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STAFF REPORT TO COUNCIL

PRESENTED:	November 17, 2026	**REPORT:**	26-081
FROM:	Planning Department	**FILE:**	3900-20-2527/2528/2531
SUBJECT:	EARLY ENGAGEMENT UPDATE AND SECOND READING (OFFICIAL COMMUNITY PLAN AMENDMENT BYLAWS NO. 2527 AND 2528, 2026)		

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

RECOMMENDATIONS

That Council consider "Official Community Plan Amendment Bylaw (Growth Management and Housekeeping) No. 2527, 2026" (Amendment Bylaw No. 2527) and "Official Community Plan Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026" (Amendment Bylaw No. 2528) in conjunction with the "Five-Year Financial Plan (2026 – 2030) Bylaw No. 2495, 2026", the Resort Municipality of Whistler Liquid Waste Management Plan and the Squamish-Lillooet Regional District Waste Management Plan, as required per section 477 of the *Local Government Act* (LGA); and

That Council consider giving second reading to Amendment Bylaw No. 2527; and

That Council consider giving second reading to Amendment Bylaw No. 2528; and

That Council authorize staff to schedule a Public Hearing for Amendment Bylaw No. 2527 and Amendment Bylaw No. 2528 and provide public hearing notice pursuant to section 466 of the LGA; and further

That prior to Council's consideration of second reading of "Official Community Plan Amendment Bylaw (Employee Housing Parcels) No. 2531, 2026", Council direct staff to present the findings from the commercial retail market study, Cheakamus transportation assessment and impact study, priority parcel site investigations, and water and sewer master plan modelling, and prepare and present a parkland loss mitigation strategy and conduct an archaeological assessment or evaluation on the proposed employee housing parcels.

PURPOSE OF REPORT

The purpose of this report is to present a summary of the input received on the 2026 Official Community Plan (OCP) Amendment Project collected through the project Phase 2: Gather (Phase 2) activities. Additionally, this report presents "Official Community Plan Amendment Bylaw (Growth Management and Housekeeping) No. 2527, 2026" (Amendment Bylaw No. 2527) and "Official Community Plan Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026" (Amendment Bylaw No. 2528) to Council for consideration of second reading and authorization to schedule and provide notice of a Public Hearing. Finally, this report recommends Council receive additional information prior to consideration of second reading of "Official Community Plan Amendment Bylaw (Employee Housing Parcels) No. 2531, 2026" (Amendment Bylaw No. 2531).

☐ Information Report ☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

The goal of the 2026 OCP Amendment Project is to achieve the following objectives:

- Increase the allocation of additional bed units under OCP Policy 4.1.2.9.(b) to support employee housing initiatives;
- Implement housekeeping amendments to address mapping errors shown on OCP Schedule A – Whistler Land Use Map and Designations;
- Provide a dedicated allocation of bed units to support implementation of the Whistler Creek West Neighbourhood (WCW) Plan;
- Integrate the WCW Plan into the OCP to further guide future development in that area; and
- Consider amendments to land use designations for three priority parcels in the Cheakamus Crossing neighbourhood (Cheakamus).

On July 28, 2026, Council endorsed the early and ongoing consultation for the 2026 OCP Amendment Project as outlined in Administrative Report No. 26-064. Council also gave first reading to Amendment Bylaw No. 2527, Amendment Bylaw No. 2528 and Amendment Bylaw No. 2531.

Table 1 provides an overview of the consultation and engagement activities endorsed by Council. The activities identified in Phase 1 and Phase 2 have now been completed. This report presents a summary of the input collected through the project Phase 2 activities.

Table 1: Consultation and Engagement Activities

Phase 1: Define Apr – Jul 2026	**Phase 2: Gather** Aug – Sep 2026	**Phase 3: Narrow Down** Oct – Dec 2026	**Phase 4: Decide** Jan – Feb 2027
• Launch project webpage • Add Your Voice (AYV) event • Property Notification Signs	• Bylaw referrals • Online questionnaire • Community pop-ups (x 3) • Online information session	• Public hearing	• Public information follow-up

• Housing and Strategy Committee (HSC) Meeting	• OCP AYV event • HSC Meeting		

Analysis

Phase 2: Gather – Engagement Activity Overview

This subsection provides an overview of the consultation and engagement activities completed during Phase 2. Table 2 provides an overview of the Phase 2 consultation and engagement activities, each of which are further described below.

Table 2: Phase 2

Activity	Dates	Participation

Bylaw referrals	Aug 11 – Sep 11, 2026	• Responses received:
		  ○ Squamish-Lillooet Regional District (SLRD)
		  ○ Province of BC Mountain Resorts Branch (MRB)
		  ○ Squamish Nation

Online information session	Sep 8, 2026	• Nine attendees • 105 online downloads – presentation slides
Community pop-ups	Aug 27 and 30, 2026 and Sep 2, 2026	• 68 interactions
OCP AYV event	Sep 10, 2026	• 60 attendees • 74 online downloads – Information boards
Online questionnaire	Aug 12 - Sep 14, 2026	• 351 responses
HSC Meeting	Sep 28, 2026	

Bylaw Referrals

Community Organizations

On August 11, 2026, the amendment bylaws were referred to selected community organizations via email. Responses were requested by September 11, 2026. No responses were received.

School District No. 48, SLRD and MRB

On August 11, 2026, the amendment bylaws were referred to School District No. 48 (SD48), the SLRD and the MRB via email. A response was requested by September 11, 2026. No response was received from SD48. Responses were received from the SLRD and the MRB and are included in Appendix A.

The SLRD is supportive of Amendment Bylaw No. 2327 and Amendment Bylaw No. 2528. The SLRD is supportive of Amendment Bylaw No. 2531 on the condition that there are no negative impacts to environmentally sensitive areas or wildlife corridors.

For Amendment Bylaw No. 2531, the properties located at 1001, 1005 and 1010 Legacy Way are in the Development Permit Area (DPA) for Protection of Sensitive Ecosystems, and 1001 Legacy Way is also

located in the DPA for Protection of Riparian Ecosystems. The priority parcel site investigations, described below under the subsection "Current Investigations", includes an environmental overview assessment. Should any of these properties be further considered for potential employee housing, an environmental impact study will be required to inform consideration of rezoning.

The MRB expressed no concerns with the amendment bylaws and requested to be included as a referral agency for the anticipated larger future OCP update.

Líl̓wat Nation and Squamish Nation

Invitations to participate in project engagement were provided to the Líl̓wat Nation and the Squamish Nation through their respective referral portals and are attached to this report in Appendix A. An overview of the comments received is presented in the section "Líl̓wat Nation and Squamish Nation Considerations".

Community Pop-ups

Three in-person community pop-up engagement sessions were hosted. Members of Council and Planning staff were on site to share information about the project, answer questions, listen to feedback and encourage participation in the online questionnaire. The pop-ups took place at a range of locations, days, and times with the aim of reducing barriers to participation by meeting people in community spaces where they already gather and supporting participation from a diverse cross-section of the community. Across the three events there were interactions with 68 members of the public.

Online Information Session

The online information session provided members of the public with the relevant context and background information and the opportunity to ask questions to learn more about the project. This online event aimed to reduce barriers to participation for those unable to attend an in-person event. The one-hour online information session included a presentation by staff and a question-and-answer period. Participants were encouraged to provide their feedback through the online questionnaire. The presentation and project information were provided on the project webpage. There were nine attendees and 105 downloads of the presentation slides.

OCP AYV Event

On September 10, an in-person drop-in style engagement session was held at the Whistler Athletes' Centre from 5 to 7 p.m. Members of Council and Planning staff were present to share information about the project, answer questions, and listen to participants' feedback. While welcome to all members of the public, this event was intended to hear from Cheakamus residents. For those unable to attend the event, the information boards were made available on the project webpage. There were approximately 60 attendees and 74 online downloads of the information boards.

Online Questionnaire

The online questionnaire was open for approximately four weeks, from August 12 to September 14, 2026. The online questionnaire collected demographic information and public feedback on the proposed amendment bylaws and was organized across the following five sections: getting to know you, supporting new employee housing initiatives, implementing WCW Neighbourhood Plan, employee housing priority parcels and final thoughts. There were 351 questionnaire contributions.

Housing and Strategy Committee

On September 28, 2026, the HSC was presented a preliminary overview of the input received through the early consultation and engagement activities and the HSC provided feedback on the bylaws that received Council first reading. The HSC was supportive of advancing the amendment bylaws and encouraged staff to continue addressing transportation, growth management, public communication considerations, and long-term planning objectives as the project moves forward.

The HSC passed the following resolution:

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

The HSC meeting minutes are included in the November 17, 2026 Council package.

What We Heard and How We Are Listening

This section provides a high-level overview of feedback received through Phase 2. Appendices A and B include detailed information and feedback.

Amendment Bylaw No. 2527

There was broad recognition of the need for additional employee housing capacity in Whistler, with support generally tied to considerations of affordability, location and infrastructure capacity. Concerns focused on concentrating growth in Cheakamus, potential impacts on transportation and community infrastructure, and the protection of green space and recreational amenities.

The proposed additional bed units are not tied to specific locations or projects and would be allocated through future zoning and subsequent development controls. Any proposed developments will be evaluated relative to the RMOW's rezoning evaluation criteria presented in Section 4.1.6. of the OCP, and this includes considerations regarding location, infrastructure capacity, growth management, transportation, and the environmental impacts. Additionally, there is the opportunity for affordability to be evaluated through Council's consideration of future site-specific housing agreement bylaws.

Amendment Bylaw No. 2528

Feedback reflected mixed views on integrating the WCW Neighbourhood Plan into the OCP. While there was support for additional housing and redevelopment in Creekside to help address housing needs, this support was often conditional on adequate transportation, infrastructure, and community service improvements. Concerns focused on traffic, density, development scale, housing affordability and ensuring future growth respects Creekside's character and sense of place. Additionally, greater clarity was requested regarding the proposed bed unit calculation and allocation, including how growth would be distributed between employee, resident, market and visitor accommodation.

The feedback received mirrors the input heard through the WCW Neighbourhood Plan engagement process and was used to further refine the land use concept and sub-areas, alongside supporting studies completed by external consultants to assess and provide expert recommendations related to land use feasibility, the transportation network and urban design (Administrative Report No. 25-098). An overview of the calculation of the WCW bed unit allocation is attached to this report as Appendix C. As part of the WCW Neighbourhood Plan implementation, the necessary zoning amendment bylaws will further detail the zoning parameters to optimize the mix between market residential, residential tourist accommodation and employee housing.

Amendment Bylaw No. 2531

Feedback on the proposed redesignation of Lots 1001, 1005, and 1010 Legacy Way was largely characterized by significant opposition with concerns regarding the loss of parkland, recreation amenities, natural areas and community green space. Additional concerns focused on the cumulative impacts of growth in Cheakamus and the need for corresponding infrastructure, addressing traffic congestion and service and amenity improvements. Feedback also emphasized a preference for a more balanced distribution of housing growth across Whistler. There was some conditional support for limited housing development, particularly where impacts to recreation amenities, parkland, and environmental features could be minimized. Among the three sites, 1010 Legacy Way was the least opposed location for potential future employee housing development.

To further consider and address the input received, staff recommend that prior to consideration of second reading of Amendment Bylaw No. 2531, Council receive the findings from additional supporting studies alongside additional project proposal details. The following studies are currently underway and are further described below: a priority parcel site investigation, commercial retail market study, transportation assessment and impact study, and water and sewer master plan modelling.

The three parcels are currently designated parkland under s. 107 of the *Land Title Act*. Due to the significance of parks to community values, there are limitations on a local government's ability to dispose of parkland and elector approval is required for disposal of parklands. To further address concerns regarding the loss of parkland and the recreation amenities, a parkland loss mitigation strategy will be prepared. A parkland loss mitigation strategy will identify measures to compensate for the loss of parkland by presenting potential options for replacement park space, recreational amenities, or other community benefits.

Current Investigations

Currently, there are four investigations underway that relate to the priority parcels located at 1001, 1005 and 1010 Legacy Way. The first three are managed by the Planning Department, while the fourth is managed by Infrastructure Services. A summary of each current investigation is provided below.

Priority Parcel Site Investigations

The investigation involves a due diligence and pre-feasibility assessment of seven RMOW-owned land parcels across four sites (Cheakamus, Alta Lake Road, Alpine North, and Rainbow) to evaluate environmental, terrain, geotechnical, and wildfire constraints and opportunities associated with future employee housing development. Completed in October 2026, the study provides a strategic foundation for future land use planning by identifying the relative development potential, risks, and infrastructure requirements of each site, helping the RMOW prioritize lands for housing development while balancing environmental protection, hazard mitigation and long-term community objectives.

Commercial Retail Market Study

The study involves preparing a retail-commercial market analysis for South Whistler, including Cheakamus, Function Junction and Spring Creek, to assess the amount and type of retail space that could be supported by future population growth and local market demand. The study is expected to be completed in November 2026 and will evaluate existing retail conditions, competition, trade area demographics, spending potential, and supportable retail floorspace to inform future land use planning and commercial development decisions in the area.

Cheakamus Transportation Assessment and Impact Study

The study involves preparing a Transportation Assessment and Impact Study (TAIS) to assess existing and future transportation conditions, infrastructure capacity, safety, parking, active transportation and

access requirements associated with planned growth in Cheakamus. Scheduled for completion by mid-December 2026, the findings will inform future land use planning decisions by identifying transportation constraints, infrastructure improvements, and development requirements necessary to support future residential and commercial growth, while maintaining safe and efficient network operations.

Water and Sewer Master Plan Modelling

The modelling reviews how seven RMOW-owned land parcels across four sites (Cheakamus, Alta Lake Road, Alpine North and Rainbow) could affect the RMOW's sanitary sewer and water systems. The modelling uses existing sewer and water network models to estimate future servicing demands associated with future potential developments and assess impacts to the local sewer and water networks. The next phase of the analysis, to be completed at the end of 2026, evaluates downstream impacts on the sanitary sewer trunk system, as well as the capacity of key water system infrastructure, including pressure reducing valves (PRVs), pump stations, water supply sources, and reservoirs.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

December 16, 2025, Administrative Report No. 25-098: WCW Neighbourhood Plan – Plan Endorsement and Implementation

July 28, 2026, Administrative Report No. 26-064: OCP Amendment Bylaws - Growth Management and Housekeeping; Whistler Creek West Neighbourhood Plan; and Employee Housing Parcels.

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

☒ Housing

Expedite the delivery of and longer-term planning for employee housing

☐ Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

☒ Community Engagement

Strive to connect locals to each other and to the RMOW

☐ Smart Tourism

Preserve and protect Whistler's unique culture, natural assets and infrastructure

☐ Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

Community Vision and Official Community Plan

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

In Chapter 4 of the OCP, objectives and policies are established respecting growth management and evaluation of proposals that increase the accommodation capacity, involve changes to land use or allow for development. Policy 4.1.6.3. sets out four tests for assessing proposals that increase accommodation bed unit capacity or alter Schedule A of the OCP, including whether the proposal:

(a) provides clear and substantial benefits to the community and the resort;
(b) is supported by the community, in the opinion of Council;
(c) will not cause unacceptable impacts on the community, resort, or environment; and
(d) meets all applicable policies set out in the OCP.

The OCP evaluation for each of the three bylaws was provided in Administrative Report No. 26-064. This report presents the input received through the project consultation and engagement to facilitate Council's evaluation of community support. The public hearing process will provide further opportunity for Council to evaluate community support.

Financial Plan

Section 477 of the LGA requires Council to consider an OCP amendment in conjunction with its financial plan after first reading. Staff reviewed Amendment Bylaw No. 2527 and Amendment Bylaw No. 2528 in relation to "Five-Year Financial Plan (2026 – 2030) Bylaw No. 2495, 2026", attached to this report as Appendix D, and do not anticipate that either will result in financial issues at this time The proposed increase in bed units will be considered through the development of the five-year financial plan for 2027-2031 to reflect expectations on bed unit growth and impacts to annual municipal operations and capital projects.

Waste Management Plans

Section 477 of the LGA requires Council to consider an OCP amendment in relation to the RMOW's Liquid Waste Management Plan (LWMP) and the SLRD's Solid Waste and Resource Management Plan after first reading. It is not anticipated Amendment Bylaw No. 2527 and Amendment Bylaw No. 2528 will raise issues with either of these waste management plans at this time. The RMOW is required to complete a comprehensive amendment to the LWMP by December 31, 2030. The updated LWMP must reflect current and projected growth, regulatory requirements, climate resiliency considerations, infrastructure planning needs and long-term wastewater and stormwater management objectives. The 2030 LWMP comprehensive amendment will include the increased bed unit allocations provided for the WCW Neighbourhood Plan and additional employee housing initiatives.

BUDGET CONSIDERATIONS

There are no budget considerations. All associated costs with bylaw preparation, consultation and engagement, legal fees and additional supporting studies will be covered under the existing Planning Department budget.

LÍL̓WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl̓wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

The OCP amendment process serves as the key opportunity to engage and consult with Líl̓wat Nation and the Squamish Nation in the planning and development process. The RMOW is party to the Framework Agreement (FA) that outlines land use considerations associated with the Líl̓wat Nation and the Squamish Nation. Specifically, article seven of the FA provides the RMOW with direction in regard to amendments to the OCP including completing early engagement with the Líl̓wat Nation and the Squamish Nation, and providing them an invitation to review proposed amendments and a reasonable time to undertake this review.

Invitations to participate in project engagement were provided to the Líl̓wat Nation and the Squamish Nation through their respective referral portals (NationsConnect and SquamishConnect) and are attached to this report in Appendix A.

The RMOW did not receive a response from the Líl̓wat Nation at the time of preparing this report.

Comments were provided by the Squamish Nation through the SquamishConnect referral portal. Based on their review to date, Squamish Nation does not currently have comments on Amendment Bylaw No. 2527 or Amendment Bylaw No. 2528.

Squamish Nation's review of Amendment Bylaw No. 2531 remains ongoing. For Amendment Bylaw No. 2531, Squamish Nation indicated the following:

- Their preliminary assessment has identified that the proposed amendments may affect areas associated with Squamish Nation cultural interests, including lands located within or adjacent to identified cultural areas;
- They are reviewing the proposal in relation to the FA, including provisions related to cultural heritage protection, future development opportunities, and employee housing considerations;
- They are currently seeking internal cultural, archaeological and legal review of the proposed amendments to better understand any potential impacts on Squamish Nation interests, and cannot provide final comments on Amendment Bylaw No. 2531 at this time;
- They appreciate the RMOW's indication that there will be a further opportunity for Squamish Nation comments to be provided to Council prior to consideration of second reading of Amendment Bylaw No. 2531; and
- They will provide any additional comments arising from their review as soon as practicable.

Previously, for Amendment Bylaw No. 2531, Squamish Nation also commented that an archaeological assessment or evaluation should be planned for any future development including ground disturbance. This comment has been addressed within the last proposed Council resolution above. Any further comments will be provided to Council prior to consideration of second reading of Amendment Bylaw No. 2531.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

The project engagement approach was endorsed by Council on July 28, 2026. This included Council's consideration of early and ongoing consultation required as per section 475 of the LGA and consultation required as per section 476 of the LGA. Phase 2 project engagement is presented and

summarized in the Analysis and the Líl̓wat Nation and Squamish Nation Considerations sections of this report and further detailed in Appendices A and B.

Upcoming Engagement Opportunities

Public Hearing Process

As per section 464 of the LGA, a public hearing is required before third reading and adoption of an OCP amendment bylaw. If Council authorizes staff to schedule a public hearing, notice of the public hearing will be issued as per section 466 of the LGA, including advertisements in the local newspaper.

This report recommends Council authorize staff to schedule, and provide notice of, a public hearing for Amendment Bylaw No. 2527 and Amendment Bylaw No. 2528.

Moving Forward

As additional work and review is completed regarding Amendment Bylaw No. 2531, there may be additional engagement and consultation to better understand public consideration around parkland considerations and the findings of the key studies listed above and that are currently underway.

REFERENCES

“Official Community Plan Amendment Bylaw (Growth Management and Housekeeping) No. 2527, 2026” (Included in Council Package)

“Official Community Plan Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026” (Included in Council Package)

Appendix A – Bylaw Referrals and Referral Responses
Appendix B – What We Heard Report
Appendix C – Whistler Creek West Bed Unit Calculation
Appendix D – “Five-Year Financial Plan (2026- 2030) Bylaw No. 2495, 2026”

SUMMARY

The purpose of this report is to present a summary of the input received on the 2026 OCP project collected through the project Phase 2: Gather activities. Additionally, this report presents “Official Community Plan Amendment Bylaw (Growth Management and Housekeeping) No. 2527, 2026” and “Official Community Plan Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026” to Council for consideration of second reading and to authorize staff to schedule, and provide notice of, a public hearing for these two OCP amendment bylaws. Finally, this report recommends Council receive additional information prior to consideration of second reading of “Official Community Plan Amendment Bylaw (Employee Housing Parcels) No. 2531, 2026”.

SIGN-OFFS

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