

Phase Two: Concept

Whistler Creek West Neighbourhood Plan

Help us to refine the draft land use concept and implementation strategies in the second phase of the Whistler Creek West Neighbourhood Plan.

Why are we here?

- To share input from the Visioning Phase
- To introduce a draft land use concept and draft implementation strategies
- To investigate preferences for streetscape, public realm design and building forms

How will input be used?

Your input will be used to shape the development of a neighbourhood plan that will be drafted over the summer of 2025 and brought back to Council in the fall.



Visit our project page for more information



Process & Anticipated Timeline

We are here			
Visioning	Concept	Draft Plan	Adoption
Fall and Winter 2024	Spring 2025	Summer 2025	Fall 2025
<ul style="list-style-type: none">• Technical data collection and analysis• Inform the public about the project and why it is being undertaken• Public engagement to collect ideas, input on key issues and confirm the project core values and big moves	<ul style="list-style-type: none">• Present scenario concepts for public review and input• Feedback from the community will be considered prior to resolution of the Draft Plan	<ul style="list-style-type: none">• Share Draft Plan• Present to Council for adoption• Public process for any OCP amendment or rezoning	<ul style="list-style-type: none">• Public communications to share about the changes• Implementation• Consolidating bylaw changes

Neighbourhood Plan Area

Whistler Creek West Neighbourhood Plan

The Plan Area is located on the shared, unceded territory of the Lil'wat People, known in their language as L'ilwat7úl, and the Squamish People, known in their language as Skwxwú7mesh.



Visioning What We Heard

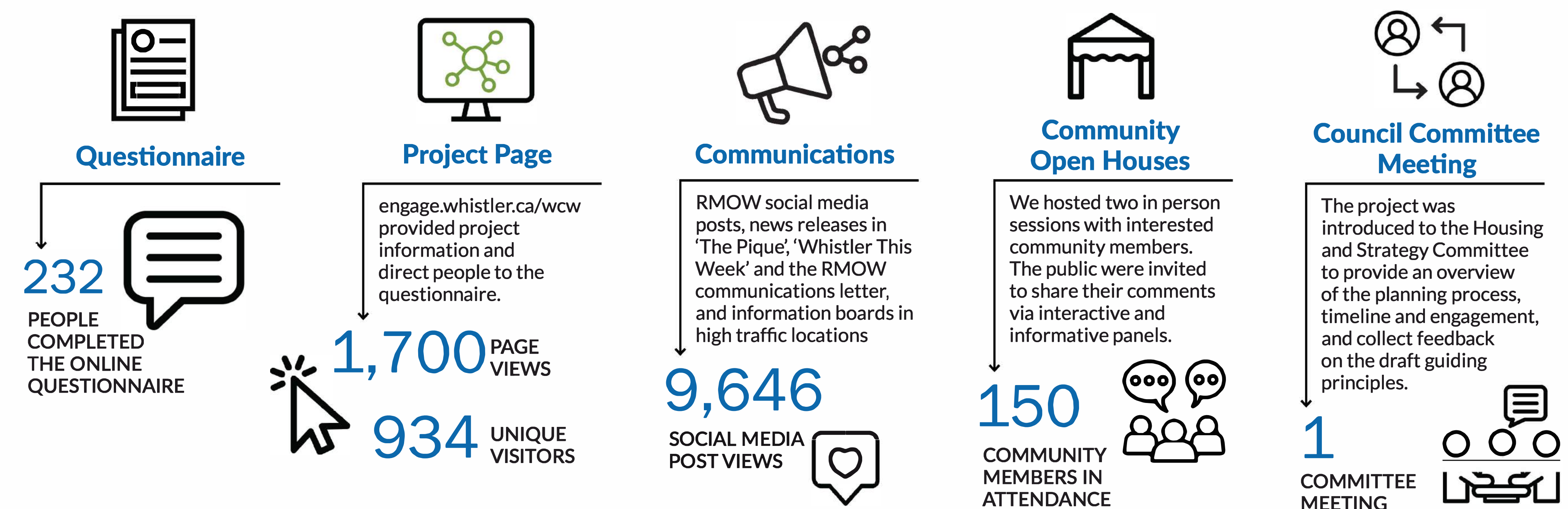
Whistler Creek West Neighbourhood Plan

The Visioning Phase helped to define the Core Values, Big Ideas and confirm project objectives, including the types of housing, transportation and urban design strategies that should be considered for the plan area.

How We Engaged the Community

We sought community input on the shape and size of the plan area, current and future uses and opinions of the plan area, draft Core Values and project principles, priorities for housing and transportation and Big Ideas.

Read the Visioning engagement summary here:



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

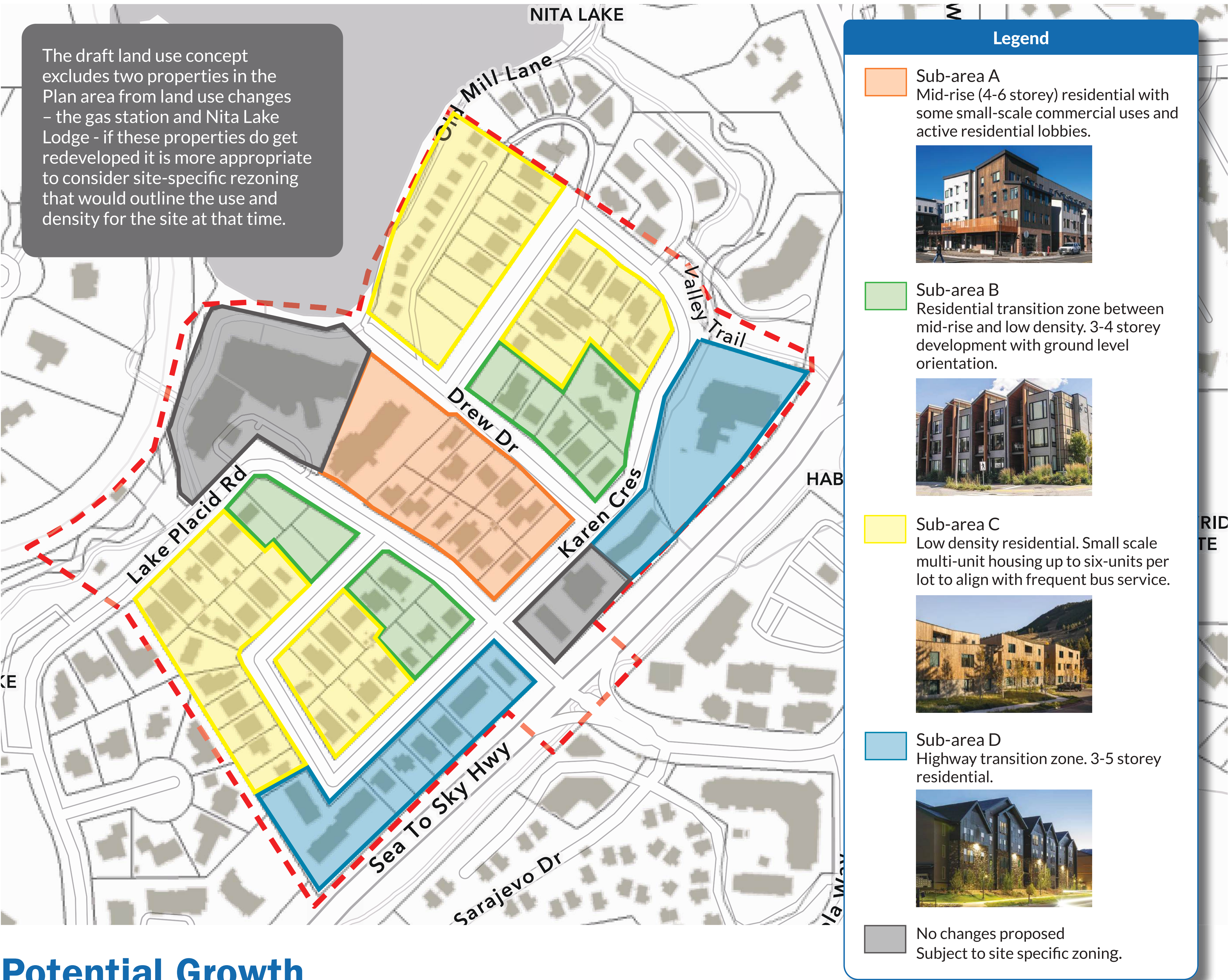
The Big Ideas are high-level objectives to guide development of the Plan and are based on known challenges and opportunities in the Plan Area.

- 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.

Draft Land Use Concept

Whistler Creek West Neighbourhood Plan

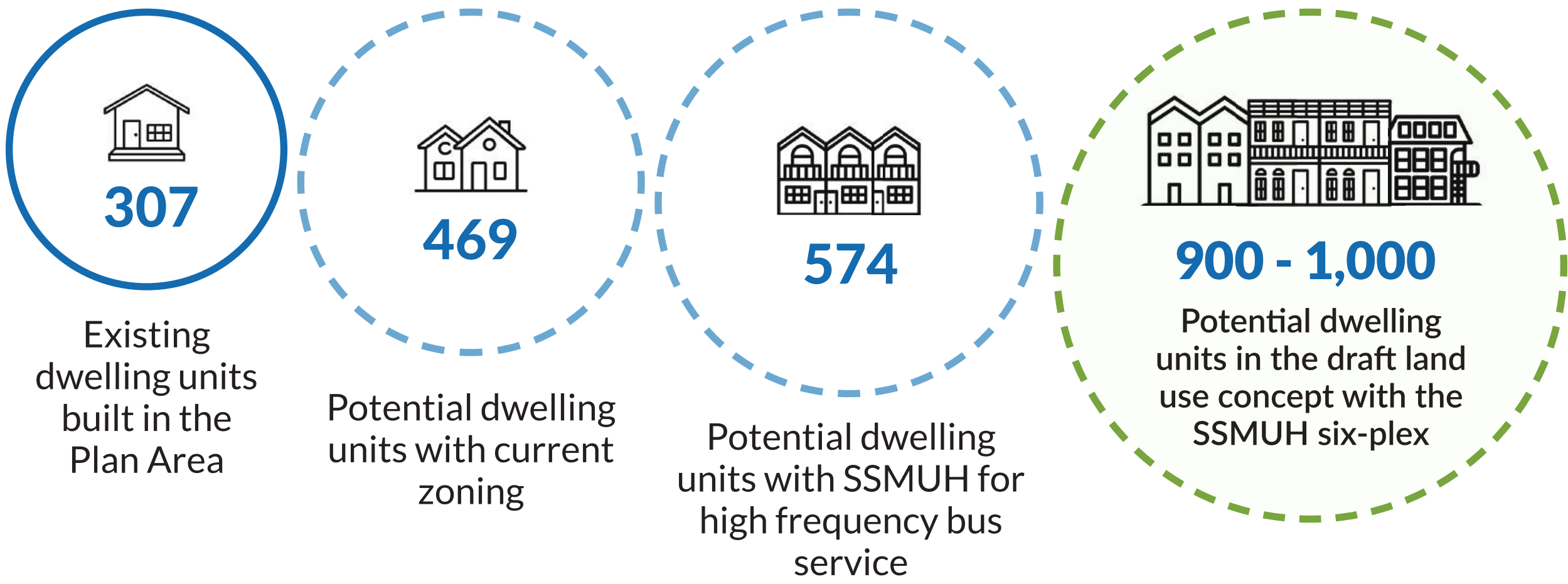
The draft land use concept has been developed using existing policy direction, input collected in the Visioning phase, and an infrastructure assessment. The concept proposes four sub-areas in the Plan Area with different densities and development form with a goal of achieving more homes for people to live in and to support a great diversity of housing types and tenures.



Potential Growth

Based on modeling using the draft land use concept, the potential full build out of the plan is 900 - 1,000 units with the SSMUH six-plex. These numbers can be used to inform supporting studies to understand what needs to be refined before moving on to the draft plan.

This number represents a potential full build out. The neighbourhood plan will be a long-term vision, and change will occur relatively slowly. New development will occur over several decades.



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Add Your **Voice**

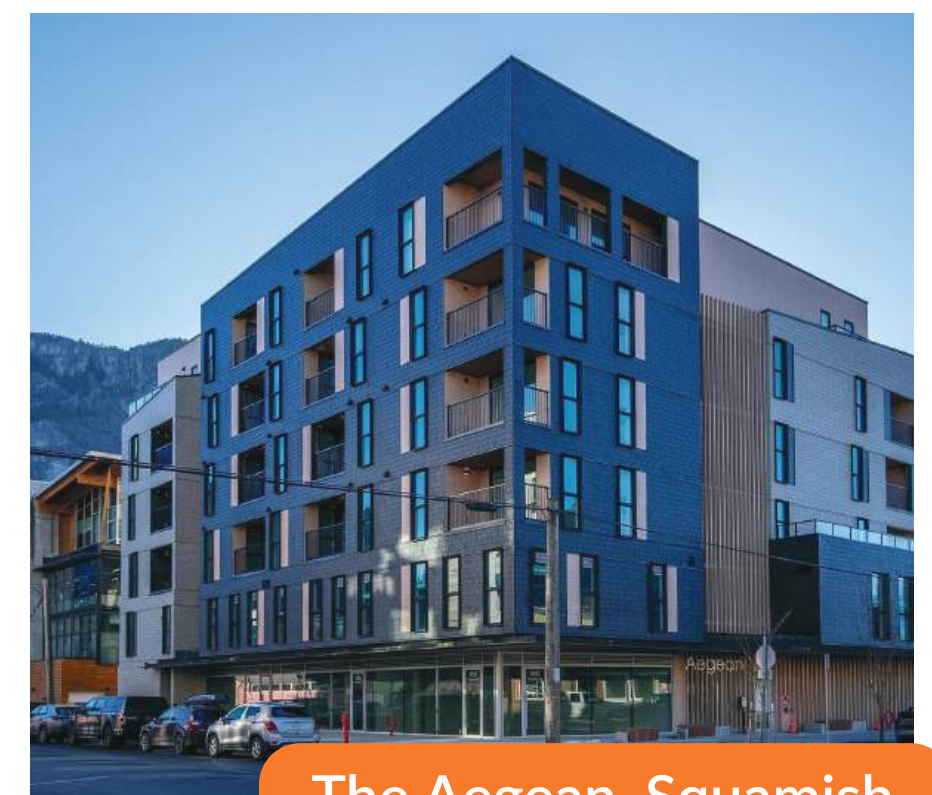
Draft Land Use Concept Precedents

Whistler Creek West Neighbourhood Plan

Precedents for each sub-area, including local examples, give a visual impression of the type and scale of development proposed. Future development will be subject to form and character guidelines in the Whistler Creek and Multi-Family Development Permit Areas in the OCP.

Sub-area A

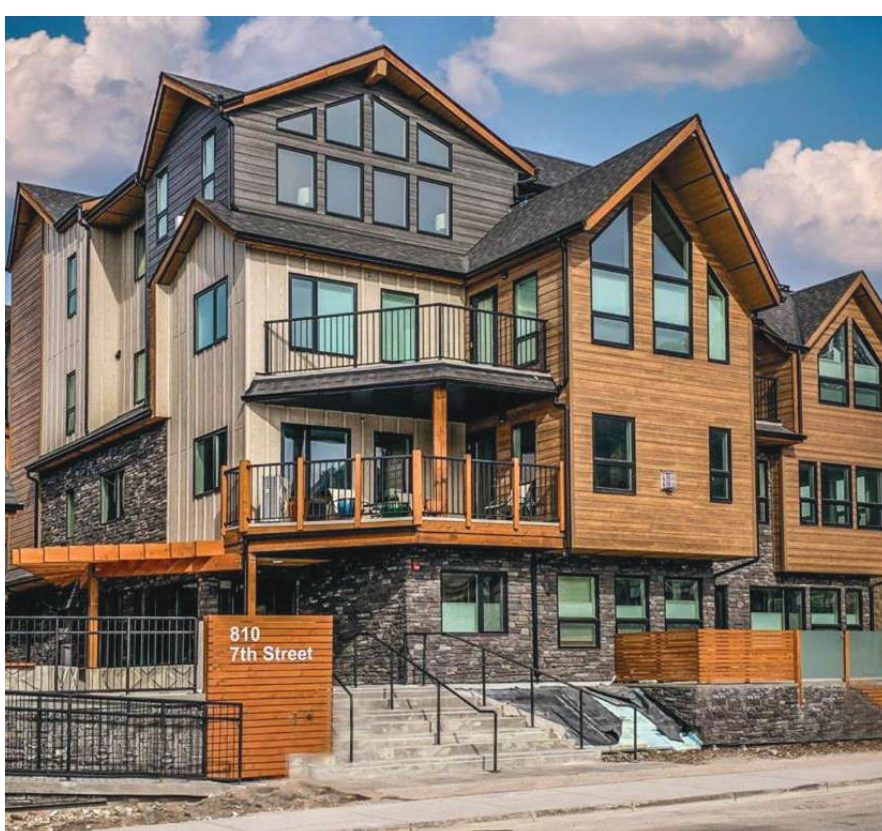
Mid-rise (4-6 storey) residential with some small-scale commercial uses and active residential lobbies.



The Aegean, Squamish

Sub-area B

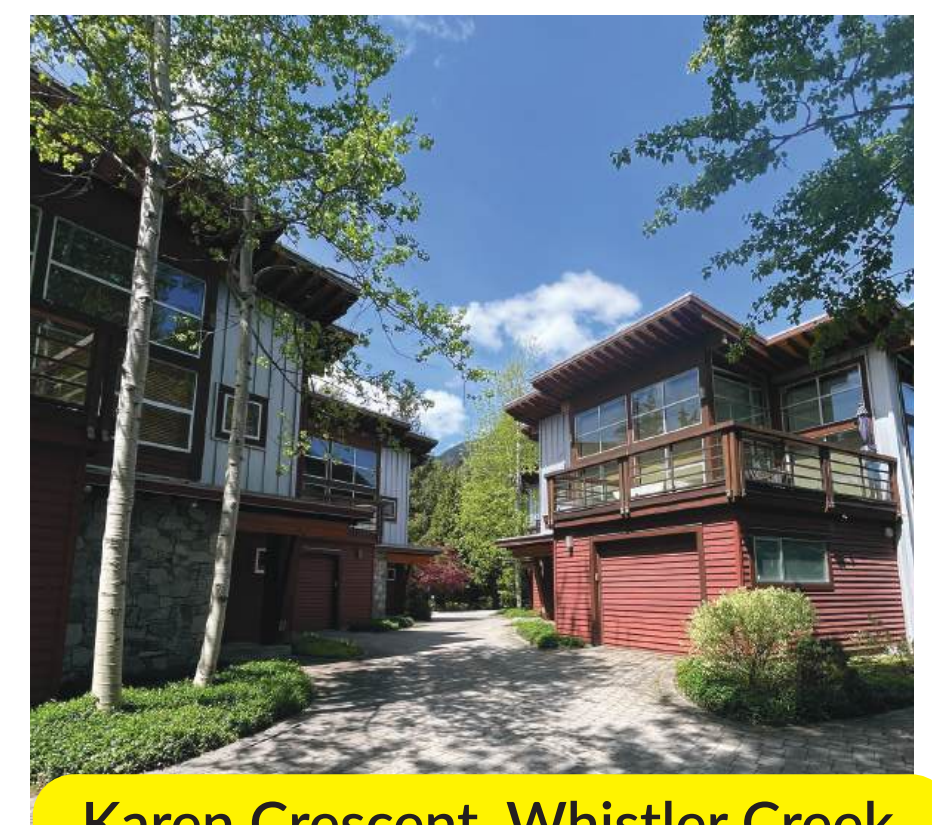
Residential transition zone between mid-rise and low density. 3-4 storey development with ground level orientation.



Live Work, Cheakamus

Sub-area C

Low density residential. Small scale multi-unit housing up to six-units per lot to align with frequent bus service.



Karen Crescent, Whistler Creek

Sub-area D

Highway transition zone. 3-5 storey residential.



Lot 3, Cheakamus



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Draft Land Use Concept Precedents

Whistler Creek West Neighbourhood Plan

Share your thoughts with post-it notes in the boxes below:

Sub-area A

PLACE POST-IT HERE

Sub-area B

PLACE POST-IT HERE

Sub-area C

PLACE POST-IT HERE

Sub-area D

PLACE POST-IT HERE



Draft Land Use Concept Feedback

Whistler Creek West Neighbourhood Plan

Share your thoughts with post-it notes in the boxes below:

What do you like about the draft land use concept?

PLACE POST-IT HERE

What would you change about the draft land use concept?

PLACE POST-IT HERE

Information shared via sticky notes and comment cards will be collected by the Resort Municipality of Whistler (RMOW) for the purpose of gathering feedback from members of the community on the Creek West Plan and will be reviewed for anonymized use in a future Plan proposal. The collection of information by the RMOW is authorized per s26(e) of the Freedom of Information and Protection of Privacy Act and it will be securely stored on a Canadian-based server for the duration of the project. At no point will personal information be collected and, if submitted, will be removed by the Project Lead prior to being thematically included for review. If there are questions or concerns regarding the collection and/or use of personal information, please contact privacy@whistler.ca.

Implementation Strategies

Whistler Creek West Neighbourhood Plan

The draft implementation strategies represent long-term changes to help realize the vision for the neighbourhood established through the Core Values. They are informed by community and committee input, research and key RMOW policies. We have organized the draft strategies based on the Big Ideas. Where a strategy could apply to multiple Big Ideas, they have been organized according to the Big Idea they align with the most.

Use dot stickers to identify your top 5 implementation strategies:

Big Idea #1 - Diverse housing and increased density		
1a	Encourage higher-density development within the Plan Area, with the highest densities along the north side of Lake Placid Road and parcels adjacent to Highway 99.	
1b	Leverage opportunities for developing employee restricted and rental housing.	
1c	Foster a variety of housing types to meet diverse community needs.	
1d	Reduce parking requirements to provide options for more affordable development.	
1e	Leverage opportunities for additional employee housing through additional tourist accommodation units.	

Big Idea #2 - Repurpose and reimagine underused spaces		
2a	Identify and incentivize development of underutilized or vacant sites to create vibrant and functional spaces that address community needs and enhance neighbourhood vitality.	
2b	Encourage subdivisions, land swaps or land assembly that allow for new employee restricted dwelling units.	
2c	Encourage the redevelopment of identified underutilized spaces through strategic policies and community engagement.	
2d	Recognize potential for commercial opportunities on Lake Placid Road.	
2e	Improve existing parks and open spaces.	

Big Idea #3 - Improve connectivity of the area		
3a	Develop a well-connected network of sidewalks, paths and roads to allow for accessible, safe and convenient movement to and through the neighbourhood.	
3b	Provide efficient connections and linkages that integrate Nita and Alpha Lakes and the Valley Trail as part of the neighbourhood.	
3c	Develop safe and efficient pedestrian and cycling connections across Highway 99 at the Lake Placid Road intersection.	
3d	Upgrade local-serving public transport options and facilities.	
3e	Provide bicycle parking at key locations through the neighbourhood to ensure safe and convenient storage of bicycles for both residents and visitors.	



1a Higher density development



1b A variety of housing types



2c Redevelopment of underutilized spaces



3a Improve wayfinding



3d Upgrade public transport facilities



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Add Your Voice

Implementation Strategies

Whistler Creek West Neighbourhood Plan

Use dot stickers to identify your top 5 implementation strategies:

Big Idea #4 - Revitalize streetscape and public realm

4a	Develop a comprehensive streetscape plan for Lake Placid Road.	
4b	Support infrastructure improvements relating to pedestrian safety and accessibility.	
4c	Encourage all-day and all-season activity, including sheltered places to gather and winter-friendly design elements.	
4d	Provide vehicular parking and circulation which compliments pedestrian movement.	

Big Idea #5 - Maintain a distinct neighbourhood character

5a	Encourage architectural styles, placemaking and design features specific to Whistler Creek so new development connects visually and physically to the natural and physical attributes of the area.	
5b	Draw from and enhance existing block and frontage patterns, considering how pedestrians will move through the sites.	
5c	Preserve and highlight public views of nearby landmarks and unique features that contribute to Whistler Creek's character.	
5d	Embrace contemporary mountain town architecture that allows for enhanced connection to the local landscape with distinct design and more energy efficient buildings	

Big Idea #6 - Honour heritage and historical roots

6a	Encourage new developments and public spaces reflect local history and cultural significance through thoughtful design features.	
6b	Support opportunities to retain or enhance historical assets	
6c	Increase the presence of Squamish and Lillooet language, symbols and art into public spaces, signage and the broader streetscape.	



4a Streetscape plan for Lake Placid Road



4b Infrastructure improvements to improve safety



4c Provisions for all season activity



4d Vehicle parking which compliments pedestrian movement



5a Whistler Creek architectural style



5c Highlight views of the surrounding landscape



6b Support opportunities to retain historical assets



6c Example of a land acknowledgement



6c Integrate public art into the streetscape



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Add Your Voice

Implementation Strategies

Whistler Creek West Neighbourhood Plan

Use dot stickers to identify your top 5 implementation strategies:

Big Idea #7 - Support a thriving community

7a	Support a thriving business market with initiatives to encourage growth and sustainability for local businesses.	
7b	Encourage street activating uses on the ground floor of mixed use and larger residential buildings.	
7c	Support small-scale placemaking along streets and trails to create social spaces for residents.	
7d	Support public life and resiliency with amenities and infrastructure which encourage community gathering.	

Big Idea #8 - Connection to nature

8a	Consider the impacts of greater density on the surrounding natural resources.	
8b	Integrate street trees, natural elements and materials into the streetscape.	
8c	Prioritize green stormwater infrastructure.	



7b Street-activating ground floor uses



7c Small scale placemaking



7d Encourage community gathering



8b Integrate street trees into the streetscape



8c Stormwater infrastructure

Share your thoughts with post-it notes below:

PLACE POST-IT HERE



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Add Your Voice

Future Vision and Next Steps

Whistler Creek West Neighbourhood Plan

We are excited to share a draft rendering of the potential build out for the draft land use concept. While future development will be at the discretion of individual landowners, we can provide a vision for what the area could look like if the full build was completed.



Future vision: Lake Placid Road looking towards Nita Lake Lodge

Next Steps:



Community engagement

- In person events at Nita Lake Lodge.
- Online questionnaire.
- Meetings with appropriate housing committees.



Report to Council

- Feedback on the engagement response.
- Get Council approval to develop the draft plan.



Draft Plan Creation

- Using the engagement results we will write the draft plan for Whistler Creek West during summer and fall 2025.

We want to hear from you!

Scan the QR code to access our information page and questionnaire

