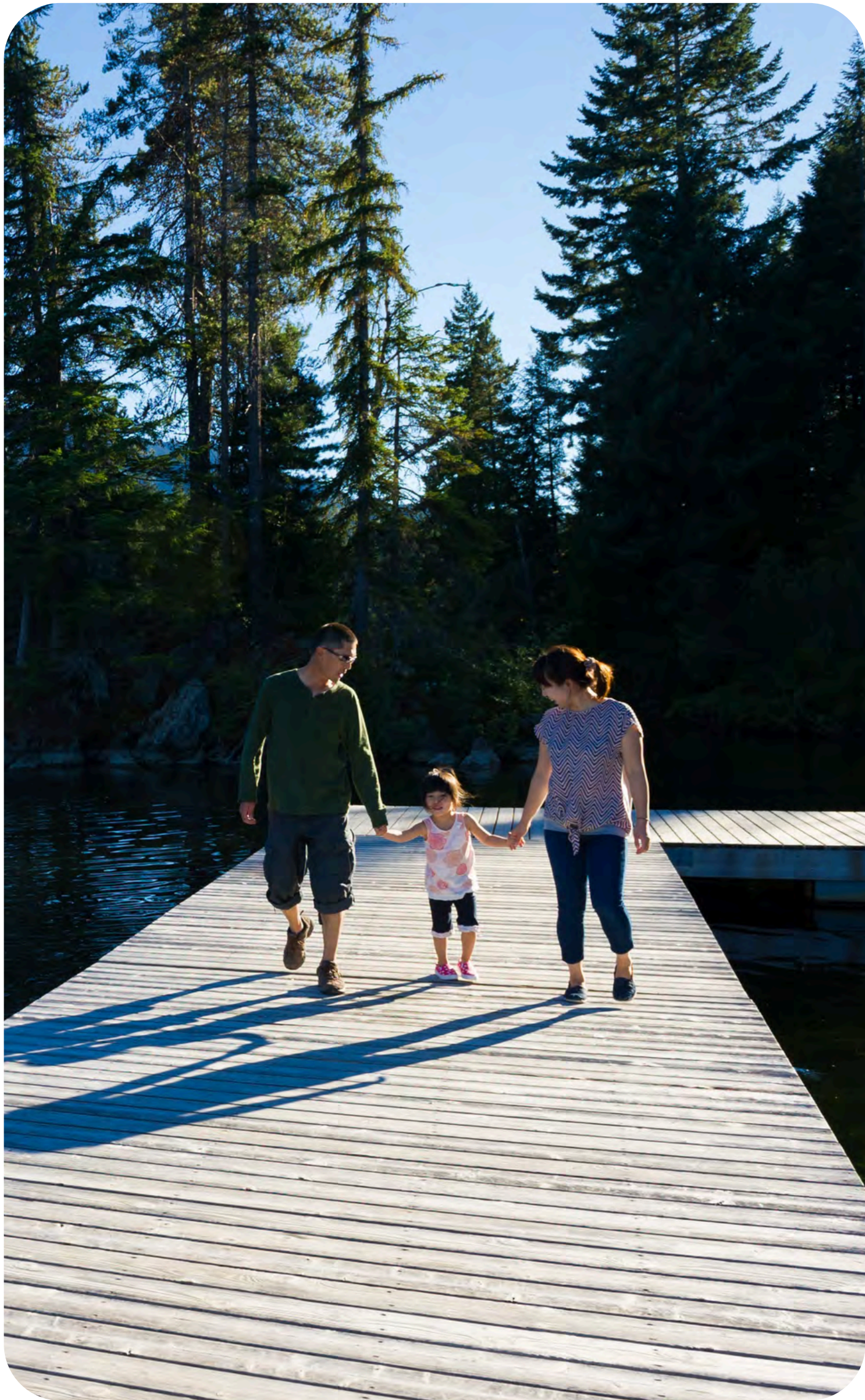


2026

Official Community Plan (OCP) Amendment

Add Your Voice



An amendment to the OCP is being proposed to:

- Increase bed units to support new employee housing initiatives
- Support the Whistler Creek West Neighbourhood Plan
- Allow for possible employee housing on three municipal-owned properties in Cheakamus Crossing

TENTATIVE PROJECT TIMELINE

Add Your Voice

**Complete
the survey**

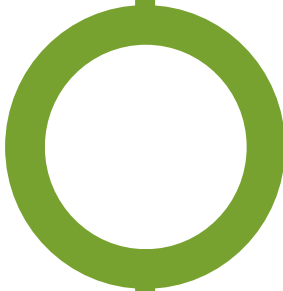
**Your input will
inform Council’s
decision making.**



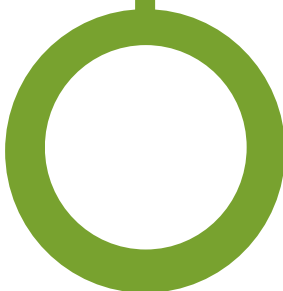
Define: April - July
Setting up the project, completing analysis and preparing the bylaws.



Gather: August - September
Completing early consultation and gathering community feedback.



Narrow Down: October - December
Refining proposed amendments and holding a public hearing.



Decide: January - February
Finalizing the proposed amendments.



Resort Municipality
of Whistler

Official Community Plan (OCP) Amendment



WHAT IS AN OCP ?

- Shaped by the community and sets the long-term community direction
- Establishes objectives and policies that guide decisions on community planning and land use management
- All bylaws and works undertaken must be consistent with the OCP

**Whistler: A place
where our
community thrives,
nature is protected
and guests are
inspired.**



Looking ahead, a larger reassessment of our OCP, and the vision and values we want for our community, will be initiated within the next two years.

2026 Official Community Plan (OCP) Amendment

Increasing Bed Units to Support New Employee Housing Initiatives

OCP POLICY 4.1.2.9.(B)



- Policy 4.1.2.9.(b) allows for up to 1,000 additional bed units for various initiatives to address Whistler’s current shortage of employee housing.
- Additional bed units are for both employee housing as well as limited market development.
- Bed units are allocated through zoning and subsequent development controls.

STATUS UPDATE

- Across Whistler, 777 bed units have been allocated through private sector rezoning applications
 - This will result in 343 new employee dwelling units
- 223 bed units are remaining
 - Already exceeded by current rezoning applications



2077 Garibaldi Way
14 Employee Units

PROPOSED OCP AMENDMENT

- Amend Policy 4.1.2.9.(b) to increase the number of additional bed units for employee housing initiatives from 1,000 to 2,500 to support private sector and municipal housing initiatives.
 - An increase of 1,500 bed units

2026

Official Community Plan (OCP)

Amendment

Developing the Whistler Creek West Neighbourhood Plan



Community input was used to shape and refine the plan’s Core Values and Big Ideas and also supported development of the WCW Plan policies and land use concept.

Core Values

Core Values are our beliefs and priorities - they define what we care about most and will guide the overall direction of the Plan.

Livable, Inclusive and Diverse

Walkable and Well-Connected

Quality Streetscape and Shared Spaces

Vibrant Community Identity

Embrace the Natural Environment

Big Ideas

The Big Ideas are high-level objectives to guide development of the Plan and are based on known challenges and opportunities in the Plan Area.

Diverse housing and increased density

Provide more residential housing types and options to meet the needs of a diverse population, particularly those who work in Whistler.

Maintain a distinct neighbourhood character

Maintain a unique sense of place that distinguishes Whistler Creek West from other areas through placemaking and design features.

Repurpose and reimagine underused spaces

Develop vacant or underused lands to address gaps in the street and enhance neighbourhood vibrancy.

Honour heritage and historical roots

Establish a strong connection between the rich history of the neighbourhood to future development.

Improve connectivity of the area

Provide safe and efficient connections within the neighbourhood and to the surrounding area for preferred modes of travel

Support a thriving community

Fosters a vibrant mixed-use neighbourhood with a strong local ethos that supports a variety of businesses and amenities serving residents and visitors.

Revitalize streetscape and public realm

Redesign the streetscape to be more pedestrian oriented, providing for year-round public activity and gathering space

Connection to nature

Nurture a strong neighbourhood relationship with the lakes and mountains surrounding Whistler Creek West

Resort Municipality

of Whistler

Add Your

Voice

2026

Official Community Plan (OCP)

Amendment

Whistler Creek West Neighbourhood Plan

SUPPORTING STUDIES

- Land feasibility analysis
- Commercial land use study
- Transportation assessment and impact study
- Viewscape analysis
- Solar study

POLICY CATEGORIES

- Land Use
- Transportation and Mobility
- Neighbourhood Design
- Environment and Infrastructure
- Future Planning

IMPLEMENTATION ACTIONS

- OCP amendment
- Draft zoning amendment bylaws
- Develop streetscape standards
- Flood construction level assessment
- Ministry of Transportation and Transit coordination

Supporting the Whistler Creek West Neighbourhood Plan

Council Endorsement

On December 16, 2025, Council endorsed the Whistler Creek West Neighbourhood Plan. The Neighbourhood Plan establishes a vision for a vibrant neighbourhood and outlines the Land Use Concept and Plan Policies which will frame the municipal-led rezoning.

The proposed OCP amendment would:

- Add accommodation capacity of 3,500 bed units to facilitate rezoning
- Update policy text to reference the plan and attach the plan as a schedule to the OCP to guide future redevelopment

LAND USE CONCEPT

Sub-areas	
A	Mid-rise Mixed Use Residential up to six storey's with some small-scale commercial uses and active residential lobbies at grade
B	Residential Transition Transition zone between mid-rise and lower-density residential (up to four storey's)
C	Residential Core Lower-density residential. Small-scale multi-unit housing allowing up to six units per lot.
D	Highway Transition Three to six-storey residential highway transition.



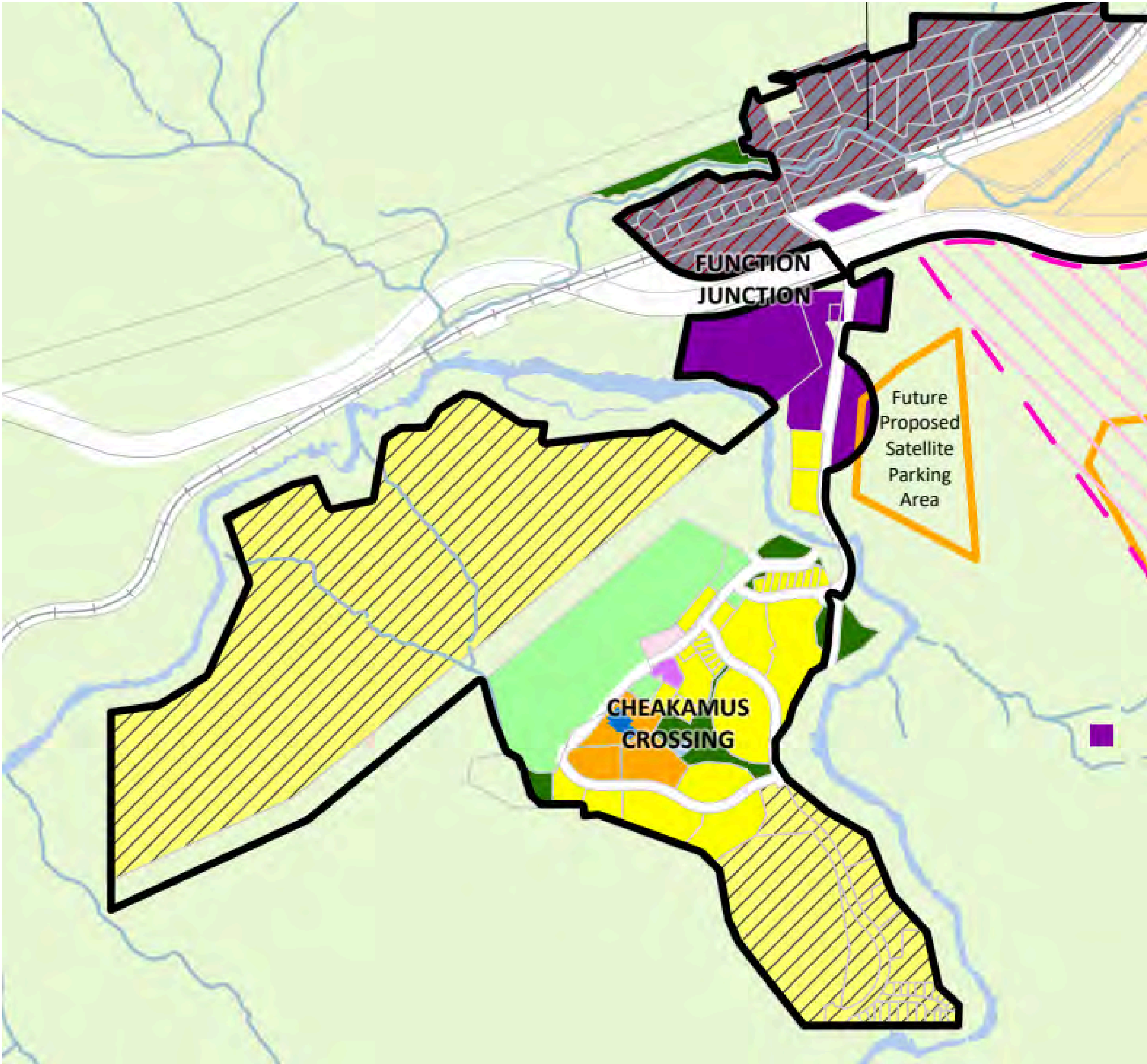
2026 Official Community Plan (OCP) Amendment

LAND USE DESIGNATIONS

- NON-URBAN LANDS:** The undeveloped lands that generally fall outside the WUDCA. These lands provide the natural setting and form the natural boundary setting integral to Whistler's mountain character as well as providing the physical setting for many of the year-round activities that draw visitors to Whistler. Supported uses include public open space, non-urban very low density residential, low impact recreation and carefully managed resource uses. Environmentally sensitive lands, hazardous areas and aesthetic values should be protected.
- PROTECTED NATURAL AREA:** Lands that have high environmental sensitivity or importance and are protected by zoning, development permit area conditions, covenants, provincial regulations or other means. Supported land uses include nature conservation, passive open space uses, conservation buffers and low impact recreation with limited development including trails, interpretive signage and viewing platforms.
- PARKS & RECREATION:** Lands designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation, outdoor gathering and assembly use, sports fields, and may allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.
- RESIDENTIAL - VERY LOW (DETACHED):** Very low density residential lands consisting of detached housing on large parcels.
- RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE):** Lands for detached and duplex dwellings characterized by low to medium density lot sizes, and lands for medium density multiple residential development, the latter of which is generally located close to commercial, recreational, institutional, transit and trail connections.
- RESIDENTIAL - RESERVE:** Lands available for employee housing with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality's housing needs. Limited market residential and convenience commercial uses primarily oriented to meet the needs of the surrounding neighbourhood are included.
- RESIDENTIAL - VISITOR ACCOMMODATION:** Lands permitting residential and visitor accommodation use in various dwelling types.
- CORE COMMERCIAL:** Whistler Village and Whistler Creek are the resort community's multi-use commercial centres. Whistler Village is the town centre serving visitors and residents with a diverse mix of retail, business, office, service, food and beverage, entertainment, institutional and accommodation uses and associated parking areas as well as parks and leisure space. Whistler Creek is anchored by the Whistler Mountain Creekside ski base with visitor accommodation, restaurants, retail, entertainment, leisure and convenience goods and services primarily serving adjacent visitor accommodation and residential neighbourhoods.
- VISITOR ACCOMMODATION:** These lands provide visitor accommodation outside of the Core Commercial areas and may include limited auxiliary commercial uses and employee housing.
- CONVENIENCE COMMERCIAL:** Lands designated for neighbourhood-oriented convenience commercial development at a scale and uses that meet the day-to-day convenience oriented goods and services needs of the neighbourhood. Uses include retail, restaurant, office and personal service functions. Convenience commercial centres at Nesters Square and Rainbow are scaled for a complete market area beyond the immediate neighbourhood. Conveniently located neighbourhood convenience commercial at Cheakamus Crossing and Alpine Market serve their respective neighbourhoods. Convenience commercial may also allow for residential uses.
- INSTITUTIONAL:** These lands are designated for institutional uses located outside of the Core Commercial areas. These uses include civic, education, cultural, religious and recreation uses.
- INDUSTRIAL SERVICE COMMERCIAL - FUNCTION JUNCTION:** Function Junction is the general purpose business district for the resort community and is the primary location for business, service commercial, light industrial and manufacturing, wholesale, warehousing and storage uses. Function Junction also provides for retail, office and service and indoor recreation uses that do not fit the form, character and function of the Core Commercial areas and is designed to support the extended day-to-day needs of the Cheakamus Crossing neighbourhood. This designation also allows for auxiliary residential uses and employee housing.
- INDUSTRIAL - MONS:** Centrally located industrial area for community and transportation infrastructure, distribution, maintenance, storage and rental of equipment along with related activities for a variety of uses requiring significant yard space, circulation and other site requirements. This area also supports limited service commercial and limited indoor and outdoor recreation uses that have a larger site area and space requirements. This designation also allows for auxiliary residential uses.
- RESOURCE EXTRACTION:** Lands that are designated for aggregate (rock, gravel and sand) extraction.
- TRANSPORTATION, WORKS, UTILITIES and COMMUNITY FACILITIES:** Lands that are designated for transportation, municipal works, utility and community facility uses. This designation includes the BC Transit facility, municipal heliport and Whistler Health Care Centre helipad, parking areas, the municipal waste transfer station and community waste and recycling facilities, reservoirs, BC Hydro substations, community animal shelter and telecommunication facilities.

DID YOU KNOW

To rezone a property to change what type of uses are permitted, the zoning must be consistent with the OCP.



Excerpt of Schedule A - Whistler Land Use and Designations
Map showing Cheakamus Crossing Neighbourhood

What is a land use designation ?

OCP land use designations provide a general indication and preferred location of intended future land uses. The OCP establishes general categories of land use designations, providing some flexibility for more detailed zoning and development permit guidelines that are customized for specific parcels of land to meet the goals, objectives and policies of the OCP.

Official Community Plan (OCP) Amendment

1001, 1005 and 1010 Legacy Way: Potential sites for future employee housing

To allow employee housing on these sites, the process requires an OCP Amendment, Parkland Disposition and Rezoning.



The OCP Amendment process is the opportunity to provide input on the proposed change in land use designation to “Residential - Low to Medium”.

PROPOSED LAND USE DESIGNATION

RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE): Lands for detached and duplex dwellings characterized by low to medium density lot sizes, and lands for medium density multiple residential development, the latter of which is generally located close to commercial, recreational, institutional, transit and trail connections.