

STAFF REPORT TO COUNCIL

PRESENTED: August 17, 2021 **REPORT:** 21-093
FROM: Resort Experience - Planning **FILE:** 7912.02
SUBJECT: 4500 NORTHLANDS REZONING – PHASE 1 COMMUNITY ENGAGEMENT
SUMMARY

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION(S)

That Council endorse the Guiding Principles as presented in this Administrative Report to Council No. 21-093.

PURPOSE OF REPORT

Information Report Administrative Report (Decision or Direction)

The purpose of this report is to provide Council with the summary of community engagement activities undertaken in the first phase of the enhanced rezoning process for the lands collectively referred to as 4500 Northlands Boulevard and to identify key feedback received from the public and stakeholders.

Council endorsed the proposed planning, community engagement, and amenity zoning process at the March 16, 2021 Council meeting, and on June 1, 2021 staff presented to Council the planned community and stakeholder engagement activities, and the draft Guiding Principles.

Since June 1, staff have undertaken the planned engagement activities, including the community on-line open house, a 30-day community review and input period, and met with Council Committees and stakeholder groups.

DISCUSSION

Background

Staff introduced this project to Council on March 16, 2021 ([Report 21-027](#)), and outlined an enhanced rezoning process to guide consideration of a proposed rezoning for the lands collectively referred to as 4500 Northlands Boulevard. This 5.2-hectare centrally-located site presents an opportunity to realize established community aspirations as set out in the Official Community Plan (OCP) and other guiding community plans and policy, and the enhanced rezoning process was undertaken to engage Council, and the public early and often.

The enhanced rezoning process entails three phases: 1) establish guiding principles, 2) identify and evaluate alternative concepts that address potential site development and associated community amenities, and 3) determine supported uses and community amenities with direction from Council to commence preparation and consideration of an associated zoning amendment bylaw.

The first phase has focused on policy analysis and early community engagement to communicate the project timeline, develop a common understanding of the rezoning process and engagement and input opportunities, present information on site context and development constraints and opportunities, and to develop guiding principles and guidelines derived from key policies.

The table below summarizes the Phase 1 engagement activities:

ENHANCED REZONING PROCESS – Phase 1 Engagement Summary		
Date	Event/Activity	Details
Ongoing	Communications and input activities	<ul style="list-style-type: none"> The project, background and public engagement activities have been (and where appropriate will continue to be) promoted through: <ul style="list-style-type: none"> News releases Media interviews Whistler Today municipal weekly e-newsletter stories RMOW social media channels RMOW website – home page promotion and project feature page Committee and partner outreach – email notice from Mayor to committee and partner representatives to encourage participation in, and sharing of, questionnaire amongst their organizations and memberships Open house advertisements Mayor’s Report during Council meetings Ongoing collection of general feedback via email to dedicated project email address, and via phone and mail.
April 21	Presentation to Advisory Design Panel (ADP)	<ul style="list-style-type: none"> Staff introduced the project, covering the rezoning process overview, timeline, site location, context, history ADP will be engaged in future phases of the rezoning, including the next phase with the objective to seek feedback on site design concepts
May 25	Presentation to Strategic Planning Committee (SPC)	<ul style="list-style-type: none"> Staff introduced the project, covering the rezoning process overview, timeline, site location and context, and opportunities for stakeholder input Staff presented a policy overview and draft guiding principles for discussion and input by the SPC Input from SPC was used in the presentation to Council on June 1, 2021 SPC will be engaged in future phases of the process to provide feedback on alternative concepts
June 1	Report and Presentation to Council	<ul style="list-style-type: none"> Staff reported and presented an update to Council on the enhanced rezoning process, and plans for the stakeholder engagement
June 17	Online Community Open House	<ul style="list-style-type: none"> Staff and the applicant team introduced the project to the community through presentations. Staff outlined the

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		<p>rezoning process and context, the timeline and engagement opportunities, policy framework, and draft guiding principles.</p> <ul style="list-style-type: none"> Moderated break-out sessions were held to discuss and gain input on the draft guiding principles
June 17 – July 19	Community Review and Input Period	<ul style="list-style-type: none"> An online questionnaire was introduced at the Open House and was promoted widely and available until July 19. In-person booth at the Farmer’s Market on July 18 to share information and ask for feedback Information poster boards on display at the Whistler Public Library and at Meadow Park Sports Centre
July 8	Presentation to Recreation and Leisure Advisory Committee (RLAC)	<ul style="list-style-type: none"> Staff introduced the project, covering the rezoning process and context, timeline, context, history, and draft guiding principles
July 21, 22	Presentations to stakeholders, Whistler Mature Action Community (MAC), Whistler Tennis Association (WTA)	<ul style="list-style-type: none"> Staff introduced the project, covering the rezoning process, timeline, context, and outlining opportunities for input and feedback
August 4	Presentation to Measuring Up Select Committee of Council (MUSCC)	<ul style="list-style-type: none"> Staff introduced the project, covering the rezoning process and context, timeline, context, history, and draft guiding principles
August 17	Report and Presentation to Council	<ul style="list-style-type: none"> Staff are presenting a summary of the first phase of engagement Staff are seeking Council endorsement of the guiding principles as revised based on the feedback received through the engagement Staff are outlining the next steps, moving into the next phase of the enhanced rezoning process

Policy Framework for Draft Guiding Principles

Whistler’s OCP is the primary policy foundation for consideration of the proposed rezoning and any zoning amendments resulting from this process will be evaluated for consistency with the OCP. The OCP defines the land use designation for the development site, and outlines goals and objectives that reflect the community’s collective aspirations for the future of Whistler, which will be implemented through the development of this site. The Climate Action Big Moves Strategy, Green Building Policy, Employee Housing Policy, and Community Engagement Policy also present opportunities for policy implementation through development of this site. Further, Council Priorities including Balanced Resort and Community Capacity, Climate Action and Housing can be furthered through redevelopment.

Through a close reading and analysis of the policies and priorities noted above, staff proposed six high-level principles, with framing questions and key topics, which were presented to Council, committees, stakeholders, and the public to seek feedback. Specifically, staff were seeking input on whether the draft guiding principles were realistic, comprehensive, and reflective of the OCP. The draft principles can be viewed in the June 1, 2021 Council Report ([Report No. 21-059](#)) or viewed as presented at the [community online open house on June 17, 2021](#).

The following sections present the engagement methods that were used, the outcome of the engagement, and the revised guiding principles to reflect the process and feedback.

Engagement Methods and Participation Details

Community Online Open House

Staff held an online community open house on June 17 to launch the community review and input period. The purpose of the open house was to provide the opportunity for staff and the applicant to engage with community members, to share information and to receive high level input about the draft guiding principles. The open house included presentations from RMOW staff and from the applicant team, moderated questions from the public to staff, and also included facilitated discussions in break-out rooms. The small group sessions were designed to encourage discussion and ask for individual feedback on community values, priorities, and the draft guiding principles.

The open house was promoted through municipal social media channels, on the municipal website, in Whistler Today, with a news release and with ads in the Pique. It was also shared during the June 1 Council meeting information report and presentation regarding the project. The Open House was recorded and is available on the 4500 Northlands project page on the municipal website (www.whistler.ca/northlands).

In total, 182 members of the public attended the open house, as well as 32 RMOW staff to support the project team by facilitating break out discussions and recording feedback.

Online Questionnaire

A questionnaire was launched at the open house on June 17, and was available online until July 19. A total of 391 responses were received. Approximately 65% of respondents live in Whistler year-round as permanent residents and about 18% of respondents own a second home in Whistler. Only approximately 5% of respondents were under 35 years of age with most respondents being 55 years or older. Most responses were received from residents of the Village and Village North (including Montebello) and Alpine Meadows, but almost all neighbourhoods were represented (with the exception of Function Junction).

Library/Meadow Park/Farmer's Market

Posters were placed at the Whistler Public Library and Meadow Park Sports Complex with project information and background, policy context and the draft guiding principles 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.

Website

A dedicated project webpage and email address were established early on for community members and other stakeholders to find information including recordings from the open house, key documents, and presentations, links to related resources, and to be able to directly share feedback. These will remain in place through the next phase.

Municipal Committee Meetings

Staff have introduced the project to the Advisory Design Panel, the Strategic Planning Committee, the Recreation and Leisure Advisory Committee and the Measuring Up Committee.

Stakeholder Meetings

In July RMOW staff met with the Whistler Mature Action Community and the Whistler Tennis Association to introduce the project and to provide an opportunity for questions and feedback on the draft guiding principles.

First Nations

Staff reached out to Lil'wat Nation and Squamish Nation to provide a presentation and information on the 4500 Northlands rezoning. We were unable to coordinate meetings during the community review and input period. We will be coordinating meetings later in August.

What we heard

This section provides an outline of the feedback and input we received through the engagement process. Please see the 4500 Northlands Phase One Engagement Summary document (attached Appendix A) for additional details and information, and to view copies of the questionnaire, the Mural board, and the information posters. The full compilation of comments recorded on the Mural boards is attached as Appendix B, and the results of the questionnaire are attached to this report as Appendix C.

Community Feedback:

Through the community engagement, we heard that the community is passionate about seeing the future of this site be something special that serves both the community and visitors and continues our reputation as an innovative and sustainable mountain resort community. The following are key themes that were identified:

- Housing is a priority and should be planned to serve a spectrum of people who live and work in Whistler, including families, workforce and seniors.
- Connecting and integrating walking and biking connections for all ages and abilities across Lorimer Road to the Village and the surrounding neighborhoods is important.
- The site should feel like an extension of the Village.
- Development should integrate and enhance natural elements of the site and incorporate nature into community and open space.
- Site design should incorporate green design practices and sustainable technology to limit energy consumption and waste, like electric vehicle infrastructure, solar and rainwater capture.
- When considering land uses, work should be done to identify potential gaps in community needs and look for opportunities to support those uses, which may include needs such as medical facilities and offices, and daycare space.
- If considering commercial uses, explore opportunities to support small-scale, locally-focused retail spaces to round out residential uses and help support a complete and integrated community.
- Users of the existing racket facilities on site are concerned the development will displace their club and impact access to tennis and pickleball in Whistler.
- Space to facilitate community gathering and social connectedness is important.
- Inclusion of arts, culture and First Nations culture can contribute to sense of place and sense of belonging.
- The site presents opportunities for community amenities like all-weather recreation or sports facilities, family-friendly community space, arts and cultural space, naturalized areas, open space, and outdoor leisure facilities.

Council Committee Feedback

The ADP received information about the project, shared their enthusiasm for the project, and welcomed the opportunity to provide feedback on site designs in the next phase of the process.

The SPC noted the following:

- Consider how development integrates and relates to the rest of the Village
- Rezoning process should include engagement on community values and technical considerations
 - Consider including council advisory committees
- Recognize community values and principles in relation to site development
 - As a priority, make the development a great place for Whistler
- Rezoning process should identify and consider gaps and needs of the community
 - Could be informed by Balance Model work which is underway to better understand the carrying capacity of our community.
- Connectivity to Village and to mountain base, importance of pedestrian access and connections
- Central location is important opportunity for walkability and potential to consider reduced parking requirements
 - Include careful analysis of parking requirement and opportunities
 - Evaluate relative to RMOW policy objectives as well as site uses and occupants
- Land uses - consider supply of secured visitor accommodation
 - Consider role of Phase 2 covenants

The RLAC noted the following:

- Expressed desire to ensure that past commitments for facilities are honoured and valued through this process
- Noted that previous commitment was for an indoor recreational facility for the community
- Suggested that the language in the guiding principles should be something that can be applied to various developments in the future, and not just be specific to one sport
- Resolved to recommend “*that staff consider adding the concept of ‘maintain, enhance and diversify sports and recreation opportunities’ to the overall guiding principles for the 4500 Northland Boulevard site planning process*”

The MUSCC noted the following:

- General support for the draft guiding principles, and in particular guiding principle 1 to balance resort and community needs
- A suggestion that the project use a broad interpretation of accessibility to consider needs beyond physical impairments, and to consider needs related to visual impairments, head injuries, sensitivities to light/sound, etc.
- An appreciation for the key topic around healthy and safe community, and a suggestion that safe spaces are trauma informed and that the design consider trauma related matters

Stakeholder Feedback:

The MAC generally supported the draft guiding principles, and suggested that the language be broadened with respect to housing, and in particular that draft guiding principle 2 explicitly refer to the importance of a diversity of housing to support the needs of seniors as well as employees. They further encouraged the consideration of off-site opportunities for realizing community amenity contributions, in order to keep a broad range of options open, and not be limited by constraints at the specific site.

The WTA also generally supported the draft guiding principles, and noted that the presence of the existing facility aligns with several of the draft principles. In particular they described how the existing facility aligns with draft guiding principle 1, seeking to balance resort and community needs, by serving the local community and also being a destination for visitors to the resort. They further noted how they are primarily interested in seeing the existing facility remain in place, or having a new facility as part of the development. They explained how events and activities at the racket club also align with draft guiding principle 2 in that they serve to strengthen community and social connectedness. They further explained that the facility has a relatively low environmental impact. The WTA requested that the draft guiding principles be revised to add a new 7th guiding principle, to “enhance and diversify sports and recreation opportunities”.

Level of Engagement:

Throughout the various communications and engagement activities, there have been an estimated 2600 direct engagement touchpoints with this project through the open house, questionnaire, committee and stakeholder meetings, direct inquiries and page views of the project website page.

The average time spent on the project page on whistler.ca was six minutes, which is much higher than average. This indicates the level of detailed information being gained by members of the public as it relates to this project.

Additional engagement touchpoints that are difficult to measure specifically but have the potential to reach a large number of people include RMOW social media channels (Facebook has 8800 followers) and the Whistler Today e-newsletter (2374 subscribers); and the Whistler Public Library and Meadow Park Sports Centre displays, as well as the Farmer’s Market display (the market attracts more than 1500 people).

Also not included are those exposed to the project through extensive local media outlet coverage, and other organizations, including the land owner and Whistler organizations, who have shared information through their newsletters, memberships and other communications activities.

Analysis

Staff have undertaken thorough review and reading of the input received throughout this first phase of the engagement process, and acknowledge the thoughtful contributions and suggestions that were received.

In response to the feedback received and on further review and analysis, staff have made adjustments to the guiding principle statements and also to the framing questions and key topics. The changes are intended to better reflect the ideas and concerns shared through the engagement, and to further refine the municipal policy objectives that can be realized on the site. The table in the section below presents the full proposed guiding principles for review and comparison to the draft, but key changes that staff note include:

- Addition of language in guiding principle 1 to clarify that in seeking a balanced community and resort, it is important to consider community recreation and leisure facilities that provide weather independent family friendly opportunities in multi-use facilities, and that those types of facilities contribute to a sense of place and foster social connectedness.
- Addition of a key topic in guiding principle 1 to reflect the feedback that there is a desire to enhance and maintain family-friendly indoor and outdoor community spaces for recreation and

leisure activities, and to reflect concern that the development will displace the racket club and impact access to tennis and pickleball facilities.

- Addition of language to clarify that housing should include a range of market and non-market, workforce, and senior's housing.

Other changes include adding language to:

- explore opportunities to support provision of space to meet community need for daycare, medical facilities and offices, and educational space
- seek connections through the site to the north, and to provide specific infrastructure and maintenance to ensure those connections are safe, accessible, and all season
- create outdoor public spaces that incorporate nature and celebrate art, culture and First Nations culture
- ensure spaces are safe through applying principles of Crime Prevention Through Environmental Design
- reiterate the importance of initiatives to address climate action, and seek high efficiency, low emission development

Staff note the importance and volume of the concerns expressed by the racket sports community, and suggest that those concerns have been addressed through the changes summarized above and detailed below. While the specific request from the WTA was to add a seventh guiding principle, staff suggest that the issues identified and concerns highlighted are well addressed within the existing principles, and that it is important to ensure a balanced community perspective in the development of the guiding principles. The key topics and questions with each guiding principle as proposed reflect the voices of the community across a range of issues of concern, and will be an important part of the evaluation of site designs moving forward.

Proposed Guiding Principles

Each guiding principle is made up of the principle statement, the narrative description, and the framing questions and key topics. Together these three elements for the six guiding principles create a framework that will continue to be used to inform the design process and to reflect on through the evolution of the concepts as the process moves forward.

The proposed guiding principles are presented in the table below and includes:

Column 1 – Guiding principle narrative and description

Column 2 – Framing questions and key topics

Column 3 – Outline of the changes made since the June 1 draft

For each guiding principle the framing questions and key topics have been expanded and elaborated from the draft versions, to reflect what we heard through the engagement. The new proposed language is shown in ***bold italics***.

GUIDING PRINCIPLE		
1. Balance resort and community needs		
<p>Narrative description:</p> <p>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.</p> <p>Development <i>should</i> support a progressive, sustainable tourism-based economy while protecting the natural environment and reinforcing Whistler’s mountain community character.</p> <p>Innovation, renewal and reinvestment in Whistler’s infrastructure and offerings support livelihoods, quality of life and the visitor experience collectively.</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> • How can this development best serve the needs of the community and the resort? • What features will contribute to a thriving community, while protecting nature, and inspiring guests? • Recognize the critical importance of the resort and the tourism economy to Whistler • Seek to find the balance between resort and community needs, and consider the demands on amenities, services, and infrastructure • Create community spaces and/or facilities that provide weather independent, family friendly, multi-use recreation and leisure opportunities • Recognize the critical need for accommodation that houses residents • Explore opportunities to support the provision of space for healthcare and family support such as medical facilities and offices, day cares, and critical care facilities 	<p>Changes:</p> <p>Maintained recognition of the importance of the resort and tourism economy, but re-phrased guiding principles to reflect feedback that emphasized need for community and local interests, services, spaces, and concerns in finding the overall balance.</p> <p>Added language to reflect desire for all-weather recreation or sports facilities, family-friendly community space, arts and cultural space, naturalized areas, open space, and outdoor leisure facilities.</p> <p>Added language to reflect possible gaps in community needs such as medical facilities and offices, and daycare space.</p>
2. Strengthen sense of place and social connections		
<p>Narrative description:</p> <p>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</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> • What features are essential for great neighbourhoods in Whistler? • What features and activities are missing from the Core Village neighbourhood? How can this site complement and augment what is already here? 	<p>Changes:</p> <p>Added to the narrative speaking to value of access to a diversity of sports and recreation facilities and opportunities, and exploring how this site can complement, augment and connect to the Village Core.</p>

<p>and connections within the community and with visitors.</p> <p><i>The site design will explore opportunities to live, work and play, including community spaces and opportunities for diverse sport and recreation. Design alternatives should consider what features and activities will allow this site to complement, augment, and connect to the Core Village neighbourhood.</i></p>	<ul style="list-style-type: none"> • <i>Create public spaces that promote people’s health, happiness and well-being</i> • <i>Explore innovative site design and building forms to create spaces that foster a sense of place and belonging</i> • <i>Create a healthy, safe neighbourhood by applying the principles of CPTED</i> • <i>Include and celebrate elements of art, culture and First Nations culture</i> • <i>Create all-season, community spaces that are vibrant, inclusive, and incorporate accessibility considerations</i> • <i>Reinforce mountain community character and complement neighbouring areas</i> • <i>Explore options that will support local and small scale businesses, arts, professional offices and services</i> 	<p>Added specific reference to Crime Prevention Through Environmental Design (CPTED).</p> <p>Added language to reflect feedback that inclusion of arts, culture, and First Nations culture can contribute to sense of place and sense of belonging.</p> <p>Added key topic to reflect theme of enhancing and diversifying indoor and outdoor community spaces for recreation and leisure activities.</p> <p>Added language to speak to desire to explore opportunities to support small-scale, locally-focused retail spaces, if commercial uses are contemplated.</p>
<p>3. Provide diverse housing opportunities</p>		
<p>Narrative description:</p> <p>Housing should accommodate a range of incomes and needs, including a mixture of market <i>and non-market, workforce, and senior’s housing</i>, and space that is suitable for all ages and abilities. Whistler residents have access to a continuum of affordable housing types, enabling people to live and work in the community through a progression of life stages.</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> • How can this site serve community housing needs? • What are appropriate built form and building scale on this site? • What on-site facilities, services, and amenities will be necessary to support future residents? • <i>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</i> • <i>Recognize the importance of having a diversity of housing to serve diverse communities and the needs</i> 	<p>Changes</p> <p>Added language in narrative description to reflect theme that housing is a priority, and should serve a spectrum of people who live and work in Whistler, including families, workforce and seniors.</p> <p>Re-phrased and elaborated on key topics from original draft.</p> <p>Added language to clarify the desire for a diversity of housing to serve diverse communities.</p>

	<p><i>of people with a range of incomes and needs</i></p> <ul style="list-style-type: none"> • <i>Explore compact and efficient site design and buildings</i> • <i>Consider aspects of livability such as storage, amenities and facilities needed to support residents</i> 	<p>Added language to clarify desire for housing that is a range of price points to meet needs across income ranges.</p>
<p>4. Enhance connectivity and mobility</p>		
<p>Narrative description:</p> <p>Whistler’s transportation system is integral to the livability and success of Whistler as a resort community, moving people and products efficiently to, from and within Whistler, while minimizing greenhouse gas (GHG) emissions and negative impacts on natural areas, and connecting neighbourhoods.</p> <p>Whistler residents and visitors walk, cycle and use public transit, supported by excellent transportation infrastructure oriented to these methods of travel.</p> <p>Walkable/rollable communities help keep people connected, contribute to healthy lifestyles, and help reduce greenhouse gas emissions.</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> • What are barriers to and opportunities for walkable/rollable connection to the Village? • How can the development of this site support active transportation and moving beyond the car? • How can development of this site support transit options and usage? • <i>Create safe, accessible, all season public connections through site that connect both north and south</i> • <i>Support alternatives approaches to vehicle ownership such as a electric vehicle, car-share and cooperative ownership</i> • <i>Support ongoing transit usage through infrastructure considerations such as covered bus stops, incentives for increased ridership, availability of free shuttles</i> • <i>Support preferred mode choice through infrastructure for users, such as charging stations, bike valet, snow clearing, end of trip facilities, covered/secure parking for bikes, water stations</i> • <i>Consider reduced parking requirements and putting parking underground</i> • <i>Capitalize on the opportunity for connectedness and connectivity created by the site’s proximity to the Village</i> 	<p>Changes:</p> <p>Re-phrased and elaborated on key topics from original draft.</p> <p>Added language to reflect theme that connecting and integrating walking and biking connections across Lorimer Road and to adjacent neighbourhoods is important.</p> <p>Added language to elaborate on infrastructure opportunities to support transit usage.</p> <p>Added language to elaborate on infrastructure opportunities to support preferred modes of transportation.</p> <p>Added language to speak to desire for EV charging.</p>

	<ul style="list-style-type: none"> • Provide EV charging for cars and bicycles 	
5. Accelerate climate action and address resource use		
<p>Narrative description:</p> <p>In 2020 Whistler adopted the Climate Action Big Moves Strategy, confirming our desire to take bold actions on climate adaptation and mitigation. The OCP describes a shared future with lowered energy use, fewer emissions, decreased auto-dependence, and more efficient buildings.</p> <p>Development on this site presents an opportunity to set a high bar for sustainable, low carbon development.</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> • How can we accelerate climate action, and lower energy use through this development? • What forward-thinking design elements will promote climate mitigation and GHG emission reductions? • 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 • Seek opportunities to conserve water through measures such as, rainwater collection, and considering opportunities to reuse grey water or undertake aquaponics • Seek to use renewable, recyclable, fire resistant, low-carbon building materials • Facilitate the separation of waste streams and minimizing waste going to landfill through design that considers the needs of the users • Explore opportunities to utilize passive cooling through shade trees and similar passive design elements • Consider higher density in order to maximize efficiency of the site 	<p>Changes:</p> <p>Re-phrased and elaborated on key topics from original draft.</p> <p>Added language to reflect theme that site design should incorporate green design practices and sustainable technology to limit energy consumption and waste, and to elaborate on ideas for lowering energy use and lowering emissions.</p> <p>Added language to reflect desire to use materials that are fire resistant, have low embodied carbon, are locally sourced, are recycled, and are renewable.</p> <p>Added language to reflect desire to use less non-renewable materials.</p> <p>Added language to reflect desire to seek out opportunities to use renewable and passive energy.</p>

6. Integrate and enhance nature		
<p>Narrative description:</p> <p>Nature is foundational to our community, and we endeavour to grow Whistler in a way that protects sensitive ecosystems, habitat, and biodiversity.</p> <p>Whistler's natural environment is one of the resort community's greatest assets and residents and visitors continue to understand the need to protect its inherent values.</p>	<p>Framing questions and key topics:</p> <ul style="list-style-type: none"> • What habitat and biodiversity can be preserved on site? • How can habitat and biodiversity be improved through development? • What should open spaces look like on this site? • Explore opportunities to incorporate community art, community gardens, and informal educational opportunities at the site • Use native species and low maintenance choices for landscaping • Seek innovative management of storm water to support habitat management, conservation and restoration • Pursue design and material choices that will maintain or improve water and air quality • Design lighting appropriately to provide safety and convenience while maintaining dark skies • Incorporate greenspace and open space in the site design 	<p>Changes:</p> <p>Re-phrased and elaborated on key topics from original draft.</p> <p>Added language to reflect theme that development should integrate and enhance natural elements of the site and incorporate nature into community and open space, and specifically consider community gardens, art, and educational opportunities.</p>

How the Guiding Principles will be used

Phase 2 of the enhanced rezoning process is an iterative review and design stage. Staff will work with the applicant team to create and evaluate site design concepts. The guiding principles, including the framing questions and key topics associated with each, will act as a framework for design considerations, and help ensure that as concepts are developed they continue to be informed by, and reflect, the themes, principles and policies that were identified during Phase 1 as being important to the community.

The guiding principles create an evaluation framework for staff and Council to evaluate design proposals, and to ensure that policy objectives are implemented through the redevelopment of the site.

Phase 2 Process

In addition to the review and design work, Phase 2 of the enhanced rezoning process will also include engagement opportunities and touchpoints for Council and the community. The review will be focused

on the site design concepts and asking for feedback on how well the site design concepts align with the guiding principles.

Staff will engage the public via several means, similar to Phase 1 engagement. Activities will include events such as an open house, questionnaire/comment form, information booths, and information displays. The webpage will be updated with new information, and will invite direct feedback via the project email address.

As part of the next phase staff will be undertaking an internal review and referral process, including seeking feedback from the ADP, SPC, the Transportation Advisory Group and others as identified through the process.

The internal referral process will be guided by planning staff, who will work with municipal departments to provide technical review of issues related to specific subject areas.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

[4500 Northlands Rezoning Application -- Proposed Planning, Community Engagement and Amenity Zoning Process \(4500 Northlands Boulevard, 4711 Settebello Drive, 4700 Blackcomb Way\)](#) Report No. 21-027 File No. 7912.02, [March 16, 2021](#)

[4500 Northlands Rezoning Application – Phase 1 Update – Community Engagement Activities and Draft Guiding Principles](#) Report No. 21-059 File No. 7912.02, [June 1, 2021](#)

Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

Council Focus Areas

Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

Not Applicable

Official Community Plan

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The guiding principles for 4500 Northlands reflect policy goals and objectives of the OCP. Through the rezoning process policies and objectives as articulated in the OCP will be refined for this specific site and implemented through the development process.

BUDGET CONSIDERATIONS

Costs associated with a rezoning application are recovered through the complex site rezoning application fee.

LIL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lil'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

Staff have reached out to Squamish Nation and Lil'wat Nation to share information about the project, and will coordinate presentations in late August. This is consistent with a commitment to advancing cooperative and mutually beneficial relations, as outlined in Chapter 3 of the OCP.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform Consult Involve Collaborate Empower

Comment(s):

The enhanced engagement process aligns with the Consult level of engagement under the International Association for Public Participation (IAP2). At this level, the goal is to seek feedback from the public on analysis, alternatives and decisions. The promise to the public is that they will be kept informed, their concerns will be listened to and acknowledged, and they will be receive feedback on how their input influenced the process. While overall the level of engagement for various activities would be inform or consult, some of the activities would be at the level of involve, such as committees including the ADP and SPC, where the subject matter is directly applicable to the purpose of the committee.

With respect to legislated requirement for public engagement, Phase 1 of the enhanced rezoning process for 4500 Northlands is supplementary to a standard rezoning process, and there were no legislative requirements for engagement. Future phases will undertake the required engagement activities as per the *Local Government Act* and *Community Charter*.

REFERENCES

Appendix A – 4500 Northlands Phase One Engagement Summary
Appendix B – Mural comments from Open House
Appendix C – Questionnaire Results

SUMMARY

Phase 1 of the three-phased planning process for the rezoning and future development of the 4500 Northlands site has been completed. It focused on policy analysis and early community engagement to communicate the project and process, and to develop site-specific guiding principles derived from shared values and objectives set out in key municipal policies such as the OCP.

A set of six principles were presented and refined through thoughtful and robust stakeholder input. The updated principles listed below, along with supporting content, will serve to inform and evaluate the next project phase where concepts and design options will be presented:

- Balance resort and community needs
- Strengthen sense of place and social connections
- Provide diverse housing opportunities
- Enhance connectivity and mobility
- Accelerate climate action and address resource use
- Integrate and enhance nature

The Phase 1 process included diverse engagement activities ranging from broad communications and stakeholder outreach activities, to high participation in an online questionnaire and virtual open house. It resulted in an estimated 2600 direct engagement touchpoints and incremental engagement and awareness through outlets such as local media, social media and sharing by other organizations.

Future phases of the rezoning process will include continued stakeholder engagement and input including required legislated and engagement activities as per the *Local Government Act* and *Community Charter*.

SIGN-OFFS

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