Whistler Creek West Neighbourhood Plan - Phase 2 Engagement Summary and Project Update

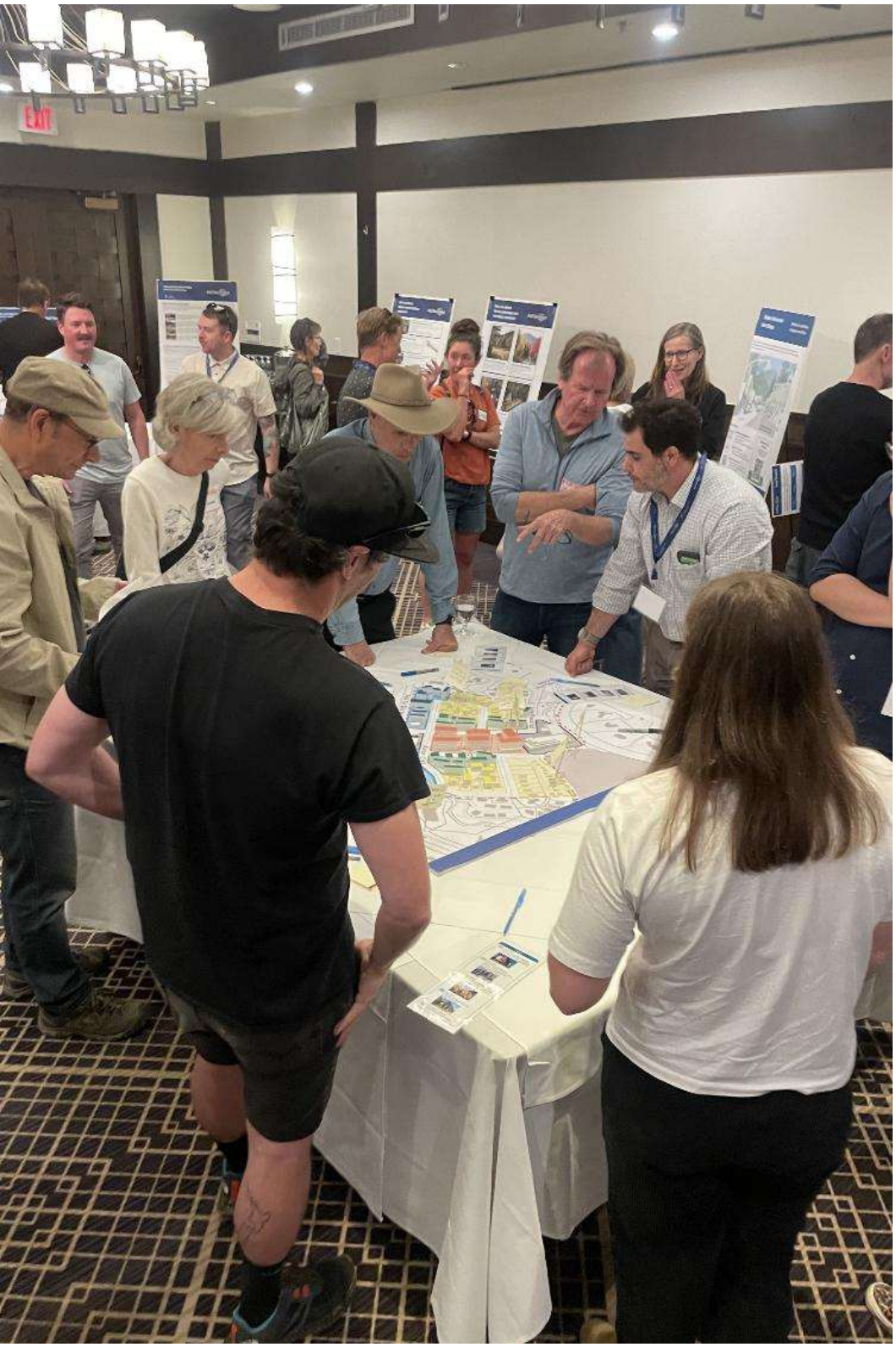
Council Presentation
October 21, 2025

Purpose

Present summary of input collected during Phase 2 engagement of the Whistler Creek West Neighbourhood Plan development

Present the revised land use concept refined based on the input heard through Phase 2 engagement process

Provide an update on the next project steps



Public Engagement

On-going communications:

- Social channels, Pique ads, posters – May 22 to July 6

Online:

- Questionnaire – June 4 to July 6

In-person:

- Add Your Voice – June 4
- Open house – June 7

Presentations to Committees:

- Advisory Design Panel – June 18
- Housing and Strategy Committee – July 14

What We Heard



Committee Input

Housing and Strategy Committee

- Highway intersection
- Water table impact
- Complete community
- Lake Placid Road

Advisory Design Panel

- Parking
- Commercial uses
- Viewscape and solar shading
- Land use mix
- Design parameters

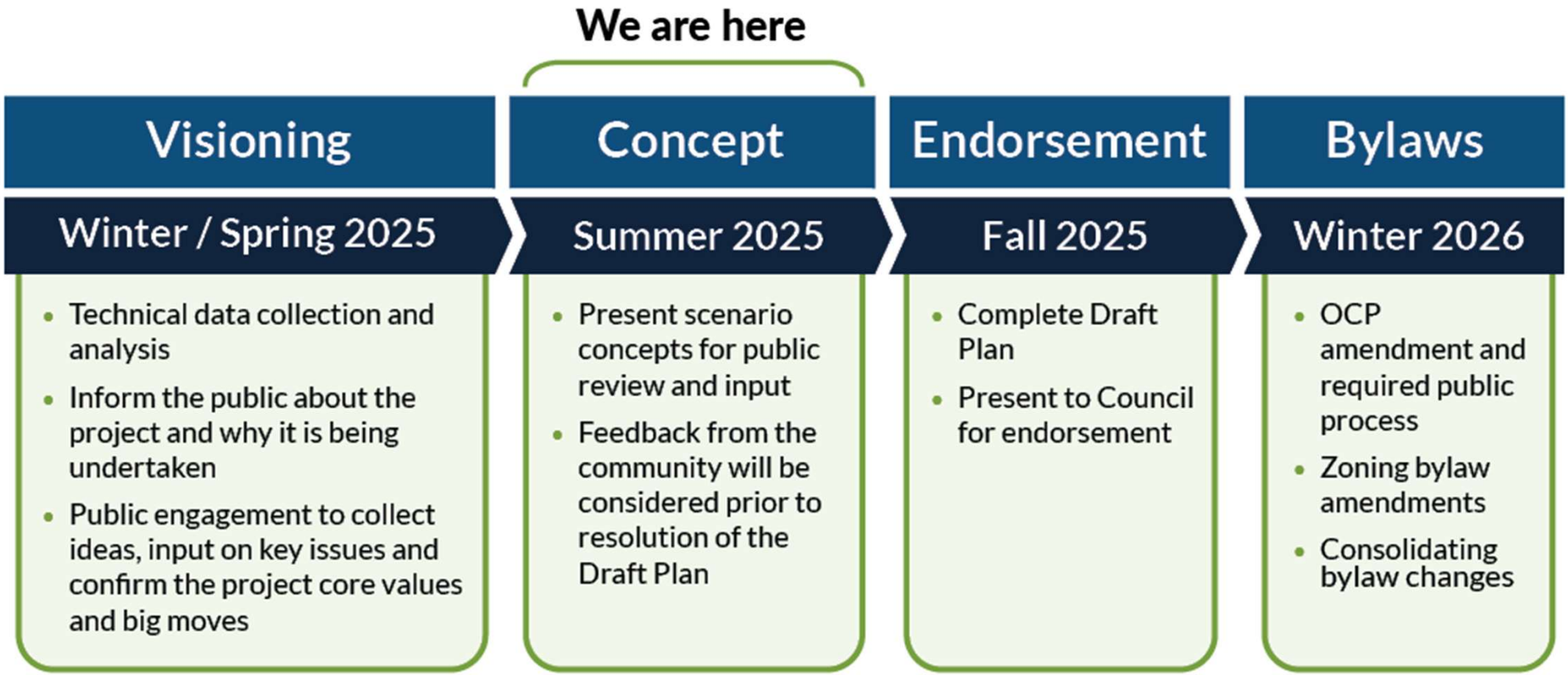
Key Themes


Density and height
Mixed-use space
Affordable Housing
Design preference
Community amenities
Parking
Green space
Traffic
Street infrastructure

Revised Concept



Process


We are here
Visioning
Concept
Endorsement
Bylaws
Winter / Spring 2025
Summer 2025
Fall 2025
Winter 2026
Technical data collection and analysis
Inform the public about the project and why it is being undertaken
Public engagement to collect ideas, input on key issues and confirm the project core values and big moves
Present scenario concepts for public review and input
Feedback from the community will be considered prior to resolution of the Draft Plan
Complete Draft Plan
Present to Council for endorsement
OCP amendment and required public process
Zoning bylaw amendments
Consolidating bylaw changes

Next Steps

On-going work:

- Transportation Assessment and Impact Study
- Ministry of Transportation and Transit Review
- Urban design review and streetscape standards
- Commercial land use study
- Land use feasibility analysis

Finalize WCW Plan and present to Council in December

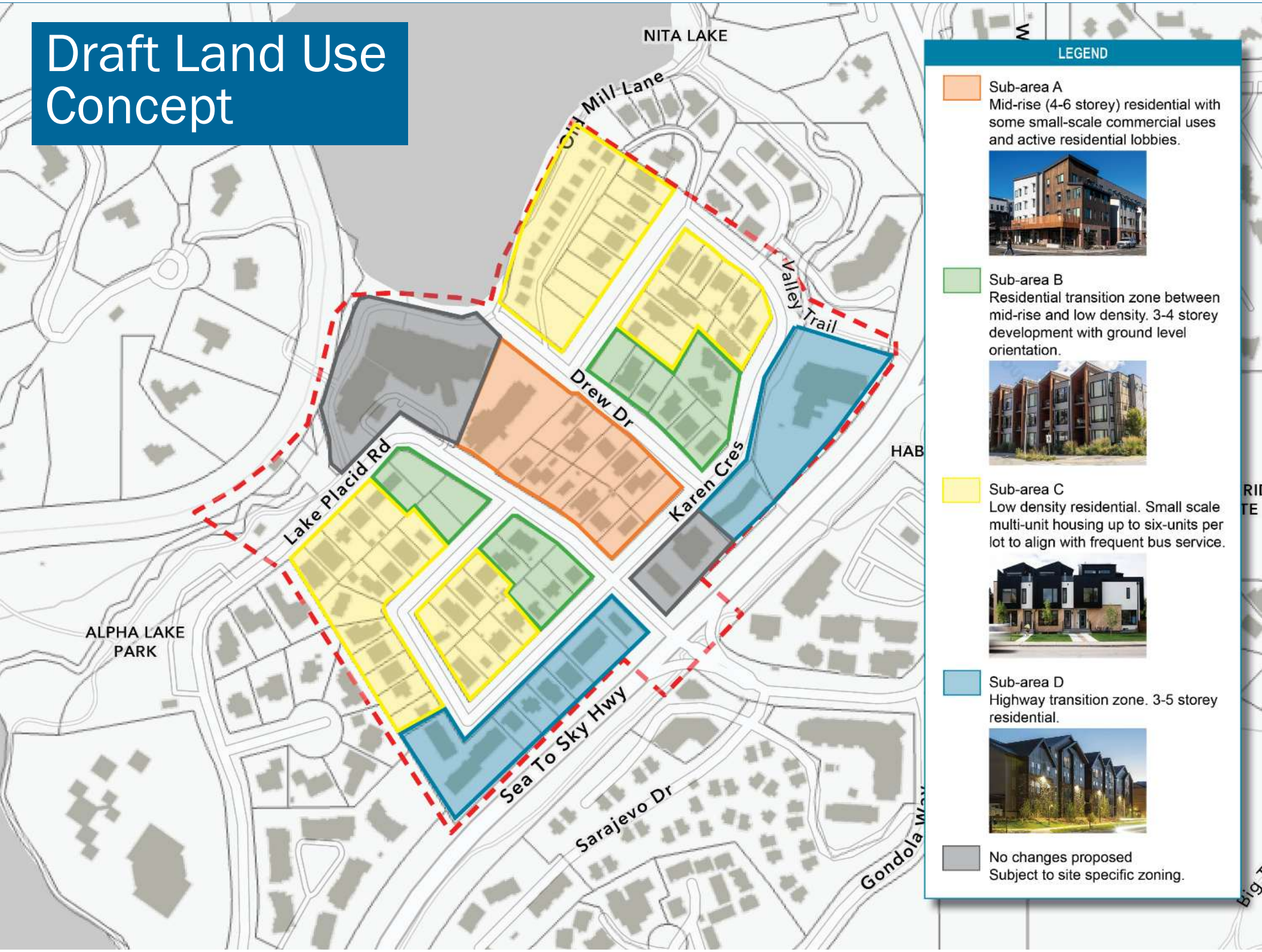
- Aligned with Housing Accelerator Fund grant agreement timelines

Recommendation

That Council receive the results of the Whistler Creek West Neighbourhood (WCW) Plan Phase 2 Community Engagement process, as presented in Administrative Report No. 25-080; and

That Council direct staff to bring the WCW Plan to the December 2, 2025, Regular Council Meeting for endorsement.

Draft Land Use Concept



Strategies

Draft Strategy

- Leverage opportunities for developing employee restricted and rental housing.
- Reduce parking requirements to provide options for more affordable development.
- Encourage land assembly to allow for new employee restricted dwelling units.
- Increase the presence of Squamish and Líl̓wat language, symbols and art into public spaces, signage and the broader streetscape.

Proposed Revision

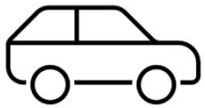
- Leverage opportunities for developing affordable housing options.
- Support parking reductions for developments that provide employee restricted or affordable housing.
- Encourage land assembly to allow for new housing development.
- Increase the presence of language, symbols and art of the Squamish Nation and the Líl̓wat Nation into public spaces, signage and the broader streetscape.

50th WHISTLER

How We Are Listening



Conducting viewscape and solar studies to minimize impact on the streetscape



Conducting a traffic analysis study



Guiding principles will inform future proposals to preserve the Whistler Creek identity