



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 development concept for 4500 Northlands Boulevard
3. Provide an overview of the proposed community amenity contribution package and benefits to the community
4. Provide clarity on the approval process
5. Provide overview of architectural direction; and
6. Invite the community to ask questions and offer feedback

BEEDIE WANTS TO BUILD HOUSING DURING A HOUSING CRISIS.

HOW CAN BEEDIE DELIVER HOUSING?

By changing the current use from: **Tourist Accommodation (Hotel) Zoning.**

Did you know? This zoning has been in place for 35 years. Three groups have tried to apply but no application has advanced. It's time for a change.

To: **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.

Current Zoning:

837 Bed Units
359,000 Max Sqft

Rezoning to

Proposed New Zoning:

837 Bed Units
359,000 Max Sqft

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

DID YOU KNOW?



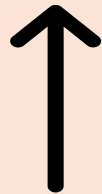
Under the existing HOTEL zoning, the requirement for Employee Housing is:

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 the RESIDENTIAL COMMUNITY?



MORE!

UP TO 70 UNITS OF EMPLOYEE HOUSING ON-SITE

**SO...IF BEEDIE IS ALLOWED TO REZONE THE PROPERTY
THEN WHAT HAS BEEN THE HOLDUP ALL THESE YEARS?**



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



Let's Recap...

2018-2022

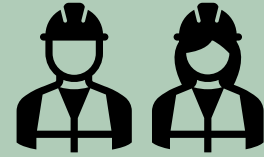
- Public Engagement #1
Guiding Principles
- Public Engagement #2
2 Schemes Presented
- **Community** Feedback Received



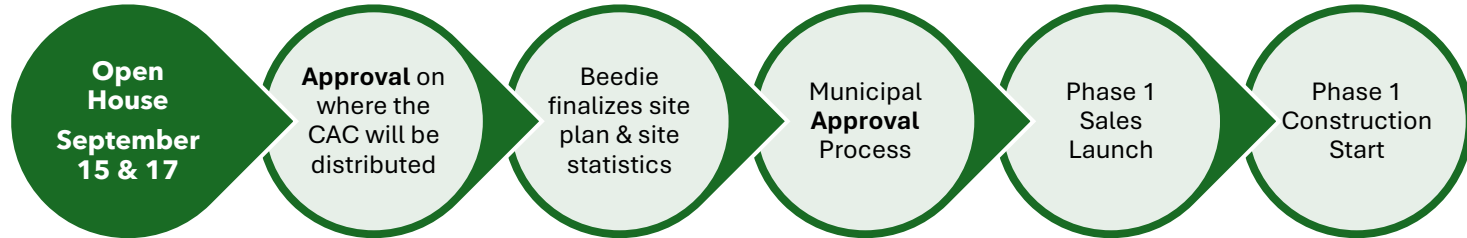
2022-2025

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

When will the project start construction?



We're committed to bringing the development to market and to start building, but our timing depends on approvals.



Subject to market conditions **we anticipate the construction timeline for the entire project build out to be 6-8 years.**

DID YOU KNOW?

We understand there have been questions about this. Here are the facts

- **The Official Community Plan of Whistler allows an applicant to apply for a rezoning to build housing.**
- **The projected construction timeline will take 6-8 years not 20.**
- **Multiple phases are anticipated to be built at the same time.**
- **The project has not entered the RMOW approval process. We are in Phase 2 of 3, moving toward Phase 3.**
- **The current WRC is privately owned by Beedie.**
- **A rezoning does not commit an applicant to deliver a particular amenity. Council, with input from the community, determines which amenities are prioritized.**
- For this rezoning, the Community Amenity Contribution (CAC) is being determined through a negotiated process. The time required for this process has delayed housing, economic benefit, and community amenities. **That is why your input is crucial.** It will help provide Council with clear feedback so the community can move forward, build new homes, create jobs, provide on-going economic benefit to Whistler, and deliver amenities.

**I KEEP HEARING ABOUT “COMMUNITY AMENITY NEGOTIATIONS”
AND “COMMUNITY AMENITIES.”**

CAN SOMEONE HELP EXPLAIN?



What is a "Community Amenity Negotiation"?

The Local Government Act allows municipalities to negotiate a Community Amenity Contribution "**CAC**" when a rezoning is requested. Because a 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 from the rezoning is shared with the community, often through **cash, employee housing, childcare, parks, recreation facilities and other amenities.**

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

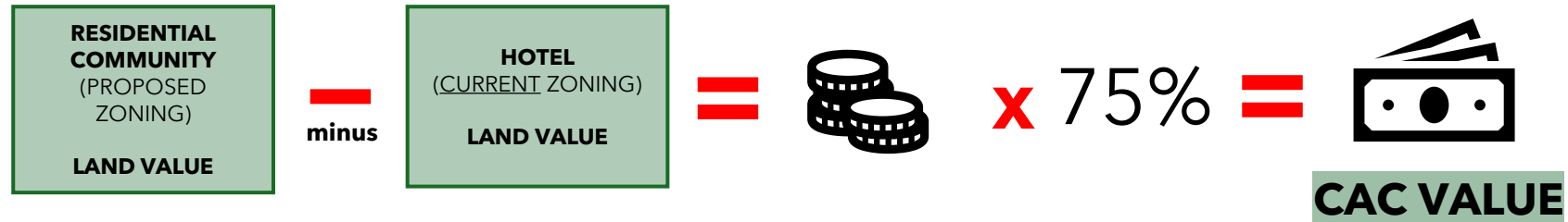
How are CACs calculated?

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 first maximizes the allowable bed units for a **RESIDENTIAL COMMUNITY** and drafts the preferred site plan. For 4500 Northlands, this plan includes townhomes, apartments, and neighbourhood commercial. **Its residual land value is then determined.**

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

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

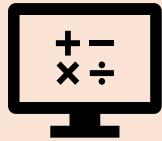


DID YOU KNOW?



WE HIRED EXPERTS.

Financial models are prepared to **determine the land value** under both the **HOTEL and 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 assumptions and valuations.
- **BTY Construction Cost Consultants** was hired to confirm construction numbers.
- **Webster Engineering** was hired to confirm civil and infrastructure costs.
- **Negotiations between the RMOW & Beedie, with expert consultants, spanned three years (2022-2025).**
- **The data used in the financial models is predominantly from 2023.**

How is the CAC value 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, council determines 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 TO ALLOCATE THE CAC?



...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**.

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**
- **A Dedicated Employee Housing Building**

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 Repurposed



Additional Benefits:

- 280-300 NEW HOMES
- NEW PUBLIC PLAZA
- NEW RESTAURANT & CAFÉ
- INTERSECTION Upgrade at Lorimer and Northlands
- INFRASTRUCTURE Upgrades
- JOB CREATION
- PROPERTY TAX REVENUE
- ECONOMIC BENEFIT DURING CONSTRUCTION
- ANNUAL ECONOMIC IMPACT AFTER COMPLETION



+\$200M

IN COMMUNITY BENEFITS



THE ECONOMIC IMPACT TO WHISTLER

What is the cost of indecision?



➤ **\$25.9 MILLION IN ECONOMIC IMPACT ANNUALLY**

In direct, indirect, and induced expenditures. New dollars flowing into local services, restaurants, cafés, and shops post occupancy.

➤ **\$3.6 MILLION IN ANNUAL PROPERTY TAX REVENUE**

Estimated Property, utilities, parcel taxes etc.

➤ **300 WHISTLER JOBS DURING CONSTRUCTION & ➤ **SUPPORTING 209 JOBS AFTER COMPLETION****

From trades to restaurants, retail, and services, the project creates steady employment that supports Whistler's economy now and in the future.

The standard approach for estimating economic impacts is through the use of Statistics Canada's input-model and the associated provincial symmetric input-output tables, which were used to determine the numbers above.



THE FULL ECONOMIC IMPACT



Economic Impact	Economic Value (Direct, indirect & induced)	Jobs Supported (Direct, indirect & induced)
Community Amenity Contributions (CAC)	\$47M	228
Estimated Municipal Fees paid to RMOW	\$7.5M	
Impact on BC Wide GDP during Development & Construction	\$309M	~340 full time jobs supported per year
TOTAL ONE-TIME ECONOMIC IMPACT	<u>\$363.5M</u>	<u>568 JOBS</u>

<u>Annual</u> Total Economic Impact after project completion	\$25.9M	209 annually
<u>Annual</u> Property Tax Revenue Generated	~\$3.6M	
<u>Annual</u> Community Amenity Contributions Post-Delivery Impacts	~\$3.9M	Included in CAC
TOTAL ANNUAL ECONOMIC IMPACT	<u>\$33.4M</u>	<u>209 JOBS</u>

The standard approach for estimating economic impacts is through the use of Statistics Canada's input-model and the associated provincial symmetric input-output tables, which were used to determine the numbers above.

THE TOTAL PROPOSED COMMUNITY BENEFIT



280-300 NEW HOMES

Up to 70 units of EMPLOYEE HOUSING

13.5 Acres of PARKLAND

\$10M cash towards RECREATION

\$5M COMMUNITY FUND

28 Space DAYCARE

Versatile COMMUNITY SPACE

Commercial WORKSPACES

Supporting HEALTHCARE

PUBLIC ART

CULTURAL CONNECTOR

NEW PLAZA

INTERSECTION - Lorimer & Northlands

NEW RESTAURANT

NEW CAFÉ

VALLEY TRAIL CONNECTION

UPGRADES TO INFRASTRUCTURE

TEMPORARY JOBS

PERMANENT JOBS

\$363M IN ONE TIME ECONOMIC BENEFITS

\$25.9M IN ECONOMIC BENEFITS ANNUALLY

\$3.6M IN PROPERTY TAX REVENUE

DID YOU KNOW?

McCarthy Tetrault Legal Opinions on the Proposed Rezoning

4500 Northlands

1. The Proposed Development is not prohibited by any encumbrance affecting title to 4500 Northlands.
2. No encumbrance affecting title to 4500 Northlands requires the tennis facility currently operating on site to remain open and operational upon re-development.
3. No encumbrance affecting title to 4500 Northlands requires a tennis facility or any other specific public amenity to be constructed as a condition of, or in connection with, any rezoning of 4500 Northlands.

"The above opinions are subject to customary legal qualifications, reservations and conditions."

DID YOU KNOW?

4700 Blackcomb Way is being suggested as a CAC benefit.

13.5 Acres of Parkland for the Community.

It is zoned as RR4, which allows uses like:

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

However, there are encumbrances that restrict development of any kind.

No encumbrance affecting title to 4700 Blackcomb would prohibit the development and operation of a tennis facility on 4700 Blackcomb, save and except for:

- Covenant BN312727, which is a flooding covenant in favour of the RMOW and the Province of British Columbia (the "Province") that permits only a golf practice facility to be constructed on 4700 Blackcomb if certain conditions are met. Covenant BN312727 may be modified or discharged by the RMOW and the Province.

Proposed CAC Phasing Delivery

CONSTRUCTION PHASING

Phase 1: Construction of Townhomes



Phase 2: Construction of Townhomes



Phase 3: Construction of 1st Apartment Building



Phase 4: Construction of 2nd Apartment Building



Phase 5: Construction of 3rd Apartment Building and Employee Housing Building

AMENITY DELIVERY PHASING

At 4th Reading: Donation of 4700 Blackcomb Way
At Phase 1 Building Permit Issuance: \$2.5M Cash Payment towards Recreation



At Phase 2 Building Permit Issuance: Cultural Connector and \$2.5 Cash Payment towards Recreation



At Phase 3 Building Permit Issuance: \$5M Cash Payment towards Community Initiatives, Public Art and \$2.5 Cash Payment towards Recreation



At Phase 4 Building Permit Issuance: Healthcare Facility and \$2.5M Cash Payment towards Recreation



At Phase 5 Building Permit Issuance: \$2.5M Cash Payment towards Recreation
At Occupancy: Employee Housing, Daycare, Versatile Community Space, Compact Commercial Spaces, Public Art

THE POTENTIAL VISION OF 4500 NORTHLANDS





Conceptual Rendering



Conceptual Rendering



Conceptual Rendering

Site Plan

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

- **Neighbourhood Café**, where you can grab a coffee and a pastry.
- **Restaurant** with a rooftop patio with views of Blackcomb and Whistler Mountain.
- **Townhomes** with at grade parking.
- **Apartment buildings** with a mixture of unit types.
- **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.
- **Signalizing the intersection** at Lorimer and Northlands for safety.

Did you know? The townhomes are thoughtfully situated beside our neighbours' townhomes.

Did you know? Apartment buildings will be located next to Highway 99 nestled beside 80-100 ft trees.

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 plan this residential community.

EKISTICS played a key role in the design of **Whistler Village North** & led the master plan for **Whistler's Athletes Village.**

Did you know? We hosted site walks with our neighbours and adjusted the site plan based on their feedback.

Did you know? Hotel zoning allows a building up to a maximum of 116ft. The Fairmont Chateau is 166ft. We are not currently proposing any buildings above 166ft.

NEIGHBOURHOOD PLAZA, RESTAURANT & CAFE



A centrally located Plaza.

Anchored by employee housing, compact workspaces, daycare, restaurant, and café, the plaza forms the vibrant heart of the neighbourhood, welcoming everyone at the site's entry.

Scaled to the neighbourhood, it feels comfortable and approachable. It offers everyday places to pause, meet a neighbour, or enjoy a coffee. Its design balances intimacy with openness, making it a natural part of daily life.

NEIGHBOURHOOD PUBLIC PLAZA



TOWNHOMES



APARTMENTS

**Apartment
buildings**

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

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



PROPOSED SITE STATISTICS

Product Type	Proposed Units / square feet	Heights
Townhomes	60-65	3 Storey
Apartments	280-300	6, 6-8,10-12
Commercial	8,000 to 12,000 sqft	2-3 Storeys
Employee Housing	Up to 70 units	Up to 6 storeys
Daycare	Up to 28 spaces	1 level
Community Space	Up to 2,000 sqft	1 level
Compact Workspaces	6 units	1 level

CONSULTANT TEAM

We've hired consultants with Whistler experience.



Founded in 1954, Beedie has become one of Western Canada's largest integrated real estate companies, with over 11,000 homes in planning and active construction. A 70 year legacy of giving back, Beedie has contributed over \$135 million to more than 350 organizations through corporate philanthropy and the Beedie Foundation.



EKISTICS is a multi-disciplinary design and consulting studio, specializing in sustainable planning, architecture, landscape architecture and land development.



Leckie Studio Architecture + Design is an interdisciplinary design studio based in Vancouver, Canada. The studio was founded in 2015 by principal architect Michael Leckie. We engage in the practice of design across a range of scales and media - including architecture, interiors, installations, and product design.



Cascade Environmental Resource Group Ltd. offers a wide range of environmental consulting and land use planning services. Our team of experienced Qualified Environmental Professional (QEP) Registered Professional Biologists (R.P.Bio) conduct environmental assessments for various applications and permits.



Established in 1910, McElhanney is an employee-owned company that provides surveying, engineering, GIS & remote sensing, community & transportation planning, landscape architecture, environmental services, and more.



For over two decades, Bromley Projects has provided guidance and expertise on a wide variety of mountain resort projects. Their design and engineering background coupled with expertise in spatial data systems has allowed Bromley to deliver solutions to complex projects for a wide variety of clients. From municipalities to Olympic Organizing Committees, Bromley has worked with a wide array of groups to successfully deliver world-class projects.



Bunt is the leading transportation planning and engineering consulting firm in Western Canada. Our team of over 60 transportation engineers, planners, technologists, and support staff are fully committed to providing exceptional services. This commitment has resulted in Bunt being the preferred transportation consultant for hundreds of repeat public and private sector clients for over 30 years.



Founded in 1976, Webster Engineering delivers civil and municipal engineering expertise across BC, specializing in challenging terrain and providing innovative, efficient, and marketable development solutions.

Project Website & Comment Form

Share your feedback on our website between September 15 and 27, 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.