



# WHISTLER

## MINUTES

### REGULAR MEETING OF ACCESSIBILITY AND INCLUSION COMMITTEE (AIC)

WEDNESDAY, JUNE 01, 2022, STARTING AT 9:00 A.M.

Remote Meeting held Via Zoom

PRESENT	*Mtgs. YTD (3)
Accommodation Sector, D. Andrews	2
Member at Large, J. Moulton	3
Member at Large, S. Lawther	3
Tourism Whistler, M. Klau	3
Vail Resorts, L. Fowler	2
Whistler Adaptive Sports Program, C. Walker	3
Whistler Community Services Society, L. Coulter	2
Whistler Mature Action Community, K. White	3
Whistler Mature Action Community, S. Johnston	1
Resort Municipality of Whistler (RMOW) Manager of Planning – Policy and AIC Secretary, C. Beaubien	3
RMOW Accessibility Coordinator, S. Tipler	3
RMOW AIC Recording Secretary, M. Urbani	3
RMOW Manager of Planning – Projects, J. Chapman	
RMOW Planner, T. Napier	
RMOW Transportation Demand Management Coordinator, E. DalSanto	
Beedie Living, B. Spencer	
Beedie Living, N. Dhaliwal	
Bromley Projects, C. Hamm	
Perry and Associates, R. Barnes	
RWA Group Architecture, C. Brenneis	
RWA Group Architecture, D. Ramsay	
REGRETS	
RMOW Councillor, J. Ford	2
Whistler Chamber of Commerce	0
Squamish Lil'wat Cultural Centre	0
* For organizations, the number reflects the number of meetings attended by the organization's representatives.	

### CALL TO ORDER

*AIC recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Líl'wat7úl, and the Squamish People, known in their language as Skwxwú7mesh.*

*We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

### **ADOPTION OF AGENDA**

Moved by C. Walker  
Seconded by S. Johnston

**That** AIC adopt the Regular Committee Agenda of Wednesday, June 01, 2022.  
CARRIED

### **ADOPTION OF MINUTES**

Moved by C. Walker  
Seconded by S. Johnston

**That** AIC adopt the Regular Committee Minutes of May 04, 2022 as circulated.  
CARRIED

### **PRESENTATIONS/DELEGATIONS**

S. Tipler provided the following reminders:

1. AIC member organizations can send any representative to AIC meetings. The same representative does not need to attend each meeting.
2. In light of the media attention generated by the Invictus Games being held in Whistler in 2025, AIC members were reminded not to speak to the media as representatives of the AIC or the RMOW.

T. Napier made a presentation that provided updates on the project planning process and timelines, and discussed the following: 1) the enhanced rezoning process; 2) a summary of the Phase 1 engagement process; 3) a summary of AIC's previous feedback; 4) the six guiding principles derived from Phase 1; 5) 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 6) the purpose of Phase 3, which will involve further community feedback and input to refine the preferred concept.

D. Ramsay and C. Brenneis made a presentation that showed the alternative development concepts and discussed the following:

1. *Conceptual Planning*
  - The relatively flat site has an amenity stream flowing into a pond in the middle of the site.
  - Two site plan concepts were developed for Phase 2 of the public engagement. One is "The Village Green" and the other is "The Boulevard". The uses are the same in both concepts and both maximize the number of bed units allowed on the site.
  - There is a desire to connect the site to the Village and improve the connection to Northlands Boulevard.
  - The project is contemplating a community plaza, community amenity building, community hub, mixed-use building, employee

AIC Terms of  
Reference  
Reminders

4500 Northlands  
Boulevard

housing, commercial space, courtyard space and offices (medical, dental, etc.). Housing will be a mix of townhouses and apartments.

2. *Public Space and Recreation*

- The Village Green provides three public open spaces: a large central, green, open space; a dock/performance space; and a grassy knoll. This could accommodate a number of passive recreation activities, including winter play.
- The Boulevard organizes development into building enclaves defined by a central boulevard. This greatly reduces the lawn area, but increases the hardscaping in the plaza and adds a community pavilion envisioned as an all-weather, all-season, hard surface gathering space.
- Both concepts have community/daycare space that could involve programming for smaller groups.
- The community plaza is seen as an active pedestrian plaza supported by small-scale commercial uses, public seating and washrooms.

3. *Connections*

- The project is exploring connections with Northlands Boulevard, the Village Stroll and the Valley Trail to determine the best access for vehicles, bicycles and pedestrians.
- The project is seeking opportunities to continue the Village Stroll to the site, with a possible extension of the Cultural Connector and the development of public art.
- Grade changes, surfacing and pathway widths will consider accessibility requirements.

4. *Design Opportunities*

- The project will consider gender-neutral washrooms, accessibility and safety.
- Sense of place is important, with a layer of nature.
- In addition to diverse housing opportunities, the project is considering other opportunities like a wellness facility, social interaction, bike parking, accessible EV charging stations, site furniture, barrier-free events and spaces, and storm water management.

The AIC discussed the following:

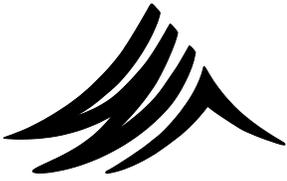
1. The community hub is important as it can address community needs like a seniors centre, daycare and employee housing.
2. Both options are designs that are accessible for seniors.
3. It is important to think about 'accessibility for all' for the community facilities and open spaces.
  - It is key to have a variety of surfaces in the open spaces so programming opportunities are not just for ambulatory people.
  - Consideration should be given to the visually impaired crossing the wide-open space, as there does not seem to be guiding cues.
  - Regarding people with behavioral and sensory issues, consideration should be given to creating quieter nodes for smaller group activities. Consideration should also be given to individuals who are not comfortable having the eyes of the entire neighbourhood on them.

- It is important to create a variety of opportunities for children to play. Consideration should be given to creating forest nodes, which promote forest play and physical literacy. More information was requested on the location of formalized play areas in more structured environments (e.g., logs, poured surfaces with ramps, mazes, mounds and pockets to explore).
  - For the open spaces, more information was requested whether there will be rental opportunities for community organizations and sporting groups.
4. Proposed connections to the Village are important.
  5. Safety aspects of the site planning are important. The site could consider space for needle disposal for medical needs and harm reduction. More information was requested on the safety of the knoll area for children and seniors with regard to tripping hazards. Also, more details were requested on whether the roadway will be one or two way traffic with regard to safety considerations.
  6. More details were requested on housing. For instance, it is currently unclear if the housing will be employee-restricted and if it is for organizations or those most in need in the community. The idea of intergenerational employee housing is important.
  7. More details were requested on parking. For instance, it is unclear how people driving to the site can access the spaces. Consideration should also be given to over-height vehicles requiring accessible parking.
  8. Consideration should be given to charging for e-bikes, especially in the area identified as bike storage.
  9. More details were requested on relocating recreation opportunities like the pickleball and tennis courts. Seniors, in particular, benefit from racket sport opportunities and it is hoped that these activities will be allocated within the development. More details were also requested on the design's wellness component.
  10. As there is an area in Whistler called The Village Green, the title for Option 1 could create confusion.

Transportation  
Updates

E. DalSanto made a presentation regarding transportation updates. The AIC and E. DalSanto discussed the following:

1. *Village Gate Bus Shelter*
  - The accessibility addition is underway and should be completed mid-June.
  - It is zero elevation grade and provides weather protection.
2. *Signage Font on Schedules*
  - The font for transit information boards is too small.
  - Consideration was given to font size and sign placement.
  - These schedules are being incrementally replaced.
3. *Transit Future Action Plan*
  - This was presented to Council and circulated to various committees.
  - This was affected by the transit worker job action.
  - Plan changes were made relating to servicing improvements, infrastructure updates and reduced mode share targets.



# WHISTLER

## MINUTES

### REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE

THURSDAY, JUNE 9, 2022, STARTING AT 3:00 P.M.

Remote Meeting

Held via Zoom – Link available at [www.whistler.ca/rlac](http://www.whistler.ca/rlac)

PRESENT	Mtgs. YTD (3)
Councillor, R. Forsyth	3
Member at Large, Chair, J. Chuback	3
Member at Large, A. Ross	3
Member at Large, B. Goldsmid	3
Member at Large, C. MacKenzie	3
Member at Large, L. Scroggins	3
Member at Large, Paul Street	3
Member at Large, D. Titus	2
Sea to Sky School District 48 representative, Cynthia Higgins	3
Whistler Sports Legacies representative, Co-Chair, R. Soane	2
Recreation Manager, RMOW, R. Weetman	2
Manager, Resort Parks Planning, RMOW, M. Pardoe	3
Recording Secretary, J. Wynott	3

REGRETS	
Tourism Whistler representative, Karen Goodwin	1

GUESTS	
Manager, Projects Planning, RMOW, J. Chapman	
Planner, RMOW, T. Napier	
Administrative Assistant, Resort Operations, RMOW, L. Pocock	
Beedie Development, C. Neeser	
Beedie Development, N. Dhaliwal	
Beedie Development Applicant Team, R. Barnes	
Beedie Development Applicant Team, B. Spencer	
Beedie Development Applicant Team, D. Ramsay	
Beedie Development Applicant Team, K. Perry	

### CALL TO ORDER

*J. Chuback recognized The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lil'wat7úl, and the Squamish People, known in their language as*

*Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

### **ADOPTION OF AGENDA**

Moved by R. Forsyth  
Seconded by A. Ross

**That** Recreation Leisure Advisory Committee adopt the Regular Committee Agenda as amended of June 8, 2022.

- a) Amended to 3 Alpha Lakes Projects from 4 Alpha Lake Projects
- b) Addition of a VORR update to Other Business.
- c) Addition of a discussion regarding the Lost Lake entrance to Other Business.
- d) Addition of a discussion regarding moving RLAC back to in person meetings.
- e) Addition of a Council Update.

CARRIED

### **ADOPTION OF MINUTES**

Moved by R. Forsyth  
Seconded by B. Goldsmith

**That** Recreation Leisure Advisory Committee adopt the Open Committee Minutes of Thursday, March 10, 2022 as circulated.

CARRIED

### **PRESENTATIONS/DELEGATIONS**

Council Update

Councillor R. Forsyth provided the following update.

- 4500 Northlands was on the Council Agenda on Tuesday June 7. There was a big turnout including the WTA.
- The 2030 Olympics discussion is ongoing.
- Land Use Contract Public Hearings are a big part of staff workload currently.
- The Whistler Transit Strike is the longest transit strike in BC History.

4500 Northlands

A presentation by T. Napier was given introducing the 4500 Northlands development.

T. Napier reviewed the engagement summary and Phase 1 and 2 of the project, and asked RLAC for feedback on the development concepts in relation to alignment with guiding principles, response to earlier feedback and any gaps or needs that have not been identified.

A presentation by C. Neeser and N. Dhaliwal was given regarding two proposed development concepts for 4500 Northlands, *The Village Green* and *The Boulevard*.

The Committee discussed the allocated bed units to the space, current daycare community needs, carrying capacity of the site and potential conflict areas with residents and visitors due to the high density design. The Committee feels a transportation plan will be required and discussed that the proposal may include Phase 1 (allowing nightly rentals).

The Committee agrees that they like the overall design of the concepts including the connectivity, the continuity of the waterways, the inclusion of arts and culture and the connection with nature. The space is flexible and meets current community needs.

The committee discussed the history of the site and passed the following motion:

**That** Recreation Leisure Advisory Committee receive a report from Beedie Construction that details potential options and plan regarding how the racket facility will be replaced in Whistler by Beedie Development. The report is requested within a two month period.

Moved by A. Ross  
Seconded by R. Forsyth

CARRIED

*C. Neeser, N. Dhaliwal, R. Burns, B. Spencer, C. Ding, D. Ramsay, K. Perry, J. Chapman, T. Napier left the meeting at 4:20 p.m.*

2022 Park Eats  
Vendor List

A presentation by L. Pocock regarding the approved Park Eats vendor list.

The 2022 vendors include Folie Crepes, Lucia Gelato, Sargent Poppers Kettle Corn, The Island Oasis and Whistler Wood Fired Pizza. Trucks will be available in Alpha Lake Park, Lakeside Park, Lost Lake Park and Rainbow Park.

*L. Pocock left at 4:32 p.m.*

Rainbow Park  
Rejuvenation – Phase  
1 & 2

Deferred agenda item.

Update to be provided via email, and information can be found at [www.whistler.ca/rainbowparkproject](http://www.whistler.ca/rainbowparkproject)

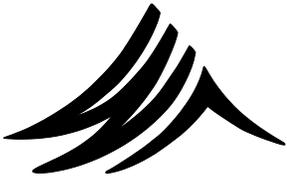
Alpha Lake Projects

A presentation by M. Pardoe regarding 3 interrelated projects located on the shoreline and foreshore of Alpha Lake.

Staff requested RLAC support for a grant submission including the below updates to Alpha Lake.

**1. A Valley Trail connection between Alta Lake Road and Alpha Lake Park.**

- a. This would connect Alta Lake Road and Alpha Lake Park south of Alta Lake Road
- b. It includes a portion of floating dock.



# WHISTLER

## MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL  
COMMITTEE  
WEDNESDAY, JUNE 15, 2022, STARTING AT 1:30 P.M.

Held at MYAC In Person

PRESENT	Mtgs. YTD (3)
D. Jackson, Council Representative	3
T. Kloepfer, Architect AIBC, Chair	2
H. Owens, Architect AIBC	3
P. DuPont, MBCSLA	3
J. Oprsal, MBCSLA	3
B. Martin, UDI	2
M. Donaldson, Member at Large	3
M. Laidlaw, Manager of Development Planning, RMOW	3
J. Wynott, Recording Secretary, RMOW	3
J. Gresley-Jones, General Manager, Resort Experience, RMOW	1
M. Kirkegaard, Director of Planning, RMOW	1
J. Chapman, Manager of Projects Planning, RMOW	1
T. Napier, Planner, RMOW	1
R. Licko, Planner, RMOW	1

REGRETS	
D. Venter, Architect AIBC	1
K. Lammie, Member at Large	0

GUESTS	
Doug Ramsay, RWA	
Cindy Brenneis, RWA	
Scott Romses, RWA	
Kim Perry, Perry and Associates	
Robert Toth, Beedie Living	
Brent Murdoch, Murdoch + Company	
Jane Song, AKA Architecture	
Anni Terrett, ATA Architectural Design Ltd	
Andrew Mitchell, Strata Manager - WRM	
Nicholas Waissbluth, Waissbluth Architecture Office Inc	

## CALL TO ORDER

*T. Kloepfer recognized The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lil'wat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

## ADOPTION OF AGENDA

Moved by H. Owens  
Seconded by P. Dupont

**That** Advisory Design Panel Committee adopt the Regular Committee Agenda of June 15, 2022.

CARRIED

## ADOPTION OF MINUTES

Moved by P. DuPont  
Seconded by M. Donaldson

**That** Advisory Design Committee adopt the Open Committee Minutes of Wednesday, May 18, 2022 as circulated.

CARRIED

## COUNCIL UPDATE

The 4500 Northlands concepts were presented to Council on June 7, 2022.

## PRESENTATIONS/DELEGATIONS

File No. RZ001173  
4500 Northlands  
1st Review

T. Napier introduced the project and reviewed Phase 1 and Phase 2 of the engagement process and reviewed the guiding principles for the site that were established in Phase 1.

D. Ramsay introduced the two design concepts for the rezoning and development of the site and discussed how they fit with the guiding principles. C. Brenneis then reviewed the design narrative and principles.

K. Perry then discussed the two concepts, *The Village Green* and *The Boulevard*. Existing covenants require 42 employee units, the remainder of the proposed units are intended as market housing with a Phase 1 covenant allowing nightly rentals.

The Committee had the following comments;

### General Comments

1. The Panel appreciated the quality of the presentation.

2. The racket club needs to be addressed, specifically what is going to be done with the existing club.
3. A driving need in the community is employee housing (not just market housing). The more employee housing the site contains, the more support the applicants will gain from the community.

### **Site Planning and Circulation**

1. The Panel appreciated the two designs and there is no consensus on preference of design, but generally, the less asphalt and more green space, the better. Other comments included: the non-vehicular open space in the middle seems very valuable, the boulevard truncates the site and is a road to nowhere.
2. Consider a winter indoor amenity to activate the site in all seasons, racquet club currently does this.
3. Amenities are key, also consider offsite amenities.
4. Encourage enhancing the protected wetlands conservation site and exploring a pedestrian link to it through the adjacent Montebello.
5. The 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.
6. It was noted whether the public spaces are really public. Does the public use this space if they don't live there? Consider providing public space for the residents vs. tourists.
7. Noted concerns about the amount of commercial on the site; it would be disconnected from the Village and Village North and unlikely to be viable. Empty commercial space is not just a neutral it is a negative. The common area/plaza could be animated with a coffee shop or restaurant. There would be enough people onsite to validate that business.
8. The Panel acknowledged the challenges of connecting to the Village and through Montebello.

### **Building Massing, Form and Character**

1. The Panel is open to the proposed 11-13 storey building heights.
2. The building form and vernacular should be driven by climate change / changes in future tourism / land use and not necessarily matching the existing Village; Embrace the potential to be bold with form and character

*M. Kirkegaard entered at 2:20pm*

*D. Ramsay, C. Brenneis, S. Romses, K. Perry, R. Toth, T. Napier left at 2:50pm*

*B. Murdoch and J. Song entered at 2:50pm*

# TAG Meeting Notes re 4500 Northlands Boulevard

**Preferred elements: What do you like/what works well that supports TAG/OCP goals, Climate Big Moves and the Guiding Principle: Enhance connectivity and mobility?**

## Parking

- Underground parking
- Underground parking but also need some surface parking
- Limited parking
- Limited parking spaces

## De-emphasizing vehicle traffic

- Keeping vehicles out of central space invites other modes of transportation
- Lane concept is good
- Road features/elements that force cars to travel slowly
- The 30km/h shared street
- The boulevard provides clear public connection into the site and the public realm
- Pedestrian focus; cars underground/garaged

## Active transportation

- The Valley Trail connections through the site
- Pedestrian walkways
- Connection to Valley Trail
- Concept of improved pedestrian connection at Lorimer and Northlands
- Good Valley Trail connections through the site

## Sharing

- Shared mobility (car share, on-demand transit) possible

## Other

- Significant greenspace, trees, natural landscaping
- WHA housing? 42 beds only or more?

## **Missing features: What features are missing that would be needed – or could be enhanced/improved – to maximize active transportation and transit connections and minimize vehicle use?**

### **Secure bike parking**

- Secure electric bike parking for residents and visitors
- Residents need dedicated e-bike storage; can't carry an e-bike up the stairs to apartment
- E-bikes are heavy so secure storage at street level is important
- Storage infrastructure designed around e-bikes; they're quite big and heavy
- Secure e-bike parking charging infrastructure
- Shelters / covered for short term bike parking
- Smaller pods for securing bike storage or gear
- In-unit bike storage as close to the front door as possible

### **Transit/shuttles**

- Covered bus shelters
- Add a transit stop for the free village shuttle right at the development
- Defined method for residents at this site to get to the ski hill; existing bus system will not be sufficient
- Better access to quality transit; current stops are far from existing stops

### **Vehicle parking**

- Consider reducing parking spots to < 1/unit
- Underground parking – need to use low embodied emission concrete; underground parking accounts for a significant percentage of the embodied emissions of a building
- Uncouple parking stalls from units
- Pooled parking spaces instead of private parking spaces

### **Carshare**

- Dedicated parking for carshare, preferably e-carshare
- Carshare spaces for residents and visitors

### **Other**

- Not enough employee housing in this development as it will ease traffic on the highway

## **How can this development further support active transportation/reduced car use to and from the development? What specific initiatives/programs/transportation components are needed?**

### **Transit/bus/shuttle**

- Hotel type shuttle to skiing, Lost Lake, etc., paid by strata fee
- If it's convenient to get on the free shuttle, then skiers will leave the car parked
- Re-route existing shuttle to swing by
- Could a winter ski shuttle be included in strata fees
- School bus stop locations
- Bus bay on Lorimer on north side
- Transit priority at intersection (e.g., signalization – Lorimer and Northlands)
- Better bus connections to other routes
- Any development should not preclude buses (either small or big) from accessing in case of future shuttle services, either conventional or on-demand in the future
- Lanes wide enough to accommodate buses

### **Connection to Marketplace/Village**

- Strong pedestrian connection from 4500 Northlands to Village – Valley Trail (connect to/through Marketplace)
- Repositioning Valley Trail to connect between Marketplace to the site
- Wayfinding
- Improve the pedestrian connection from the site across Lorimer Road and into the Village stroll
- Extend the reach of the development to Marketplace commercial, i.e., direct Valley Trail
- Allow shoppers to use shopping carts to get groceries home from Marketplace to they don't use the car

### **Active transportation infrastructure**

- Pedestrian overpass over Lorimer
- Could the boulevard running through the centre of the site be active transportation only?
- Reconfigure Lorimer Road – only one lane for cars and rest of space for bikes, peds and buses
- Ped overpass from Whistler Cay Heights to site and to Nesters to improve ped connections – safety
- Bike routes/Valley Trail with zero or minimal road/vehicle interface
- Dedicated and prioritized snow clearing on walking/cycling paths