

4500 Northlands Blvd

Community Open House

June 17, 2021



Event Overview

5:15-5:45 Presentations

- CAO - Why we are here
- Beedie Living
- RMOW Planning Department

5:45-5:55 Questions

6-6:25 Small group discussion 1

6:25-6:35 Break

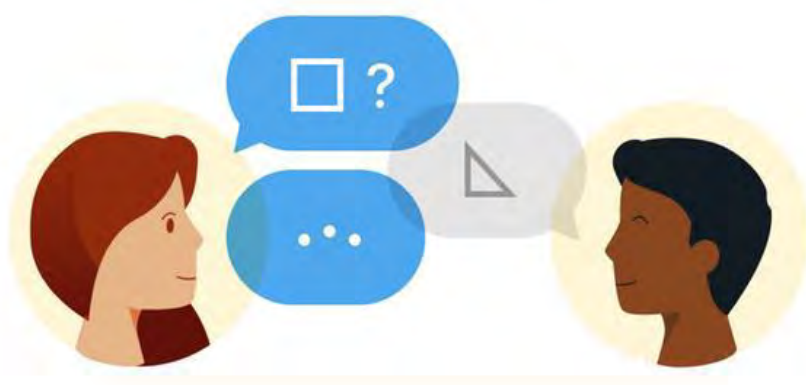
6:35-7 Small group discussion 2

7-7:15 Reporting out from discussions

7:15 Closing remarks and next steps

Event Guidelines

To ensure everyone has an equal opportunity to participate and share feedback, please remember:



- Be considerate of others and the information, points of view, and ideas they are sharing.
- Allow others the opportunity to share.
- Provide constructive input.
- Use respectful language.

Those who violate the Guidelines will be removed and blocked from participating in the session.

Recording details

- This meeting is being recorded and will be shared publicly.
 - ✓ Public participants may appear on camera.
 - ✓ If you choose to ask a question during the presentations, your image and name (if displayed) as well as your voice will be recorded.
 - ✓ The small group discussions will **NOT** be recorded.

The Purpose of this Open house

- We are here today to start a dialogue with the community about the future of this important property in Whistler. The purpose of this open house is to:



**Introduce the project
and the RMOW and
Applicant Team.**



**Share information about
the planning process.**



**Elicit input from
community members
on the community
values, priorities and
draft guiding principles**

Who's Involved

"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

Resort Municipality of Whistler (RMOW)

- ❖ Provide guidance on planning, engineering, transportation, housing, parks, amenities.
- ❖ Consider the community interest in assessments of the rezoning proposal.
- ❖ Provide up-to-date project information via the project page on the municipal website and be responsive to questions from the public.

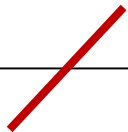
The Community (You!)

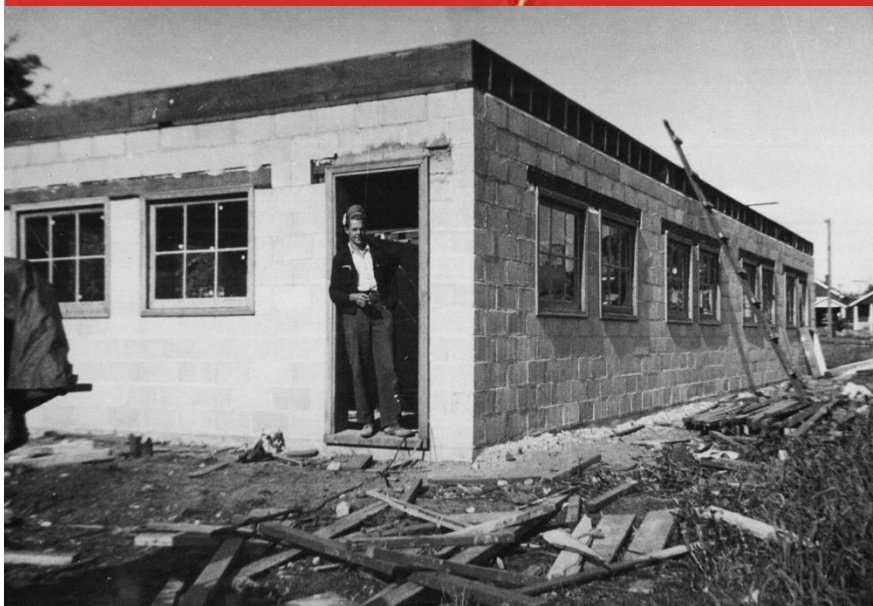
- ❖ Share your thoughts to help create and shape the guiding principles for the site.
- ❖ Participate in the process—provide provide comment on the proposal via the open house, questionnaire, emails, and letters.
- ❖ Check our webpage anytime for information and FAQ.

Applicant Team (Beedie Living, RWA and BHA)

- ❖ Work with RMOW staff, policy and with the community to generate and refine development concept.
- ❖ Work with the RMOW to inform and engage nearby residents of the planning process.

Beedie Living






Beedie – 67 Year Legacy

Since 1954, we've combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest residential and industrial developers.

Everything we create is built on a foundation of intelligent design, thoughtful details and integrity. Whether it's a residential high-rise or a mixed-use community, we have an unmatched track record of creating environments where businesses can prosper and people can thrive.



More than a Developer

The **Beedie Cares** initiative, ran entirely and voluntarily by Beedie employees, takes a grassroot approach in supporting children, senior and families in various communities.

Recent recipients include Ronald McDonald House, Boys & Girls Club, CKNW Orphan's Fund and Douglas Road Elementary.

3,500 hours donated by staff




More than a Developer

The **Beedie Luminaries Scholarship** is for students with potential who are facing financial adversity. Students who are smart but constrained by circumstance. Students who are ready to make a positive change in their lives.

- 105 scholarships offered in 2021
- 128 scholarships offered in 2020
- 80 scholarships offered in 2019
- \$40,000 per student / 4-year undergraduate degree
- \$15,000 per student / 2-year college or trade-school diploma





More than a Developer

The Beedie Luminaries Single Parent Awards, established in 2021, recognizes the challenges and dreams of single parents who want to further their education and provide more opportunities for their families but are facing financial adversity.

- \$40,000 per full-time student / \$10,000 per year up to 4-years of funding
- \$30,000 per part-time student / \$5,000 per year up to 6-years of funding





Beedie Living

Leaving an impact in the community that goes beyond our projects.



KIN COLLECTION



STORIA



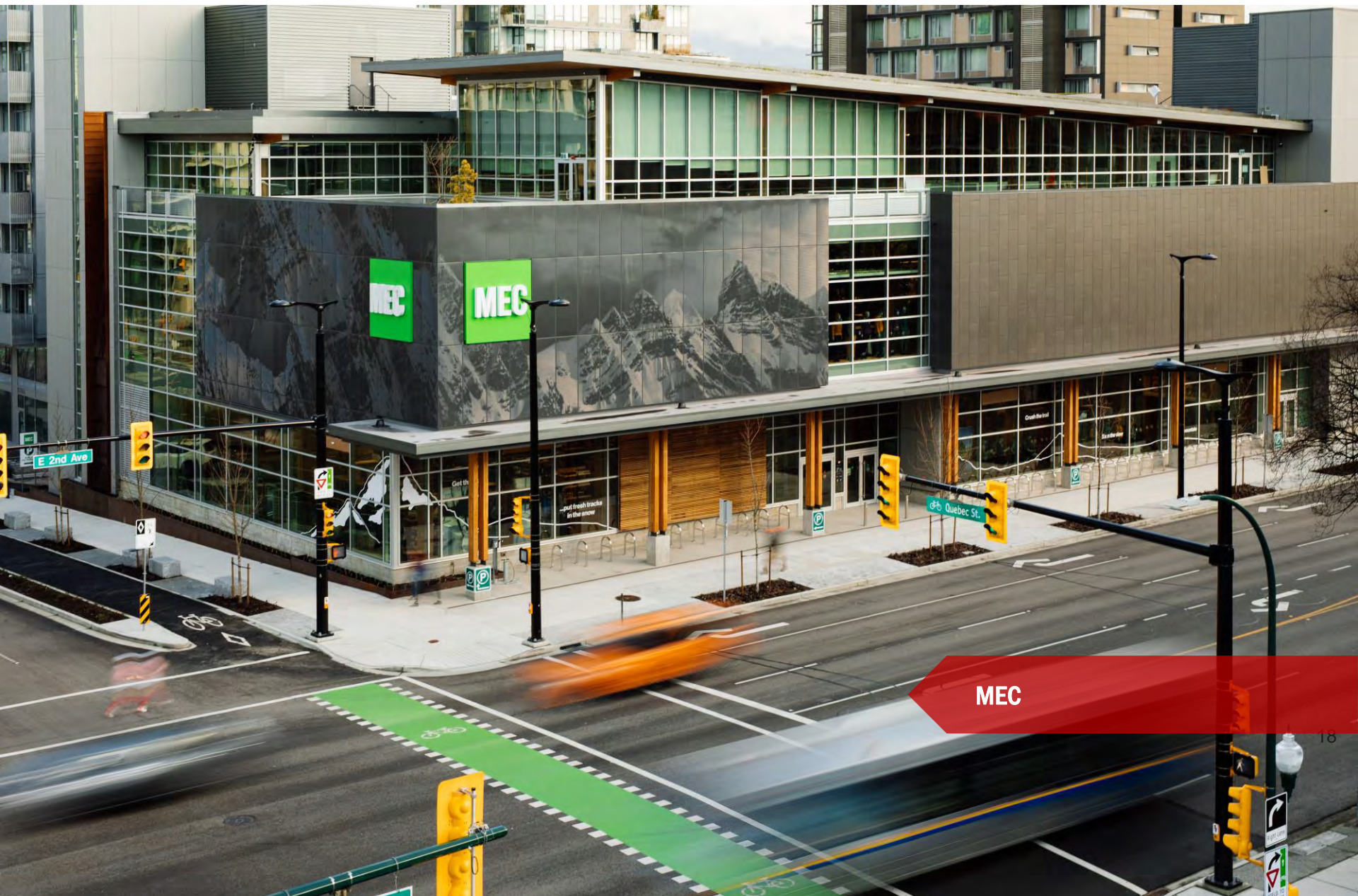
FRASER MILLS MASTER PLAN



Station Square Master Plan



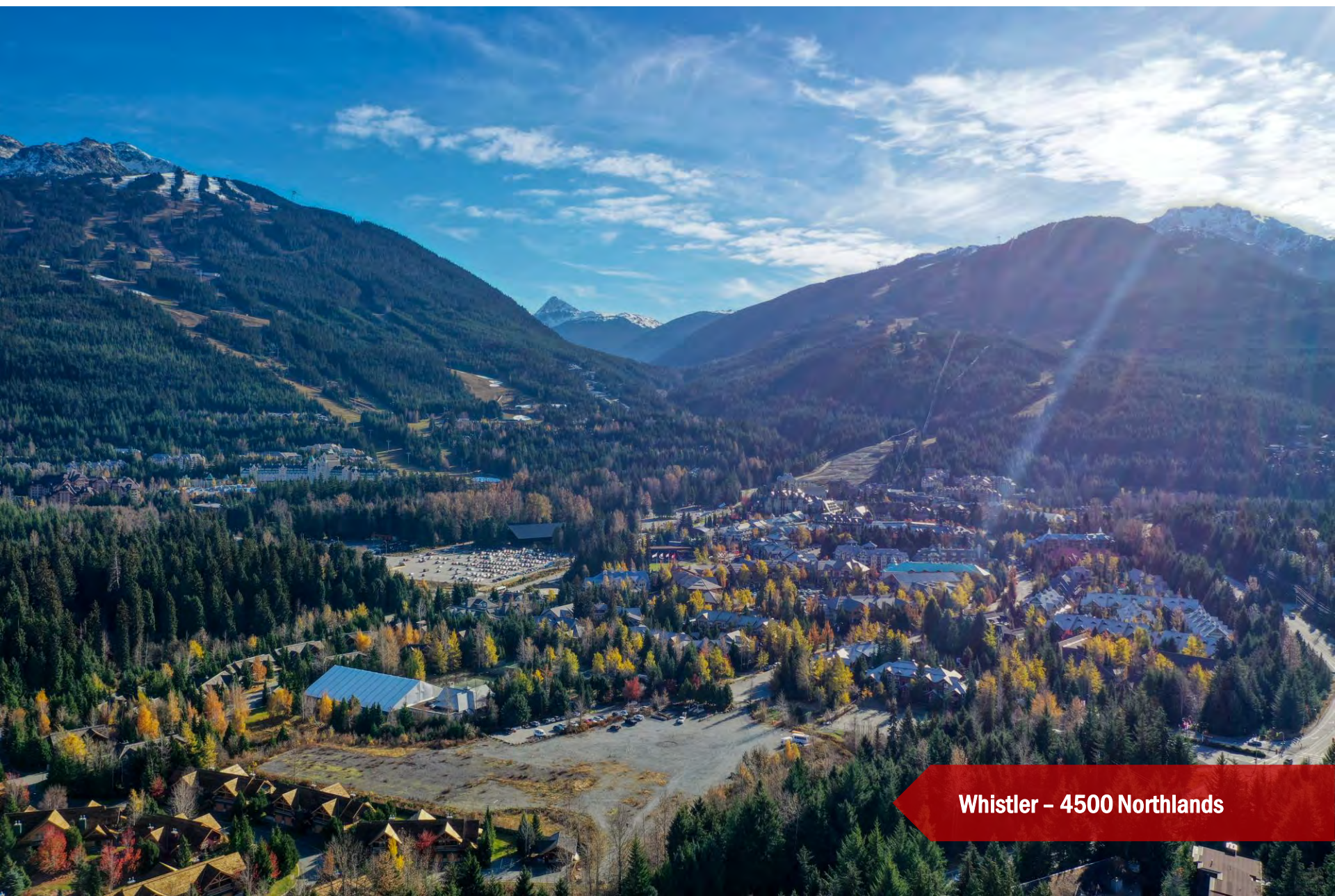
Crown



MEC



AbCellera



Whistler – 4500 Northlands



Community Involvement

- Whistler Lodge Hostel – 2020 Trip Advisor Traveler's Choice Award
- Whistler Chamber of Commerce
- Audain Art Museum
- Gran Fondo Whistler
- Whistler Racket Club
- Whistlers Farmers Market

Project Team

- RWA Group Architects
- BHA Architecture
- Gauthier Landscape Architects
- Bromley Projects (Whistler)
- Webster Engineering
- McElhanney (Whistler)
- Pottinger Bird Community Relations
- Keystone Environmental
- Stirling Geoscience

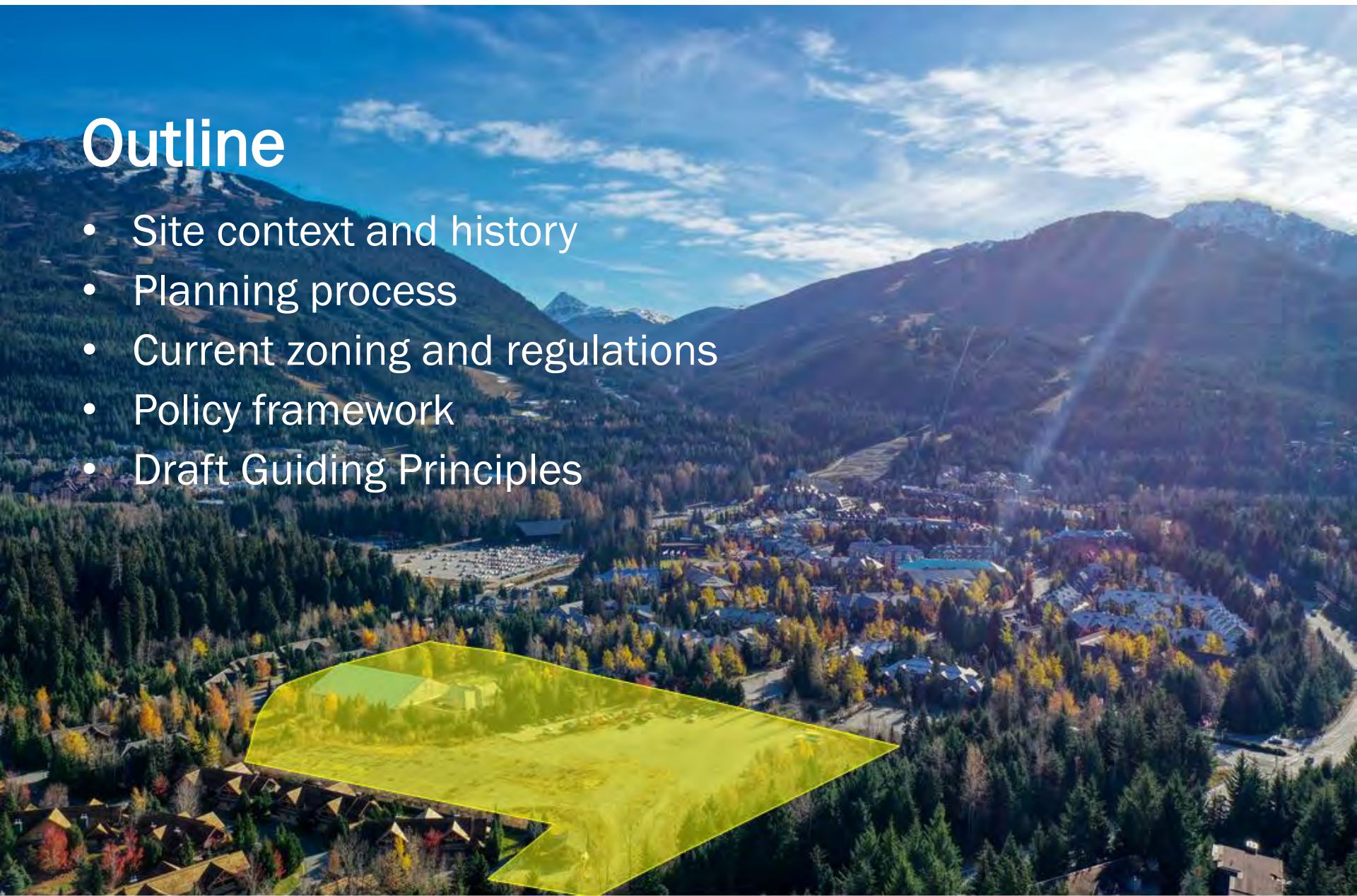


Project Team



Outline

- Site context and history
- Planning process
- Current zoning and regulations
- Policy framework
- Draft Guiding Principles



Site Context and History



Blackcomb Mountain

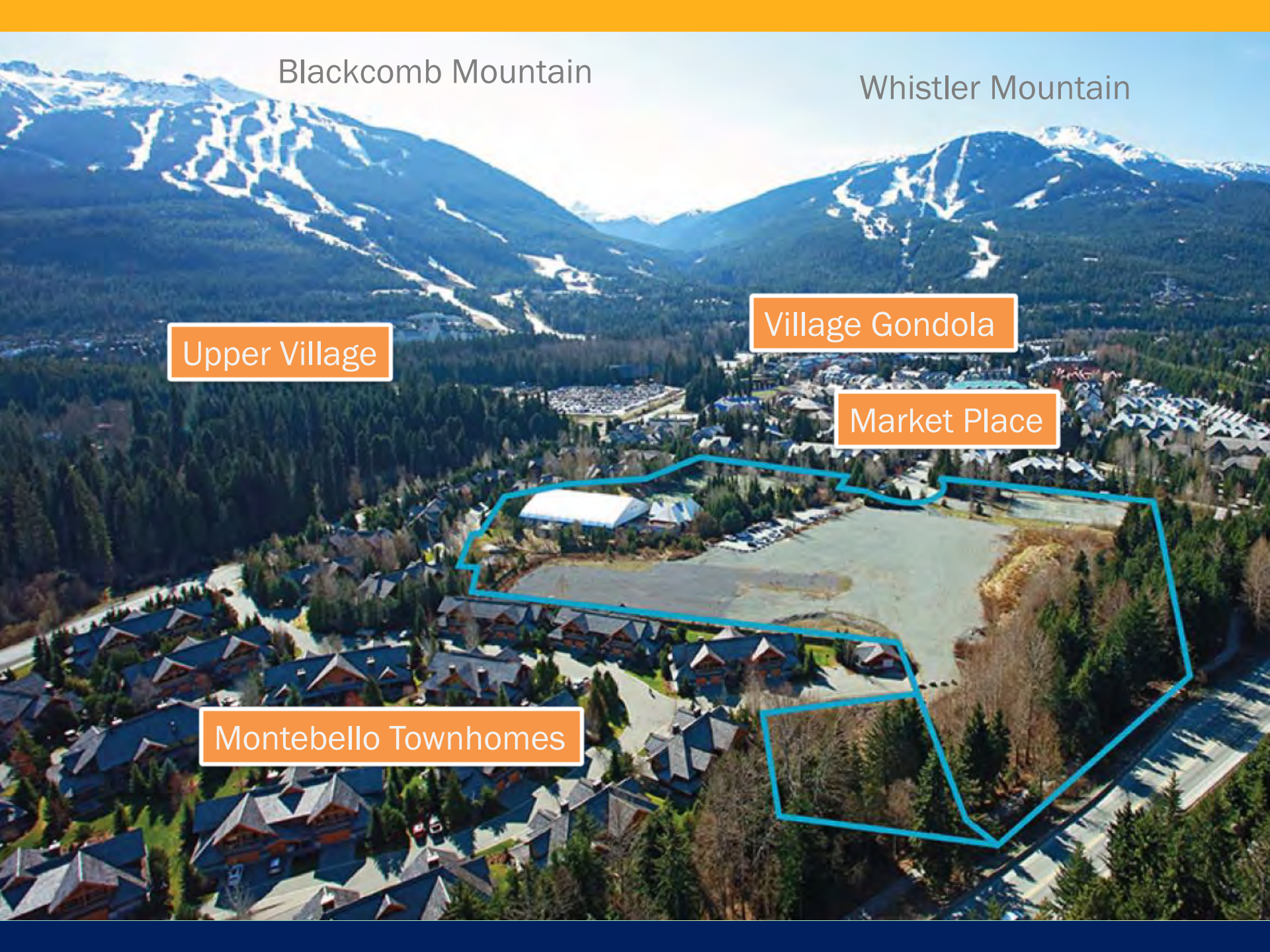
Whistler Mountain

Upper Village

Village Gondola

Market Place

Montebello Townhomes



Site Context

4500 Northlands Blvd



Adjacencies, Connectedness

- Extension of Village
- Land Use Designation is Commercial Core



Development History



Spa, Golf Centre, Tennis Centre, Hotel, Townhouse Condominiums

Allocated 1,200 Bed Units, Plus 184 Employee Bed Units

Development History

- The existing zoning was established in 1999 for a proposed 400-room hotel with convention and meeting space, food and beverage services, and spa
- 2004 development proposal for 145 units of market and non-market housing and tennis/fitness centre was withdrawn before zoning was adopted

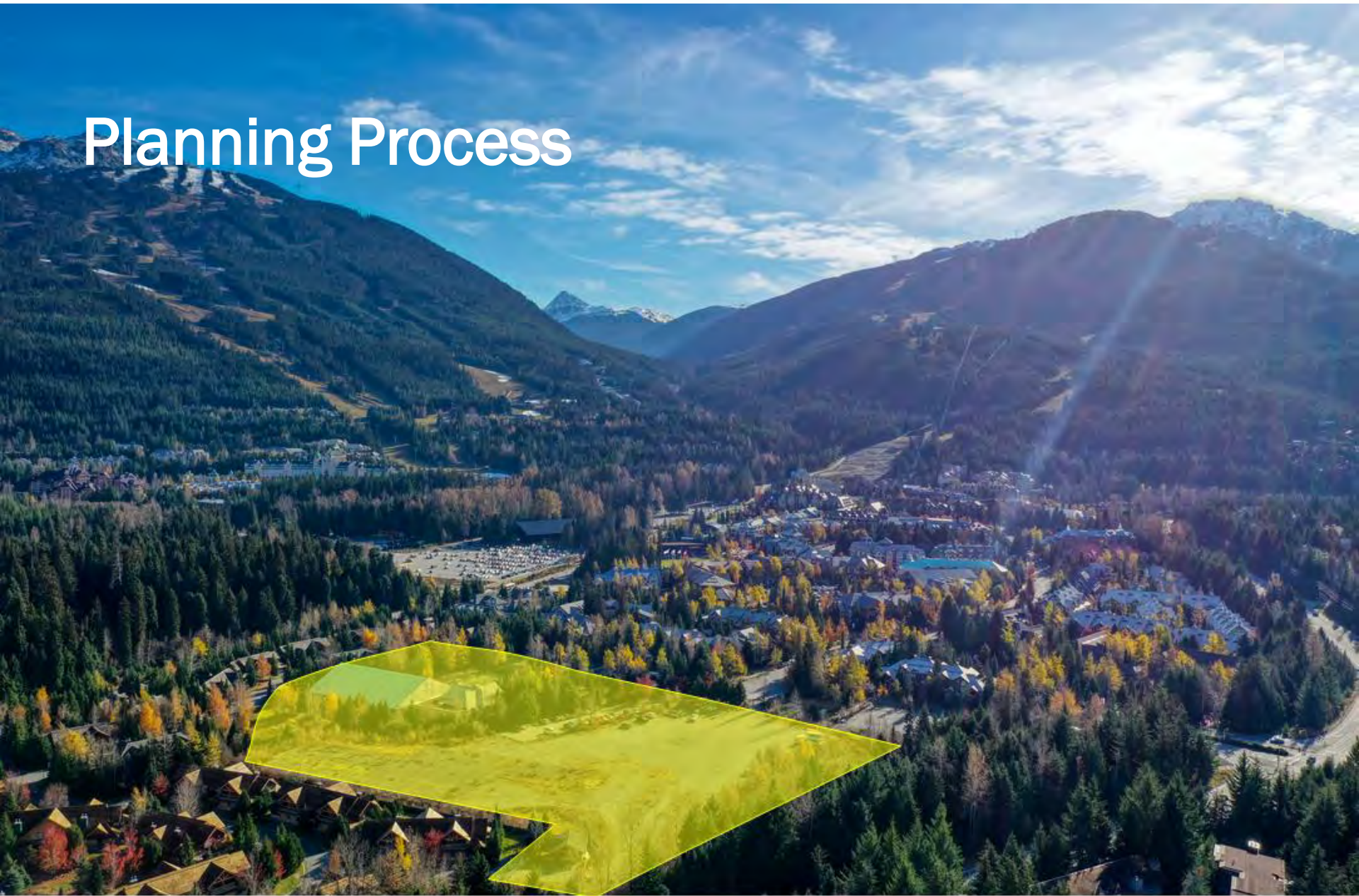


Development History

- The site has remained undeveloped, apart from the Whistler Racquet Club
- The site also hosts kid's camps, the 2021 Farmer's Market and is a social hub for the community



Planning Process



Introduction to the Rezoning Process

- Rezoning application initiated by new property owner
 - ✓ Pre-application process discussions with site owner
 - ✓ Complex site rezoning application will be submitted soon
- Based on scope of proposed development, Council has authorized an enhanced process for the rezoning, to guide consideration of the proposal
 - ✓ Establish guiding principles reflecting RMOW policy context, community aspirations, and site-specific opportunities
 - ✓ Anticipated 18-month timeframe

Enhanced Rezoning Process



WE ARE
HERE

Phase
1

- Establish Guiding Principles

Phase
2

- Design Concepts

Phase 3

- Draft Bylaws

Spring-Summer 2021

Fall-Winter 2022

Winter-Summer 2022

The Planning Process Ahead

We are at the beginning of the planning process, which will involve multiple opportunities for community input.



Phase 1 – Early Community Engagement (Spring 2021)

- Communicate expectations for the timeline.
- Develop a common understanding of the planning and engagement process.
- Develop Guiding Principles.



Phase 2 – Design Concepts (Fall 2021)

- Iterative process between staff and the proponent team.
 - Present high-level site design concepts to public.
- Council consideration of concepts.
 - Alignment with guiding principles and general site design.
- Community engagement to present development concepts.



Phase 3 - Direction to Proceed and Draft Bylaws (Early 2022)

- 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.

Phase 1 Engagement Process - Summary

- **March-June:**
 - ✓ Council - enhanced planning process
 - ✓ Municipal advisory committees
 - ✓ Council – update on enhanced rezoning process and present plans for stakeholder and community engagement
- **Open House – June 17**
- **Upcoming:**
 - ✓ 30-day Community review and input period
 - ✓ Outreach to Squamish Nation and Lil'wat Nation
 - ✓ Ongoing outreach to municipal advisory committees
- **Late Summer**
 - ✓ Presentation to Council on summary of engagement, including guiding principles and framework for evaluation concepts

Existing Zoning (established 1999)

- Tourist Accommodation 10 (TA10)
- Residential Multiple 43 (RM43)
- Rural Resource 4 (RR4)



Urban Design Opportunities

- Historically, Whistler's built form has reflected a traditional mountain style, with steep, peaked roofs, large timbers, stone, stucco, and a muted palette



Urban Design Opportunities

- More recently it has shifted to a contemporary style, with a boxier look, flat and single pitch roofs, and alternative cladding materials.



Urban Design Opportunities

- Future possibilities will be an important exploration as part of this process to understand the future of architecture and urban design in Whistler



Policy Framework



Policy framework

- Official Community Plan
- Climate Action Big Moves Strategy
- Green Building Policy
- Employee Housing Policy
- Community Engagement Policy

Official Community Plan



- Sense of place
- Environment
- Community
- Tourism-based economy

Official Community Plan

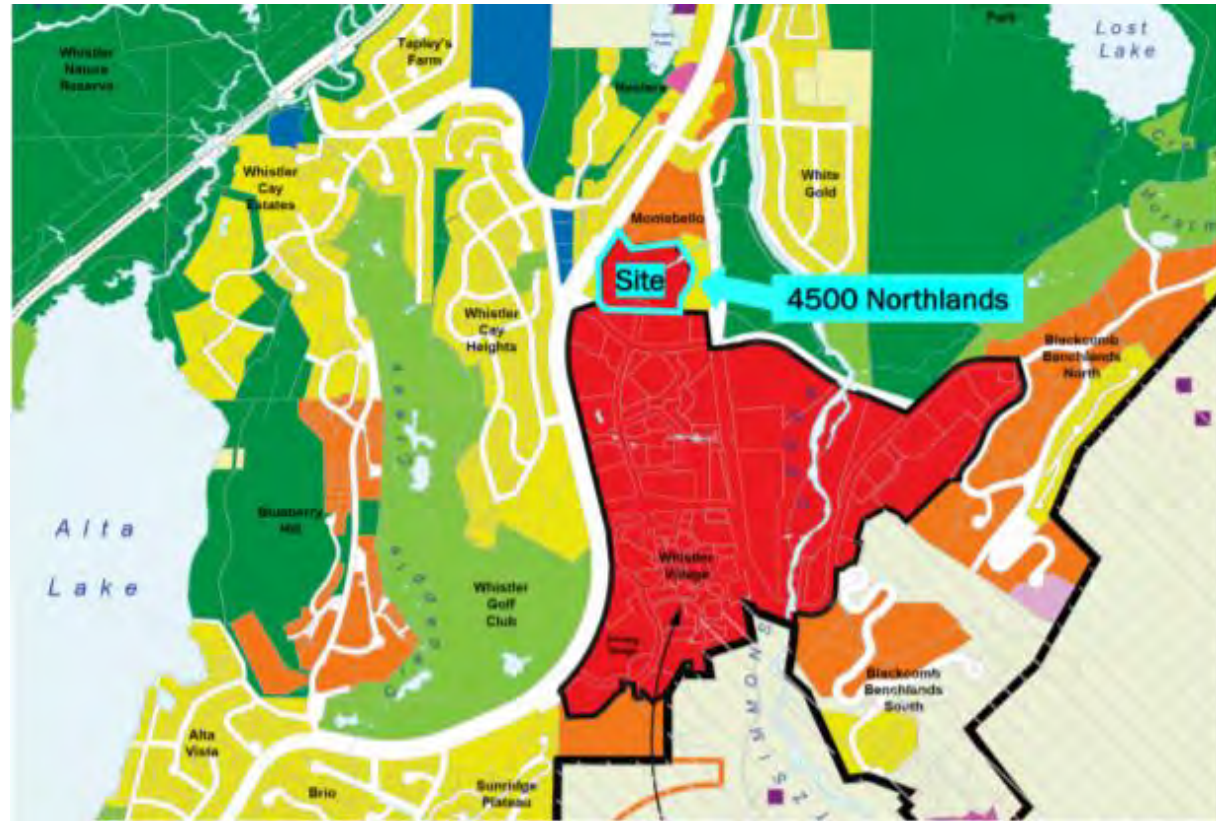
- Establishes policies that guide decisions on community planning and land use management for the RMOW
- Contains the Community Vision articulating high level aspirations for our resort community:
 - ✓ growth management
 - ✓ land use and development
 - ✓ economic viability
 - ✓ natural environment
 - ✓ healthy and safe communities
 - ✓ recreation and leisure
 - ✓ climate action and energy
 - ✓ transportation



OCP – Land Use Designation

Designated Commercial Core:

accommodation, employee housing, commercial, institutional, community facilities, parks, recreation and leisure may be considered through rezoning



Climate Action Big Moves Strategy

6 Big Moves:

- ⑩ Move beyond the car
- ⑩ Decarbonize passenger and commercial transportation
- ⑩ Reduce visitor travel emissions
- ⑩ Build zero emission buildings
- ⑩ Make existing buildings better
- ⑩ Close the loop & shift toward lower carbon consumption



Draft Guiding Principles



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

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 project planning and design alternatives
- Evaluate the end result



Defining our terms – Guiding Principles

- Goalposts
 - ✓give us somewhere to aim
- Rudder
 - ✓keep us on course
- Lens
 - ✓through which we consider decisions and analysis
- Ultimately, a measuring stick to gauge our success



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.



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.



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.



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.



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.



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.

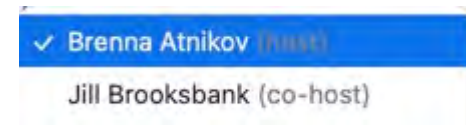
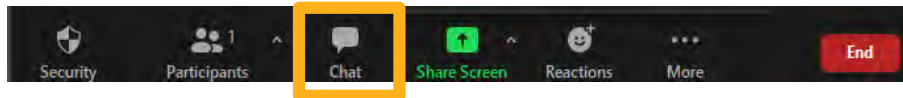
Whistler's natural environment is one of the resort community's greatest assets and residents and visitors continue to understand the need to protect its inherent values.



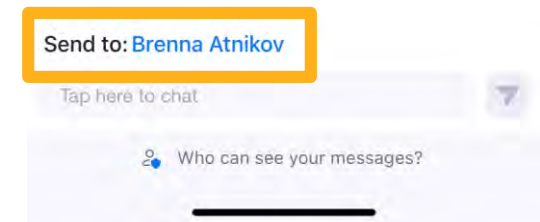
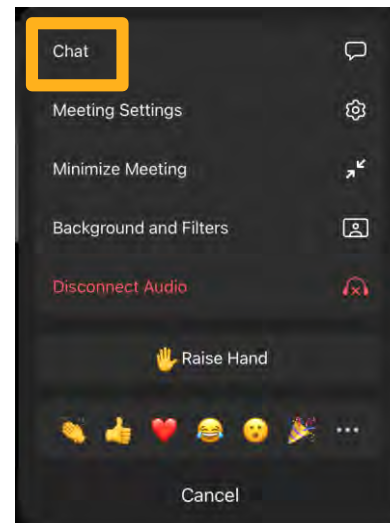
Questions?

- Please submit clarifying questions from the presentations to **Brenna Atkinov** using the Chat function.

- ✓ On a desktop computer:



- ✓ On a mobile device:



- Joining by phone?

- ✓ Dial *9 to raise your hand.
- ✓ We will call on you by the last four digits of your phone number.
- ✓ Dial *6 to unmute yourself

Group discussions

- Discussion #1: Input on draft guiding principles 1, 2, & 3
- Discussion #2: Input on draft guiding principles 4, 5, & 6
- Conversation format for each group discussion
 - ✓ You will be placed into a breakout room
 - ✓ Duration: 25 minutes
 - ✓ Input by all group members will be recorded by RMOW facilitator
 - ✓ You will automatically rejoin the main group once the breakout rooms close

Break – 10 minutes

- One minute remaining.

Next Steps

- Community review and input period June 17 – July 15
 - ✓ Project webpage www.whistler.ca/northlands
 - maintained with project information, FAQ, open house materials
 - ✓ Questionnaire
 - ✓ Dedicated email northlands@whistler.ca
 - for comments/questions
 - ✓ Off-line opportunities include posters/display boards at the Farmer's Market, Meadow Park and the Library
- Return to Council in summer 2021
 - ✓ Present outcomes of stakeholder engagement process:
 - guiding principles and framework for evaluating design concepts and amenity concepts

Next Steps

From here, we will collect all the feedback received from the Community to further the Guiding Principles.

WE
ARE
HERE

Phase 1 – Early Community Engagement (Spring 2021)

- Communicate expectations for the timeline.
- Develop a common understanding of the planning and engagement process.
- Develop Guiding Principles.
- **Virtual Open House (June 17)**
- **Launch of questionnaire and 30-day input period (from June 17 to July 15).**



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- Iterative process between staff and the proponent team.
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How to Contact Us

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

To contribute further input, please visit the project webpage at: www.whistler.ca/northlands and email us at northlands@whistler.ca

Thank You