



Welcome

4500 Northlands Enhanced Rezoning Phase 2 Open House

Event Guidelines

It is important that we create a space where everyone can contribute.

Please remember to ***be respectful***.

- » Every participant brings information, points of view and ideas to contribute. Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- » Threats, insults, intimidation and abusive language will not be tolerated.
- » Photography and video recording are limited to the presentation materials. Photographing and/or recording of participants or conversations are not permitted (without advance permission).





4500 Northlands Phase 2

In Phase 1, you helped to create and refine the guiding principles for the 4500 Northlands rezoning.

Now we are asking for your feedback on how the alternative development concepts align with what we heard in Phase 1, and how they will contribute to Whistler's shared community vision.

Why are we here?

- » To learn about the enhanced rezoning process and the various opportunities for input
- » To review findings from the Phase 1 consultation
- » To review the material on display with the applicant and staff here to answer questions
- » To provide input on the alternative development concepts

How will input be used?

Your input is important as it will shape the final development concept that will be considered as part of the rezoning process.

Please complete the questionnaire by scanning the QR code with your mobile device; or submitting a paper comment form

**Visit our web page
for more
information**



Questionnaire



Site Context

4500 Northlands is a 5.2 hectare (12.9 acre) site in Whistler Village

4500 Northlands is bordered by the Montebello and Settebello neighbourhoods to the east and north, the Glacier and Symphony neighbourhoods to the south, and a single family dwelling and Highway 99 to the west.

Background

The existing zoning was established in 1990 for a tennis and golf resort, a response to a call for proposals for development that would advance Whistler’s vision to be a world class, four season destination resort community.

Further development concepts were initiated in 1999 and 2004, but never completed.

Currently the site houses the Whistler Racket Club, offering a range of recreational and social activities including tennis and pickleball in an indoor and outdoor facility.



Traditional Territory

The site and surrounding lands are on the traditional unceded territory of the Lil’wat Nation and Squamish Nation.

Rezoning

A new land owner has initiated a new rezoning application for 4500 Northlands

The rezoning will establish a new vision for 4500 Northlands, including future uses and amenities established through the process.

Current Zoning

Main development parcel is zoned TA10

Intent: to provide Tourist Accommodation facilities in conjunction with tennis facilities and auxiliary employee accommodation.

Permitted uses: hotel, indoor and outdoor recreation, employee housing.

Maximum height: 9 storeys or 35.5 metres.

Small parcel at the north-west corner is zoned RM43

Intent: to provide medium-density employee housing.

Permitted uses: employee housing auxiliary buildings, park and playground.

Maximum height: 14 metres.

Forested wetlands east of Blackcomb Way are zoned RR4

Conservation by covenant - no development proposed.

Future Zoning

The enhanced engagement and rezoning process is proposed to lead to the establishment of a new custom zone for the development site.

The custom zone will be reflected in a zoning amendment bylaw that will be subject to Council consideration and adoption through the applicable statutory process of bylaw readings.

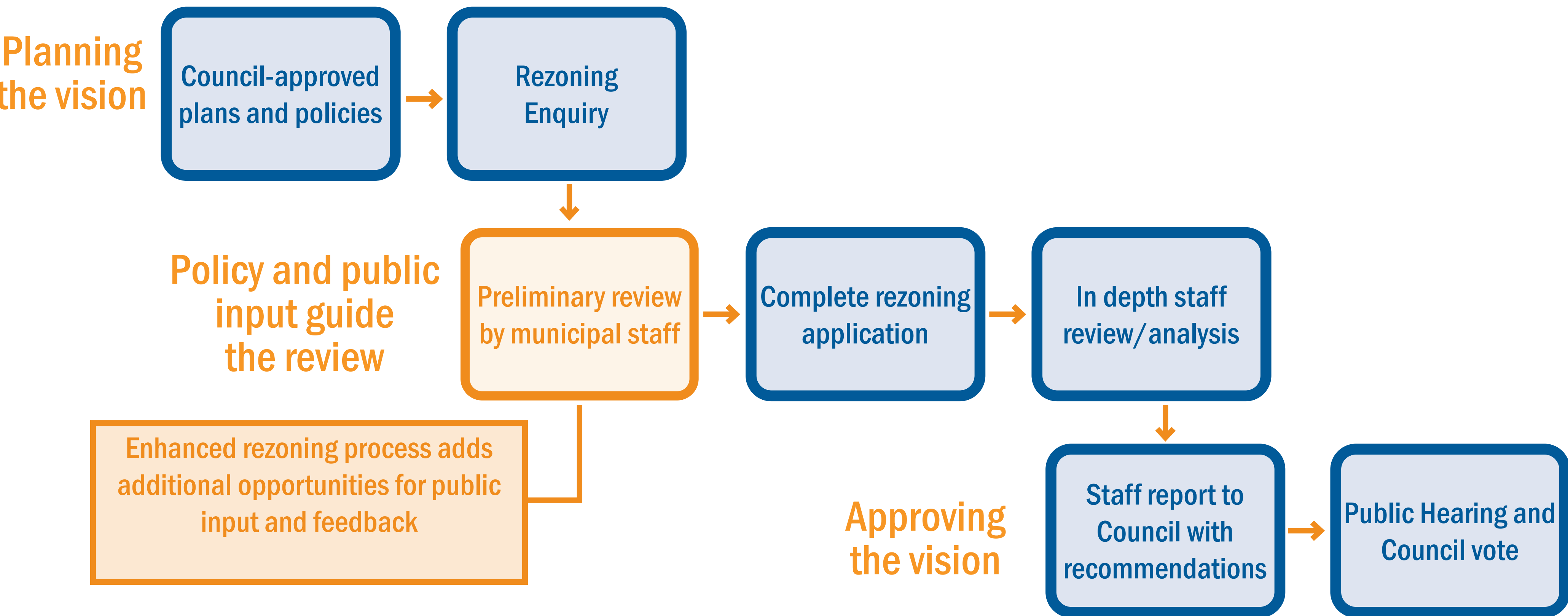
What is Zoning

Zoning is a system of regulating land use and development. It establishes a pattern of development across neighbourhoods, identifying what can be built and what uses may take place on a piece of property and can include building regulations or restrictions, for example: parking requirements, floor area maximums and siting rules like property setbacks that must be followed.

What is a Rezoning?

Rezoning changes how a property can be used or developed. An application for rezoning follows established municipal processes and adheres to strict legislative requirements as set out in the Local Government Act. Rezoning applications should move municipal policy objectives forward and reflect the community goals and priorities outlined in the Official Community Plan.

Rezoning Process



Enhanced Process

In acknowledgment of the strategic importance of this site and the complexity of the rezoning, Council endorsed a 3-phase ‘enhanced’ rezoning process.

Phase 1 and Phase 2 are supplemental to a standard rezoning process and were added to make space for conversation with the community.

The purpose of the enhanced process was to add additional early engagement, and to create a set of principles to guide the development and review of the rezoning proposal.

Enhanced Process		Standard Zoning Process
Phase 1 - complete	Phase 2 - underway	Phase 3 - future
Early Community Engagement: Establish guiding principles	Alternative Development Concepts: Identify and evaluate potential development associated community amenities	Direction to Proceed and Draft Bylaws : Determine supported uses and amenities to prepare and consider bylaw amendments
<ul style="list-style-type: none">» Communicate expectations for the timeline» Develop a common understanding of the planning and engagement process» Develop Guiding Principles	<ul style="list-style-type: none">» Iterative process between staff and the proponent team<ul style="list-style-type: none">└ Present high-level site design concepts to the public» Council consideration of concepts<ul style="list-style-type: none">└ Alignment with guiding principles and general site design» Community engagement to present development concepts	<ul style="list-style-type: none">» Consideration of community input and development of preferred concept» Preferred concept presented to Council» Further community engagement to refine the proposed concept» Bylaw amendments prepared for initial readings and Public Hearing



Policy Context

Development in Whistler is also guided by other important community planning and sustainability policies to ensure a holistic approach is taken to development

Official Community Plan (OCP)

The Official Community Plan (OCP) establishes our highest level policy goals, objectives and policies to address growth management and land use.

OCP Land Use Designation

The project site is designated as part of the ‘Whistler Village Core Commercial Area’ in the OCP. This designation provides for uses including:

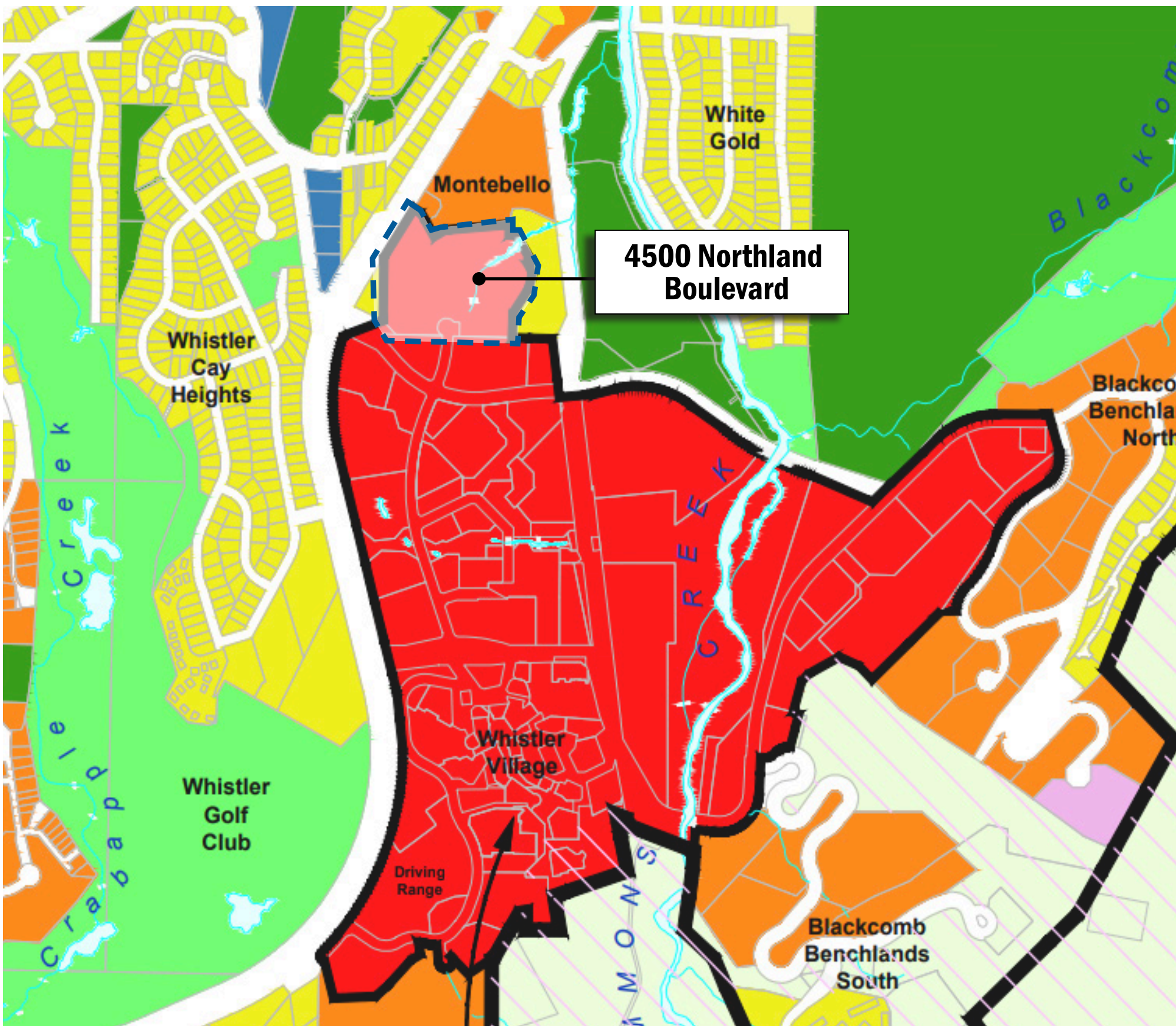
- Residential and/or visitor accommodation
- Employee housing
- Commercial
- Institutional
- Community facilities
- Parks, recreation and leisure uses

Learn more at whistler.ca/OCP

Big Moves Climate Strategy

The project site is centrally located to commercial, service, retail, healthcare and recreation service. It is well-connected to Whistler’s trail network and public transit and offers a good opportunity to implement the goals of the Climate Action Big Moves strategy such as:

- » Moving beyond the car by enabling more active transportation, and developing compact and low carbon communities
- » Decarbonizing passenger and commercial transport, by increasing electric vehicle infrastructure
- » Incorporating sustainable site design elements to conserve potable water, manage stormwater, maximize green space, and enhance the natural environment and biodiversity



What is the Official Community Plan?

The Official Community Plan (OCP) is the guiding document for long-term community direction. Adopted in 2020, the OCP contains a renewed Community Vision for Whistler that articulates the high-level aspirations for our community, describing what we collectively seek to achieve now and over Whistler’s long-term future.

- » Delivering low emission buildings by implementing sustainable building practices included with the BC Energy Step Code
- » Implementing construction practices that divert and reduce non-recyclable waste

Learn more at whistler.ca/BigMoves



Community Engagement Phase 1

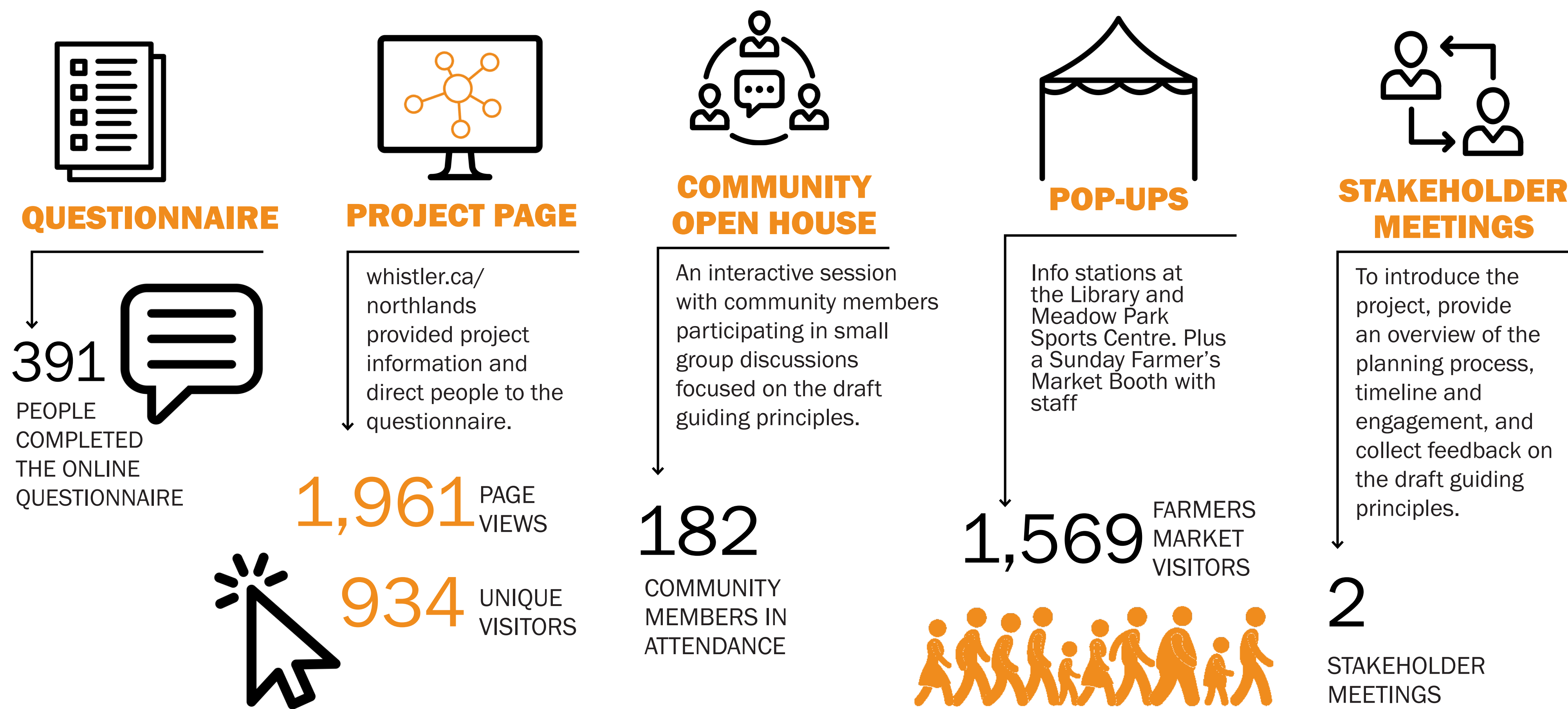
Phase 1 set clear expectations for the project timeline, process and engagement opportunities

Read the Phase 1 engagement summary here:



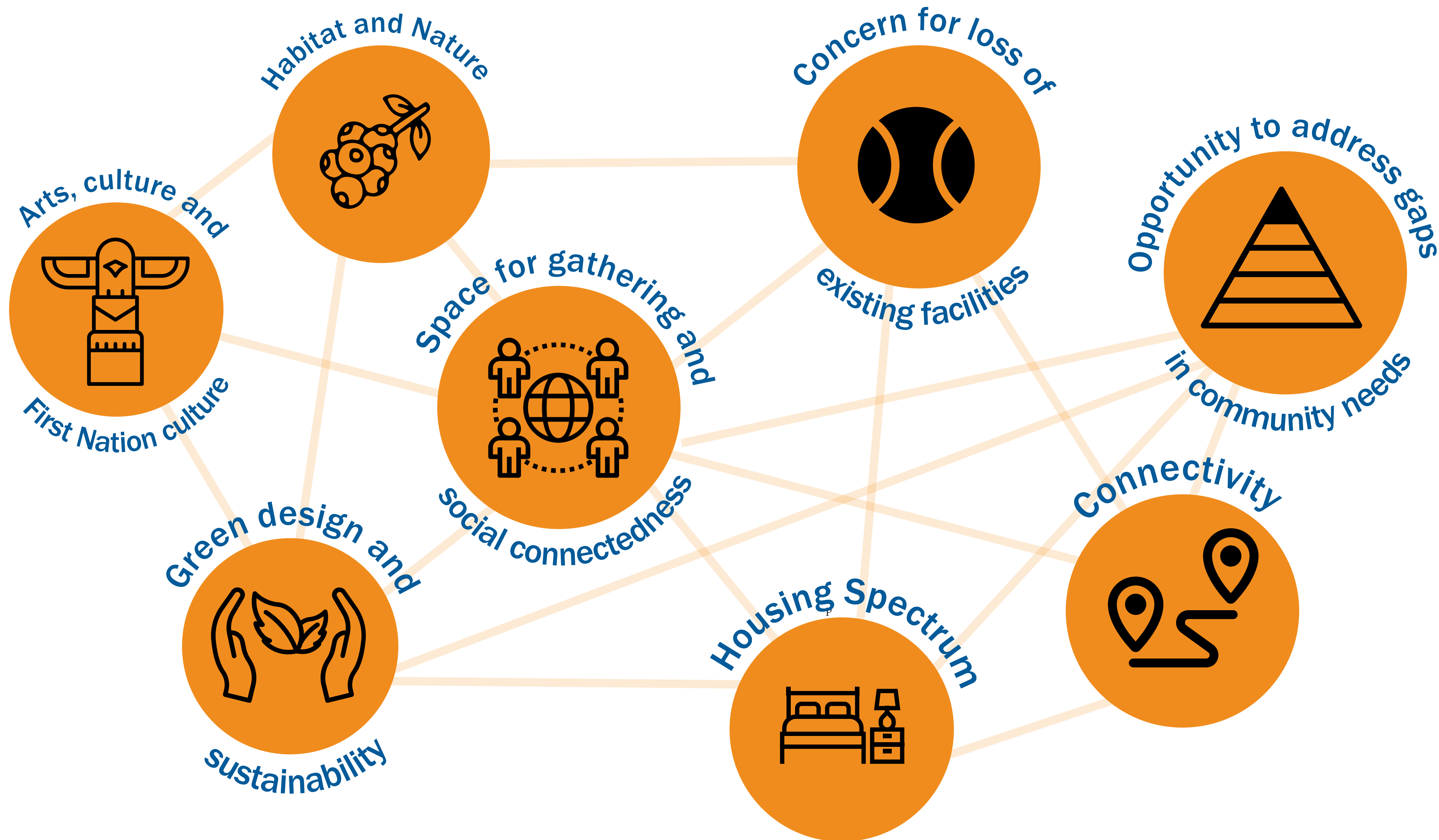
How We Engaged the Community

We sought community input on the guiding principles, project objectives, land uses and overall opportunities for the site.



Engagement Themes

The following themes were heard through Phase 1 input:



#1 Balance resort and community needs

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.



Key Themes

- » 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
- » 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
- » Explore opportunities to support the provision of space for healthcare and family support such as medical facilities and offices, daycares, and critical care facilities

Framing Questions

1. How can this development best serve the needs of the community and the resort?
2. What features will contribute to a thriving community, while protecting nature, and inspiring guests?

#2 Strengthen sense of place and social connections

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 resilient, cohesive community, supporting a high quality of life and connections within the community and with visitors.

The site design will incorporate opportunities to live, work and play, including community spaces and a diversity of sport and recreation opportunities. Design alternatives should consider what features and activities will allow this site to complement, augment, and connect to the Core Village neighbourhood.



Key Themes

- » Create public spaces that promote people’s health, happiness and well-being
- » Explore innovative site design and building forms to create spaces that foster a sense of place and belonging
- » Create a healthy, safe neighbourhood
- » Include and celebrate elements of art, culture and First Nations culture
- » Reinforce mountain community character and complement neighbouring areas
- » Create all-season, community spaces that are vibrant, inclusive, and incorporate accessibility considerations
- » Explore options that will support local and small scale businesses, arts, professional offices and services

Framing Questions

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

#3 Provide diverse housing opportunities

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.



Key Themes

- » 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
- » Explore compact and efficient site design and buildings

- » 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
- » Consider aspects of livability such as storage, amenities and facilities needed to support residents

Framing Questions

1. How can this site serve community housing needs?
2. What are appropriate built form and building scale on this site?
3. What on-site facilities, services, and amenities will be necessary to support future residents?

#4 Enhance connectivity and mobility

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.

Whistler residents and visitors walk, cycle and use transit, supported by excellent transportation infrastructure oriented to these methods of travel.

Walkable/rollable communities help keep people connected, contribute to healthy lifestyles, and help reduce greenhouse gas emissions.



Key Themes

- » Create safe, accessible, all season public connections through the site that connect both north and south
- » Support alternative approaches to vehicle ownership such as a electric vehicle car-share and cooperative ownership
- » Support ongoing transit usage through infrastructure considerations such as covered bus stops, incentives for increased ridership, availability of free shuttles
- » Provide EV charging for cars and bicycle

- » Support preferred mode choices through infrastructure for users, such as charging stations, bike valet, snow clearing, end of trip facilities, covered/secure parking for bikes, water stations
- » Capitalize on the opportunity for connectedness and connectivity created by the site’s proximity to the Village
- » Consider reduced parking requirements and putting parking underground

Framing Questions

1. What are barriers to and opportunities for walkable/rollable connection to the Village?
2. How can the development of this site support active transportation and moving beyond the car?
3. How can the development of this site support transit options and usage?

#5 Accelerate climate action solutions and address resource use

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.

Development on this site presents an opportunity to set a high bar for sustainable, low carbon development.



Key Themes

- » Explore opportunities to utilize passive cooling through shade trees and similar passive design elements
- » Seek opportunities to conserve water through measures such as, rainwater collection, and considering opportunities to reuse grey water or undertake aquaponics
- » Facilitate the separation of waste streams and minimizing waste going to landfill through design that considers the needs of the users
- » Seek to use renewable, recyclable, fire resistant, low-carbon building materials
- » Consider higher density in order to maximize efficiency of the site.
- » 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

Framing Questions

1. How can we accelerate climate action, and lower energy use through this development?
1. What forward-thinking design elements will promote climate mitigation and GHG emission reductions?

#6 Integrate and enhance nature

Nature is foundational to our community, and we endeavour to grow Whistler in a way that protects sensitive ecosystems, habitat, and biodiversity.

visitors continue to understand the need to protect its inherent values.



Key Themes

- » Use native species and low maintenance choices for landscaping
- » Explore opportunities to incorporate community art, community gardens, and informal educational opportunities at the site
- » Seek innovative management of storm water to support habitat management, conservation and restoration
- » Incorporate greenspace and open space in the site design
- » Design lighting appropriately to provide safety and convenience while maintaining dark skies
- » Pursue design and material choices that will maintain or improve water and air quality

Framing Questions

1. What habitat and biodiversity can be preserved on site?
2. How can habitat and biodiversity be improved through development?
3. What should open spaces look like on this site?

Community Benefits

A number of benefits exist from undertaking the planning and engagement process to consider a rezoning of the lands

Overall Benefits

- » Further a number of Council priorities and initiatives
- » Create a development that is sustainable, socially inclusive, and highly livable
- » Derive community amenities to serve the new development and the broader community
- » Align with the Climate Action Big Moves Strategy
- » Create new housing and employment opportunities within walking distance of shops, services, the employment center, and the Whistler Village core

Community Amenity Contributions

Community Amenity Contributions (CACs) are typically made through the provision of on-site amenities and/or a contribution towards public benefits

Community benefit is typically made through on-site amenities, and/or a contribution to public benefits that relate to the site and serve community needs

When land is rezoned, it often increases the value of the land. Local governments may seek to capture part of that additional value to fund new infrastructure, facilities, or other public benefits.

Contribution examples

CACs help the municipality build and expand facilities like:

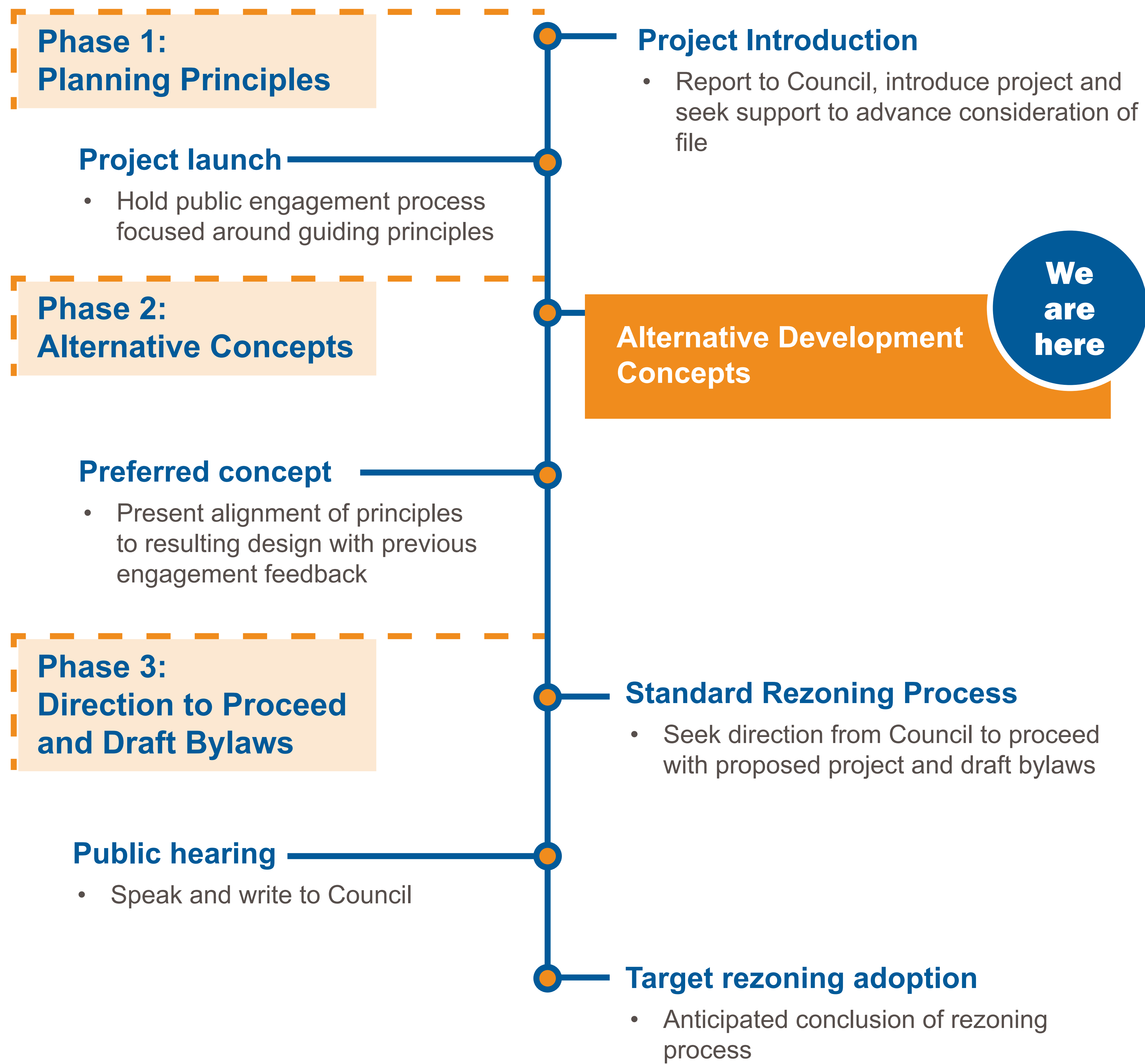
- Affordable housing
- Parks and open spaces
- Childcare facilities
- Facilities like community centres, libraries, and recreation centres
- Transportation and public realm improvements
- Arts and culture spaces

During Phase 2 engagement, the municipality will work with the community and stakeholders to refine and understand amenity priorities in relation to the overall scale of amenity contribution allowed for within the site plan.

CACs are negotiated with the property owner, and are a function of historic expectations and the additional value of the future development that is generated through the rezoning process.

To be realized they must be approved by Council and agreed to by the property owner. The aim is to enable 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.

Where We Are In The Process



Next Steps

Community input along with further internal review and collaboration with the applicant will be integrated and developed into a preferred concept

Developing a Preferred Concept

Feedback from Phase 2 will be incorporated into the development of a preferred concept to be presented to Council for direction to proceed with further consideration of the preferred concept and drafting bylaws.

Rezoning Approvals

Phase 3 will include a full process including further consultation with the community and Council and determination of supported uses and community amenities before commencing preparation and consideration of a zoning amendment bylaw.

How to Participate

Your feedback is important to us and will help ensure the development proposal for 4500 Northlands reflects the values and aspirations of our community

Engagement Portal & Questionnaire

Contribute your input through our questionnaire open at

whistler.ca/Engage

Check out the questionnaire here:



Project Website

Project updates and future opportunities to participate will be posted at

whistler.ca/Northlands

Check out the project web page here:



How to Contact Us

If you have any questions please email northlands@whistler.ca



VISION

The proposed development envisions a potential for generous public green space, mixed use community hub with employee rental accommodation, community plaza, and a mix of residential typologies including apartment buildings and townhouses.

The overall design will explore a new form of architecture and landscape design influenced by climate change, social and environmental sustainability.

LOCATION

4500 Northlands Boulevard is a 5.2 ha site north of Lorimer Road at the terminus of Northlands Boulevard. The proposed development will fill the current gap in the Whistler Village Community.

Granite Court Townhouses

Conservation Area

Tennis Facility

Blackcomb Way

Montebello Townhouses

Whistler Village

Whistler Village
Glacier Reach
Townhouses

Northlands
Boulevard

Lorimer Road

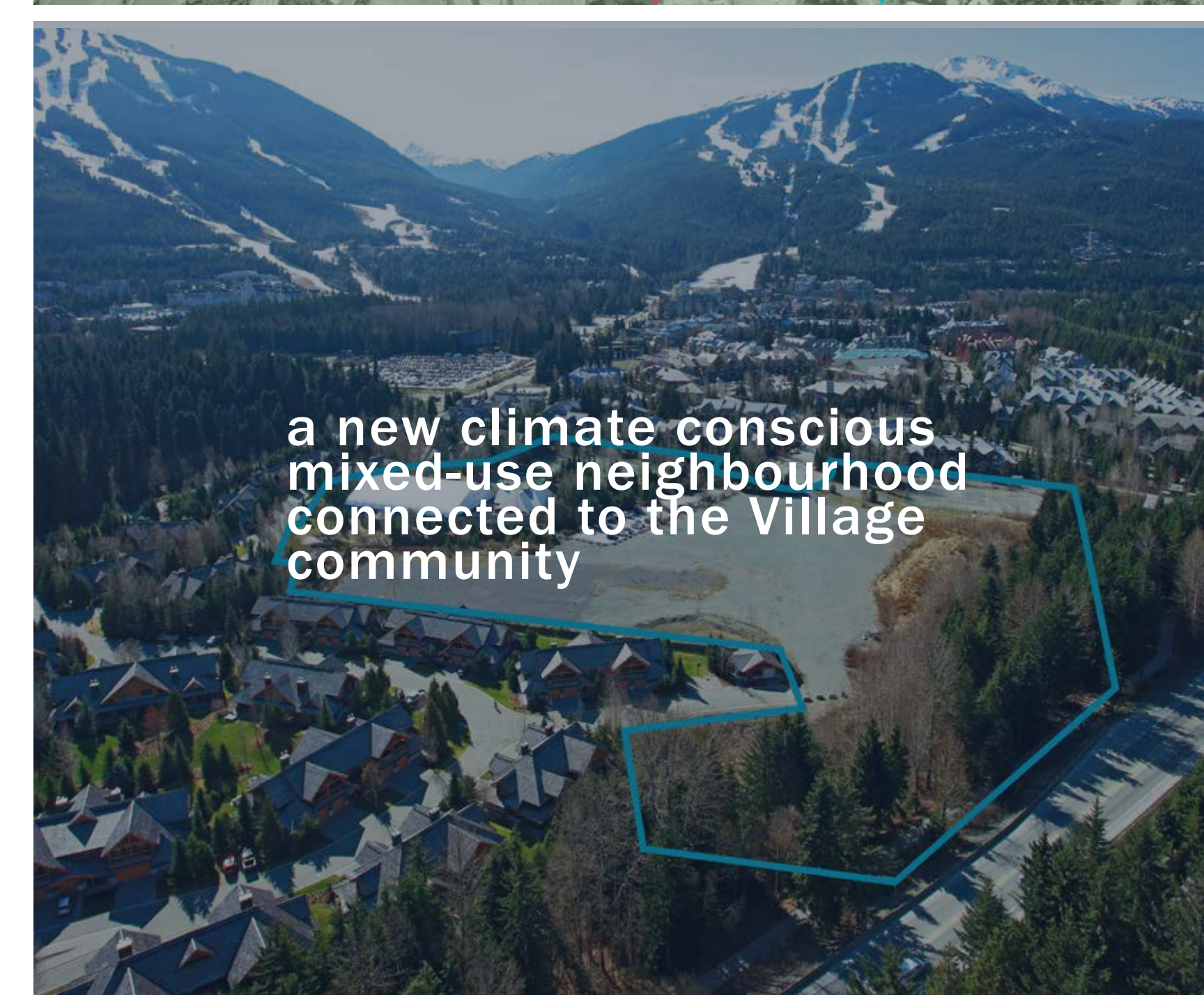
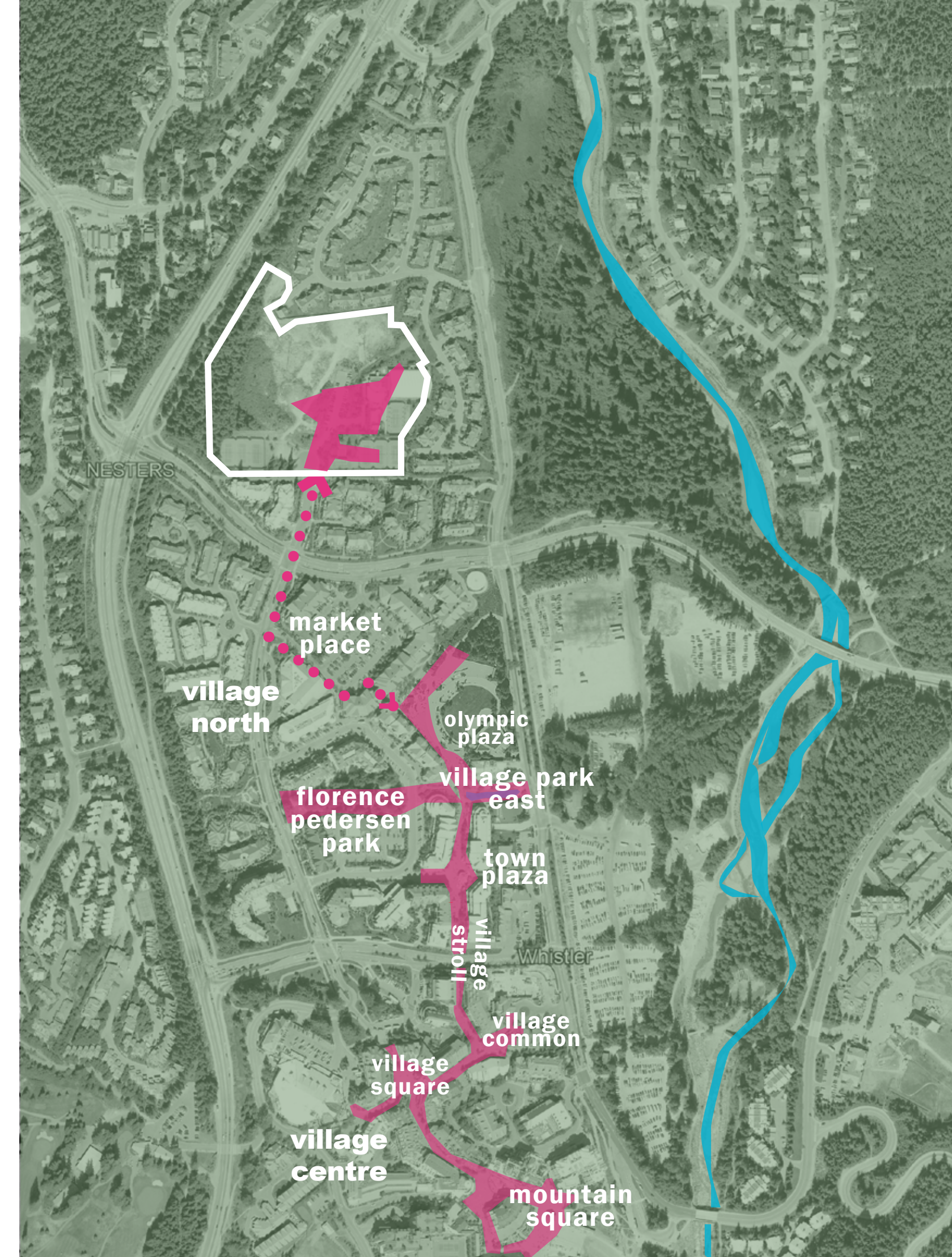
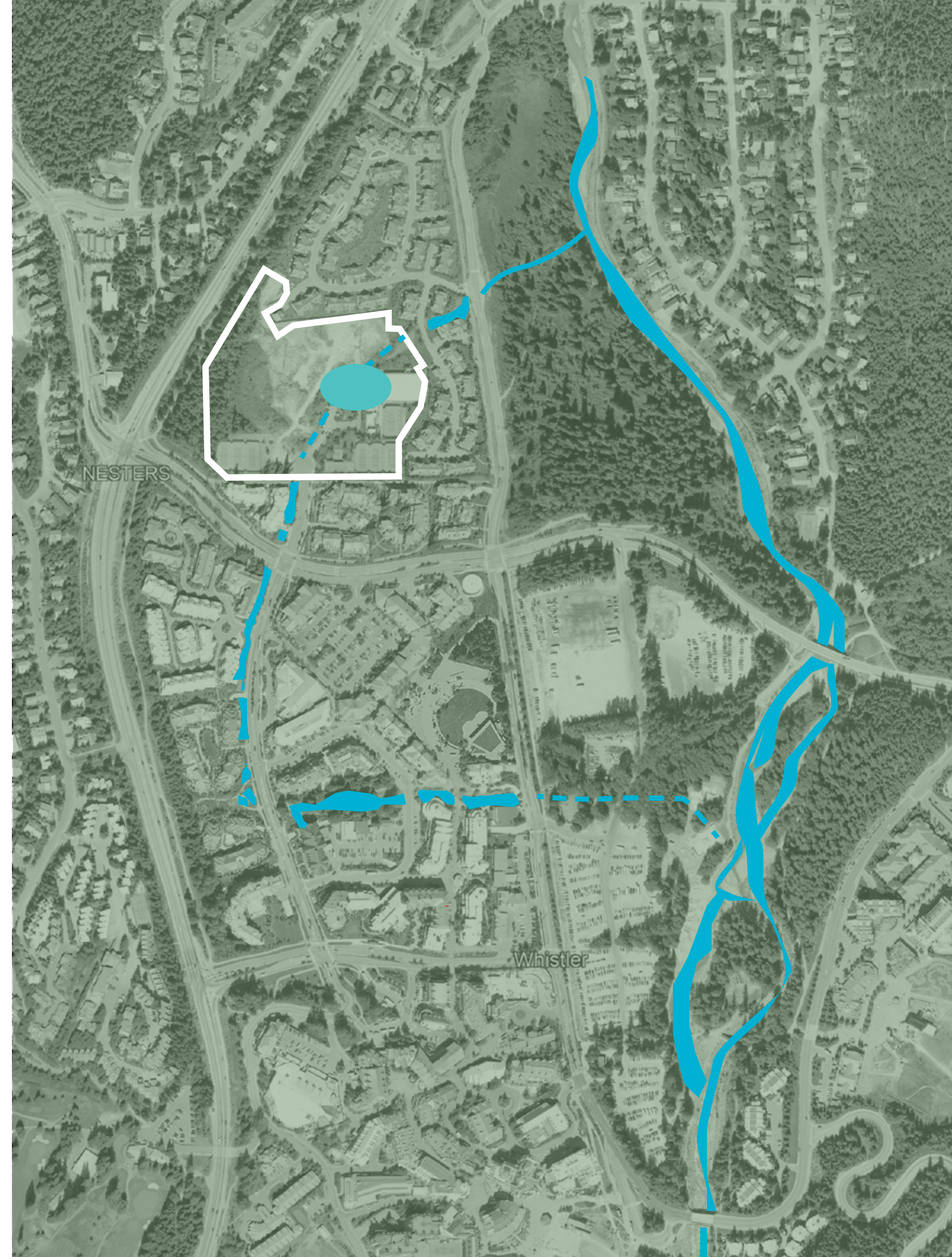
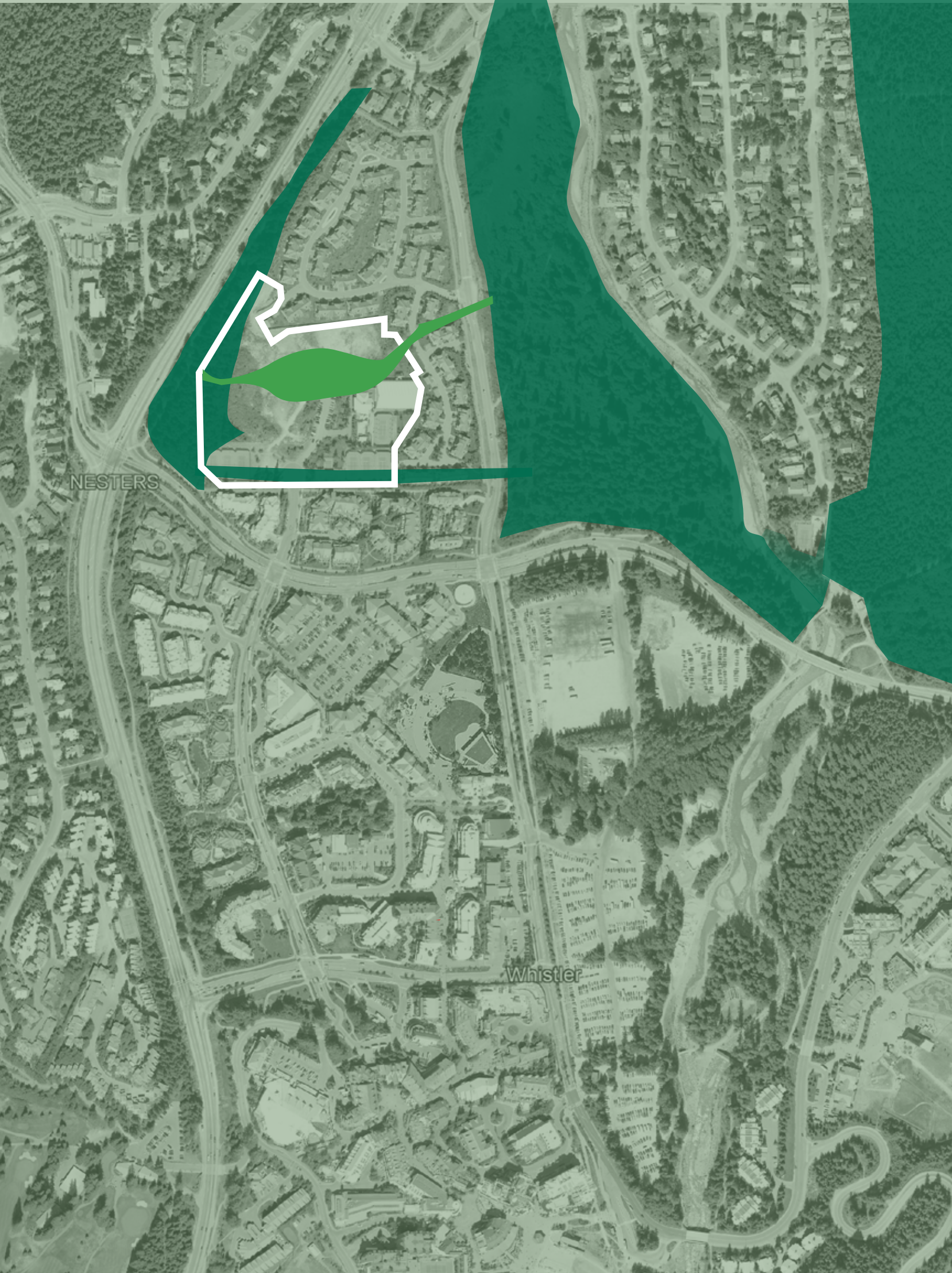
Symphony
Townhouses

20 m green
highway buffer

Single Family
House

Sea to Sky
Highway

property line



the site is located between substantial natural green spaces including a forested buffer along the west edge

a series of waterways from Fitzsimmons Creek move through the public spaces in Whistler Village extending north through 4500 Northlands

4500 Northlands will contribute a new form of public space to the existing Village experience

a new climate conscious mixed-use neighbourhood connected to the Village community

Design Response: Extend the natural environment across the new development.

Design Response: Incorporate naturalized waterways into the new landscape.

Design Response: Provide a unique community destination with enhanced walking connections to the rest of Whistler Village.

land

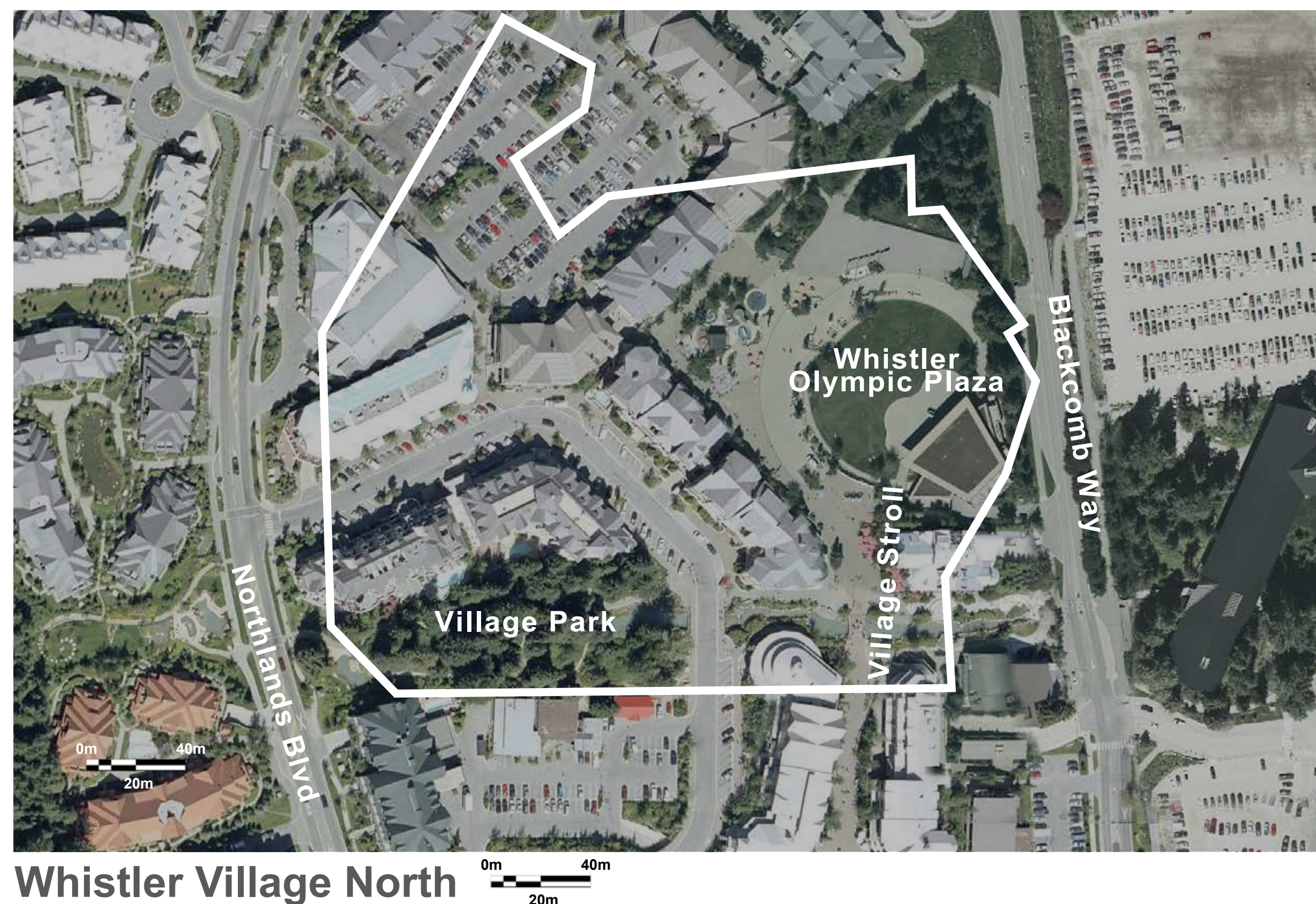
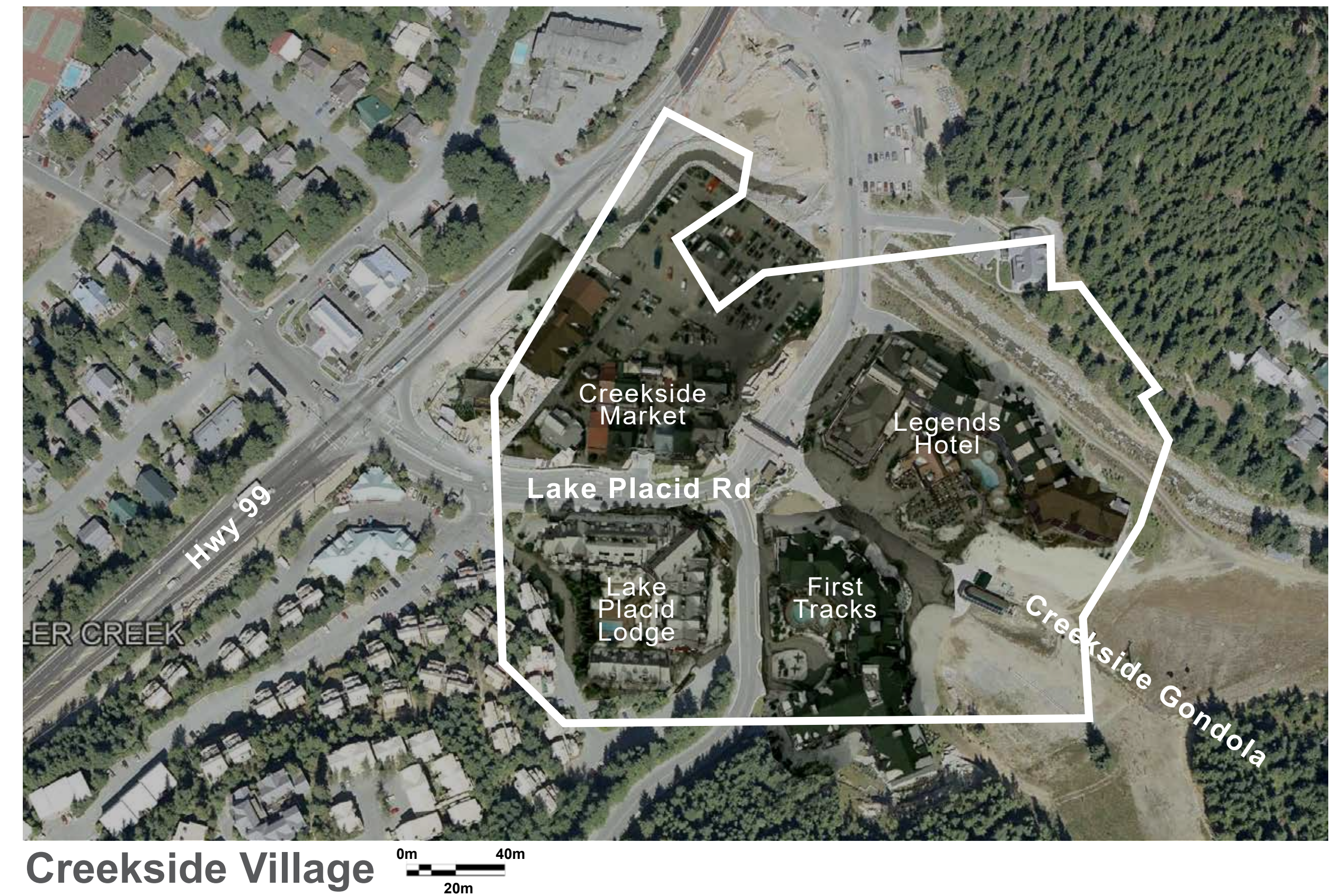
water

community

a new, green mixed use neighbourhood

vision | location
design narrative

these images compare the scale of the proposal with Creekside Village, Whistler Village North and Vancouver's Olympic Village

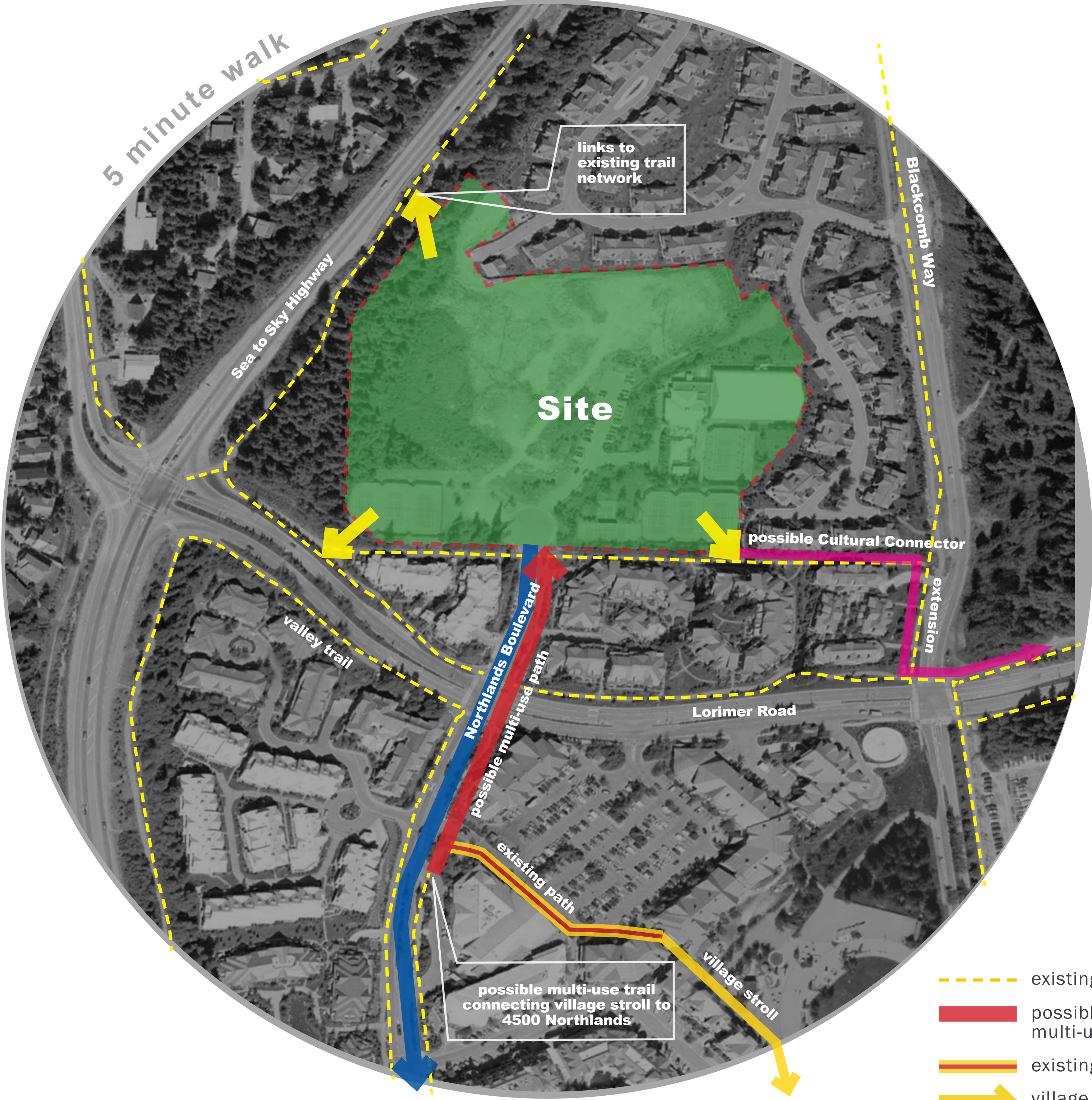


site size comparisons
to other neighbourhoods



Strengthening connections

Northlands Boulevard will provide vehicular access to the new development. Creating new multi-modal links and strengthening connections to the existing pedestrian and cycling network will bridge the gap between 4500 Northlands, the surrounding communities, and Whistler Village.



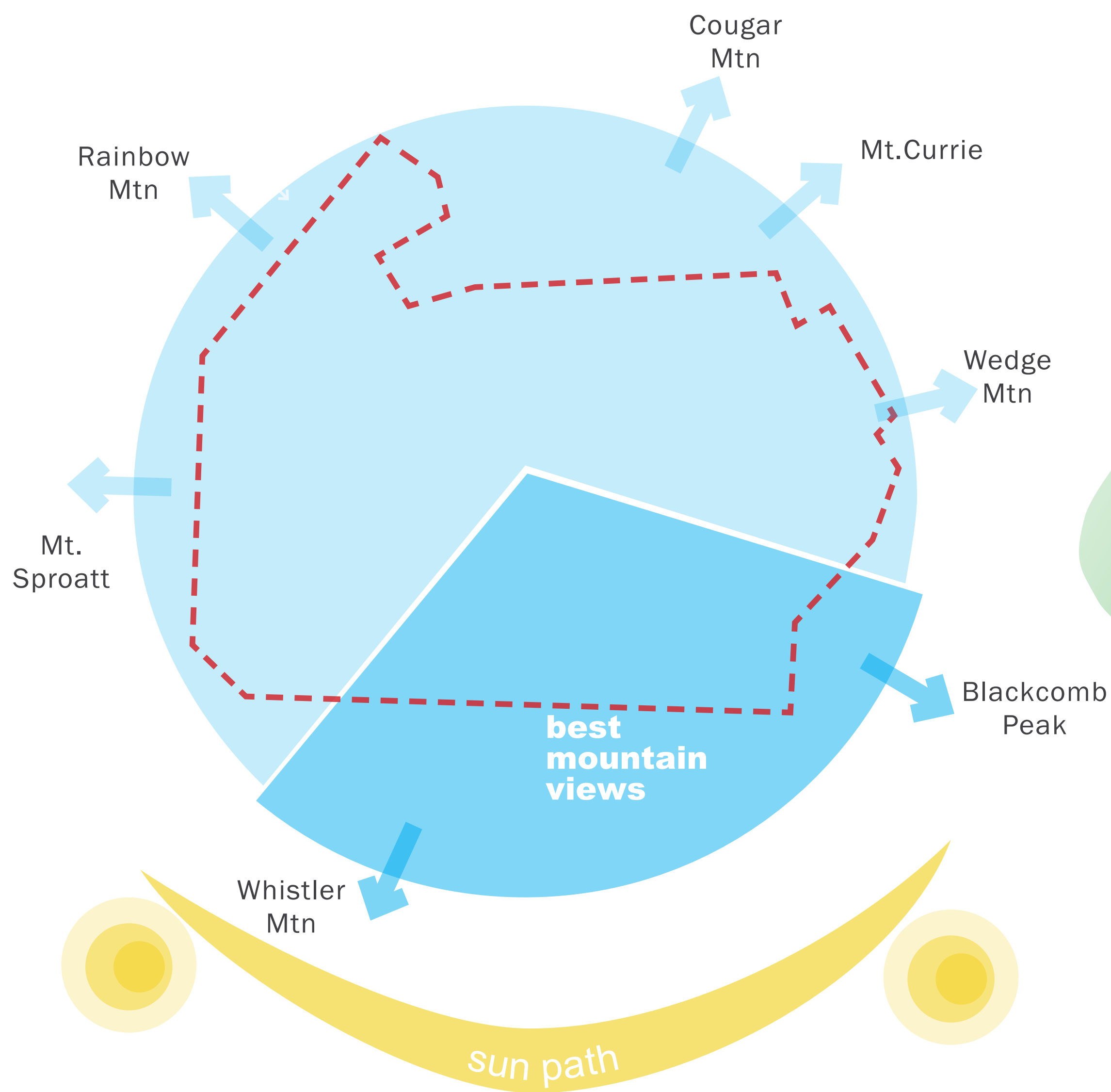
Filling in the connectivity gap

The Village Stroll is Whistler Village's pedestrian spine. Strategies to increase connectivity between the Village Stroll and 4500 Northlands includes a proposed multi-use path.

- existing trail network
- possible upgrades to multi-use path
- existing path
- village stroll through Market Place
- possible extension to Cultural Connector
- Northlands Blvd
- links to existing trail network

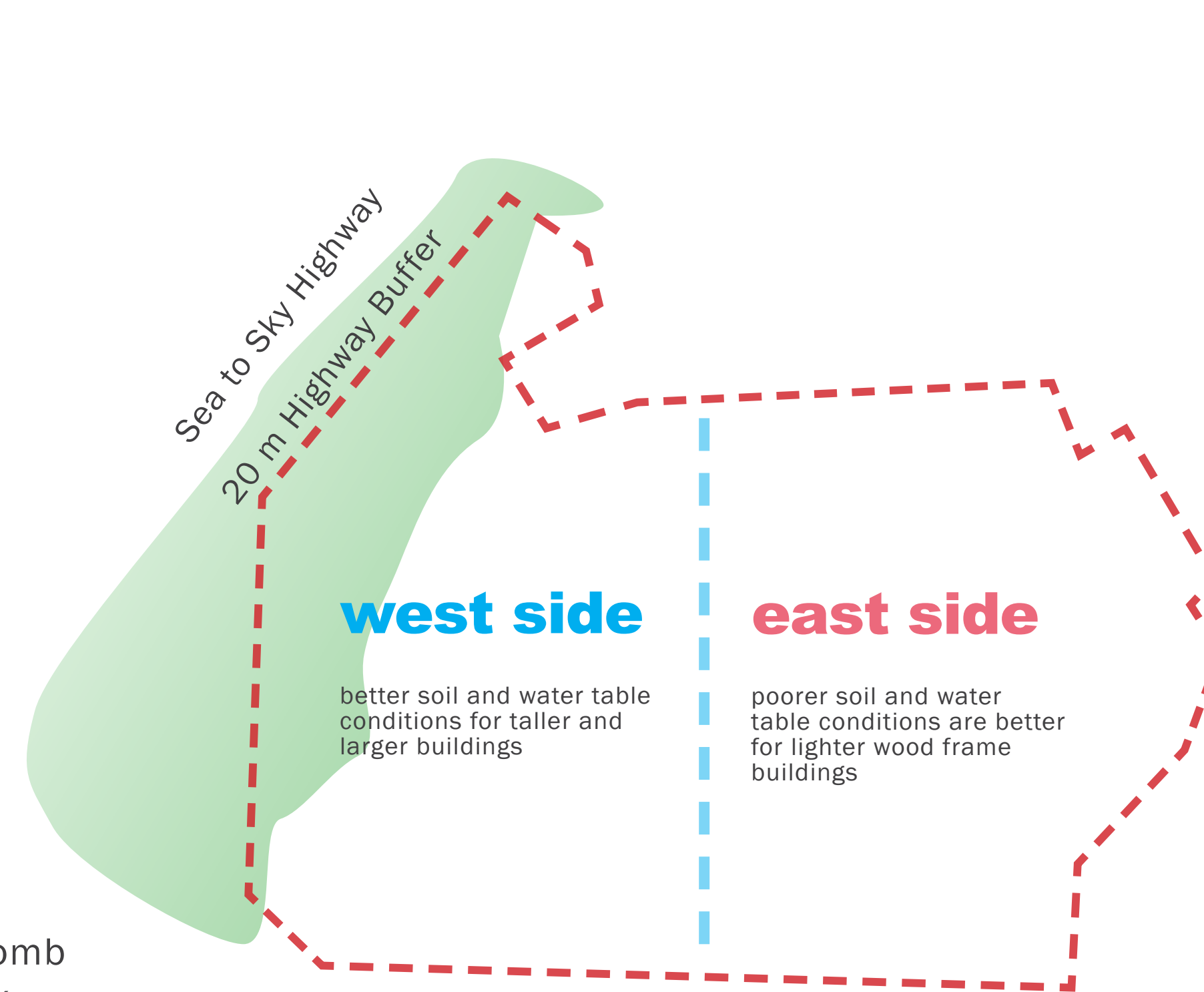
opportunities and constraints

circulation and mobility



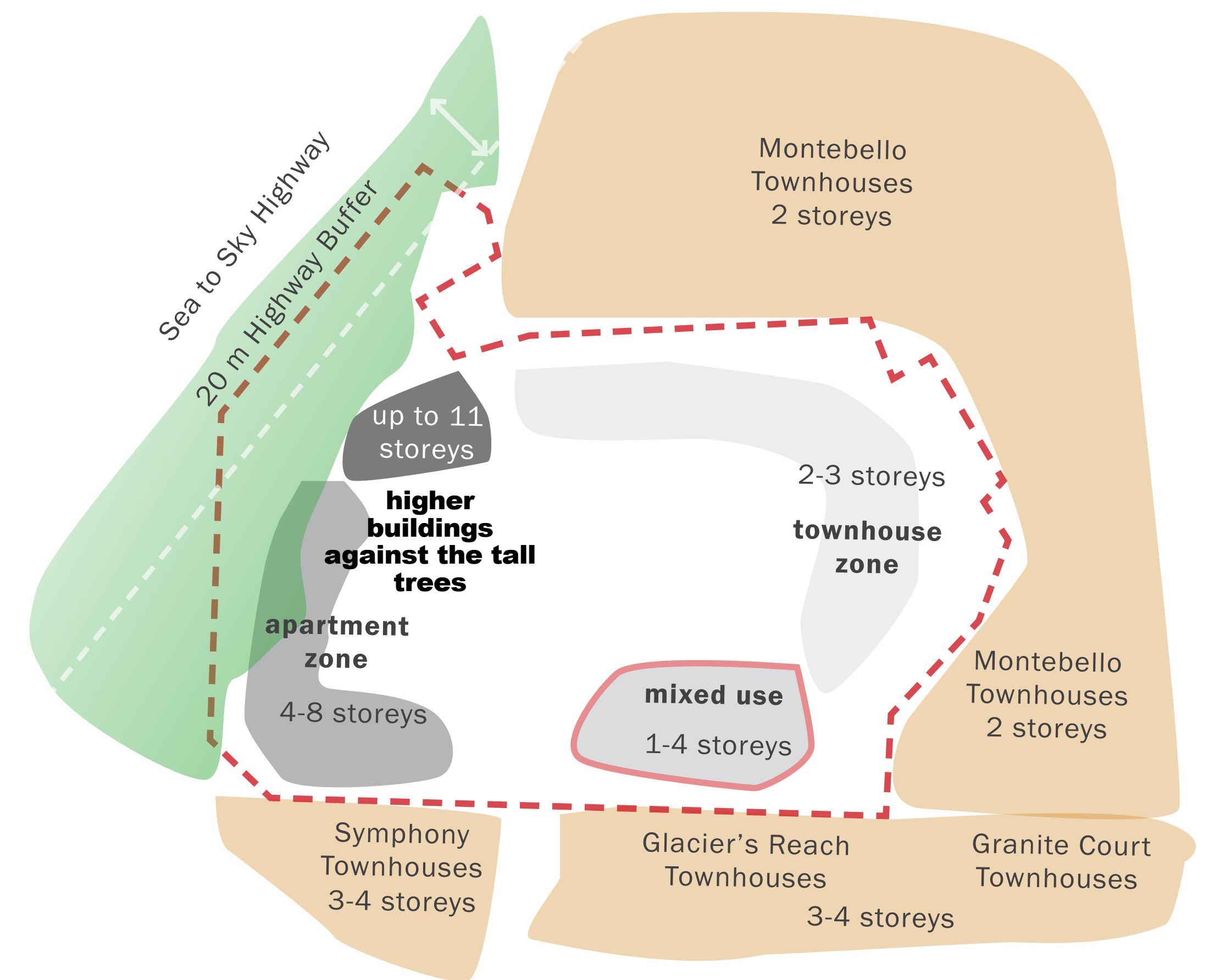
Views and the Sun

The site provides good mountain views in all directions - orienting development and open space to the south and west takes advantage of the sun and the best views of Whistler and Blackcomb Mountains.



Geotechnical

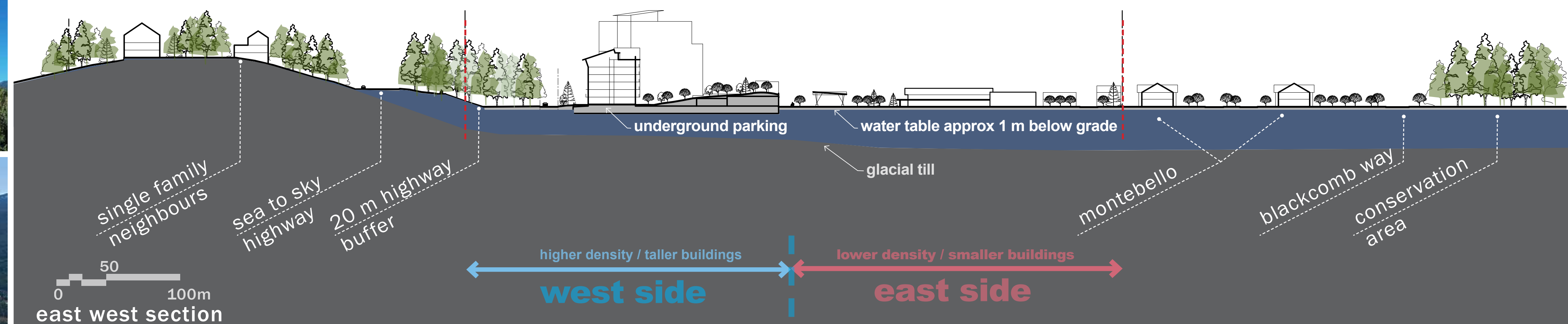
Taller buildings and below grade parking (up to two storeys) are better suited on the west side because their foundations are closer to the underlying layer of glacial till which provides a firm foundation base for higher building loads.



Edge Conditions and Neighbours

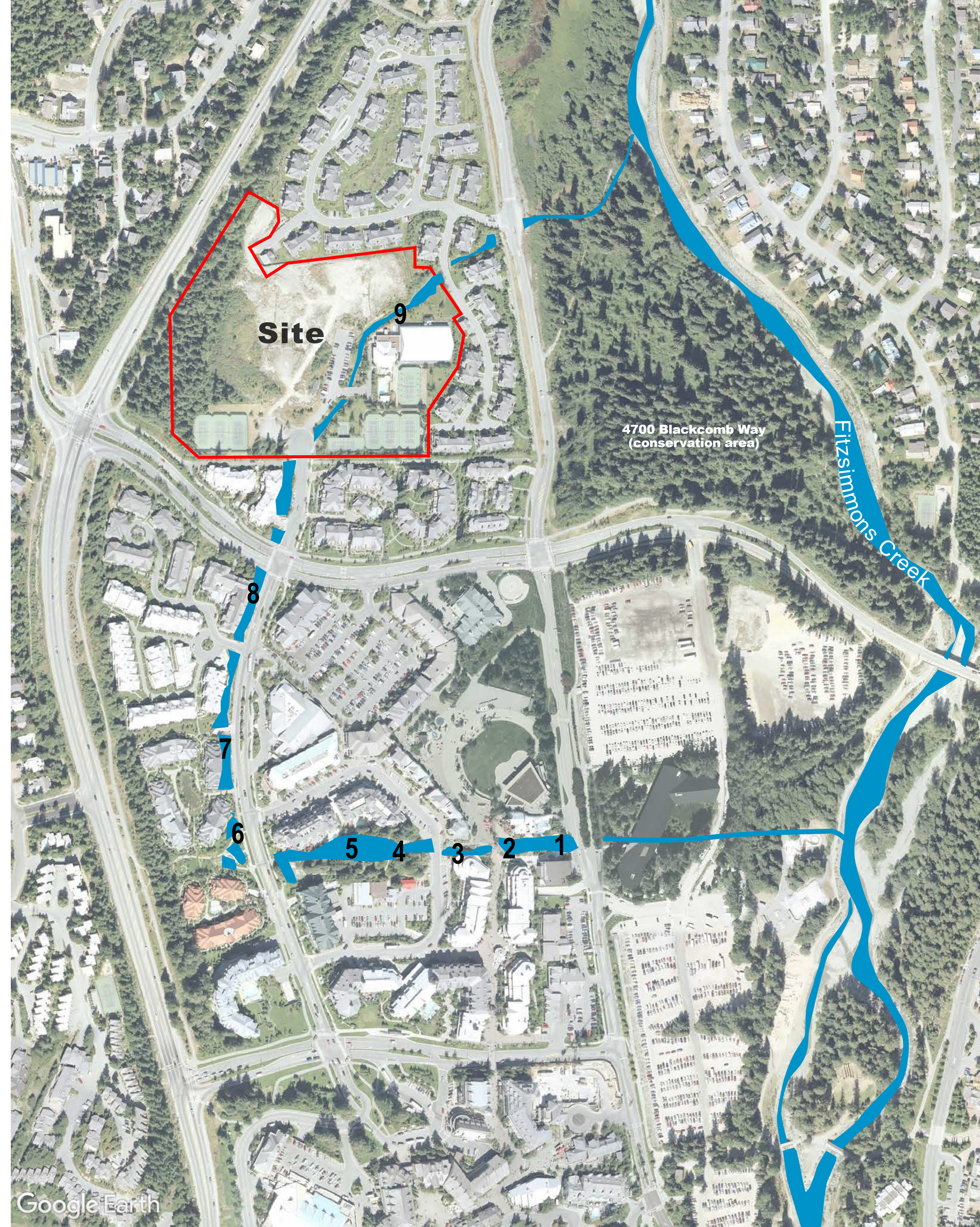
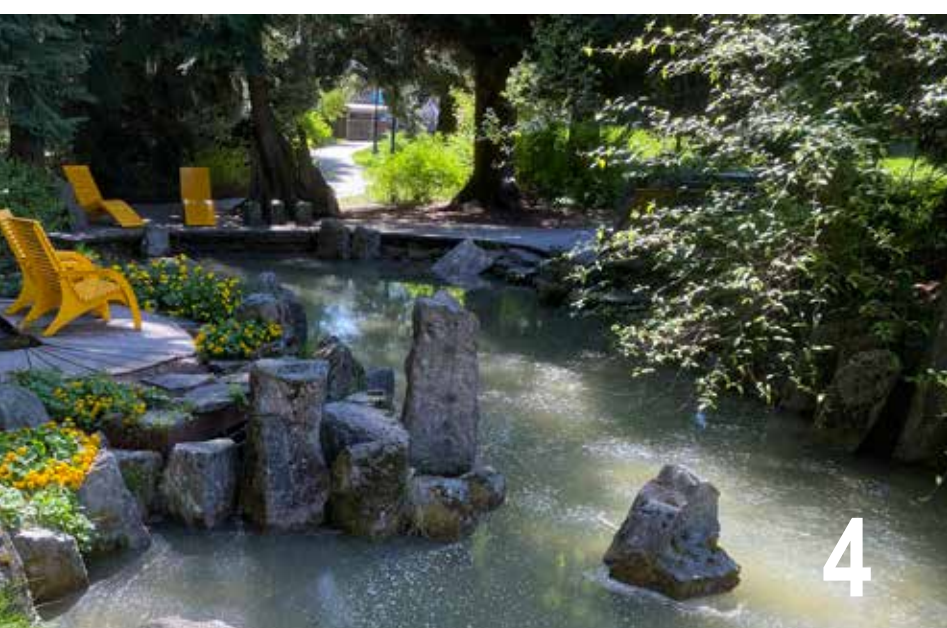
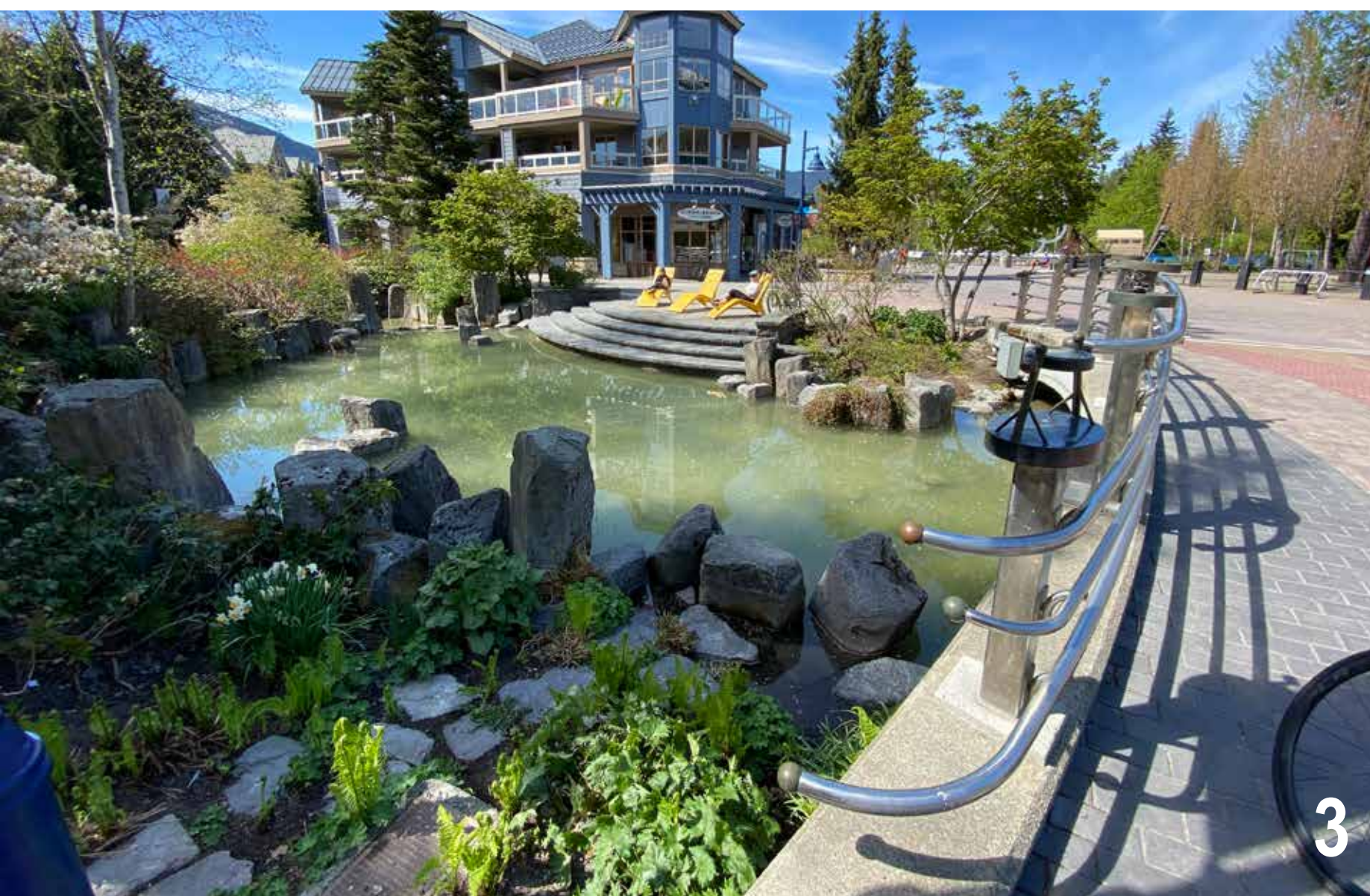
Low scale development on the east edge respects the townhouse neighbours and optimizes views of Whistler and Blackcomb from the central open space and apartments.

Locating taller buildings along the west edge has less impact on neighbours and takes advantage of the best geotechnical conditions and view opportunities.



opportunities and constraints

geotechnical | views | solar exposure | edge conditions and neighbours | an emerging concept



This network of waterways is an important element of Whistler Village's charm and character.

These images illustrate a variety of places along the waterway network starting at the Village Square, continuing through the Village Park, along Northlands Boulevard to the new site (refer to corresponding numbers on images and map)

The proposal intends to continue this waterway network through the site, with an emphasis on natural elements, marking the site's proximity to Fitzsimmons Creek and the conservation area.



opportunities and constraints

network of Whistler waterways

“the village fabric defined by the pedestrian system and the location and scale of public places”

Eldon Beck

Whistler is shaped by the desire to create spaces for high intensity social interaction. These large scaled public spaces framed by active building edges are the heart of Whistler Village.

4500 Northlands Blvd is a unique opportunity to contribute something new to Whistler’s social fabric where nature and urban space are integrated into a vibrant new neighbourhood.



The plaza and community hub are the most public spaces where the resident population, visitors and tourists can come together. 4500 Northlands Blvd is a unique opportunity for tourists to visit a residential neighbourhood and experience Whistler as a community and a resort.

A daycare is proposed, providing a unique opportunity for young families to create a community. The daycare is located beside the green, open space where young daycare families can mix with residents, visitors and tourists.

The network of on-site trails connects with the larger Valley Trail system, inviting the community into and/or through the neighbourhood with sitting walls and seating pods to provide social choices.

Residential buildings are envisioned with a range of social spaces including:

- bright, double height lobbies designed for residents to gather and possibly areas for working
- strata amenities near the lobby to increase social opportunities
- roof top terraces with indoor/outdoor social spaces (with a view)
- generous private outdoor spaces (balconies, patios, terraces) for families and friends to gather



Diversity

Employee rental housing is a potential opportunity in the mixed use building. Residential typologies including townhouses, low rise and mid rise apartments will be designed with a variety of 1-3 bedroom units. This will provide housing choice including for residents wanting to age in place in Whistler.

Accessibility and Inclusivity

4500 Northlands is a relatively flat site and naturally accessible. The central open space, plaza and community hub are envisioned as contiguous spaces with pathways to create a site-wide, barrier free environment. Smaller, “discovered spaces” are envisioned as opportunities for play and other active uses - and quieter spaces for individuals and/or small groups.

Accessible, gender-neutral public washrooms will be included.

Convenient guest and visitor bike parking and e-bike charging stations are envisioned throughout the site. Accessible EV charging stations are being considered at the community hub.

4500 Northlands Boulevard is envisioned as a new mixed use village inspired by Eldon Beck:

“a goal of the village is to provide spaces that encourage a connection of people to people and a connection of people to the environment”

Eldon Beck



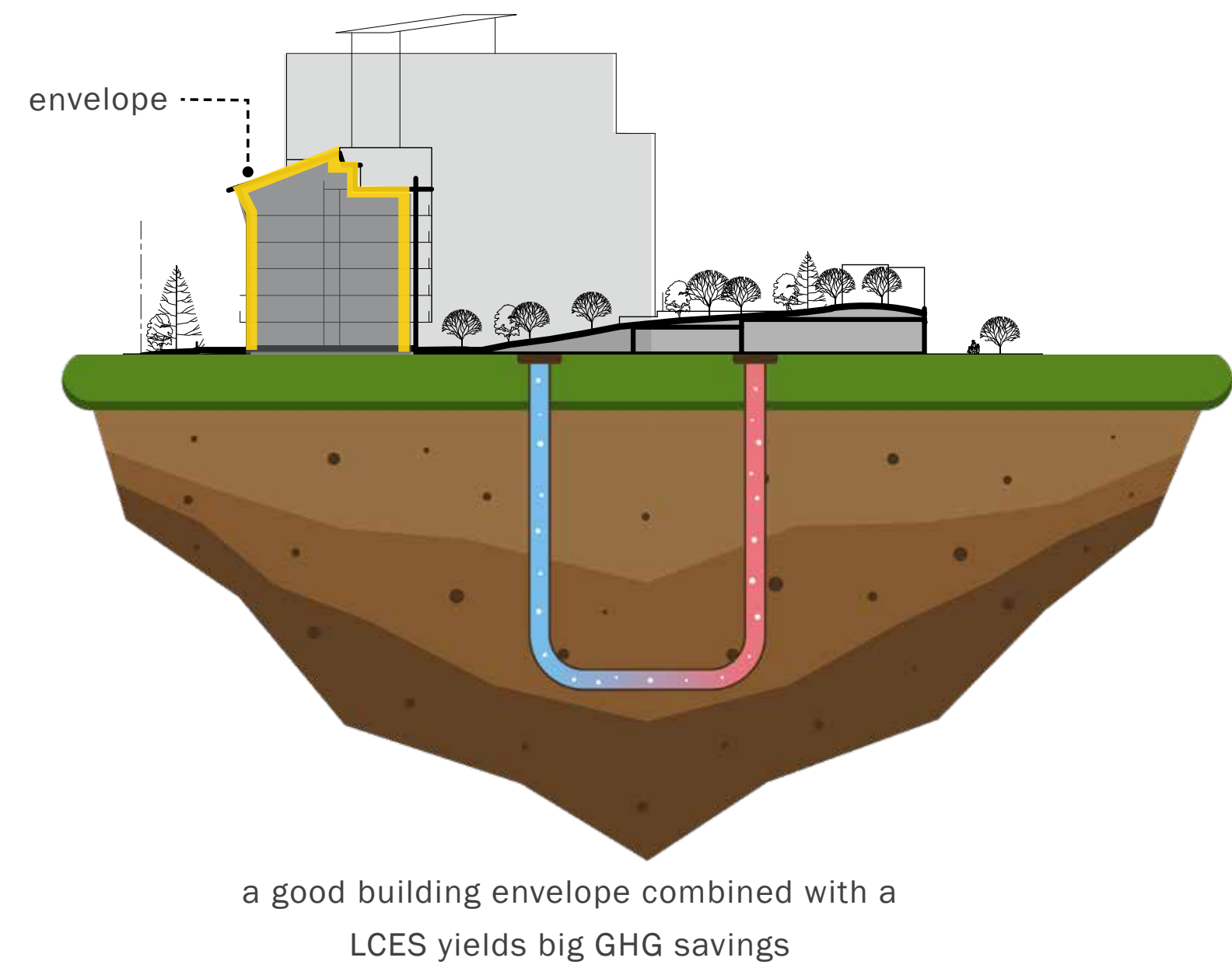
social sustainability

Social Sustainability refers to actively supporting healthy and livable communities through urban, landscape and building design.

Energy and Carbon

The energy strategy and sustainability narrative has been designed with the **Climate Action Big Moves Strategy** in mind.

Big Move 4 “Build Zero Emission Buildings”: the development will construct buildings with higher levels of insulation to use less energy, and implement a Low Carbon Energy System (LCES) to provide renewable energy for heating and cooling. These steps will reduce greenhouse gas (GHG) emissions by 80-90% compared to “traditional” fossil fuel-based heating systems, and reduce embodied carbon where possible.



Geo-Exchange is the preferred energy source for the LCES. Connected to a Geo-Exchange system, heat pumps will provide the heating and cooling energy. A vertical borehole ground heat exchanger will be constructed under the building. Heat from air conditioning in the summer will be stored in the ground. In the winter, heat pumps will recover that heat to provide space heating. Like a big energy battery, the ground stores the heat from the summer to be re-used in the winter.

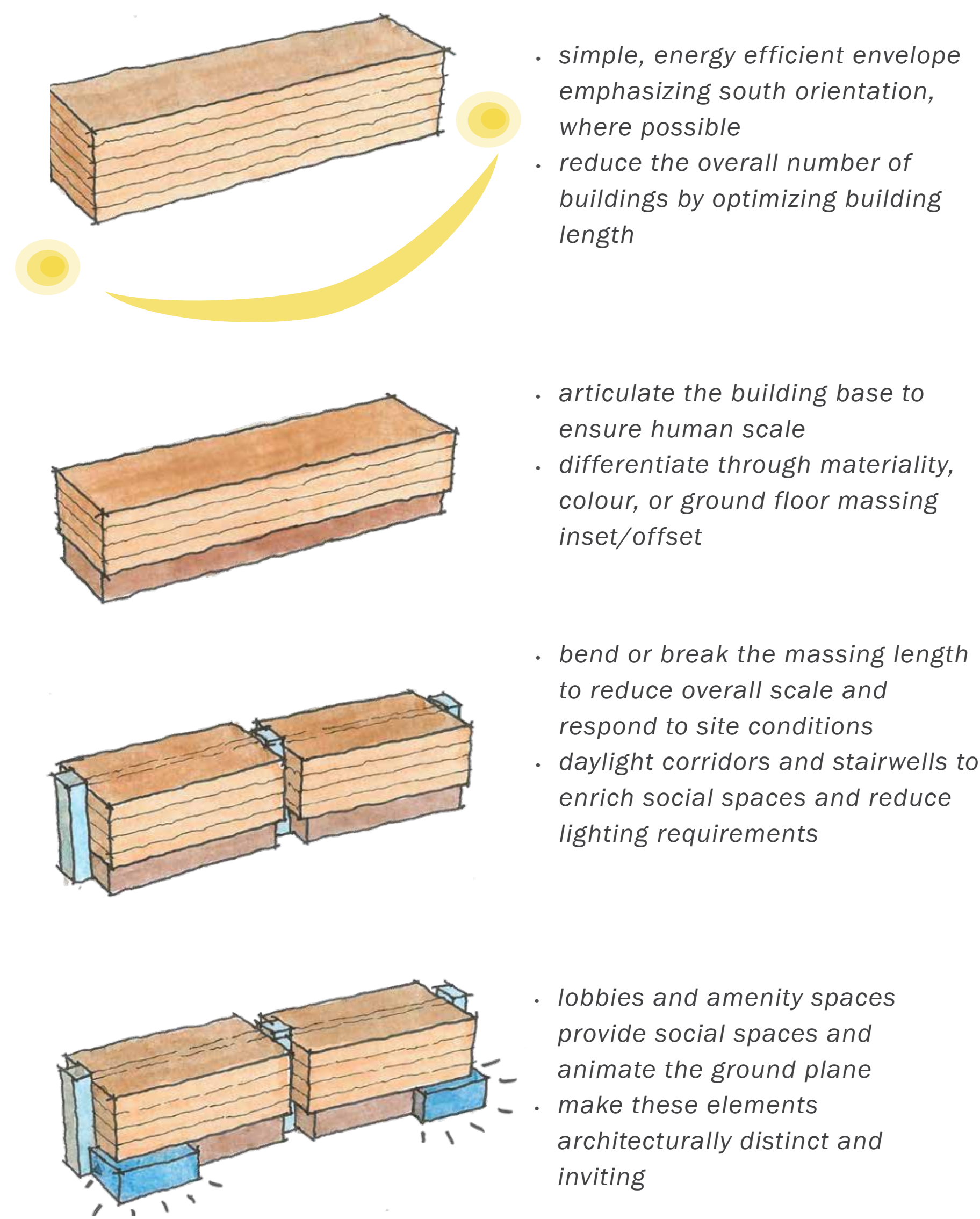
Big Move 2
“Decarbonize Passenger and Commercial Transportation”: the development is committed to providing Level 2 EV charging capabilities



A New Climate Responsive Architectural Vernacular

4500 Northlands Blvd will explore a new architectural approach in response to the region and climate. Design exploration will consider how simple building forms with efficient building envelopes will function to reduce heat loss/solar heat gain. Passive design strategies, wood-frame and mass timber options, and reduced underground parking requirements will combine to create a new architectural vernacular.

Building design will focus on livability, comfort and functionality, including access to daylight, natural ventilation, views to nature, flexibility for evolving needs, and usable, accessible outdoor spaces.



Environmental

Mature Tree Retention and New Planting



view of western highway buffer

Significant stands of existing mature trees along the west and southeast perimeters of the Northlands site will be retained where possible. New plantings of indigenous trees and shrubs will provide vegetation around and across the site creating connected vegetated corridors.

Riparian tree and shrub species flanking the amenity channel/seasonal wetland will provide additional tree cover and habitat.

Hardy and drought-resistant tree and shrub species will contribute to resiliency in the landscape and minimize the requirements for irrigation. To mimic the natural Whistler environment, tree and shrub species will be predominately indigenous, planted in natural “drifts”.

Habitat

Vegetation in existing and new contiguous corridors will provide habitat, cover, and safe connected routes for wildlife. Trees and shrubs will provide foraging opportunities, flowering plant species will attract pollinators and fruiting plant species will provide a valuable food source for wildlife. A bird friendly strategy to attract and protect birds as they assist with pest control, pollination and seed dispersal.



Stormwater

A comprehensive stormwater management strategy is proposed for the site. Stormwater will be collected, detained, treated and slowly released. An amenity channel / seasonal wetland is proposed for the collection and release of stormwater into the Village system.

Mechanisms for stormwater management may include low impact design features such as permeable paving surfaces for slow stormwater infiltration, increased topsoil depths for stormwater retention, and extended vegetative cover to detain and slow stormwater release. Strategies for stormwater management include extensive and intensive building green roofs, rain gardens, bio-swales and the possible collection and reuse of non-potable water for irrigation.



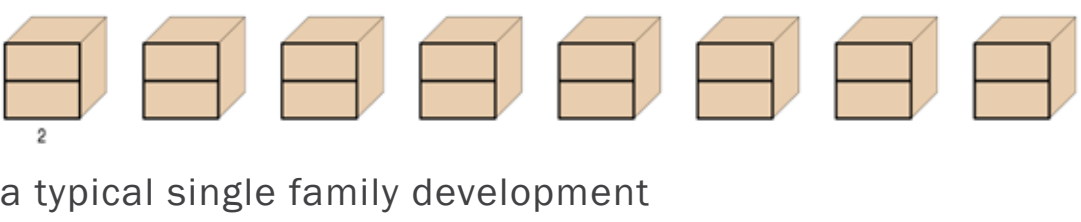
sustainability

energy and carbon | architectural vernacular | environmental

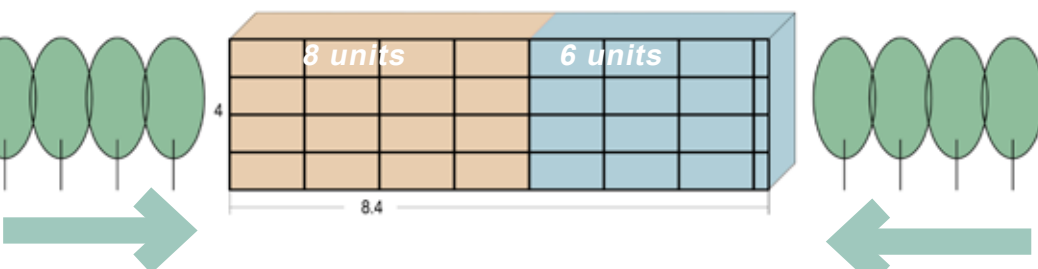
Some Benefits of Taller Buildings

Increased energy efficiency and reduced building footprint, and creating local landmarks.

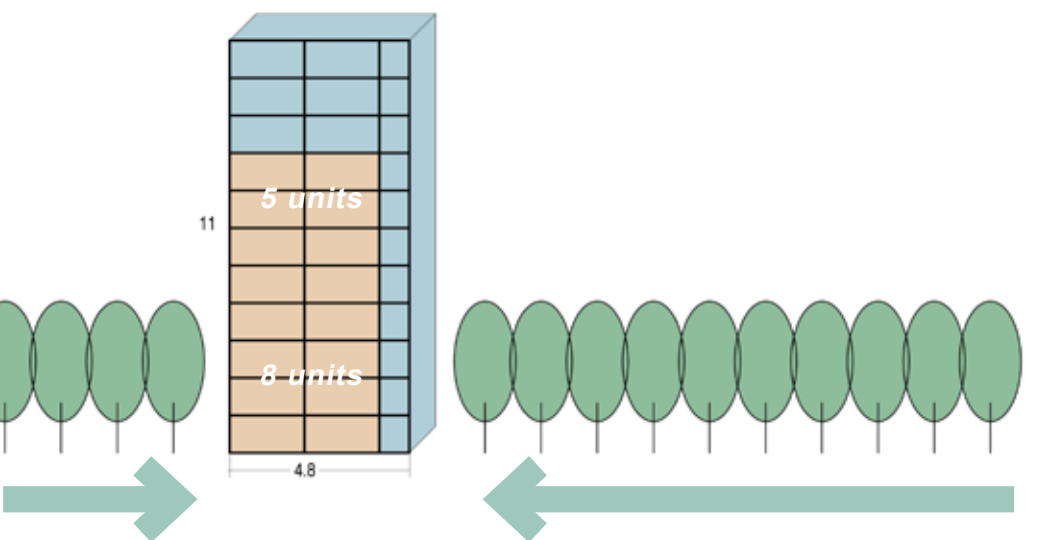
Energy Efficiency and Reduced Footprints



a typical single family development



the same surface area in a 4 storey configuration provides 75% more residential space with a reduced building footprint



the similar surface area in a midrise configuration provides similar residential space with a reduced building footprint

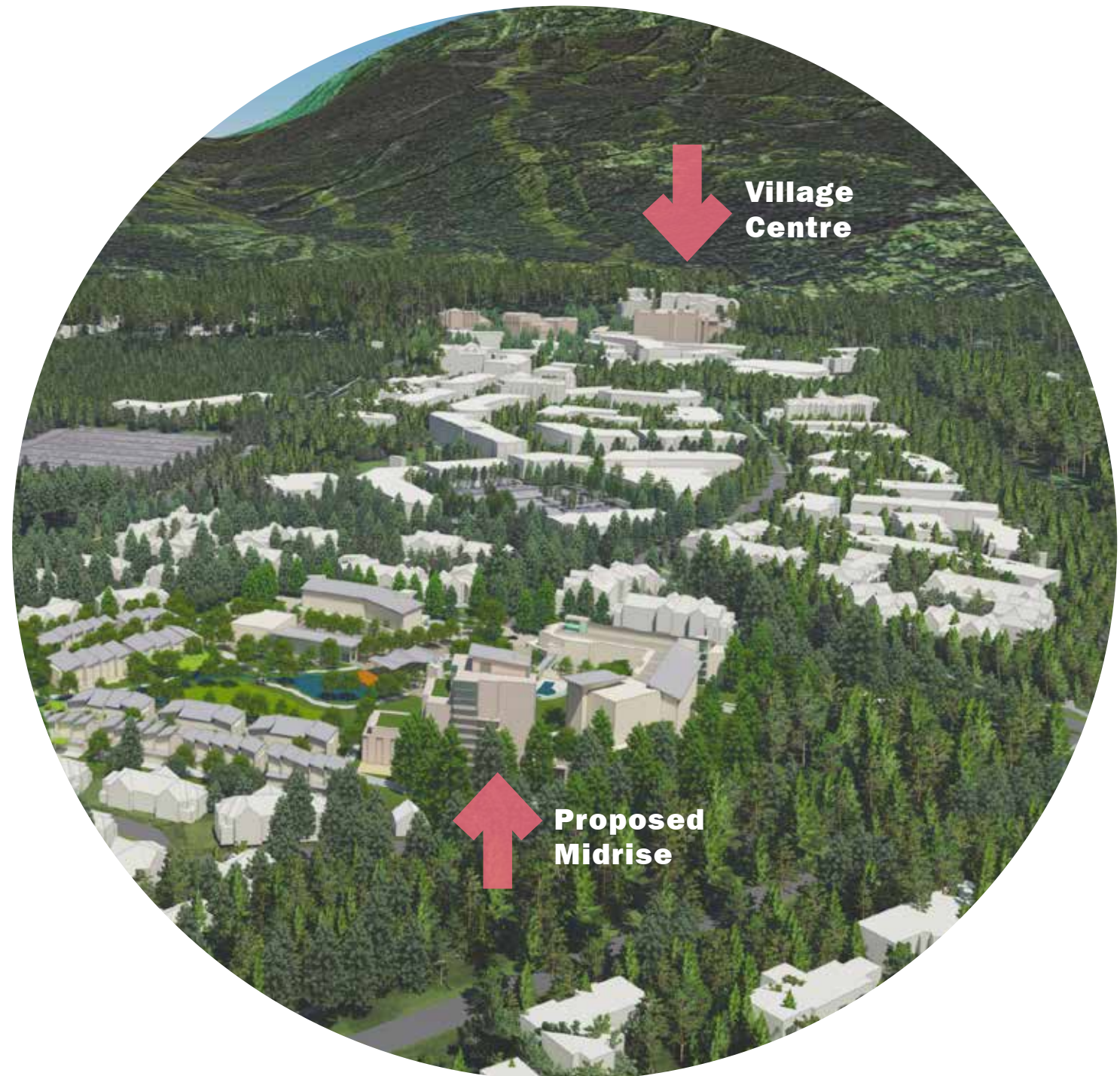
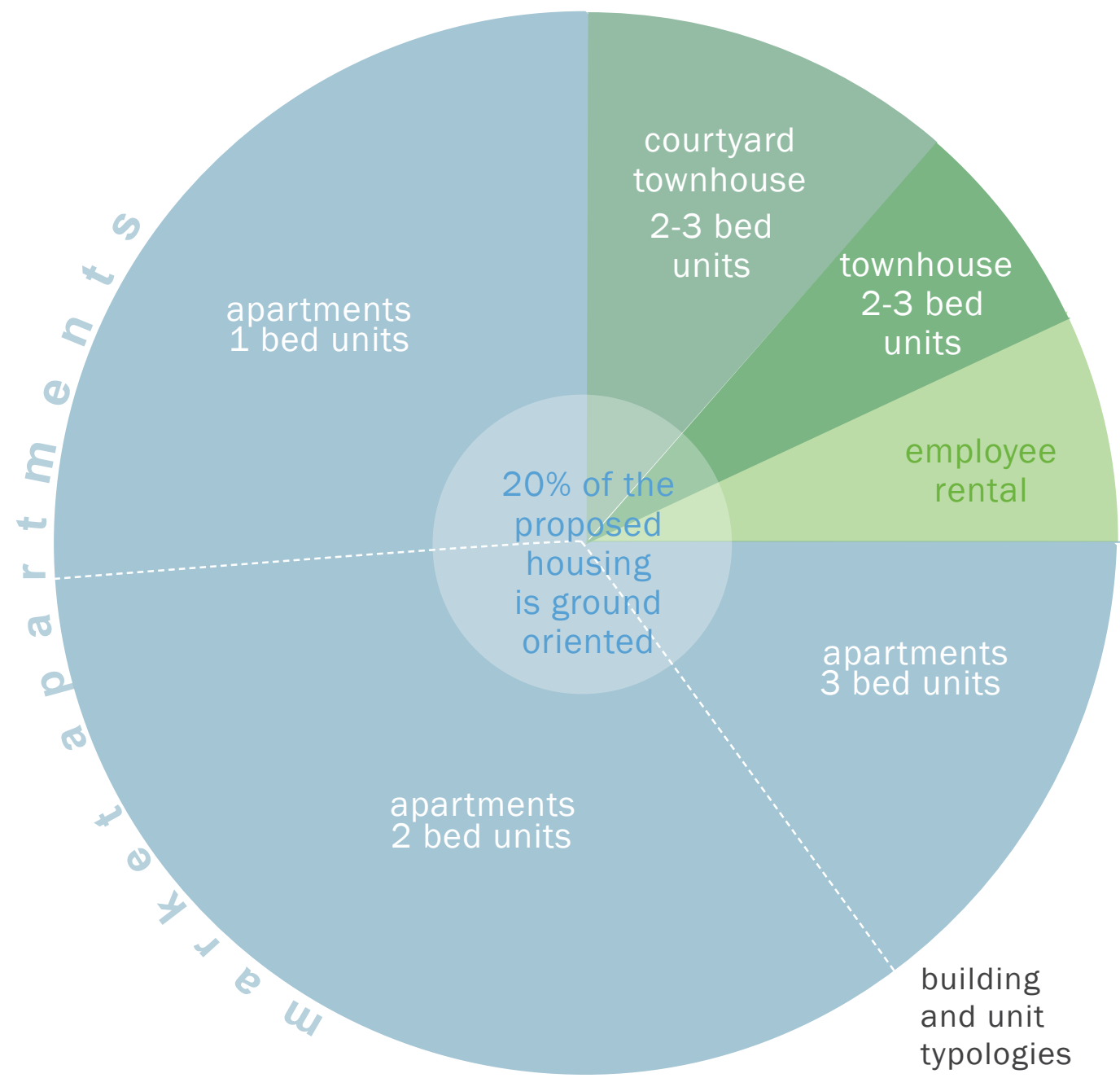
Energy is lost through the building envelope. Minimizing the surface area supports energy efficiency.

Compact building footprints optimize the amount of open space.

Landmarks

4500 Northlands Boulevard is envisioned as a quieter and greener Whistler “heart” with destination public spaces and uses. Clear physical and visual connections between The Village and the proposed development supports the inclusion of this site in the OCP’s Whistler Village designation.

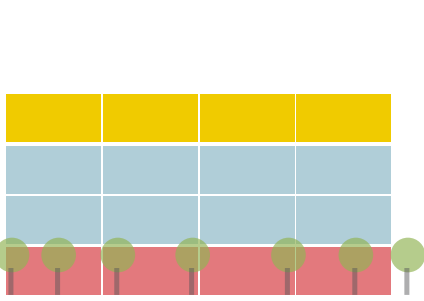
The average proposed building height is 4-6 storeys. An 11 storey landmark building is included in the proposal: tall enough to be seen from The Village and surrounding areas, and located away from existing neighbours near the forested highway buffer. It is intended to establish the new north edge of central Whistler.



rendering looking south indicating the proposed midrise and the Village Centre

Housing Diversity

Housing choice and diversity of residential typologies is an important pillar of sustainability. The development incorporates a variety of housing types and unit sizes to appeal to a range of residents and affordability scales.



Employee rental housing

Employee rental units will be provided on the upper levels of the mixed-use building in the community hub.



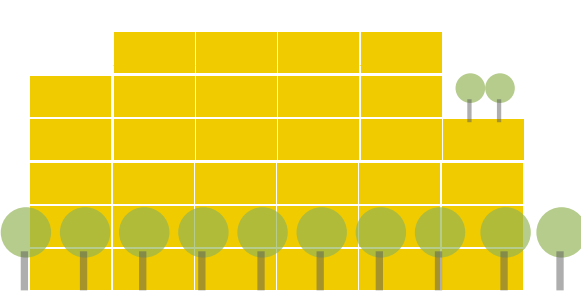
Townhouses

Townhouses with private street level parking are proposed on the eastern portion of the development.



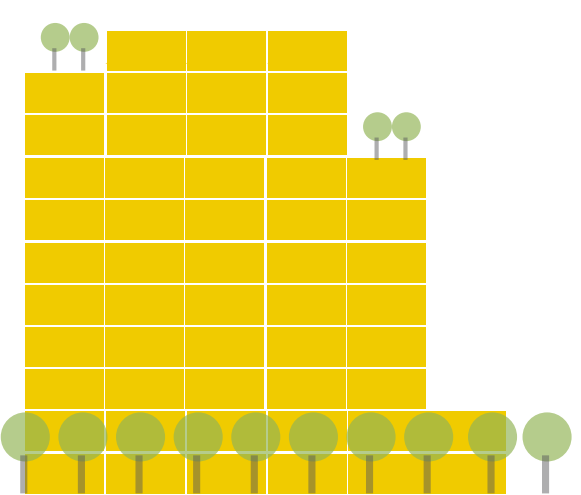
Courtyard townhouses

Underground parking allows the street level of these courtyard townhouses to be developed as a car-free shared space.



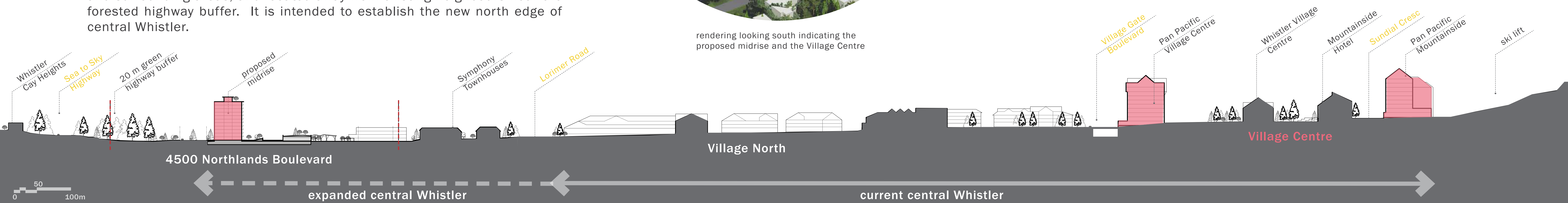
Low rise apartments

Low rise apartment buildings are sited in the southwest portion of the site with a variety of unit types including 1, 2, and 3 bedroom units. Amenity spaces, a grand lobby lounge, daylit stairwells, and potential roof gardens will be explored to provide resident social spaces.



Midrise apartments

An 11 storey mid-rise apartment building is proposed in the northwest portion of the site. It is located adjacent to the highway buffer to minimize the impact of height on neighbours. Taller buildings support energy efficiency and reduced site coverage to maximize public open space.



housing
building height | housing diversity



The Village Green

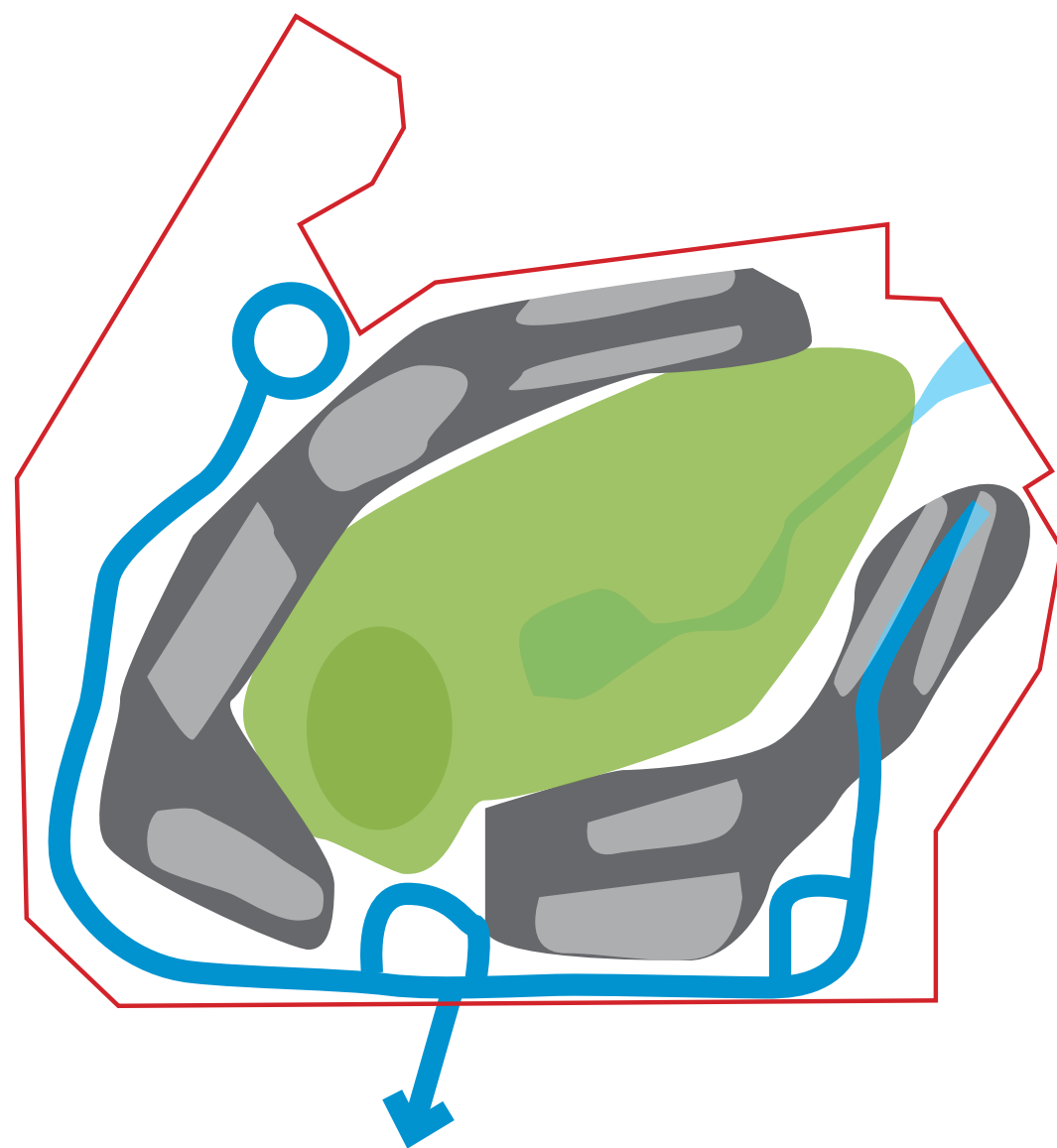
The Village Green is focused on a larger, contiguous, car free central open space framed by development.

Key public spaces:

- 0.85 ha. central natural area and pond
- landscaped knoll / strata amenity / bike parking
- 0.56 ha. public plaza and community hub
- mixed use community hub

Circulation

- multi-modal streets along the edges of the site support a car free central open space
- low traffic volumes support streets shared by vehicles, pedestrians and cyclists



The Boulevard

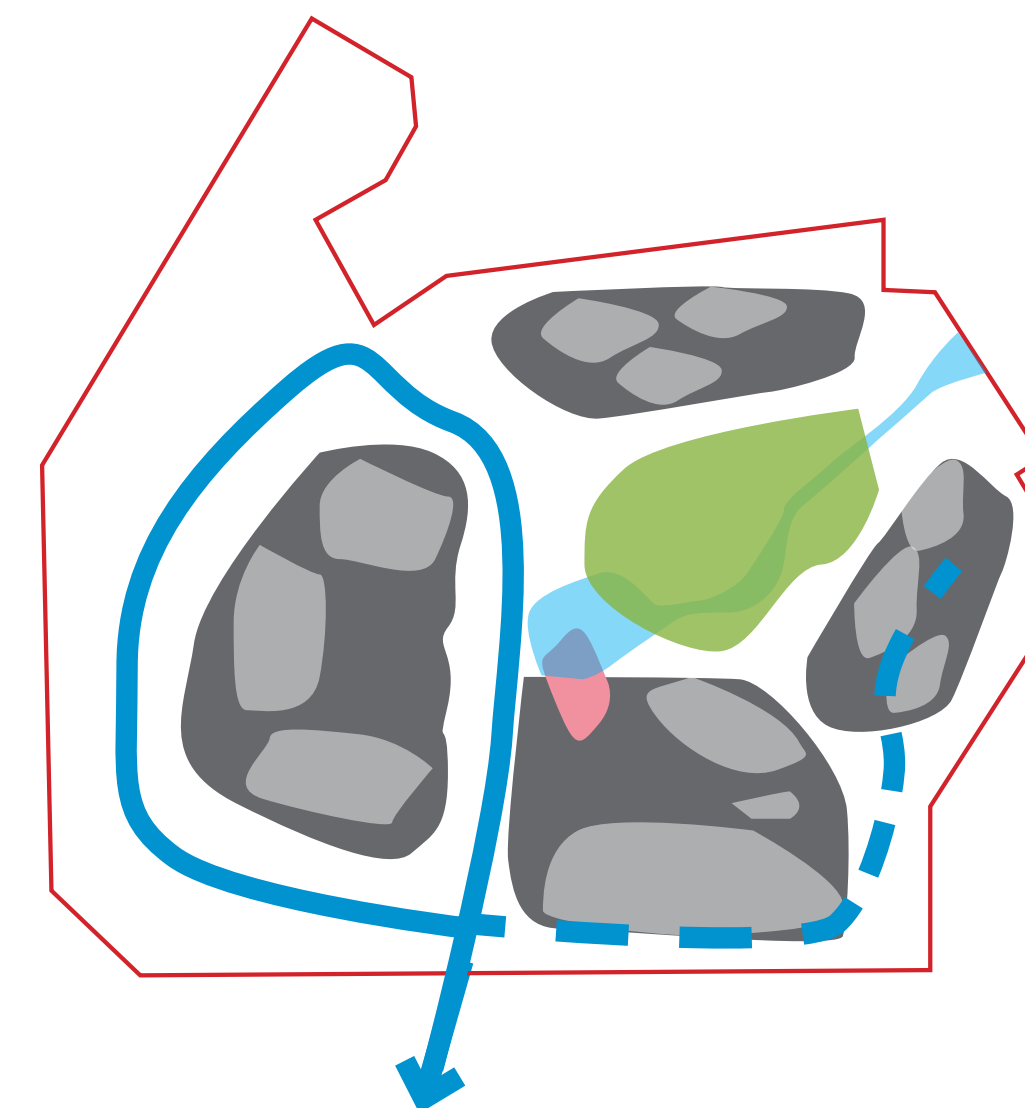
The Boulevard organizes development into building enclaves and a finer-grain pattern of open spaces defined by a central boulevard.

Key public spaces:

- 0.68 ha. central natural area and pond
- community pavilion
- 0.36 ha. mixed use community hub and plaza
- central boulevard

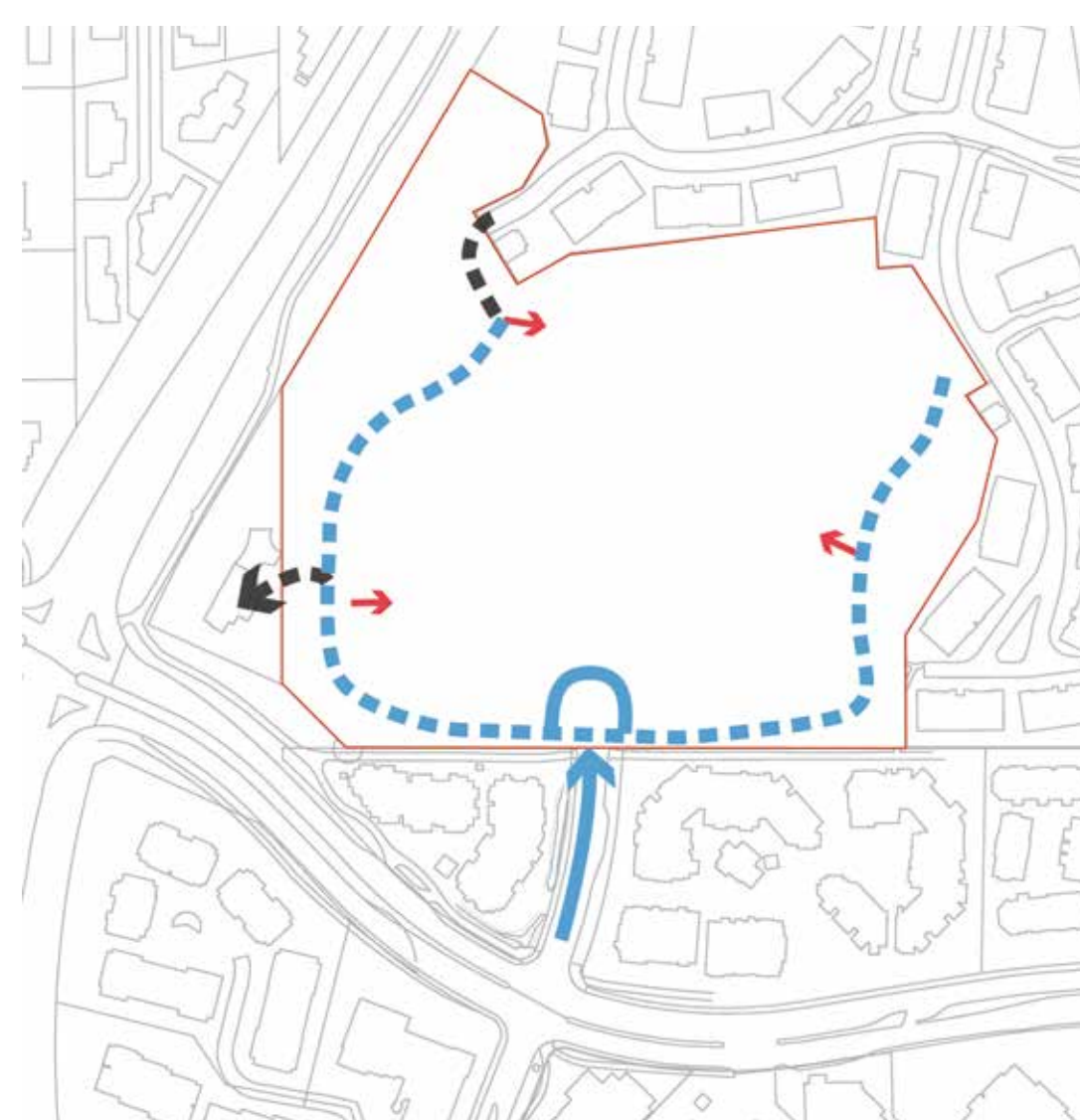
Circulation

- Northland Boulevard continues through the site
- an emphasis on separated vehicular and non-vehicular traffic
- selected areas of surface parking



- places for public art, play and gathering
- green buffer
- natural open spaces
- plaza and community hub

open space network



- Underground Parking
- Mews Road
- Fire Truck Access
- / Single Families

vehicular network



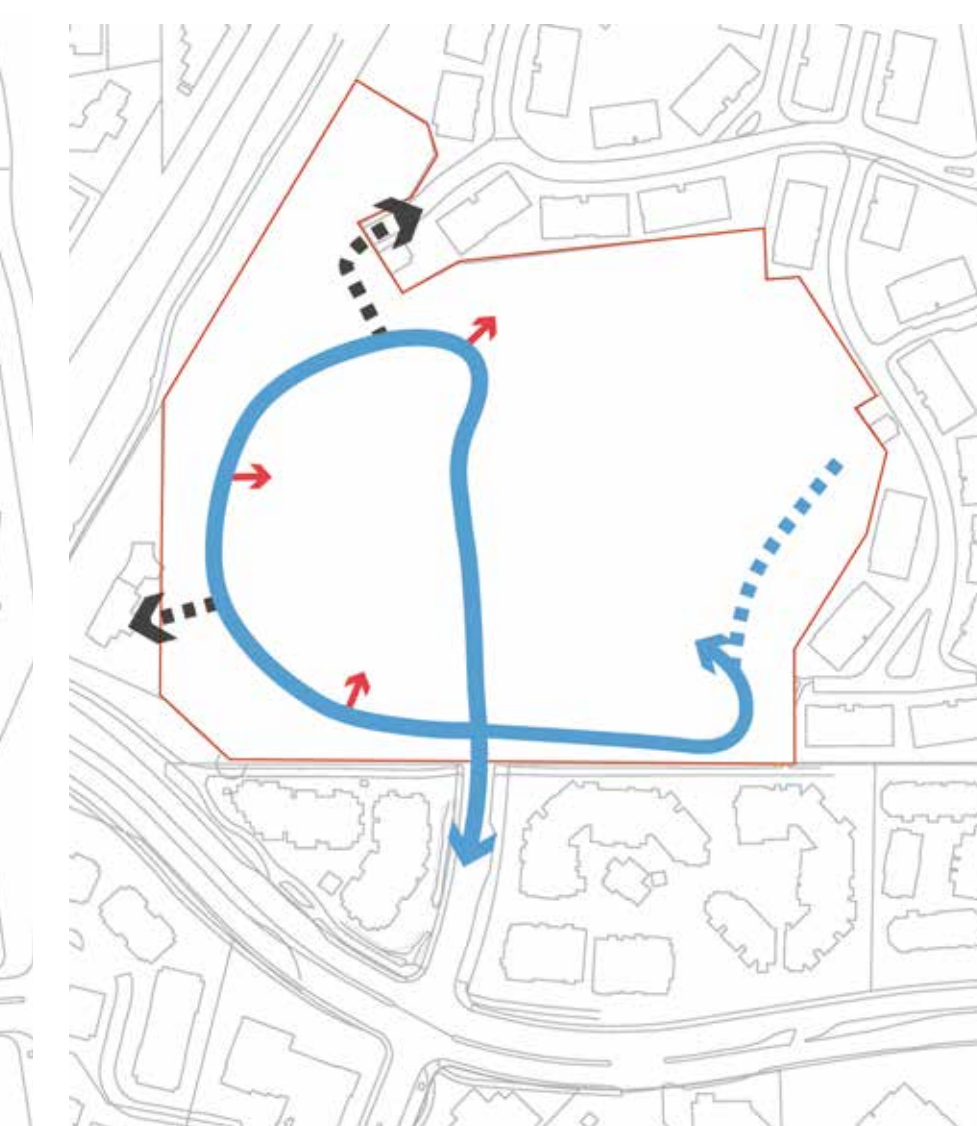
- Above Grade Bike Parking /Charging/ Workshop
- Pedestrian Path
- Pedestrian & Cycling Route
- Existing Valley Trail

pedestrian and cycling network



- places for public art, play and gathering
- green buffer
- natural open spaces
- plaza and community hub

open space network



- Underground Parking
- Mews Road
- Fire Truck Access
- / Single Families

vehicular network



- Above Grade Bike Parking /Charging/ Workshop
- Pedestrian Path
- Pedestrian & Cycling Route
- Existing Valley Trail

pedestrian and cycling network

The Village Green and The Boulevard

comparisons: key public spaces | circulation | network



The Village Green

bird's eye view looking west



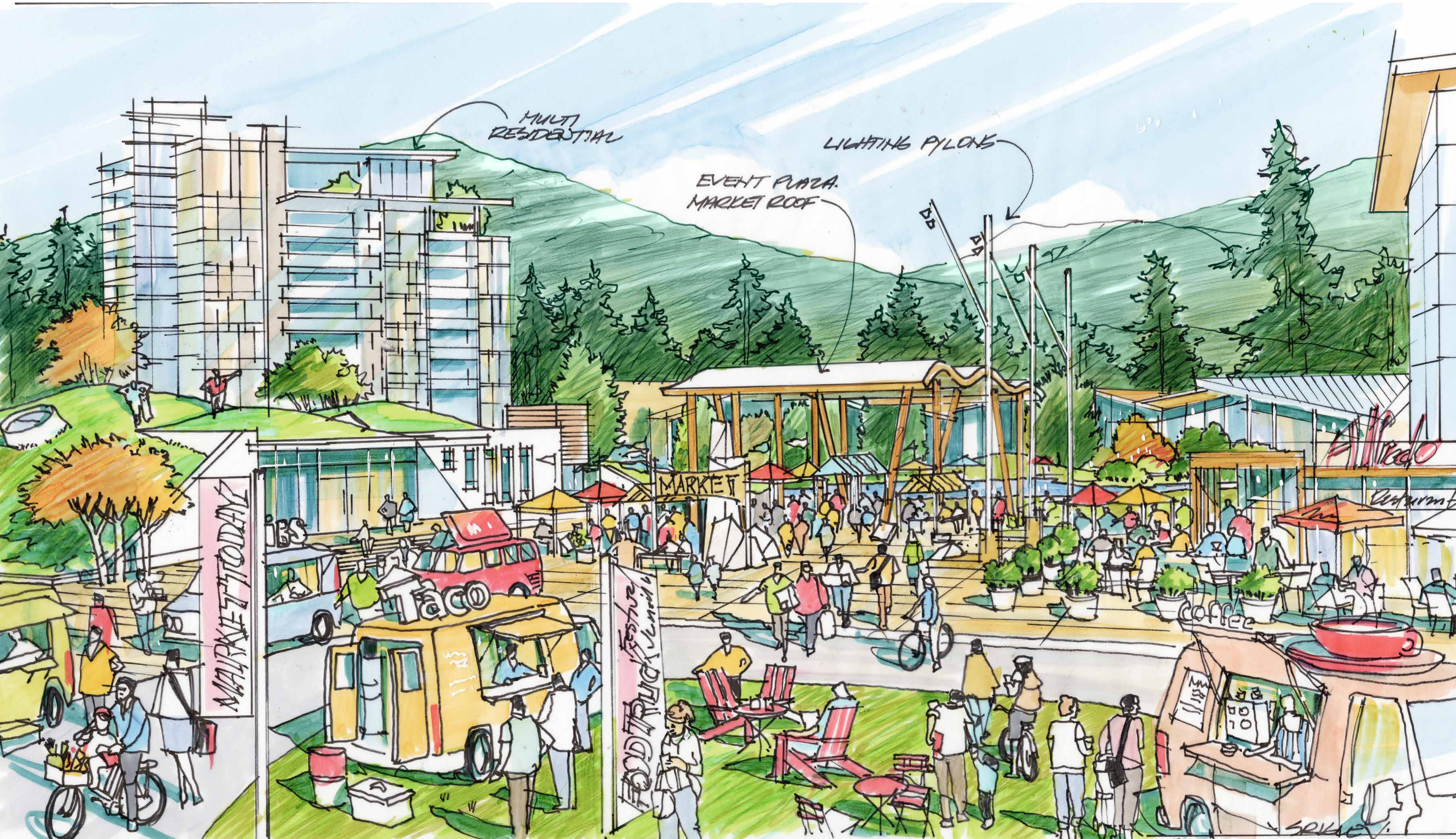
The Village Green

concept site plan



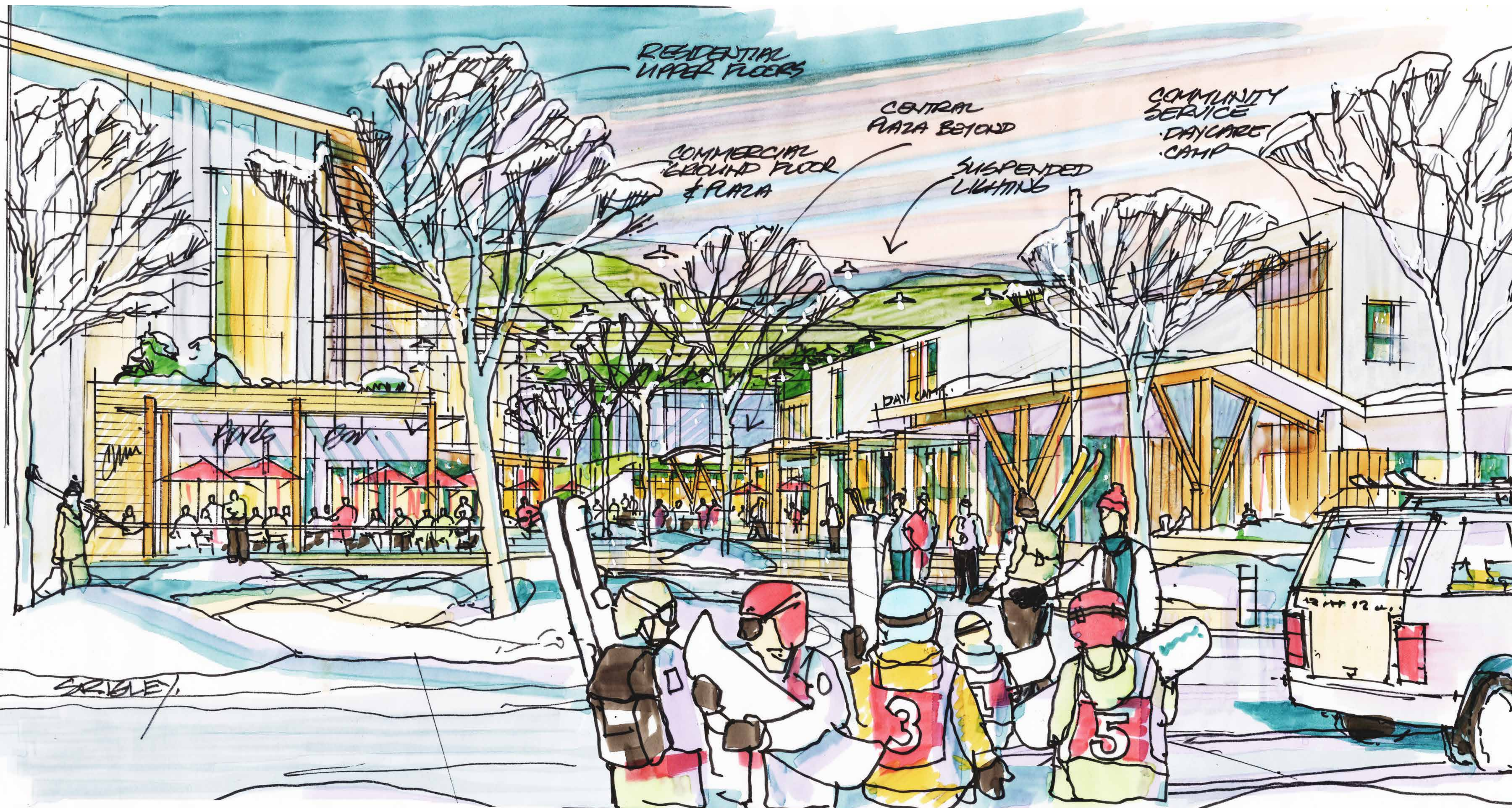
The Village Green

view 1 looking east across the central natural area and pond



The Village Green

view 2 looking north across the plaza



The Village Green

view 3 looking west through the community hub

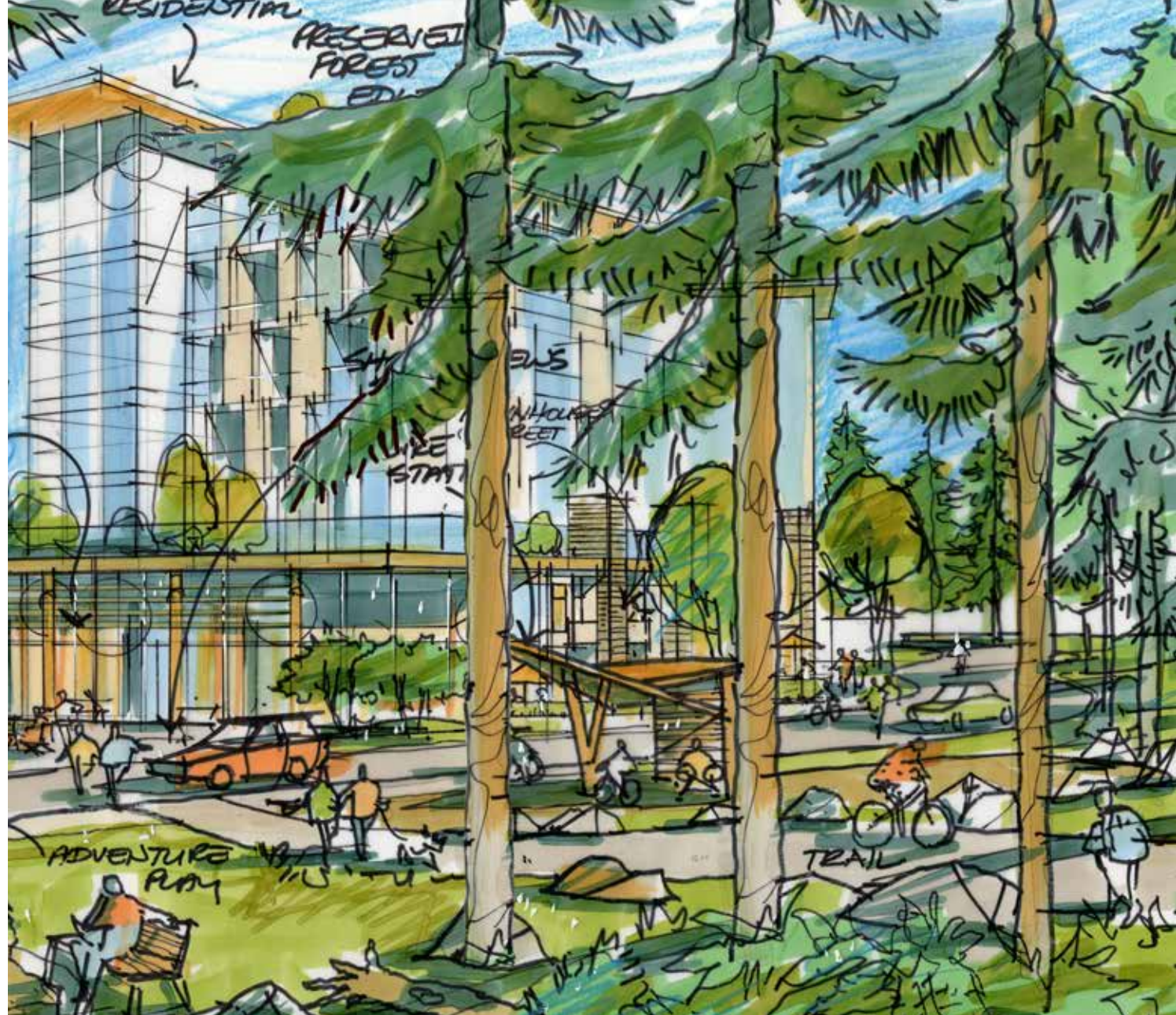
central natural area and pond

a generous open public green space for non-structured activities and quiet contemplation

a neighbourhood trail loop connects with the Valley Trail network

a selection of "discovered spaces" for public art, natural play, seating areas and snow storage

a seasonal water channel and pond - extending the Whistler Village waterways - collects infiltrated stormwater and animates the central green space



green knoll/ strata amenity/ bike parking

a central strata amenity (wellness centre) integrated into a landscaped knoll provides a unique and innovative landscape/architectural element addressing the issue of integrating a semi-private use within a public open space

the space within the knoll accommodates convenient bike parking and workshop space, with access via the pathway that "cuts" through the knoll



section through western edge, apartment, landscaped knoll / plaza

public plaza

potential for a large public plaza with space for all season community gatherings, public art festivals and celebrations - located to allow views into the central greenspace from the Northlands Boulevard gateway

potential for a unique, landmark sheltered space for all weather gathering and events

potential for a performance space/dock at the edge of the pond with views over the plaza and adjacent green space



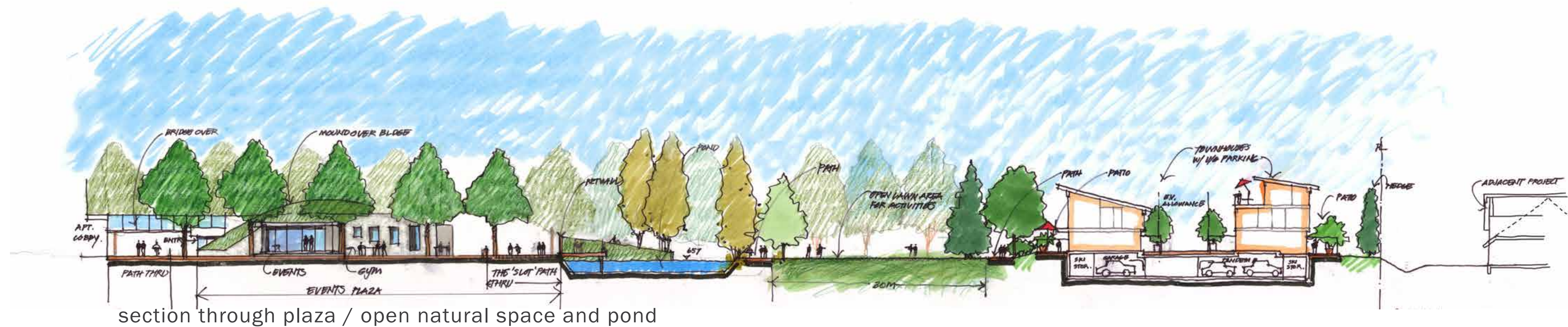
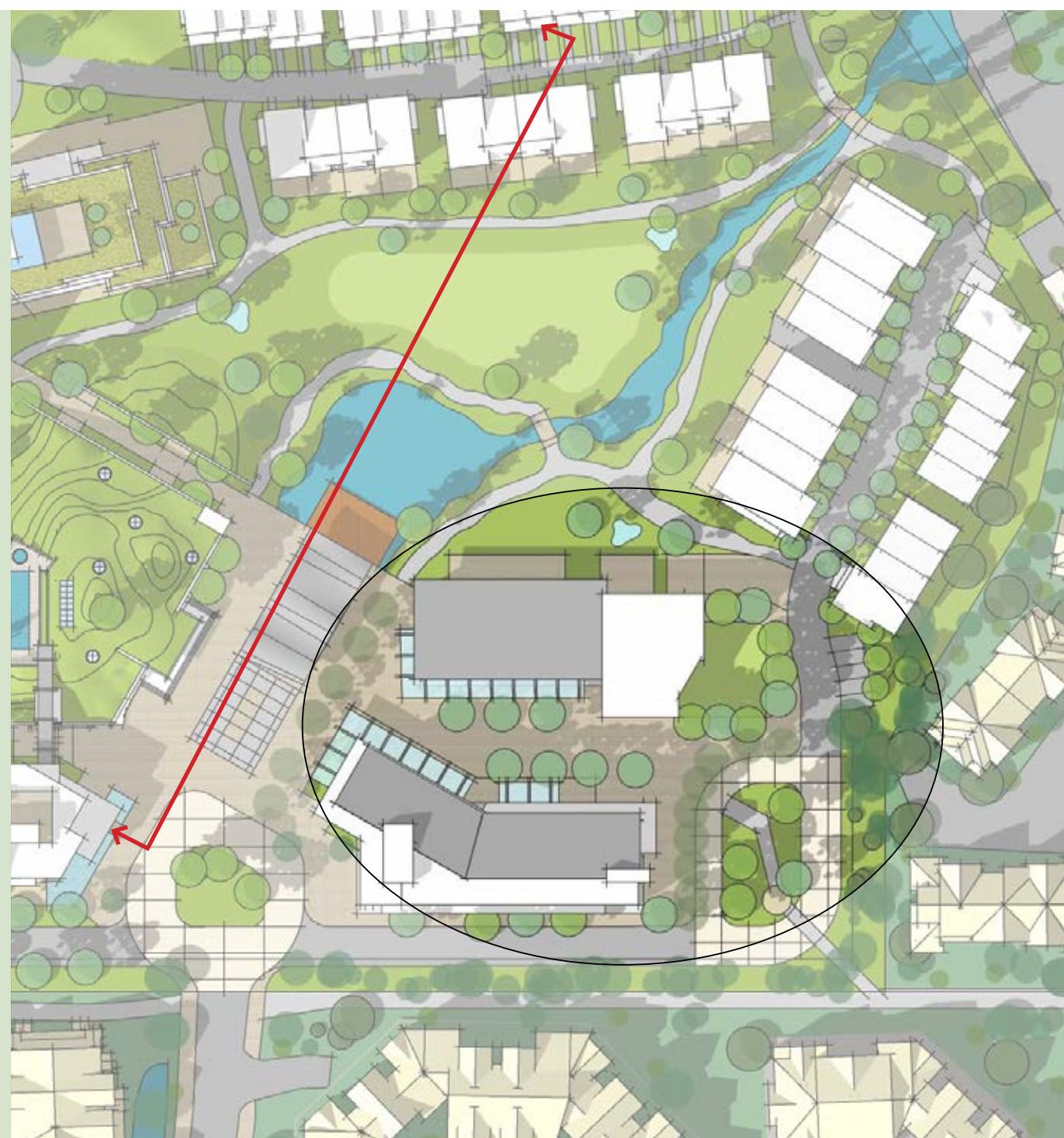
community hub

potential for a community square with active building edges with the potential for casual gatherings, exhibits, markets, food trucks, etc.

potential for a mixed use building with retail/ commercial at the ground floor, office on level 2 and employee rental on upper levels

potential for a community building including a daycare with outdoor play space and vehicular drop off

slow, low traffic mews provides access to daycare and underground parking



section through plaza / open natural space and pond

The Village Green

precedents | sections



green open space



community plaza



community hub



nature / gathering spaces



ground oriented units



low rise apartments



townhouses

1 Balance Resort and Community Needs.

Potential Design Opportunities:

- a flexible, multi-purpose open space combined with active nodes
- a seasonal wetland with stormwater management
- a variety of gathering spaces
- indoor community uses - possibilities include daycare, culture, recreation, and education space
- a community plaza and hub with commercial and retail uses
- public washrooms
- general and medical appropriate office space



2 Strengthen Sense of Place and Social Connections.

Potential Design Opportunities:

- extend the language of waterways from Whistler Village into the public realm with an emphasis on nature
- outdoor gathering areas (covered and uncovered) with space for performances, festivals, exhibits and celebrations
- gathering spaces incorporated into the individual building design and building clusters
- recognize First Nations cultural history on site to promote education and reconciliation



First Nations culture

3 Provide Diverse Housing Opportunities.

Potential Design Opportunities:

- a range of unit sizes and types to increase housing choice and affordability
- family sized, ground oriented units with private entrances/gardens/gates
- employee rental housing

The Village Green

Guiding Principles 1-3



accessible bike storage



bike paths



shared streets

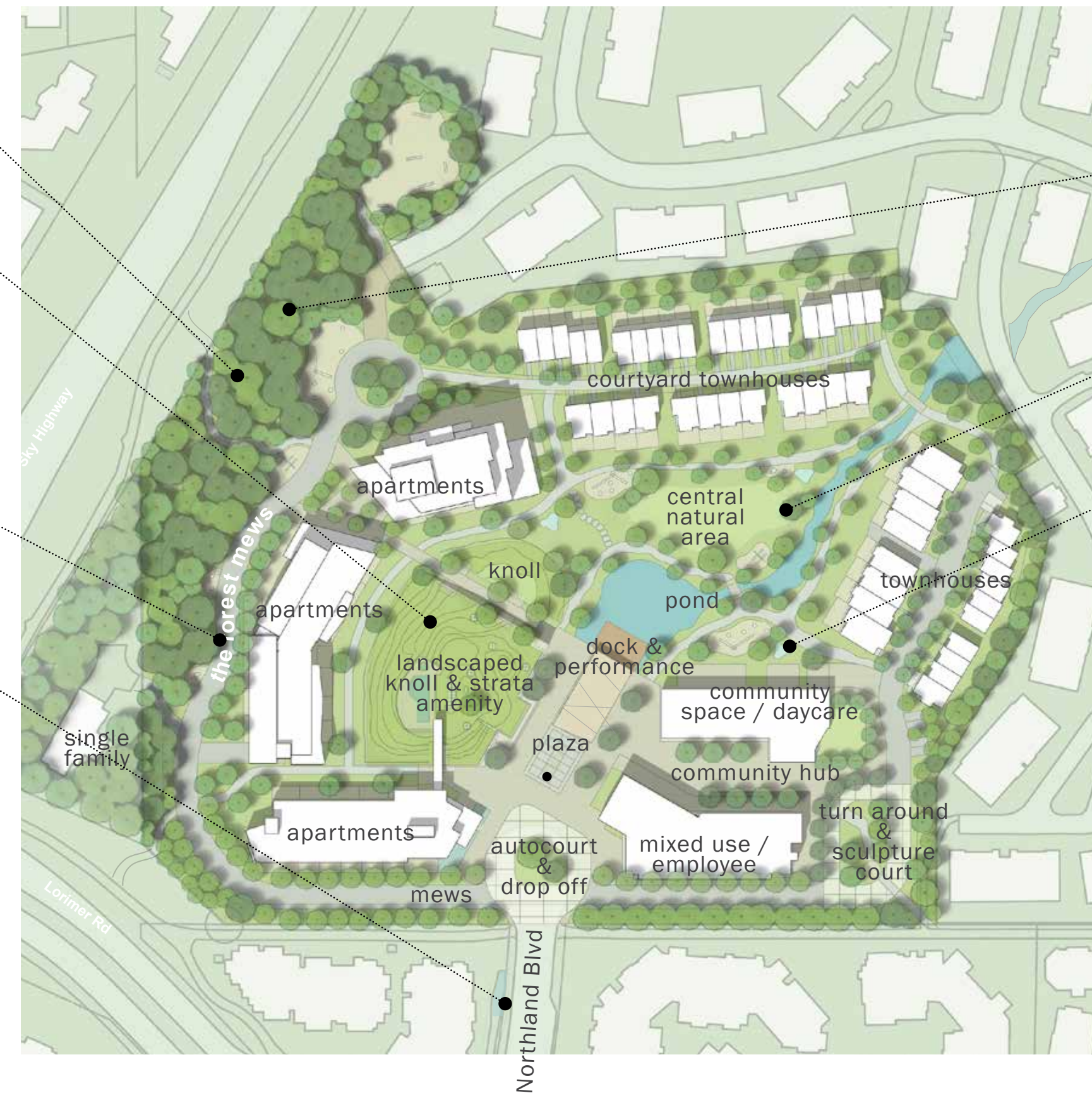


seating / gathering

4 Enhance connectivity and mobility.

Potential Design Opportunities:

- a network of paths with links to the surrounding Valley Trail network
- at-grade bicycle parking and facilities to increase access (especially for kids), support the local bike “culture”, and reduce the expense and environmental impact of underground parking
- shared streets for vehicles, cyclists and pedestrians, to reduce the amount of paving and take advantage of low traffic volumes
- upgraded pedestrian/cycling infrastructure between Lorimer Road and new development
- optimized underground parking to reduce the impact of parked cars on the public and private realm



5 Accelerate climate action and address resource use.

Potential Design Opportunities:

- increased tree canopy on the western edge provide a unique public realm focused on the natural environment and stormwater management
- increased wildlife habitat (water, trees and planted areas)
- stormwater management strategies including infiltration ponds for roof and plaza runoff
- local and drought resistant landscaping
- higher density building forms to maximize site efficiency and promote carbon capture
- EV infrastructure
- a Low Carbon Energy System incorporating Geo-Thermal exchange
- explore energy efficiency and climate resiliency in a new architectural vernacular including mass timber/CLT

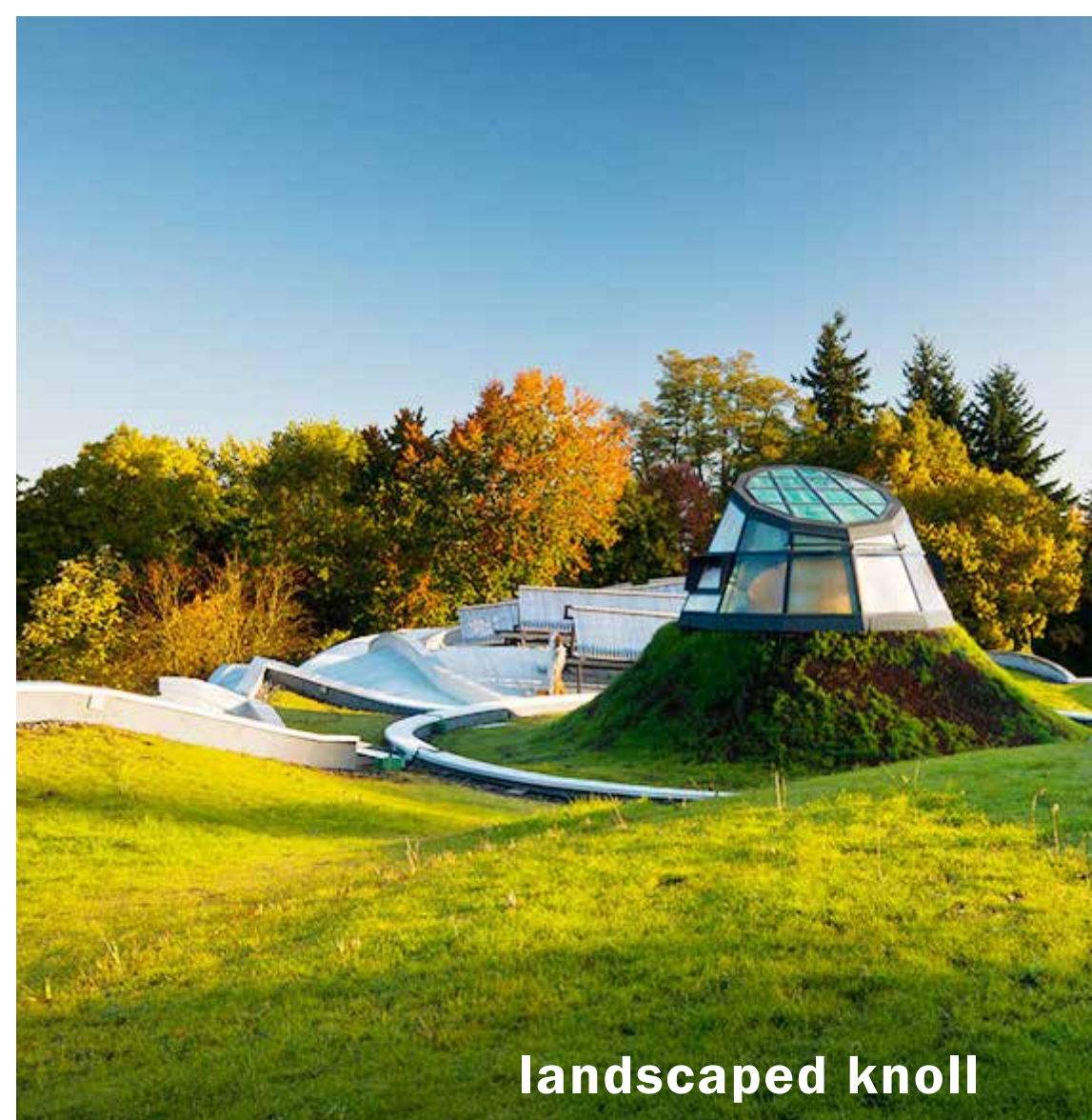


EV Infrastructure

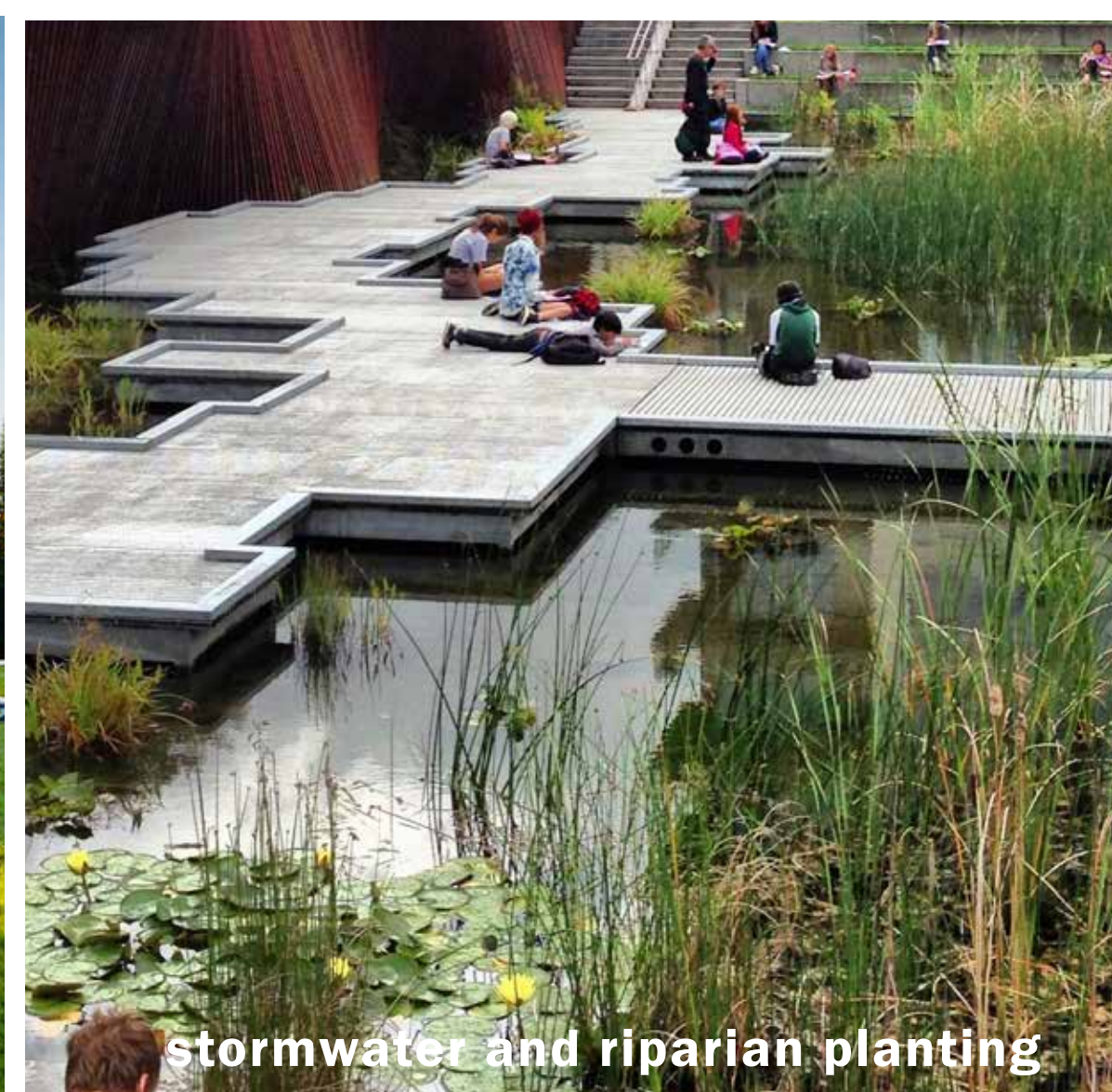
6 Integrate and enhance nature.

Potential Design Opportunities:

- develop the existing waterway to include stormwater management as an active landscape element with riparian planting
- snow management integrated into the building and landscape design
- enhanced 20 m green buffer along the highway to increase the forest health and provide habitat, incorporate mature trees in the landscape design including along new streets
- good mountain views from public spaces



landscaped knoll



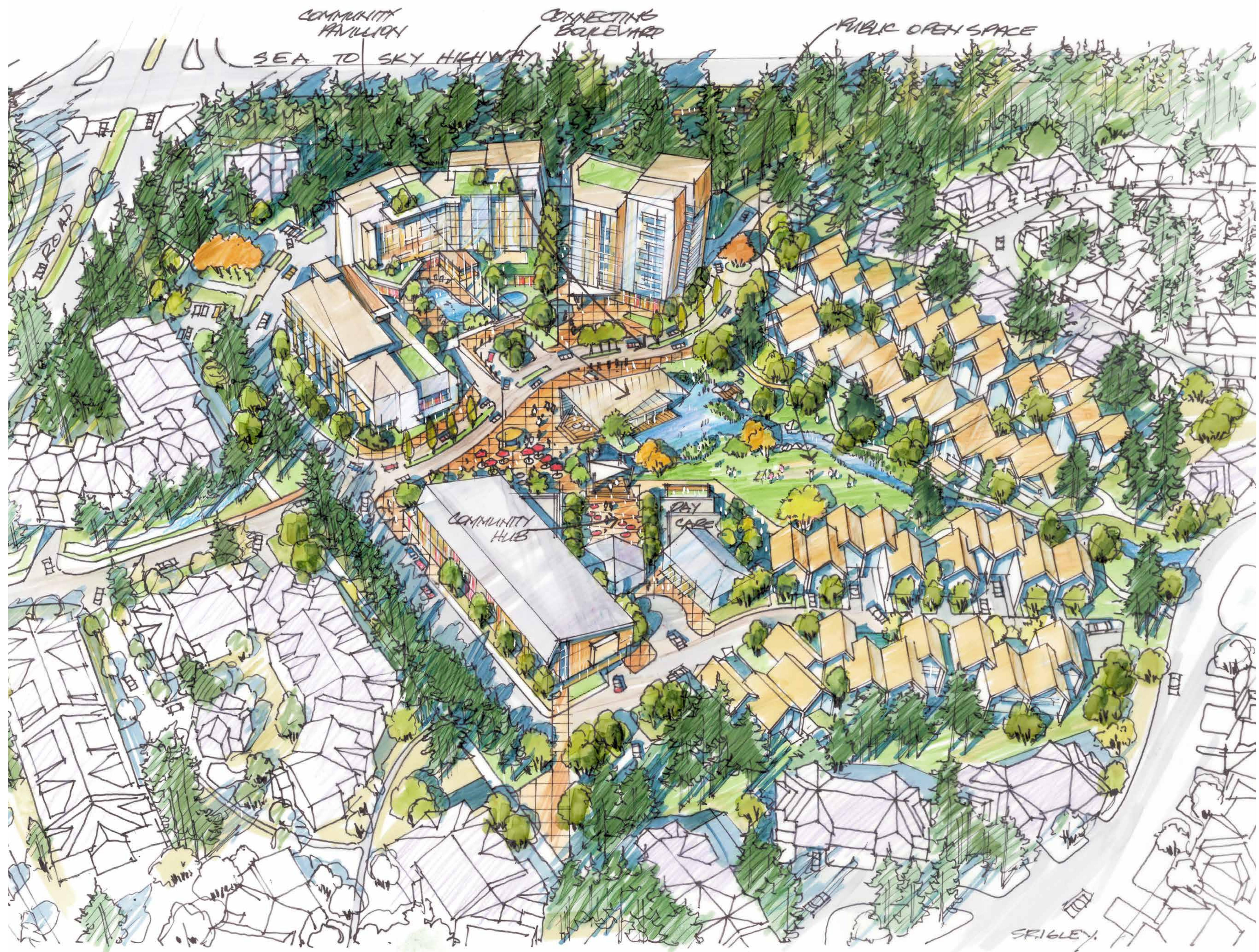
stormwater and riparian planting



stormwater management/ riparian planting

The Village Green

Guiding Principles 4-6



The Boulevard
bird's eye view looking west



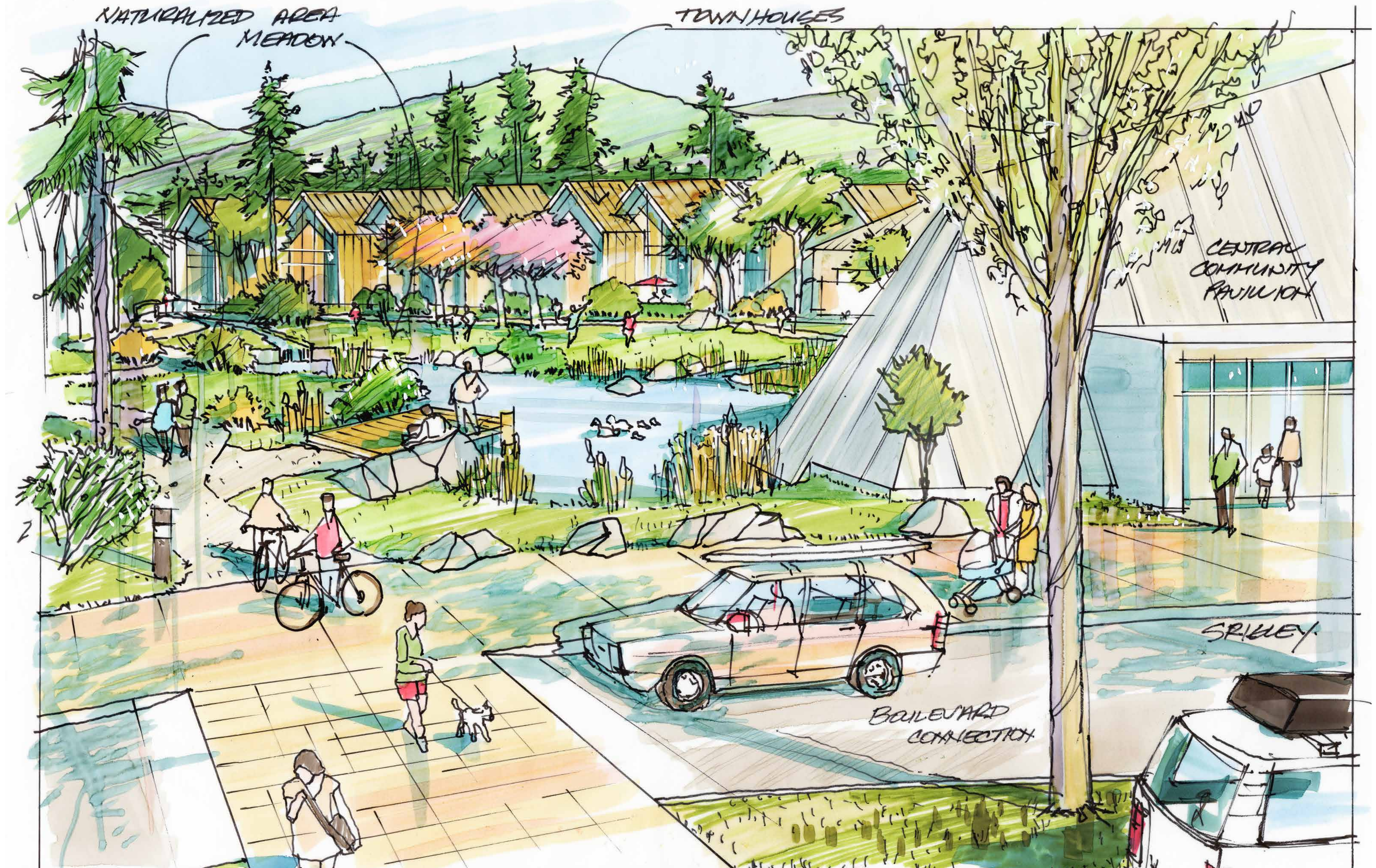
The Boulevard
concept site plan



The Boulevard
view 1 looking north towards the pavilion and open space



The Boulevard
view 2 looking northeast from the plaza to the community hub



The Boulevard
view 3 looking southwest across the wetland and meadow

central natural area and pond

an intimate and diverse wetland landscape for casual gatherings and recreation

a neighbourhood trail loop connecting with the Valley Trail network

a seasonal water channel and pond to collect infiltrated stormwater

infiltration ponds to manage rainwater from buildings and paved surfaces before entering the pond



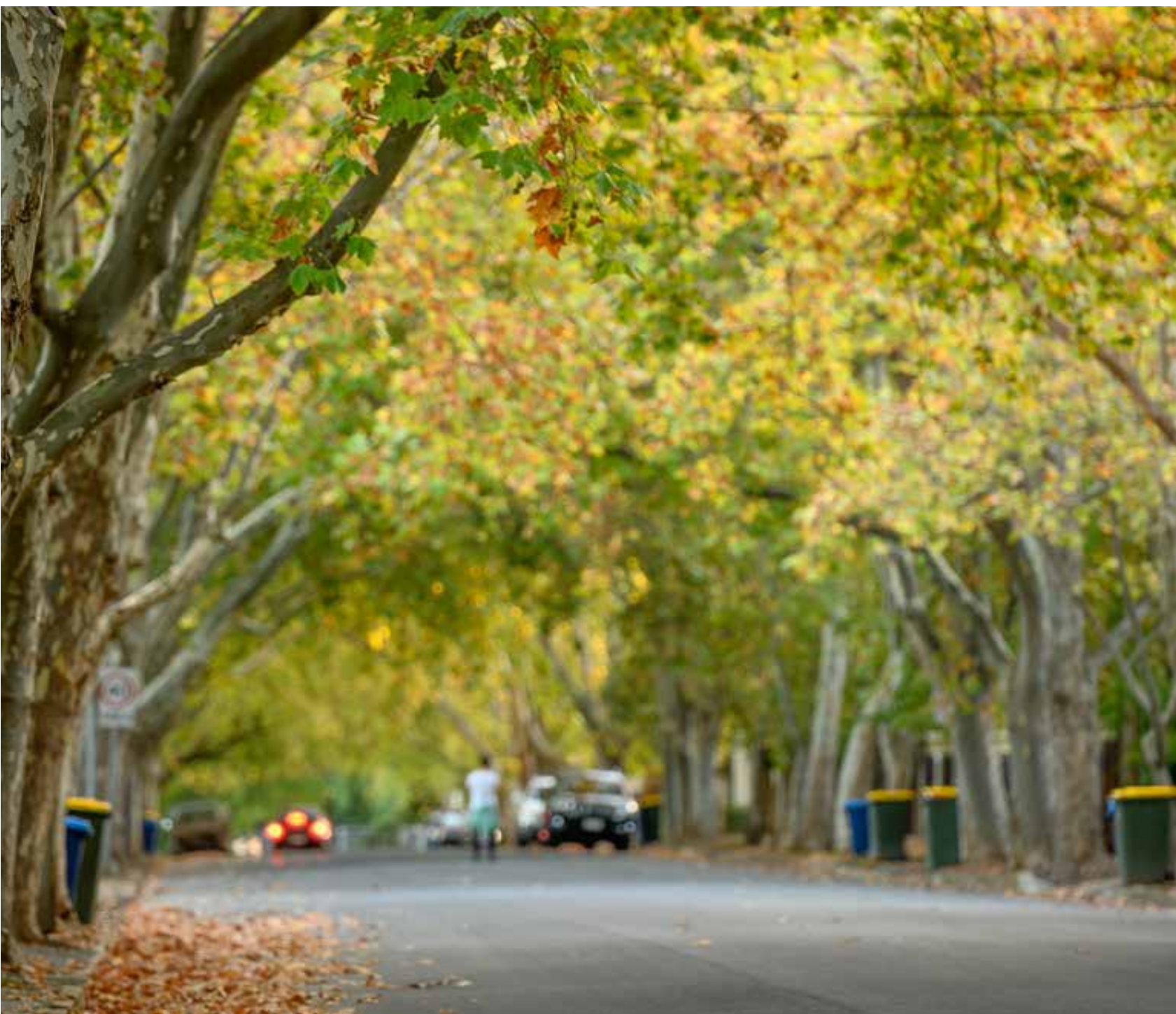
central boulevard

a continuation of Northlands Boulevard through the proposed development

a formal curved street with a central median increasing vehicular access and visibility to the centre of the site

a bold geometric form defining building enclaves and separating public and strata open spaces

an opportunity to increase the tree canopy and wildlife habitat



section through courtyard townhouses, open space and pond on the north side



section through townhouses, open space and pond on the west side

The Boulevard
precedents | sections

mixed use community hub and plaza

a combined community hub and plaza framed by active commercial/retail/community uses and the central boulevard with the potential for casual gatherings, exhibits, markets, food trucks, etc.

potential for a mixed use building with retail/ commercial at the ground floor, office on level 2 and employee rental on upper levels

potential for a community building including a daycare with outdoor play space and vehicular drop off

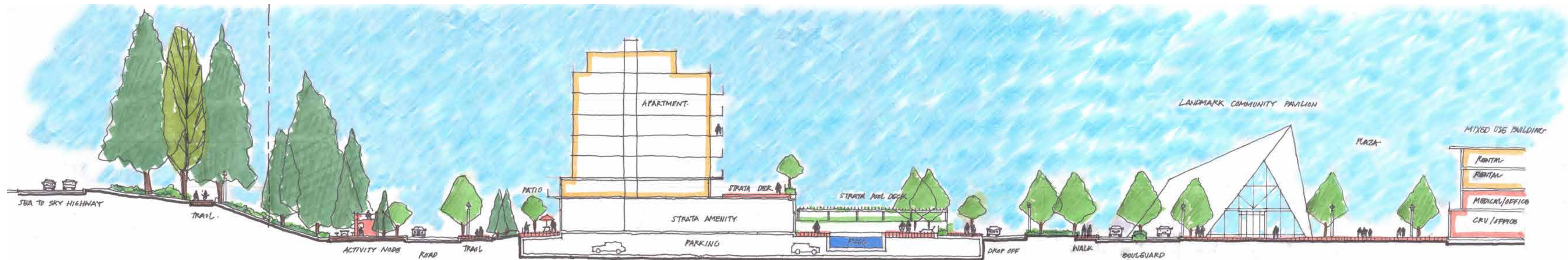
potential for smaller scale “kiosk” style commercial, retail or community spaces within the plaza space - providing a contrast with Whistler Village’s open -space-framed-by-buildings typology



community pavilion

potential for a contemporary landmark building inspired by Whistler’s mountain setting and alpine architecture

potential for flexible space with indoor and outdoor space for festivals, private rentals, arts and culture activities and/or a permanent community space



section through apartment cluster and plaza / community hub

The Boulevard precedents | sections



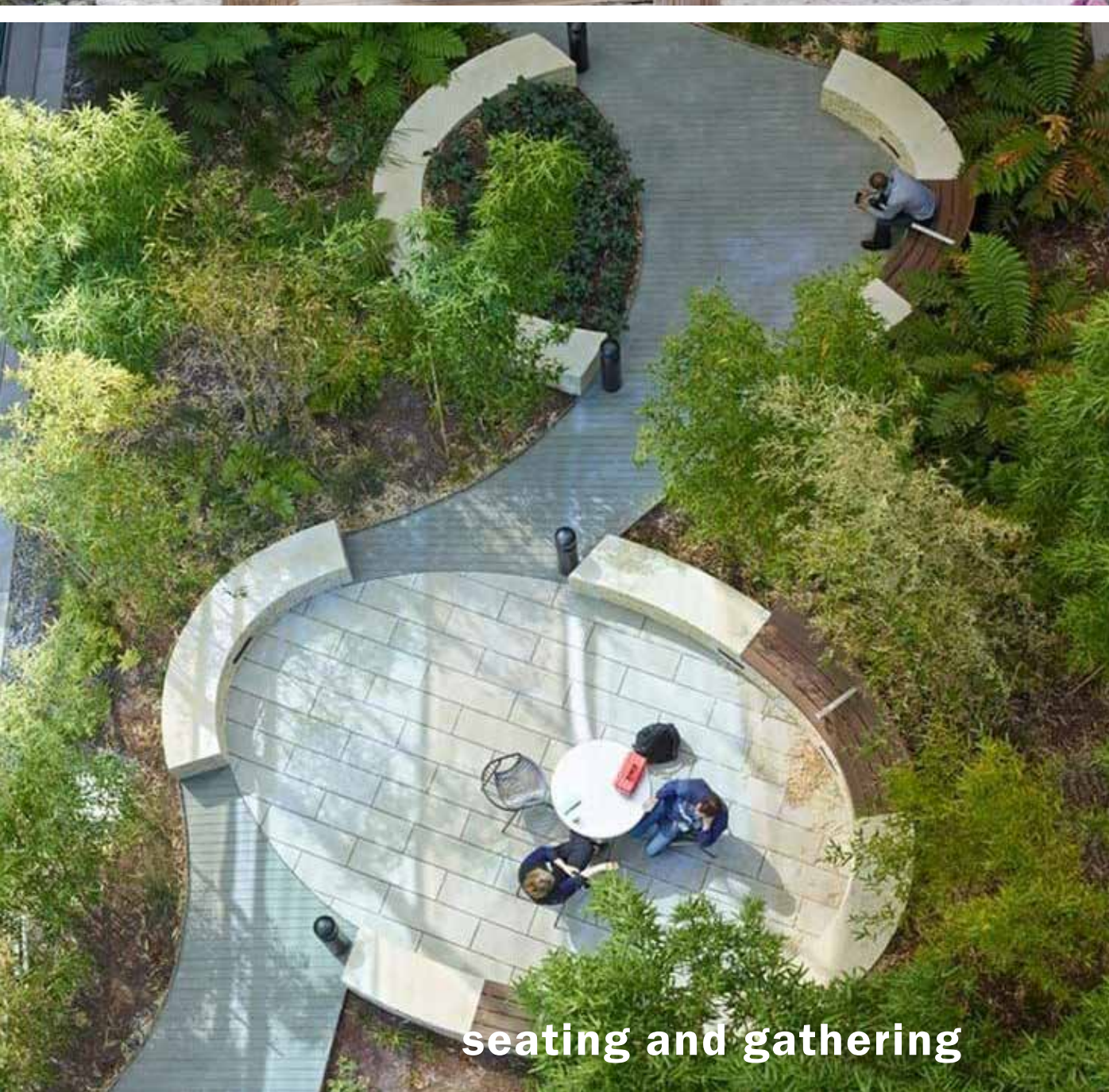
landmark pavilion



spaces for active uses



community hub



seating and gathering

1 Balance Resort and Community Needs.

Potential Design Opportunities:

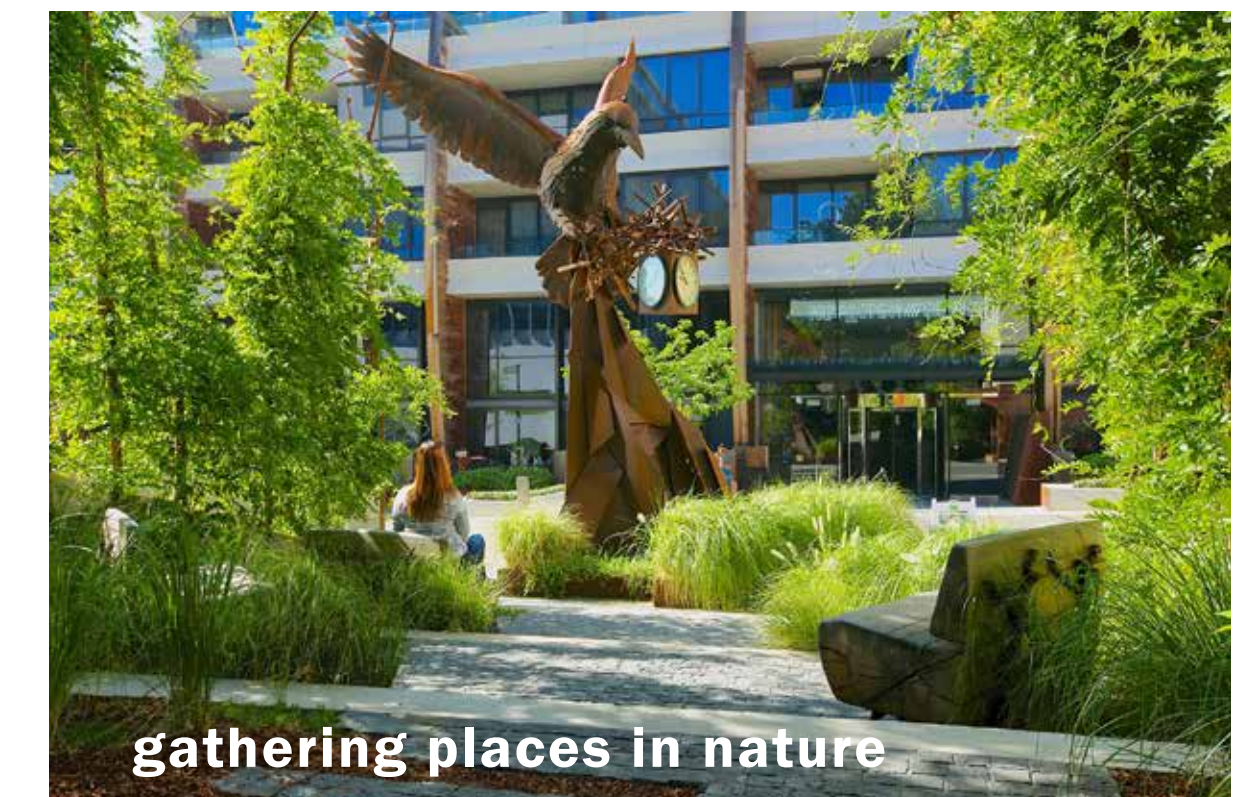
- generous, green, open space for family friendly activities
- landmark multi-purpose community pavilion for markets, performances, weddings, etc.
- areas for active recreation (table tennis, climbing structures, play equipment)
- seating and gathering spaces
- accessible water feature / wetland with stormwater management
- community uses including daycare (additional possible uses include arts and culture, recreation, and education)
- community plaza with spaces for performance, shelter, and large and small group gatherings
- unique small scale free standing “kiosk” spaces
- mixed use building including employee housing, office space and retail/restaurant/cafe at the plaza level
- public washrooms



2 Strengthen Sense of Place and Social Connections.

Potential Design Opportunities:

- extend the language of waterways from Whistler Village into the public realm
- outdoor gathering areas (covered and uncovered) with space for performances, festivals, exhibits and celebrations
- a variety of gathering places across the development to support social sustainability
- a public realm focused on nature including a friendly, welcoming “local” community hub
- recognize First Nations cultural history on site to promote education and reconciliation

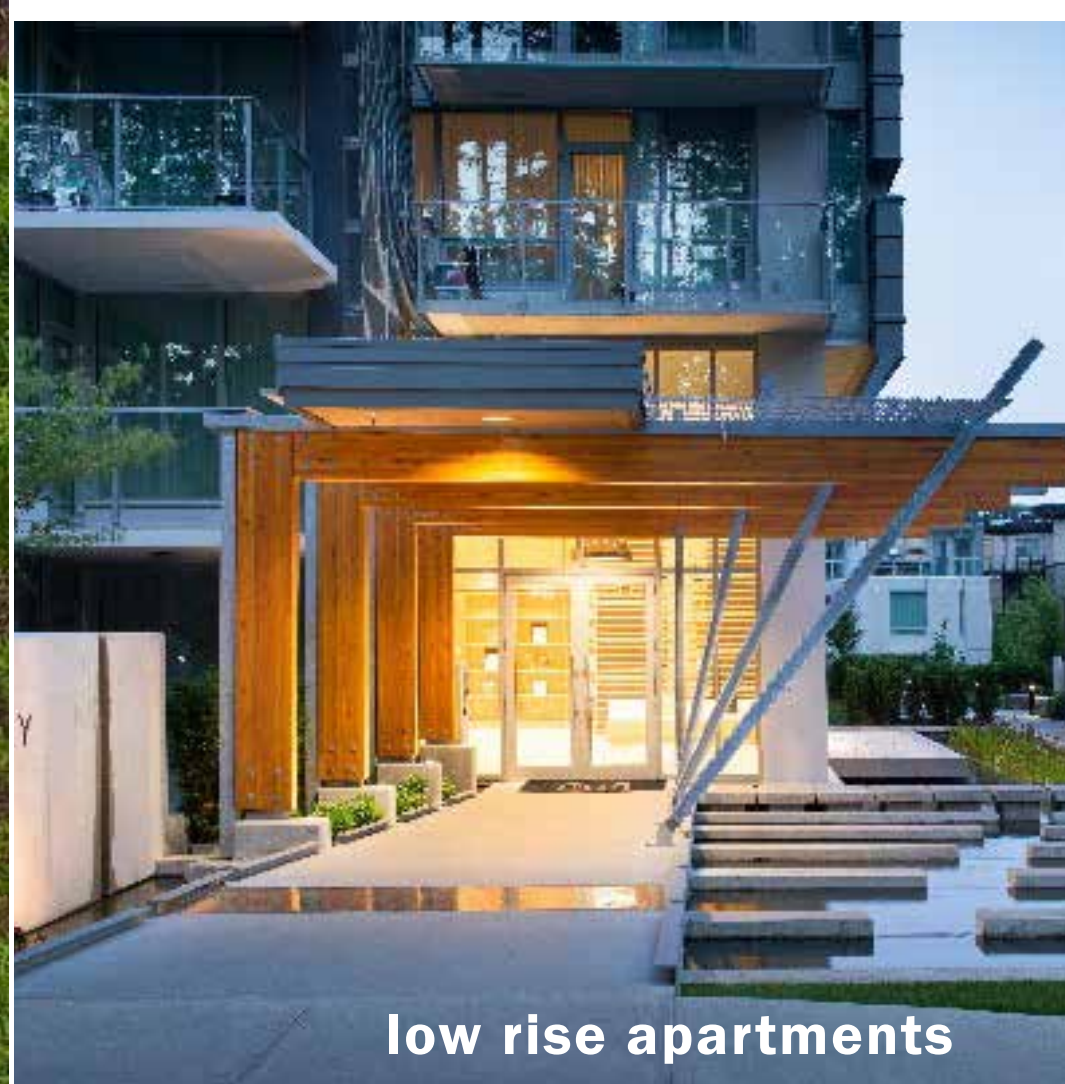


gathering places in nature

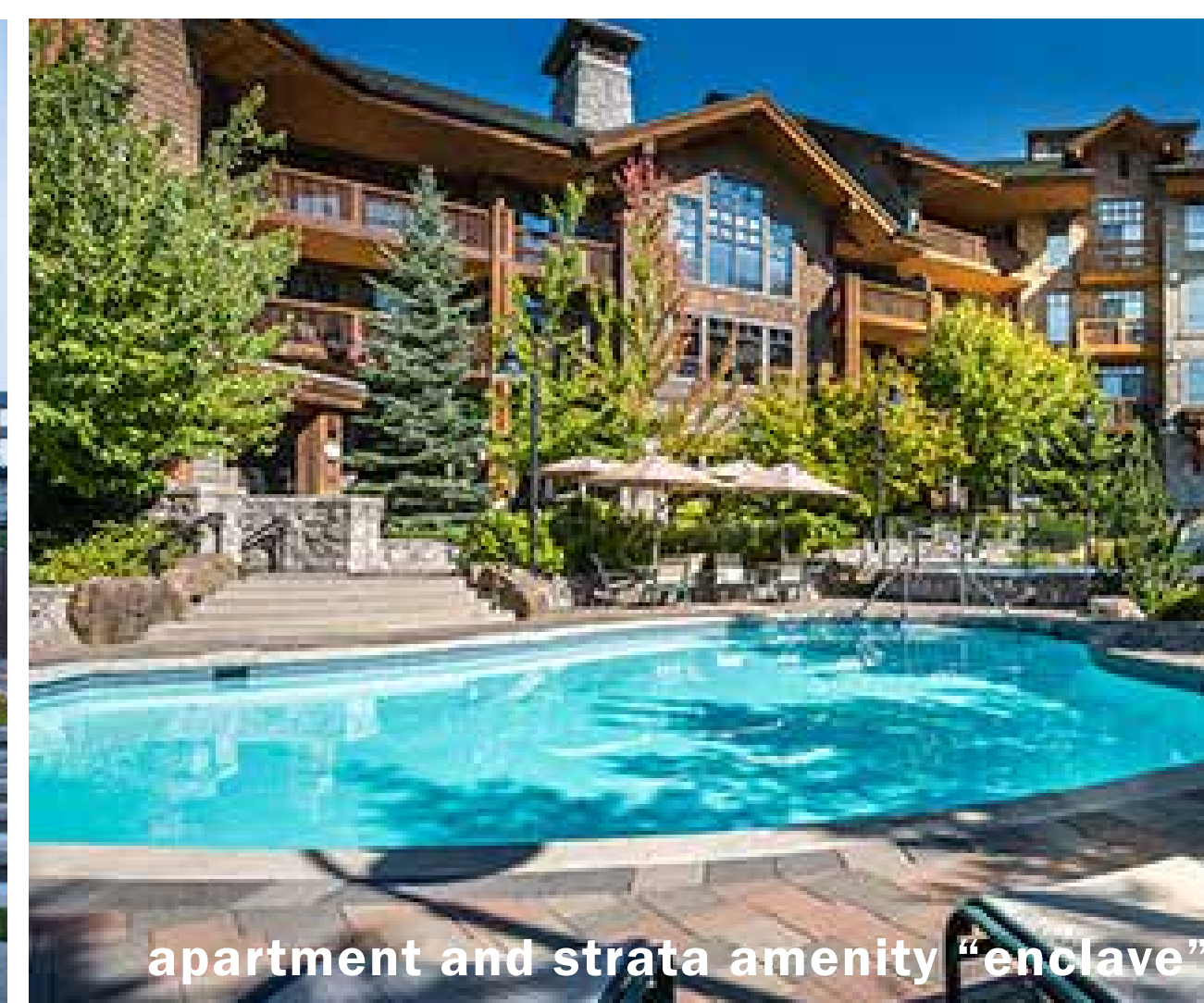
3 Provide Diverse Housing Opportunities.

Potential Design Opportunities:

- employee rental housing
- a range of unit sizes and types to increase housing choice and affordability
- family sized, ground oriented units with private entrances/gardens/gates
- residential “enclaves” with shared outdoor space to support community building and social sustainability



low rise apartments



apartment and strata amenity “enclave”



mid rise apartments



The Boulevard

Guiding Principles 1-3

4 Enhance connectivity and mobility.

Potential Design Opportunities:

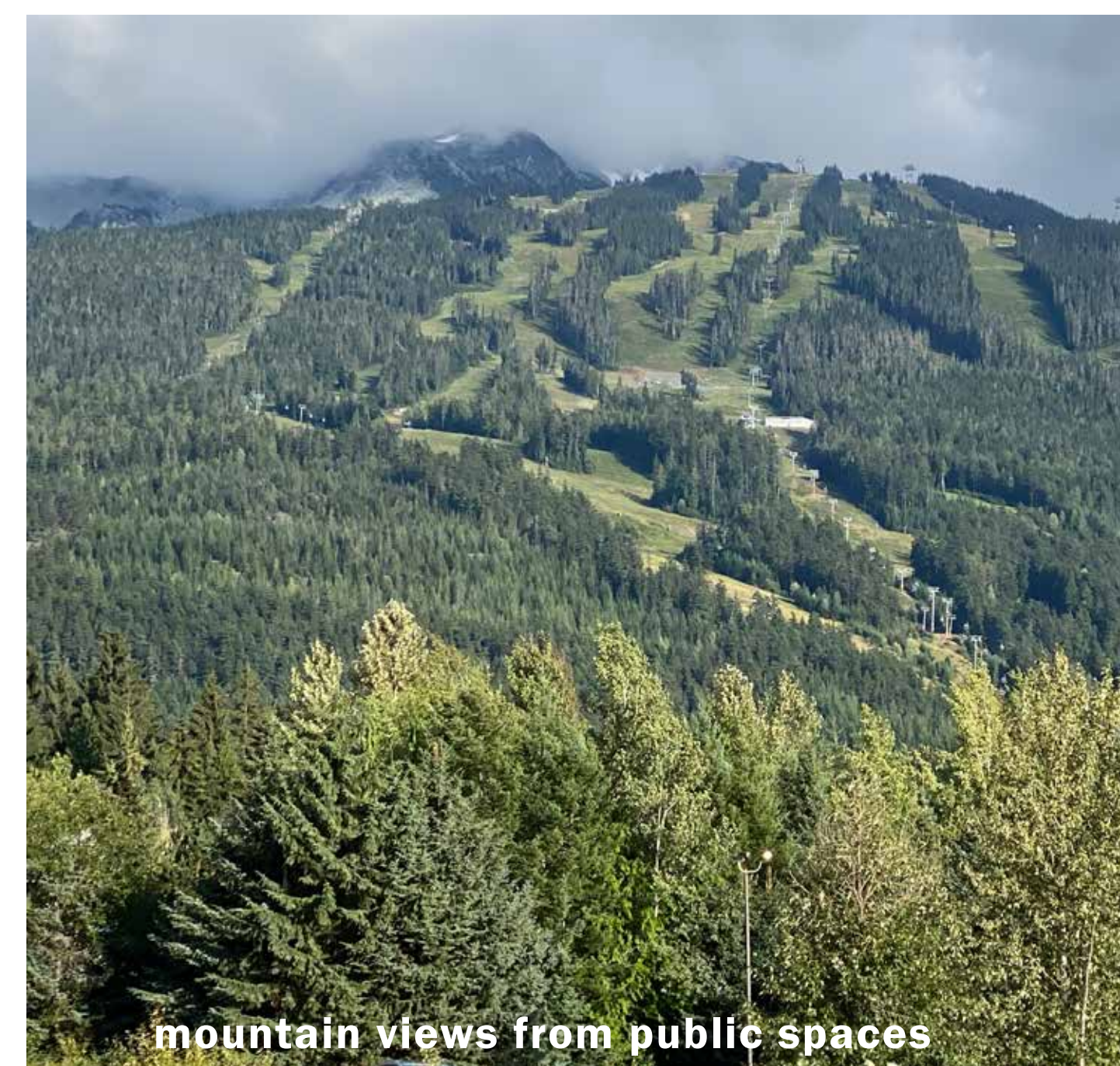
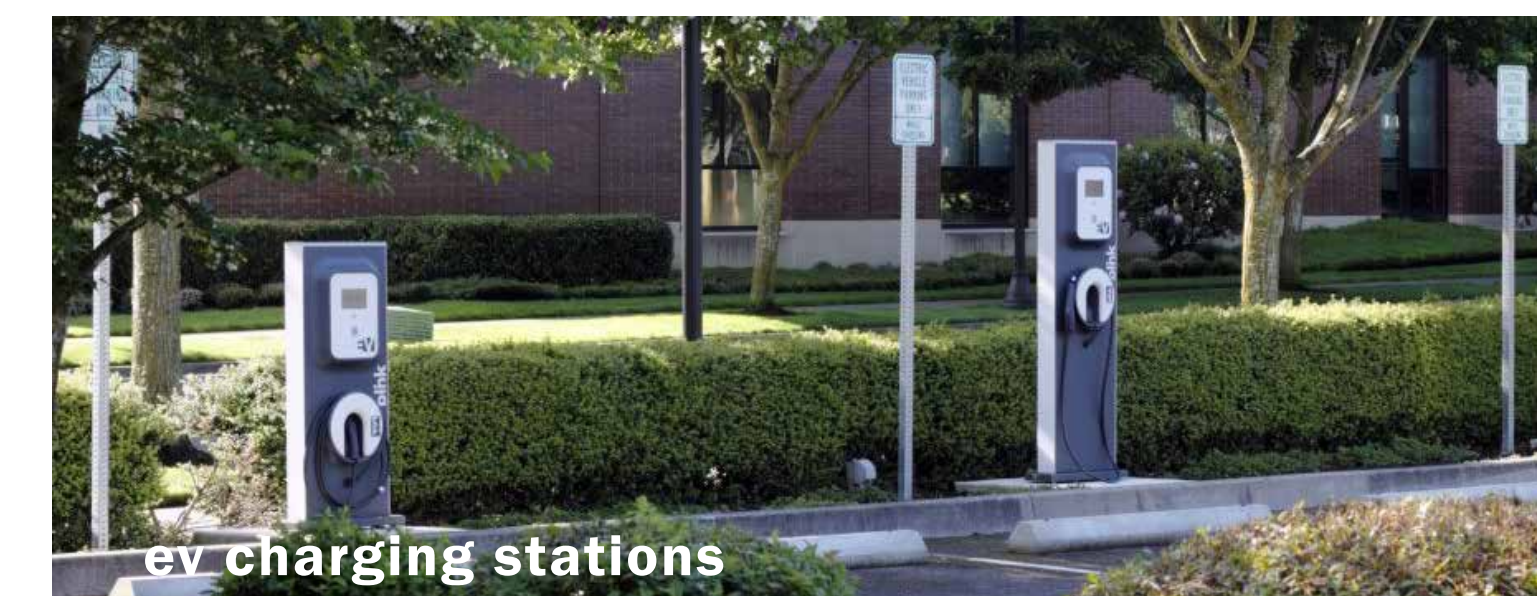
- shared streets for vehicles, cyclists and pedestrians, to reduce the amount of paving and take advantage of low traffic volumes
- a network of multi-use pathways with connections to the Valley Trail
- green, pedestrian oriented new streets
- optimized underground parking to reduce the impact of parked cars on the public and private realm
- upgraded pedestrian/cycling infrastructure between Lorimer Road and new development



5 Accelerate climate action and address resource use.

Potential Design Opportunities:

- increased tree canopy on the western edge and opportunities for mature trees
- higher density building forms to maximize site efficiency and promote carbon capture
- increased wildlife habitat (water, trees and planted areas)
- a unique public realm focused on nature and stormwater management
- a Low Carbon Energy System incorporating Geo-Thermal exchange
- explore energy efficiency and climate resiliency in a new architectural vernacular including mass timber/ CLT
- EV infrastructure



6 Integrate and enhance nature.

Potential Design Opportunities:

- an emphasis on nature in the overall form and character to provide an alternative to the “high energy” Whistler Village
- the amenity channel designed as a seasonal wetland with riparian planting and integrated stormwater management
- enhanced and extended 20 m green buffer along the highway to increase the forest health and habitat
- a generous, central open green space
- public spaces with good mountain views
- mature trees in the landscape and street design

The Boulevard

Guiding Principles 4-6



winter activities



weddings



games



public washrooms



community activities

The Village Green and The Boulevard provide opportunities for passive and active uses, and for structured and unstructured events and activities.



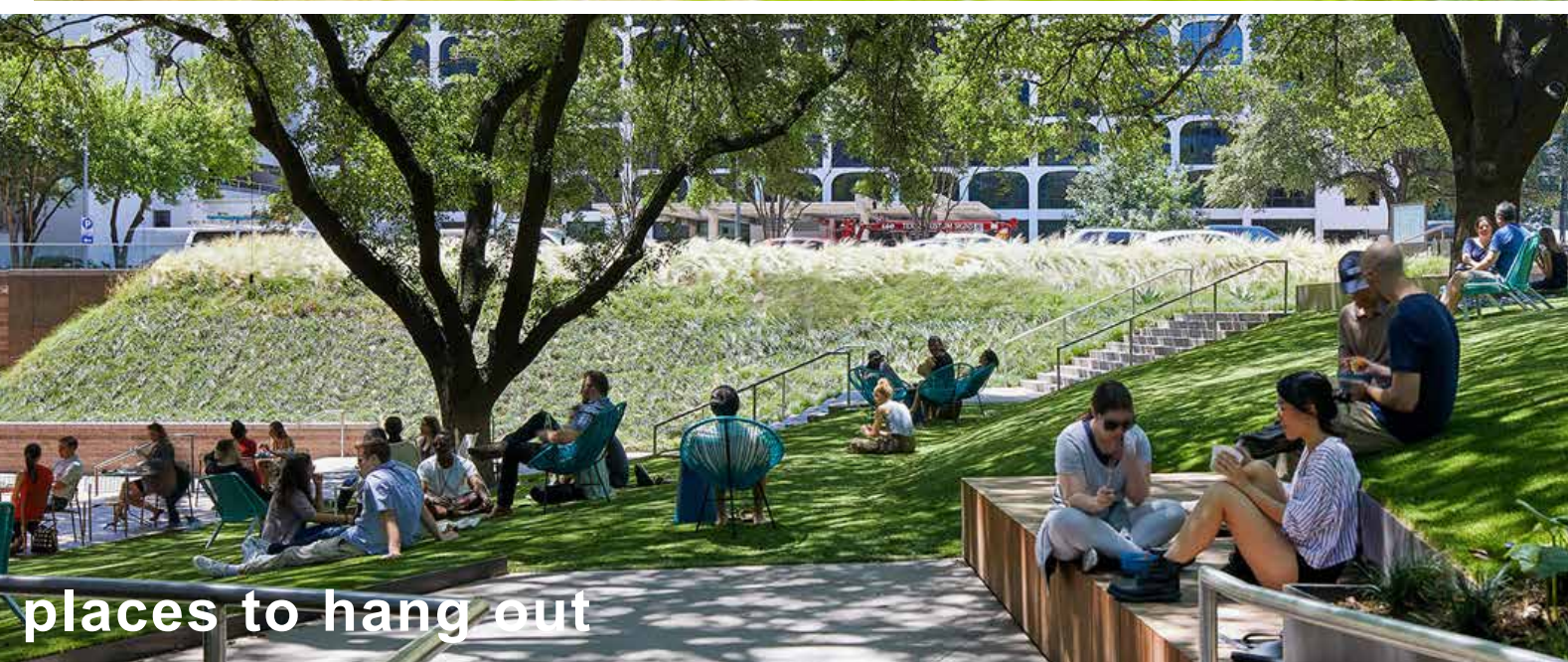
sports and games



shelters and outdoor dining



places to spread out



places to hang out



safe bike riding

the green

This open green space, one of the largest in Whistler Village, is envisioned as a meadow in the summer and a snowy play space in the winter.

Its size allows for different activities to take place at the same time such as picnics, games (frisbee, soccer), hanging out in the sun, etc.

Due to its close proximity to residential uses consideration should be given to the impact of noise, privacy and lighting on residents.

What activities would you recommend for the green, open space?

discovered spaces

To complement the open green space, places for special uses can be integrated into the plan. These could be more intimate places for individuals or small groups to gather (picnic, socialize). They could be places for public art.

Larger spaces could accommodate play structures, larger group gatherings or programmed active uses including outdoor fitness or table tennis.

What uses would you recommend for these places within the open space?



natural play



gathering places



sports and games



a quiet place



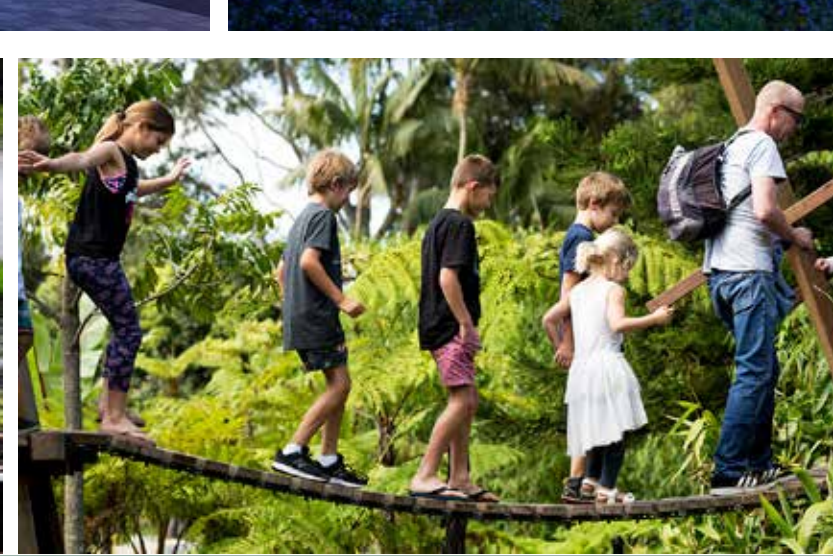
sheltered outdoor places



outdoor gathering



natural play



community plaza and hub

The community plaza is envisioned as an all weather / all season public space including an area protected by a landmark shelter.

It is large enough to accommodate community festivals, markets, events and performances and is supported by the commercial and community spaces in the community hub.

These spaces are intended to be welcoming, multi-purpose outdoor places for casual use including generous areas of public seating and spaces for cafes and restaurants.

How would you and your family use a community plaza? What community events or programming would you recommend?



entertainment



space to spread out and play



landmark shelter



snow activities



gathering places

public space and recreation

the green | discovered spaces | community plaza and hub

**Here are
a few
activities
that are
being
considered:**

- covered picnic shelters
- weddings
- yoga
- tai chi
- visiting artists
- “quiet” musicians
- activities that complement bigger uses in the Olympic Plaza
- play area
- back of house (delivery, drop off, electrical service, washrooms, storage etc.)
- theater/improv
- festivals
- food trucks / stalls
- artisans/artists
- First Nations art and culture
- wi-fi and tech facilities
- little kids bike route
- street musicians
- table tennis



public space and recreation

activities | locations



the impact and key considerations of an on-site tennis facility

background | site constraints | rationale

Background

This site was initially granted development rights for a resort in 1990 through a proposal call by the Resort Municipality of Whistler (RMOW). A number of development concepts, including an application from a previous landowner to build a new tennis facility on site, were initiated over the years but never brought to completion.

Beedie understands the history of a tennis facility on this property and has been working closely with the RMOW and the Whistler Tennis Association (WTA) over the last two years to determine if 4500 Northlands is the most appropriate location for a new tennis facility.

There have been significant changes in the Whistler community since the original zoning in 1990. The two conceptual site plans presented today align with Whistler's current documented needs and recognize the site's proximity to the Whistler Village core.

Site Constraints

A variety of environmental, geotechnical and adjacency considerations constrain the net usable site area.

- The two conceptual site plans respond to these constraints by locating larger apartment buildings with underground parking where the geotechnical conditions are more favourable on the western portion.
- Locating townhouses on the north and east edges respect the scale of existing townhouse neighbours.
- Environmental enhancements of the amenity channel and 20 m Sea to Sky Highway buffer impact the net usable site area.

Rationale

The site's proximity to the Village is an important development consideration. 4500 Northlands is a walkable distance to Whistler Village. The proposed renewal of this site creates a unique opportunity to place rental and affordable housing close to jobs, support the RMOW's Official Community Plan and climate goals, build community serving amenities and advance the Guiding Principles set out for the site.

Due to the spatial requirements for an indoor/outdoor tennis facility with a club house, the WTA is exploring the potential for an off-site solution for the recreation amenity.

An off-site tennis facility could enable the delivery of the following key potential benefits to future residents of the 4500 Northlands site and the broader community:

- new housing and employment opportunities within walking distance of shops, services, the employment centre, and the Whistler Village core
- a new daycare, retail space, and gathering spaces to serve future residents and the broader community for years to come
- a development that responds to community needs identified in the RMOW's Official Community Plan and the planning process
- a development that is sustainable, inclusive and livable
- alignment with the Climate Action Big Moves Strategy



The Village Green



The Boulevard



On-site existing tennis facility

Key Considerations

Inclusion of large format recreation facilities presents challenges when exploring the possible site designs. The footprint and requirements of these recreation facilities would require other elements of the site to change or be eliminated. Key considerations would include:

- consolidating the residential buildings into a smaller footprint would increase building heights. This would result in a greater requirement for concrete construction and eliminate low rise, ground oriented housing from the development program
- reducing the site area for residential development combined with taller, denser building forms reduces the potential for a diverse mix of building and unit typologies and increases the average unit size
- the footprint of the tennis facility results in a loss of space for important community needs such as employee rental housing, community hub for arts and culture, offices for medical services, park/open space, and programmable plaza space to support community activities such as the Farmers Market

Trade-offs

The existing tennis facility, with total site coverage of 34% including all outdoor courts, parking and indoor facilities, requires a significant portion of the land and reduces the net developable site area. This would reduce Beedie's ability to deliver potential, much needed housing opportunities and community amenities.

The development of an on-site tennis facility would create significant planning and economic challenges to deliver

- ~15,000 sf of dedicated employee rental housing
- daycare with spaces for approximately 40 children
- ~6,000 sf community hub
- ~14,000 sf office space, including spaces designed for medical use
- ~14,000 sf commercial space, including fitness, food and beverage uses
- ~90,000 sf open green space
- ~35,000 of outdoor plaza space designed for passive recreation, community events and festivals
- ~10,700 sf community courtyard
- ~15,200 sf community entry court with public art
- 27% of common open space in Village Green option
- 20% of common open space in Boulevard option

note: all of the areas above are approximate

the impact and key considerations of an on-site tennis facility

key considerations | trade-offs