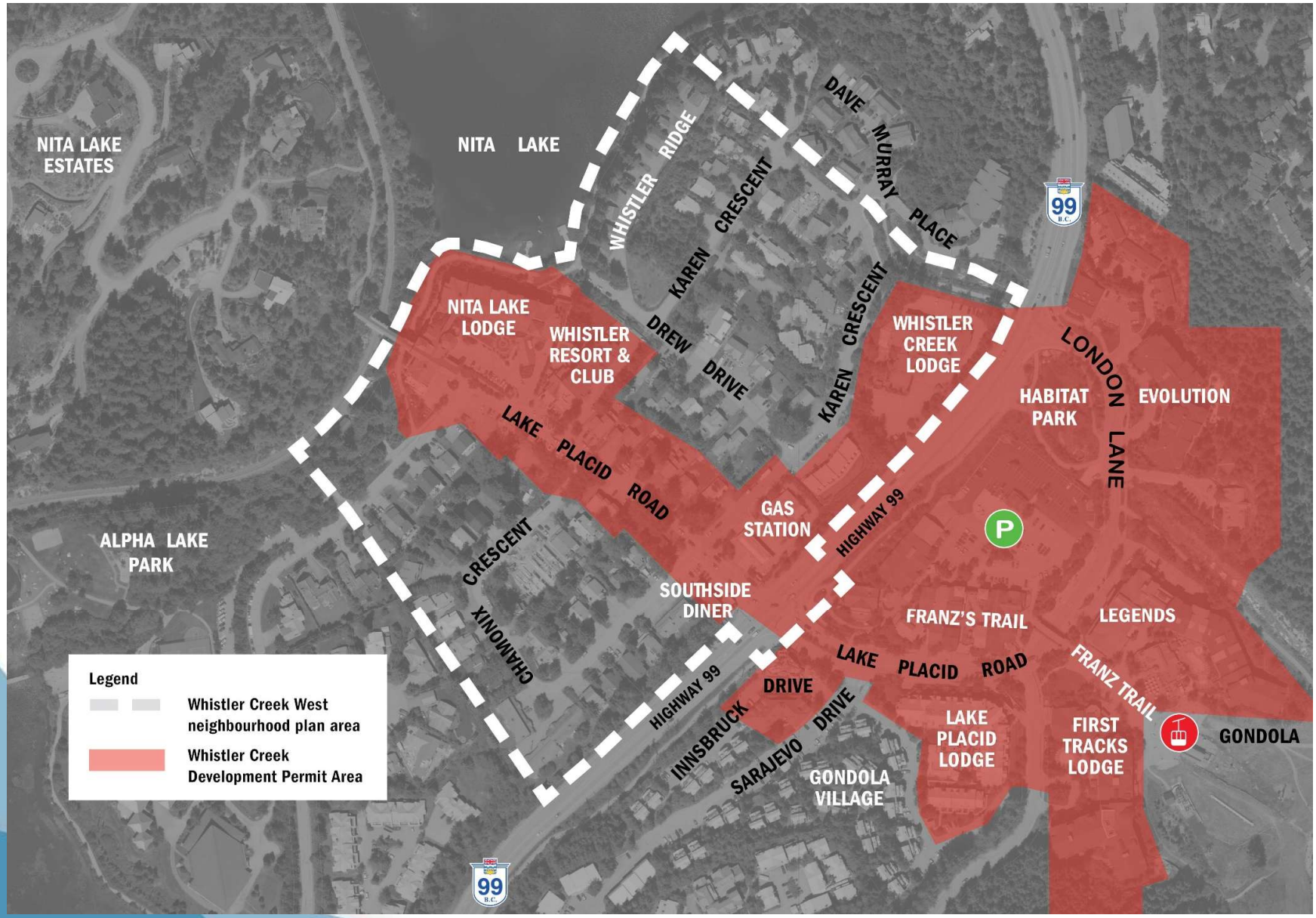


Whistler Creek West Neighbourhood Plan Draft Land Use Concept and Engagement Plan

Committee of the Whole
May 13, 2025

WHISTLER

Background


NITA LAKE ESTATES
NITA LAKE
WHISTLER RIDGE
KAREN CRESCENT
DAVE MURRAY PLACE
99
NITA LAKE LODGE
WHISTLER RESORT & CLUB
DREW DRIVE
KAREN CRESCENT
WHISTLER CREEK LODGE
LONDON LANE
HABITAT PARK
EVOLUTION
LAKE PLACID ROAD
GAS STATION
HIGHWAY 99
P
ALPHA LAKE PARK
CRESCENT
CHAMONIX
SOUTHSIDE DINER
FRANZ'S TRAIL
LEGENDS
LAKE PLACID ROAD
FRANZ TRAIL
HIGHWAY 99
DRIVE
INNSBRUCK
SARAJEVO
DRIVE
LAKE PLACID LODGE
FIRST TRACKS LODGE
GONDOLA
GONDOLA VILLAGE
99
Legend
Whistler Creek West neighbourhood plan area
Whistler Creek Development Permit Area

Neighbourhood Plan Process

We're here

Visioning	Concept	Draft Plan	Adoption
Fall/Winter 2024/2025	Spring 2025	Summer 2025	Fall 2025
» 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	» Present scenario concepts for public review and input » Feedback from the community will be considered prior to resolution of the Draft Plan	» Share Draft Plan » Present to Council for adoption » Public process for any OCP amendment or rezoning	» Public communications to share about the changes » Implementation » Consolidating bylaw changes

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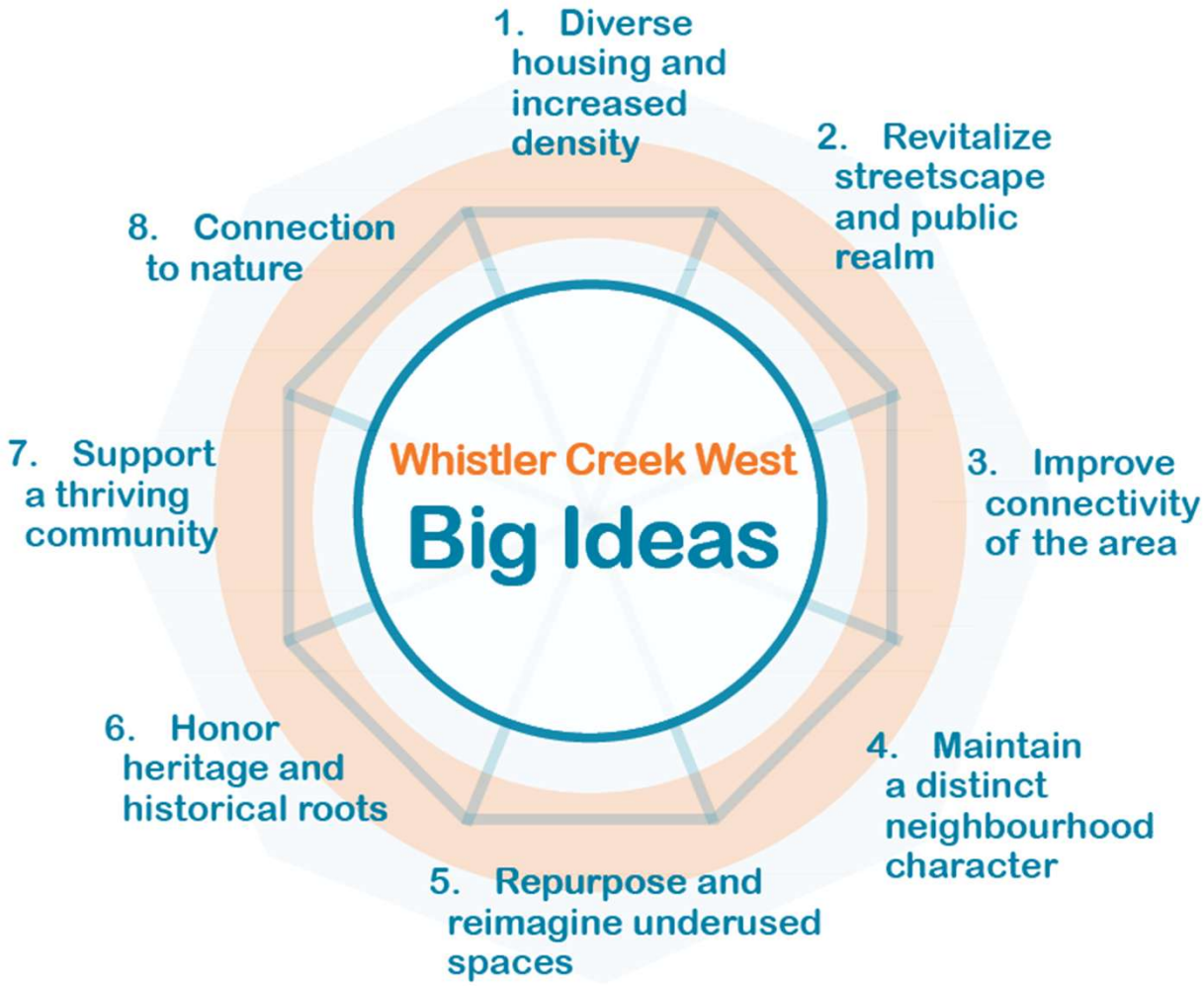
Core Values


Livable, Inclusive and Diverse
Vibrant Community Identity
Walkable and Well-Connected
Whistler Creek West
Core Values
Embrace the Natural Environment
Quality Streetscape and Shared Spaces

Big Ideas


1. Diverse housing and increased density
2. Revitalize streetscape and public realm
3. Improve connectivity of the area
4. Maintain a distinct neighbourhood character
5. Repurpose and reimagine underused spaces
6. Honor heritage and historical roots
7. Support a thriving community
8. Connection to nature
Whistler Creek West
Big Ideas

Concept Phase



Draft land use concept



Implementation strategies



Public engagement



Technical studies

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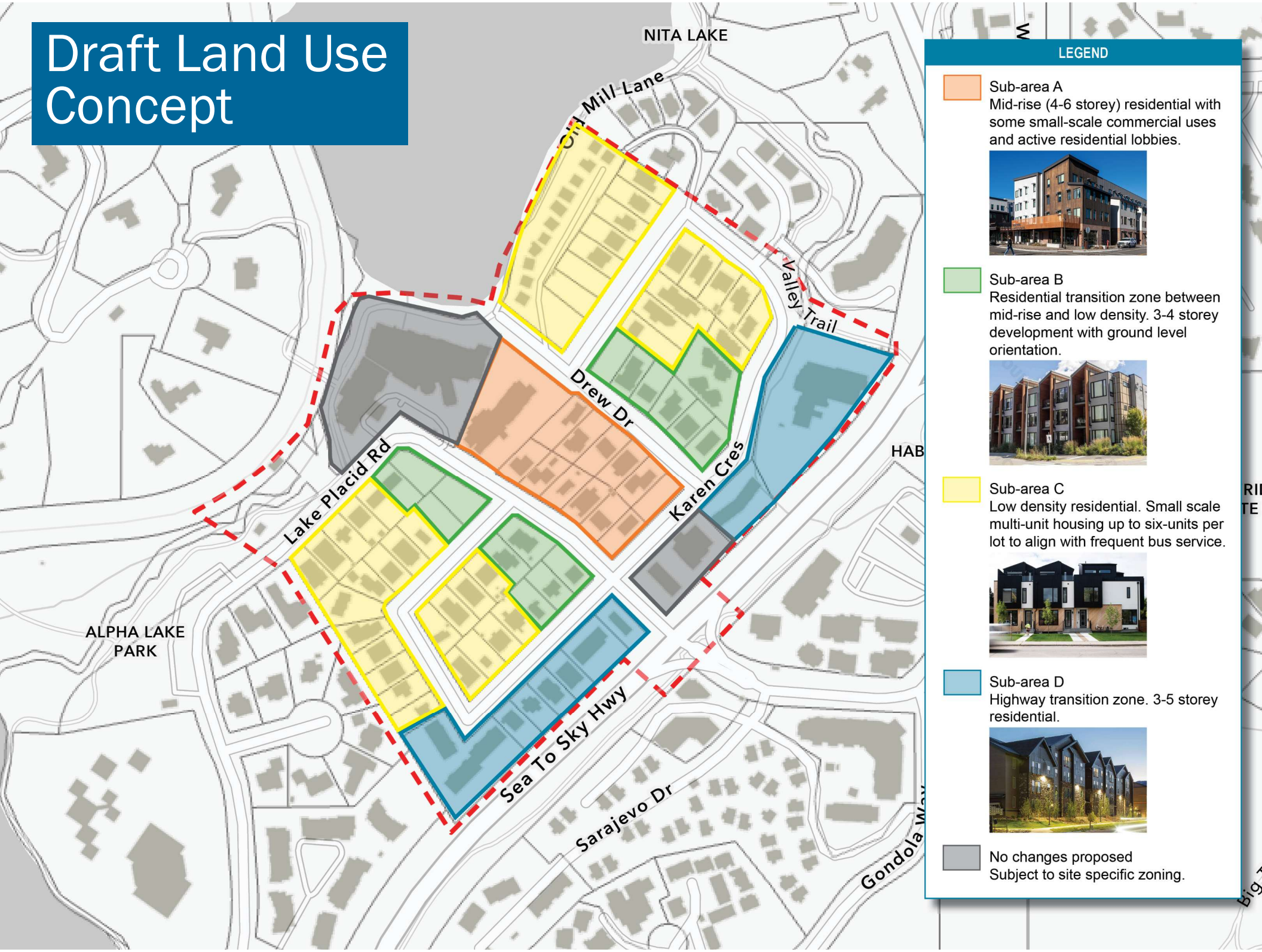
Draft Land Use Concept



LEGEND

Sub-area A
Mid-rise (4-6 storey) residential with some small-scale commercial uses and active residential lobbies.

Sub-area B
Residential transition zone between mid-rise and low density. 3-4 storey development with ground level orientation.

Sub-area C
Low density residential. Small scale multi-unit housing up to six-units per lot to align with frequent bus service.

Sub-area D
Highway transition zone. 3-5 storey residential.

No changes proposed
Subject to site specific zoning.



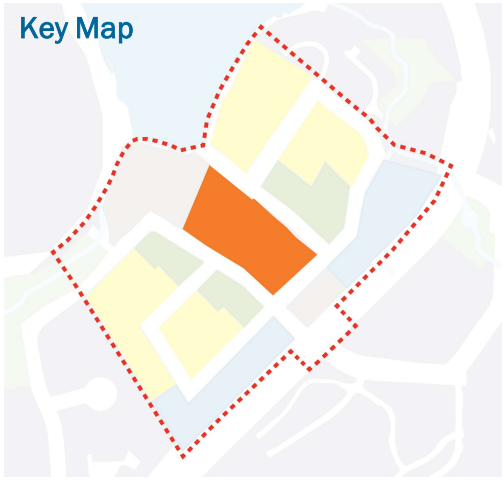


Sub-area A

Mid-rise (4-6 storey) residential with potential small-scale commercial uses and active residential lobbies.







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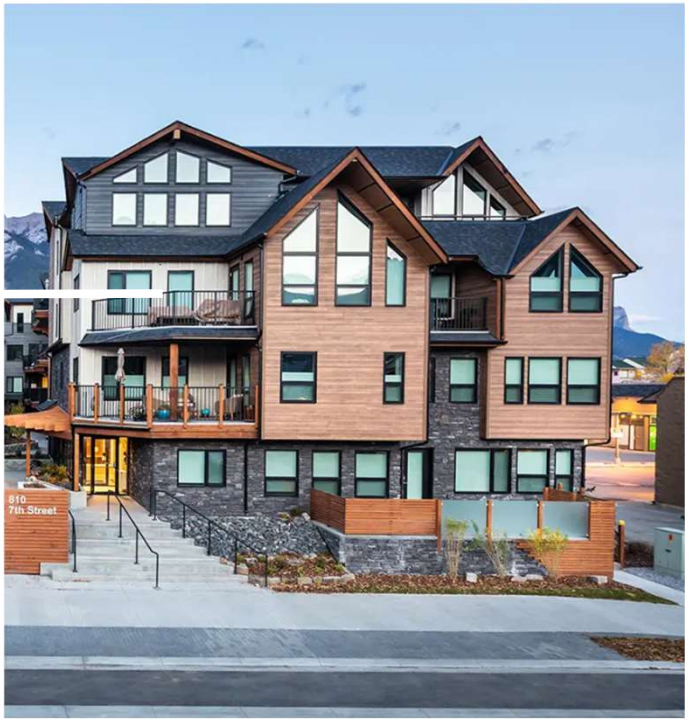
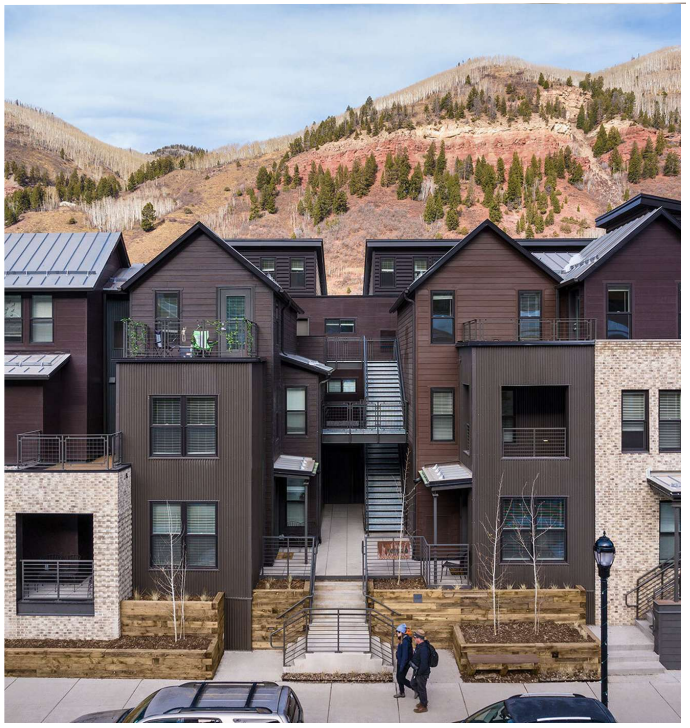
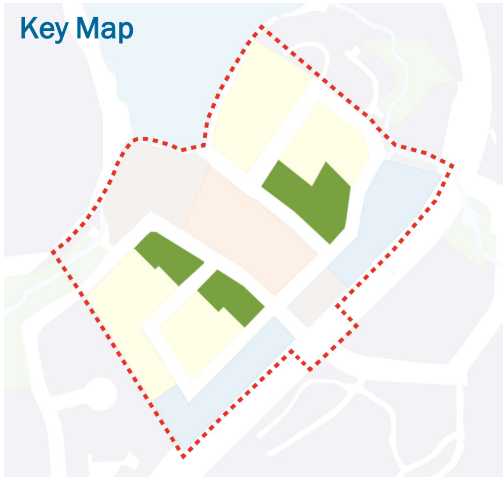
Sub-area B

Residential transition zone between mid-rise and low density. 3-4 storey development with ground level orientation.







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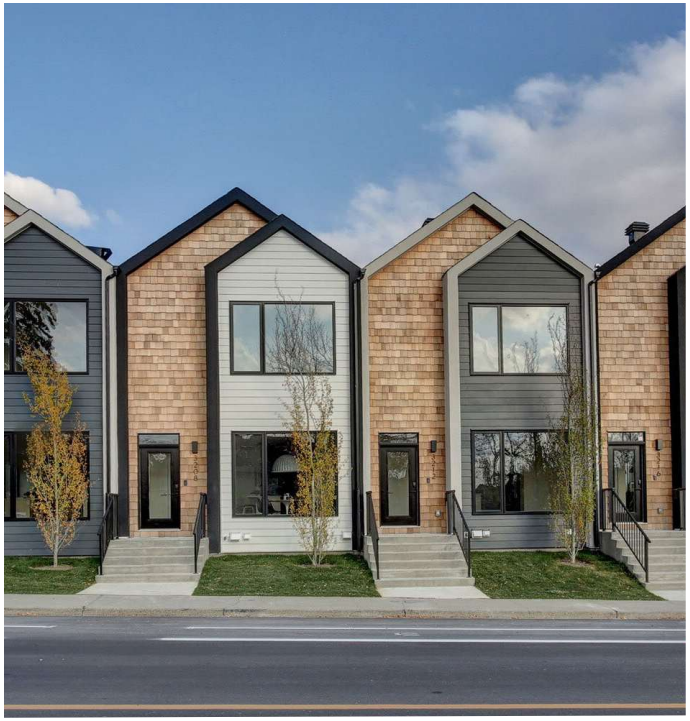


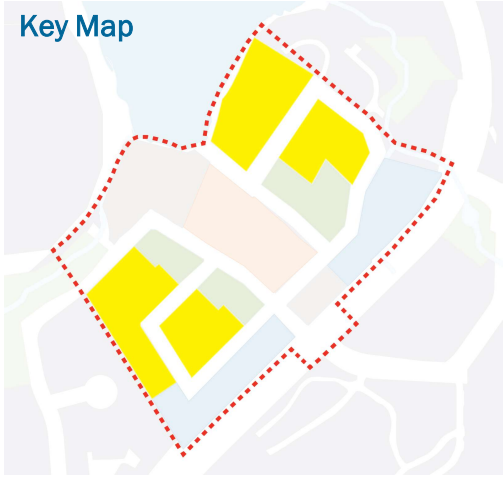


Sub-area C

Lower density, small-scale multi-unit housing up to six-units per lot to align with frequent bus service.







FOR DISCUSSION PURPOSES ONLY

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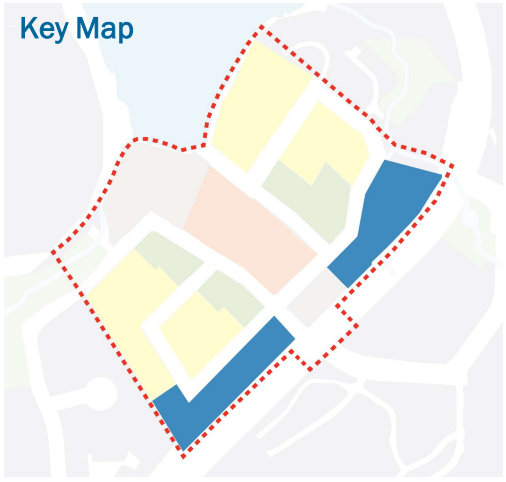
Sub-area D

Highway transition zone. 3-5 storey residential.



FOR DISCUSSION PURPOSES ONLY

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Potential Growth

Baseline

307

Existing dwelling units **built** in the Plan Area

469

Potential dwelling units under the **existing zoning** with **SMMUH four-plex**

574

Potential dwelling units with **SSMUH six-plex** for high **frequency bus** service

Draft Land Use Concept

900 - 1,000

Potential dwelling units in the **draft land use** concept with **SSMUH six-plex**

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Implementation Strategies

Each Strategy aligns with one or more of the Big Ideas. As a result, the Strategies are organized according to the Big Idea they align with more.

Big Idea #1

Diverse housing and increased density

1a Encourage higher-density development within the Plan Area, with the highest densities along the north side of Lake Placid Road and parcels adjacent to Highway 99.

1b Leverage opportunities for developing employee restricted and rental housing.

1c Enable a variety of housing types to meet diverse community needs.

1d Reduce parking requirements to provide options for more affordable development.

1e Leverage opportunities for additional employee housing through additional market and/or tourist accommodation units to support employee housing viability and affordability objectives.

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Implementation Strategies

Each Strategy aligns with one or more of the Big Ideas. As a result, the Strategies are organized according to the Big Idea they align with more.

Big Idea #2

Repurpose and reimagine underused spaces

2a Encourage land assembly to allow for new employee restricted dwelling units.

2b Encourage the redevelopment of underutilized spaces through an updated neighbourhood plan.

2c Recognize potential for commercial opportunities on Lake Placid Road.

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Implementation Strategies

Each Strategy aligns with one or more of the Big Ideas. As a result, the Strategies are organized according to the Big Idea they align with more.

Big Idea #3

Improve connectivity of the area

3a Develop and prioritize a well-connected network of sidewalks, paths and roads to allow for accessible, safe and convenient movement to and through the neighbourhood.

3b Provide efficient connections and linkages that integrate Nita and Alpha Lakes and the Valley Trail as part of the neighbourhood.

3c Advocate for safe and efficient pedestrian and cycling connections across Highway 99 at the Lake Placid Road intersection.

3d Prepare for upgraded transit frequency and support upgrades to transit stops and shelters.

3e Provide bicycle parking at key locations through the neighbourhood to ensure safe and convenient storage of bicycles for both residents and visitors

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Implementation Strategies

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Big Idea #4

Revitalize streetscape and public realm

4a Develop a comprehensive streetscape design for Lake Placid Road.

4b Support infrastructure improvements relating to pedestrian safety and accessibility.

4c Encourage all-day and all-season activity, including sheltered places to gather and winter-friendly design elements.

4d Provide vehicular parking and circulation which compliments pedestrian and cyclist movement.

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Implementation Strategies

Each Strategy aligns with one or more of the Big Ideas. As a result, the Strategies are organized according to the Big Idea they align with more.

Big Idea #5

Maintain a distinct neighbourhood character

5a Encourage architectural styles, placemaking and design features specific to Whistler Creek Development Permit Guidelines so new development connects visually and physically to the natural and physical attributes of the area.

5b Draw from and enhance existing block and frontage patterns, considering how pedestrians will move through the sites.

5c Preserve and highlight public views of nearby landmarks and unique features that contribute to Whistler Creek's character.

5d Embrace contemporary mountain town architecture that allows for enhanced connection to the local landscape with distinct design and more energy efficient buildings.

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Implementation Strategies

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Big Idea #6

Honour heritage and historical roots

6a Encourage new developments and public spaces to reflect local history and cultural significance through thoughtful design features.

6b Support opportunities to retain or enhance historical assets.

6c Increase the presence of Squamish and Lil'wat language, symbols and art into public spaces, signage and the broader streetscape.

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Implementation Strategies

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Big Idea #7

Support a thriving community

7a Support a thriving business market with initiatives to encourage growth and sustainability for local businesses.

7b Encourage street activating uses on the ground floor of mixed use and larger residential buildings.

7c Support small-scale placemaking along streets and trails to create social spaces for residents.

7d Support public life and resiliency with amenities and infrastructure which encourage community gathering.

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Implementation Strategies

Each Strategy aligns with one or more of the Big Ideas. As a result, the Strategies are organized according to the Big Idea they align with more.

Big Idea #8

Connection to nature

8a Identify opportunities to re-establish pedestrian connections to area parks.

8b Integrate street trees, natural elements and materials into the streetscape.

8c Prioritize green stormwater infrastructure.

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Community Engagement

On-going Communications

Online

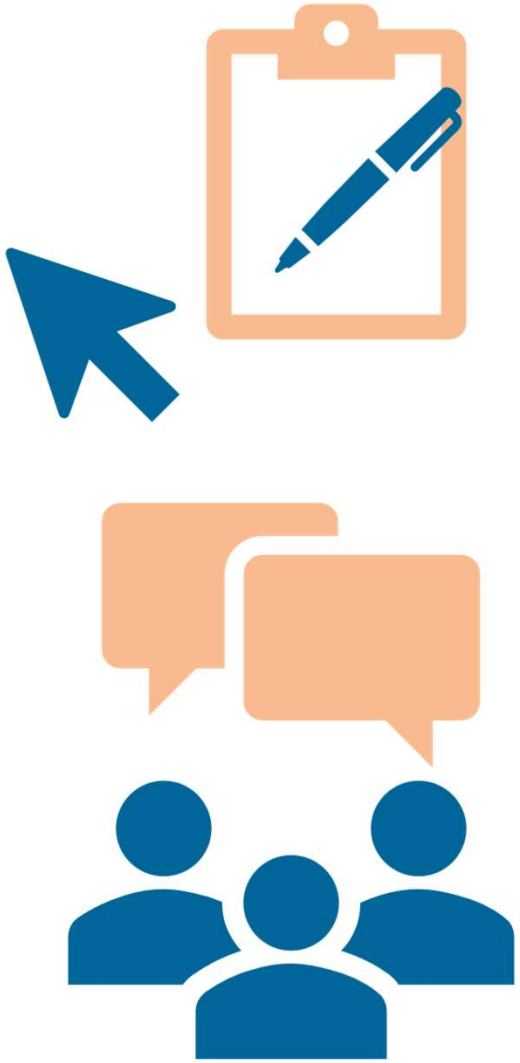
- Questionnaire – June 3 to July 6

In-person

- Add Your Voice Forum – June 4
- Drop-in open house – June 7

Presentation to Council Committees

- Housing and Strategy Committee – June 16
- Advisory Design Panel – June 18



Next Steps



Concept phase public engagement



Report back to Council



Draft Plan



Zoning bylaw amendments

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Recommendations

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.

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Questions

