



Welcome

4500 Northlands Enhanced Rezoning Phase 2 Open House

Event Guidelines

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

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

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





4500 Northlands Phase 2

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

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

Why are we here?

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

How will input be used?

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

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

**Visit our web page
for more
information**



Questionnaire



Site Context

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

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

Background

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

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

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



Traditional Territory

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

Rezoning

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

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

Current Zoning

Main development parcel is zoned TA10

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

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

Maximum height: 9 storeys or 35.5 metres.

Small parcel at the north-west corner is zoned RM43

Intent: to provide medium-density employee housing.

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

Maximum height: 14 metres.

Forested wetlands east of Blackcomb Way are zoned RR4

Conservation by covenant - no development proposed.

Future Zoning

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

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

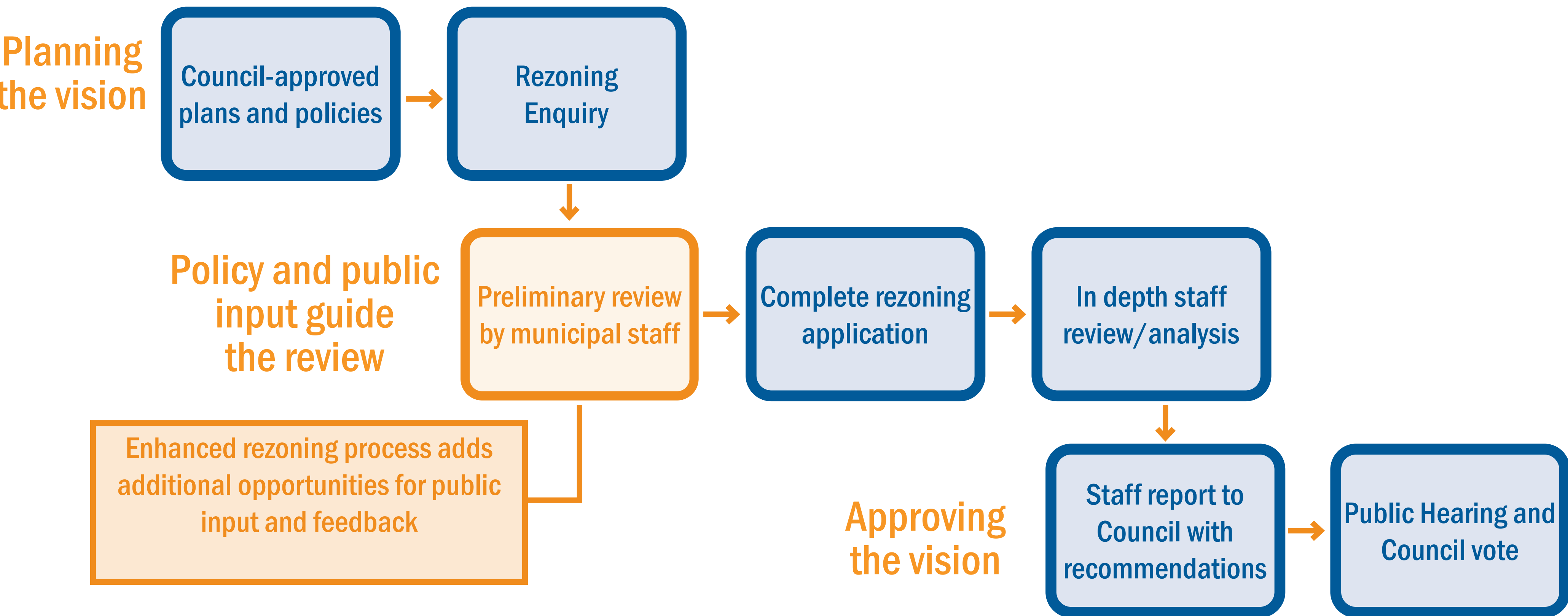
What is Zoning

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

What is a Rezoning?

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

Rezoning Process



Enhanced Process

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

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

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

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



Policy Context

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

Official Community Plan (OCP)

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

OCP Land Use Designation

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

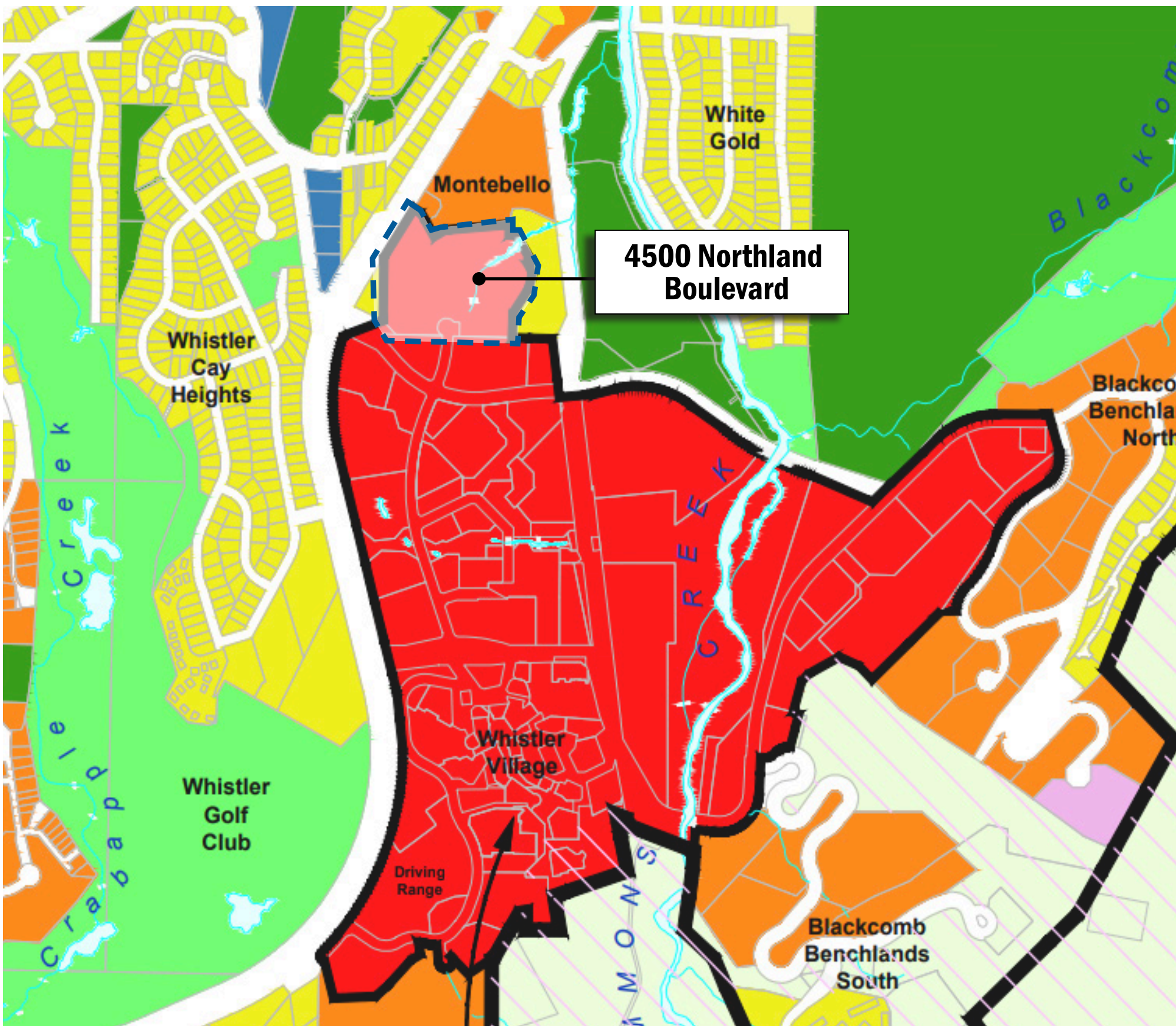
- Residential and/or visitor accommodation
- Employee housing
- Commercial
- Institutional
- Community facilities
- Parks, recreation and leisure uses

Learn more at whistler.ca/OCP

Big Moves Climate Strategy

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

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

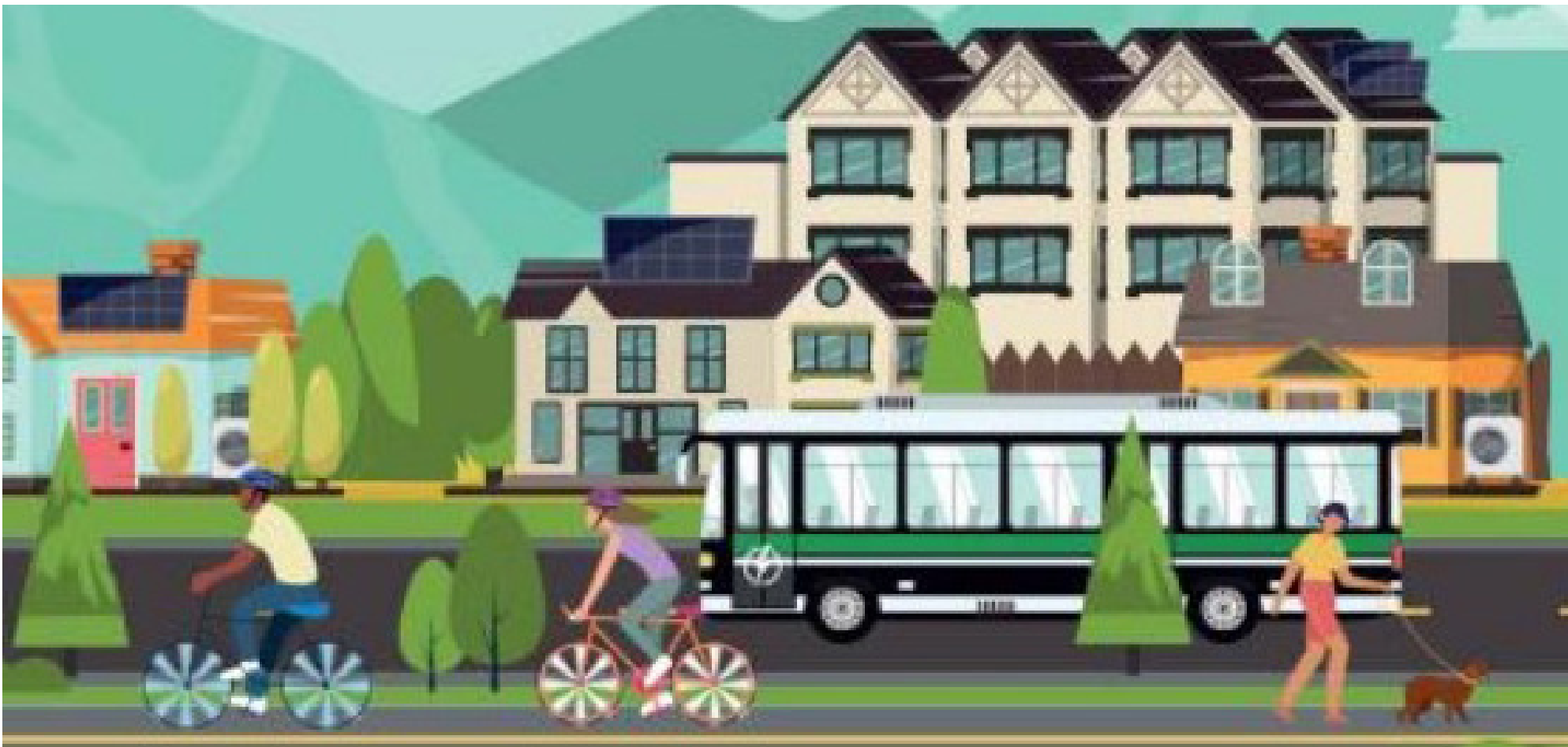


What is the Official Community Plan?

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

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

Learn more at whistler.ca/BigMoves



Community Engagement Phase 1

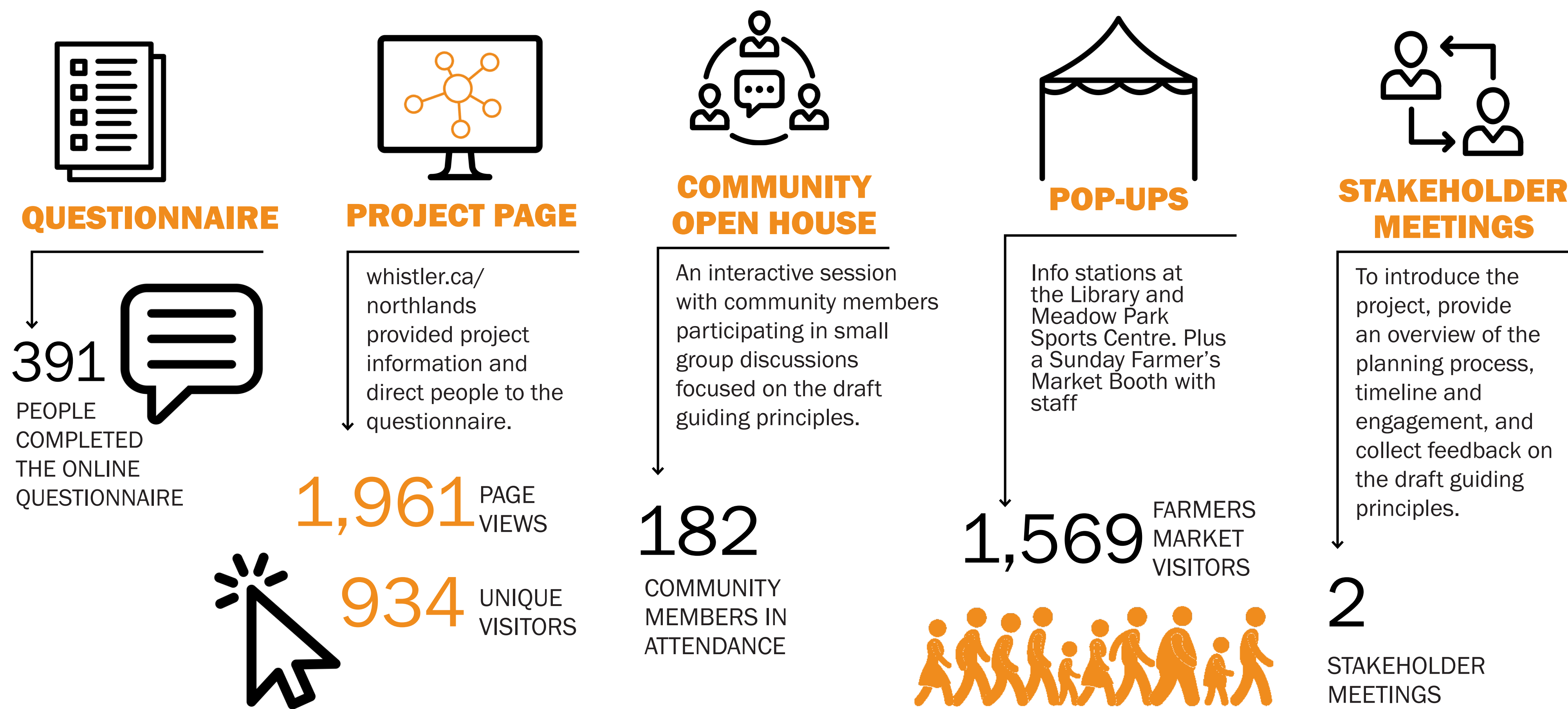
Phase 1 set clear expectations for the project timeline, process and engagement opportunities

Read the Phase 1 engagement summary here:



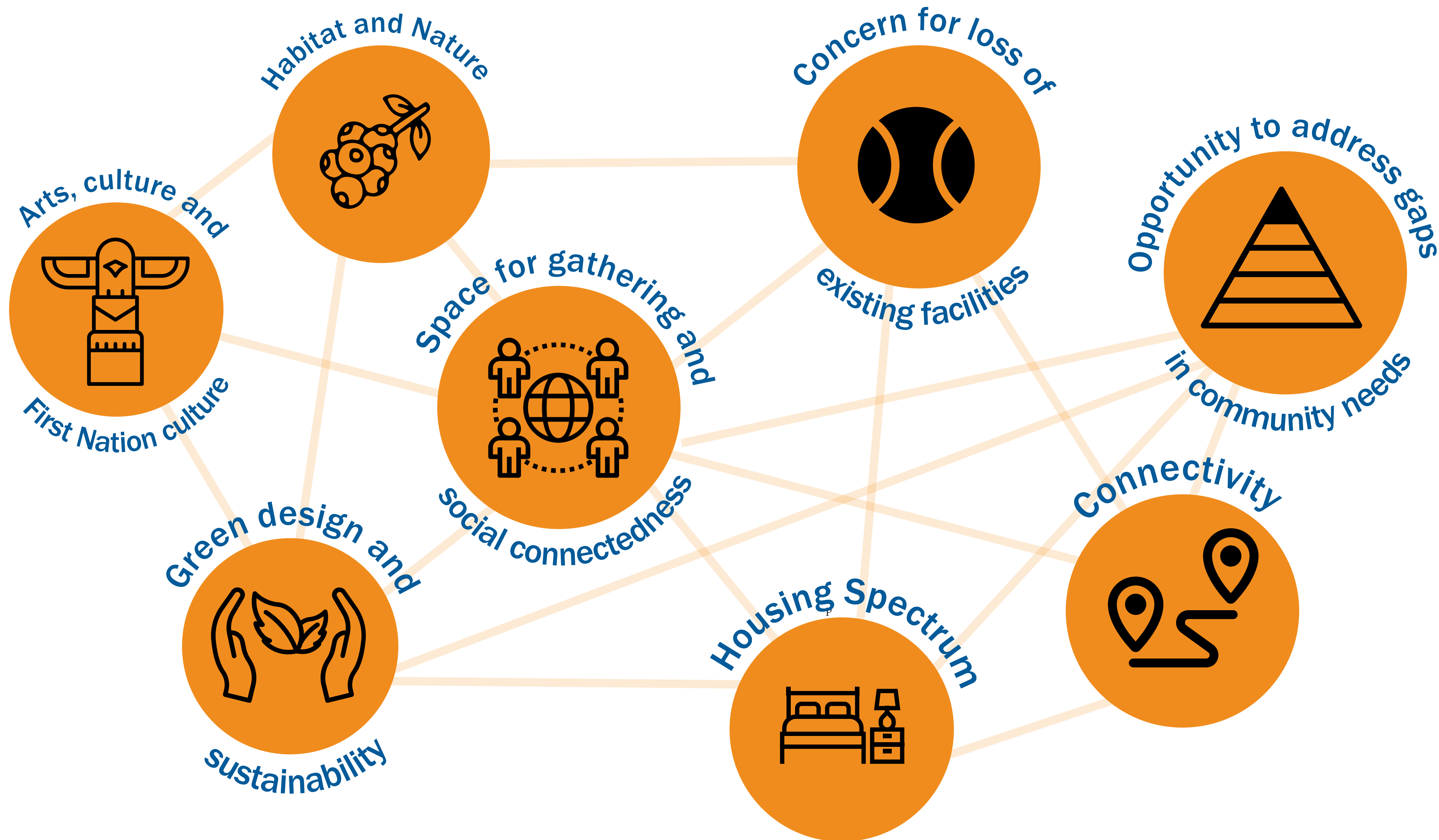
How We Engaged the Community

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



Engagement Themes

The following themes were heard through Phase 1 input:



#1 Balance resort and community needs

Whistler’s ongoing evolution as a balanced resort community includes commitments to supporting community-determined growth management measures while recognizing that the development and improvement of resort recreation and visitation are major contributors to Whistler’s success.

Development should support a progressive, sustainable tourism-

based economy while protecting the natural environment and reinforcing Whistler’s mountain community character.

Innovation, renewal and reinvestment in Whistler’s infrastructure and offerings support livelihoods, quality of life and the visitor experience collectively.



Key Themes

- » Create community spaces and/or facilities that provide weather independent, family friendly, multi-use recreation and leisure opportunities
- » Recognize the critical need for accommodation that houses residents
- » Recognize the critical importance of the resort and the tourism economy to Whistler
- » Seek to find the balance between resort and community needs, and consider the demands on amenities, services, and infrastructure, including those currently on site
- » Explore opportunities to support the provision of space for healthcare and family support such as medical facilities and offices, daycares, and critical care facilities

Framing Questions

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

#2 Strengthen sense of place and social connections

New development in Whistler will promote, encourage, and build sense of place and sense of belonging. Whistler’s neighbourhoods are distinct and unique, and will weave together to form a resilient, cohesive community, supporting a high quality of life and connections within the community and with visitors.

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



Key Themes

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

Framing Questions

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

#3 Provide diverse housing opportunities

Housing should accommodate a range of incomes and needs, including a mixture of market and non-market, workforce, and senior’s housing, and space that is suitable for all ages and abilities.

Whistler residents have access to a continuum of affordable housing

types, enabling people to live and work in the community through a progression of life stages.



Key Themes

- » Seek to contribute to the range of affordable living possibilities for the community through considering a range of housing types and tenures, a mix of unit sizes and layouts, and innovative design
- » Explore compact and efficient site design and buildings

- » Recognize the importance of having a diversity of housing to serve diverse communities and the needs of people with a range of incomes and needs
- » Consider aspects of livability such as storage, amenities and facilities needed to support residents

Framing Questions

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

#4 Enhance connectivity and mobility

Whistler’s transportation system is integral to the livability and success of Whistler as a resort community, moving people and products efficiently to, from and within Whistler, while minimizing greenhouse gas (GHG) emissions and negative impacts on natural areas, and connecting neighbourhoods.

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

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



Key Themes

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

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

Framing Questions

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

#5 Accelerate climate action solutions and address resource use

In 2020 Whistler adopted the Climate Action Big Moves Strategy, confirming our desire to take bold actions on climate adaptation and mitigation. The OCP describes a shared future with lowered energy use, fewer emissions, decreased auto-dependence, and more efficient buildings.

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



Key Themes

- » Explore opportunities to utilize passive cooling through shade trees and similar passive design elements
- » Seek opportunities to conserve water through measures such as, rainwater collection, and considering opportunities to reuse grey water or undertake aquaponics
- » Facilitate the separation of waste streams and minimizing waste going to landfill through design that considers the needs of the users
- » Seek to use renewable, recyclable, fire resistant, low-carbon building materials
- » Consider higher density in order to maximize efficiency of the site.
- » Seek to lower energy use and lower emissions through design considerations such as, maximizing natural light, incorporating solar energy collection, green roofs, passive design, modular construction, and smaller unit sizes and through the use of heat pumps, district energy system, and by accelerating BC Energy Step Code implementation

Framing Questions

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

#6 Integrate and enhance nature

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

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



Key Themes

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

Framing Questions

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

Community Benefits

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

Overall Benefits

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

Community Amenity Contributions

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

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

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

Contribution examples

CACs help the municipality build and expand facilities like:

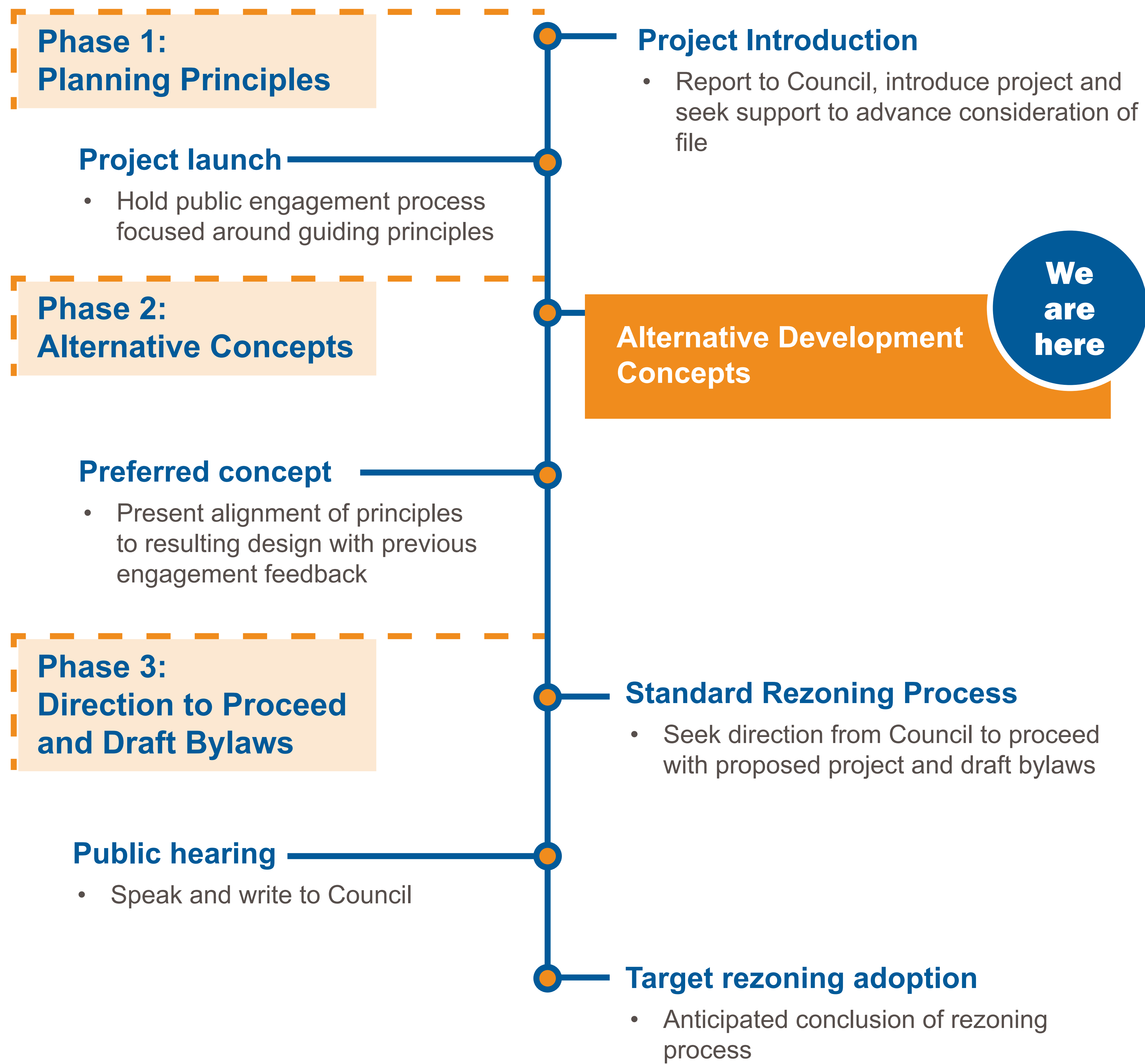
- Affordable housing
- Parks and open spaces
- Childcare facilities
- Facilities like community centres, libraries, and recreation centres
- Transportation and public realm improvements
- Arts and culture spaces

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

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

To be realized they must be approved by Council and agreed to by the property owner. The aim is to enable a suitable contribution that provides lasting and meaningful benefit to the Whistler resort community, in addition to creating a successful new neighbourhood in this prime location.

Where We Are In The Process



Next Steps

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

Developing a Preferred Concept

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

Rezoning Approvals

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

How to Participate

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

Engagement Portal & Questionnaire

Contribute your input through our questionnaire open at

whistler.ca/Engage

Check out the questionnaire here:



Project Website

Project updates and future opportunities to participate will be posted at

whistler.ca/Northlands

Check out the project web page here:



How to Contact Us

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

