RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, BC Canada V8E 0X5
whistler.ca
TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

STAFF REPORT TO COUNCIL

PRESENTED:	December 16, 2025	**REPORT:**	25-098
FROM:	Planning Department	**FILE:**	6520-20-0020
SUBJECT:	WHISTLER CREEK WEST NEIGHBOURHOOD PLAN – PLAN ENDORSEMENT AND IMPLEMENTATION		

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 endorse the Whistler Creek West Neighbourhood Plan (WCW Plan) attached as Appendix A to Administrative Report No. 25-098; and

That Council direct staff to prepare amendment bylaws to "Official Community Plan Bylaw No. 2199, 2018" and "Zoning and Parking Bylaw No. 303, 2015" to implement the WCW Plan, and return to a Regular Council Meeting for consideration.

PURPOSE OF REPORT

This report presents the Whistler Creek West Neighbourhood (WCW) Plan for Council's consideration. The WCW Plan is the result of extensive community engagement and will support the continued evolution of the neighbourhood in a manner that aligns with Council and community priorities over the long-term future.

This report recommends that Council endorse the WCW Plan and direct staff to proceed with the necessary Official Community Plan (OCP) and zoning amendment bylaws to facilitate implementation of the WCW Plan.

☐ Information Report ☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

The WCW Plan started with an initial exploratory exercise that considered potential redevelopment along Lake Placid Road, presented to the Committee of the Whole (COTW) on April 23, 2024. With direction, a multi-phase planning and engagement process was launched to create the WCW Plan to guide the future of the plan area in a way that responds to current and future challenges and furthers Whistler's housing goals in an area specifically identified for increased residential density in the OCP.

The first phase of the project confirmed the Core Values and Big Ideas for the plan to create a vision and define the values that helped to guide the development of the WCW Plan. A detailed background and engagement summary can be found in Administrative Report No. 25-022. In phase two, a draft land use concept and a set of draft implementation strategies were provided to the community, Advisory Design Panel (ADP), and Housing and Strategy Committee. On October 21, 2025, staff presented the results of the phase two engagement and Council endorsed the following resolution:

> ***That*** *Council direct staff to bring the WCW Plan to the December 2, 2025, Regular Council Meeting for endorsement.*

Plan Overview

The WCW Plan, attached as Appendix A, establishes a vision for a vibrant neighbourhood which advances the OCP direction to develop a sub-area plan for the area, as well as Council priorities, relevant municipal (RMOW) plans, bylaws and policies. While the WCW Plan guides future change and growth, it does so in a way that recognizes and aligns with community values, reflects the historic legacy of the neighbourhood and respects the surrounding context.

The WCW Plan vision is outlined through a land use concept divided into four sub-areas. Each sub-area describes the proposed uses, a range of storeys and density, and building types that will be used to inform the subsequent zoning amendment bylaw necessary to implement the WCW Plan.

The WCW Plan policies have been developed to support the Core Values and Big Ideas to align the plan's vision with direction from the OCP. Policies were developed to integrate with OCP Development Permit Area (DPA) guidelines, including the Whistler Creek DPA and Multi-Family DPA, which will continue to regulate form and character through specific guidelines for site design, building design and landscaping.

The land use concept envisions an increase in density across the area within the plan, with the highest densities along Lake Placid Road and adjacent to Highway 99 in locations closest to nearby amenities and services. The plan supports maintaining existing mixed-use and tourist accommodation uses at key sites, including Whistler Resort Club, Whistler Creek Lodge and the Whistler Centre Lodge (Southside site). Buildings with commercial uses at grade are envisioned for the north side of Lake Placid Road, with any new commercial uses being neighbourhood-serving and smaller in scale to be responsive to community needs. Building heights range between three to six storeys, with height and massing parameters added on key parcels to support maintaining and framing views of Whistler Mountain and the prominent ridgeline. Residential uses supported include a range of market and employee-restricted, including residential tourist accommodation.

The streetscape along Lake Placid Road will prioritize the pedestrian experience. More people will be accommodated through improvements to the overall transportation network. The plan seeks to collaborate with the Ministry of Transportation and Transit (MOTT) on infrastructure and operational improvements to the transportation network, such as enhancements to pedestrian crossings and updates to vehicle signal phasing changes at Highway 99 and Lake Placid Road. The plan acknowledges that future planning for this area should consider long-term upgrades for a pedestrian overpass. It also supports updates to nearby green and open spaces, like the Nita Lake dock, to ensure people have places to gather and recreate in all four seasons.

Analysis

The multi-phase planning process took place over 2024 and 2025 to allow for multiple touch points with the community and an iterative conceptual design process. The land use concept and sub-areas were

refined based on input collected through public engagement and supporting studies completed by external consultants to assess and provide expert recommendations related to land use feasibility, the transportation network and urban design. The following provides an overview of the plan development, highlights and implementation.

Residential and commercial land uses

A land feasibility analysis was conducted to support understanding of development viability and inform land use densities needed to support redevelopment, as well as to explore the opportunity for inclusionary housing options as part of a future zoning amendment bylaw. Different scenarios for potential building forms (multiplex, stacked townhouses and apartments) and tenures (market rental, condominium, residential tourist accommodation ownership and tourist accommodation) were explored to test feasibility, including opportunities for employee housing. The analysis included recommendations for the densities and uses of each sub-area to ensure redevelopment feasibility for the overall land use concept and the four sub-areas. Analysis suggests opportunities that can further feasibility, including the inclusion of residential tourist accommodation and reductions for parking from the current zoning bylaw standard to improve development viability to enable more employee housing.

A commercial land use study was completed to recommend types and amounts of commercial retail uses most suitable for WCW. The study supports Creekside Village as the critical mass of retail functions for the area, with suggestions for some additional convenience retail, food or beverage, professional service, and indoor recreation uses in WCW.

The land use concept and policies of the WCW Plan advance overall development feasibility and compatible land uses based on community and market needs. As part of the WCW 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.

Transportation network

A transportation assessment and impact study was conducted to assess the transportation network within the plan area. The study was informed by a review of RMOW transportation plans and policies as well as available data for walking, biking, vehicles, transit and parking. The assessment included undertaking traffic counts at Lake Placid Road and Highway 99 in May 2025 for use with previous counts collected on peak resort operation weekends and Creekside parkade data. The study identified opportunities for overall network improvements and provided a set of recommendations for changes to support future growth and redevelopment over the long term. Some of the recommendations are minor improvements to the network, like pedestrian crossing and accessibility enhancements along Lake Placid Road and adding stop signs and directional signage at intersections within the neighbourhood network at Karen Crescent, Chamonix Crescent and Drew Drive. Changes proposed for the Highway 99 and Lake Placid Road intersection, such as optimizing vehicle signal phasing, adjusting lane alignment and sidewalk design or highway signage, are subject to coordination and approval of MOTT. Coordination with MOTT has been ongoing, and the transportation study undertaken for the WCW Plan will support the zoning amendment bylaw will require MOTT sign-off.

Neighbourhood design and character

A viewscape analysis and a solar study were completed to support understanding of the impacts of taller buildings on the public realm and solar access. The study confirms proposed heights along the south side of Lake Placid Road allow sun through most of the year onto the north sidewalk, and that proposed heights preserve key views of Whistler Mountain and the prominent ridgeline from the

pedestrian realm along the north side of Lake Placid Road. The study will support the development of detailed zoning regulations as part of the subsequent zoning amendment bylaw.

Implementation

Although the WCW Plan provides a clear vision of the future and a set of policies to inform development within the plan area, change is expected gradually over time. Redevelopment of private property depends on the decisions and actions of landowners. Improvements to the streetscape, public realm and transportation network infrastructure and operations will be undertaken as feasible, with considerations for budgeting, resourcing and priority. An implementation approach has been included with the WCW Plan to provide clarity on how change is expected to occur and provide transparency on next steps for activities that will support plan implementation.

Should Council endorse the WCW Plan, implementation will begin as included in the plan's implementation section. Priority implementation actions include:

- developing streetscape standards for Lake Placid Road that incorporate public realm improvements and prioritize the pedestrian experience;
- undertaking a hydrotechnical hazard assessment to determine an appropriate flood construction level;
- developing an approach to inclusionary zoning and/or bonus densities;
- preparing an OCP amendment bylaw for bed units; and
- preparing a zoning amendment bylaw to rezone the area in accordance with the WCW Plan.

During implementation, further community and interest holder engagement will happen as appropriate and as legislated. Staff will return to the ADP before bringing forward the zoning amendment bylaws to support the review of proposed zoning regulations.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

October 21, 2025, Administrative Report 25-080: Whistler Creek West Neighbourhood Plan - Phase 2 Engagement Summary and Project Update

May 13, 2025, Administrative Report W25:004: Whistler Creek West Plan – Draft Land Use Concept and Engagement Plan Strategies

April 8, 2025, Administrative Report 25-022: Whistler Creek West Neighbourhood Plan Phase 1 Engagement Summary and Phase 2 Update.

April 23, 2024, Committee of the Whole Presentation: Lake Placid Road Neighbourhood Study

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. The WCW Plan is consistent with many goals, objectives and policies specific to Whistler Creek and Lake Placid Road within the OCP as previously described in Administrative Report 25-022. As part of the plan implementation, an OCP amendment will be required to align the OCP with the WCW Plan for bed units.

BUDGET CONSIDERATIONS

The WCW Plan development and associated engagement are funded within the 2025 Planning and Development Department budget.

Note that the development of the WCW Plan is an initiative in the RMOW's approved $2.5M Canada Mortgage and Housing Corporation Housing Accelerator Fund (HAF) action plan, and its completion forms part of the HAF grant agreement. The HAF action plan targets completion of the WCW Plan by the end of 2025.

LÍĽWAT 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.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

The WCW Plan engagement process is aligned with the 'Consult' level of engagement under the International Association for Public Participation's spectrum of public participation. At this level, the goal is to seek feedback from the public on analysis, alternatives and decisions.

The WCW Plan is the result of a multi-phase engagement process, described and documented in Administrative Report 25-022 and Administrative Report 25-080. The public was actively engaged throughout the multi-phase project using a variety of engagement methods. These included both in-person and online opportunities offered at key stages of the plan's development. Information about these opportunities was shared through ongoing social media posts and campaigns, RMOW newsletters and communications, ads in the Pique, and printed posters pinned in WCW and the community. Community input helped shape and refine the plan's Core Values, Big Ideas, land use concept, and sub-areas. Engagement reports presented to Council summarized how feedback was collected and demonstrated how it informed the planning process.

REFERENCES

Appendix A – Whistler Creek West Neighbourhood Plan

SUMMARY

This report presents the WCW Plan and outlines the work undertaken to support the plan development. It recommends that Council endorse the WCW Plan and direct staff to proceed with the necessary OCP amendment bylaw and zoning amendment bylaw to implement the plan in alignment with the WCW Plan land use concept.

SIGN-OFFS

Written by:

Megan Mucignat,
Planner

Reviewed by:

John Chapman,
Manager of Project Planning

Melissa Laidlaw,
Director of Planning

Dale Mikkelsen,
General Manager of Climate Action, Planning and Development Services

Virginia Cullen,
Chief Administrative Officer