- Recognition that current building code and Step Code requirements already provide significant sustainability improvements.
- Concerns that additional requirements could increase housing costs.
- Interest in understanding proposed low-carbon energy systems and ensuring climate objectives remain balanced with affordability and housing costs.

6. Integrate and Enhance Nature
   - Support for maintaining green space and landscape buffers.
   - Interest in enhancing natural connections and open-space experiences throughout the site.
   - Discussion of the proposed removal of the amenity stream water feature at the entrance and its role in providing visual interest, wayfinding, and continuity with the Village water-feature network.

7. Community Amenity Contributions (CACs)
   - Committee emphasized balancing community benefits, infrastructure impacts, and project viability.
   - Concerns that amenity expectations should reflect changing market conditions over a long build-out period.
   - Recognition that the development will create impacts on municipal infrastructure and services that should be addressed through the rezoning process.
   - Support for continued negotiation focused on community impacts and appropriate mitigation measures.

The Committee was generally supportive of the proposal and its direction. Members supported the increased housing diversity, community-oriented amenities, opportunities to create a local gathering place for residents, and enhanced connectivity, while encouraging further refinement of housing phasing, employee housing outcomes, project viability considerations, and community benefits.

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

Moved By Member-at-Large, T. McCaffery

Seconded By Mayor, J. Crompton

CARRIED

The meeting recessed at 3:21 p.m. and reconvened at 3:25 p.m. During the recess, D. Williamson rejoined the meeting.

4.2 2026 OCP Amendment: Bylaws and Preliminary Engagement Findings

Staff presented an overview of the proposed 2026 Official Community Plan (OCP) amendment bylaws and preliminary public engagement findings related to employee housing, implementation of the Whistler Creek West Neighbourhood Plan, and proposed land use designation changes for select Legacy Way parcels. Key themes from engagement included housing location and type, transportation, infrastructure capacity, growth management, and the protection of parkland, the environment and recreation spaces.

Staff sought feedback regarding:

- Proposed OCP amendments and preliminary engagement findings.

- Bed unit allocations and growth management.
- Whistler Creek West Neighbourhood Plan implementation.
- Proposed Legacy Way land use designation changes.

The Committee discussed growth management, transportation and connectivity considerations, public expectations, and redevelopment implications associated with the proposed amendments.

Key Considerations and Feedback from Committee

- Members questioned whether bed units remain the most appropriate growth management metric and supported further review through a future OCP update.
- Members emphasized that transportation, pedestrian safety, accessibility, and connectivity challenges at the Highway 99/Lake Placid Road intersection are critical to the long-term success of redevelopment and growth in the Creekside area. Several members noted that resolving these issues should be a priority, as future redevelopment, increased density, and implementation of the Whistler Creek West Neighbourhood Plan will depend on safe and effective transportation connections and supporting infrastructure, including improved pedestrian access across the highway.
- Discussion highlighted the importance of clearly communicating proposed land use changes, distinguishing between land use designation amendments and future development approvals, and managing public expectations throughout the planning process.
- Members noted challenges in visualizing the density implications of proposed bed unit allocations and suggested additional context may assist public understanding.
- One member expressed concern regarding redevelopment of the 1001 Legacy Way parcel, noting the site's existing value as a natural gateway feature.

The Committee was generally supportive of advancing the proposed OCP amendments and encouraged staff to continue addressing transportation, growth management, public communication considerations, and long-term planning objectives as the project moves forward.

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

Moved By Mayor, J. Crompton

Seconded By Member-at-Large, D. Girard

CARRIED

5. HOUSING UPDATES

5.1 Zoning Bylaw Modernization Project

An update was provided by staff that consultants engaged Housing and Strategy Committee, Advisory Design Panel, and CHBA/RMOW Coordination Group together in a joint workshop offered on two dates in September 2026. Staff advised that broader targeted public engagement is planned this fall through a survey, with feedback informing an Issues and Directions Report that will guide drafting of the new Zoning Bylaw.