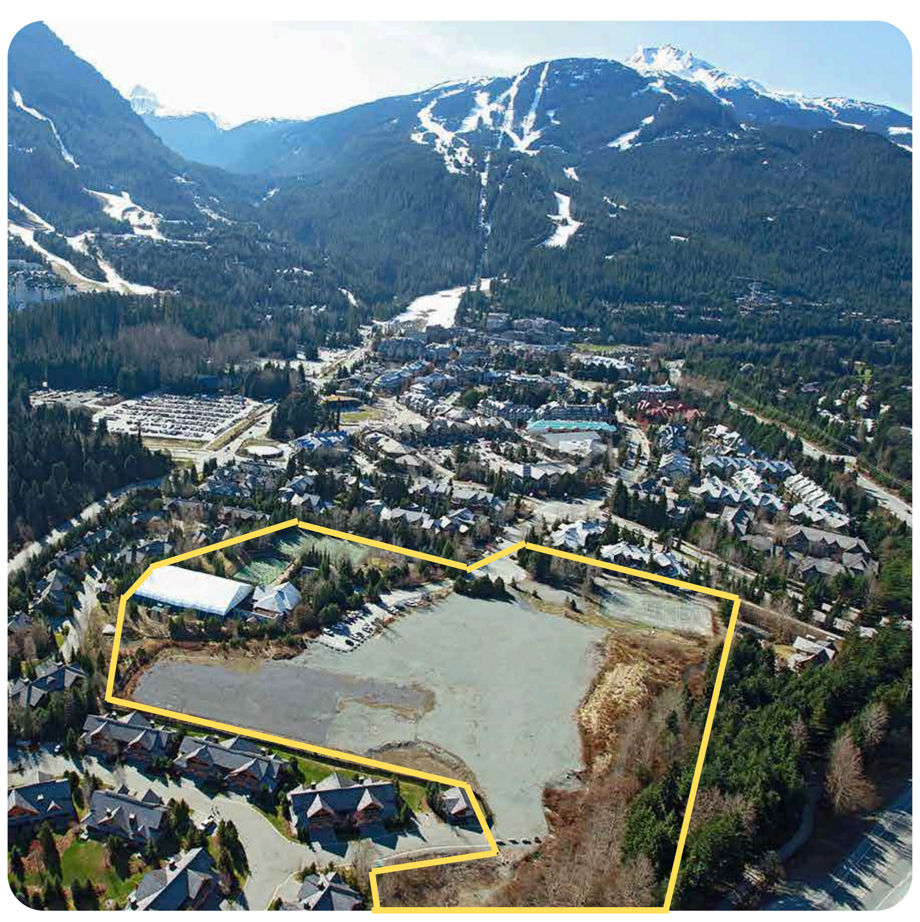
Learn about the 4500 Northlands site

Project Page

Questionnaire

Site context

The portion of the lands proposed for rezoning and future development is located at 4500 Northlands Boulevard and 4711 Settebello Drive (to be referred to collectively as 4500 Northlands) and is made up of two parcels totalling approximately 5.2 hectares (12.85 acres).



Background

The existing zoning was established in 1990 for a tennis and golf resort, a response to a call for proposals for development that would advance Whistler's vision to be a world-class, four-season destination resort community. Further development concepts were initiated in 1999 and 2004, but were never completed.

Today

Currently the site, building and facilities are owned by Beedie Ltd. and leased to the Whistler Racket Club, which offers a range of recreational and social activities including tennis and pickleball in an indoor and outdoor facility.

Traditional Territory

The site and surrounding lands are on the traditional unceded territory of the Lil'wat Nation and Squamish Nation.

What is rezoning?

4500 Northlands Boulevard Rezoning

What is Zoning?

Whistler's 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 to avoid conflicting uses.

What is Rezoning?

Rezoning is a change to the Zoning Bylaw to allow for a different use and form of development on a parcel of land. Changes to zoning must conform to the policies in the Official Community Plan (OCP).

A rezoning application follows municipal policies and provincial requirements laid out in the *Local Government Act*. A rezoning application should advance sound policy initiatives and reflect community goals.

How does the Northlands rezoning fit into the planning process?

Council endorsed an enhanced, three-phase engagement process for the Northlands proposal to provide opportunities for public participation beyond the legislated requirements.

The land owner, Beedie Living, has initiated a new rezoning application for the site. The application is intended to establish a new development concept for the site, including future uses and amenities established through the process.

The site is currently zoned TA10 and RM43, which allows a hotel, indoor and outdoor recreation, and employee housing. Through the rezoning process, the application is not obligated to retain the uses permitted under the existing zoning.

PHASE 1:
Planning principles

Project introduction
Report to Council, introduce project and seek support to advance consideration of file

Project launch
Hold public engagement process focused around guiding principles

PHASE 2:
Alternative Concepts

We are here

Alternative development concepts
Input at this stage will help the applicant create a preferred concept for submissions in Phase 3. The Applicant hosted two open houses and an online questionnaire seeking input on the proposed development concept, architectural direction and the CAC proposal. The RMOW is presenting information on the guiding principles, CAC valuation process, allocation of CAC funds and legal considerations.

Preferred concept
Present alignment of principles to resulting design with previous engagement feedback

PHASE 3:
Direction to proceed and draft bylaws

Standard rezoning process
Seek direction from Council to proceed with proposed project and draft bylaws

Public hearing
Speak and write to council

Target rezoning adoption
Anticipated conclusion of rezoning process

Guiding Principles and Key Directives

4500 Northlands Boulevard Rezoning

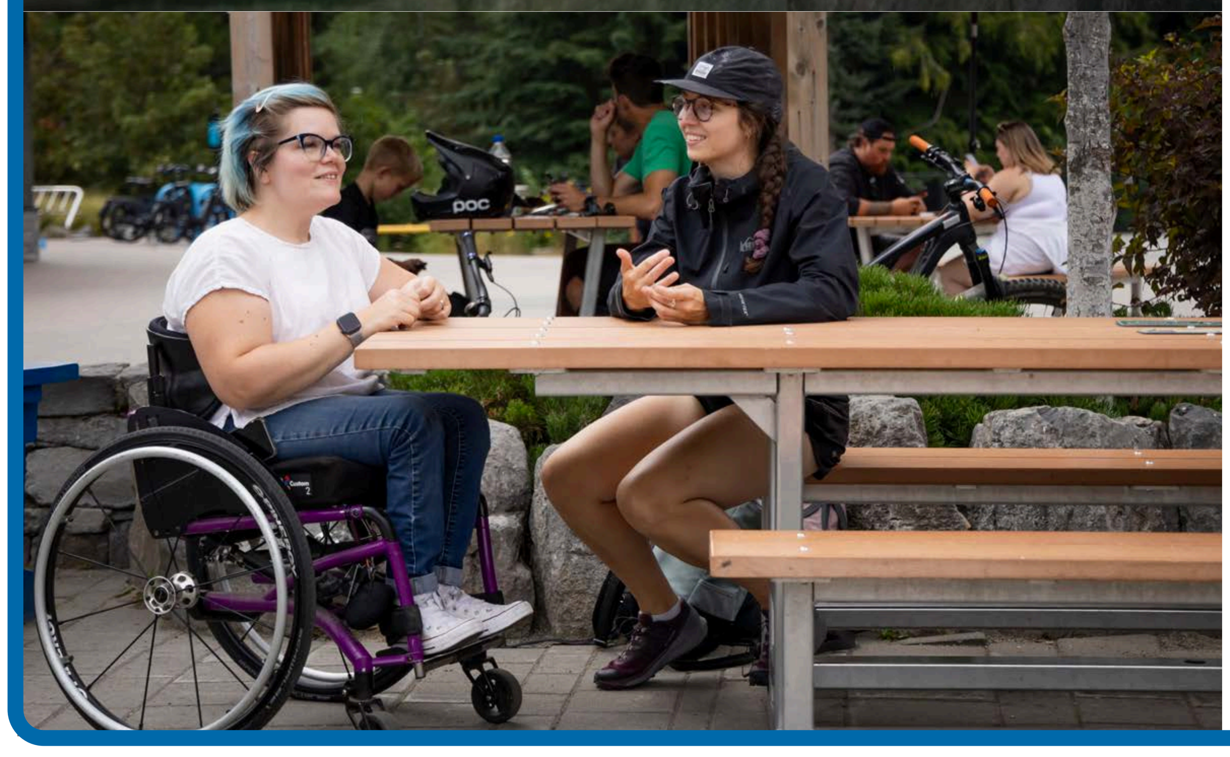
The Guiding Principles and Key Directives were directly shaped by community input in Phases 1 and 2 of the project. There are a total of 11 Key Directives that directly relate to the six Guiding Principles that help guide the developer's submission related to the land use and community amenities proposal.

Guiding Principle #1

Balance resort and community needs

Key Directives:

- **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 Directives:

- **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 Principles and Key Directives

4500 Northlands Boulevard Rezoning

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Guiding Principle #3

Provide diverse housing opportunities

Key Directives:

- **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 Directives:

- **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 Directives:

- **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 Directives:

- **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.

Community Amenity Contributions (CACs)

4500 Northlands Boulevard Rezoning

What is a Community Amenity Contribution (CAC)?

CACs are voluntary contributions agreed to by a developer and municipality as part of a rezoning process. When a property is rezoned to enable an increase in density or change in use, there is often an increase in land value. CACs can help offset growth impacts of the proposed development. In British Columbia, CACs typically come in two forms:

Value-In-kind (VIK) CACs

- Land and/or capital facilities are provided by applicants, typically as an on-site public benefit for the community.
- VIK contributions are valuable as they can provide a visible and more immediate benefit to the community, clearly connected to the project. A developer may be able to deliver cost-effective amenities to a community when aligned with construction of the project.

Cash CACs

- Cash payment is provided by applicants in-lieu of providing land and/or amenities as a public benefit.
- Cash CACs are deposited into dedicated reserves and invested in public benefits with community input and through Council approval
- Cash provides control and flexibility to spend when and where a municipality determines it is most needed. It can be pooled with other revenue sources to fund larger community projects.

How are CACs calculated?

A standard process for a negotiated CAC is to calculate the 'land lift'. When a property is rezoned to enable greater development rights, there is often an increase in land value. The 'land lift' is the estimate of the change in value of the land due to change in zoning. CACs are typically offered at 75% of the land lift. The RMOW engaged a consultant to analyze and evaluate the CAC value.

Value of land after rezoning (future zoning value)

This figure is calculated by subtracting all estimated projects costs (not including land acquisition) and developer profit from the estimated project revenue.

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Value of land before rezoning (current zoning value)

The market value under *existing zoning* without considering any opportunity for up-zoning. Note that this does not necessarily reflect what the developer actually paid for the property.

=

Community Amenity Contribution Value

Estimated value: $57.8 million*

Our consultant's model, using the Applicant's inputs, produced an estimated land value increase of $77,100,000. Based on the typical figure of 75% of the land value increase, this supports a CAC value of $57,825,000.

Applicant's CAC Proposal

4500 Northlands Boulevard Rezoning

What has the Applicant proposed?

The Applicant has proposed a CAC comprised of a combination of cash ($17M) and Value-In-Kind (VIK) components. The VIK component was valued by the Applicant at $30.05M and assessed by RMOW staff at $21.6M for a total package value between $47.05M and $38.6M.

Proposed Value-in-Kind CAC Value

Beedie proposal: $30 million

RMOW assessment: $21.6 million

Proposed Cash CAC Value

Beedie proposal: $17 million

RMOW assessment: $17 million

Total CAC Value

Beedie proposal: $47.05 million

RMOW assessment: $38.6 million

The Applicant's CAC proposal of $47.05 million is almost $11 million less than the estimated CAC value of $57.8 million. RMOW review of the Applicant's CAC proposal suggests VIK components are over-valued by $8.4M.

Applicant proposed VIK CACs

Employee Housing

Equity needed for 70 units of price-controlled rental and ownership housing.

$14.45 million

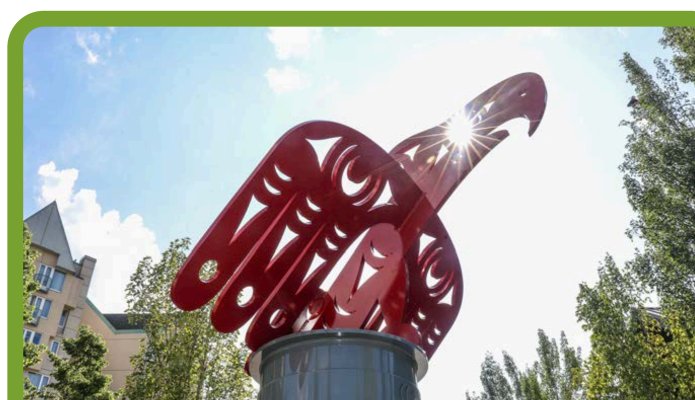
Childcare Centre

Construction of a new childcare facility with space for 28 children.

$1.7 million

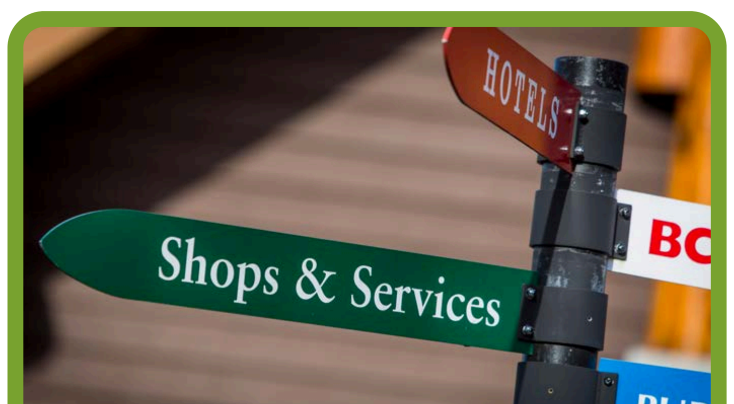
Sales Centre Repurposed as Healthcare Facility

$5 million



Public Art

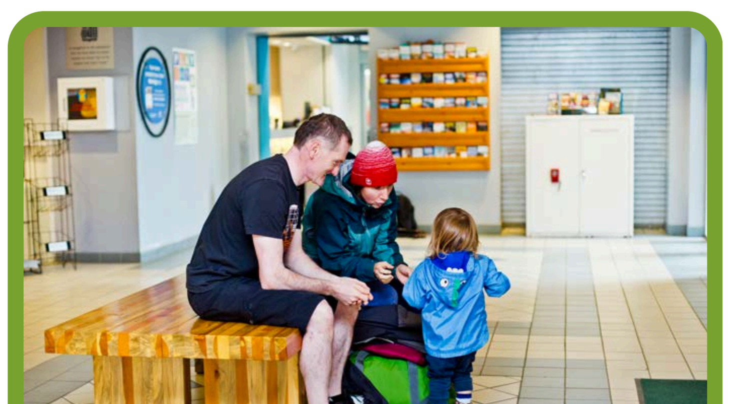
$1.5 million



Small Commercial Retail Units

Price controlled rentals for local businesses

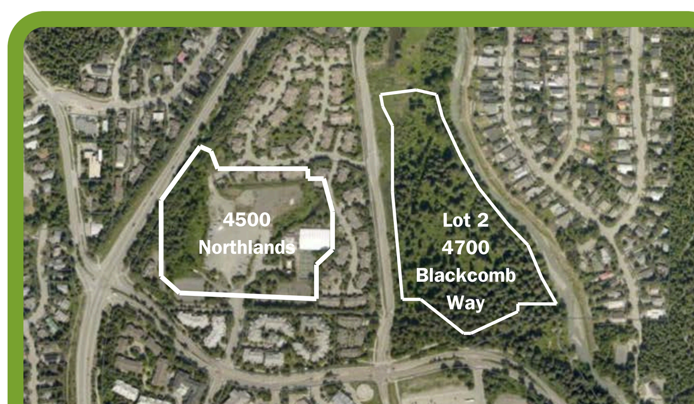
$1.7 million



Community Space

Construction of dedicated community space within the development

$1.7 million



Donation of 4700 Blackcomb Way

Donation of 13.5 acres of parkland for the communtiy

$4 million

4700 Blackcomb Way is valued at $941,000 by BC Assessment. Other assessments estimate the market value of the parcel between $1.7M and $4M.

Applicant proposed Cash CACs

Contribution for off-site-recreation facilities

$10 million

Contribution to Complete the Cultural Connector

$2 million

Community Investment Fund

$5 million

Project Phasing and CAC Delivery

4500 Northlands Boulevard Rezoning

When could CACs be delivered?

The Northlands project is a large project and will likely be built out in multiple phases over many years. This is an example of how the Applicant has proposed CAC delivery in alignment with five construction phases:

Phase 3

On issuance of building permit for construction of first condominium building

-Cash contribution $7.5 million
-Public art (partial)

Phase 2

On issuance of building permit for construction of Phase 2 townhouses

-Cash contribution $4.5 million

Phase 4

On issuance of building permit for construction of second condominium building

-Cash contribution $2.5 million

Phase 4b

On completion of pre-sales

-Donation of used sales centre

Phase 5

On issuance of building permit for construction of final condominium building and community facilities

-Cash contribution $2.5 million

Phase 5b

On occupancy of final condominium building

-70 units employee housing
-Community space
-Daycare
-Commercial retail units
-Completion of public art

Phase 1

On issuance of BP for construction of Phase 1 townhouses

-Cash contribution $2.5 million
- Donation of 4700 Blackcomb Way

Community Amenity Costs

4500 Northlands Boulevard Rezoning

How much do community amenities cost?

Approximate costs of typical community amenities are listed below. This gives an indication of what might be realistically achieved with an estimated CAC value of $57 million.

Potential on-site Anemities

Employee Housing

Equity needed for construction of 70 units of price-controlled rental and ownership housing. Construction cost estimated at $42 million.

$10-50 million

28-space Childcare Centre

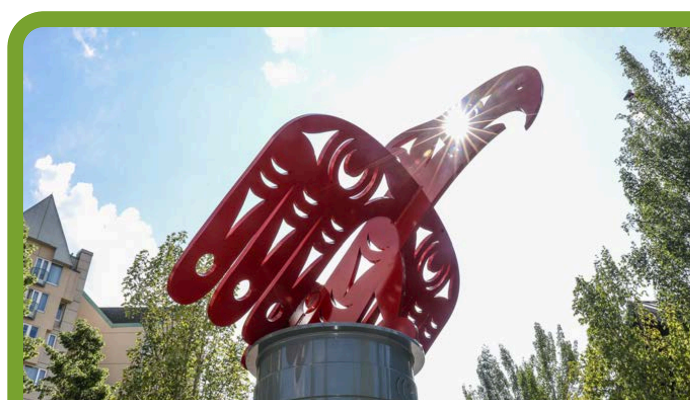
Construction of a new childcare facility to providing early learning, play, and child development. Space for 28 children.

$1-5 million

Community Space

Construction of welcoming space for connection, programs, and shared activities. Estimated size 3,500-5,000 sqft / 325-465 sqm

$1-3 million



Public Art

Permanent art installations in public spaces, fostering community, culture, and shared experiences.

$500K-1.5 million

Potential off-site Anemities

Meadow Park Modernization

Modernization of changing room facilities at Meadow Park Sports Centre.

$8 million

Contribution towards and off-site recreation facility

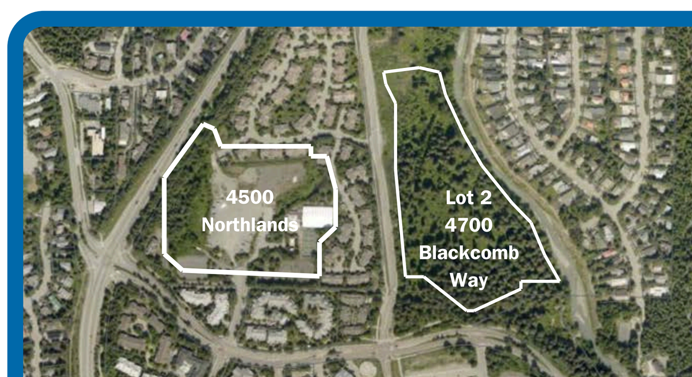
Funding to build facilities that offer space for recreation and leisure

$5-50 million

Contribution to Complete the Cultural Connector

Scenic pathway linking six cultural attractions in Whistler

$1-2 million



Donation of Conservation Land

4700 Blackcomb way is a conservation area owned by a private owner that will remain undeveloped. Donation of the land from the current private owner to the RMOW.

$1-2 million

Public Park Improvements

Improvements to existing facilities within the municipality, for example the skate park. Costs range depending on scope.

$500,000 - $10 million

New Public Park Development

Funding towards the development of new public park facilities, for example Pine Point Park and Pankhurst Park.

$1-35 million

New Fire Hall #1 Building

New facility to provide sufficient space for operations and built to post-disaster standards.

$32 million

Building post-disaster facilities

Upgrading high importance facilities such as Fire Hall #1 and the RCMP building to be constructed to post-disaster standards

$5-50 million

Cash Contributions — Cash contributions can be allocated to the capital cost of amenities such as affordable housing, community spaces including recreation facilities childcare facilities, green space, emergency service facilities, or public art.

! New municipally owned facilities will have ongoing operating costs, upkeep and maintenance that will be funded by the municipality through taxation or other revenue streams.

Legal Considerations Covenants

4500 Northlands Boulevard Rezoning

Covenant GD124291

Covenants are legal agreements attached to a parcel which provide additional controls as to what can be constructed on the land. Covenant GD124291 relates to construction and availability of tennis facilities at 4500 Northlands Boulevard.

This covenant applies:

- If the landowner (Beedie) chooses to provide tennis courts on the land.
- Only for so long as the tennis courts remain on the land.

There is no obligation to provide tennis courts.

If tennis courts or other recreation facilities are constructed on the land:

↓

They must be made available to the public, and maintained to municipal standards.

If Beedie closes the courts, or no longer wants to allow public access:

↓

They must build four outdoor courts on municipal land, or pay cash in lieu of construction.

A rezoning proposal for this land is not required to include tennis.

Legal Considerations Covenants

4500 Northlands Boulevard Rezoning

Covenant BM347067 (as modified by Covenant BR323354)

Covenant BM347067 identifies that Lot 2 (4700 Blackcomb Way) has environmental value as wetlands and must not be improved or developed. It will be kept in its natural state, with no buildings, structures or other improvements of any kind constructed, placed, sited or made on the site.

4700 Blackcomb Way is encumbered with covenants that restrict development due to both sensitive ecosystems (wetlands) and flood hazard from Fitzsimmons Creek. The applicant proposes to include it in the CAC suggesting that RMOW ownership secures the ownership and provides ongoing ease of access for restoration or flood mitigation.

Development History

4500 Northlands Boulevard Rezoning

Development Timeline

1989	Proposal call by the RMOW granted the site development rights.
1990	Zoning given to The 'Bjorn Borg Whistler Resort' proposal (Bylaw No. 807) The proposal included a 350-room hotel, 13 outdoor and 3 indoor tennis courts, a golf driving range, 124 market townhouses and employee housing.
1994	Construction completed on a tennis clubhouse and seven tennis courts (DP000279)
1998	Zoning modified to remove the requirement to build five tennis courts (Bylaw No. 1360 and 1361) and to transfer land previously allocated to Montebello townhouses to the land allocated to the hotel proposal (Bylaw No. 1386).
1999	Development Permit approved to allow for a 400-unit hotel, including convention and meeting space, food and beverage services, a spa and employee housing (DPA00403.10). The conditions of the approval were not met and the DP was not issued.
2000	Construction completed on Montebello townhouses Phase 1 and Phase 2.
2004	A rezoning application proposed townhouse and condo apartments alongside a tennis and fitness centre with seven outdoor courts including one stadium court. The application was terminated in 2012.
2010	Site used as a volunteer centre during the Olympics provided meals and other support for volunteers.
2017	Real estate developer Beedie purchased the land.
2021	Beedie initiated the current rezoning process.

For more information or to share your opinion visit engage.whistler.ca or scan the QR codes:

Project Page **Questionnaire**

What do you love about YOUR neighbourhood?

4500 Northlands Boulevard Rezoning

Help us shape the look and feel of the 4500 Northlands development

Using words, drawings and stickers, tell us what you love about YOUR neighbourhood

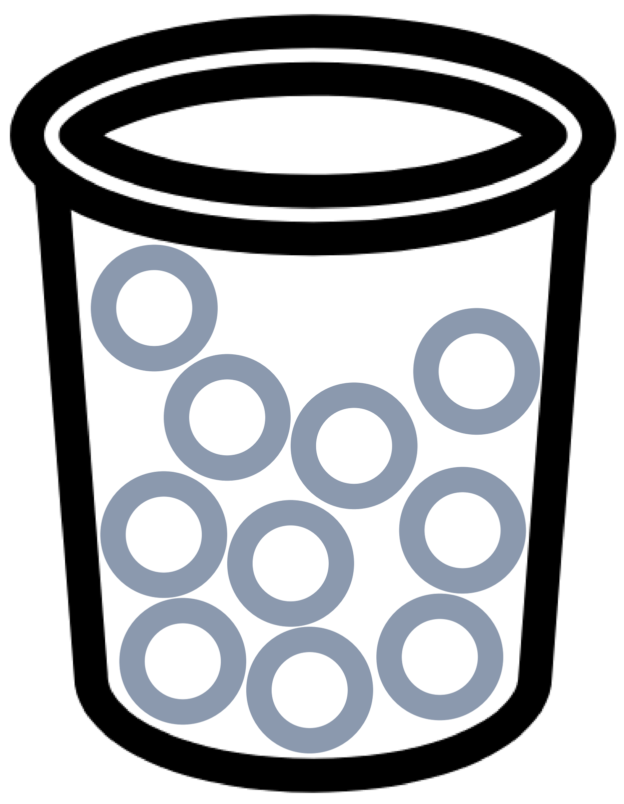
Funding Community Amenities Activity

4500 Northlands Boulevard Rezoning

Help us understand which amenities you want to prioritize with CACs

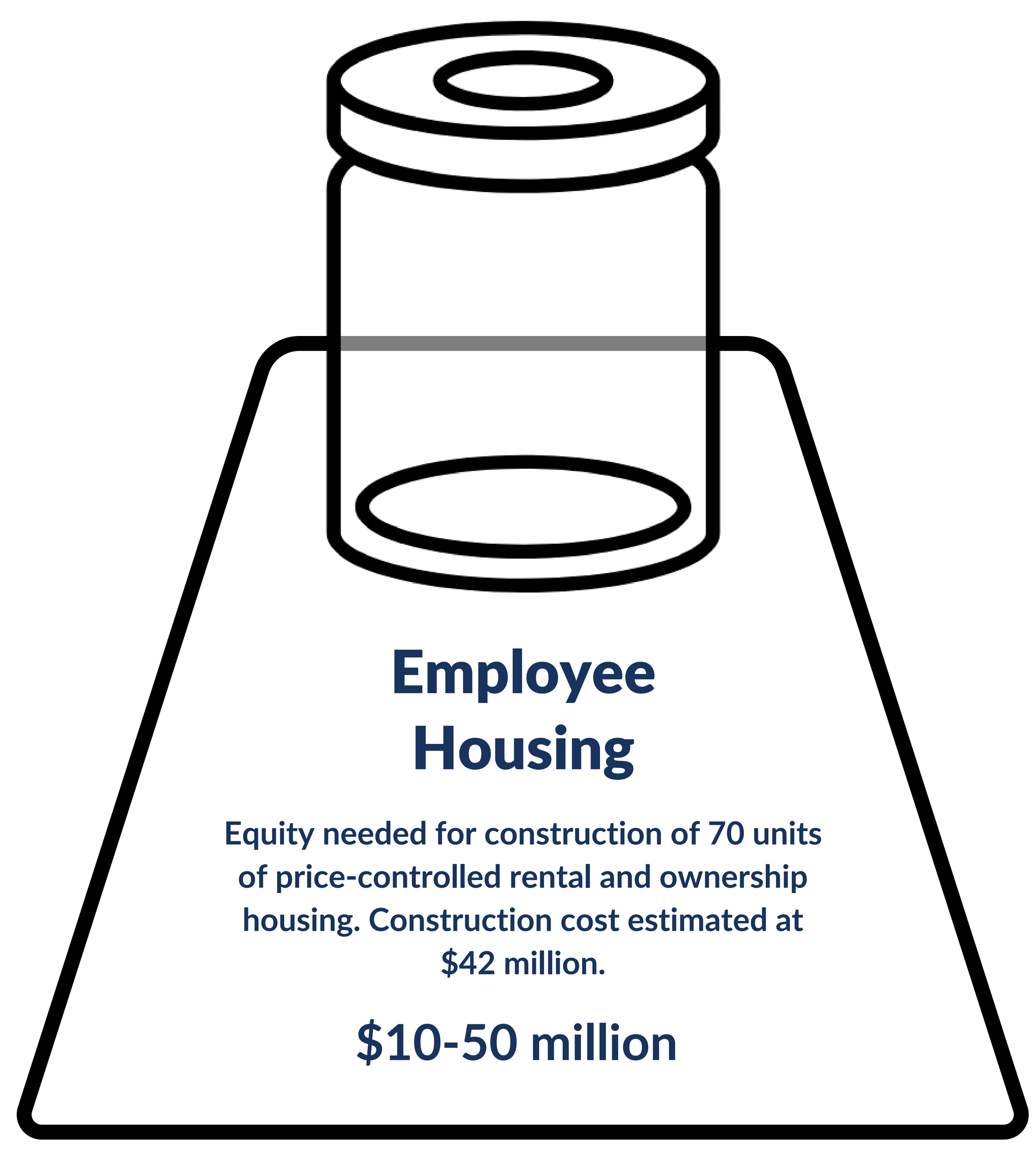
1 - Take a cup of pom poms

You should have 10 pom poms. Each pom pom represents $5 million, for a total value of $50 million



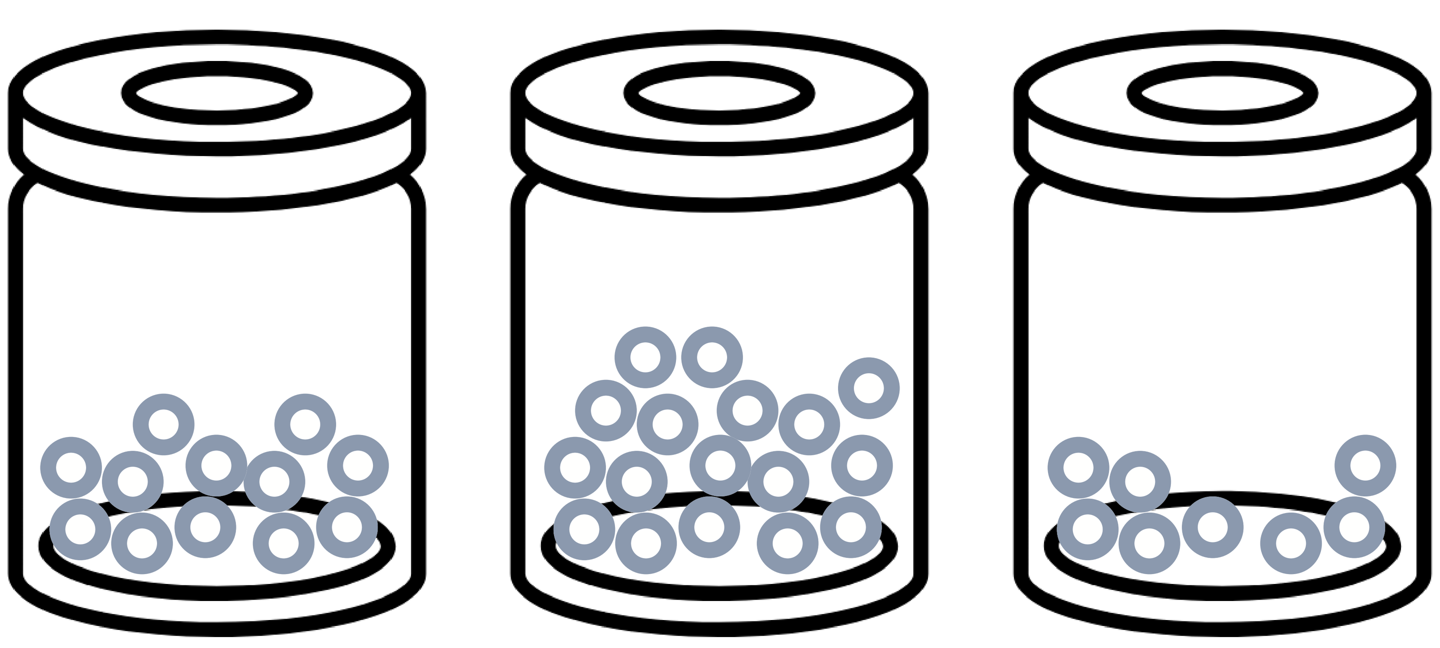
2 - Read the amenity options

There are nine community amenities you can choose to fund. Each amenity has an estimated cost range - you can choose whether to partially or fully fund each amenity.



3 - Fund amenities

Put your pom poms in the jar for each amenity you'd like to fund. Adding more pom poms to the same jar tells us you'd like fund that amenity more.



4 - Additional amenities?

If there are any amenities you would like to be included in the CAC package, use the sticky notes on the final panel to tell us!

Funding Community Amenities activity

4500 Northlands Boulevard Rezoning

Are there any additional community amenities that should be funded by the CACs?

Use sticky notes to add any additional community amenities