

Appendix I: Developer Open House Panels





WELCOME

Thank you for your interest in our proposal for 4500 Northlands Boulevard.

The purpose of this Open House is to:

1. Introduce Beedie Living and the project team
2. Share the concept for future development of 4500 Northlands Boulevard
3. Provide an overview of the proposed community amenity contribution package and benefits to the community; and
4. Provide clarity on the process.
5. Provide overview of Architectural direction
6. Invite the community to ask questions and offer feedback.

BEDDIE WANTS TO BUILD HOUSING, DURING A HOUSING CRISIS.

HOW CAN BEEDIE DELIVER HOUSING AND A GREAT COMMUNITY?

By changing the current use from:

Tourist Accommodation (Hotel) Zoning:

Did you know? The zoning has been in place for 35 years. Three groups have tried to apply but none moved forward. It's time for a change.

To a Residential, Commercial, & Community Facilities Zoning. This is called a **Rezoning**.

Is this allowed? Yes!

This is permitted by the Official Community Plan of Whistler.



DID YOU KNOW? 



We are not asking for extra bed units or density.



Covenant BM347062: restricts the developer to a maximum of 837 Bed Units.

DID YOU KNOW?



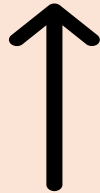
Under the HOTEL zoning the requirement for employee housing is:

Covenant BN1620334: 15 Units of Employee Housing on-site

Covenant BN162029: 12 Units of Employee Housing on-site

27 units of employee housing on-site

What is BEEDIE Proposing in RESIDENTIAL COMMUNITY?



MORE!

UP TO 70 UNITS OF EMPLOYEE HOUSING ON-SITE

**SO...IF BEEDIE IS ALLOWED TO REZONE THE PROPERTY
THEN WHAT'S BEEN THE HOLD UP ALL THESE YEARS?**



It's layered, but we're following a process

Let's Recap...

2018-2022

- Public Engagement #1
Guiding Principles
- Public Engagement #2
- 2 Schemes Presented
- **Community** Feedback received

2022-2025

- **Community Amenity Negotiation**
- Off-site Design
- Green Building Checklist
- Traffic Studies
- Intersection Design Upgrade at Lorimer & Northlands
- **Architectural Concepts**
- **Updated Site Plan**



**I KEEP HEARING ABOUT A COMMUNITY AMENITY NEGOTIATION &
COMMUNITY AMENITIES.**

CAN SOMEONE HELP EXPLAIN?



Step 1: Let's explain what a 'Community Amenity Negotiation' is

The Local Government Act allows municipalities to negotiate Community Amenity Contributions "**CAC**" when a rezoning is requested. Because rezoning is discretionary, these contributions are voluntary. Council cannot force a developer to provide them. Instead, staff and Council negotiate with the developer to ensure 75% of the land value increase is shared with the community, often through **money, employee housing, childcare, parks, recreation facilities and others.**

In simple terms, the developer gets the right to build and the community receives community benefits in return.

Step 2: How are CACs calculated?

STEP ONE: You take the existing zoning: **HOTEL**, residential, auxiliary uses and **determine its residual land value**, as if someone purchased a newly built and fully functioning hotel with multiple revenue streams today.

STEP TWO: The developer determines their preferred site plan by maximizing the allowable bed units for a **RESIDENTIAL COMMUNITY** and **determines its residual land value**. This plan at 4500 Northlands consists of townhomes, apartments, and commercial.

STEP THREE: Hire expert third-party consultants to establish the inputs used to determine hotel and residential residual land values.

STEP FOUR: **Calculate** the difference between Step One and Step Two, then take 75% to determine the CAC Value.

$$\begin{array}{|c|} \hline \text{RESIDENTIAL} \\ \text{COMMUNITY} \\ \text{(PROPOSED ZONING)} \\ \hline \text{LAND VALUE} \\ \hline \end{array} \quad \text{minus} \quad \begin{array}{|c|} \hline \text{HOTEL} \\ \text{(CURRENT ZONING)} \\ \hline \text{LAND VALUE} \\ \hline \end{array} = \text{stack of coins} \times 75\% = \begin{array}{|c|} \hline \text{CASH REGISTER} \\ \hline \end{array} \quad \text{CAC VALUE}$$

DID YOU KNOW?



WE HIRED EXPERTS.

Financial models for the CAC are created to **determine the land value** for both the **HOTEL & RESIDENTIAL COMMUNITY** options.



- **Coriolis Consulting Corporation** was hired by the RMOW to provide strategic consulting in real estate analysis with experts in urban land economics and financial modeling. Coriolis confirmed inputs such as revenue, costs, financing, sales absorptions, cap rates, etc.
- **Triple Beam Advisors** was hired by Beedie to prepare the complex financial models for a hotel operation and residential community.
- **HVS Global Hospitality Services** was hired to confirm hotel valuations.
- **BTY Construction Cost Consultants** was hired to confirm construction numbers.
- **Webster Engineering** was hired to confirm civil and infrastructure costs.
- **The negotiation and deliberation between the RMOW and Beedie (with our expert consultants) took two years: 2023-2025.**
- **The data used in the calculations is from 2023.**

Step 3: Determining how the CAC VALUE is distributed in the community

Here's how it works in practice:

Community Role: The community's role is to provide input on its priorities.

Staff Role: Planning, finance, and community services staff review community priorities, negotiate with the developer, and recommend how CAC dollars could be directed.

Council Role: Council has the authority under the **Local Government Act** to approve rezonings. As part of that decision, they determine the final allocation of CACs.

The developer may propose or suggest priorities, but **with community input the decision on how CAC funds are allocated rests with staff and Council.**

WHY DID BEEDIE SUGGEST HOW THE CAC SHOULD BE ALLOCATED?



...to initiate public discussion and input.

We initiated the process by starting the conversation on CAC's

Let's discuss these.



70 Units of dedicated **Employee Housing**



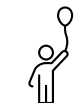
13.5 Acres of **Parkland** located at 4700 Blackcomb Way.



\$10 Million allocated for off-site **Recreation Facilities** to support community health and vibrancy.



\$5 Million **Community Investment Fund**, which could help community needs such as, Valley Trail Extension to Cheakamus, Seniors Living, or others.



On-site **Childcare** facility with 28 spaces.



Commercial **Workspaces**



Public Art Celebrating Whistler's history.



Versatile **Community Space** suitable for seniors, arts and culture programming, and other community activities.



Improvements to the **Cultural Connector** will add new points of interest and strengthen connections.



Repurposing of the Northlands Sales Centre into a **Healthcare Facility**.

HOWEVER, there's more...

The **TOTAL COMMUNITY BENEFIT IS ACTUALLY**

LARGER.

CACs:

- 70 Units of Employee Housing
- 13.5 Acres of Parkland
 - \$10M towards Recreation
- \$5M towards community initiatives
- Daycare
- Commercial Workspaces
- Public Art
- Versatile Community Space
- Enhancing Cultural Connector
- Healthcare Facility



Additional Benefits:

- **280-300 NEW HOMES**
- **NEW PUBLIC PLAZA**
- **NEW RESTAURANT & CAFÉ**
- **INTERSECTION Upgrade & Lorimer and Northlands**
- **INFRASTRUCTURE Upgrades**
- **JOB CREATION**
- **PROPERTY TAX REVENUE**
- **ECONOMIC BENEFIT TO LOCAL BUSINESSES**



+\$100M
IN COMMUNITY BENEFITS



THE TOTAL PROPOSED PACKAGE

280-300 NEW HOMES

Up to 70 units of EMPLOYEE HOUSING

13.5 Acres of PARKLAND

\$10M cash towards RECREATION

\$5M CASH towards for the Community

28 Space DAYCARE

Versatile COMMUNITY SPACE

Commercial WORKSPACES

HEALTHCARE Facility

PUBLIC ART

CULTURAL CONNECTOR

NEW PLAZA

INTERSECTION - Lorimer & Northlands

NEW RESTAURANT

NEW CAFÉ

VALLEY TRAIL CONNECTION

UPGRADES TO INFRASTRUCTURE

TEMPORARY JOBS

PERMANENT JOBS

PROPERTY TAX REVENUE FOR THE RMOW

\$18.4M in ECONOMIC IMPACT PER YEAR

DID YOU KNOW?



During the 2022 Phase 2 Engagement, RMOW gathered input on Community Amenity priorities from the community.

Phase 2 Engagement Summary

- Employee Restricted Housing
- Racket Sports Facility
- Community Spaces: Childcare, Seniors Space, Commercial Healthcare Space
- Optimize density on the site to include resident restricted non-market housing

How Beedie Responded:

- Up to 70 Units of Employee Housing On-site
- Proposed \$10M towards Recreation
- An on-site Daycare, on-site Versatile Community Space, Commercial Workspaces, Healthcare Facility
- Dedicated Employee Housing Building

DID YOU KNOW?



TENNIS LEGAL OPINION in progress

DID YOU KNOW? 

4700 Blackcomb Way

**We propose to give this back to the community as part of the CAC.
13.5 Acres of Parkland.**

It is zoned as RR4, which allows uses like:

Recreation, School, Hostel, Playground, Public Institution, etc.

However, covenant BM347067 in favour of the RMOW restricts development on the site.

THE POTENTIAL VISION OF 4500 NORTHLANDS





Conceptual rendering



Conceptual rendering



Conceptual rendering

PROPOSED SITE PLAN



1

Townhomes

2

Apartments

3

Residential Amenity

4

Employee Housing,
Daycare, Workspaces,
Community Space

5

Plaza, Restaurant, Cafe

6

Site Entry

7

Highway 99

8

Montebello

9

Settebello

DID YOU KNOW? 

We hired **EKISTICS TOWN PLANNING & ARCHITECTURE to help us plan this community.**

EKISTICS played a role in the design of the **Whistler Village North.**

&

EKISTICS lead the master plan for **Whistler's Athlete Village.**

NEIGHBOURHOOD PLAZA, RESTAURANT & CAFE



A centrally located Plaza.

Anchored by employee housing, compact workspaces, a daycare, a restaurant, and a café, the plaza creates a vibrant heart for the neighbourhood, welcoming everyone as they arrive at the site's entry.

Designed at a neighbourhood scale, the plaza feels comfortable and approachable, offering everyday places to pause, meet a neighbour, or enjoy a coffee. Its size balances intimacy with openness, making it a natural part of daily life.

NEIGHBOURHOOD PUBLIC PLAZA



Townhomes

Walking Mews

Backyard with
Hot Tubs

3 storey
Townhomes

At Grade
Garage



Apartments

**Apartment
buildings.**

**Oriented to
maximize views
of Blackcomb &
Whistler
Mountains**



**Residential Amenities
oriented towards Blackcomb
& Whistler Mountains**

Why three buildings?

Keep heights lower
Market Absorptions

HIGHLIGHTS.

Here's what we're thinking for the site.

- **Neighbourhood Café**, where you can grab small groceries like a loaf of bread.
- **Restaurant** with a rooftop patio with views of Blackcomb and Whistler Mountain.
- **Townhomes thoughtfully situated beside our neighbours' townhomes.**
- **Apartment buildings located next to Highway 99** nestled beside 80-100ft trees.
- **Residential Amenities** focused on **wellness**.
- **Neighbourhood Plaza** that feels comfortable and approachable.
- **Valley Trail** connecting to the site.
- **Walking connections** to the site along Northlands.
- **Upgrading the intersection** at Lorimer and Northlands.

Did you know? We've hosted and will continue to host **site walks with our neighbours** to review the plan and have adjusted the design based on their feedback.

Did you know? The Hotel Zoning allows a building up to a maximum of 116 ft.

PROPOSED SITE STATISTICS.

Project Website & Comment Form

Share your feedback on our website between September 15 and 17, 2025.

To participate, scan the QR code or visit:

www.4500northlands.com



SHARE YOUR INPUT

Thank you for attending the Community Open House for 4500 Northlands.

Your feedback is important to us and will help inform the development proposal and community amenity package, which seeks to align with community values and priorities.