

2026 OCP Amendment

Regular Council

2026-11-17

Proposed OCP amendments

Bylaw No. 2527

- Increase of 1,500 bed units to support employee housing initiatives
- Address Schedule A mapping errors

Bylaw No. 2528

- Support implementation of the Whistler Creek West (WCW) Neighbourhood Plan
  - Add 3,500 Bed Units
  - Attach to OCP and identify on Schedule A
  - Policy text updates

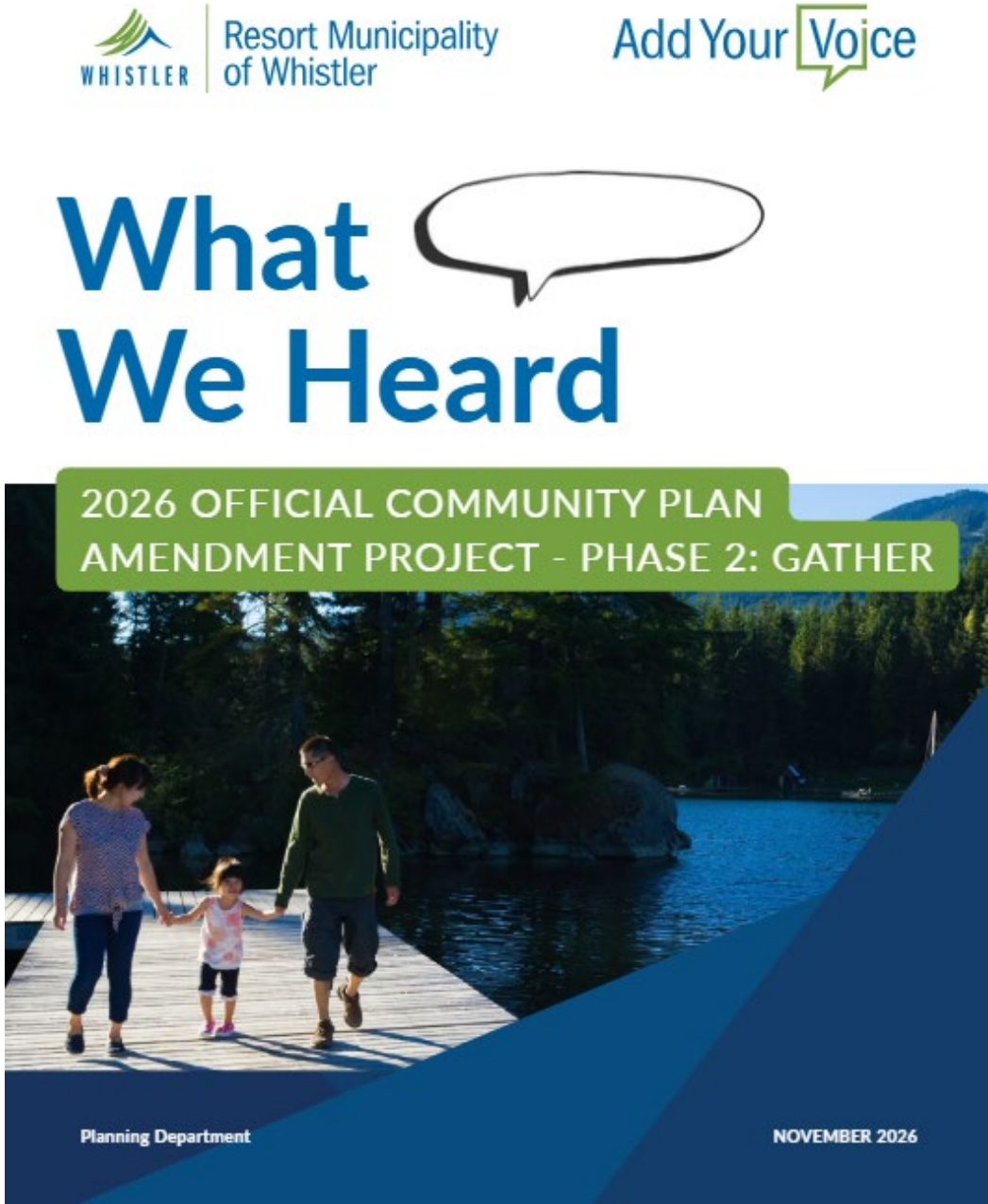
Bylaw No. 2531

- Amend land use designations for 1001, 1005 and 1010 Legacy Way identified in the Whistler Municipal Land Strategy to support potential employee housing initiatives

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Phase 2: Gather

- 3 community pop-ups
  - 68 interactions
- Online information session
  - 9 attendees
  - 105 presentation downloads
- OCP Add Your Voice Event
  - 60 attendees
  - 74 information board downloads
- Online questionnaire
  - 351 responses
- Bylaw referrals
  - 3 responses received
    - SLRD
    - Provincial MRB
    - Squamish Nation



Bylaw No. 2527

What we heard:



How we are listening:

- Rezoning applications for future employee housing initiatives will be evaluated by Council on a case-by-case basis with the opportunity to consider location, affordability, services and amenities and environmental impacts
- Potential growth to be reflected in future 5-year Financial Plan and Liquid Waste Management Plan

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Bylaw No. 2528

What we heard:



How we are listening:

- The WCW Neighbourhood plan was developed with community engagement
- Additional information provided on the bed unit calculation
- Potential growth to be reflected in future 5-year Financial Plan and Liquid Waste Management Plan

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Bylaw No. 2531

What we heard:



How we are listening:

- Findings from supporting studies and additional project details to be presented to Council prior to further Bylaw consideration
  - Priority Parcel Site Investigations
  - Commercial Retail Market Study
  - Cheakamus Transportation Assessment and Impact Study
  - Water and Sewar Master Plan Modelling
  - Parkland Loss Mitigation Strategy

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Bylaw Referrals

	What We Heard	How We Are Listening

Squamish Nation	• No comments on Bylaw No. 2527 and No. 2528
	• Bylaw No. 2531 may affect areas associated with Squamish Nation cultural interests
	  ○ Archaeological assessment or evaluation should be completed
	  ○ Additional comments will be provided as soon as practical
		• Archaeological assessment or evaluation to be completed prior to consideration of second reading
		• Additional time for Squamish Nation to provide comments on Bylaw No. 2531

Provincial Mountain Resorts Branch (MRB)	• No concerns • Would like to be included as referral agency for future OCP update	• MRB to receive referral in future OCP update
Squamish-Lillooet Regional District (SLRD)	• Supportive of Bylaw No. 2527 and No. 2528 • Supportive of Bylaw No. 2531, if there are no negative impacts to environmentally sensitive areas or wildlife corridors	• Priority Parcel Site Investigation to be completed prior to consideration of second reading • Future Environmental Impact Study will be required to inform consideration of potential rezonings

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.

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