

VISION

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

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

LOCATION

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



Granite Court  
Townhouses

Conservation  
Area

Tennis Facility

Blackcomb  
Way

Montebello  
Townhouses

Whistler  
Village

Whistler  
Village  
Glacier Reach  
Townhouses

Northlands  
Boulevard

Lorimer Road

Symphony  
Townhouses

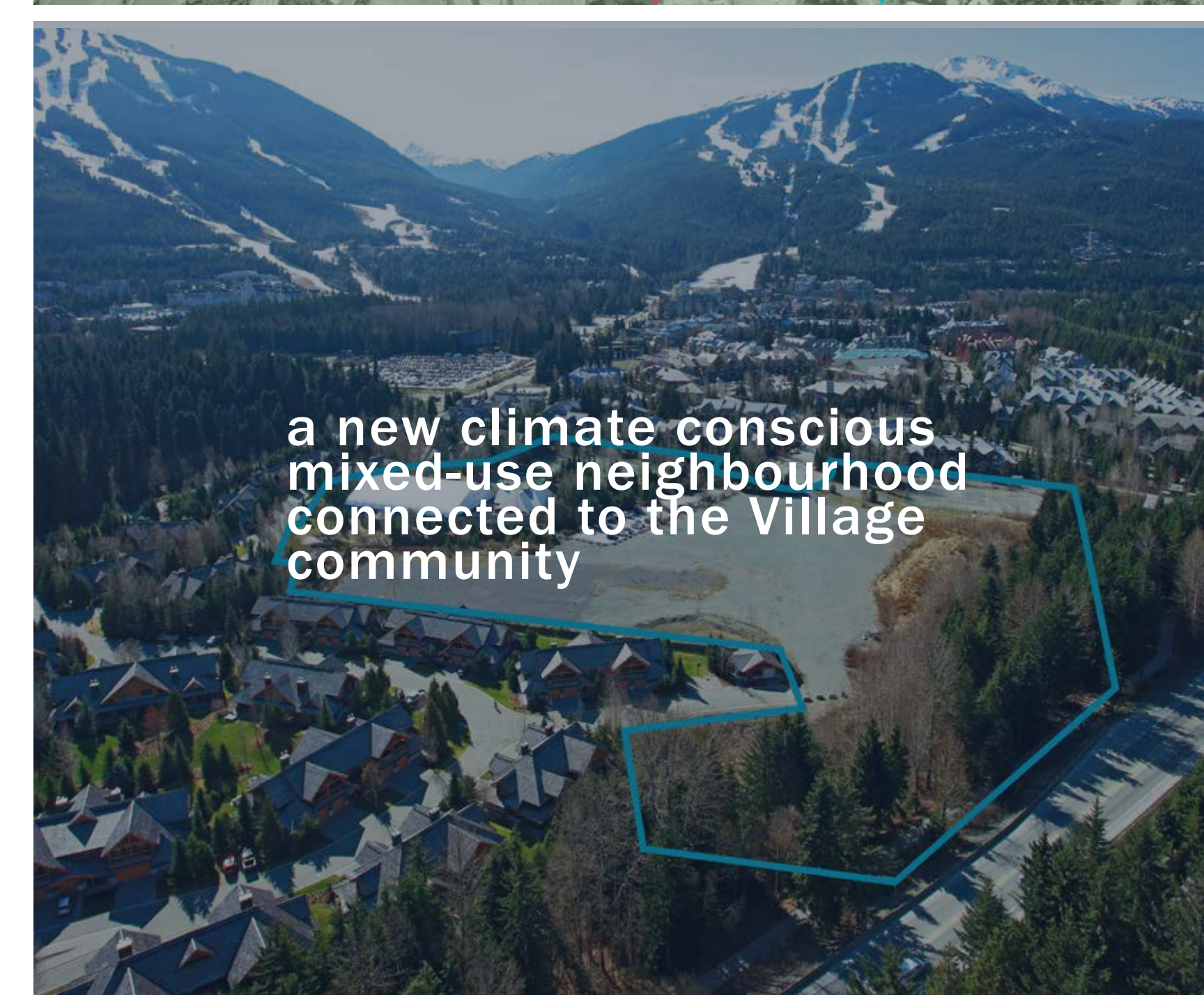
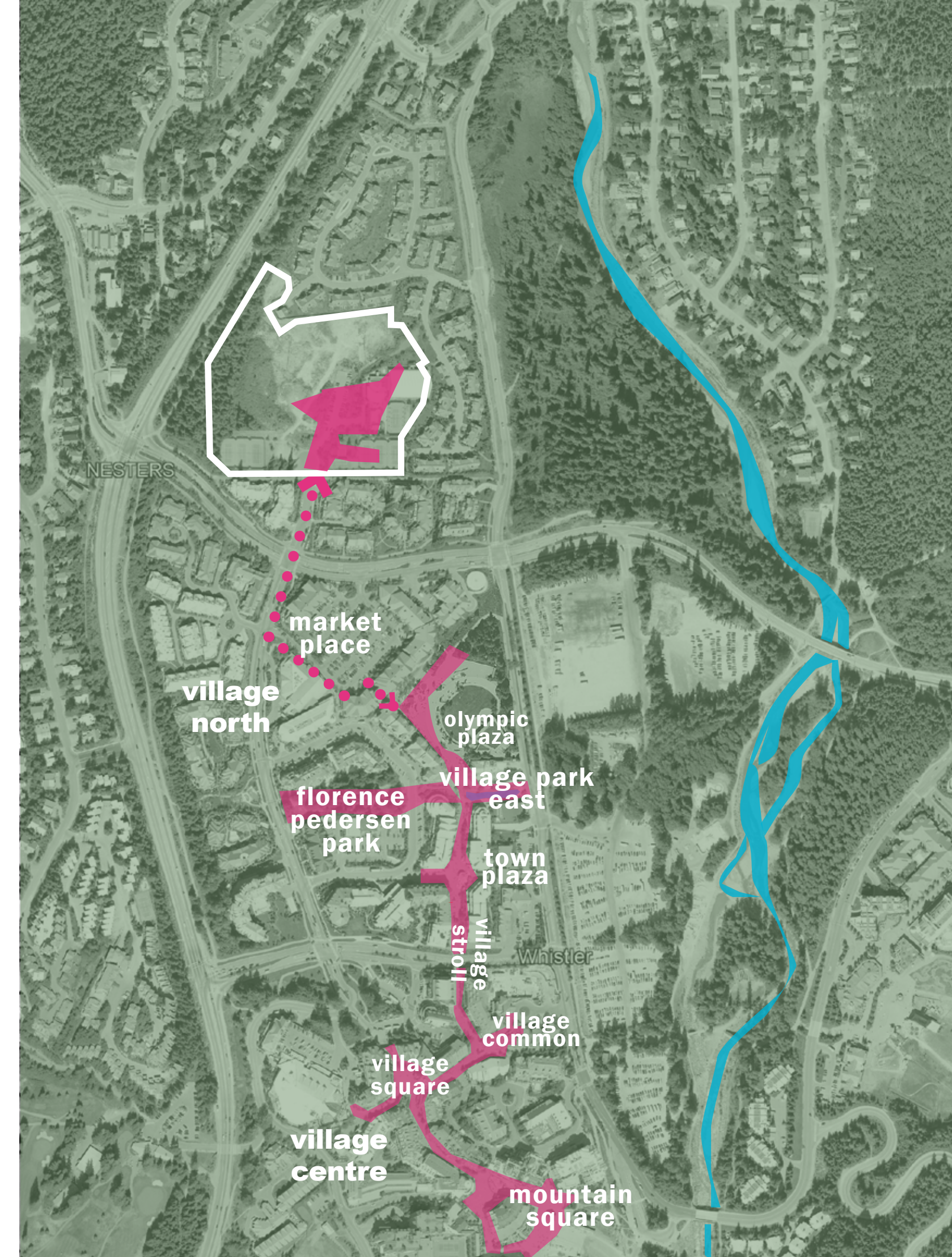
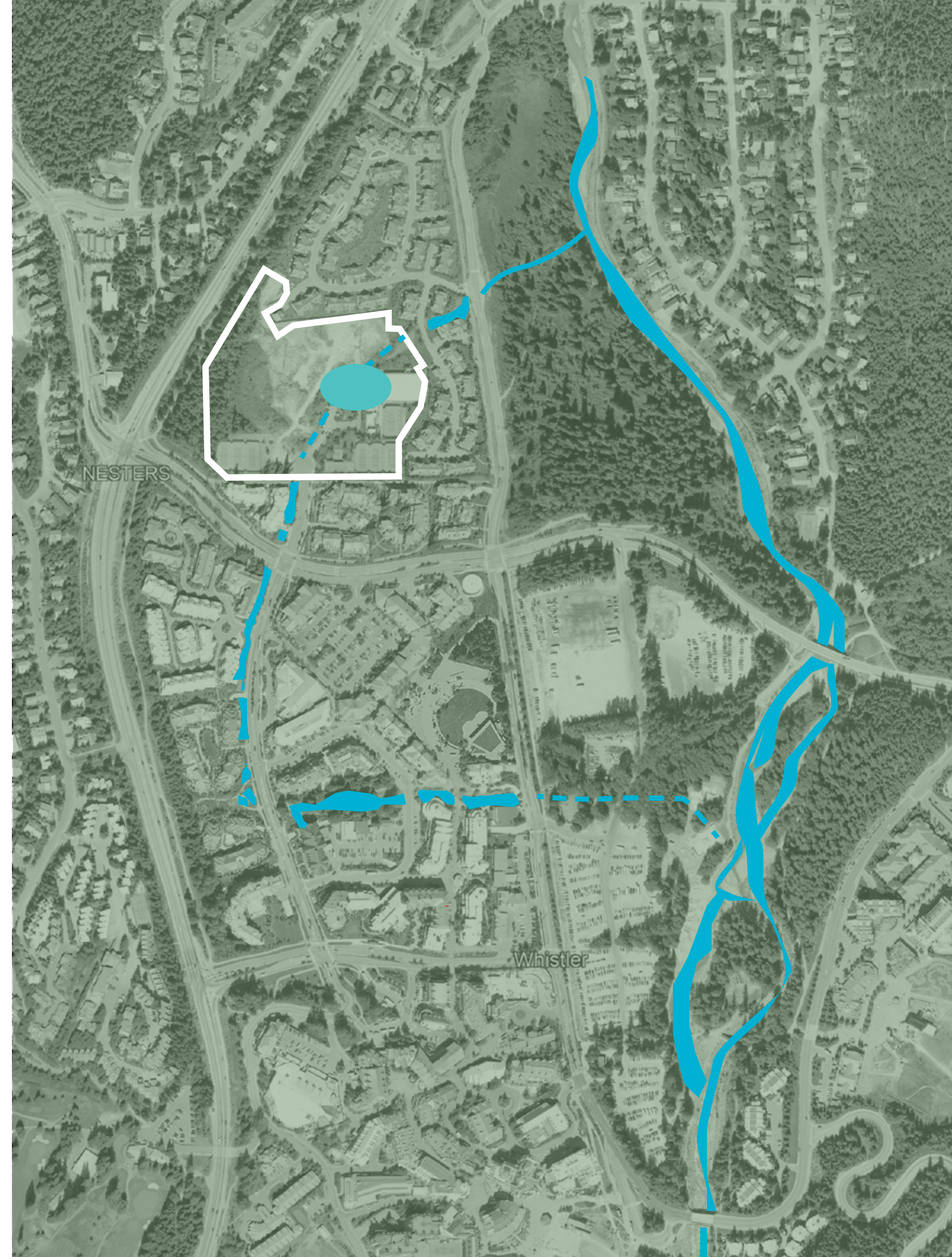
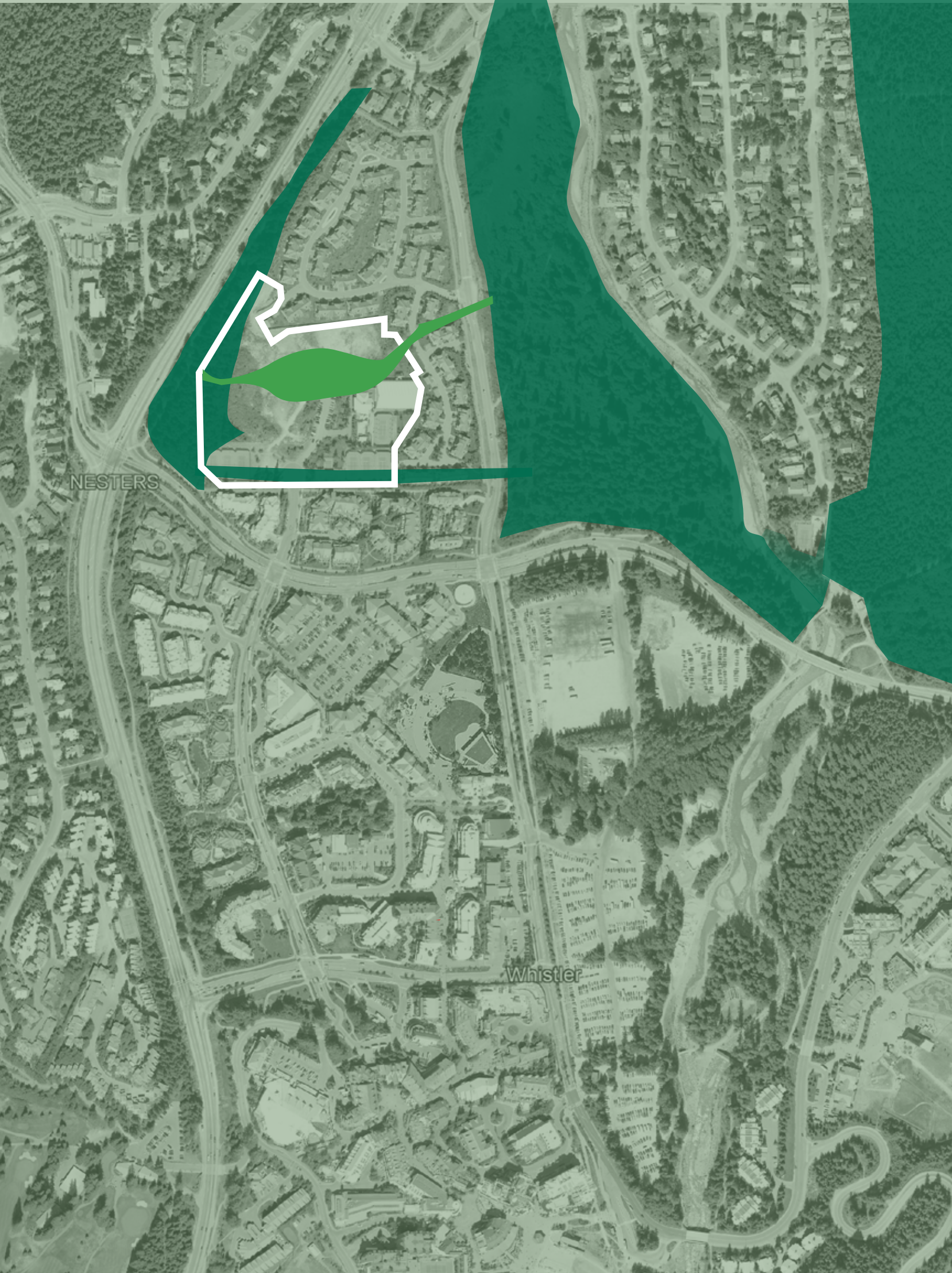
20 m green  
highway buffer

Single Family  
House

Sea to Sky  
Highway

property line





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

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

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

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

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

**Design Response:** Incorporate naturalized waterways into the new landscape.

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

land

water

community

a new, green mixed use neighbourhood

vision | location  
design narrative



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



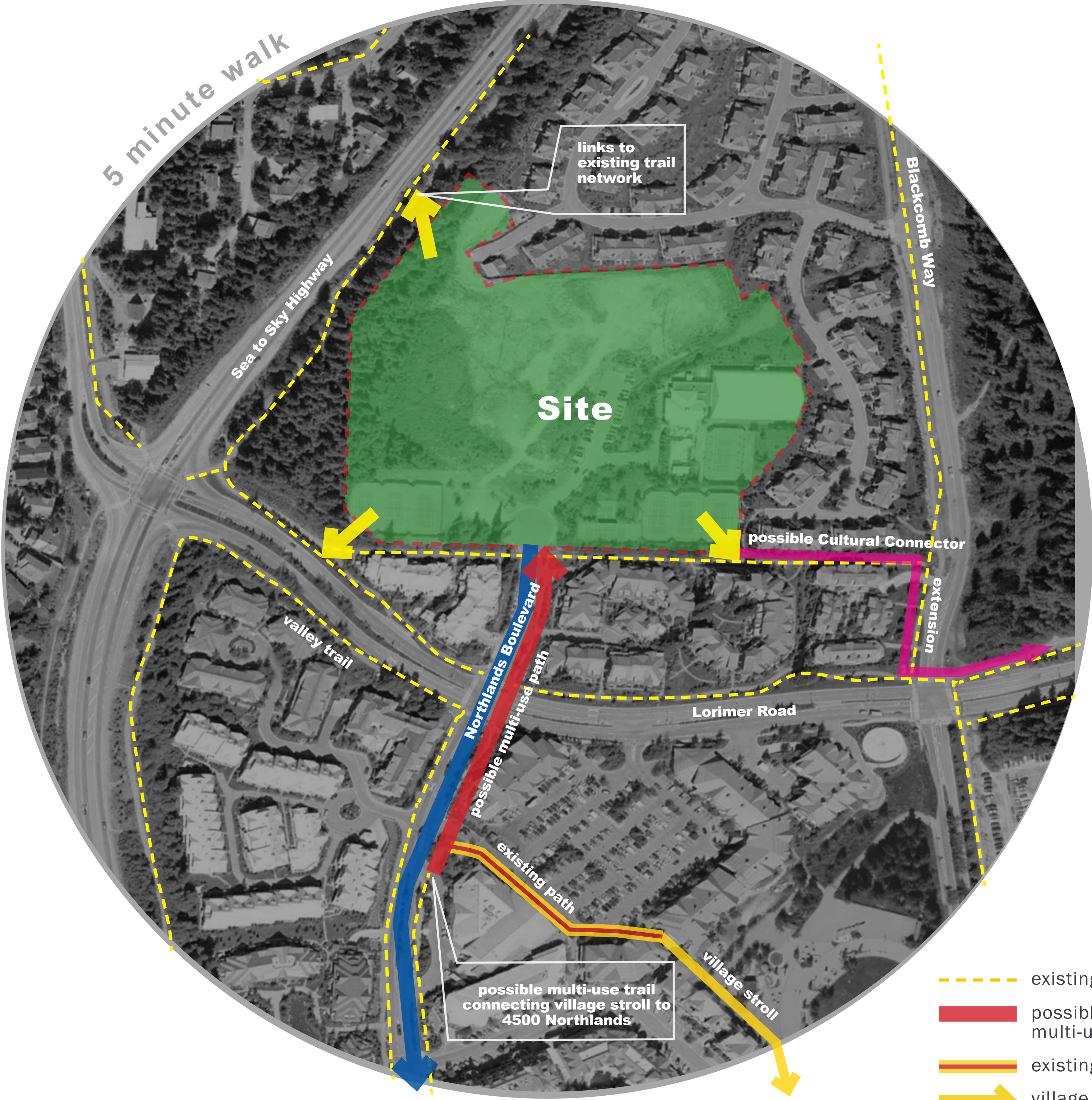
site size comparisons  
to other neighbourhoods





### Strengthening connections

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



### Filling in the connectivity gap

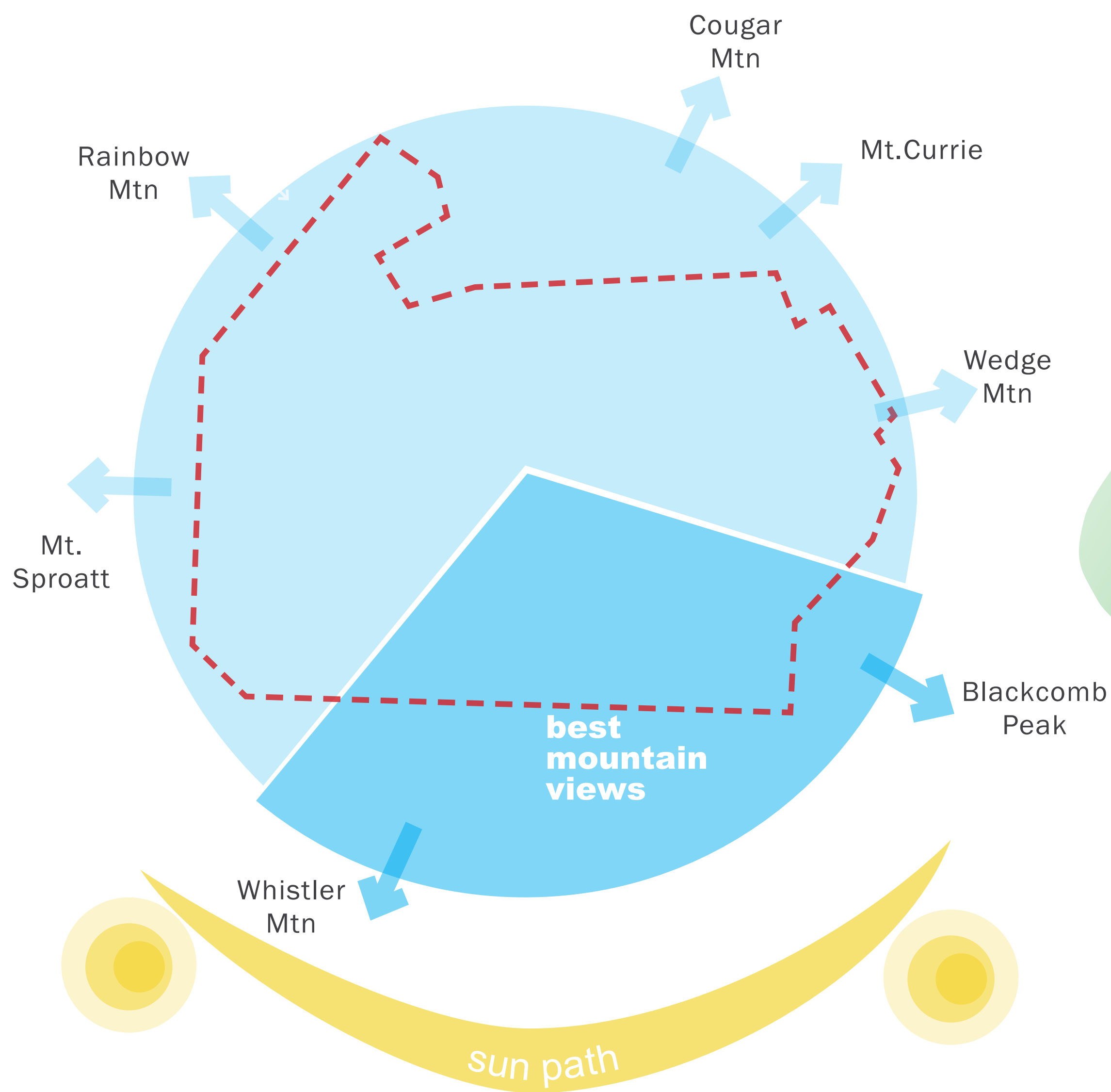
The Village Stroll is Whistler Village's pedestrian spine. Strategies to increase connectivity between the Village Stroll and 4500 Northlands includes a proposed multi-use path.

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

# opportunities and constraints

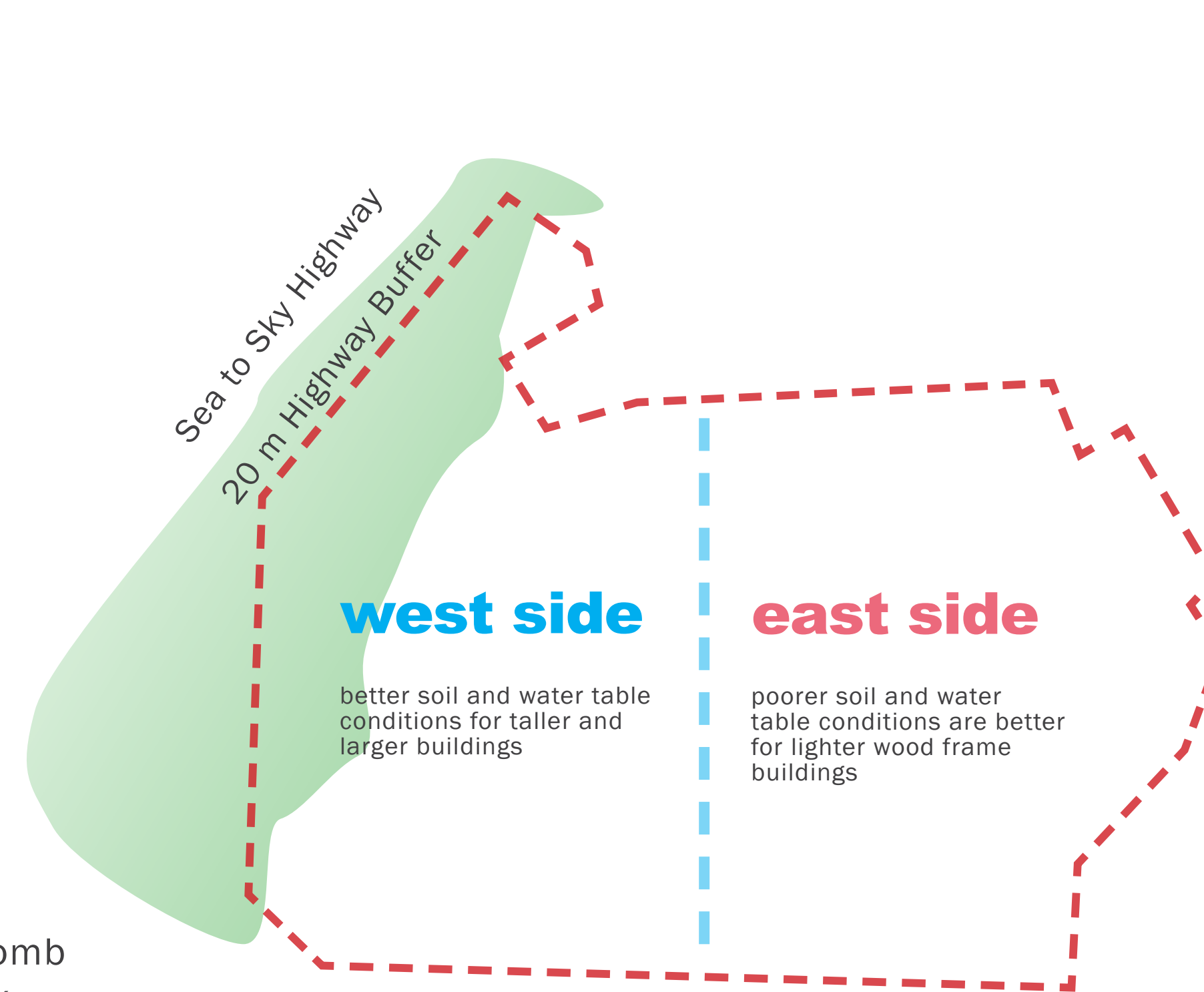
## circulation and mobility





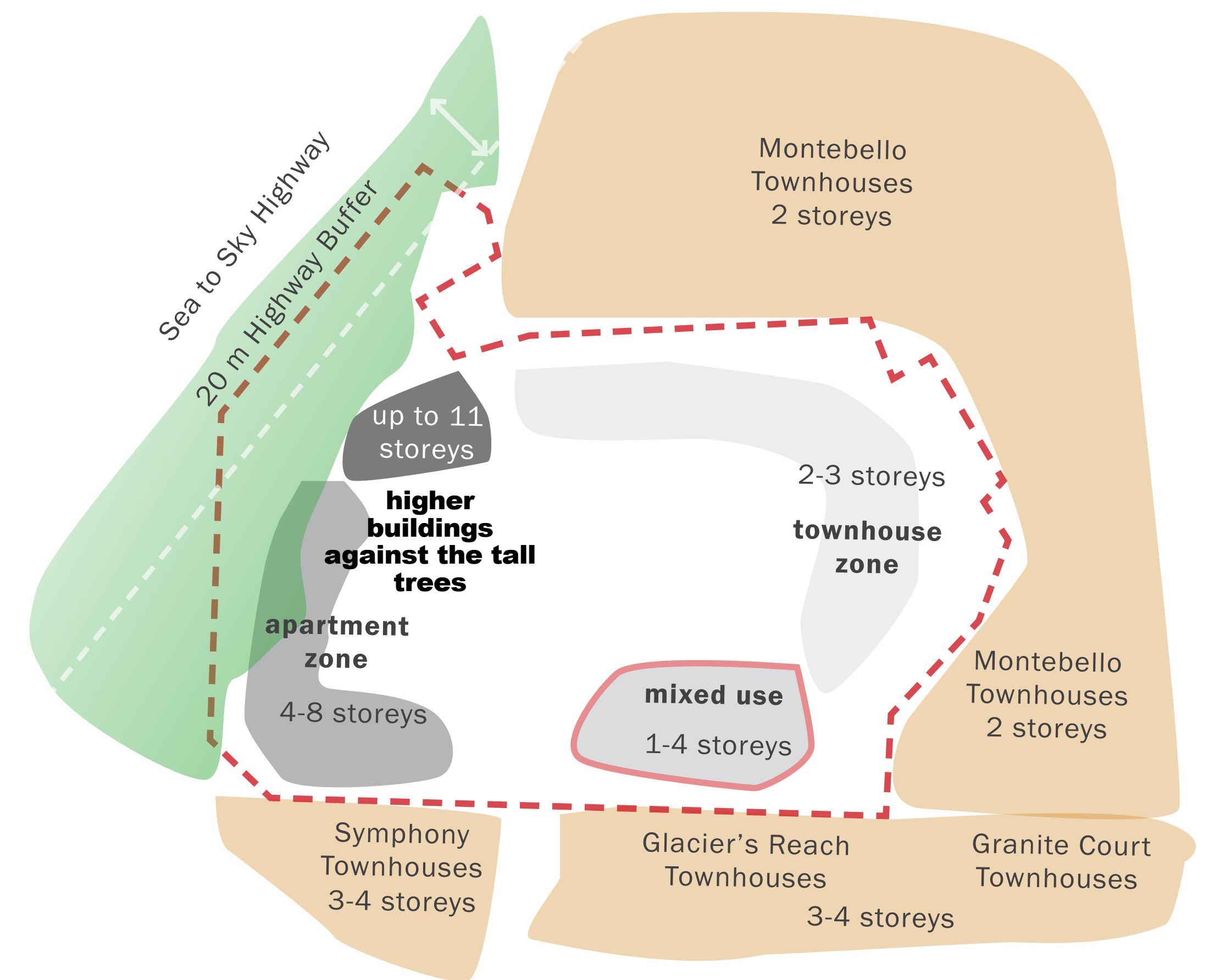
## Views and the Sun

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



## Geotechnical

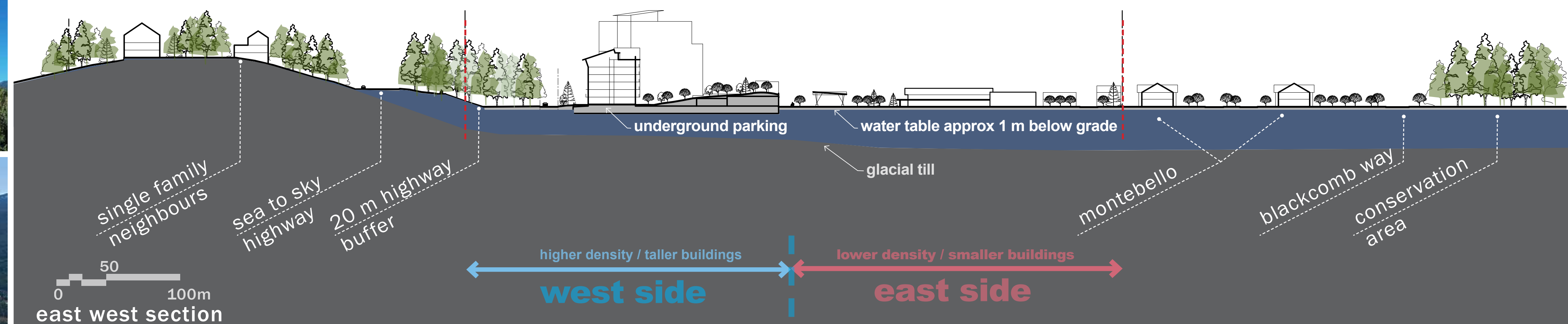
Taller buildings and below grade parking (up to two storeys) are better suited on the west side because their foundations are closer to the underlying layer of glacial till which provides a firm foundation base for higher building loads.



## Edge Conditions and Neighbours

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

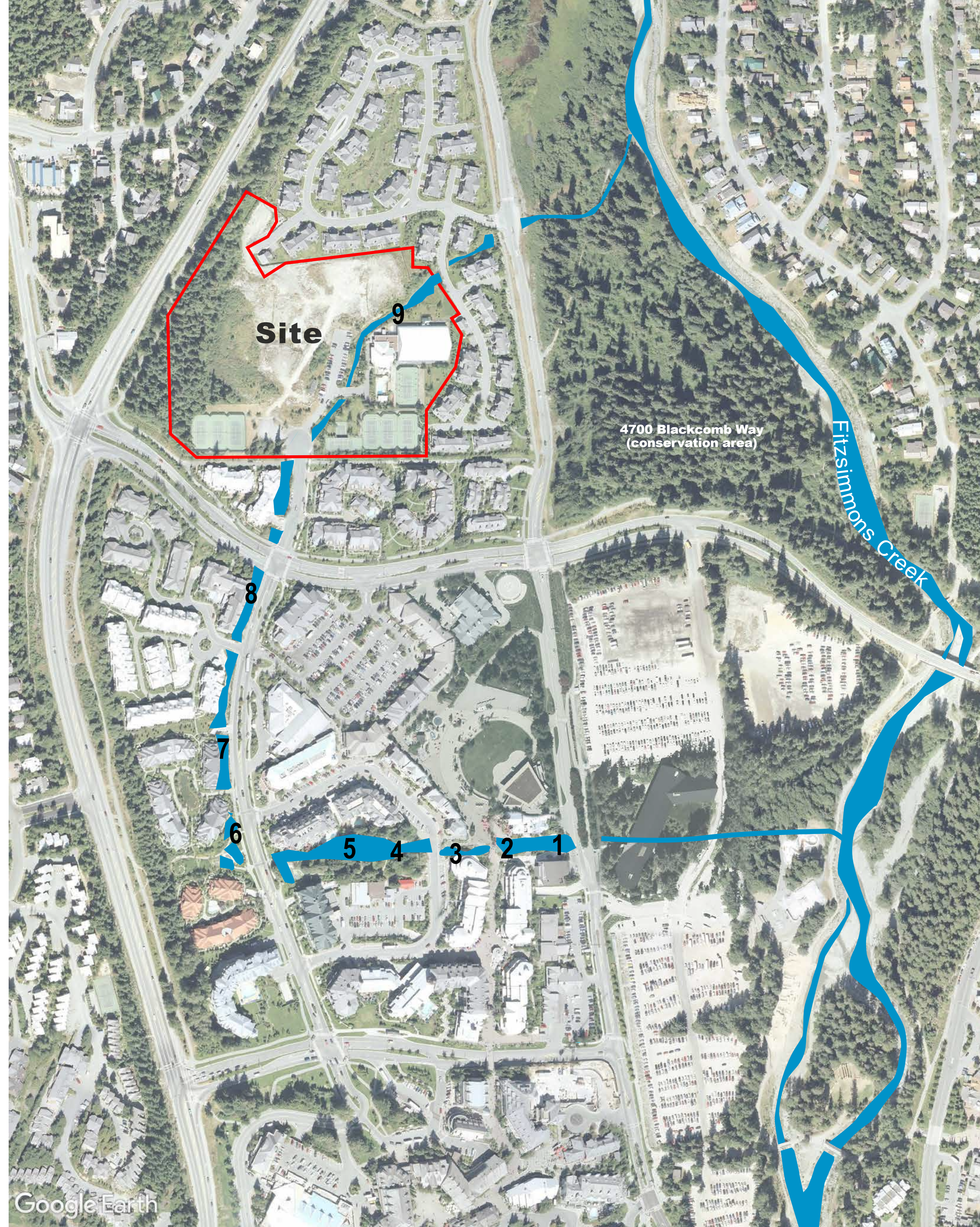
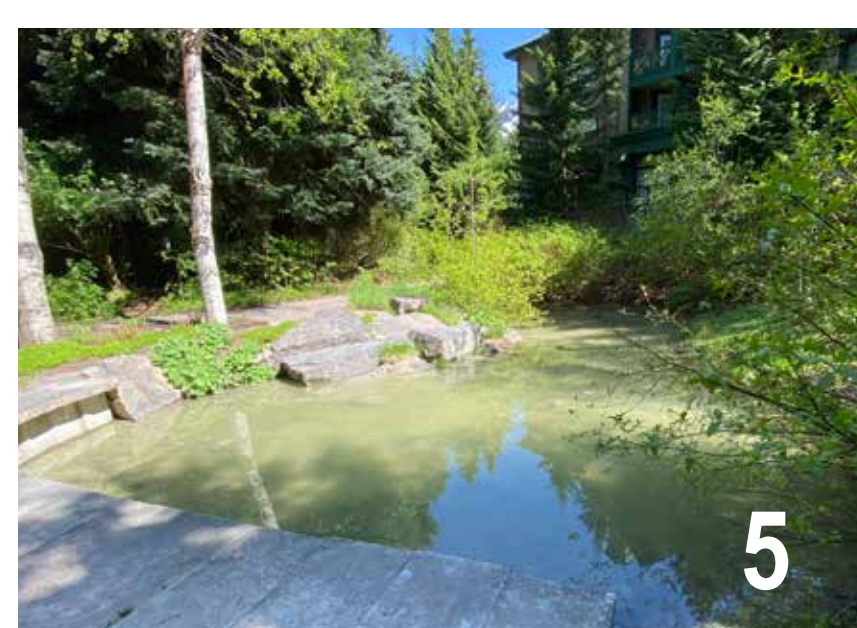
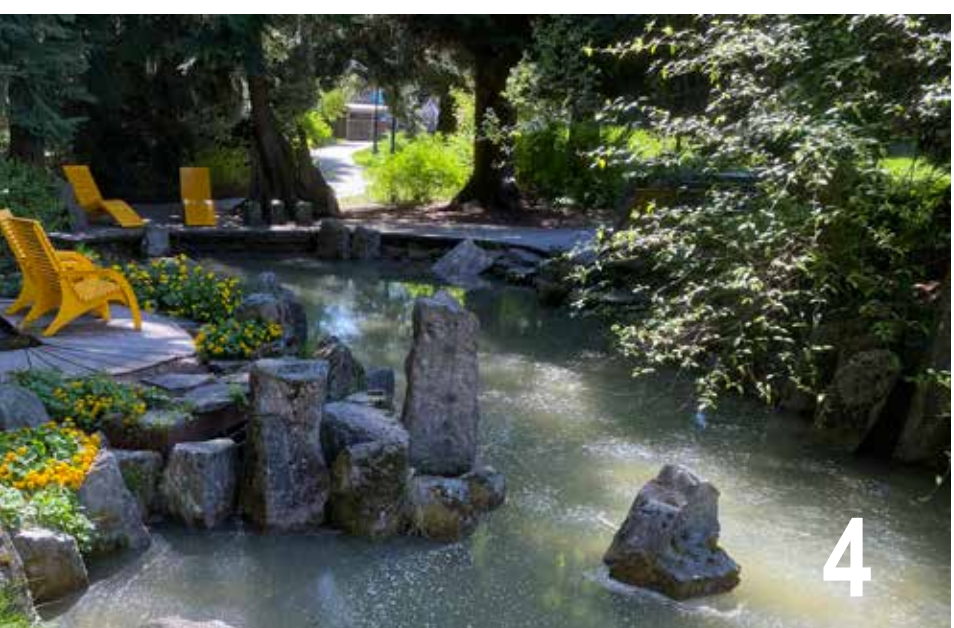
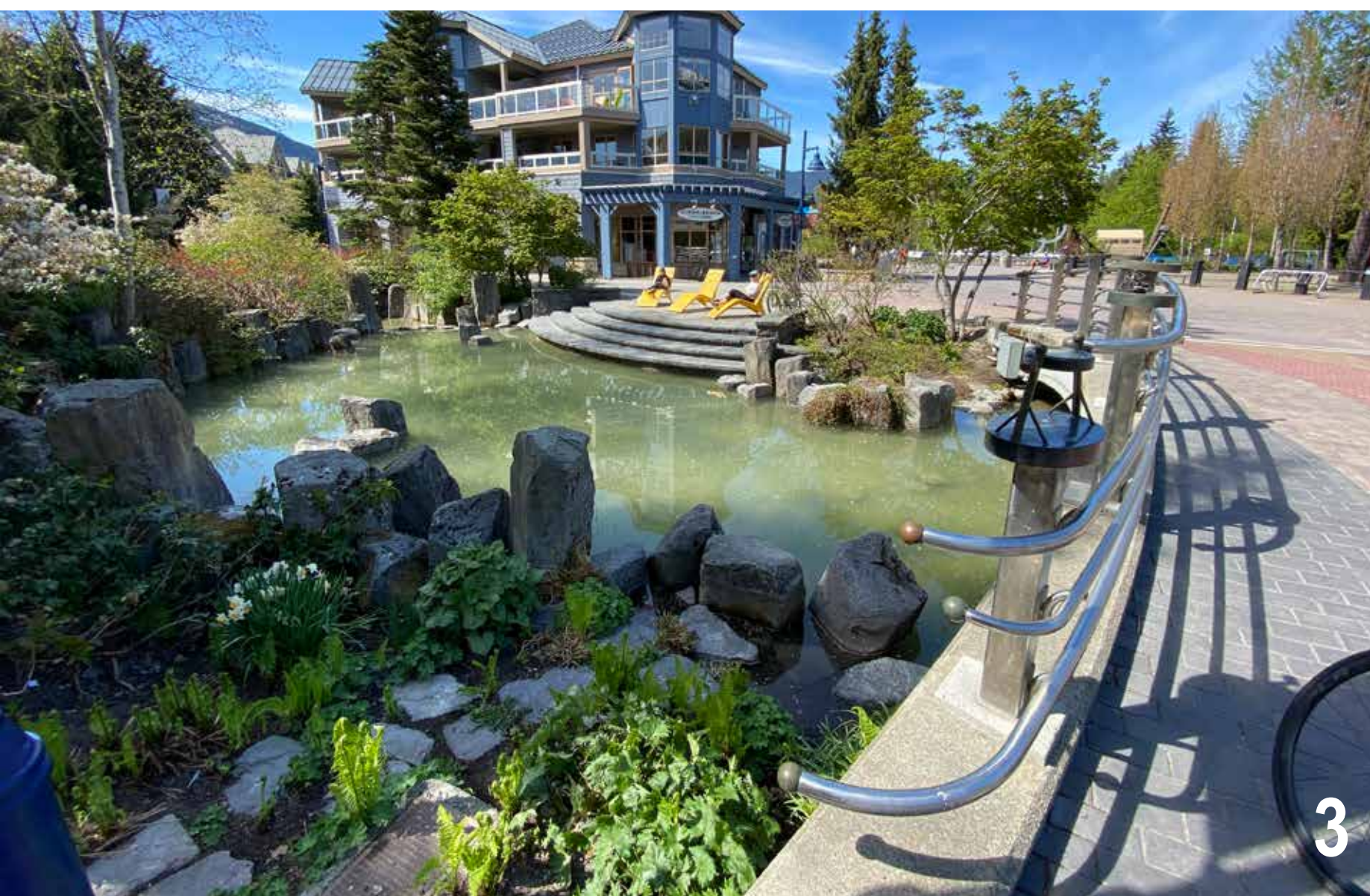
Locating taller buildings along the west edge has less impact on neighbours and takes advantage of the best geotechnical conditions and view opportunities.



# opportunities and constraints

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





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

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

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



# opportunities and constraints

## network of Whistler waterways



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

Eldon Beck

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

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



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

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

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

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

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



## Diversity

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

## Accessibility and Inclusivity

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

Accessible, gender-neutral public washrooms will be included.

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

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

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

Eldon Beck



# social sustainability

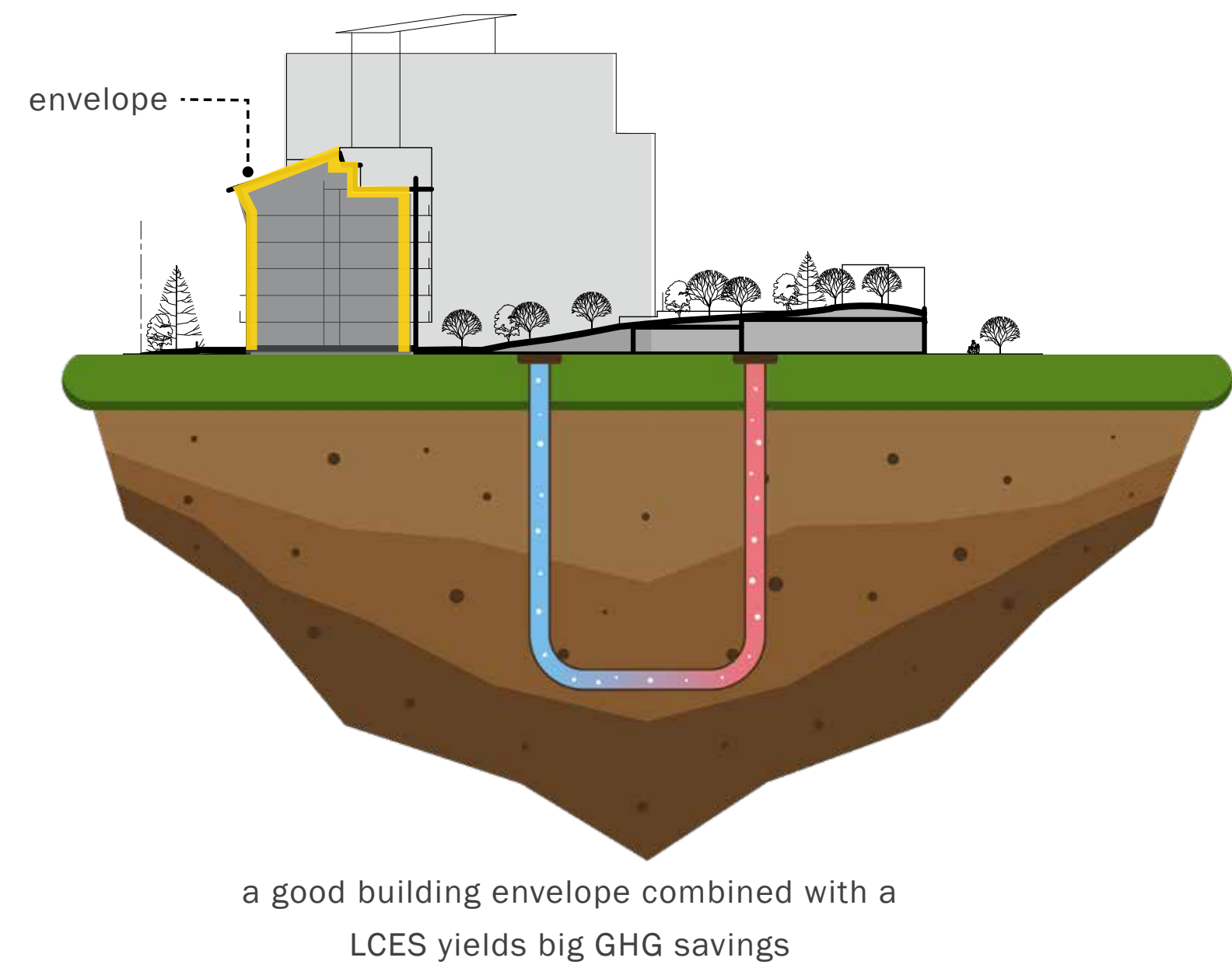
*Social Sustainability refers to actively supporting healthy and livable communities through urban, landscape and building design.*



# Energy and Carbon

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

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



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

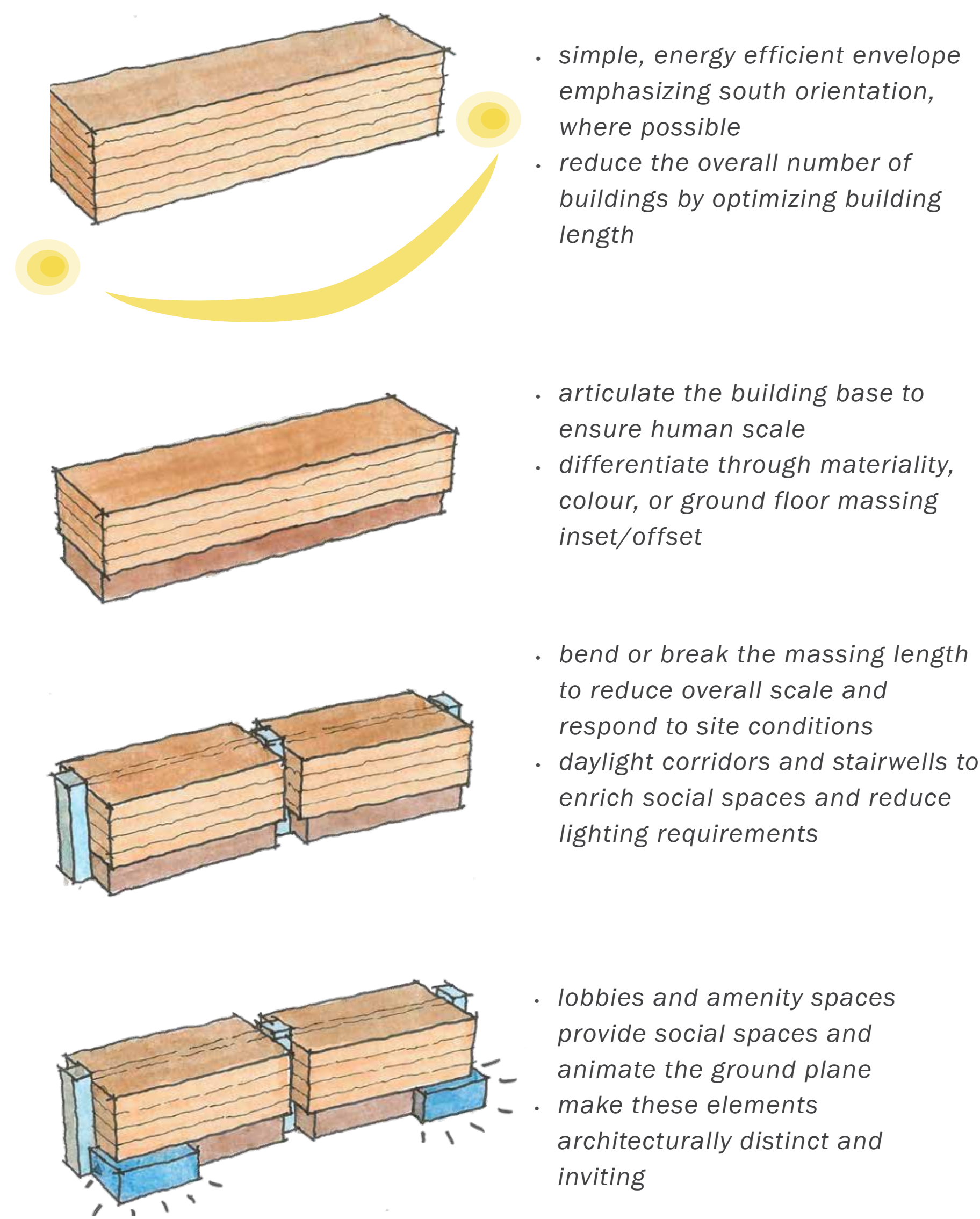
**Big Move 2**  
“Decarbonize Passenger and Commercial Transportation”: the development is committed to providing Level 2 EV charging capabilities



## A New Climate Responsive Architectural Vernacular

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

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



# Environmental

## Mature Tree Retention and New Planting



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

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

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

## Habitat

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



## Stormwater

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

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



sustainability

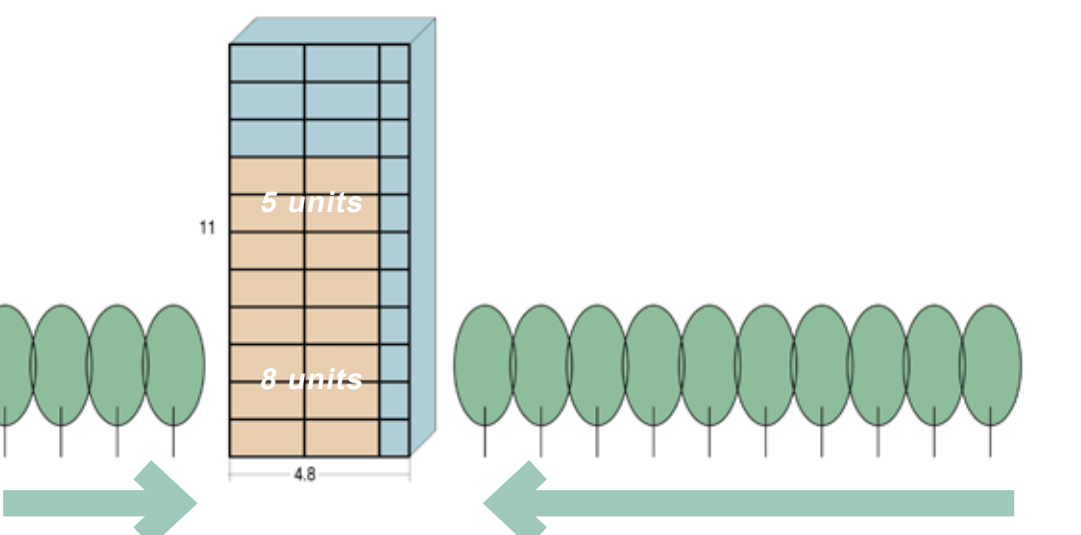
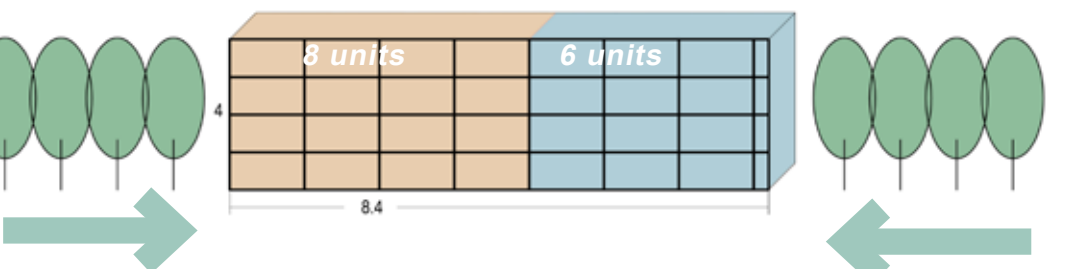
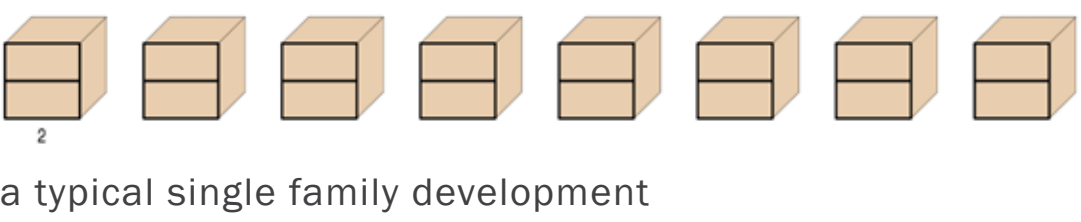
energy and carbon | architectural vernacular | environmental



# Some Benefits of Taller Buildings

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

## Energy Efficiency and Reduced Footprints



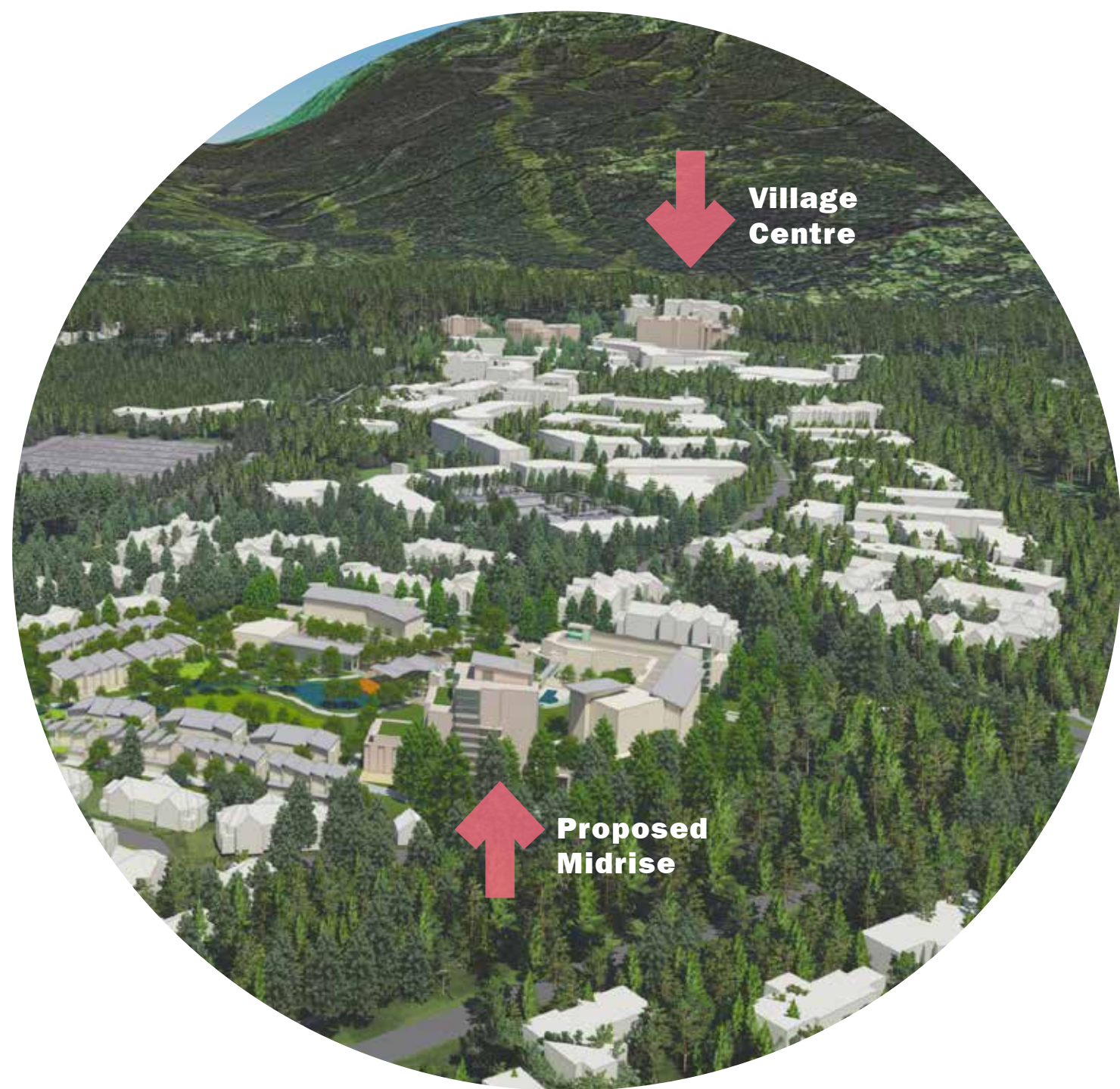
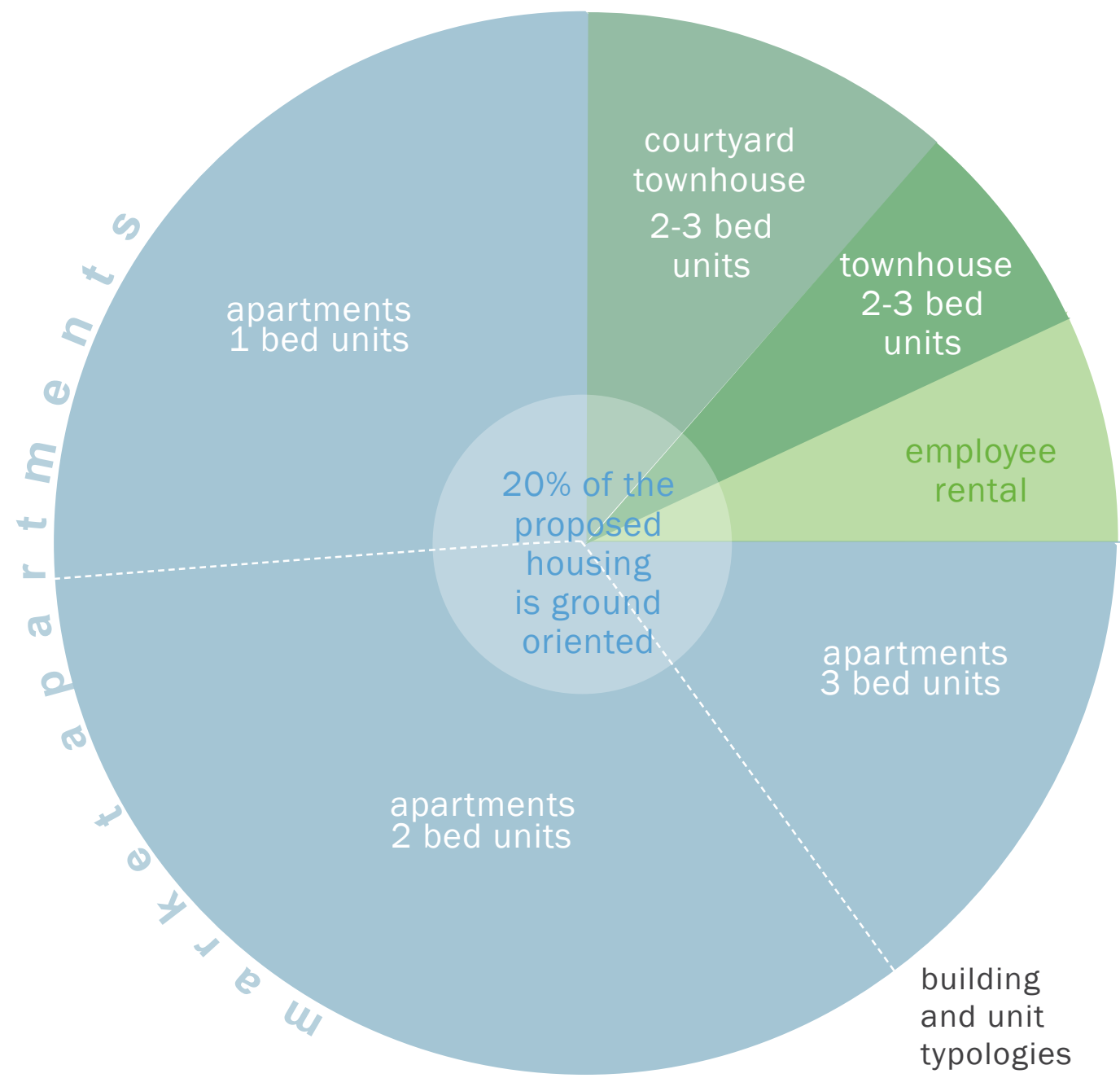
Energy is lost through the building envelope. Minimizing the surface area supports energy efficiency.

Compact building footprints optimize the amount of open space.

## Landmarks

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

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



rendering looking south indicating the proposed midrise and the Village Centre

# Housing Diversity

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



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



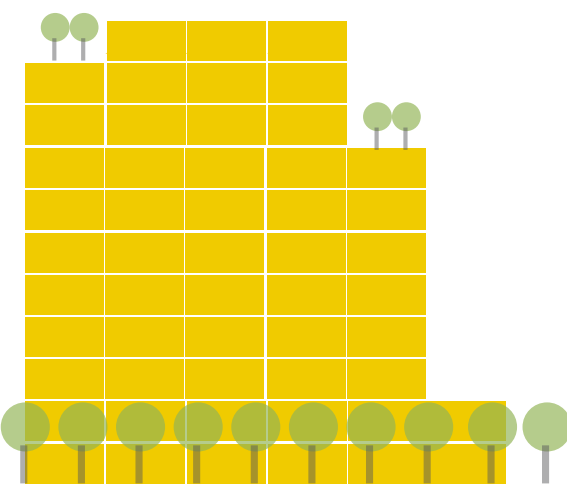
Townhouses with private street level parking are proposed on the eastern portion of the development.



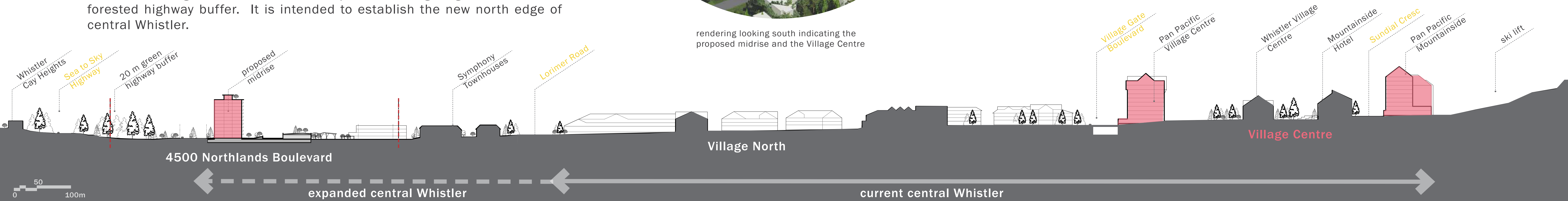
Underground parking allows the street level of these courtyard townhouses to be developed as a car-free shared space.



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



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



housing  
building height | housing diversity





## The Village Green

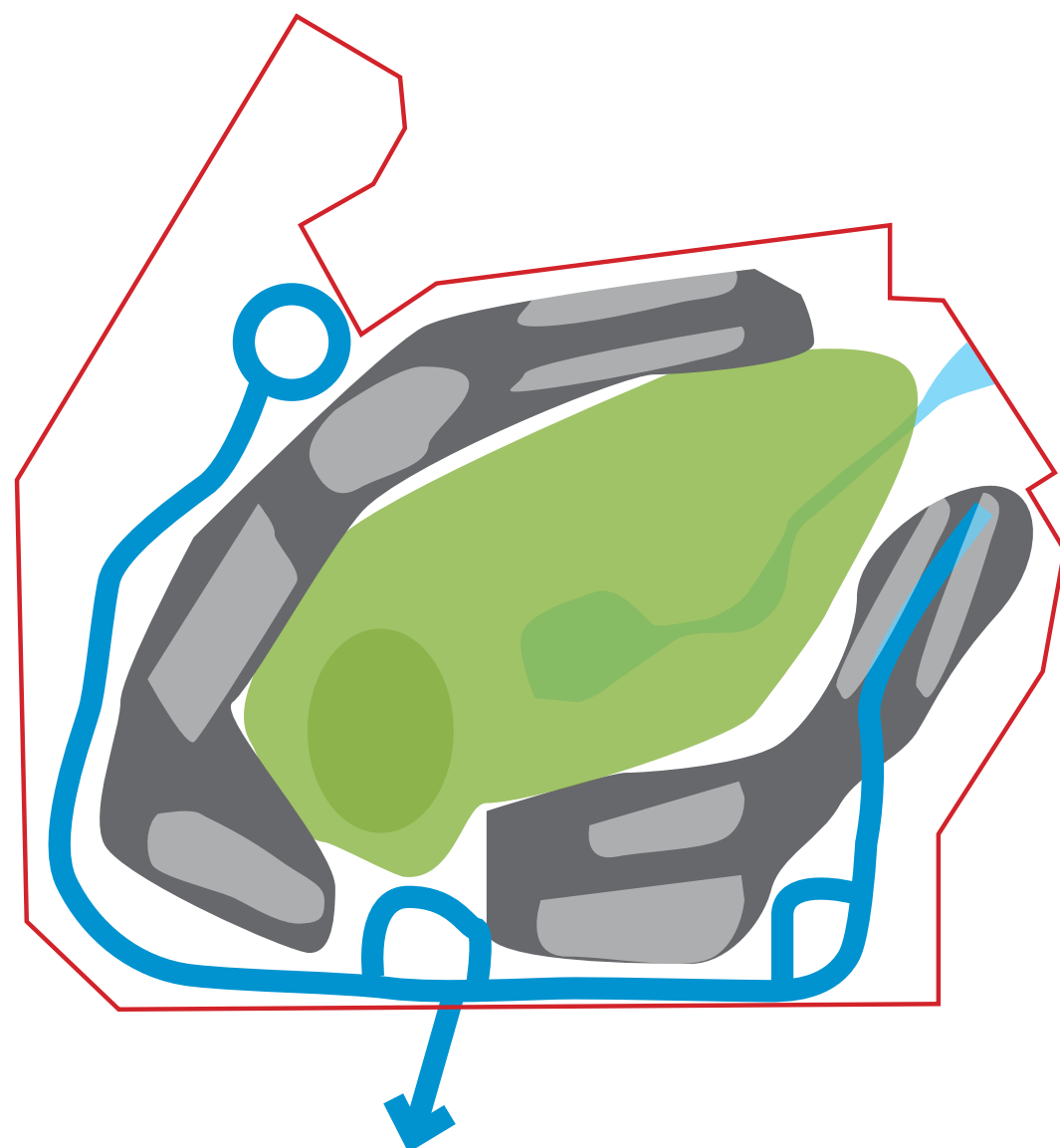
The Village Green is focused on a larger, contiguous, car free central open space framed by development.

### Key public spaces:

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

### Circulation

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



## The Boulevard

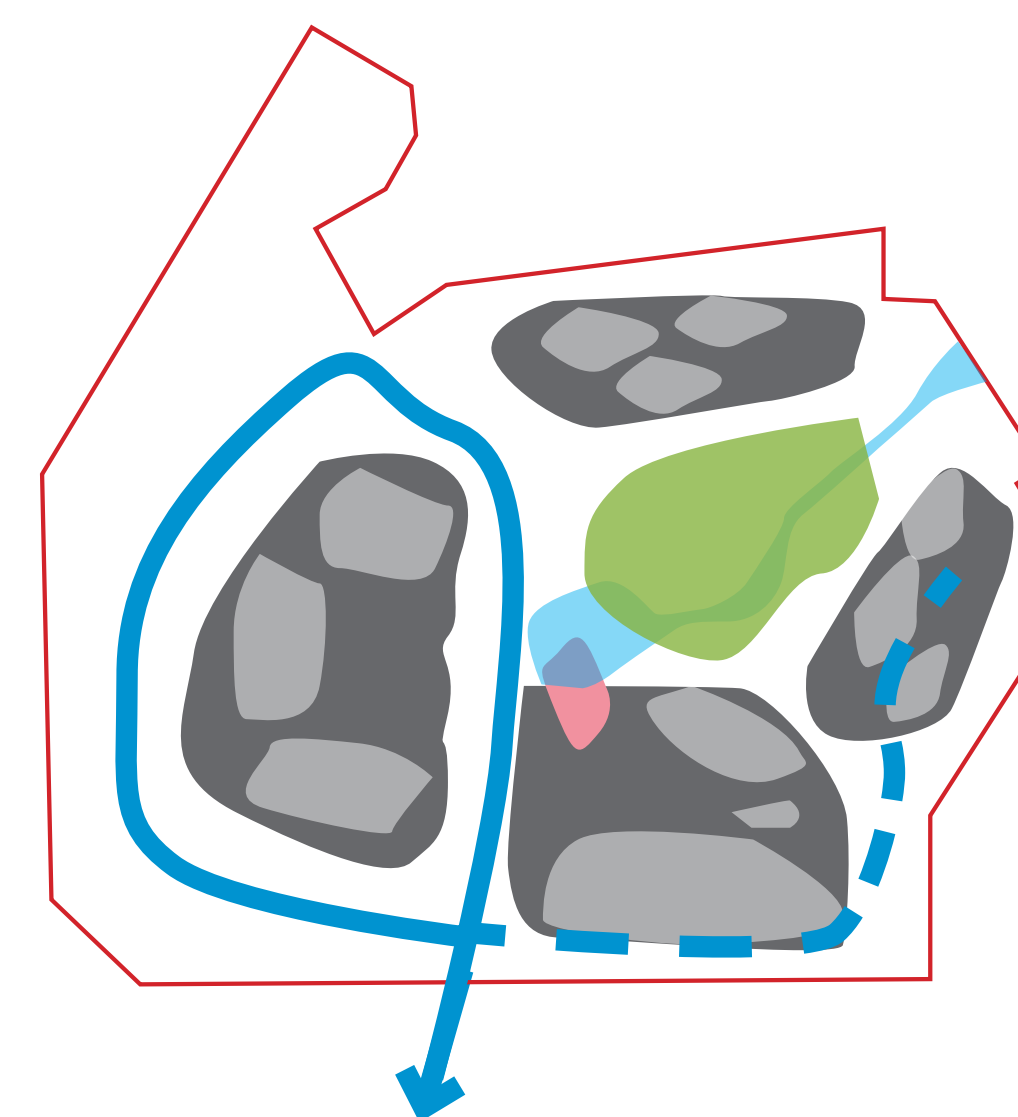
The Boulevard organizes development into building enclaves and a finer-grain pattern of open spaces defined by a central boulevard.

### Key public spaces:

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

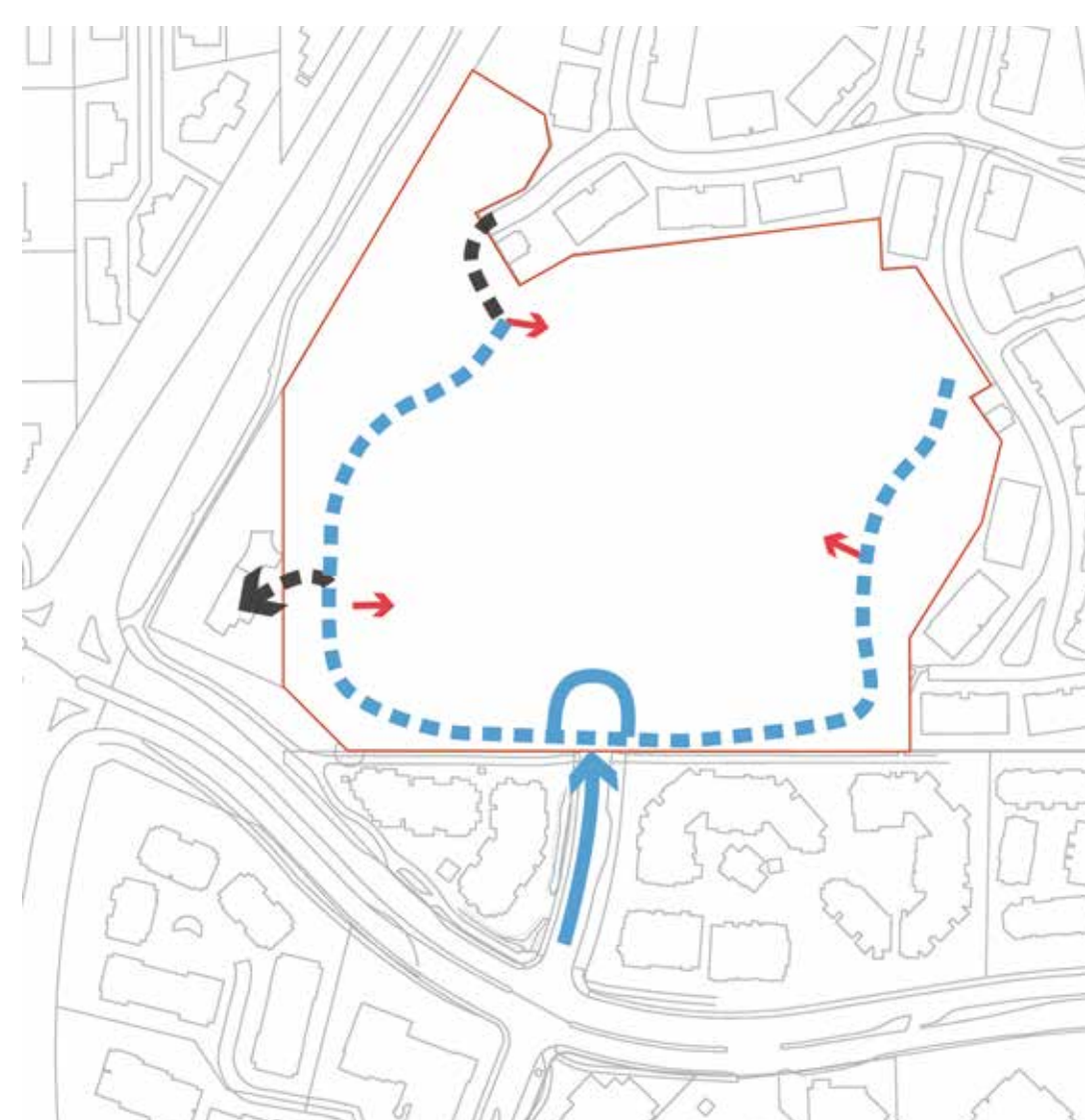
### Circulation

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



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

open space network



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

vehicular network



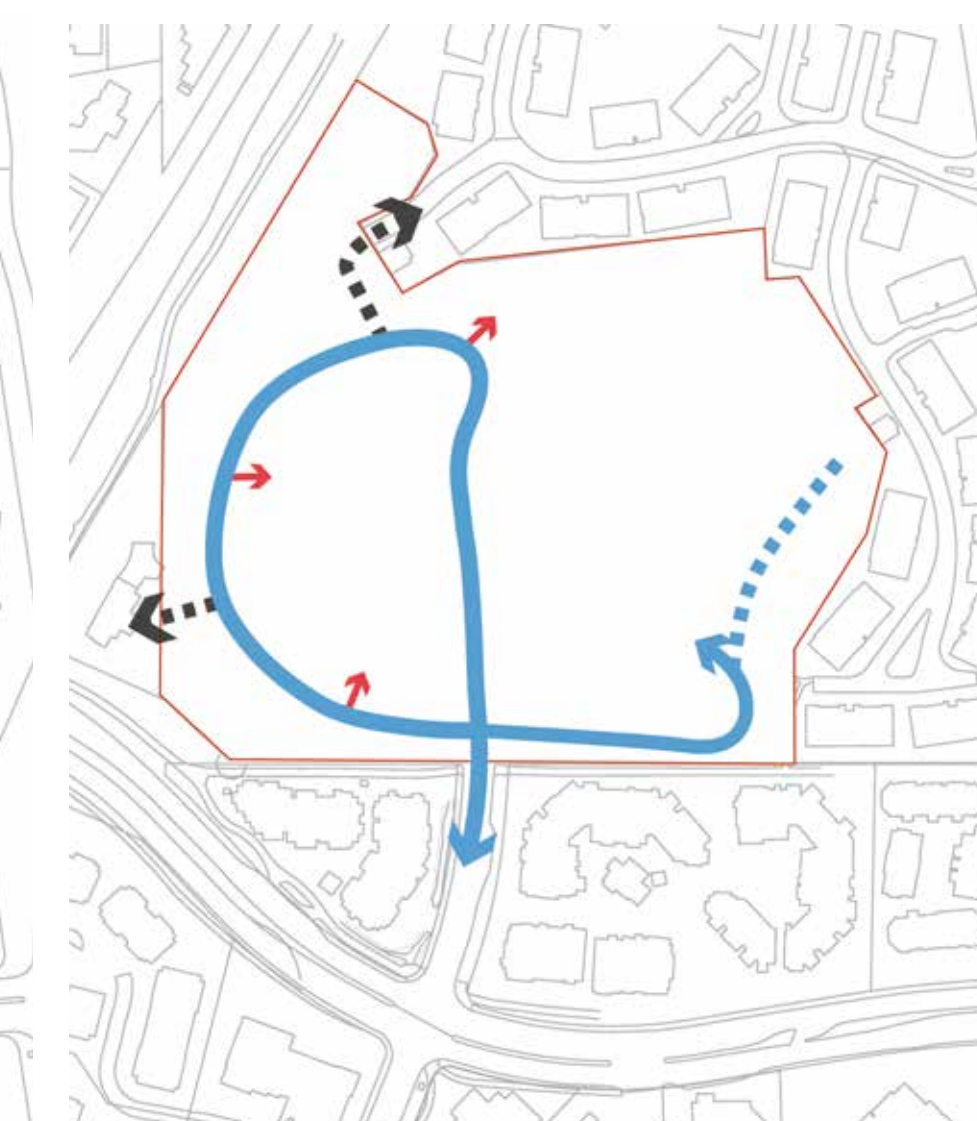
- Above Grade Bike Parking /Charging/ Workshop
- Pedestrian Path
- Pedestrian & Cycling Route
- Existing Valley Trail

pedestrian and cycling network



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

open space network



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

vehicular network



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

pedestrian and cycling network

# The Village Green and The Boulevard

comparisons: key public spaces | circulation | network





# The Village Green

bird's eye view looking west





The Village Green

concept site plan

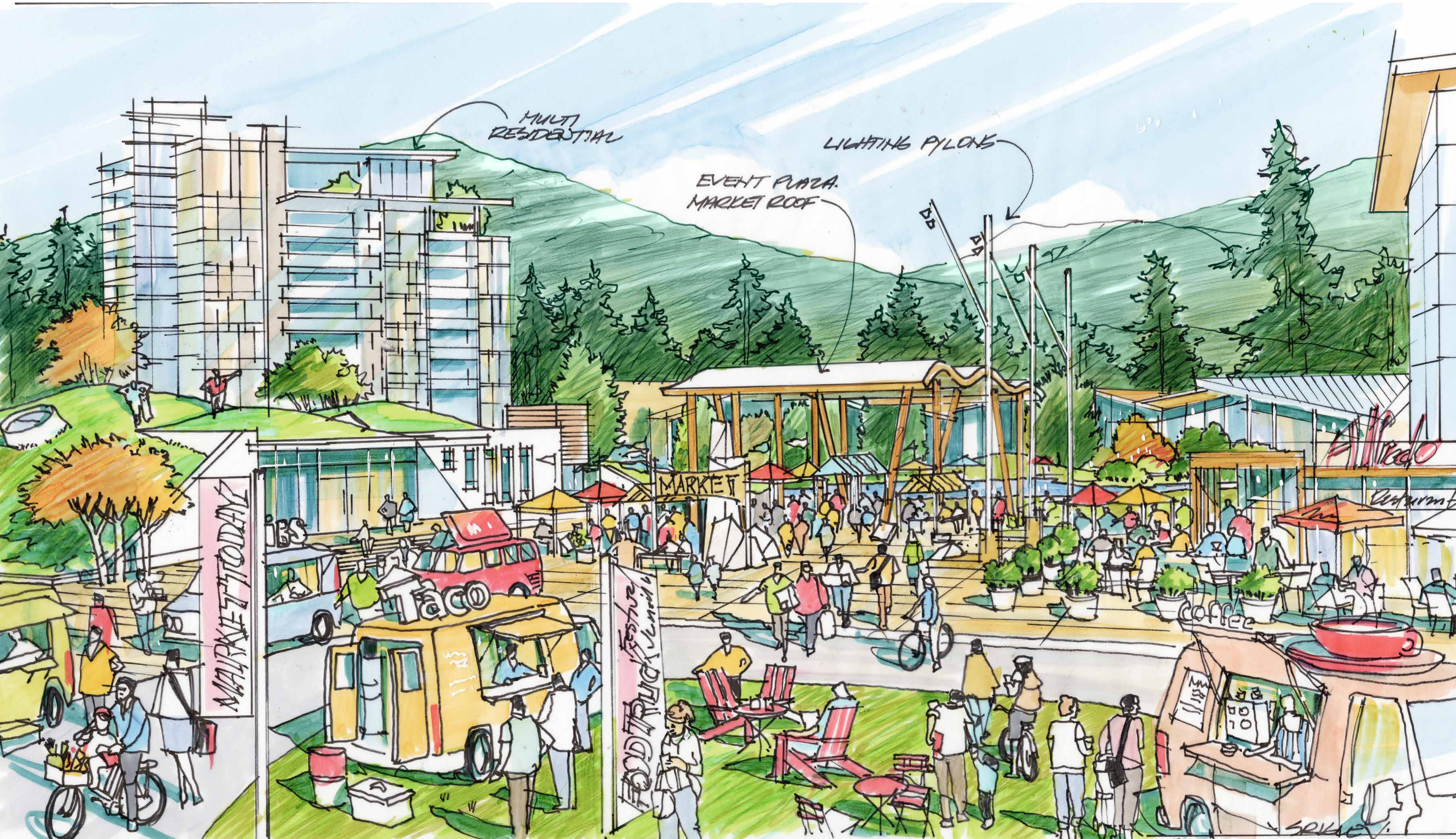




# The Village Green

view 1 looking east across the central natural area and pond

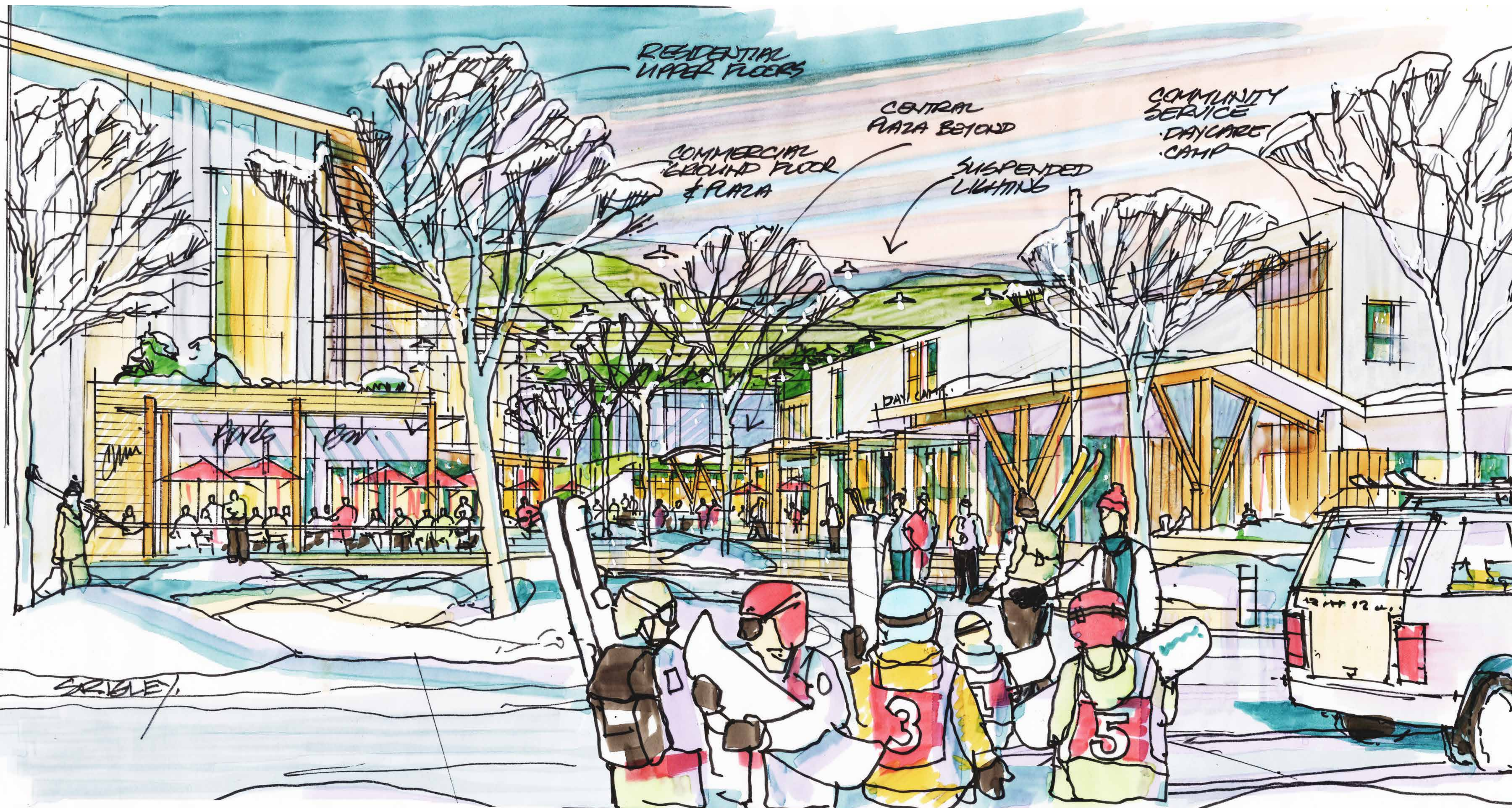




# The Village Green

view 2 looking north across the plaza





# The Village Green

view 3 looking west through the community hub



# central natural area and pond

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

a neighbourhood trail loop connects with the Valley Trail network

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

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



# green knoll/ strata amenity/ bike parking

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

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



section through western edge, apartment, landscaped knoll / plaza



# public plaza

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

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

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



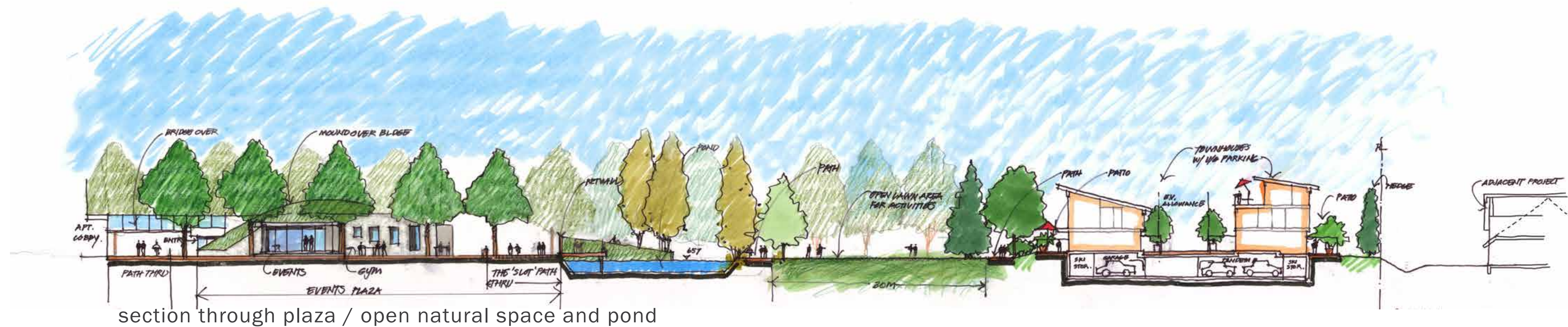
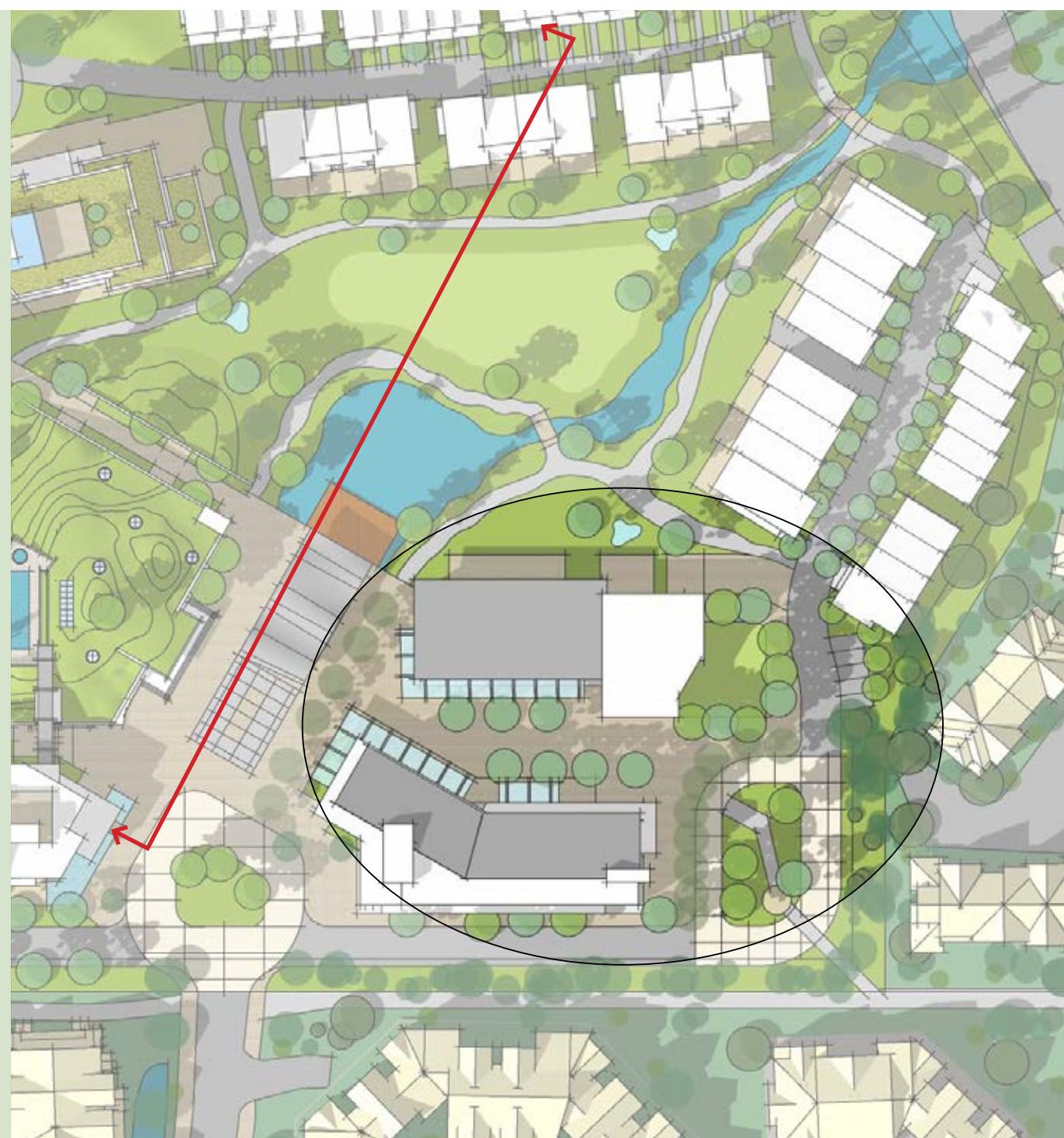
# community hub

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

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

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

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



section through plaza / open natural space and pond





green open space



community plaza



community hub



nature / gathering spaces



ground oriented units



low rise apartments



townhouses

## 1 Balance Resort and Community Needs.

### Potential Design Opportunities:

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



## 2 Strengthen Sense of Place and Social Connections.

### Potential Design Opportunities:

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



First Nations culture

## 3 Provide Diverse Housing Opportunities.

### Potential Design Opportunities:

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

# The Village Green

## Guiding Principles 1-3





accessible bike storage



bike paths



shared streets



seating / gathering

## 4 Enhance connectivity and mobility.

### Potential Design Opportunities:

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



## 5 Accelerate climate action and address resource use.

### Potential Design Opportunities:

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



EV Infrastructure

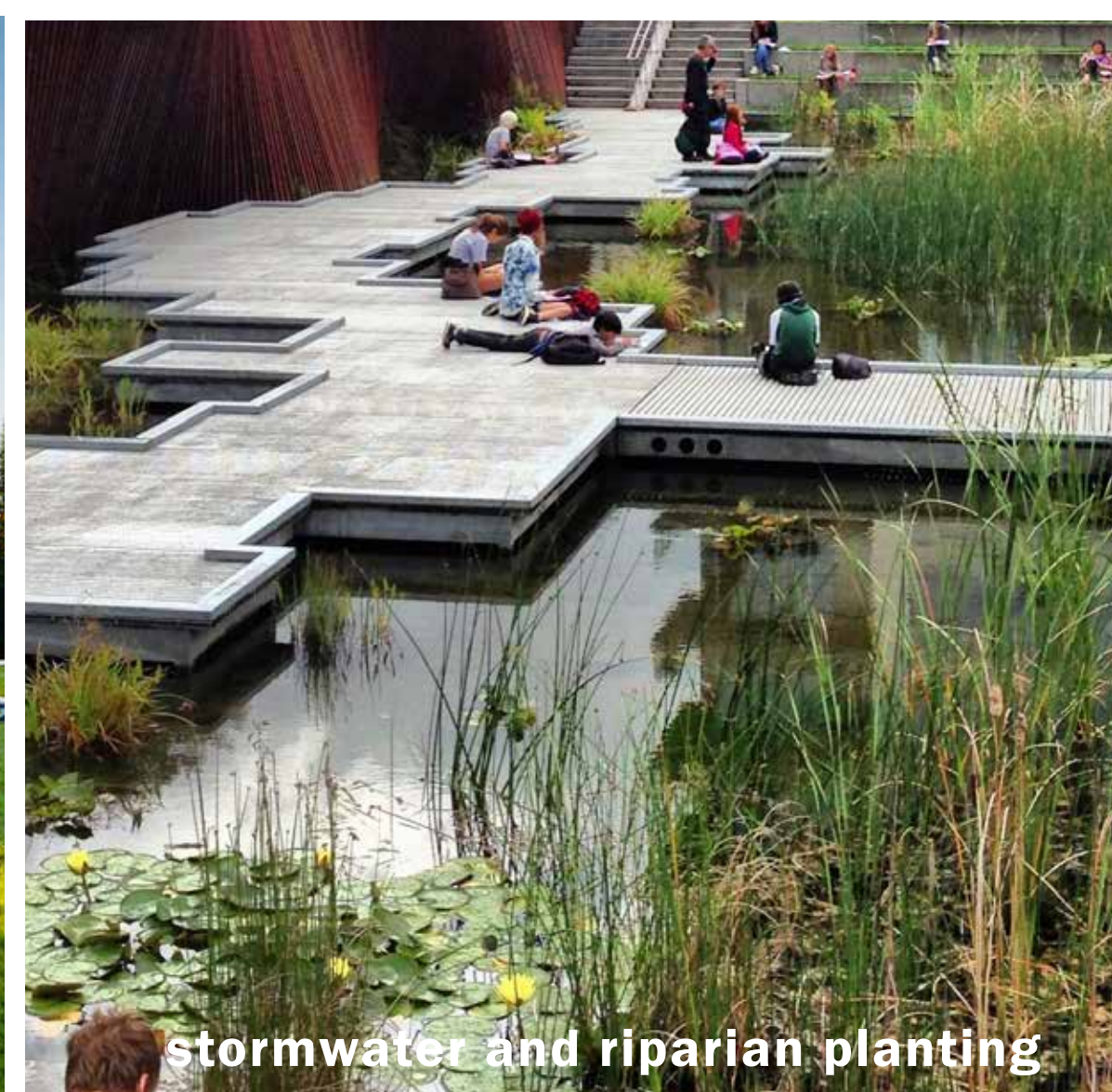
## 6 Integrate and enhance nature.

### Potential Design Opportunities:

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



landscaped knoll



stormwater and riparian planting

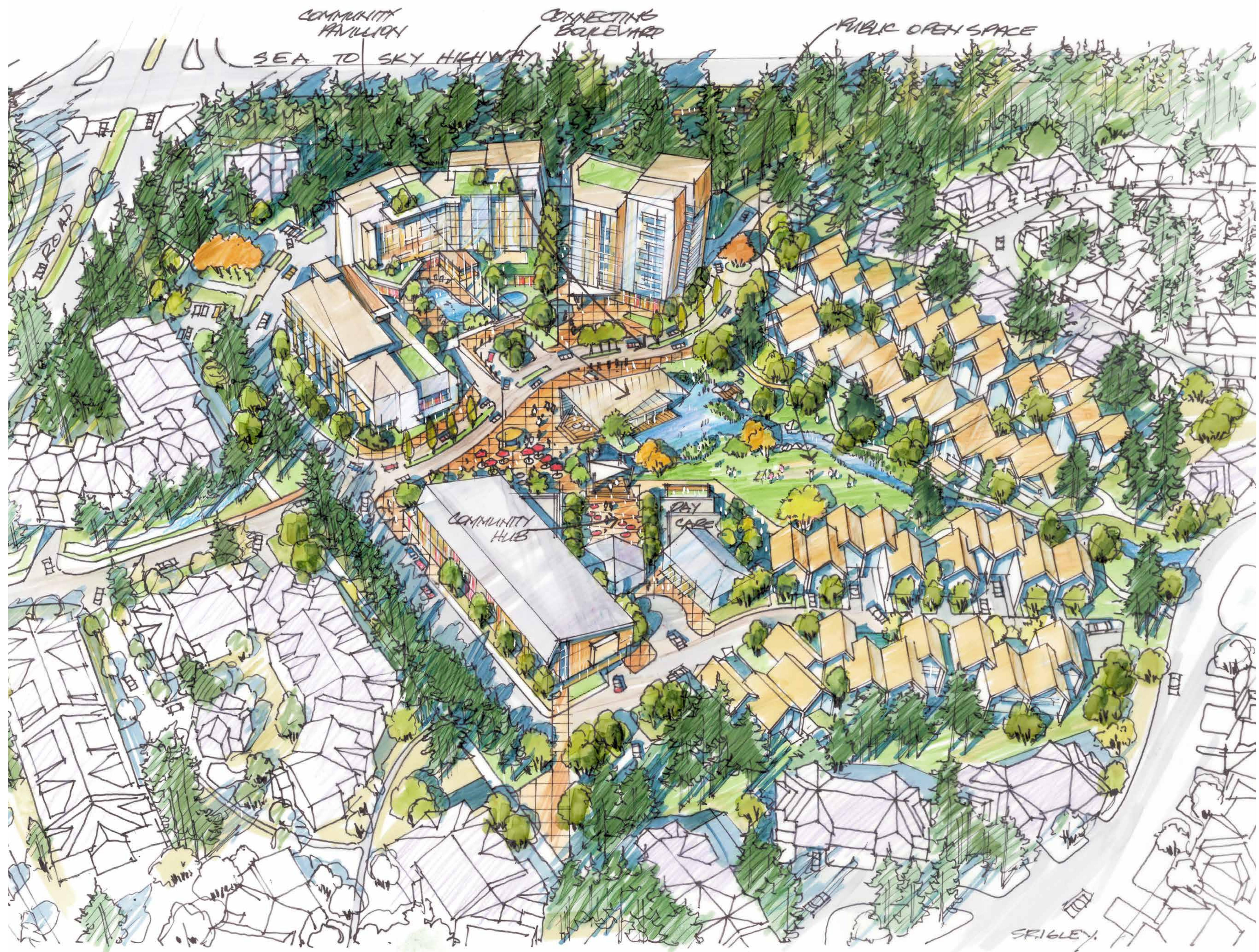


stormwater management/ riparian planting

# The Village Green

## Guiding Principles 4-6





The Boulevard  
bird's eye view looking west





The Boulevard  
concept site plan





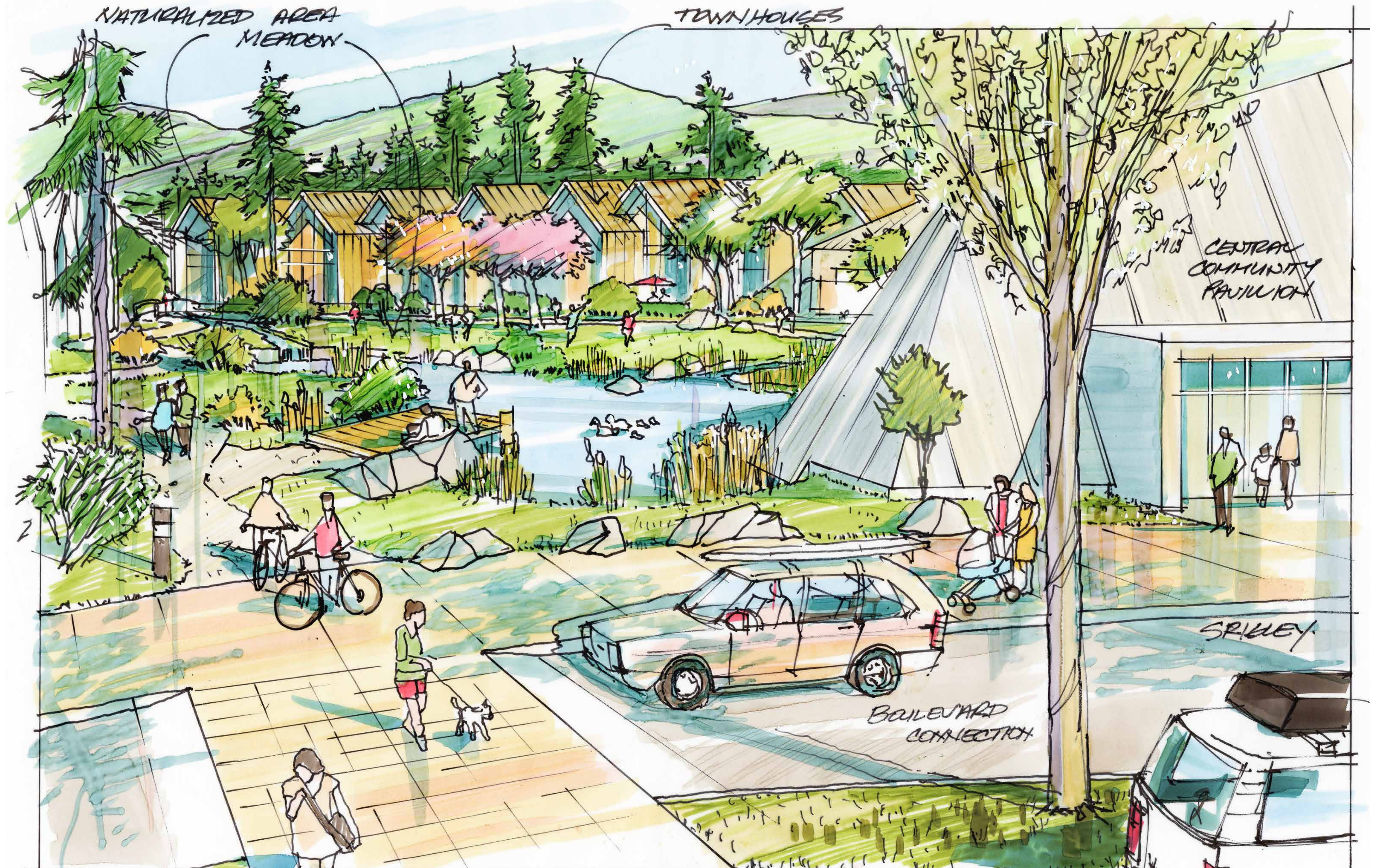
The Boulevard  
view 1 looking north towards the pavilion and open space





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





The Boulevard  
view 3 looking southwest across the wetland and meadow



central natural area and pond

an intimate and diverse wetland landscape for casual gatherings and recreation

a neighbourhood trail loop connecting with the Valley Trail network

a seasonal water channel and pond to collect infiltrated stormwater

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



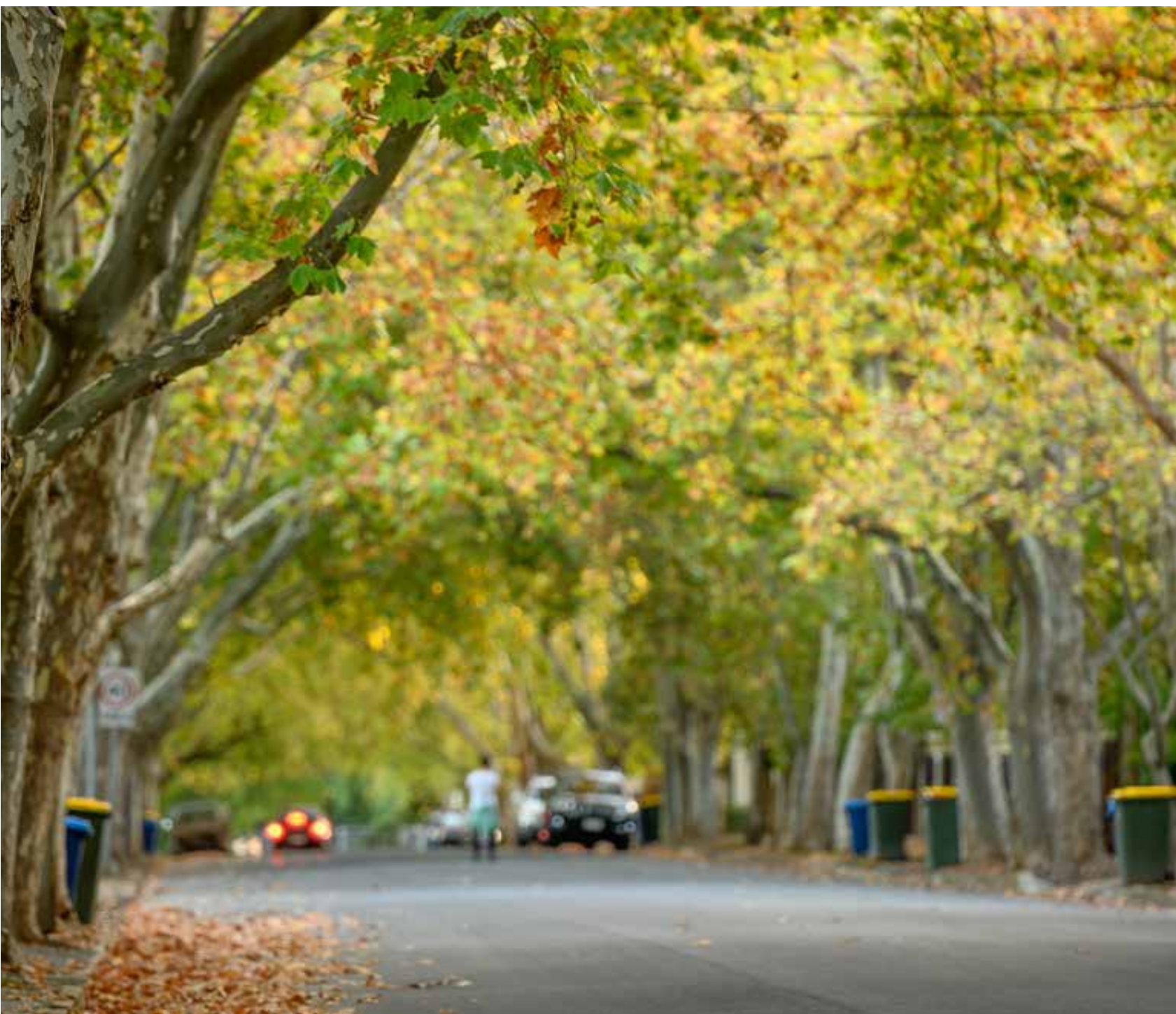
central boulevard

a continuation of Northlands Boulevard through the proposed development

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

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

an opportunity to increase the tree canopy and wildlife habitat



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



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

The Boulevard  
precedents | sections



mixed use community hub and plaza

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

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

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

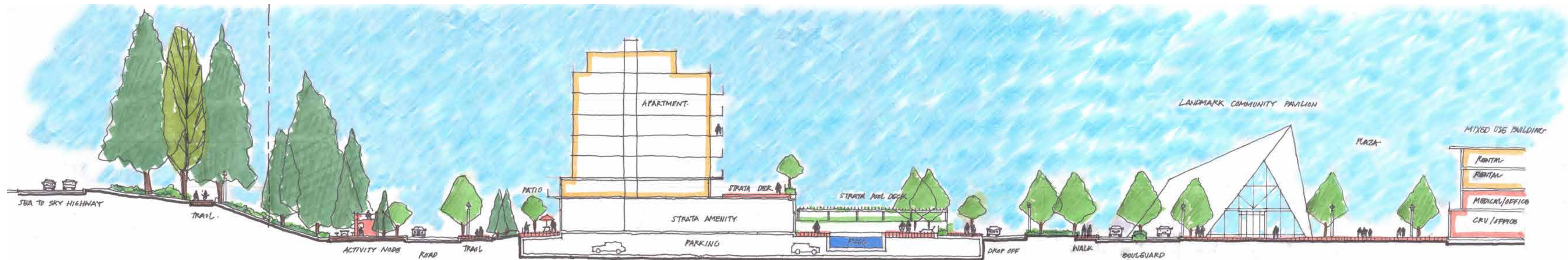
potential for smaller scale “kiosk” style commercial, retail or community spaces within the plaza space - providing a contrast with Whistler Village’s open -space-framed-by-buildings typology



community pavilion

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

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



section through apartment cluster and plaza / community hub





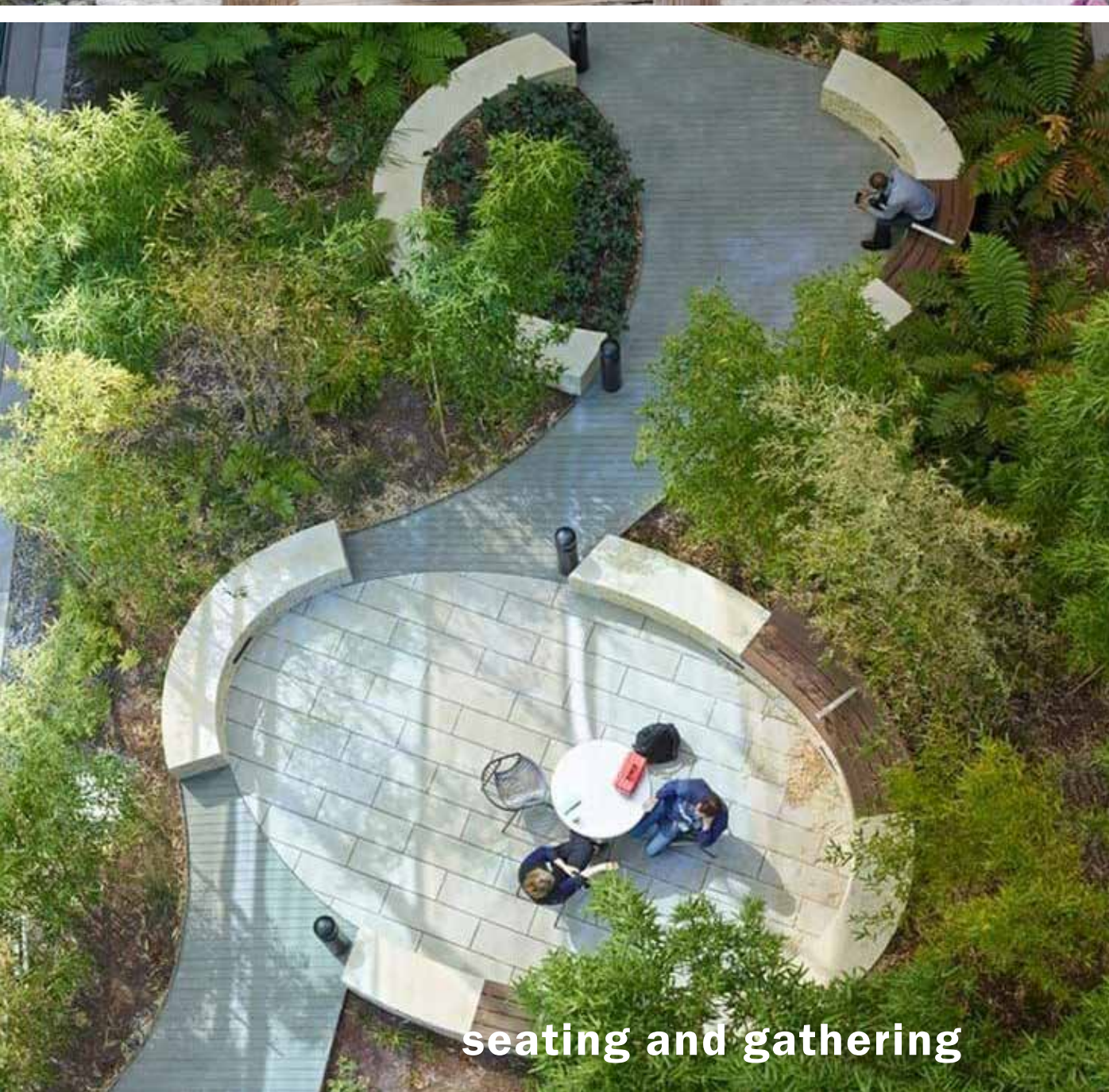
landmark pavilion



spaces for active uses



community hub



seating and gathering

## 1 Balance Resort and Community Needs.

### Potential Design Opportunities:

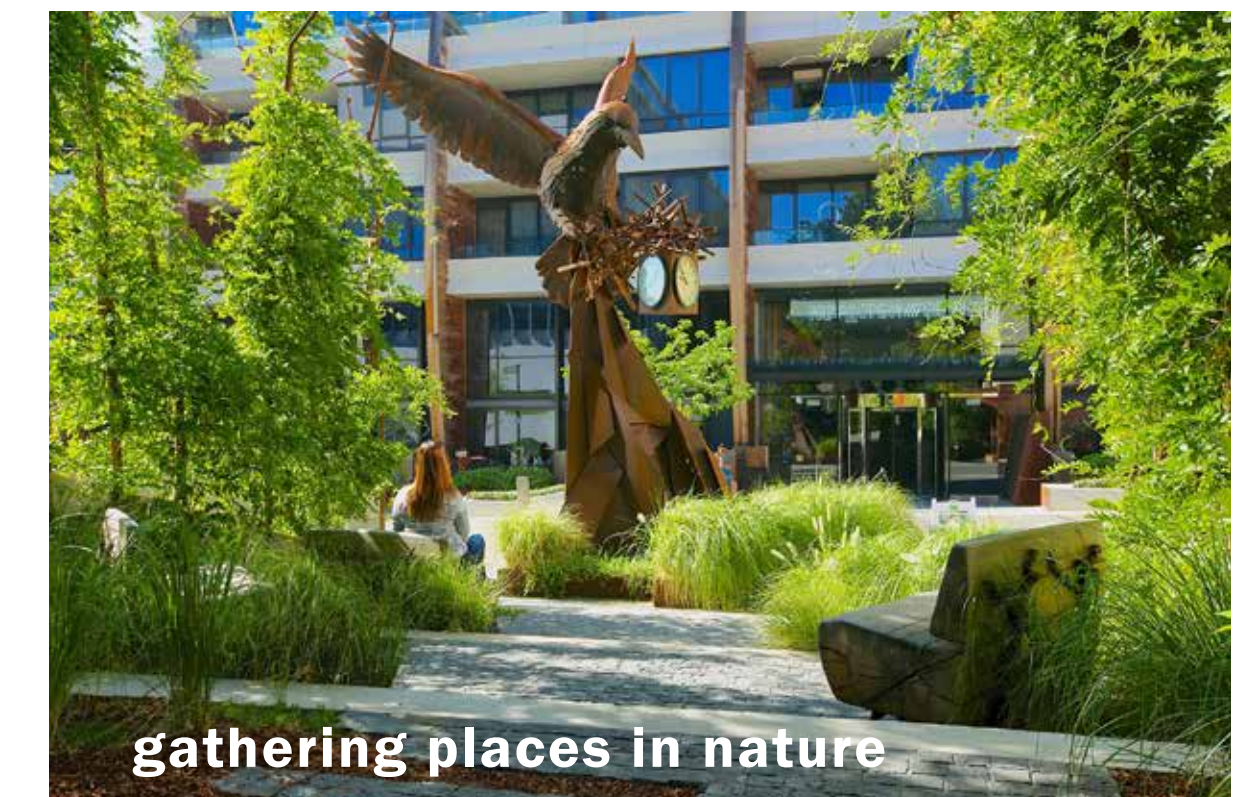
- generous, green, open space for family friendly activities
- landmark multi-purpose community pavilion for markets, performances, weddings, etc.
- areas for active recreation (table tennis, climbing structures, play equipment)
- seating and gathering spaces
- accessible water feature / wetland with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



## 2 Strengthen Sense of Place and Social Connections.

### Potential Design Opportunities:

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

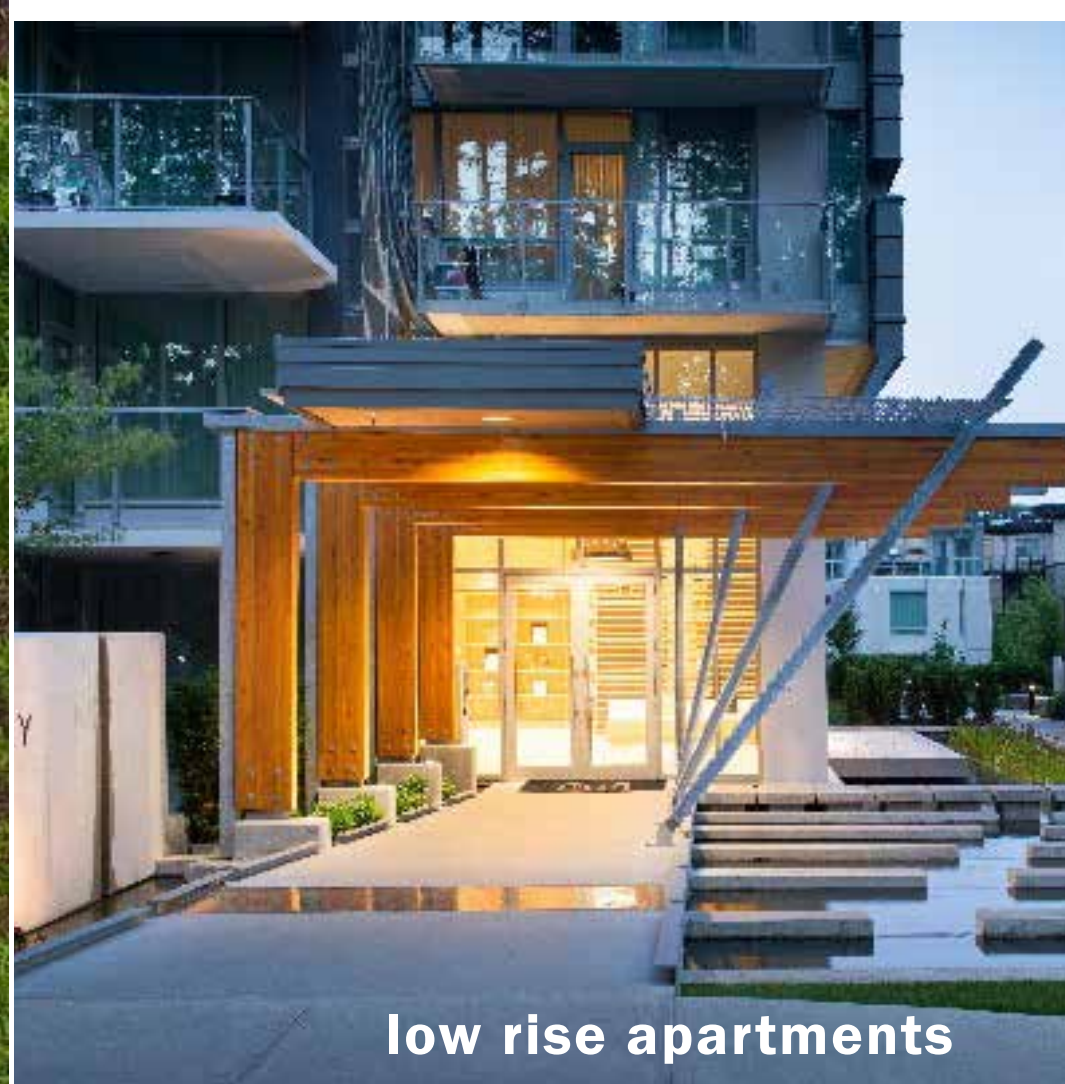


gathering places in nature

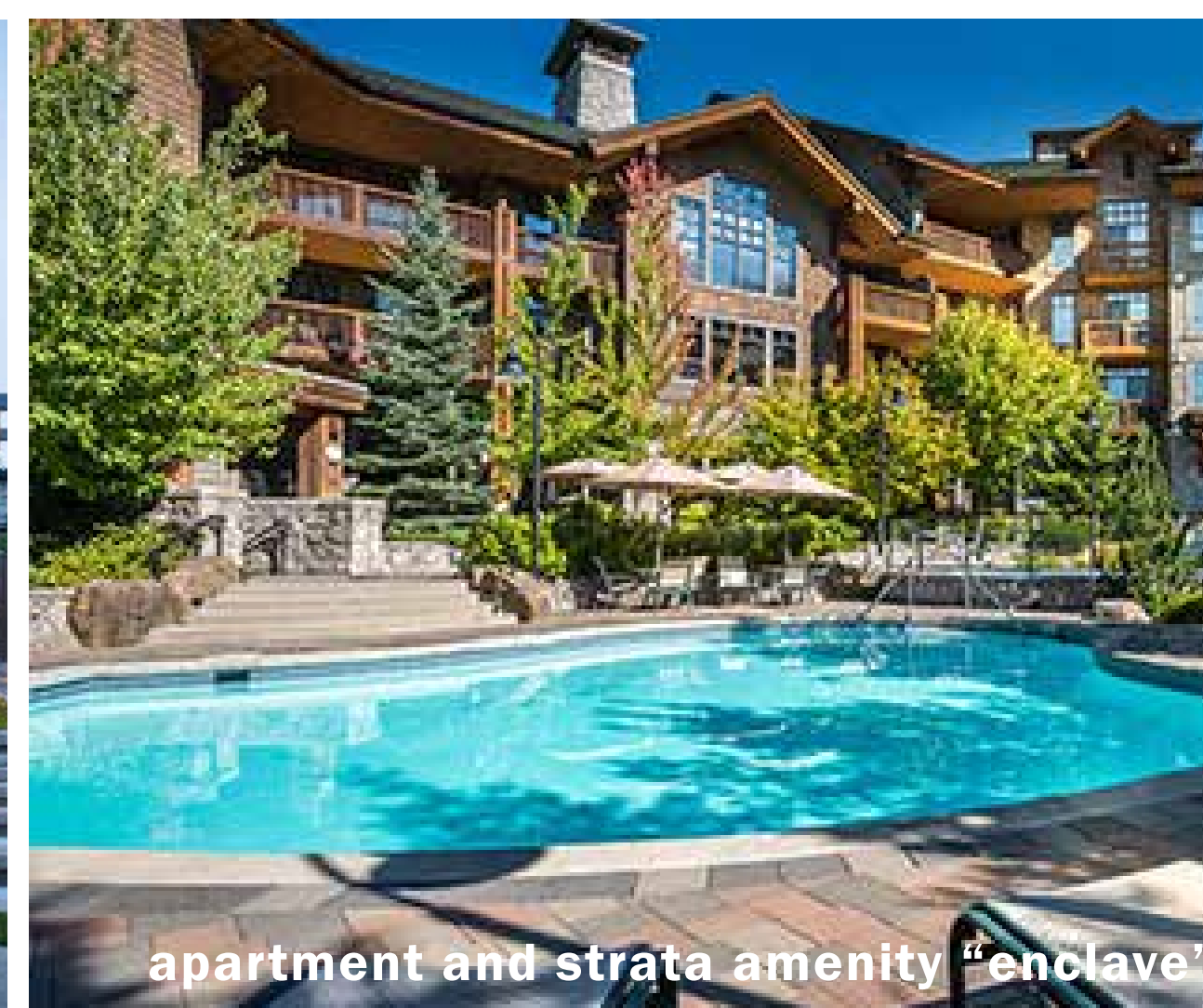
## 3 Provide Diverse Housing Opportunities.

### Potential Design Opportunities:

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



low rise apartments



apartment and strata amenity “enclave”



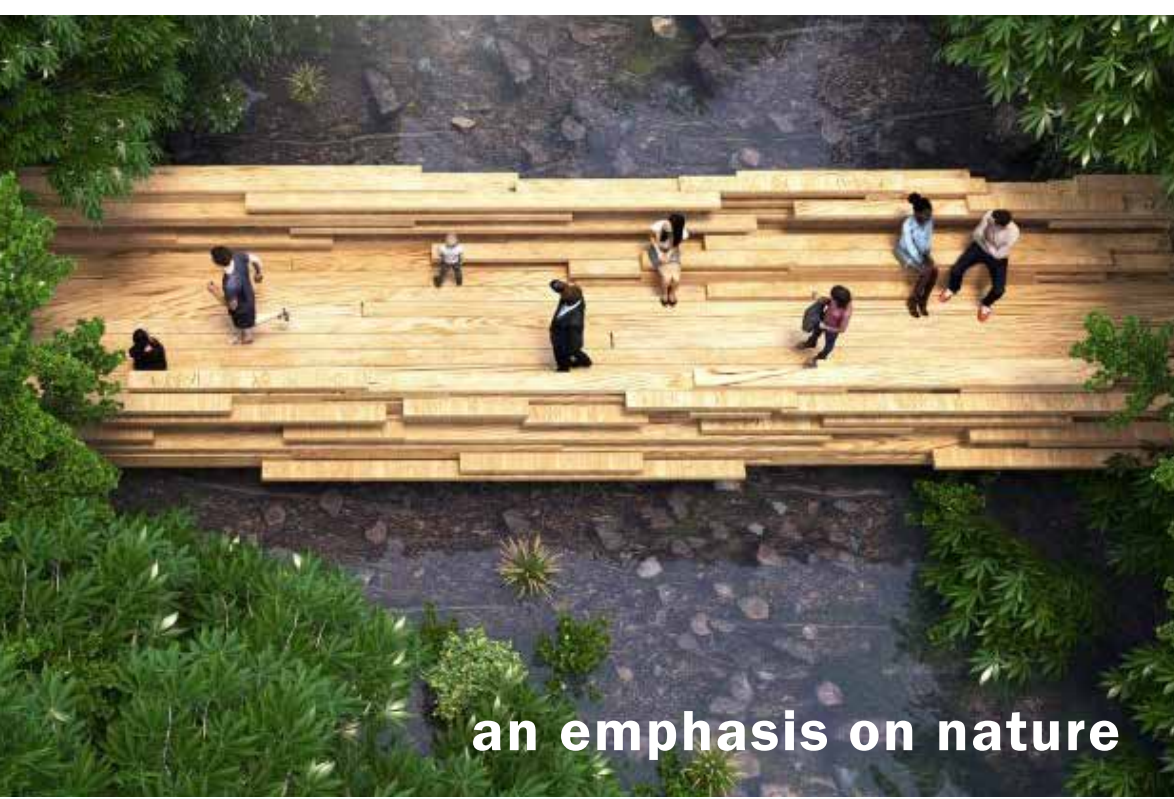
mid rise apartments



# The Boulevard

## Guiding Principles 1-3





## 4 Enhance connectivity and mobility.

### Potential Design Opportunities:

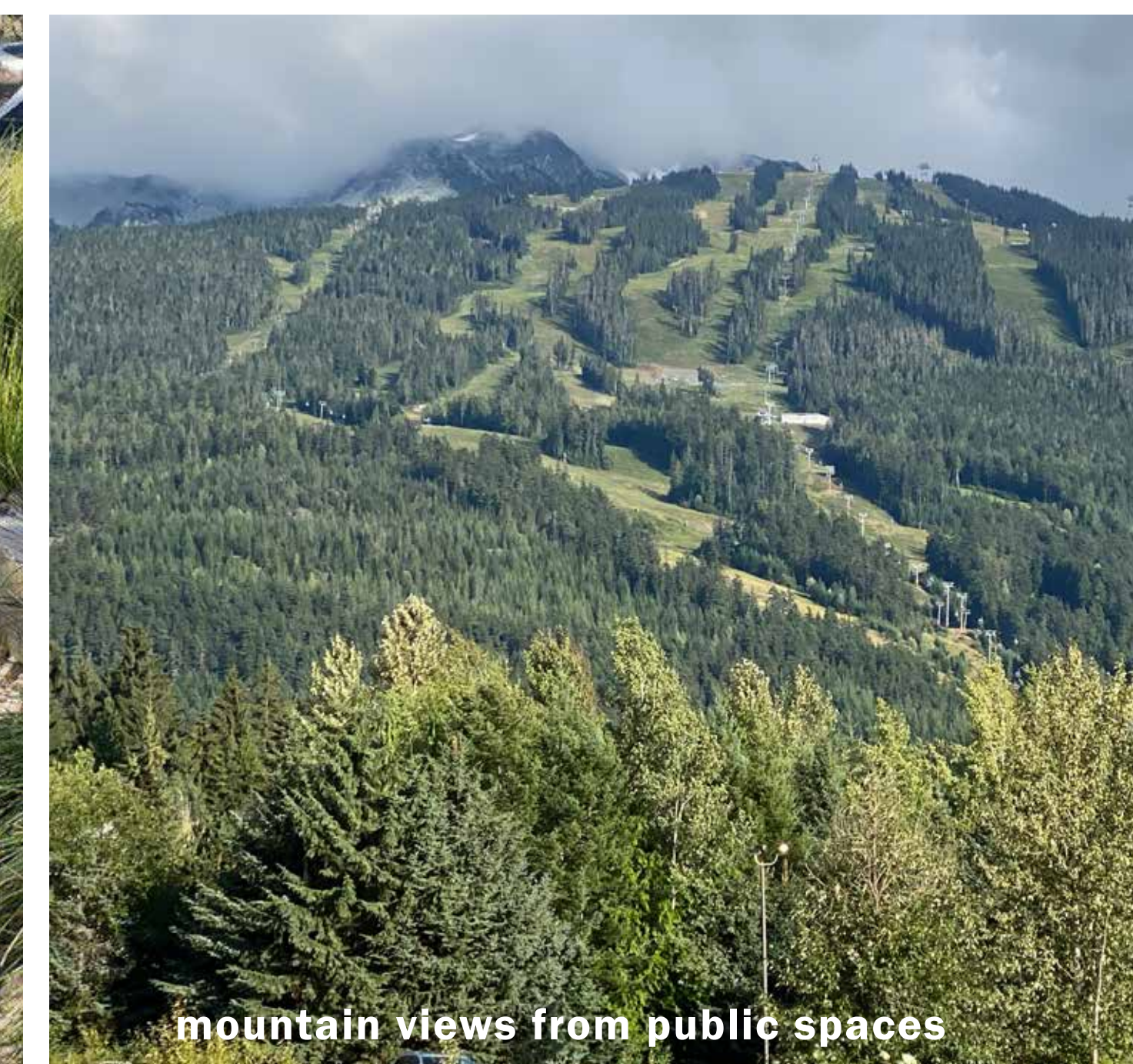
- shared streets for vehicles, cyclists and pedestrians, to reduce the amount of paving and take advantage of low traffic volumes
- a network of multi-use pathways with connections to the Valley Trail
- green, pedestrian oriented new streets
- optimized underground parking to reduce the impact of parked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



## 5 Accelerate climate action and address resource use.

### Potential Design Opportunities:

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



## 6 Integrate and enhance nature.

### Potential Design Opportunities:

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

# The Boulevard

## Guiding Principles 4-6





winter activities



weddings



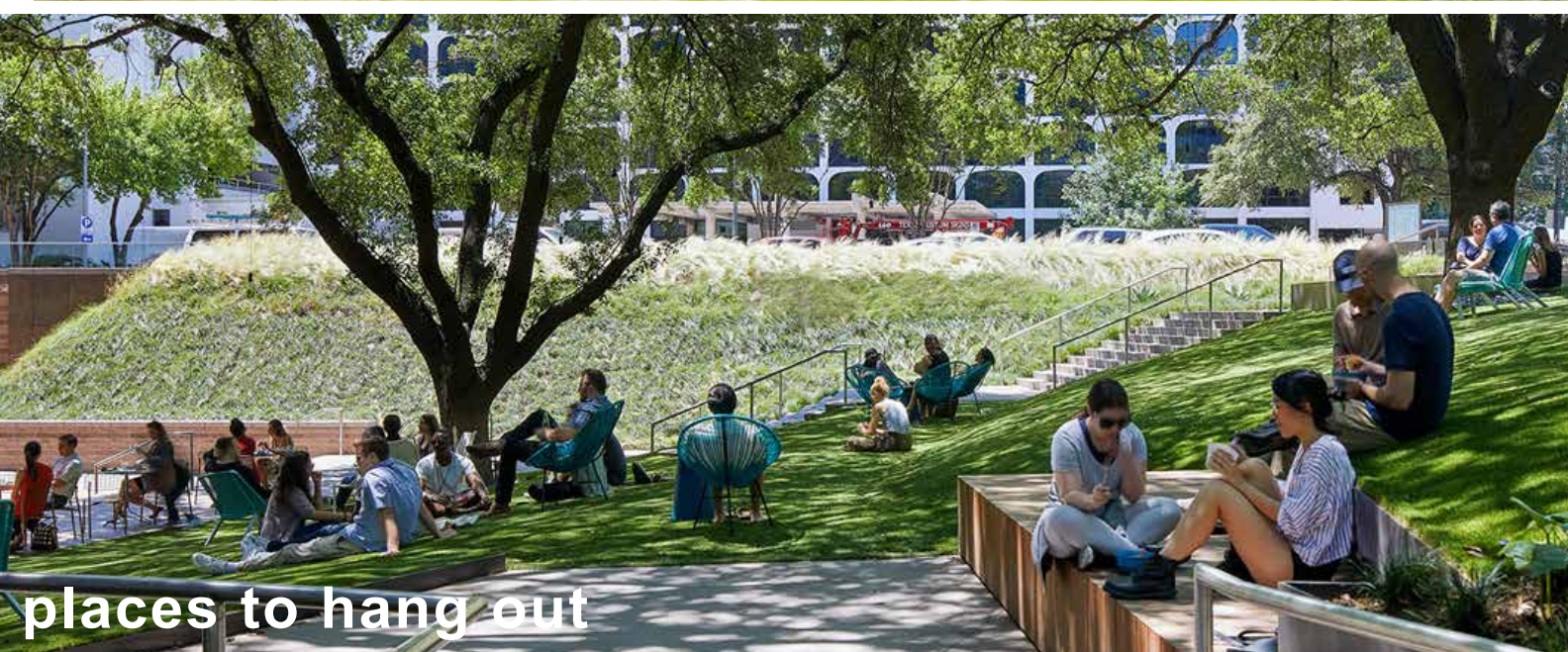
games



public washrooms



community activities



places to hang out

## the green

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

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

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

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



sports and games



shelters and outdoor dining



places to spread out



safe bike riding

## discovered spaces

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

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

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



natural play



gathering places



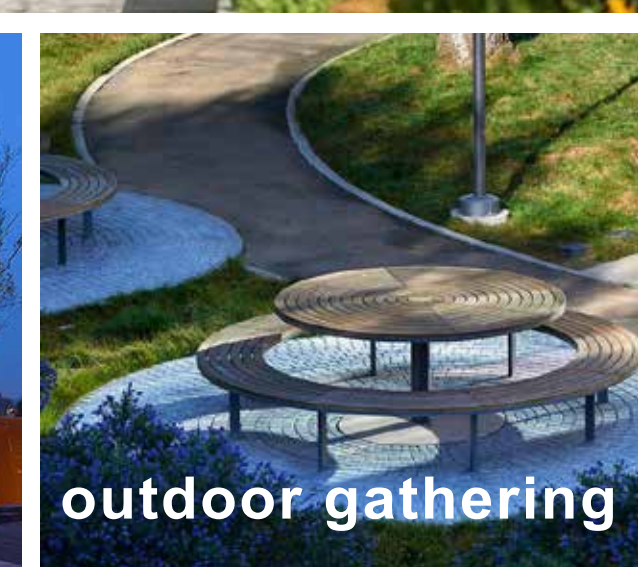
sports and games



a quiet place



sheltered outdoor places



outdoor gathering



natural play



## community plaza and hub

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

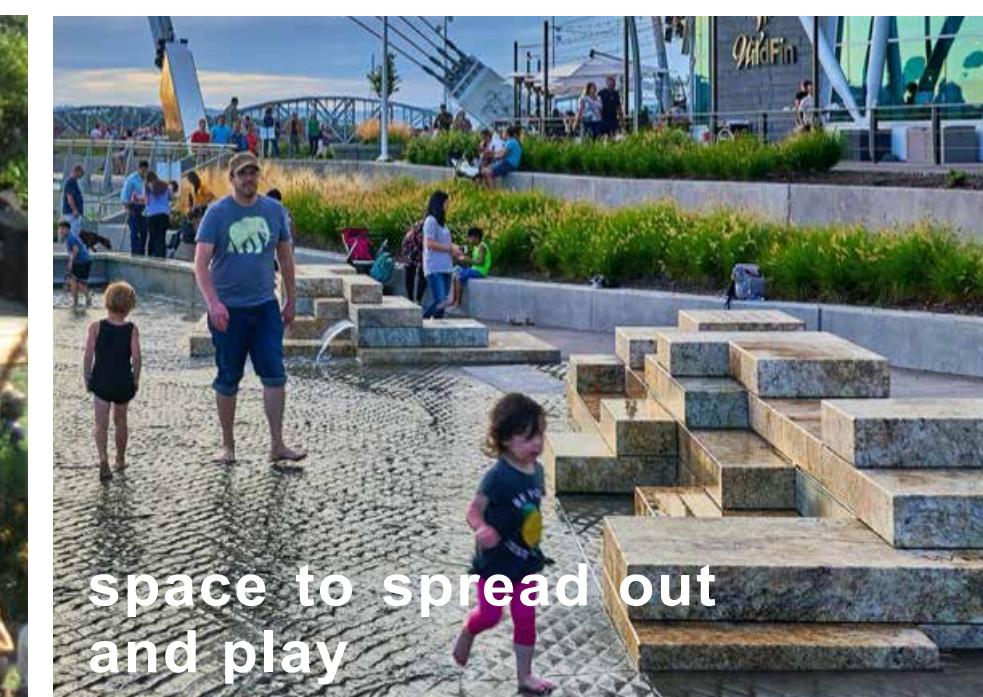
It is large enough to accommodate community festivals, markets, events and performances and is supported by the commercial and community spaces in the community hub.

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

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



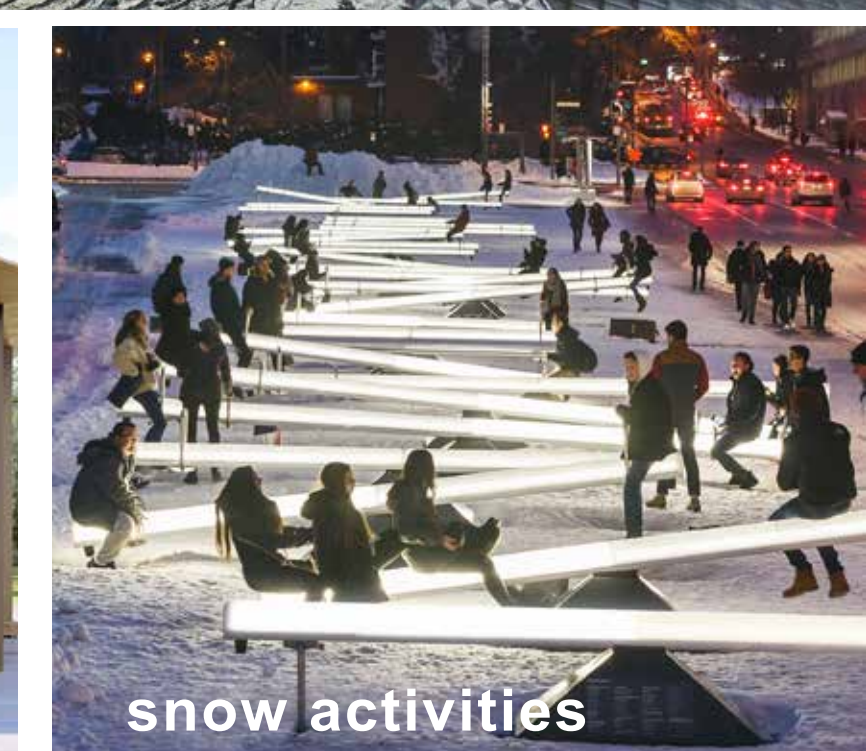
entertainment



space to spread out and play



landmark shelter



snow activities



gathering places

# public space and recreation

the green | discovered spaces | community plaza and hub



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







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

background | site constraints | rationale

## Background

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

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

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

## Site Constraints

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

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

## Rationale

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

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

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

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





**The Village Green**



**The Boulevard**



**On-site existing tennis facility**

### Key Considerations

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

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

### Trade-offs

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

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

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

**note:** all of the areas above are approximate

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

### key considerations | trade-offs