



4500 Northlands Boulevard

A planning process for the rezoning and future development of 4500 Northlands Boulevard and 4711 Settebello Drive (4500 Northlands), which is connected to Whistler Village, has been initiated by the Resort Municipality of Whistler (RMOW) in response to interest from the site owner.

The mostly undeveloped, privately-owned lands have a prominent location just north of Whistler Village and present a significant opportunity for our resort community to shape this large area.

Development of this area presents a unique opportunity to meet community priorities.

"Planning is the evolution of public ideas... Our role is to facilitate a logical thoughtful evolution of ideas from many people."

- Eldon Beck, Whistler Village Visionary

**We invite you to
be a part of this
exciting process
to help shape this
important site in
Whistler!**

Check out the
project webpage and
questionnaire here:



The Site



The site is located to the north of Whistler Village.

The lands were initially granted development rights for a substantial resort in 1990.

The existing zoning was established in 1999 for a proposed hotel and convention centre. Further development concepts were initiated over the years but never completed.



A new land owner has initiated a new rezoning application for the site. The rezoning will establish a new vision, including future uses and amenities established through the process.

The Planning Process Ahead

We are at the beginning of the planning process, and there will be multiple opportunities for community input in the planning process.

Phase 1	Phase 2	Phase 3
Early Community Engagement Spring 2020	Design Concepts Fall 2021	Direction to Proceed and Draft Bylaws Early 2022
<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» Rezoning bylaws prepared for initial readings and Public Hearing.

Community Context



The site is surrounded by residential developments, including Montebello, Granite Court, Glacier's Reach, and Symphony townhouses.

The Valley Trail provides excellent pedestrian and biking connections to the surrounding neighbourhoods.

Site Context

- » The two parcels total approximately 5.2 hectares (12.85 acres).
- » The site is undeveloped except for the existing racquet club.
- » Whistler Village has evolved since the original zoning and this planning process will ensure that development on this site addresses identified gaps in the community's current needs.
- » The lands proposed for future development are at 4500 Northlands Boulevard and 4711 Settebello Drive.
- » The parcel at 4700 Blackcomb Way, to the east of the main site across Blackcomb Way, is owned by Beedie Living and has been established as a conservation area that will remain undeveloped.

Land Use Regulations

What is the Official Community Plan?

The Official Community Plan (OCP) is the guiding document for long-term community direction in Whistler. The Official Community Plan was adopted by RMOW Council on June 23, 2020.

The OCP guides decisions on community planning and land use in the RMOW over the next 5-10 years and beyond. The OCP also contains a renewed Community Vision for Whistler that articulates the high-level aspirations for our resort community, describing what we collectively seek to achieve now and over Whistler’s long-term future.

What is zoning?

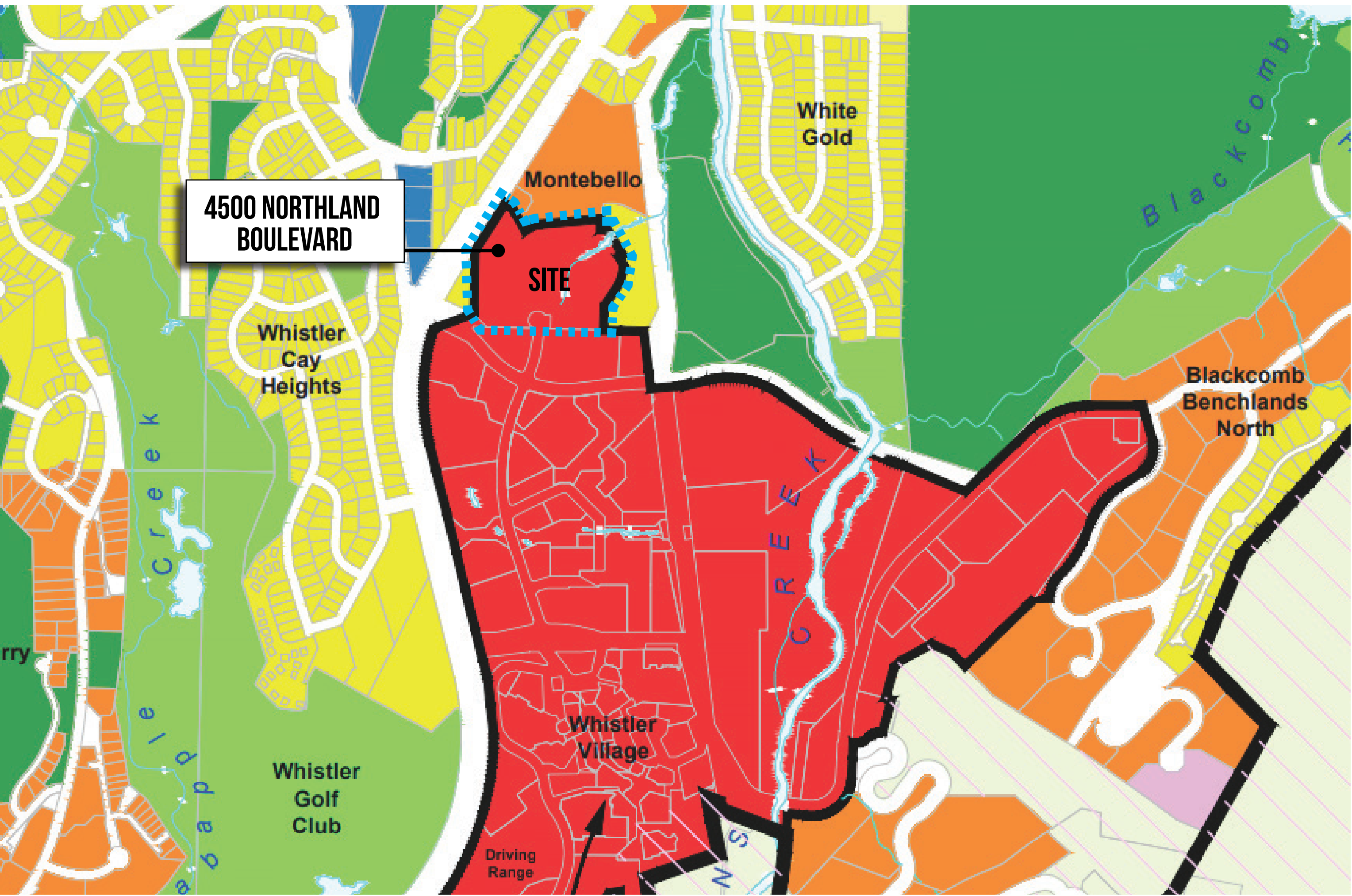
The Zoning Bylaw establishes how land may be used within the municipality. It establishes a pattern of development across neighbourhoods and identifies what may be built on a piece of property.

What is a Rezoning?

Rezoning is a legal change to the Zoning Bylaw in order to allow for an alternate use. Rezoning must conform to the policies in the OCP. A rezoning application follows established municipal practices and policies and adheres to strict legislative requirements. A rezoning application should advance sound policy initiatives and reflect community goals.

Whistler Official Community Plan

The Official Community Plan (OCP) establishes the municipality’s highest level policy objectives. This guiding document contains the community’s updated Community Vision which establishes goals, objectives and policies to address growth management and land use across the RMOW.



The project site is designated as part of the Whistler Village Core Commercial Area in the OCP. This designation provides for uses such as residential and/or visitor accommodation, employee housing, commercial, institutional, community facilities, parks, recreation and leisure uses, that may be considered through the rezoning process.

Zoning

Whistler’s Zoning and Parking Bylaw 303 (2015) organizes how land may be used within the municipality. It establishes a pattern of development across neighbourhoods and identifies what may be built on a piece of property.



The future zoning will be updated through the rezoning process initiated by the new land owner. Consideration of appropriate uses on this site will take into account existing and anticipated community needs. Input from the community is an important part of the rezoning process.


Broader Policy Context

In conjunction with the OCP, development in Whistler is also guided by other important community planning and sustainability policies to ensure a holistic approach is taken to development.

The project site is centrally located to commercial, service, retail, healthcare and recreation services, and is well-connected to Whistler’s trail network and public transit. The site 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;
- » 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.





The Guiding Principles keep clear focus on implementing established policies, with tangible outcomes for the community.

**SUBJECT SITE:
4500 NORTHLANDS
BOULEVARD**

Guiding Principles

Guiding Principles draw from the municipality's key community planning and development policies. They create a framework for guiding and assessing site development concepts.

In the context of a major rezoning project such as 4500 Northlands, establishing the Guiding Principles is the first step of the process.

The Guiding Principles will be used to:

- » Inform site design and guide evaluation of design alternatives
- » Create a framework for Council to assess the rezoning proposal

We ask you to consider the following Guiding Principles and to complete a digital questionnaire to tell us what you think so that we can make sure the Guiding Principles reflect the vision of the community.

Check out the questionnaire here



DRAFT GUIDING PRINCIPLES

DRAFT GUIDING PRINCIPLE #1:

Balance resort and community needs



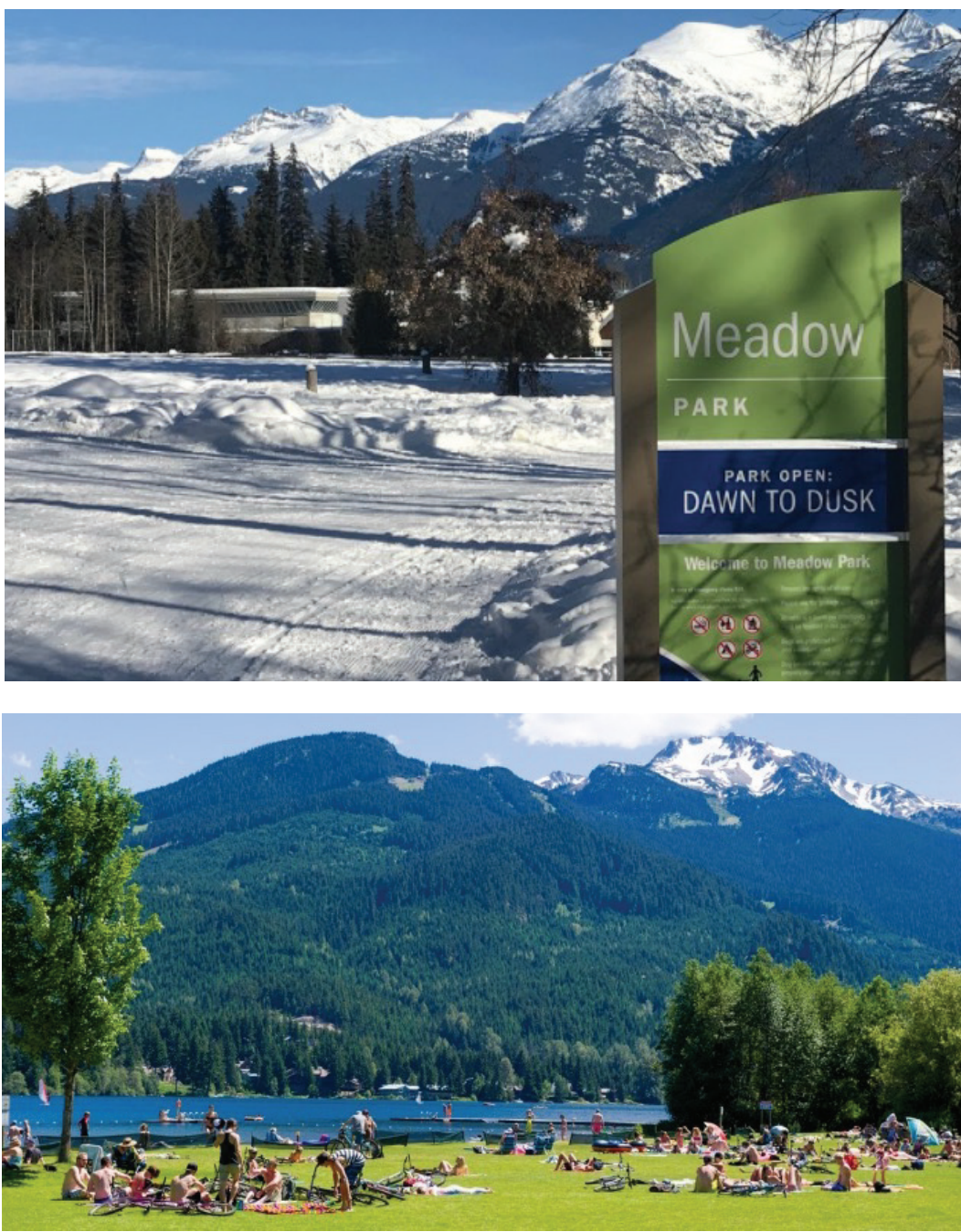
Whistler’s ongoing evolution as a balanced resort community includes commitments to supporting community-determined growth management measures while recognizing that the development and improvement of resort recreation and visitation are major contributors to Whistler’s success.

Development supports 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.

DRAFT GUIDING PRINCIPLE #2:

Strengthen sense of place and social connection



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.

DRAFT GUIDING PRINCIPLE #3:

Provide diverse housing opportunities



Housing should accommodate a range of incomes and needs, including a mixture of market and employee 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.

DRAFT GUIDING PRINCIPLES CONTINUED

DRAFT GUIDING PRINCIPLE #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 public 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.

DRAFT GUIDING PRINCIPLE #5:

Accelerate climate action 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 Official Community Plan 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.

DRAFT GUIDING PRINCIPLE #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.

Whistler’s natural environment is one of the resort community’s greatest assets and residents and visitors continue to understand the need to protect its inherent values.

How to Participate

Thank you for your interest and participation! Your feedback is important to us and will help ensure the proposal for 4500 Northlands reflects the values and aspirations of the community.

Online Questionnaire

To contribute input through our questionnaire (open for feedback until July 16) at www.surveymonkey.com/r/NorthlandsSurvey

Check out the questionnaire here:



Project Website

Project updates and future opportunities to participate will be posted on the project webpage at www.whistler.ca/northlands

Check out the project webpage here:



How to Contact Us

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

