3. ADOPTION OF MINUTES

Moved By J. Oprsal

Seconded By H. Liu

That the ADP adopt the Regular Committee Meeting Minutes of April 16, 2025.

CARRIED

4. COUNCIL UPDATE

Councillor Murl provided a Council update that the last Regular Council and Committee of the Whole Meetings included third reading of the Tree Bylaw; adoption of the zoning bylaw amendment for Cheakamus Crossing Phase 2 – 1600 Mount Fee Road (RZ001194); and public engagement launched for Whistler Creek West Neighbourhood Plan project.

5. PRESENTATION AND DELEGATIONS

5.1. File No. 6520-20-0020: Whistler Creek West Neighbourhood Plan - Draft Land Use Concept – First Review

L. Renaud-Tremblay introduced the Whistler Creek West Neighbourhood Plan and provided project rationale as follows:

- The Plan Area is located within the Whistler Creek neighbourhood, including the intersection of Lake Placid Rd and Hwy 99 west down Lake Placid Road to Nita Lake Lodge. The Plan Area, focuses on Lake Placid Rd and the surrounding streets.
- The initial work on the project was presented to Council in April 2024, and staff received direction to bring the project to the community for input. Community engagement took place in November 2024, and the project returned to Council in April 2025 to present the result of the engagement process, including a set of core values and big ideas to guide the neighbourhood plan.
- Staff presented a draft land use concept to Council on May 13, 2025; and subsequently conducted a second round of community engagement that is on-going.
- External consultants have been engaged to undertake ongoing technical studies, including a transportation assessment and impact study, commercial land use, land use feasibility and employee housing review.

Planner M. Mucignat presented the draft land use concept:

- The concept proposes four sub-areas with different densities and development forms with a goal of achieving more homes for people to live in with a diversity of housing types and tenures.
- The highest density is proposed along Lake Placid Rd in sub-area A. Sub-area A: applies to parcels between gas station and Nita Lake Lodge, north side of Lake Placid Rd; envisioned as mid-rise, mixed-use residential area. Sub-area B

is a slightly lower density and provides a transition to the lowest density area in the Plan. Parcels along the highway are included in sub-area D which is proposed for an opportunity for mid-density housing.

- The draft land use concept excludes two properties, the gas station and Nita Lake Lodge as staff do not anticipate redevelopment at Nita Lake Lodge and do not want to prescribe uses or form for the gas station site.
- Based on modelling using the draft land use concept, the potential full build-out of the plan area under the draft land use concept, and this assumes full build out, is between 900 and 1,000 units; approximately three times the number of existing dwelling units.
- Any future development as part of the neighbourhood plan is subject to form and development character guidelines through the Whistler Creek Development Permit Area and the Multi-Family Residential Development Permit Area. Small-scale multi-family development is exempt from these Development Permits, as is single-family and duplex.

Planning Analyst E. Clemens detailed each of the proposed four sub-areas of the draft plan:

- Sub-area A is envisioned as mid-rise, mixed-use residential area with a goal of maximizing employee designated housing as this is the highest density of the sub-areas. The proposed built form consists of five to six-storey residential buildings, small scale commercial uses at grade.
- Sub-area B features ground or inter housing, moderate density; includes townhouses, stacked units, low rise multi-unit buildings, and live-work units. Private outdoor space is potentially limited, but rooftop decks could be proposed as an alternative. Parking is generally off-street or partially off-street, with potential for underground options subject to design and density trade-offs.
- Sub-area C is the lowest density area of the plan, guided by the small-scale multi-unit housing framework and allows for up to four residential units per lot with flexibility for future increases for up to six units per parcel based on transit proximity. While high frequency bus service is not yet established in Whistler, the entire plan area falls within the 400 meter radius of bus stops and is likely to meet the service in the future. This topology provides incremental infill while providing a range of family housing options. Building heights range from one to two and a half storeys, accommodating compact coach houses and infill.
- Sub-area D, located along Highway 99, is a proposed mid-rise residential area with a more residential character than the adjacent mix-use sub-area A. This typology proposed four to six-storey residential buildings with the intention of a cohesive streetscape and enhanced livability through the integration of shared open space and various building formats.

The ADP asked several clarification questions regarding commercial land uses, parking, form and character controls.

The ADP provided the following comments:

Site layout and overall structure

1. Suggestion to consider ground floor commercial land uses on both sides of Lake Placid Rd, including in sub-area B.
2. Suggestion for sub-area A to consider a laneway to split the middle of the block for access, and considerations for how sub-area A addresses the scale on Drew Drive.
3. Suggestion to extend Sub-area B further down Chamonix Crescent to provide more transition and scaling down between the highest and lowest densities.
4. Recommendation to review the Highway 99/ Lake Placid Road to consider the intersection and traffic impact. Suggestion to explore land acquisition of the land adjacent to widen intersection.
5. Concern about how parking will be addressed on site and through the Plan Area.
6. Concern about the density proposed in sub-area D is too high for the context.
7. General support on the overall layout.

Transitions between sub-areas and adjacent uses

1. Support to increase the proposed density for the south side of Lake Placid Rd to mirror the north side.
2. Suggestion to revise sub-area D to be more sensitive to the natural context of narrow parcels off highway, the existing treed landscape buffer and for future development to interface the building design to consider the highway interface.
3. Suggestion to consider how the Plan Area interacts with the existing development on Franz's Trail, particularly for pedestrian access.
4. Concern about the transition from the southeastern corner and the proposed height of up to six-storeys adjacent to single family parcels. Suggestion to consider the transition between the adjacent properties south of the Plan Area.

Land use mix proposed and opportunity

1. Suggestion for any commercial uses proposed to be flexible and not overly prescriptive. Could be considered for either residential or commercial with the ability to grow into future uses.
2. Commercial land uses in the Plan Area should not compete with the existing commercial village on Franz's Trail, across Highway 99.
3. Supportive of both long-term housing and short-term tourist accommodation. Suggestion that tourist accommodation should be focused in sub-area A and to consider incentivizing long-term rental over short-term.

Zoning parameters to achieve the draft land use concept

1. Supportive of extending ground floor commercial to the south side of Lake Placid Drive to mirror the north side of the street.
2. Suggestion to consider parking reductions for higher density and to explore incentives that support parking reductions like car sharing.
3. Supportive of density bonuses or incentives for providing additional street level landscaping and/or privately owned public spaces.
4. Suggestion to ensure mechanisms in the zoning to avoid large buildings.

The Vice-Chair summarized the comments, and the ADP supported the following resolution:

Moved By C. Doak

Seconded By A. Schroyen

That the Advisory Design Panel (ADP) request to see the Whistler Creek West Neighbourhood Plan proposal again in the Fall with further detail.

CARRIED

6. OTHER BUSINESS

6.1. Updates on Development Proposals

Manager, J. Chapman provided the following updates to the ADP:

- The zoning amendment for rezoning for 1600 Mount Fee Rd, Cheakamus Crossing Phase 2 (RZ001194) reviewed in January 2025 and in March 2025 by the ADP was adopted by Council.
- The Development Permit for 1600 Mount Fee Rd, Cheakamus Crossing Phase 2 (DP002023) reviewed in March 2025 by the ADP was approved for issuance by Council.

6.2. Other Updates

- The Tree Protection Bylaw received 3rd reading at Council.

7. TERMINATION

Moved By C. Doak

Seconded By A. Schroyen

That the ADP terminate the Regular Committee Meeting of June 18, 2025.

CARRIED

M. Donaldson

Vice-Chair, M. Donaldson

Monica Urbani

Interim Recording Secretary, M. Urbani