- Members discussed funding opportunities and the importance of understanding project readiness, timelines, and eligibility requirements for future housing initiatives.

The Committee expressed support for staff continuing to evaluate and advance the identified priority parcels and encouraged further analysis of development feasibility, funding opportunities, mixed-use potential, environmental considerations, and housing delivery timelines.

Moved By Mayor, J. Crompton

Seconded By Member-at-Large, D. Brownlie

That the Committee's feedback and recommendations be received, and that staff consider this input in future decision making and recommendations.

CARRIED

4.2 2026 OCP Amendment

Staff presented proposed amendments to the Official Community Plan (OCP) and sought Committee feedback on bed unit amendments, implementation of the Whistler Creek West Neighbourhood Plan, land use designation amendments for three priority employee housing parcels in Cheakamus Crossing, and related policy considerations.

Committee members discussed the relationship between the proposed OCP amendments and provincial housing legislation, future housing capacity, infrastructure planning, and neighbourhood planning considerations.

Key Considerations and Feedback:

- Members sought clarification regarding how Small-Scale Multi-Unit Housing (SSMUH) units are counted relative to existing bed unit allocations and discussed the implications of provincial housing legislation on future growth management and planning decisions.
- Members emphasized the importance of tracking and regularly reporting on SSMUH development activity and its contribution to Whistler's housing supply.
- Members discussed the need to monitor infrastructure capacity and service impacts as residential density increases throughout the community.
- Members noted that previous Committee feedback on the Whistler Creek West Neighbourhood Plan remains applicable and that the current amendment primarily codifies previously endorsed planning direction through revised bed unit allocations and related OCP policy amendments.
- Members identified a desire to ensure future zoning modernization work aligns with OCP policy and appropriately reflects SSMUH requirements.

The Committee generally supported the proposed OCP amendment work and encouraged staff to continue refining the amendments while considering growth management objectives, infrastructure capacity, provincial housing legislation, and considerations for future OCP and growth management planning.

Moved By Mayor, J. Crompton

Seconded By Member-at-Large, D. Brownlie

That the Committee's feedback be received, and that staff draw on this input to guide the next phase of the OCP Amendment.

CARRIED

5. HOUSING UPDATES

Staff provided housing updates since the previous meeting, including updates on three private sector housing developments seeking building permits, the Northlands rezoning process, the Zoning Bylaw Modernization Project, and SSMUH development activity to date.

Committee members requested regular updates on bed unit capacity and SSMUH development activity and expressed interest in providing early, high-level input on the Zoning Bylaw Modernization Project and future growth management and OCP planning initiatives.

6. OTHER BUSINESS

6.1 Next Meeting Date

Rescheduled to September 28, 2026.

7. TERMINATION

That the Housing and Strategy Committee terminate the Regular Committee Meeting of July 13, 2026.

Chair, J. Murl

Recording Secretary, O. Carroll

Mayor, J. Crompton

Councillor, J. Morden

Member-at-Large, D. Brownlie

Member-at-Large, D. Dale-Johnson

Member-at-Large, D. Girard

Member-at-Large, B. Jarvis

Member-at-Large, T. McCaffery

Member-at-Large, D. Williamson

RMOW General Manager of Climate Action, Planning & Development Services, D. Mikkelsen

RMOW CAO, T. Battiston