

4500 Northlands – June 14, 2021 Community Open House

Verbatim Comments

Breakout Session 1 Comments on Draft Guiding Principles 1 – 3

1. Balance resort and community needs

- Resort and tourism economy is critical to Whistler's success.
- Balance interrelationships between visitor experience and demands on amenities, service and infrastructure.
- Progressive, sustainable, tourism-based economy while augmenting community quality of life and protecting the natural environment.
- 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?

2. Strengthen sense of place and social connection

- Enhance Whistler's mountain community character, and complement neighbouring areas.
- Neighbourhood that is safe, welcome and inclusive.
- Vibrant, inclusive, accessible public spaces enable social connections and interactions for residents and visitors.
- Diversity of sports and recreation opportunities.
- 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?

3. Provide diverse housing opportunities

- That responds to the needs of different ages, family types and abilities.
- Affordability includes a range of housing tenures (e.g. rental and ownership, market and employee_ and price points that address the needs of people with different incomes.
- How can this site serve community housing needs?
- What types of housing and tenures are best for this site?

Breakout Session 1 – Question 1

How do these principles set the project and community up for success?

- Guiding 1: Reflects what is needed to be considered in terms of how Tourism benefits the community
- #3) no locals = no whistler
- diverse cluster of housing
- have everyone within distance of a social hub. Indoors and outdoors - geared to tourists
- importance of tennis and team sports
- like the idea of a health hub with recreation - not housing
- meeting the needs of a mix of socioeconomic backgrounds
- need a strong local community to be able to run the place
- opportunity to land employee housing on these lands
- 1, 2: Use this site in a 4-season way - non-weather dependent amenities/uses/activities
- 1. Community needs - pickleball, recreational pursuits - opportunity for a recreational facility
- 1. Resort needs - serve tourism growth in new areas, outdoor and indoor use
- 2. sense of place - existing racquet sports facility activates the site, brings people together, creates community and builds social connection
- Leverage amenities - employee housing, recreation
- 1. need assisted living for seniors also applies to GP2 - family connection, legacies, and GP3 - with assisted living, existing homes will be available or new residents - maybe family can move in as support, and can open up housing for others

Breakout Session 1 – Question 1

How do these principles set the project and community up for success?

- One word project description = seniors component important
- relevant to all three - seniors housing in WHA already - must include senior component for housing - esp b/c of location - in Village, close to needs, med, shopping, etc.
- WHA and also phase 1 and market properties - not detached single family (not multi-million) - too valuable a site to go to so few users
- Commercial, Housing is an important component
- Intro well done. Beedie group has money invested and needs to make a return
- Restaurants, tourist oriented?
- When will we be getting to specifics?
- 1. Balance is good, but housing is still important
- 1. Site could support both community and visitors
- 1. There are so many needs, it is hard to pinpoint
- 1. We are already a world class resort with amenities. Need to protect world class amenities by protecting community needs.
- 3. Providing diverse housing will make our community healthy and a place people want to come
- A lot of things are a priority/ important - , housing, transportation, health care
- Can best serve by not being a private members country club
- Principles are good, covering a lot of areas
- Commercial on main level and housing above so that community has their own amenity
- connection, physical, housing types, locals and visitors, social hub
- Incredible opportunity to raise the bar - architecture, detail, and more
- opportunity for multipurpose center with recreation and senior activities - could include daycare - run like MPSC
- A true Centre for the Community
- Expand beyond racquet sports?
- Live music and the arts, a space for parties
- Multi-use has already proven successful on this site
- Recreation: great for the community and already in the zoning. A place where locals & tourists can interact.
- Tourism has changed and visitors are now looking to "hang" with locals. Create a development that keeps everyone together.
- A balance of market and restricted units must be figured out
- Appreciate Principle 1. Particularly during covid, etc
- Can't imagine how to combine all three items in a very complex issue. One will conflict with another
- Central location with walkability is an important component.
- Housing problem has been ongoing. Adding housing on this site is supported
- If the recreation use is not there, where would it be relocated, with applicant's assistance.
- Longstanding history of recreation facility on the site. This should be respected.
- Other racquet facilities are private and not accessible to the public, none of these have indoor courts which make the existing facility usable year round
- Outdoor restaurant is popular with the public.
- People still miss the Wildwood restaurant
- Q: Raquet club is a private business unlike the community centre. Big part of their business depends on kids camps. How do you fit in the kids camp into the proposal.
- Question regarding density and filling this site to fulfill our biggest need which is housing
- Recognize that the outdoor restaurant provided a good opportunity during the pandemic
- Stated an assumption that raquet club / tennis component will be included?
- 1. What will be the "whistler signature" locals welcome tourists and make them feel "local". Mix of tourist and local needs.
- Community pool to serve recreation and aquatic rehab
- Design a building that can incorporate local and tourist experiences

Breakout Session 1 – Question 1

How do these principles set the project and community up for success?

- employee purchase housing in the village
- hotel with employee housing hybrid
- Labor force is changing - what will attract new people to come to whistler? (past sports) (future - come for the community long term)
- Post secondary education. Hospitality. Trades
- progressive, missing puzzle piece, local community hub, last kick at the can.
- Village is not a place locals "want" to go - can this project bring our local community together?
- We are in a planned community - tourism resort - how to we continue to build (not bigger footprint) grow, change, innovate, go back and refresh the village (green, modern, amenities)
- What facilities and features draw people (locals) into the village?
- What isn't working - what was a good idea 30 years ago that we know isn't working now? (delivery trucks in the village - could we have a green solution and remove traffic)
- 1. Rec facilities in a central location that are easily accessible
- 2. Expectation for a sporting facility capable of handling international competition.
- 3. Potential income testing or other means to help determine possibilities for aged accommodation
- Commercial/resort is only really needed to support the community needs in this parcel.
- Important Principal - recreation is important for social connection.
- Need recreational opportunities that arent related to ski hill/ bike park
- Social gathering places to support sporting/recreational options
- Don't need more nightly rentals (enough challenges with staffing)
- Expand healthcare centre
- Trying to make like other places (e.g. toronto, vancouver) rather than embracing as unique place
- Interesting and Important
- looking for a similar residential type of housing
- Montebello Residential unit owner: Exciting
- Neighborhood: Montebello residential section is currently peaceful but not a huge amount of community engagement. Generally most owners do not live full time. Sometimes it can be noisy especially on the weekend when other type of neighbors return. A restaurant or bar would be a great asset. Beedie will have to balance a request for employee housing and profits.
- Pickle Ball Squash and tennis facility
- Proposal for the provision of a tennis facility on site. No mention of another sporting facility development at this time.
- question about whether previous zoning still stands today. Satisfying all needs of community will be challenging
- Question: Would an enhanced connectivity improve community neighborhood? Issues of people walking through the Montebello area that can cause noise
- suggests images of previous Beedie projects may not work in whistler. Affordability question. It is a great blank canvas.
- will create challenges for existing services in whistler
- "3 words for project: -All inclusive – Hub - No."
- Density nodes. Opportunity for blended community need that is in close proximity to the village. Phase 1, Phase 2, community centre/hub
- Diverse housing with sustainable integrations
- Integrating over balancing. bringing all aspects together of principle 1
- Need for tennis facility or developed community facility
- Opportunity to make a complex that supports the community at a higher level than what is there now.
- Space to have an integrated site that can support community growth
- We have the opportunity to create a very welcoming area that means that this parcel is connected to the rest of the community
- broadest and best use for the space
- diversity of recreation offering for the resort and community

Breakout Session 1 – Question 1

How do these principles set the project and community up for success?

- great sun exposure...create a welcoming environment for everyone
- opportunity for recreation. i.e. tennis club.
- young adult survey feedback: lack of housing leading to mental health issues. people buying houses now don't need tenants and many young people being evicted.
- close amenities for community needs
- component related to seniors
- deserves a strong consideration: recreation amenity on site-support
- Growing Tennis community can play
- No gas usage-something that follows Big Move strategy
- Planning should look at what is missing
- Healthcare services. Consideration of medical tourism. *Day surgery
- Building heights
- Destination tourism for racquet
- Expectation to keep courts
- Local food / market
- Provides opportunity to lessen vehicles &/or vehicle shares. Coop vehicle transportation.
- Racquet facility - supported by OCP in shoulder seasons ++
- Seniors housing & center proposal (close to health center) or limited care facility. Life stages of our community.
- Year round livability

Breakout Session 1 – Question 2

How can these principles be improved? What is missing?

- How can the look and feel of the site be managed over time? How do we ensure form and character in the long term?
- It would be good to see examples of these principles being applied
- Need to have clear guardrails on what is transient overnight accommodation and what is not
- Under balance resort and community needs where is thinking about community amenities as a whole captured? i.e. The community amenity doesn't have to sit on the site. Is this flexibility being considered?
- #2) can't have either of these things with healthcare
- mix of uses and purpose house, health, recreation
- specificity of the needs of a growing community
- 1, 2, 3: consider/serve Family needs
- 1, 3: holistic, integrative perspective in terms of land uses and amenities
- 1. health care 'Centre of excellence'
- 3. Consider bed unit cap (arbitrary number) - analysis of actual housing needs and projections, modeling
- 3. Housing needs - housing across the continuum (beyond market and employee housing)
- support for community amenities - include consideration of health care
- look at opportunities to partner for facility construction (ie provincial funding, etc.)
- rec facility could be good, but prefer a rec facility in Cheakamus neighbourhood - would complement existing homes and athlete's facilities
- "relevant to all 3 principles - med facility are overburdened - need better local emergency service - high cost (ie air ambulance) - should be surgical annex to whistler clinic - can take care of critical care issues locally, and with recovery facility as well - short term.
- Risk to life with current arrangement needing to send patients to north shore or Vancouver"
- Balance between the community and the needs of the tourist community where do we have the balance.
- Bowling alley?
- Daycare?
- Housing is very difficult for young families - may end of having to move to Pemberton. Wasted gravel carpark as it stands and excited to see it developed.

Breakout Session 1 – Question 2

How can these principles be improved? What is missing?

- Let's think about making smaller unit to make better use of the space we have.
- Most colleagues are either commuting from Pemberton or live in WHA
- WHA list is so long. It could be 7 years before being able to buy a place so having this considered is huge.
- WHA units are so much more affordable. Does it need to be that big?
- 1. Prioritize amenities for community, invite visitors into space (eg. seniors centre)
- 1. Think principle should be prioritize community needs
- A multipurpose facility/amenity that is not recreation (indoor), spaces where people play chess, etc.
- Can be extension of village and provide opps for people can gather in smaller nodes.
- consider a service the community really needs
- #1 - balance resort and tourism economy requires weather independent amenities
- #1 balancing demands - great for this space. proximity to village, transit, etc - look at all the demands / amenities. what do we need/gaps
- #3 mix of housing, including supportive housing, hospice - strengthening belonging. ensures inclusion considerations
- support restricting required parking stall # given location and proximity
- things like solar energy, materials, recreational and plaza space
- very idealistic, community living. #2 - mounts well with tennis club for social hub
- employee housing needs to come with daycare!
- indoor pool is missing in this area could be added to tennis - multipurpose club
- Location of recreation and tennis should be close to the highway - tennis courts are too loud
- Noise levels are important to keep in mind with housing and neighboring montebello housing
- spirit of community - young families and bringing everyone together
- sustainability, important that the project works towards sustainability as core
- Daycare remains a missing piece for this community. Can go well with seniors.
- NO strata condo hotels. The land is far away from Whistler centre. Another hundred beds would be difficult to absorb. And risks creating a dead-zone.
- Seniors housing is important to this community at this time. This is a great location to serve this community.
- Things are fantastic at the site and more of the same would be good
- Assisted Living complex in Canmore (Origin) is a facility that could be a huge asset to the community. Economic benefit
- Is there going to be a commercial component. Acting as a connection between Nesters and the Village.
- location is very good. It is walkable to all amenities.
- Medical facility - surgery
- Need more 2 and 3 bedroom units at a reasonable pricepoint.
- Need to remember the tennis facility and make sure it is taken into account
- Pickleball is a growing sport, expect to see it grow rapidly in the future. Maintain recreation use.
- Represent the mosaic of the community is key
- Site is currently not on people's walking routes, this might have led to Wildwood relocation
- Site is not well known. Support for a connection between Village and Nesters to the North
- There is a gap between upper WHA units and market units.
- We live in Montebello, and have seen rates grow astonishingly.
- Add: enhance and diversify sports and rec opportunities - Whistler thrives on active lifestyle.
- Aspects/amenities that have a negative impact on existing facilities, eg impact to MPSC membership possible losses
- Beginning of the Village - modernize the village to the gondolas - can we use this as the beginning not the end of the village. Benchmark for Mountain Resort Tourism
- Building for 10-15 years down the road. not what we need now. 2030 environmental targets. What will Whistler look like in 2030? Environmental principals need to drive this
- Global village - where the world needs to get to - social housing - environment - climate, social value, cost Bench mark for mountain towns in the next century

Breakout Session 1 – Question 2

How can these principles be improved? What is missing?

- opportunity for innovation / big ideas - multi-use spaces, climate, infrastructure needs,
- overall guiding principles - look for guiding principles outside of RMOW. Look at innovation globally for the "big idea" - tourism
- Whistler does things no one thinks is possible - how is the RMOW going to make its mark? How will we be innovative and a leader?
- 1. –Balance Sense of belonging - challenges mixing residential with nightly rentals and commercial uses (i.e. bars)
- 3. Incorporating Seniors housing and Care
- 3. opportunity for employee housing
- Challenge: establishing pedestrian link to the village core
- Accessible housing should be included.
- Emphasize the need for community facilities as this helps form community.
- Greenspaces/parks/etc should be focused to ensure connections can be made
- Mixture of housing option so not all through WHA.
- Not much need for more retail space. There is a lot already in the village and empty space in creekside.
- 2. This development should be family friendly.
- Don't want the site to be disconnected from the rest of the community.
- More of city needs than mountain needs. Missing community, recreation leisure and lifestyle. The guiding principles should tie into the vision from the OCP. Would like to see more direct ties into the OCP's vision
- Needs to be a place that people want to go to. This development needs features to draw people to it.
- Needs to invite visitors in and provide a neighbourhood core and provide services that are missing. Compliment what is already in the village. Not trying to a little bit of everything.
- Responsibility on sustainability when we are talking about attracting visitors and also practicing it in our neighbourhoods
- Should be relevant to three types of user groups: residents, tourists and second homeowners
- The concept of Whistler where you have centralized services should be maintained and avoid creating a central core only for tourists. The core should appeal to all there user groups in Whistler.
- This is central location and recreation and leisure should be considered as part of this, rather than assuming this parcel should be maximizing housing.
- Hospital, Hospice, - limited healthcare for people aging in community
- Improve the tennis club (year round use)
- Opportunity for Community Needs/Amenity (locals vs. guest)
- Opportunity to have employee and non-market proximal to village
- Staff housing - university/dorm type housing
- Tennis club is an amenity that needs to be maintained
- To maintain the tennis facility - community institution
- Affects on climate change on outdoor recreation...need to have robust indoor recreation offerings
- analysis of recreation or multi use spaces need in the community
- community health centre concept. More space for VCH and mental health services
- expectation of the community is for recreation amenity to be carried through as originally promised years ago
- understanding that racket sports take up a lot of space and we have many outdoor municipal courts
- Bed unit count- should be considered for everyone, not just one type of employee.
- Connectivity between places. (consider transportation and traffic)
- conservation of valley trail and to cross Lorimer
- housing shortage for staff, especially after pandemic. Gap needed to be filled
- trails need to widened and improved, from main street along Lorimer road. North of trail on Montebello as well.
- Multipurpose facility, fully integrated with seniors
- Roof top gardens
- Solar

Breakout Session 1 – Question 2

How can these principles be improved? What is missing?

- Upgrading of existing facilities

Breakout Session 1 - Parking Lot

- Developer seems very engaged
- recognition of community needs for health services (family physicians)
- interest in healthcare in the community
- don't need more density on the periphery
- develop this as a higher density core - go higher so we can fit everything
- Can recreation be expanded at meadow park ?
- nightly rentals will increase traffic and lack of parking, ensuring there are transit alternatives
- Social determinants of health, community balance.
- Extra EV charging points in parking areas.
- Front line worker accommodations (i.e. dorm style)
- 1 word associations: community x2, tennis, sense of home and place
- clarification on prioritizing principles.
- what examples are outside of Whistler that we can learn from for neighbourhoods?
- restrictions on 12acres...so community explore possibilities of amenities in another location to be explored in early part of process
- how to fit in with neighbourhood (montebello) aesthetics - up to 9 storey hotel.? ..
- low density less room for amenity.
- any amenities need to be balanced as developer needs to make margin...
- "Site too BUs from Baxter lands in original land 600 BUs allocated or 800+ "
- What is the proposal and how does this affect the decision making process

Breakout Session 2 Comments on Draft Guiding Principles 4, 5 & 6

4. Enhance connectivity and mobility

- Prioritize all-season walk, cycling, transit and other preferred modes over single occupant vehicles/private automobile.
- Support transit infrastructure and EV charging.
- What are barriers to support and opportunities for creating connections to the Village?
- How can the development of this site support active transit and moving beyond the car?

5. Accelerate climate change action and address resource use

- Minimize energy use/GHG emissions of buildings and infrastructure on the site.
- Conserve water through innovative site design and building systems.
- Use materials that protect human well-being and ecosystem health.
- Manage waste to move Whistler towards our zero-waste goal.
- How can we address community climate mitigation and energy and emissions reduction through this development?
- What redesign elements will promote climate mitigation and GHG emission reductions?

6. Integrate and enhance nature

- Integrate natural features and open space in the site design.
- Enhance the natural environment, including land, air and water quality.
- Design to maximize views and solar access.
- Design lighting to maintain dark skies.
- What habitat and biodiversity can be preserved on site?
- How can habitat and biodiversity be improved through development?

Breakout Session 2 – Question 1

How do these principles set the project and community up for success?

- GP #4 - good to see access via transit, active transport and EV vehicles
- Ideas for moving community facility: Spruce Grove as a recreational centre.
- Parking lots between upper village and main village. Could make underground parking there
- almost like a "downtown development" in a small city
- amenities delivered with assets to support them
- any project should have as many amenities as possible
- double squash court at the new facility? moveable wall that makes flexible uses
- encourage more walking biking
- high rise wood facilities - looking at sustainable products and construction
- parking stall as a separate purchase
- Rain water capture on-site
- walkability
- wood use in a forested town!
- 4, 5. Roads act as dividers - design challenge to create connection to the rest of the village
- 5. all points are important - expectation for high level of design and building quality
- 5. opportunities for step code implementation, carbon-neutral construction. Apply principles - limiting natural gas connectivity
- compromise between goals and objectives - opportunity to understand community aspiration
- 4. walk to site often from benchlands
- 5 - cost should be born by developer
- 5 - what will be impact on cost to achieve these objectives? need to be aware of this
- 6 - example of google needing to enhance wetlands in order to be allowed to develop - should be on the developer
- 6. like for design to maximize views and solar access
- both tennis and pickle year round here at this facility
- current facility relies on kids camp
- one word go around = tennis / rec,
- pickleball
- so central - great location, easy to get to, don't need a car
- trails in lost lake, and at conservation site are great - great linkages to SLCC, Fitzsimmons
- Anything put in a maintenance friendly and not expensive to maintain.
- Essential that the amenities are considered right at the beginning and not as an after-thought.
- Great location for central amenities.
- Need to have plenty of EV charging
- Protecting the existing Wetlands are a priority
- School catchments should reflect the proximity
- 4. Nesters is a separate area, not part of this neighbourhood
- 4. Opportunity for larger free shuttle loop past site to Nesters and back past Montebello.
- 4. pedestrian connectivity - existing pedestrian connections/signage since changes at helipad not working, people getting lost, not following signage, getting lost in neighbouring
- 5. RMOW is behind on green building bylaws/requirements
- 5. Strong consideration for passivhaus principles
- 6. consider green roofs
- 6. Ensure dark sky development, tennis dome and courts are serious offenders now.
- 6. Less lighting on streets not a good idea, safety issue
- Example of Canmore - recreation facility that incorporates all these principles
- great location for solar
- Hub to provide ride share - bikes or scooters, due to central location
- much room for improvement and opportunity

Breakout Session 2 – Question 1

How do these principles set the project and community up for success?

- opportunity to raise the standard in terms of sustainability
- principles helps community but developer might not deliver
- Excellent location for car-free living.
- Folks who are mobility-restricted would really benefit from living here. Put accessibility first.
- Follow the Callaghan example. Visitors love it. Whistler and Squamish love it.
- Pickleball! Both sides of the community (N & S) can access.
- Plants should be native and friendly to birds and bees (but not bears!)
- Solar power. Green roof. Community garden? Goats!
- Underground parking only.
- A round about at the intersection of Northlands and Lorimar. It is very difficult to turn left from the site.
- How can this development encourage healthy living and general well-being
- Livability such as community gardens, and similar features can these be included?
- Make EV charging mandatory. For all new development
- Marvelous location for a car - free development. Very walkable site.
- Site is separated from Village by Lorimar Road. Should we have a tunnel or bridge connection to facilitate movement?
- 4 Hard to integrate vehicular and pedestrian traffic with this site as there is only one access point. Existing connectivity not working well (closed walkways from helicopter).
- 4 Not walkable to the ski hill - transit to the hill? Above ground gondola?
- 4/5 how to get to net zero? these points are integrated.
- Electric vehicles are the future - we need to be able to accommodate
- Greenhouse opportunities to feed out local people and businesses
- How can we restore - what was on this site before? wetlands? Retain the river.
- How could this be self sustainable power wise?
- Is there another area we can be a world leader in? Agriculture? Technology? training people?
- Project is challenging with respect to Climate Action BMS - big moves - how do we get there - restorative footprints - renewable energy - cost factor -
- Short term visitors VS long term residents - how do both populations address climate action? Move away from highway vehicular traffic.
- Solar analysis. Take advantage of it.
- What will ring you to the community and will keep you in the community / age friendly, employee, market mix, net zero
- What is the anchor to this space?
- Where is the most advanced EC community/ city in the world? Could it be us?
- buildings use renewable materials and are conscious of wildfire risk
- destination in its own self
- encouraging solar energy
- enhancing natural water features
- Ensuring Connectivity for pedestrians and public transit
- Green building
- Including small parks (i.e park next to the library)
- prioritize pedestrian pathways, vehicles take a back seat
- protecting night skies
- Indoor bike storage, some sort of system to support active transport instead of driving.
- Maximize use by sharing space.
- 4, 5, and 6 are forward thinking and related to climate change. These will set us up well and are core pieces of the community.
- 4. Some good opportunities for new infrastructure but may consider innovative transport options for getting to the main areas of the village.
- 5. Good opportunities for resource use and climate change mitigation such as reusing water and no gas fireplaces.

Breakout Session 2 – Question 1

How do these principles set the project and community up for success?

- bikes, walking, active forms should be priority
- Ev charging
- High environmental rated buildings (e.g. leed)
- Opportunity to be greener than rest of village (less density, more trees)
- Opportunity to Keep the cars out of sight (e.g. underground garages, storage for bikes) continue Village design
- Potential passive use for accumulated snow or rain on site (e.g. rainwater collected used for toilets)
- Potential use of solar panels
- Rental units should be along the highway
- Use of landscaping and natural features
- Assisted Living: low density due to space requirements may not succeed.
- "Physicians and need for Primary Care. More Beds will require MORE doctors. Mobility for injured patients is a big challenge in whistler especially in whistler.
- Seeking a new primary care unit that is better accessed by public transit.
- "Proposed Hotel would be a negative but the addition of restaurant bar would complement the current neighborhood.
- Housing would be more beneficial.
- A clear plan to connect the village to nesters and townhomes in a meaningful way rather than expanding with no connection
- Award winning community development - net zero etc, but an opportunity to use as a standout community move
- Combination of all different zoning types to bring together all members of community - senior, families and youth
- Current building standards are beneficial for climate action
- Focus on cars and traffic when we can discuss active transport
- How to address the issue of this intersecting with Lorimer for access
- Integration of bike parks, but also a tranquility path that allows for pause as people are able to enjoy pedestrian and bike path separation
- Is this development for community needs and resort
- Opportunity for developers to build a facility for cash flow and then the rest of the plot is community driven. Eg rental housing
- opportunity to focus on community needs rather than aiming for too much of a balance with resort expansion that leaves behind community needs
- Opportunity to support social and community wellbeing
- opportunity to support younger families with subsidized housing
- Opportunities to be in Beedie's portfolio - top quality build that could then give the ROI but they provide us with a world class facility
- Subsidized housing
- Using this as a supplementary opportunity with proximity to the walks to the north
- We have the opportunity to meet the needs of community in more than previous existing ways eg surgical facilities
- broadest and best use for the space
- diversity of recreation offering for the resort and community
- great sun exposure...create a welcoming environment for everyone
- Solar exposure and view is a huge opportunity for the project
- young adult survey feedback: lack of housing leading to mental health issues. people buying houses now don't need tenants and many young people being evicted.
- Barrier of Lorimer road to overcome-connectivity is the key: get ppl to walk and bike
- bubble chair lift all the way to skier square. Way for ppl to move around the village. Create accessibility
- Showcase W as a leader on environment: global preservation. Oppt to project Whistler as a leader, great opportunity

Breakout Session 2 – Question 1

How do these principles set the project and community up for success?

- Integration of bike parks, but also a tranquility path that allows for pause as people are able to enjoy pedestrian and bike path separation
- Day lots converted to underground lots to create more space for additional amen

Breakout Session 2 – Question 2

How can these principles be improved? What is missing?

- How can connectivity through the site be maintained or enhanced?
- Amenity needs to consider ease of transport re: equipment
- GP #4 - needs to consider how parking can be minimized
- How can the natural assets on the site be maintained/enhanced?
- Parking considerations - incentives need to include making parking free for EVs, exploration of a ride share program
- rec centre on site - would that reduce the user base
- should there be stores and retail?
- support local businesses potential on site
- would retail have a negative impact on the rest of the stroll?
- 4, 5: urban agricultural/community farms - opportunity to connect community to food security and food producers - building on the current model (farmers market on site)
- 4. trail connections - valley trail and village stroll; opportunities for walking, active transportation
- Build something that will get used by the community - build something that will provide a service to the community. Understand the community needs and address them, will be busy the community
- demonstrate whistler's leadership: opportunities to demonstrate global leadership - e.g. building construction standards, integration of nature and tourism,
- ongoing opportunities for community input
- transparency and communication with community about what will be built on the site
- employee housing critical
- Build EV unit for every unit. Base our needs on what we will need in 25-50 years. - not what we necessarily need today.
- Consideration of how this connects to the neighbourhood - Spruce Grove, White Gold, Nesters, Whistler Cay
- Not convinced that a high end tennis centre is the right way to go at this time.
- Prioritized should be accessibility, walking, bikes, moving in the winter without a car. and then lastly is the car.
- There is a river that runs through that! Bringing the river back as one of the major features of the site.
- Traffic - prioritize how to get out of our cars. Only way to "get out" of the site is challenging. Rehabilitating the space to make is more accessible. Connected to the space.
- Traffic planning will be critical.
- Want to see it look like the space in the Village.
- 4. Less trespass through Montebello
- 5. concern if neighbouring pump stations will need upgrade due to site development
- 5. Concern that there will not be enough consideration for parking in the new development. eg. enough stalls, large enough garages to fit large vehicles
- 5. Consider radon gas concerns?
- Big opportunity, development can make lots of money, community gets great amenities.
- Biggest concern of immediate neighbours (Montebello) is noise. This is a current concern with adjacent uses on the site.
- Principles must consider livability of immediate adjacent residential neighbourhood -no noise, trespass, light pollution to neighbouring Montebello
- Principles need to address minimizing noise to adjacent residential development. Move noisy elements close to highway.
- An outdoor leisure pool? Scandinave style.

Breakout Session 2 – Question 2

How can these principles be improved? What is missing?

- Consider profitability & multiple uses in a single building
- Ensure new buildings meet sustainability targets
- Keep the leaky tent & uneven courts! ;)
- Mixed-use community meeting place (seniors + daycare together)
- Seniors used Spring Creek as a meeting place at one time; would be nice to see a replacement.
- Some of our newer buildings missed the opportunity to add rooftop amenities; also a moneymaker
- Caution about new technology. Ensure it is proven and workable in our community and climate
- Development must be multi use. Not just aimed at one user group.
- Development should deliver on OCP vision. Development has ability to enhance community, nature, and visitor / local experience.
- Different guiding principles for development in Whistler vs a city. Needs to about our mountain town.
- Emphasize the community aspect. To bring community in for community type events. A multi-use community centre
- Encourage developers to move away from current condo/ hotel zoning. We have plenty of hotel rooms.
- Important that guiding principles capture fabric of Whistler
- Prefer townhomes over condo-hotel. better use and fits neighbourhood.
- Project should provide a benefit for a residents of Whistler and tourists. Not just the residents of this development.
- Reach tourists that appreciate and respect what Whistler has to offer.
- Recognize that the developer needs to make a reasonable profit. But move away from Aspens style condo hotel development
- Recreation and music and food - existing is benefitting the community.
- Support to more zoning away from hotel.
- The amenity has the ability to deliver on multi-use recreation facility that was family friendly and provided a social anchor in community
- This development could incorporate some of the studies that TW did in their branding exercise. So that it is a hub for folks that are interested in our sense of place.
- Understand the huge opportunity to do good in Whistler.
- Could include more to follow the guiding principles that helped for the flow of the village layout. and views
- "Could look to allowing people to experience the nearby natural areas without developing them. ie lookout area over the natural areas. Could find examples from elsewhere "
- Could separate walking from wheel based transport within the area.
- Efficient use of space by being multi-purpose. Decreases resource use for each space.
- Focus on integration with the artery road and how to join connection with the existing village.
- Focus on the substantial improvements in technology - specifically could be used for monitoring and controlling water.
- Investigate the solar opportunity of the site. - Note, other communities with similar or less light have been able to utilize solar.
- Look into what is working in other communities (not just whistler)
- 4. Look at the overall need to move within the community. Would changes to centralized facilities increase or decrease the need for car use in the overall community.
- 4.Need to be bold related to reducing car usage.
- Continue with the artistic inspiration and tie into Audain or other art initiatives and continue with the theme of modernizing or making more contemporary the village
- Should not be just another townhome development. Needs more activation with actual things to do and reasons to visit not just live there.
- The neighbourhood needs to be connected on a larger scale to the rest of the village.
- We should not loose sight the opportunity to demonstrate creativity and innovation that could be used as a model for revitalizing and refocusing older neighbourhoods.
- Sports & Recreation Principle is missing
- "Government goals of increasing EV Charging could be met.

Breakout Session 2 – Question 2

How can these principles be improved? What is missing?

- Bus routes are not as important due to close proximity to Village.
- "How would a full community development balancing resort and community needs: what is the definition of community needs. daycares and hospitals. Resort would be tourism and hotels.
- Housing for the key workers/ visiting specialists.
- Nightly rental and residential housing would be beneficial.
- "Nightly rental units are already fairly well served. Long term accommodation would solidify the community. "
- "Senior housing would benefit from being so close to medical facilities. Also temporary housing for medical staff and front line workers eg teachers/ fire/ etc to be so close to the village would be very useful. "
- Affects on climate change on outdoor recreation...need to have robust indoor recreation offerings
- Affordability of any recreation offerings for all community members
- analysis of recreation or multi use spaces need in the community
- community health centre concept. More space for VCH and mental health services
- understanding that racket sports take up a lot of space and we have many outdoor municipal courts
- Big house eon the corner off Lorimer road-long driveway comes into the site, any consideration given?
- Big moves and targets to meet. Fundamental to design and keep top of mind. We have a huge reliance on it
- connect Lost Lake park, gap exists through the village, helping humans but also the animals
- consideration of parking underground. How to handle commercial vehicle delivery? consideration at early stage would be best for green space.
- Integrate nature as opposed to adding something artificially after. Design not in a car centric way, help change behaviour
- Natural setting: enveloped by other building how can we introduce the natural? is it more site specific? roof top , small gardens. How to connect nature?
- reducing waste: concept of neighborhood depots, localized instead of large depots. If you see it every day we are more conscious, to reach climate goals. This is our chance to showcase environ ideas.
- Stepping back, use a green space bridge. So you don't break up green spaces, more green please
- trails need to widened and improved, from main street along Lorimer road. North of trail on Montebello as well.
- Use height to connect space and how do we prevent commercial, residence and connect greenspace in multiple levels?
- village concept should be considered not to have loading bay and parking and it took place underneath. More pleasant space on the outside.
- Consider sightlines
- Mandate the use of vehicles for residents in this area.
- Recognition the creek was man made and should not impact development.
- Sufficient storage. Huge recreation!

Breakout #2 - Parking Lot

- baseball diamond behind Meadow Park
- more to this facility than what exists today
- economic analysis on the value of the rezoning
- "potential 'wide open'
- 'lots of options to be considered'
- 1 word associations: pool, NO prior commitments were not fulfilled, Social, maintain racket facility
- Primary care taskforce: Keeping healthcare in the big picture and a needed community amenity.
- Adaptable use of spaces (ie multi-use buildings or areas.
- Lorimer road is a challenge for pedestrians