

4500 Northlands Phase 1 – Principles of Planning Process Public Engagement Summary

This summary document reviews the Phase 1 engagement process, presents the key themes that emerged from the engagement process, explains the engagement methods and participation rates, and presents summarized feedback received through each of the engagement methods. Lastly, the final section of this summary includes a copy of the questionnaire, the community open house Mural board, and the information poster boards that were used in the engagement process.

Phase 1 - Principles of Planning

Phase 1 involved early community engagement that was intended to set clear expectations for the project timeline and to develop a common understanding of the desired process and engagement and input opportunities, as well as to develop guiding principles and objectives. It involves an introduction to the project site, consideration of the opportunities and constraints, and the development of guiding principles that will provide a framework for identifying and evaluating alternative development and amenity concepts through the subsequent phases.

Six Guiding Principles were developed based on the aspiration and vision from the RMOW's Official Community Plan (OCP):

1. Balance resort and community needs
2. Strengthen sense of place and social connections
3. Provide diverse housing opportunities
4. Enhance connectivity and mobility
5. Accelerate climate action and address resource use
6. Integrate and enhance nature

The Guiding Principles draw from key community planning and development policies. They create a framework for guiding and assessing development concepts, and they keep a clear focus on implementing established policies, with tangible outcomes for the community.

An extensive community engagement process was undertaken to share the draft guiding principles and to ask for feedback, from Council, municipal committees, stakeholder groups, and the community.

Summary of Key Themes

The following sections provide details of the engagement activities and feedback that was received through the engagement process.

In summary, we heard that the community is passionate about seeing the future of this site be something special that serves both the community and visitors and continues our reputation as an innovative and sustainable alpine resort community, and note the following key themes that were identified:

- Housing is a priority and should be planned to serve a spectrum of people who live and work in Whistler, including families, workforce and seniors.
- Connecting and integrating walking and biking connections for all ages and abilities across Lorimer Road to the village and the surrounding neighbourhoods is important.
- The site should feel like an extension of the village.
- Development should integrate and enhance natural elements of the site and incorporate nature into community and open space.
- Site design should incorporate green design practices and sustainable technology to limit energy consumption and waste, like electric vehicle infrastructure, solar and rainwater capture.

- When considering land uses, work should be done to identify potential gaps in community needs and look for opportunities to support those uses, which may include needs such as medical facilities and offices, and daycare space.
- If considering commercial uses, explore opportunities to support small-scale, locally-focused retail spaces to round out residential uses and help support a complete and integrated community.
- Users of the existing racquet facilities on site are concerned the development will displace their club and impact access to tennis and pickle ball in Whistler.
- The community wants spaces to facilitate community gathering and social connectedness.
- Inclusion of arts, culture, First Nations culture can contribute to sense of place and sense of belonging
- The site has opportunities for community amenities like all-weather recreation or sports facilities, family-friendly community space, arts and cultural space, naturalized areas, open space, and outdoor leisure facilities.

Engagement Activities and Participation

The two principal methods of sharing information and receiving feedback from the community on the draft guiding principles were the online community open house and the online questionnaire. In addition, other community input opportunities included poster board information displays at the Whistler Public Library and Meadow Park Sports Centre), a staffed information booth at the Whistler Farmer's Market, and via our website, email, and through social media channels.

Further to the community input, Council, Council Committees, and stakeholder groups were engaged directly.

Community Meeting

The community meeting provided the opportunity through small group break out discussion where a staff member was assigned to facilitate the conversation framed around two questions:

- How do these principles set the project and community up for success?; and
- How can these principles be improved? What is missing?

Input was collected through comment stickers added to Mural board digital worksheets. Each draft guiding principle was displayed with specific framing questions and key topics. All the comments collected were coded and reviewed to identify common themes and ideas.

Questionnaire

In the online questionnaire participants were first asked for high-level ideas about the site, then asked to consider each draft guiding principle individually, to consider the farming policy and to consider specific aspects of the draft principle and indicate the level of importance for that aspect of the draft guiding principle for this site. Participants were prompted to add additional language and ideas at each aspect of each draft principle, and also to share what they thought was missing. Lastly, participants were asked demographic questions and to tell us what information was missing from the questionnaire and process that would have been helpful. A copy of the questionnaire can be found in the section titled Supporting Documents

Committees and Stakeholders

Staff made a presentation to Council, Council committees, and stakeholder groups to introduce the project, provide background information, site context, policy framework, an overview of the process and timeline, and explain the community engagement process and opportunities for further engagement and feedback. The draft guiding principles were shared, and feedback was sought on the content and alignment with the Official Community Plan and other municipal policies, and to tell us what was missing.

Webpage

The total number of hits and the average time spent on the project webpage indicate a high level of engagement with the project information and engagement opportunities. The webpage was also updated to include the video recording and presentation slides from the project open house to provide a central place for community members to access information.

Participation

The table below presents a summary of the engagement activities and participation.

Activity	Summary Description	Results
Social Media and Advertising <u>Level of engagement:</u> <i>Inform</i>	Information announcing the project and methods to participate in community engagement were shared on RMOW social media streams and through other media channels.	Two news releases and stories in multiple additions of Whistler Today. Ongoing Facebook promotion. Promotion on the RMOW website – home page and project feature page. Email notice from Mayor to committees and partner representatives to encourage participation in, and sharing of, survey amongst their organizations and memberships. General feedback – Ongoing collection of email, telephone, and written feedback
Website <u>Level of engagement:</u> <i>Inform</i>	A landing page was developed to be a central location to share ongoing information about the project and public engagement activities. Webpage updates are on-going to provide the community with up-to-date information.	Total page visits: 1,061 Unique page visits: 934 Average time on page: 6 minutes 1 sec Outbound link clicks to the questionnaire): • Total clicks:79 • Unique clicks: 76
Virtual Open House <u>Level of engagement:</u> <i>Consult</i>	Due to COVID-19 restrictions, the community meeting was held online through the video platform Zoom which allowed for participants to join the info session at the beginning with a presentation from key project members, including members from the developer's team and RMOW Staff. The presentation was followed by two breakout sessions that allowed for smaller groups of five or six people to discuss the guiding principles.	Online meeting hosted June 17 from 5-7:30 p.m. There was 182 community members in attendance with an additional 32 from the project team and supporting the project engagement. A total of 20 break-out rooms collected input from participants. The input was collected via digital worksheets through a Mural board. A YouTube video recording of the Community Open House was posted to the webpage along with a PDF of the presentation slides.
Questionnaire <u>Level of engagement:</u> <i>Consult</i>	This online engagement tool was open for approximately a month, from June 18 to July 19, 2021. Hard copies were made available on request. Questions sought to capture input on the vision, what was missing, and about participants. Each guiding principle was reviewed and had	391 questionnaires were submitted and a 100-page summary was produced by the digital survey platform. Over 60% of the respondents were satisfied with the survey as a way to contribute input to the project.

	several open-ended responses prompts for participants to contribute input and ideas. All input was reviewed for reoccurring themes.	Nearly 60% of respondents are year-round residents and approximately 15% of respondents make Whistler their second home. Under 10% of respondents were under 35 years of age with the majority of respondents being 55 years old or older.
Farmers Market <u>Level of engagement:</u> <i>Inform</i>	Staff from the RMOW set up a booth on July 18 th to answer questions and speak directly with interested community members. The panel/booth was positioned at the entrance of the market next to the waste disposal area to increase visibility and opportunities for interaction.	Panels were visible at the entrance where approximately 1,569 people would have walked by the booth. Comment forms were available for interested members of the community to provide written feedback.
Stakeholder Meetings <u>Level of engagement:</u> <i>Consult</i>	RMOW Staff attended meetings with local stakeholder groups to provide information about the project and collect input on the guiding principles, questions, and concerns.	RMOW attended the following stakeholder meetings: • Mature Action Committee - July 21, 2021, 10:00 - 10:30 am • Whistler Tennis Association - July 22, 2021, 4:00 - 4:30 pm
Committee Meetings <u>Level of engagement:</u> <i>Consult - Involve</i>	Staff attended multiple Council Committee meetings to present the project and process, to answer questions, and to receive feedback on the draft principles.	Staff attended the following Committee meetings: • Advisory Design Panel – April 21, 2021 • Strategic Planning Committee – May 25, 2021 • Recreation and Leisure Advisory Committee – July 8, 2021 • Measure Up Select Committee of Council – August 4, 2021

Summarized Feedback

The table below presents a summary of the feedback that we received through the community engagement process based on each of the draft Guiding Principles.

Guiding Principle	Community Input Themes
1 Balance resort and community needs	• Recreation is highly valued by locals and is connected to Whistler's identity • Existing racquet club users are concerned about the future of tennis club facilities on site. • Housing and amenities are needed for workforce, seniors, families • There is a need for or more medical focused space to better serve the community, including doctor's offices, critical care, supported living • Need for daycare and education facilities • Neighbours in Montebello shared concerns about noise and impacts on their neighbourhood

- Recreation facilities are more than just sports, they serve as community space, family-friendly space, seniors space
 - Interests/perspective of Reconciliation should be considered
 - Public space and recreation are valued by the community and part of Whistler's identity
 - Opportunities for community space/multi-use space that supports seniors, families and locals
 - Housings for locals as a priority over tourism accommodations
 - Not a huge need for commercial space but if so, it spaces should be smaller and locally focused
 - Opportunity to integrate public art and cultural elements, including First Nations
- 2 Strengthen sense of place and social connections
- The character should focus on local, include more cultural events, arts, First Nations culture, mountain identity, green, but also urban and innovative
 - Connect the neighbourhood to Upper Village and the surrounding community
 - Parking should be out of sight or underground
 - Recreation is an important aspect of livability and part of a thriving community
 - Unique mountain resort identity
 - Creating community space that works for locals and tourists
 - Need accepting, welcoming gathering places for all ages and abilities
 - Design should be pedestrian-focused with safe connections to the Village and adjacent neighbourhoods
 - The site needs to reflect Whistler's identity and fit into an existing place
 - Sustainable and green tied to identity, nature, and environment are important
 - Opportunities to include arts, cultural, sporting related space and programming
 - All season spaces and facilities
- 3 Provide diverse housing opportunities
- Housing should be a priority and should prioritize locals over tourist beds
 - Alternative housing types (group housing, smaller units, etc.)
 - Strong need for affordable employee restricted housing
 - Seniors housing to support aging in place
 - Consider storage needs
 - Housing should be energy efficient
 - Flexible/adaptable
 - Should accommodate a full range of people and ages – a mix of types and tenures
 - Single floor living
 - First Nation preferred access
 - Affordability is a key concern
- 4 Enhance connectivity and mobility
- Safe connections for people who walk and bike
 - Public connections throughout the site
 - Opportunities to incentivize car-free living
 - The existing connection across Lorimer needs to be enhanced
 - Linkages on Valley Trail from Nesters through the site into Market Place
 - Design for all ages and abilities
 - Snow clearing in the winter
 - Bike parking and storage – some secure
 - Weather protected (covered, shade trees)
 - Covered bike parking and transit shelters
 - Make transit free
 - Include electric vehicle infrastructure

- Water station and benches
 - Opportunity for car-share or co-op
 - Bridge to link connections
- 5 Accelerate climate action and address resource use
- Sustainable/green building practices
 - Rainwater capture and greywater use
 - Utilizing solar and wind power
 - EV charging stations
 - Geothermal energy
 - Passive building design and high-efficiency fixtures
 - Heat pumps
 - Green roofs
 - Aquaponics
 - Low voltage lighting and natural lighting
 - Smaller units, density close to the Village
 - Aim for net-zero – early step code implementation
 - Fire resistance materials
 - Utilizing recycled and local materials to build and construction practices that limit waste
 - An opportunity for Whistler to be a leader in sustainable building
- 6 Integrate and enhance nature
- Protect, highlight and integrate the wetlands and natural site features
 - Food production and community gardens
 - Low impact and low maintenance landscaping (xeriscaping)
 - Use of natural species and alternatives to grass in green and open spaces
 - Integrate stormwater design into a natural setting
 - Integrate water features into the site design
 - Natural areas for leisure recreation and picnic areas with shade trees
 - Views are not critical - trees that don't block the views
 - Appropriate use of lighting
 - Valley Trail and pathways through a natural setting
 - Wildlife friendly
 - Integrate solar

Stakeholder Feedback

The Mature Action Community generally supported the draft Guiding Principles, and suggested that the language be broadened for housing, and in particular that draft Guiding Principle #2 explicitly refers to the importance of a diversity of housing to support the needs of seniors as well as employees. They further encouraged the consideration of off-site opportunities for realizing community amenity contributions, in order to keep a broad range of options open, and not be limited by constraints at the specific site.

The Whistler Tennis Association also generally supported the draft guiding principles, and noted that the presence of the existing facility aligns with several of the draft principles. In particular they described how the existing facility aligns with draft guiding principle 1, seeking to balance resort and community needs, by serving the local community and also being a destination for visitors to the resort. They further noted how they are primarily interested in seeing the existing facility remain in place, or having a new facility as part of the development. They explained how events and activities at the racket club also align with draft guiding principle 2 in that they serve to strengthen community and social connectedness. They further explained that the facility has a relatively low environmental impact. The WTA requested that the draft guiding principles be revised to add a new 7th guiding principle, to “enhance and diversify sports and recreation opportunities”.

Committee Feedback

The Advisory Design Panel (ADP) received information about the project, shared their enthusiasm for the project, and welcomed the opportunity to provide feedback on site designs in the next phase of the process.

The Strategic Planning Committee (SPC) noted the following:

- Consider how development integrates and relates to the rest of the Village
- Rezoning process should include engagement on community values and technical considerations
 - Consider including council advisory committees
- Recognize community values and principles in relation to site development
 - As a priority, make the development a great place for Whistler
- Rezoning process should identify and consider gaps and needs of the community
 - Could be informed by Balance Model
- Connectivity to Village and to mountain base, importance of pedestrian access and connections
- Central location is important opportunity for walkability and potential to consider reduced parking requirements
 - Include careful analysis of parking requirement and opportunities
 - Evaluate relative to RMOW policy objectives as well as site uses and occupants
- Land uses - consider supply of secured visitor accommodation
 - Consider role of Phase 2 covenants

The Recreation and Leisure Advisory Committee (RLAC) noted the following:

- Expressed desire to ensure that past commitments for facilities are honoured and valued through this process
- Noted that previous commitment was for an indoor recreational facility for the community
- Suggested that the language in the guiding principles should be something that can be applied to various developments in the future, and not just be specific to one sport
- The committee resolved to recommend “that staff consider adding the concept of ‘maintain, enhance and diversify sports and recreation opportunities’ to the overall guiding principles for the 4500 Northland Boulevard site planning process.”

The Measuring Up Select Committee of Council noted the following:

- General support for the draft guiding principles, and in particular guiding principle 1 to balance resort and community needs
- A suggestion that the project use a broad interpretation of accessibility to consider needs beyond physical impairments, and to consider needs related to visual impairments, head injuries, sensitivities to light/sound, etc.
- An appreciation for the key topic around healthy and safe community, and a suggestion that safe spaces are trauma informed and that the design consider trauma related matters

Process Feedback

In addition to the feedback specifically related to the draft guiding principles, we received comments and suggestions for information that would be helpful moving forward in the engagement process. Staff note that for future engagement we will seek to provide improved clarity of the size and context of the site, and will continue to use a broad range of methods to inform the public of the engagement process, and to highlight opportunities to be involved. It is also anticipated that in-person events may be possible as the project moves forward, in which case staff will seek to use online and in-person methods in conjunction with each other to seek to find a convenient means for participation across a variety of participants.

Engagement Tools

The following section includes copies of three of the tools that were used to collect input and provide project information during Phase 1 community engagement, specifically, the online questionnaire, the Mural board from the open house, and the information poster boards that were posted at the Whistler Public Library and Meadow Park Sports Centre.

Phase 1 Engagement Tool – Questionnaire

The following section is a copy of the blank questionnaire that was available online from June 17 – July 19, 2021.



4500 Northlands Survey

About this survey

Thank you for making the time for this survey, which will take about 20-25 minutes to complete. Its main focus is to gather your input on draft Guiding Principles and related statements that will be used to facilitate the assessment of the Northlands site development once concepts are proposed.

There are four sections in the survey:

1. Project information
2. Let's imagine - initial ideas and innovations
3. Draft Guiding Principles - what's most important and what's missing
4. About you - some demographic questions

If you encounter any problems with this survey or have any questions about it or the project, please email northlands@whistler.ca.

Privacy Statement

The responses that you provide in this survey, including information such as your IP address and your opinions, is under the authority of Section 26(e) of the Freedom of Information and Protection of Privacy Act. By completing this survey, you consent to your responses being collected by a third party, Survey Monkey, which stores data on a server located in the United States and provides it to the RMOW for the purposes of gathering feedback from stakeholders to inform the development of the 4500 Northlands site. Your personal information will be kept securely by the RMOW and anonymized data will be shared with the applicant, Beedie Living. If you have any questions regarding the collection, use or sharing of your personal information, please contact Tracy Napier at planning@whistler.ca or 604-935-8153.



4500 Northlands Survey

Northlands Planning Process and Site Information

About the planning process

The planning process for the rezoning and future development of the Northlands site is underway. We will be seeking community input over the coming months through an enhanced process that will guide the consideration of the rezoning.

Using Whistler's Official Community Plan (OCP) and vision as the framework, a collaborative, iterative process involving the community, stakeholders, Council and the land owner will consider several key factors:

- How do we want this site to complement the core Village area?
- What are the Guiding Principles and priorities for this site?
- How can this project advance established community priorities like livability, social inclusion and climate action?
- What is the look and feel and sense of place for this next step in Village development?

This first phase of community engagement focuses on establishing site-specific Guiding Principles based on Whistler's OCP and other key municipal policies. The next phase will move into developing concepts, and gathering community input on these concepts and optional designs for the development.

About the site

The mostly undeveloped, privately-owned lands have a prominent location just north of Whistler Village located at 4500 Northlands Boulevard and 4711 Settebello Drive (referred to collectively as 4500 Northlands). The site's prominent location just north of Whistler Village presents a significant opportunity for our resort community to shape a large development parcel in the Village. The lands are in the Whistler Village Core Commercial Area in the OCP, which designates visitor and residential accommodation as well as commercial, recreational, and institutional uses.

A large parcel on the East side of the road (4700 Blackcomb Way) has the same owner, was previously established as a conservation area, and will remain undeveloped.

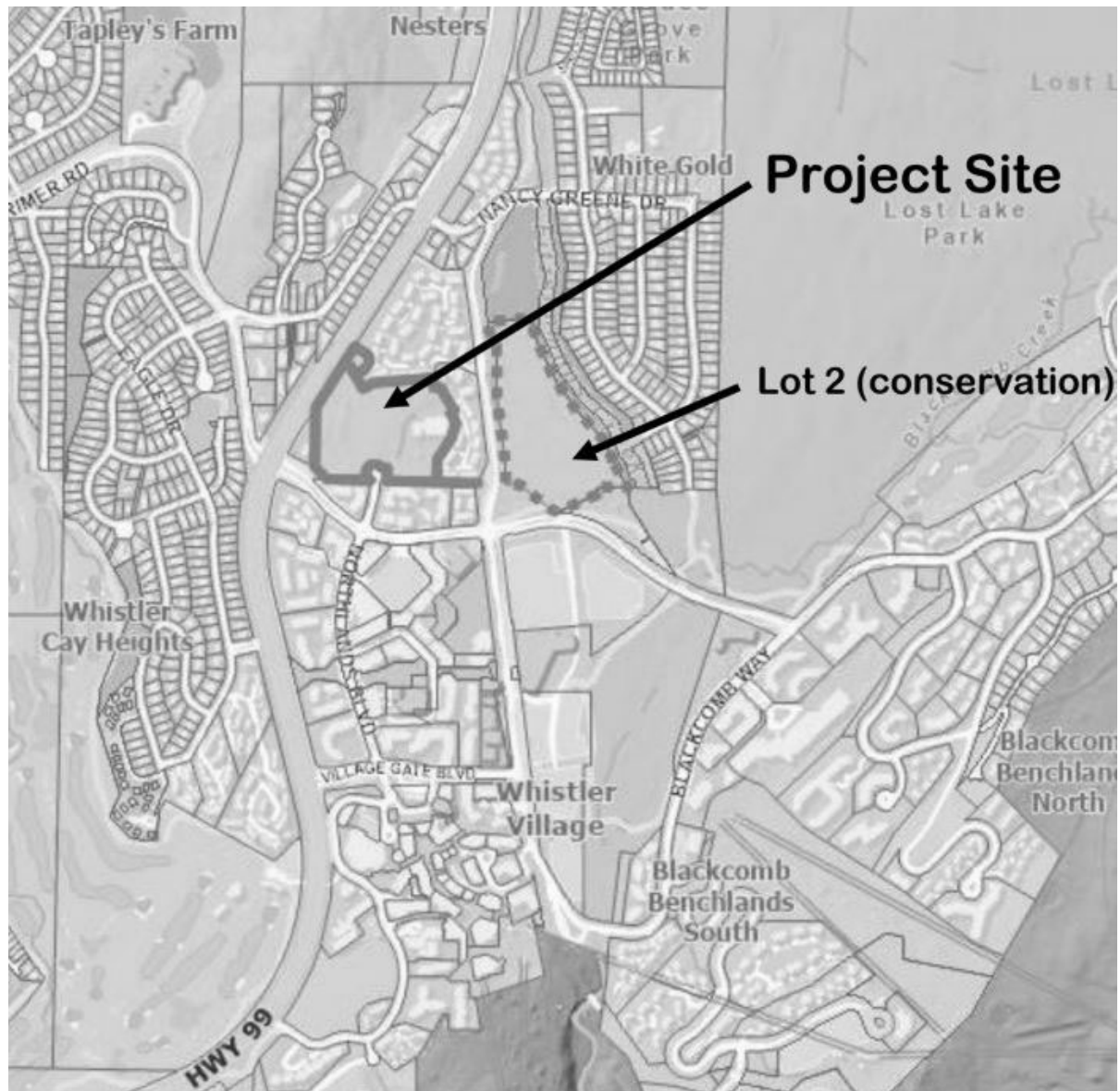
See site images below, and for background information about the site and the planning process, visit whistler.ca/northlands.

1. At this early stage in the process, what other information *about the site* do you need to help you understand *its context and location*? Note that development concepts and optional designs will be part of the next phase of community engagement.

1

2

Site context/location map



Site orthophoto



Site aerial photo 1



Site aerial photo 2





4500 Northlands Survey

Let's imagine...

While there are constraints and limitations to any development site, let's imagine for a moment that the Northlands project can deliver exactly what the community needs most in that central location...

2. In just 2-3 key words, what are your two highest priority ideas or innovations that should be achieved through this development?

1

2

4500 Northlands Survey

About the draft Guiding Principles

There are six Guiding Principles, each with accompanying statements that describe them in more detail. They were drafted based on existing community policies and then made to apply more specifically to the Northlands site. They will be used to facilitate the assessment of the Northlands site development once concepts are proposed.

The Guiding Principles are listed in the table below to give you an overview of what's coming on the next survey pages, which also include the more detailed statements. Links to the relevant policies are provided here for easy reference.

The table below is for reference only - no action/responses necessary.

Guiding Principles	Policy References
1. Balance resort and community needs	Vision Characteristics OCP Chapter 4
2. Strengthen sense of place and social connections	Vision Characteristics OCP Chapter 8 OCP Chapter 4
3. Provide Diverse Housing Opportunities	OCP Ch. 5 - Residential Accommodation OCP Ch. 5 - Visitor Accommodation
4. Enhance connectivity and mobility	OCP Chapter 11 Climate Action Big Move Strategy
5. Accelerate climate action and address resource use	Vision Characteristics OCP Chapter 10 Climate Action Big Move Strategy
6. Integrate and enhance nature	Vision Characteristics OCP Chapter 7

*Other supporting policies used to inform the draft Guiding Principles include: the Green Building Policy, Employee Housing Policy, Community Engagement Policy, and more.

4500 Northlands Survey

BALANCE RESORT AND COMMUNITY NEEDS (Guiding Principle 1)

Balancing the needs of the resort and community is critical to our ongoing evolution, and is especially important for the Northlands project/site given the prominent location in Whistler.

Relevant Municipal Policies - For Reference - Used to inform the draft Guiding Principle statements below

A. Community life and resort visitation are balanced, both occurring within the carrying capacity of our developed and natural environments. (Community Vision)

B. Strive to achieve and maintain a comfortable, balanced resort and community capacity, supporting a progressive sustainable tourism-based economy while protecting the natural environment and reinforcing Whistler's mountain community character (OCP 4.1.2)

C. Recognize and understand the importance of the Whistler experience to the success of the tourism economy, and the interplay of the natural environment, history, regional culture, shopping, architecture, arts and culture, food, sport, recreation, leisure, group and family experience, with a strong and vibrant community. (OCP 4.1.2.2)

D. Optimize the use and function of existing and approved development. Support flexibility, diversity, adaptability and efficiency in land use and development, so the resort community can derive the greatest benefit from existing development and minimize the conversion of natural areas to development. (OCP 4.1.2.11)

E. Promote diversity in housing price ranges to maintain affordability for the varied needs of different workforce groups and retirees within the community. (OCP 5.2)

F. Maintain an appropriate supply and variety of visitor accommodation to support Whistler's sustainable year-round tourism economy. (OCP 5.5)

3. GUIDING PRINCIPLE STATEMENTS (draft)

How important is it to you that the development of the Northlands site addresses each of the statements below?

	High importance	Medium importance	Low importance	Not at all important	N/A - Should not be applied to the Northlands site
PUBLIC SPACES: Public spaces enable social interactions between and activities for residents and visitors.	☐	☐	☐	☐	☐
ACCOMMODATION: Accommodation serves residents, employees, visitors and second homeowners.	☐	☐	☐	☐	☐
COMMERCIAL SPACE: Commercial and office space opportunities support local and visitor needs.	☐	☐	☐	☐	☐
RECREATION: Diverse sports and recreation opportunities support resident and visitor needs.	☐	☐	☐	☐	☐

Note: Accommodation/housing and public spaces are addressed in more detail on subsequent pages of the survey.

4. What changes/additions if any would you make to the draft Guiding Principle statements above?

PUBLIC SPACES	
ACCOMMODATION	
COMMERCIAL SPACE	
RECREATION	

5. Related to balancing resort and community needs, what entirely new Guiding Principle statements would you add? *Note that other topic areas are still to come in the survey.*

1	
2	

4500 Northlands Survey

STRENGTHEN SENSE OF PLACE AND SOCIAL CONNECTIONS (Guiding Principle 2)

Through innovative design, developments can enhance community culture and create connections. The Northlands site has a special role to play given its size and central location.

6. GUIDING PRINCIPLE STATEMENTS (draft)

How important is it to you that the development of the Northlands site addresses each of the statements below?

Policies relevant to this topic area are listed at the bottom of the page, and were used in developing the draft Guiding Principle statements below.

	High importance	Medium importance	Low importance	Not at all important	N/A - Should not be applied to the Northlands site
CHARACTER: Reinforce and enhance Whistler's mountain community character, and complement neighbouring areas.	☐	☐	☐	☐	☐
SENSE OF PLACE: Deliver a neighbourhood that is safe, welcoming and inclusive.	☐	☐	☐	☐	☐
SOCIAL CONNECTIONS: Vibrant, inclusive, accessible public spaces enable social connections and interactions for residents and visitors.	☐	☐	☐	☐	☐

7. What changes/additions if any would you make to the draft Guiding Principle statements above?

CHARACTER	
SENSE OF PLACE	
SOCIAL CONNECTIONS	

8. Related to strengthening sense of place and social connections, what entirely new Guiding Principle statements would you add? *Note that other topic areas are still to come in the survey.*

1	
2	

Relevant Municipal Policies - For Reference - Used to inform the draft Guiding Principle statements below

A. Our genuine mountain culture pervades the community and is celebrated. It is enhanced by the rich heritage and culture of the Squamish Nation and Lil'wat Nation, on whose unceded traditional lands our community sits. (Community Vision)

B. Community connections are strong and interactions with visitors are valued as an extension of the community. (Vision)

C. Residents and visitors of all ages, identities, abilities and incomes are welcome, included, and share our love for nature, active recreation, human connections and innovation. (Vision)

D. Promote, encourage and support initiatives that strengthen the community's sense of place and sense of belonging. (OCP 8.1)

E. Ensure new land use and developments are complementary to existing development and add to Whistler's success. (OCP 4.1.2.13)



4500 Northlands Survey

PROVIDE DIVERSE HOUSING OPPORTUNITIES (Guiding Principle 3)

Whistler is a leader in delivering housing that meet the needs of people with diverse incomes, ages and abilities. The Northlands project offers the opportunity to continue this track-record.

9. GUIDING PRINCIPLE STATEMENTS (draft)

How important is it *to you* that the development of the Northlands site addresses each of the statements below?

Policies relevant to this topic area are listed at the bottom of the page, and were used in developing the draft Guiding Principle statements below.

	High importance	Medium importance	Low importance	Not at all important	N/A - Should not be applied to the Northlands site
TYPES: Diversity of housing types means housing that responds to the needs of different ages, family types and abilities.	☐	☐	☐	☐	☐
AFFORDABILITY: Affordability in Whistler's housing stock includes a range of housing tenures (e.g. rental and ownership, market and employee) and price points that address the needs of people with different incomes.	☐	☐	☐	☐	☐

10. What changes/additions if any would you make to the draft Guiding Principle statements above?

TYPES

AFFORDABILITY

11. Related to providing diverse housing opportunities, what entirely new Guiding Principle statements would you add? *Note that other topic areas are still to come in the survey.*

1

2

A. Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs. (OCP 5.3)

B. Promote diversity in housing price ranges to maintain affordability for the varied needs of different workforce groups and retirees within the community. (OCP 5.2)

4500 Northlands Survey

ENHANCE CONNECTIVITY AND MOBILITY (Guiding Principle 4)

Creating easy and safe connections between the Northlands site to adjacent properties and with the Village Stroll and the Valley Trail system is essential for enhanced mobility and active transportation. Doing so will also support social connections and sense of place.

12. GUIDING PRINCIPLE STATEMENTS (draft)

How important is it *to you* that the development of the Northlands site addresses each of the statements below?

Policies relevant to this topic area are listed at the bottom of the page, and were used in developing the draft Guiding Principle statements below.

	High importance	Medium importance	Low importance	Not at all important	N/A - Should not be applied to the Northlands site
CONNECTIONS: Create safe, accessible, all-season pedestrian and bicycle connections within and through the development wherever possible.	☐	☐	☐	☐	☐
MODE PREFERENCE: Prioritize all-season walking, cycling, transit and other preferred modes over the single occupant vehicle and private automobile.	☐	☐	☐	☐	☐
TRANSIT: Support improved transit infrastructure for all seasons.	☐	☐	☐	☐	☐
INFRASTRUCTURE: Provide EV charging stations for cars and bicycles.	☐	☐	☐	☐	☐

13. What changes/additions if any would you make to the draft Guiding Principle statements above?

CONNECTIONS	
MODE PREFERENCE	
TRANSIT	
INFRASTRUCTURE	

14. Related to enhancing connectivity and mobility, what entirely new Guiding Principle statements would you add? *Note that other topic areas are still to come in the survey.*

1

2

Relevant Municipal Policies - For Reference - Used to inform the draft Guiding Principle statements below

A. Minimize GHG emissions created by the transportation system. (11.3)

B. Move beyond the car: By 2030, 50% of all trips in Whistler are by transit and active transportation. (Climate Action Big Move 1)

C. Support the increased use of preferred modes of transportation for all travel purposes to reduce dependence on private motor vehicles. (OCP 11.4)

D. Decarbonize passenger and commercial transportation: By 2030, 50% of all vehicle kilometres travelled are from zero-emission vehicles. (Climate Action Big Move 2)

E. Provide a quality travel experience for all visitors, employees and residents, and promote a culture of safety and accessibility for pedestrians, cyclists and motorists. (OCP 11.1)

4500 Northlands Survey

ACCELERATE CLIMATE ACTION AND ADDRESS RESOURCE USE (Guiding Principle 5)

Addressing greenhouse gas emissions and energy and resource use when it comes to buildings and infrastructure is a commitment Whistler has made through a number of different policies. Having the Northlands project support Whistler's goals and targets in these areas is an important opportunity.

15. GUIDING PRINCIPLE STATEMENTS (draft)

How important is it *to you* that the development of the Northlands site addresses each of the statements below?

Policies relevant to this topic area are listed at the bottom of the page, and were used in developing the draft Guiding Principle statements below.

	High importance	Medium importance	Low importance	Not at all important	N/A - Should not be applied to the Northlands site
ENERGY/GHG: Minimize energy use/GHG emissions of buildings and infrastructure on the site by implementing the BC Energy Step Code.	☐	☐	☐	☐	☐
WATER: Conserve water through innovative site design and building systems.	☐	☐	☐	☐	☐
MATERIALS: Use materials that protect human well-being and ecosystem health.	☐	☐	☐	☐	☐
WASTE: Manage waste through site construction and ongoing building operation that moves Whistler toward our zero-waste goal.	☐	☐	☐	☐	☐

16. What changes/additions if any would you make to the draft Guiding Principle statements above?

ENERGY/GHG	
WATER	
MATERIALS	
WASTE	

17. Related to accelerating climate action and addressing resource use, what entirely new Guiding Principle statements would you add? *Note that one other topic area is still to come in the survey.*

1

2

Relevant Municipal Policies - For Reference - Used to inform the draft Guiding Principle statements below

A. *Reduce GHG emissions from buildings and infrastructure (OCP 10.3)*

B. *Greenhouse gas (GHG) emissions are being systematically eliminated, all energy is derived from renewable sources and we are increasing our resilience to a changing climate. (Vision)*

C. *Build zero emissions buildings: By 2030, all new buildings achieve the top step in B.C.'s Energy Step Code, use only low carbon heating systems, and embodied carbon emissions drop by 40%. (Climate Action Big Move 4)*

D. *Substantially reduce GHG emissions associated with solid waste management. (OCP 10.4)*

E. *Close the loop and shift toward lower carbon consumption: By 2030, reduce waste sector emissions by 95% and reduce embodied emissions from products and services. (Climate Action Big Move 6)*

F. *Natural resources and energy are conserved and we have achieved zero waste. Water sources are protected. Natural materials are selected and synthetic substances and emissions are managed to protect human well-being and ecosystem health. (Vision)*

4500 Northlands Survey

INTEGRATE AND ENHANCE NATURE (Guiding Principle 6)

The natural environment is one of Whistler's greatest assets and is foundational to the success of Whistler. There is an opportunity at this site to create connections to nature in open spaces, to preserve and enhance habitat and to ensure water and air quality is preserved.

18. GUIDING PRINCIPLE STATEMENTS (draft)

How important is it *to you* that the development of the Northlands site addresses each of the statements below?

Policies relevant to this topic area are listed at the bottom of the page, and were used in developing the draft Guiding Principle statements below.

	High importance	Medium importance	Low importance	Not at all important	N/A - Should not be applied to the Northlands site
NATURAL FEATURES: Integrate natural features into the site design.	☐	☐	☐	☐	☐
GREEN SPACE: Integrate green open space into the site design.	☐	☐	☐	☐	☐
NATURAL ENVIRONMENT: Enhance the natural environment, including land, air and water quality.	☐	☐	☐	☐	☐
VIEWS AND SOLAR ACCESS: Design to maximize views and solar access.	☐	☐	☐	☐	☐
DARK SKIES: Design lighting to maintain dark skies.	☐	☐	☐	☐	☐

19. What changes/additions if any would you make to the draft Guiding Principle statements above?

NATURAL FEATURES	
GREEN SPACE	
NATURAL ENVIRONMENT	
VIEWS & SOLAR ACCESS	
DARK SKIES	

20. Related to integrating and enhancing nature, what entirely new Guiding Principle statements would you add?

1

2

Relevant Municipal Policies - For Reference - Used to inform the draft Guiding Principle statements below

A. *Natural areas are never far from sight and reach; they are the predominant component of our mountain landscape, core to our mountain culture and the basis of our outstanding recreation offerings. (Vision)*

B. *Natural resources and energy are conserved and we have achieved zero waste. Water sources are protected. Natural materials are selected and synthetic substances and emissions are managed to protect human well-being and ecosystem health. (Vision)*

C. *Water quality and quantity in local water bodies, streams and groundwater are protected. (OCP 7.3)*

D. *Whistler's sensitive ecosystems, wildlife, habitat and biodiversity are protected, managed and restored. (OCP 7.1)*

E. *Air quality is protected. (OCP 7.4)*

4500 Northlands Survey

About you

Your responses to these 'about you' questions are needed to better understand the survey results. The 'about you' information gathered, as with the rest of the data, will only be analysed and released in aggregate form, not by individual responses.

* 21. Where do you live?

- ☐ Whistler full-time – permanently, year-round
- ☐ Whistler full-time – for just a season or two
- ☐ Whistler part-time – I own a second home in Whistler
- ☐ Predominantly in Whistler and part of the year elsewhere
- ☐ Squamish area
- ☐ Pemberton/Mount Currie area
- ☐ Vancouver/Lower mainland
- ☐ Elsewhere in BC
- ☐ Elsewhere in Canada
- ☐ USA
- ☐ Other country (please specify):

4500 Northlands Survey

About you

* 22. In which Whistler neighbourhood is your home or second home?

- | | |
|--|--|
| ☐ Function Junction | ☐ Whistler Cay, Tapleys Farm |
| ☐ Cheakamus Crossing | ☐ Village and Village North (including Montebello) |
| ☐ Spring Creek | ☐ Upper Village, Blackcomb Benchlands |
| ☐ Twin Lakes, Tamarisk | ☐ Nesters, White Gold and Spruce Grove |
| ☐ Millars Pond, Bayshores, Kadenwood | ☐ Nicklaus North and Cypress Place |
| ☐ Creekside | ☐ Alpine Meadows |
| ☐ Nita Lake Estates, Stonebridge and Westside/Alta Lake Road | ☐ Rainbow, Baxter Creek |
| ☐ Alta Vista and Blueberry Hill | ☐ Emerald Estates |
| ☐ Brio and Sunridge Plateau | |
| ☐ Other (please specify) | |

4500 Northlands Survey

About you

23. Which range below includes your age?

- | | |
|--------------------------------|---|
| ☐ Under 18 | ☐ 65 -74 |
| ☐ 18 -24 | ☐ 75-84 |
| ☐ 25-34 | ☐ 85-94 |
| ☐ 35-44 | ☐ 95+ |
| ☐ 45-54 | ☐ Prefer not to say |
| ☐ 55-64 | |



4500 Northlands Survey

THANK YOU

Thank you so much for taking the time to complete this survey. Your input will be used to inform the next steps in the project, and a summary of what we heard will be presented later this summer.

For more information about the Northlands project, please visit whistler.ca/northlands. If you have additional questions about the project, please direct them to northlands@whistler.ca.

If you have time, please take a few more minutes to help us improve future engagement opportunities by answering the questions below.

24. How satisfied are you with this survey as a way to provide input to the Northlands project/planning process thus far?

- ☐ Very satisfied
- ☐ Satisfied
- ☐ Neither satisfied nor dissatisfied (neutral)
- ☐ Dissatisfied
- ☐ Very dissatisfied

25. If you attended the Community Conversation Open House on June 17, how satisfied were you with that event to provide input to the Northlands planning process so far?

- ☐ Very satisfied
- ☐ Satisfied
- ☐ Neither satisfied nor dissatisfied (neutral)
- ☐ Dissatisfied
- ☐ Very dissatisfied

26. How satisfied were you with the information provided to inform your participation in either of the above engagement opportunities?

- ☐ Very satisfied
- ☐ Satisfied
- ☐ Neither satisfied nor dissatisfied (neutral)
- ☐ Dissatisfied
- ☐ Very dissatisfied

27. Please provide feedback to help us improve the Northlands planning process moving forward.

Phase 1 Engagement Tool – Mural board from open house

The following section is an image of the mural board worksheet that was used during the small group discussions at the open house on June 17, 2021.

Guiding Principles 1-3

1. BALANCE RESORT & COMMUNITY NEEDS

- Resort and tourism economy is critical to Whistler's success.
- Balance interrelationships between visitor experience and demands on amenities, services, and infrastructure.
- Progressive, sustainable, tourism-based economy while augmenting community quality of life and protecting the natural environment.
- How can this development best serve the needs of the community and the resort?
- What features will contribute to a thriving community, while protecting nature, and inspiring guests?

2. STRENGTHEN SENSE OF PLACE AND SOCIAL CONNECTION

- Enhance Whistler's mountain community character, and complement neighbouring areas.
- Neighbourhood that is safe, welcoming and inclusive.
- Vibrant, inclusive, accessible public spaces enable social connections and interactions for residents and visitors.
- Diversity of sports and recreation opportunities.
- What features are essential for great neighbourhoods in Whistler?
- What features and activities are missing from the Core Village neighbourhood? How can this site complement and augment what is already here?

3. PROVIDE DIVERSE HOUSING OPPORTUNITIES

- That responds to the needs of different ages, family types and abilities.
- Affordability includes a range of housing tenures (e.g. rental and ownership, market and employee) and price points that address the needs of people with different incomes.
- How can this site serve community housing needs?
- What types of housing and tenures are best for this site?

How do these principles set the project and community up for success?



How can these principles be improved? What is missing?



Parking Lot

Guiding Principles 4-6

4. ENHANCE CONNECTIVITY AND MOBILITY

- Prioritize all-season walking, cycling, transit and other preferred modes over single occupant vehicle/private automobile.
- Support transit infrastructure and EV charging.
- What are barriers to and opportunities for creating connection to the Village?
- How can the development of this site support active transit and moving beyond the car?

5. ACCELERATE CLIMATE ACTION AND ADDRESS RESOURCE USE

- Minimize energy use/GHG emissions of buildings and infrastructure on the site.
- Conserve water through innovative site design and building systems.
- Use materials that protect human well-being and ecosystem health.
- Manage waste to move Whistler toward our zero-waste goal.
- How can we address community climate mitigation and energy and emissions reduction through this development?
- What design elements will promote climate mitigation and GHG emission reductions?

3. INTEGRATE AND ENHANCE NATURE

- Integrate natural features and open space in the site design.
- Enhance the natural environment, including land, air and water quality.
- Design to maximize views and solar access.
- Design lighting to maintain dark skies.
- What habitat and biodiversity can be preserved on site?
- How can habitat and biodiversity be improved through development?

How do these principles set the project and community up for success?



How can these principles be improved? What is missing?



Parking Lot

Phase 1 Engagement Tool – Information poster boards

The following section includes the information boards that were posted at the Whistler Public Library during the community input period following the open house. A slightly modified version of these was also posted at the Meadow Park Sports Centre.



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
» Communicate expectations for the timeline » Develop a common understanding of the planning and engagement process » Develop Guiding Principles	» Iterative process between staff and the proponent team ↳ Present high-level site design concepts to the public » Council consideration of concepts ↳ Alignment with guiding principles and general site design » Community engagement to present development concepts	» 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?

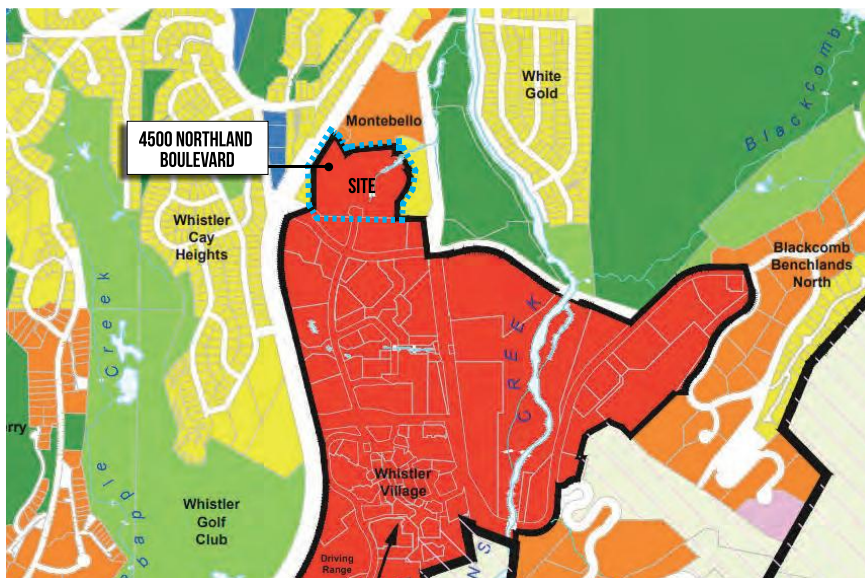
The Zoning Bylaw establishes how land may be used within the municipality. It establishes a pattern of development across neighbourhoods and identifies what may be built on a piece of property.

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.

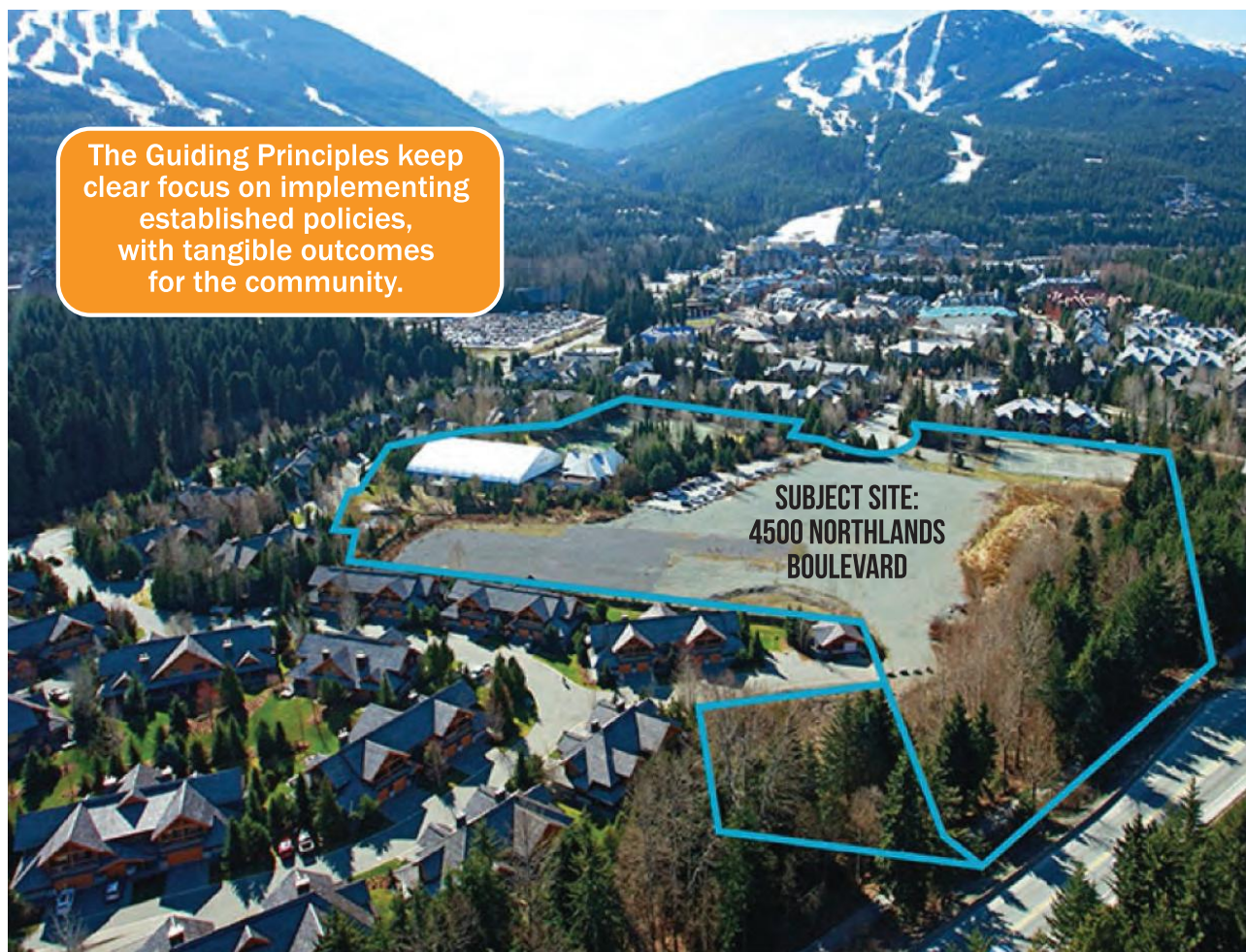
Broader Policy Context

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.





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.

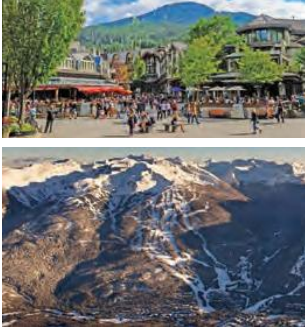
Check out the questionnaire here



DRAFT GUIDING PRINCIPLES

DRAFT GUIDING PRINCIPLE #1:

Balance resort and community needs



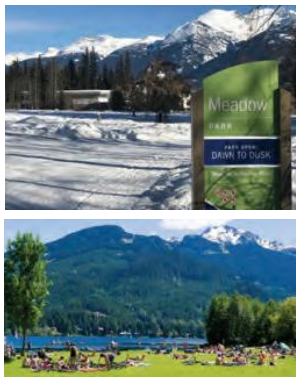
Whistler's ongoing evolution as a balanced resort community includes commitments to supporting community-determined growth management measures while recognizing that the development and improvement of resort recreation and visitation are major contributors to Whistler's success.

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

