4500 Northlands
Guiding Principles & Key Directions

The Guiding Principles and Key Directions were shaped by community input in Phases 1 and 2 of the project.

There are eleven Key Directions that directly relate to the six Guiding Principles to help guide the Applicant's submission related to the land use and community amenities proposal.

Guiding Principle #1 - Balance Resort and Community Needs

Key Directions for Guiding Principle #1

1. Support the rezoning request for a change in the market accommodation component of the development from Hotel to Phase 1 covenanted residential and tourist accommodation use.
2. Support a range of targeted employee housing on site and pursue an increase in the amount of employee housing beyond that proposed in the Phase 2 development concept alternatives.
3. As part of the Community Amenity Contribution potential, support further investigation of a "right-sized" destination indoor/outdoor recreation facility with tennis and pickleball that also serves as a social hub for the local community and visitors.
4. Other potential uses and programming on site should complement the new neighbourhood development and not replicate the offerings of the adjacent Whistler Village.

Guiding Principle #2 - Strengthen Sense of Place and Social Connections

Key Directions for Guiding Principle #2

5. Explore a bold, innovative and forward-thinking design character that evolves Whistler's sense of place, in a way that embodies the community's values and respects Whistler's mountain context, culture and heritage.
6. The overall character should predominantly reflect the residential nature of the proposed development, as an inclusive, liveable neighbourhood, with complementary community uses, that is also welcome to visitors and passersby.
7. Support the overall density of development with a diversity of building forms, types and heights, with further investigation of the scale of the tallest buildings and distribution of density across the site.

Guiding Principle #3 - Provide Diverse Housing Opportunities

Key Directions for Guiding Principle #3

8. Explore the range of opportunities for market and employee-restricted housing on site, and develop a targeted mix and program that maximizes housing opportunities best-suited to the site location and context.

Guiding Principle #4 - Enhance Connectivity and Mobility

Key Directions for Guiding Principle #4

9. The Phase 3 Preferred development concept should continue to emphasize active transportation and prioritize walkability and cycling with enhanced connections to the Valley Trail, Whistler Village and surrounding natural areas.

Guiding Principle #5 - Accelerate Climate Action Solutions and Address Resource Use

Key Directions for Guiding Principle #5

10. The Phase 3 Preferred development concept should showcase and demonstrate design solutions that advance Whistler's Climate Action Big Moves Strategy and Green Building Policy.

Guiding Principle #6 - Integrate and Enhance Nature

Key Directions for Guiding Principle #6

11. Site development should reflect and incorporate Whistler's natural character preserving and enhancing existing and natural features of the site, integrating open space areas and being responsive to views and solar access.