

STAFF REPORT TO THE COMMITTEE OF THE WHOLE

PRESENTED: May 13, 2025
FROM: Planning Department
SUBJECT: WHISTLER CREEK WEST NEIGHBOURHOOD PLAN – DRAFT LAND USE
CONCEPT AND ENGAGEMENT PLAN STRATEGIES

REPORT: W25-004
FILE: 6520-20-0020

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

RECOMMENDATION(S)

That the Committee of the Whole (COTW) receive COTW Report No. W25-004 regarding the Whistler Creek West (WCW) Neighbourhood Plan project update; and

That the COTW recommend to Council that Council endorse the WCW Neighbourhood Plan Engagement Plan draft land use concept and implementation strategies attached as Appendix A to, and as described in, COTW Report No. W25-004.

PURPOSE OF REPORT

This report introduces a draft land use concept and implementation strategies for the Whistler Creek West (WCW) Neighbourhood Plan (Plan) area, including directions in regard to form of development, potential growth and zoning changes that could be implemented through the WCW Plan. This work builds off the input collected from community members and the background research conducted in the Visioning phase. This report also presents an engagement plan to seek feedback from the community on the draft land use concept and implementation strategies and seeks Council's endorsement of this engagement plan.

The WCW Plan supports [Official Community Plan](#) (OCP) land use objectives and Council's [2023-2026 Strategic Plan](#) (Strategic Plan) housing priority, and is identified as an action in the 2023 Resort Municipality of Whistler (RMOW) Housing Action Plan (HAP). It is also an initiative in the RMOW's Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF) Action Plan.

DISCUSSION

Background

On April 8, 2025, staff presented the results of the community engagement from the Visioning phase of the Plan at a Regular Council Meeting ([Administrative Report No. 25-022](#)).

The Plan is intended to provide a framework for land use changes in the WCW area, guiding redevelopment along Lake Placid Road and the surrounding area (see Figure 1). The intent is to further Whistler housing goals and HAF targets in an area specifically identified for increased residential density in the OCP. The Plan aligns with the OCP, Strategic Plan, HAP and [Climate Action Big Moves Strategy](#), and proactively addresses Bill 44 as described in [Administrative Report No. 25-022](#).

Figure 1: Plan Area Map



Project Process

Staff developed a project process for the WCW Plan as shown in Figure 2. Visioning took place during the fall and winter of 2024/2025. The results of the public engagement conducted during this phase were presented in [Administrative Report No. 25-022](#).

Figure 2: Project Process

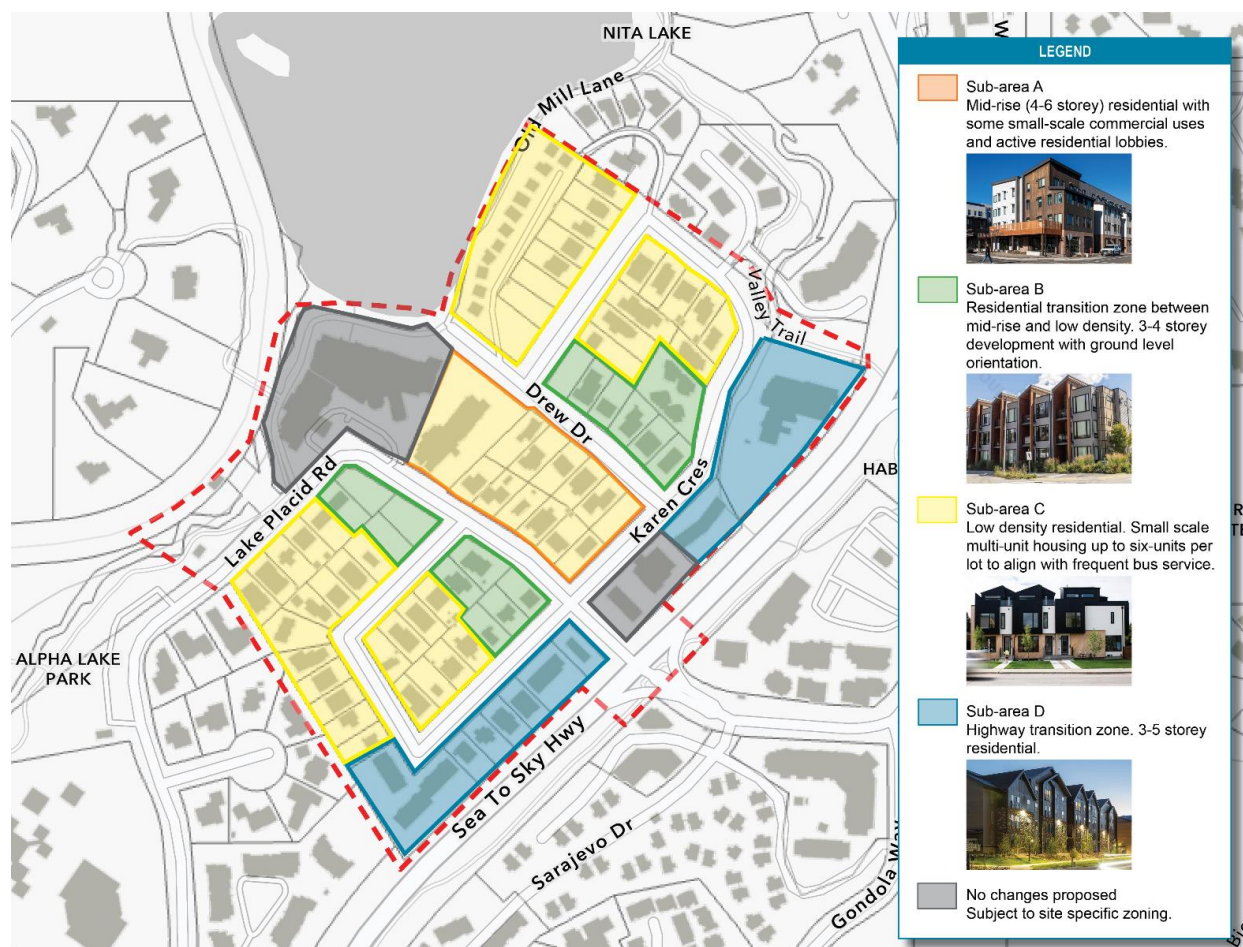


The project is moving into the Concept (spring 2025) phase. Using the input collected from community members and the background research conducted in the Visioning phase, this report presents a draft land use concept and implementation strategies and engagement plan.

Draft Land Use Concept

The draft land use concept has been developed using community existing policy direction, input from the Visioning phase, and infrastructure assessment. We have proposed four sub-areas in the Plan. Figure 3 provides an overview of the sub-areas and the possible density and form of development for each sub-area.

Figure 3: Draft Land Use Concept



Mid-rise development is proposed for the north side of Lake Placid Road from the service station west to Nita Lake Lodge (sub-area A,) and for parcels that back onto Highway 99 (sub-area D). The Plan has generally contemplated primarily residential land uses in these sub-areas with a goal of maximizing employee housing. Some commercial uses are present in these sub-areas; consultant input will help determine whether the Plan will create need for additional commercial space.

Existing commercial development in the Plan includes approximately 2,625 square metres of commercial floor space located along the north side of Lake Placid Road and properties fronting the highway. The predominant use is food and beverage with three restaurants and a liquor store. The Plan also contains a gas station and convenience store and a hotel with spa and ancillary uses.

Sub-area B is a transition between sub-areas A and D with the lowest density sub-area C. In the draft land use concept, sub-area C represents a small-scale multi-family housing (SSMUH) typology permitting up to six units to align with provincial Bill 44 statutes for residential development for SSMUH properties within 400 meters of frequent transit service.

Whistler's SSMUH overlay applies to much of the Plan, currently allowing four dwelling units on each parcel. SSMUH properties within 400-metres of high frequency bus service must allow for up to six dwelling units on each parcel. While high frequency bus service is not yet established in Whistler, the entire Plan falls within the 400-metre radius of bus stops that are likely to meet this service soon. As such, the Plan proposes a base density of six units in sub-area C.

The Plan includes 174 residential dwelling units and 133 tourist accommodation units, for a total of 307 dwelling units. The draft land use concept also identifies two properties not considered for land use changes – the service station and Nita Lake Lodge (shown in grey on Figure 3). These properties could go through site-specific rezoning at the time they are brought forward for redevelopment.

Potential growth

Table 5 shows the existing number of dwelling units in the Plan, and an estimate of the potential based on the draft land use concept. Based on early modeling, the potential full build-out of the Plan is approximately three times more dwelling units than the existing condition.

Table 5: Draft Growth Scenario Dwelling Count		
Scenario		Dwelling Units
Baseline	Existing dwelling units in the Plan	307
	Potential additional dwelling units under existing zoning (including SSMUH with max of four units per parcel)	Additional 162 units for a total of 469
	Potential additional development under existing zoning and SSMUH with max of six units per parcel)	Additional 267 units for a total of 574
Draft Land Use	Dwelling unit potential in draft land use concept with full SSMUH six unit build out	900-1,000

The draft land use concept, including the growth scenario, is a key input to technical studies currently underway, including urban design, streetscape standards, a traffic study, commercial land use analysis and development analysis. The next phase of community input as described in this report, along with the inputs from the technical studies will be used to further refine the draft land use concept into a draft plan for the next phase.

Implementation Strategies

In addition to testing the draft land use concept, staff will seek input on draft strategies, which are proposed to advance implementation of the eight Big Ideas¹ that were and tested during the November 2024 engagement (Draft Strategies). The Big Ideas are:

1. Provide diverse housing and increased density
2. Repurpose and reimagine underused spaces
3. Improve connectivity within the area

¹ A complete description of the Big Ideas is provided in the engagement summary ([Administrative Report No. 25-022](#)). The Big Ideas are high level objectives to guide development of the Plan and are based on known challenges and opportunities in the Plan Area and align with relevant Goals, Policies, and Objectives of the OCP.

4. Revitalize the streetscape and public realm
5. Maintain a distinct neighbourhood character
6. Honour heritage and historical roots
7. Support a thriving community
8. Support connection to nature

Staff are proposing several Draft Strategies to advance implementation of each of the Big Ideas, to be tested with the community through the upcoming engagement. The Draft Strategies are informed by community and Committee input, research, and key RMOW policies. The Draft Strategies are attached to this report as Appendix A.

Analysis

Concept Phase Engagement

The Concept phase proposes an engagement and consultation program seeking review and input of the draft land use concept and Draft Strategies.

Public Engagement

Public engagement on the Concept phase will gather input from the following key topics:

- The draft land use concept for input and refinement;
- Draft Strategies; and
- Investigating preferences for streetscape, public realm design and building forms.

The community engagement process will provide important input to help refine the draft land use concept and implementation strategies and will support the draft plan development.

Engagement Activities and Methods

Community engagement in the Concept phase will establish continuity with the project process to develop the WCW Plan. Like earlier engagement in the Visioning phase, staff propose a mix of in-person and online engagement methods for the Concept phase including:

Event/Activity	Details
Presentation to COTW	Introducing the draft land use concept and Draft Strategies that will be tested through community engagement.
Project communications	Promoting the project and public engagement activities through social media channels, a news release to the media, information posters located in high traffic areas, and other standard methods.
Digital engagement page and questionnaire	The project engagement page will be updated with Concept phase content and an online questionnaire will be included on the page to gather input on the draft land use concept, Draft Strategies and Concept phase engagement topics.
RMOW 'Add Your Voice' engagement tradeshow hosted at Nita Lake Lodge	The project team will host a booth at the RMOW Engagement Tradeshow to share project information and gather input from the public.
In-person open house event hosted at location within the Plan Area	Hosting an in-person open house session at a convenient location within the study area to share project information displayed on visual panels. Participants

	will be prompted for input on the concept scenario, Draft Strategies and key topics through interactive activities led by staff.
Presentations to Advisory Design Panel (ADP) and Housing and Strategy Select Committee (HAS)	As the matter is directly applicable to the ADP and the HAS, staff will present the concept scenario and draft strategies for discussion and input from committee members.

Next Steps

As part of the Concept phase, staff will launch public engagement to present the draft land use concept and the Draft Strategies for community input online and in-person at the ‘Add Your Voice’ engagement tradeshow and project open house. Following the Concept phase community engagement process, staff will report back to Council on the engagement results and then return to Council to present the Draft Plan with amendments to the “Zoning and Parking Bylaw No. 303, 2015” to follow.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

[April 8, 2025, Administrative Report No. 25-022: Whistler Creek West Neighbourhood Plan – Phase 1 Engagement Study and Phase 2 Update](#) – Presented a summary of community engagement activities undertaken in the first phase of developing a WCW Plan and identified key feedback received from members of the public.

[April 23, 2024](#) – Presentation to COTW: Lake Placid Road Neighbourhood Study

2023-2026 Strategic Plan

The Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

☒ Housing

Expedite the delivery of and longer-term planning for employee housing

☐ Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

☐ Community Engagement

Strive to connect locals to each other and to the RMOW

☐ Smart Tourism

Preserve and protect Whistler’s unique culture, natural assets and infrastructure

☐ Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

Community Vision and Official Community Plan

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. A description of how this Project aligns with the OCP is provided in [Administrative Report No. 25-022](#).

BUDGET CONSIDERATIONS

The costs associated with the WCW Plan have been included within the scope of the Planning Department budget for 2025.

LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as L'il'wat7úl and the Squamish People, known in their language as the Skwxwú7mesh Úxwumixw to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

The WCW Plan Concept phase engagement process as outlined above is aligned with the Consult level of engagement under the International Association for Public Participation's public participation spectrum. At this level, the goal is to seek feedback from the public on analysis, alternatives and decisions. The promise to the public is that they will be kept informed, their aspirations and concerns will be listened to and acknowledged, and they will receive feedback on how their input influenced the process.

REFERENCES

Appendix A – Draft Strategies

SUMMARY

This report presents the draft land use concept and Draft Strategies for the Concept phase of the WCW Plan, and outlines the proposed community engagement activities, which are consistent with the Plan process. The report recommends that Council receive the project update and endorse the engagement plan for the draft land use concept and implementation Draft Strategies described in this report and Appendix A.

SIGN-OFFS

Written by:

Megan Mucignat,
Planner

Louis-Felix Renaud,
Planner

Eleanor Clemens,
Planning Analyst

Reviewed by:

John Chapman,
Manager of Projects Planning

Melissa Laidlaw,
Director of Planning

Dale Mikkelsen
General Manager of Climate Action, Planning
and Development Services

Virginia Cullen,
Chief Administrative Officer