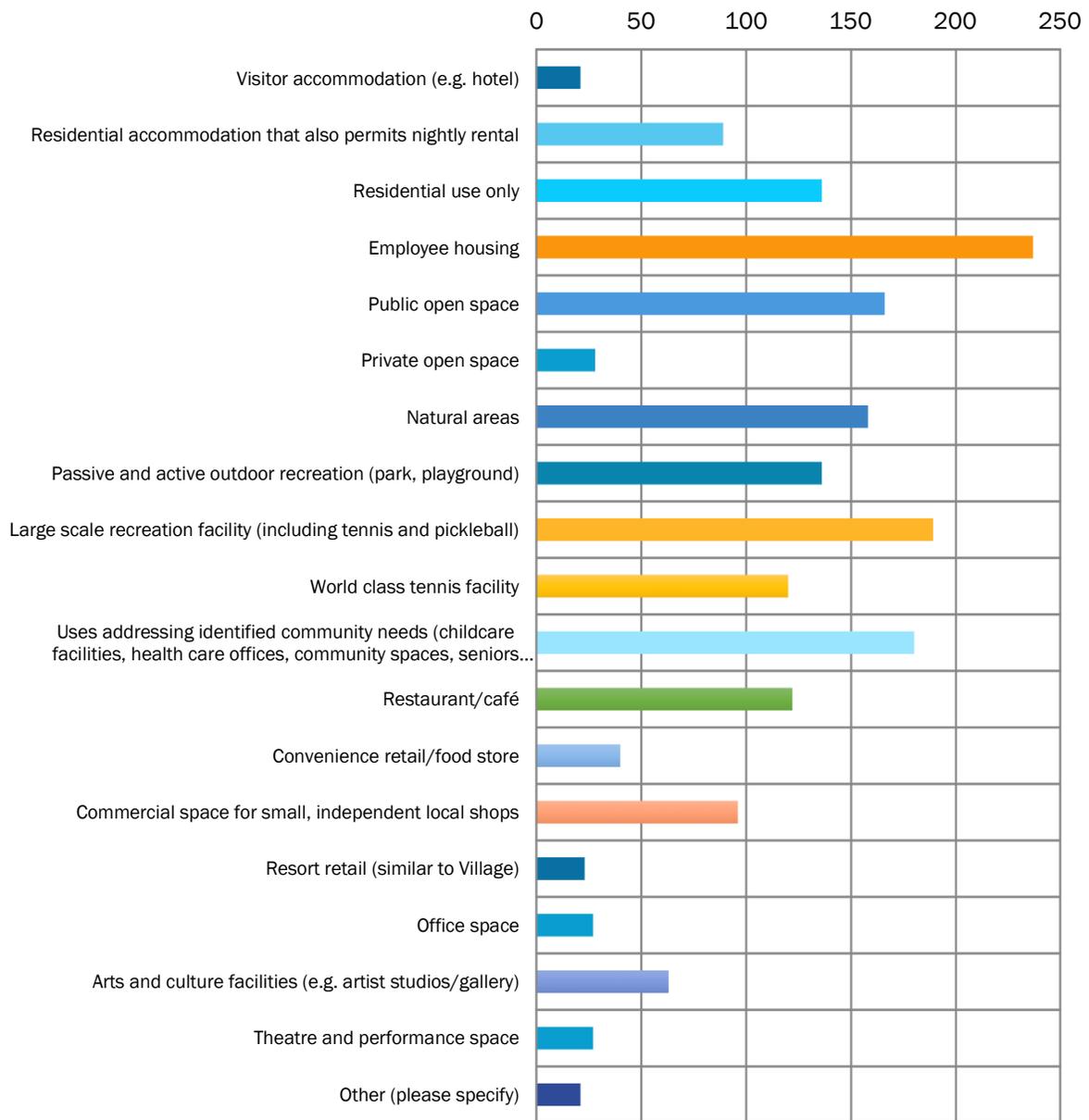
- A. Questionnaire Summary
- B. In-Person Comments Summary
- C. Committee Meetings Input Summary

APPENDIX A

4500 Northlands Rezoning Phase 2 Questionnaire Summary

Guiding Principle #1: Balance Resort and Community Needs

- The concepts demonstrate the development potential for 4500 Northlands, and the opportunity for a range of land uses. What land uses do you feel are best-suited and should be prioritized for this site? Select the uses that should be included. Check all that apply



- Employee housing is the top priority for the site and was identified by most respondents as being the land use best suited for the site.
- Respondents indicated that both a recreation facility (including tennis and pickle ball) and space for community needs were the also important land uses suited for the site, followed by natural areas.
- Respondents feel that the following uses are the least suitable for the site:
 - visitor accommodation;
 - private open space;
 - resort retail (similar to the Village);
 - office space; and
 - theatre and performance space.

‘Other’ suggestions include:

- Medical clinic
- Community facilities and housing for seniors
- Community space that serves people of all abilities
- Community food hub (preparation, production, café)
- Off-leash dog area
- Affordable commercial spaces that offer an opportunity for smaller businesses or a market-type hub

2. Which of the land uses noted above are most important to you? Please list your top three priorities?

Respondents provided a range of answers. The following are the top suggested land uses in no particular order:

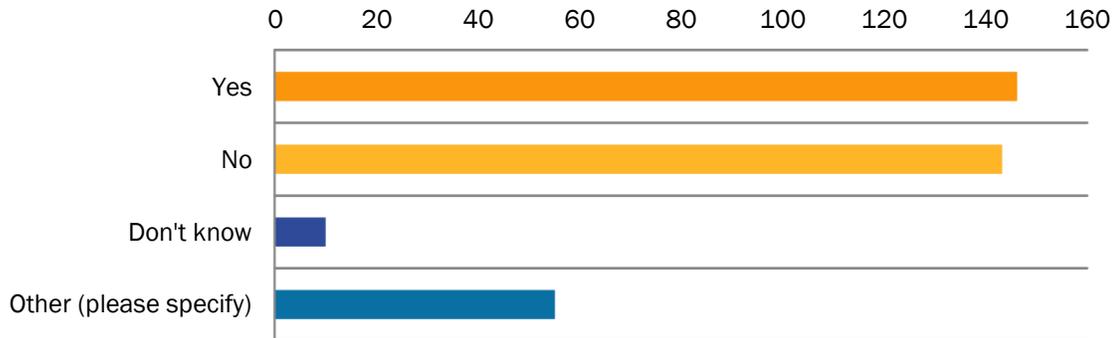
- Employee housing
- Market housing
- Racquet sport facility
- Indoor multi-sport facility
- Green and outdoor space
- Medical/health care space
- Space for seniors
- Childcare and youth space
- Commercial/retail
- Tourist Accommodation
- Arts and cultural space



3. Do you have any additional thoughts on how this site can balance resort and community needs in Whistler?

- Many respondents shared comments about the essential need for employee housing and housing for locals as a top priority for this site.

5. Other community amenities could be included on site including employee housing, childcare, healthcare space, and community space. Should a dedicated tennis/pickleball facility be a priority for the resort community above other community needs?

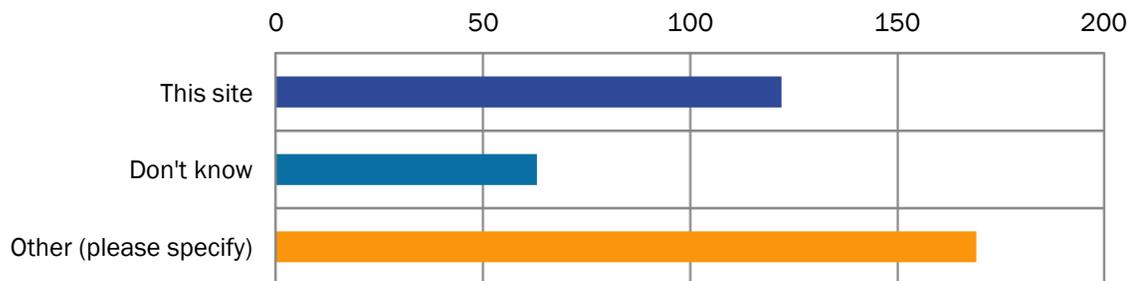


- Respondent answers are spread and did not indicate a strong response preference with responses generally split between 'yes' and 'no'.
- Only some people feel that they did not know if a dedicated tennis/pickleball facility should be a priority for the resort community above other community needs.

'Other' suggestions include:

- Concern that about the trade-offs related to prioritizing different community amenities.
- Both a dedicated tennis/pickleball facility and employee housing should be considered for the site.
- Employee housing is the most important use of space for the site.

6. If new tennis facilities were required to meet community demand, do you think they are best located on this site, or in another location?



- Most respondents answered 'other' with the following suggestions:
 - established recreation sites in Whistler like Meadow Park and Spruce Grove;
 - relocating facilities to another neighbourhood in Whistler or nearby, like Cheakamus Crossing,, Function Junction and Wedgewood;
 - a central location in the community; and
 - school sites like Myrtle Philip or Whistler Secondary.
- Some respondents feel that a new tennis facility should be located on this site.
- Some respondents feel they 'don't know' whether a new tennis facility is best located on this site or in another location.

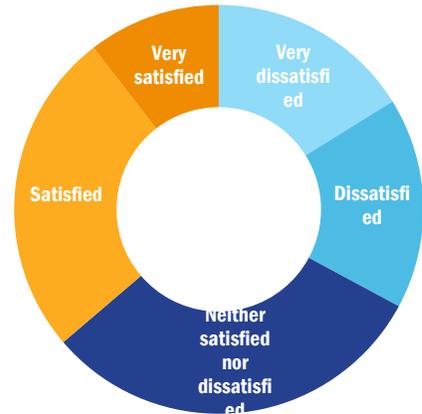
Guiding Principle #2: Strengthen Sense of Place and Social Connection

7. Please rate your satisfaction with the following statements:

- Respondent answers are spread and did not indicate a strong response preference.

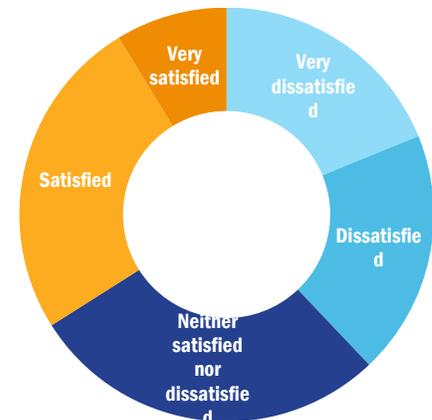
The concepts contribute to strengthening Whistler’s sense of place and social connections:

- Most respondents feel satisfied or very satisfied about how the concepts contribute to strengthening Whistler’s sense of place and social connections.
- Many respondents feel dissatisfied or very dissatisfied about how the concepts contribute to strengthening Whistler’s sense of place and social connections.
- Many respondents also feel neutral about how the concepts contribute to strengthening Whistler’s sense of place and social connections.

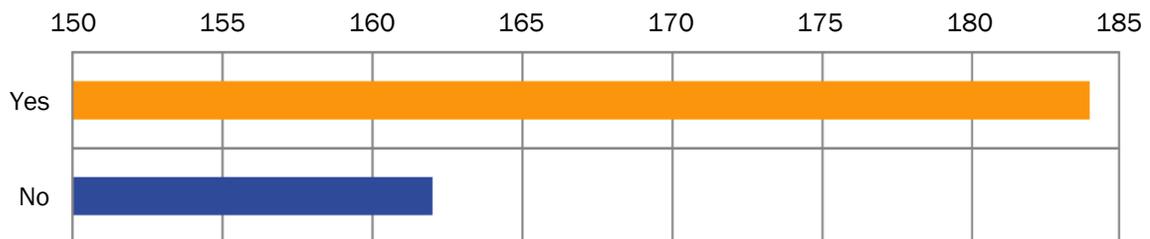


The concepts compliment Whistler Village:

- The response spread did not indicate strong feelings of satisfaction or dissatisfaction about if the concepts compliment Whistler Village.
- Most respondents feel satisfied or very satisfied about how the concepts compliment Whistler Village.
- Some respondents feel neutral, dissatisfied or very dissatisfied about how the concepts compliment Whistler Village.



8. Do you feel the mix of building forms and sizes is appropriate for the site, given the desire for community spaces and uses on site?

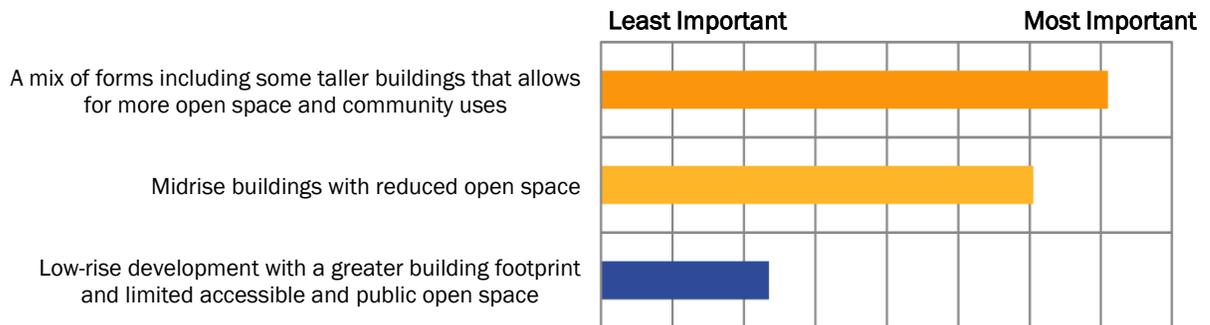


- Most respondents feel the mix of building forms and sizes is appropriate for the site.
- Many respondents feel that the mix of building forms is not appropriate for the site.

Respondents who answered ‘no’ shared the following when asked ‘why’:

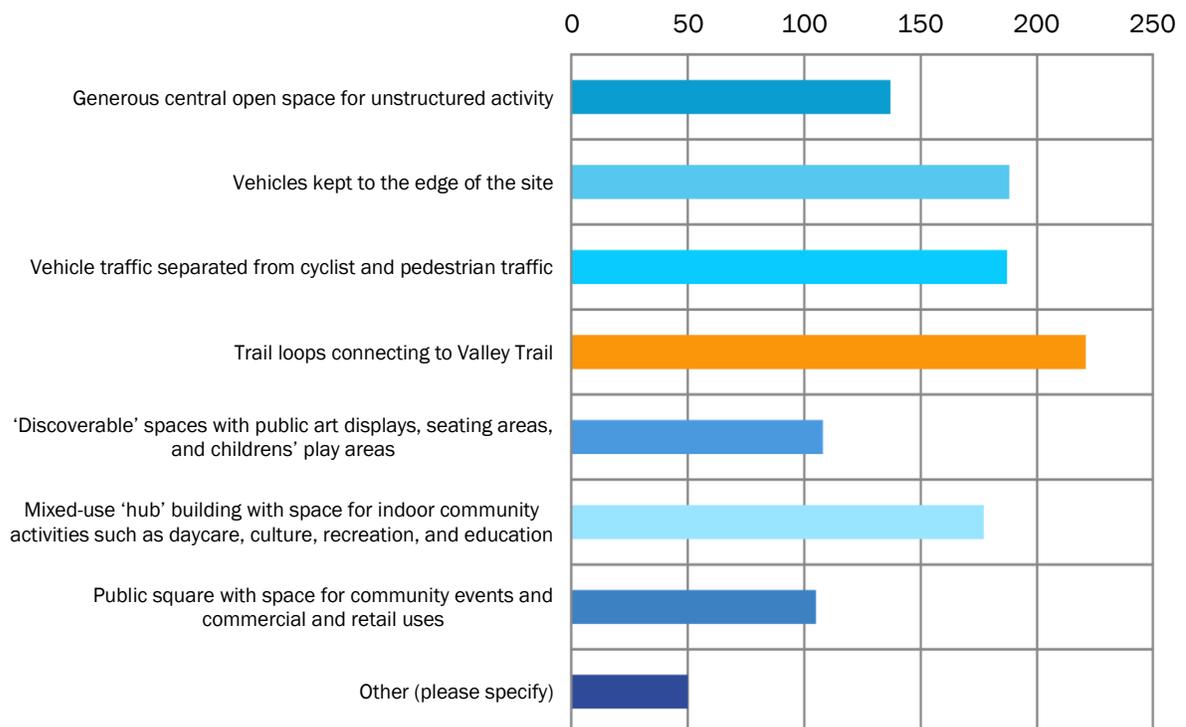
- Some respondents feel apprehension about the potential increased height and density.
- Some respondents have concerns about the interface with the existing neighbourhood.
- Some respondents are troubled over the loss of the existing facilities on site.

- Some respondents feel employee housing needs to be included as a priority.
9. What building forms and sizes should be prioritized? Rank in order, with 1 being most important.

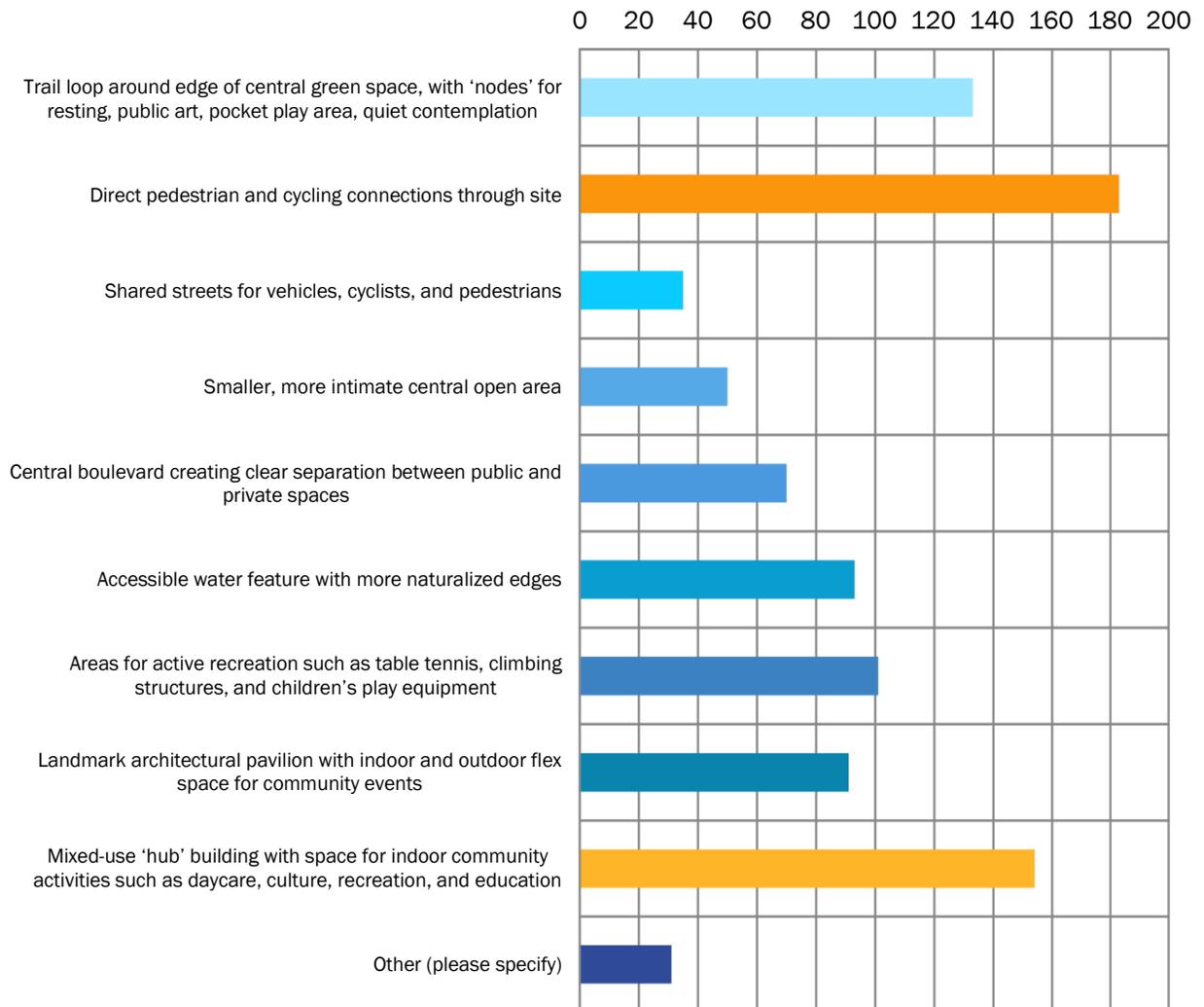


- Most respondents prioritized a mix of forms including some taller buildings that allow for more open space and community use and being the most important for the site.
- Most respondents feel that low-rise development with a greater building footprint and limited accessible and public space is less important to prioritize on the site.

10. Thinking about sense of place and social connectedness, what do you like about the 'Village Green' development concept? Check all that apply.



- Most respondents like the connections to the valley trail, followed by vehicles being kept to the edge of the development and being separate from cyclist and pedestrians.
- Respondents liked the mixed-use 'hub' with indoor community use space and the generous central open space.



- Most respondents like the direct pedestrian and cycling connections through the site, followed by the mixed-use 'hub' building and the trail loop around the edge of central greens space.
- Most respondents do not like shared streets for vehicles, cyclist and pedestrians, nor do they like smaller, more intimate central space.

'Other' suggestions include:

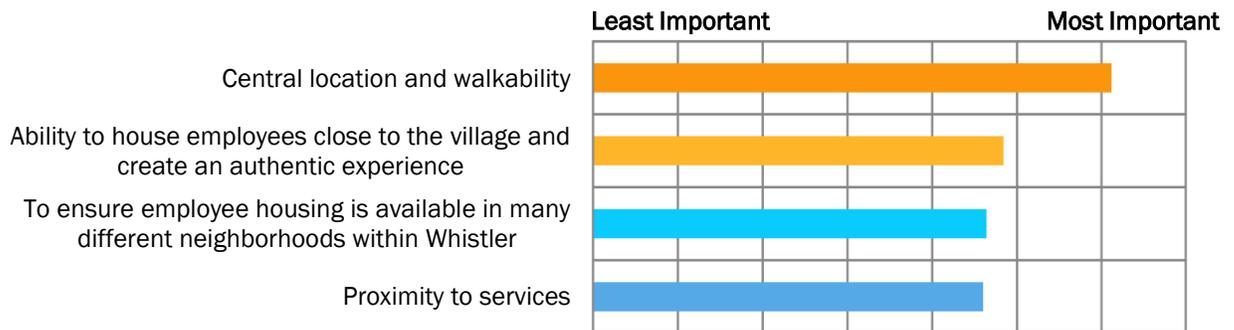
- A racquet sport facility
- Employee housing
- Healthcare/medical space
- Senior's centre
- Green and open space

17. How important is this site in addressing the housing needs of the community?



- Most respondents feel that housing is important or very important to addressing the housing needs of the community.
- Very few respondents feel that housing is not important at all or of low importance in addressing the housing needs in Whistler.
- Some respondents feel neutral about housing on this site addressing the needs of the community.

18. Thinking about the above response, what factors make this site critical to delivering housing? Rank in order from most important (1) to least important (4).



- Most respondents feel the 'central location and walkability' is the most important factor to make this site critical to delivering housing above all options.
- The answer spread did not indicate a strongly favoured choice to this question.

19. What housing priorities would you like to see on the site? Rank in order from most important (1) to least important (9).

- The majority of respondents prioritized employee rental housing and employee price-restricted for purchase housing as their priorities for housing on the site.
- Seniors housing and non-price restricted employee housing for purchase were also ranked high by most respondents.
- Market housing with the nightly rentals was the least important priority for most respondents, followed by subsidized housing and market housing.



20. Do you have additional thoughts how this site can provide diverse housing opportunities for Whistler?

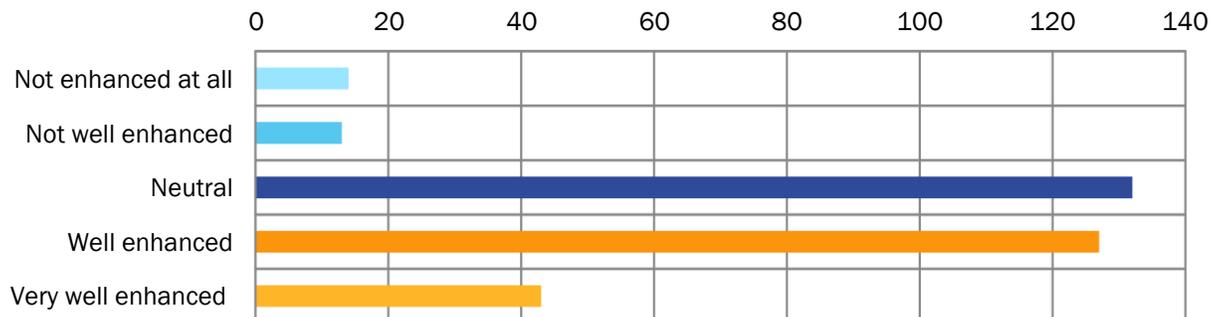
- Most comments focused on employee housing with respondents feeling concerned that the development concepts do not provide enough employee housing
- Some comments noted diverse types of housing could benefit the community, including rental and seasonal housing for workforce close to the Village
- Several comments noted that affordable housing in close proximity to services and amenities is beneficial to many aspects of livability.
- Some respondents feel that housing should be focused on locals, full-time residents and not short term rentals.

“We need housing for those who work in Whistler and especially work in the village area from this development. Rental and seasonal or maybe even a priority that local businesses could rent for their employees would ensure that the employee housing component actually housed working employees.”

– Respondent comment

Guiding Principle #4: Enhance Connectivity and Mobility

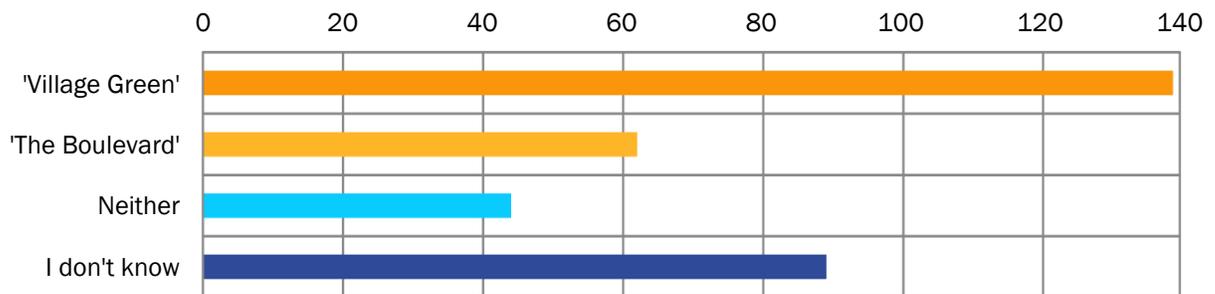
21. Do you feel the development concepts enhance connection, mobility, and walkability to and from the site? How enhanced is connectivity, mobility and walkability:



- Most participants feel that the development concepts enhance the connections, mobility and walkability to and from the site.
- Some participants feel neutral and a few participants feel that the concepts do not enhance connections, mobility and walkability to and from the site.

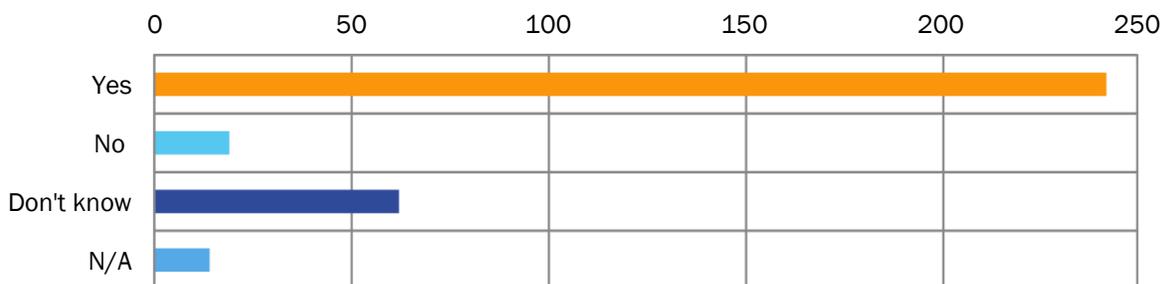
22. Village Green' establishes a road for vehicles around the edge of the site, and locates cyclists on a perimeter mews and local streets, with a variety of walking routes through and around the site. 'The Boulevard' includes a central road and mews along the western edge for vehicle traffic, with a dedicated adjacent bike path and a walking loop around the central watercourse feature.

Thinking about the above descriptions, does one of the concepts better support active modes of movement around and through the site?



- More respondents feel the 'Village Green' concept better supported active modes of movement and through the site.
- Many respondents answered that they did not know or feel neither concept supported connectivity on the site.

23. Are there appropriate connections to the existing Valley Trail?



- Most respondents feel that the connections to the Valley Trail are appropriate.
- Some respondents feel they did not know or did not feel if the connections are appropriate.

24. The alternative development concepts establish new walking and cycling connections to Whistler's Valley Trail network, Northlands Boulevard, the Cultural Connector, and to public transit stops. What do you like best about how the development concepts enhance connectivity and mobility?

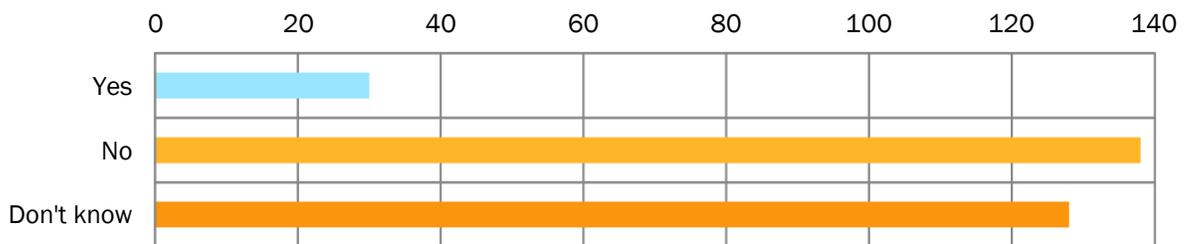
- Several comments note the opportunity to improve the connection to the Village across Lorimer Road, and that more thought needs to go into how to safely connect the development for people who walk and bike.

- Respondents like that the development concepts were oriented to people who walk and roll with vehicle traffic minimized and parking hidden.
- Respondents like that the neighbourhood links into the existing well-used Valley Trail network.
- Several respondents noted the importance of transit integrations and encouraging walking and biking for future residents of the site.
- A few respondents feel it is important for those connections to be considerate of all ages and abilities through universal design standards.

25. What is missing / what could be improved?

- Some participants shared that the existing racquet sport facility has not been included in the alternative development concepts.
- Prioritizing pedestrians over vehicle traffic is noted by some participants, with a preference for cars to be discouraged and/or separated from pedestrians on the site with parking provided underground.
- Some respondents feel the connection across Lorimer Drive for people who walk and roll can be improved.
- Some respondents feel bus stops and transit connections are important and should be well integrated.
- Some participants feel additional housing for employees and locals is needed.

26. Do you see barriers to mobility and walkability in the alternative development concepts?



If you answered yes to the above question, what are the barriers?

- Several respondents feel there is an opportunities to eliminate barriers through universal accessibility for all ages and abilities, including addressing wheelchair access.
- Several respondents feel the connection across Lorimer Road is an opportunity for improving mobility and walkability.

27. Do you have additional thoughts on how this site can enhance connectivity and mobility in Whistler?

- Several respondents feel infrastructure for people who bike, like dedicated lanes, covered and secure bike parking, bike share locations, well marked safe connections to the Village and the Valley Trail is important to enhance connectivity and mobility on the site.
- Several respondents feel that people should be prioritized over car/vehicle traffic on the site similar to in the Village.
- Several respondents feel that parking is important but should be below grade.

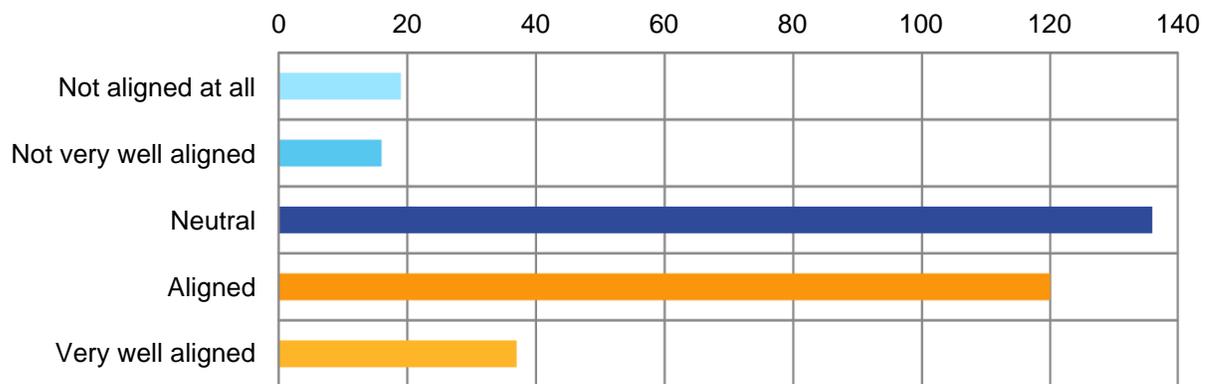
- Several respondents feel that providing employee housing will allow local residents to live near services and amenities without reliance on person vehicles.
- A few people feel accessibility for all ages and abilities can be enhanced through universal design standards.
- A few people feel that the connection to the Village across Lorimer Boulevard needs to be improved or better addressed through design enhancements.

“Although I like the village green and keeping the cars out of the centre, parking is a huge issue for Whistler and so a lot of underground parking should be included in this.”

- Respondent comment

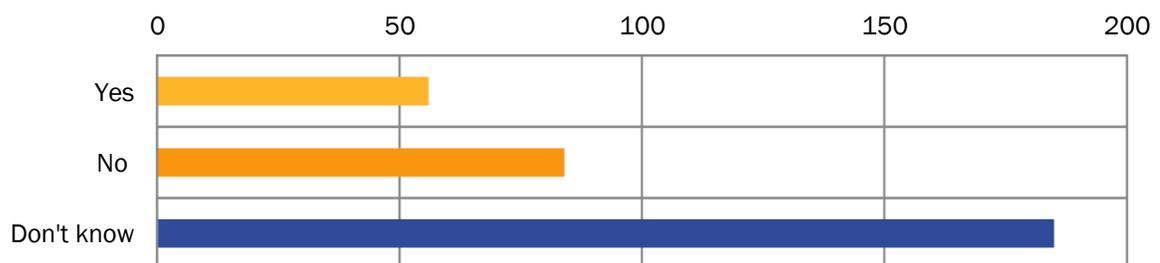
Guiding Principle #5: Accelerate Climate Change Solutions and Address Resource Use

28. How well do you feel the sustainability approaches described in the alternative development concepts advance Whistler’s climate and sustainability goals?



- Most respondents feel that the concepts are aligned or very well aligned with Whistler’s climate and sustainability goals.
- Many respondents feel neutral about how well aligned the concepts are with Whistler’s climate and sustainability goals.
- A few respondents feel the that concepts are not very well aligned or not aligned at all with Whistler’s climate and sustainability goals.

29. Do the development concepts miss important opportunities to achieve climate and sustainability goals?



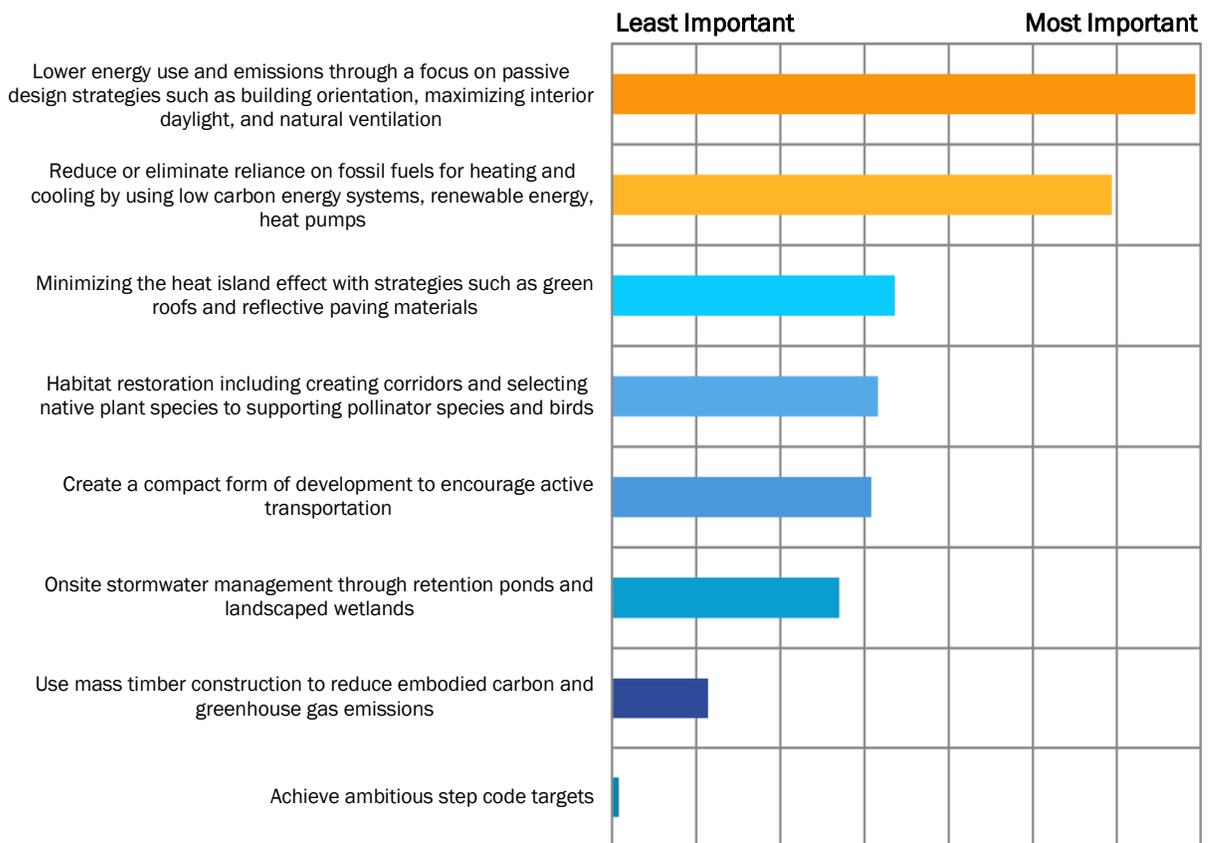
- Most respondents do not know if the concepts missed opportunities to achieve climate and sustainability goals.

- A few respondents feel the development concepts miss important opportunities to achieve climate and sustainability goals.
- Some respondents feel that it does not miss opportunities to achieve climate and sustainability goals.

If you answered yes to the question above, what is missing?

- Passivehaus standards, net zero building
- Use of solar, green roof, and low impact building materials
- Increased density to achieve sustainability goals
- Importance of recreation facility for health and mental wellness

30. Whistler has emphasized the importance of sustainable development. When thinking about this project, where do you see the greatest opportunity? Rank in order of importance with 1 as most important.



- Most respondents feel on lowering energy use and emissions through focusing on passive design strategies, and reducing or eliminating reliance on fossil fuels for heating/cooling are the greatest opportunities for sustainable development on this site.
- Step code targets and mass timber construction were ranked the lowest by respondents as opportunities for sustainable development.

31. Are there other sustainability measures that should be considered?

Respondents provided a range of comments about other sustainability measures that should be considered, including:

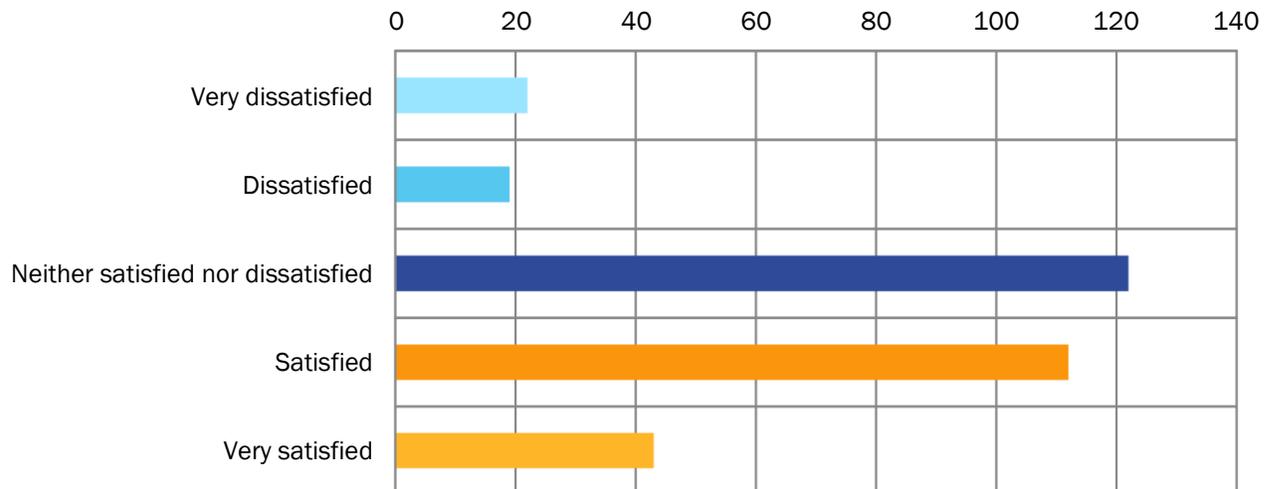
- integrating alternative forms of transportation, particularly e-bikes;
- integrating EV charging for all parking on site;
- additional employee housing;
- ensuring the site is fully electric with no use of natural gas;
- opportunities for food production and naturalize landscaping; and
- minimizing waste during development.

32. Do you have additional thoughts on how this site can accelerate climate change solutions and address resource use?

- Many respondents want to see green building initiatives used on site, including developing to a the highest BC step code, incorporating ‘passivehaus’ design, low impact building techniques, and eliminating the use of natural gas.
- Several respondents provided comments related to density, including increased densities and more employee housing can help offset carbon footprints and reduce the need for commuting to Whistler.
- Some respondents felt that not developing the site or developing it with lower density would be preferable.

Guiding Principle #6: Integrate and Enhance Nature

33. Please rate your satisfaction with the following statement: The concepts integrate and enhance nature.

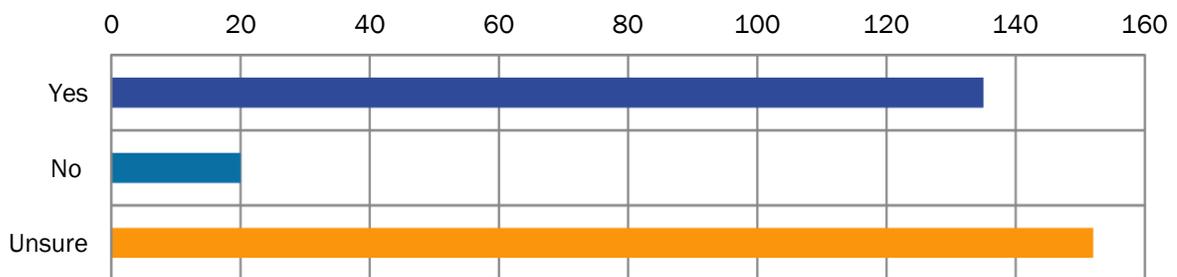


- Most respondents were satisfied were either satisfied or very satisfied with how the concepts integrate and enhance nature.
- Some respondents were neither satisfied, nor dissatisfied with the how the concepts integrate and enhance nature.
- A few respondents were very dissatisfied or dissatisfied with the how the concepts integrate and enhance nature.

34. What is missing?

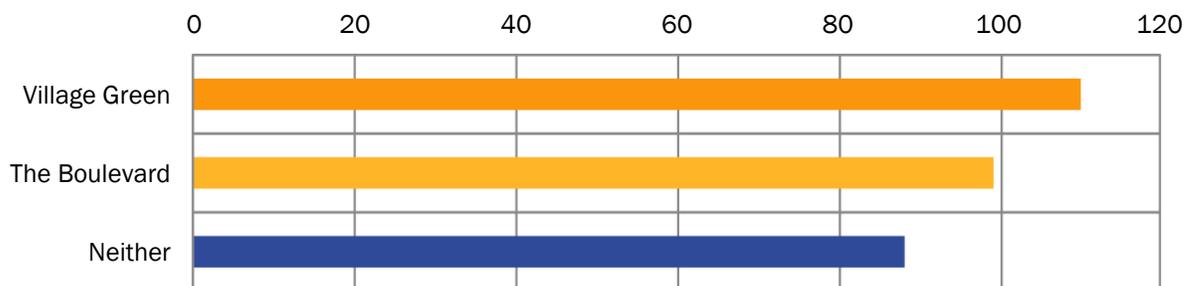
- Several respondents noted that the alternative design concepts have the potential to integrate more “green” and natural elements into the design.
- Some respondents noted that the existing racquet facilities were not included in the alternative design concepts.
- Some respondents suggested the site design embrace the natural landscape by maintain the wetland connections and limit pavement.
- Some respondents felt that the concepts should include areas for community gardens and more roof top greenspaces

35. The amenity channel watercourse is central to both alternative development concepts, as a public amenity, for stormwater management, and to enhance habitat and biodiversity on the site. Does this approach successfully contribute to the objectives of Guiding Principle 6?



- Most respondents answered that they were unsure if the amenity channel watercourse contributed to achieving Guiding Principle 6.
- Many respondents feel that the amenity channel does contribute to achieving Guiding Principle 6.
- Only a few participants feel that the amenity channel watercourse does not contribute to achieving Guiding Principle 6.

36. 'Village Green' includes a "harder" edge along the amenity stream watercourse, bringing walking trails close to the water. 'The Boulevard' proposes a "softer" edge along the amenity stream, with a larger buffer and walking trails more distant from the water. Which approach better integrates and enhances nature?



- More respondents feel the ‘Village Green’ concept integrates and enhances nature better than ‘The Boulevard’ concept.
- Many respondents feel that neither concept integrates and enhances nature better than the other.

37. Why does the 'Village Green' integrate and enhance nature better?

Respondents provided a range of answers, including:

- closer to the amenity stream feature;
- more green space and outdoor elements;
- vehicle traffic is pushed to the outside; and
- better connections for people walking and rolling.

38. Why does 'The Boulevard' integrate and enhance nature better?

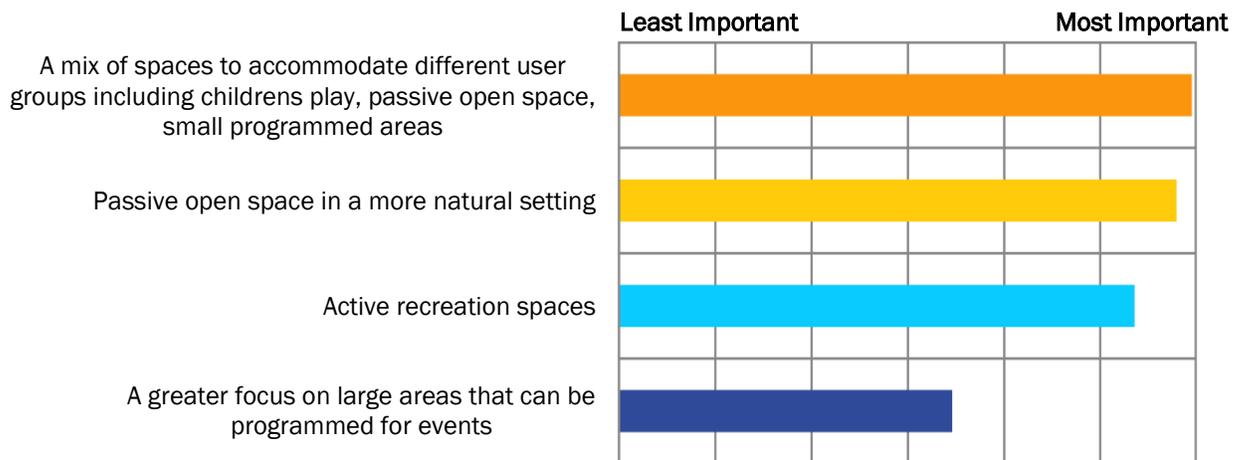
Respondents provided a range of answers, including:

- softer edges;
- better connection with natural habitat;
- generally more natural; and
- buffer from the amenity stream feature.

Prefer Village Green with road on outside and Boulevards soft edge around water which gives nature a better chance to flourish (without pavement and people right at the waters edge).

– Respondent Comment

39. The public open space is part of a network of open spaces in the Village including various Village squares, Florence Peterson Park and Whistler Olympic Plaza. What should the focus of this open space be? Rank in order of importance, with 1 as most important.



- Most respondents feel that 'a mix of spaces to accommodate different user groups' should be the priority focus for open space on the site, followed closely by passive open space in a natural setting.
- Most respondents feel that programmed space for large events was the least important focus for open space on the site.
- Most respondents indicated that active recreation space was not a top priority for open space on site.

40. Do you have additional thoughts on how this site can integrate and enhance nature in Whistler?

- Recreation facilities were mentioned multiple times, including specific suggestions for tennis or recreation facilities.

APPENDIX B

4500 Northlands Rezoning Phase 2 In-Person Comment Form Summary

During the 4500 Northlands Rezoning Phase 2 engagement process, 65 handwritten comments were received at the Open House and four at the Farmers Market pop-up. Both in-person events displayed large printed panels sharing the alternative development concepts, background information about the project, and details about the enhanced rezoning process. Interested members of the public were welcomed to share their input on the development concepts by handwriting comments on comment forms, in addition be directed to the online questionnaire.

The following provides an overview of the key themes heard through the 80 comment forms received during Phase 2 in-person engagement events.

Racquet Sport Facility

- Many comments with support for existing racquet facility its offerings, acknowledging the multi-purpose role it plays in the community
 - Recreation – indoor and outdoor
 - Social hub – community gathering space
 - All ages - children’s and family programming
- Strong support for pickleball as well as tennis
- Support for both a new/replacement recreation facility versus retaining existing, and for an on-site or off-site facility
 - Future location suggestions - Meadow Park
 - Existing location is central and accessible - suggestion of more compact design on site
 - Response differ between community recreation and a competition-style all-season tennis facility as a potential tourism destination
- Many comments about the historic obligations for tennis/recreation facility as the amenity and the important role of recreation to Whistler’s success and identity

Housing

- Priority for employee housing to be including on the site to address the key priority and need in Whistler
 - The development concepts do not include an acceptable amount of employee housing - strong support to increase the amount on site
 - Consider a range of needs for employee housing on site – dormitory for seasonal, family housing, accessible etc. with inclusivity as a key concept
 - Identify the types and tenure of the employee housing proposed

“We are a family of 3 (hopefully 4 one day) and are very concerned about the lack of employee housing designed on either of the plans. Employee housing is the issue in Whistler and lack of affordable housing should be 100% a major priority in this rezoning application.”

-Respondent Comment

- Central location, proximity to amenities and health centre – good opportunity for targeted seniors housing and employee housing
- Many comments were not supportive of tourist accommodation/nightly rental – housing should be community serving

Other Uses

- No need to replicate nearby community uses
 - Olympic Plaza is nearby – large additional green space is not needed on site
 - Too much commercial will duplicate what is existing in the Village
- Existing gaps in community use – medical office space; daycare; retail for small/local shops/pop-ups; dedicated programming for seniors and community uses
- Needs to be welcoming to community and visitors
 - Consider active programming/uses to draw people to the site
 - Small amount of commercial and service retail spaces
 - Visitor parking needs to be considered – how will people access the site

Site Design

- Green space/open space on site should be designed to consider community needs and not just serve the residents on site
- Relationship with the Village is important – opportunity to improve connectivity
- The development should support the community and tourism
- Valley Trail as a key connector, support for design that prioritizes the pedestrian experience, minimizing roadways and surface parking
- Support biking and active modes of transportation for people on foot or wheel
 - Electric bike charging stations and covered bike parking is also strongly emphasized.
- Support for height/compact form of development
 - Use this key space efficiently
 - Potential to distribute development more
- Concerns about the character being very too urban or city-like
 - Needs to consider the alpine character of Whistler
 - Concerns over building heights (8, 11, and 13 story) being too tall or high-rise like
 - Impacts on traffic from new development
- Opportunity to integrate indigenous design in architecture and art

Process

- Community should see and understand the amenity at the same time as the development proposals
- Desire for new set of plans to be presented before phase 3 consultation that also addresses the community amenity
- Recognize historic obligations and maximize the CAC as part of this process

APPENDIX C

4500 Northlands Rezoning Phase 2 Committee Meetings Input Summary

During 4500 Northlands Rezoning Phase 2 engagement process, staff and the applicant presented the alternative development concepts to five Select Committees of Council. With membership comprised of appointed representatives from the community, the Committees assist Council in an advisory capacity, sharing their local knowledge, experience, and subject matter expertise to specific areas of civic concern on their respective Committee.

Select Committees of Council

The following table lists the Committees in which staff and the applicant presented to, and minutes are available on the RMOW's [Committees webpage](#).

Meeting Date	Select Committee
June 1	Accessibility and Inclusion Committee (AIC)
June 9	Recreation and Leisure Advisory Committee (RLAC)
June 15	Advisory Design Panel (ADP)
June 27	Strategic Planning Committee (SPC)
June 29	Transportation Advisory Group (TAG)

At each of the Committees, staff and members of the applicant team presented an update on the enhanced rezoning process, including:

- a summary of the Phase 1 engagement process and feedback received during the process;
- review of the six guiding principles derived from Phase 1 and approved by Council;
- the purpose of Phase 2 and the planned engagement activities to seek feedback on overall site design, community amenity priorities and any gaps/needs that have not yet been identified; and
- an overview of Phase 3, which will involve further community feedback and input to refine the preferred concept.

The applicant team introduced and provided an overview on the Phase 2 development concepts, highlighting conceptual planning, public space and recreation, the connections to the site and on the site, and design opportunities for the site. Committee members were able to ask questions and provide input on the concepts.

Committee Feedback

Accessibility and Inclusion Committee (AIC)

The AIC discussed the features presented in the proposals and provided suggestions to the applicant:

- The proposed community hub should address community needs, like seniors programming, daycare and employee housing

- Open space and community space should be designed to be ‘accessibility for all’
 - Surface design, sensory considerate areas, and variety of opportunities for play
 - Idea of “forest nodes” using natural materials to formalize play areas
- Consideration for programming in the open space (i.e. rental, event, community, sporting groups etc.)
- Connections to the Village for all ages and abilities are important
- The committee requested further details about the proposed housing and employee-restricted units on the site.
 - Idea of intergeneration employee housing is important
- More details about vehicle access and parking on the site were requested, including how someone driving to the site can access community space.
 - Consideration should also be given to over-height vehicles requiring accessible parking
- Charging for e-bikes, especially in the area identified as bike storage, should be integrated into the design.
- More details were requested on the wellness component and the potential future relocation of recreation opportunities like the pickleball and tennis courts.
- As there is an area in Whistler called The Village Green, the title for Option 1 could create confusion.

Recreation and Leisure Advisory Committee (RLAC)

The following themes were noted by RLAC:

- Positive reaction to the overall design, continuity of the amenity channel, connectivity to the natural environment, and support for inclusion of community use space
- More details were requested about the community amenity contribution related to future
- Concerns over loss and future of the existing racquet sport facility on site
- Consideration for covered areas in the community space to accommodate for all types of weather
- Discussed that the proposal may include tourist accommodation (i.e. Phase 1 nightly rentals).
- The Committee suggests transportation plan will be required.
- Potential for conflict between residents and visitors using the open space on site
- Consideration for how community use space is designed and used – flexibility with ‘discoverable’ spaces as needs change

Members discussed that that a transportation plan be required and also requested from the Applicant to produce within two months a report detailing options on how the racket facility will be replaced.

Advisory Design Panel (ADP)

The ADP noted the following:

- Addressing the future of the racquet club facilities in Whistler
- Employee housing is a driving need in the community and the more employee housing contained on the site, the more support the applicant will gain from the community

- Both designs were appreciated with no consensus on preference, however, generally, the less asphalt and more greenspace, the better
- The non-vehicular open space in the middle seems very valuable, the boulevard truncates the site and is a road to nowhere
- Amenities are key, and should consider:
 - Offsite amenities
 - A winter indoor amenity to activate the site in all seasons
- Connection to the water is appreciated, however applicants were encouraged to:
 - Explore enhancing that feature so you can get a sense of where the water comes from and where it is going
 - Enhancing the protected wetlands conservation site and exploring a pedestrian link to it through the adjacent Montebello
- Community/open space should be public and should consider public space for residents vs. tourists
- Concerns around the amount of commercial on the site:
 - It would be disconnected from Village Centre and Village North
 - Empty commercial space is a negative
 - Common areas/plaza could be animated with a coffee shop or restaurant
- The Panel acknowledged the challenges of connecting to the Village and through Montebello
- The Panel is generally open to the proposed building heights
- The building form and vernacular should be driven by climate change, changes in future tourism, land use and not necessarily matching the existing Village
 - Support for embracing the potential to be bold with form and character

Transportation Advisory Group (TAG)

The TAG noted the following:

- De-emphasizing vehicle traffic is generally supported and the group prefers to keep vehicles out of central space to invite other modes of transportation
 - Support for a 30 km hour shared street
 - Preference for car-free central open-space
- Support for the approach to keeping most parking underground with limited surface parking
 - Consider reducing parking spots to <1/unit
 - Need to use low embodied emission concrete as underground parking accounts for a significant percentage of the embodied building emissions
- General support for integrating the Valley Trail connections and pedestrian walkways on site
 - Suggestion to reposition the Valley Trail connection between Marketplace to the site
 - Minimal road/vehicle interference for pedestrian flow
 - Wayfinding will be important
 - Potential to prioritizing snow clearing for active modes
- The group would like to see concepts to improve the connection for people on foot and wheel at the intersection of Lorimer Road and Northlands Boulevard
 - Potential to consider different or alternative design options and road modifications for active transportation infrastructure
- Shared mobility options like car-share and on-demand transit are supported where possible
- The group asked for clarification on the amount of employee/WHA housing
- Desire to see more secure bike parking, including e-bike charging and storage, and general infrastructure for e-bikes considered (because they are too heavy and big to carry)

- Shelters for shorter for short-term bike parking and in-unit bike storage as close to the front door as possible
- Consider ski hill access for residents and visitors on the site as people will be shuttled or walk to the gondola and existing village
- Transit routes need covered bus shelters
- Access for shuttle buses should be considered in the site design
- Suggestion to add a transit stop to the free village shuttle right at the development entrance

Strategic Planning Committee (SPC)

The SPC noted the following:

- Community space on the site should not duplicate existing Village amenities and features
- Preference to see the emphasis on employee housing and social services (e.g. health and childcare) vs. green space
- Employee housing is expected to be a significantly higher portion of built space than currently shown
 - Suggestion to the Applicant to emphasize the types of employee-restricted housing (rental to non-market)
- Amenity stream feature is a big opportunity, but not essential
 - Change to enhance greenspace, mimics what exists in Village and ties it together through design, element of wayfinding and visual connections
- Consideration for how the open and community space is used, how people who don't live there are welcomed into the space
- Support for higher density buildings was expressed
- Any TA on site should consider the longevity of 'warm beds' with a preference to be secured by Phase 2 covenants (rather than Phase 1)
- Community amenity contribution should reflect the increased value of the property