OCP Amendment Evaluation Criteria Review – OCP Amendment Bylaw (Employee Housing Priority Parcels) No. 2531, 2026

The purpose of the Official Community Plan (OCP) is to establish policies that guide decisions on community planning and land use management. In Chapter 4 of the OCP, objectives and policies are established respecting growth management and the evaluation of proposals that increase the accommodation capacity, involve changes to land use or allow for development. An evaluation of "OCP Bylaw (Employee Housing Priority Parcels) No. 2531, 2026" using the criteria provided in Chapter 4 is presented below.

OCP Bylaw (Employee Housing Priority Parcels) No. 2531, 2026
Bylaw No. 2531 presents an amendment to OCP Schedule A – Whistler Land Use Map and Designations to redesignate the land use designations for three parcels of municipal land in the Cheakamus Crossing neighbourhood. This amendment supports delivery of new employee housing.

Policy 4.1.6.3.	**Proposed OCP Amendment – Bylaw No. 2531, 2026**
Proposed OCP amendments or rezonings that increase the accommodation bed unit capacity, alter the WUDCA, or **alter the Whistler Land Use Map and Designations (Schedule A)** will include significant community engagement, and should only be supported if the proposal:	
(a) provides clear and substantial benefits to the community and the resort;	Housing demand in Whistler persists with 673 individuals registered on the WHA rental waitlist and 1,140 on the WHA ownership list. While there is considerable supply of new employee rental housing to be delivered in the next two years, it is important to continue to identify and prepare new housing sites to ensure we have shovel-ready projects when funding and partnership opportunities arise. Municipally owned land is a powerful tool for the RMOW to advance employee housing delivery and Complete Community outcomes. Given Whistler's ongoing housing pressures, a coordinated and wholistic approach to land management is timely. On February 24, 2026 Council directed staff to identify and recommend municipally-owned shovel-ready priority development parcel options using the Land Inventory tool. Redesignation of the land use designations is the first step in enabling employee housing on these parcels, followed by a parkland disposition process, then consideration of rezoning of the lands. Further, the Priority Parcels land use designation amendment follows Policy guidance in the OCP:

	4.1. Goal: Land use and development are effectively managed to maintain Whistler's unique sense of place, protect Whistler's natural environmental, provide a high quality of life for residents and provide exceptional experiences for our visitors. **4.1.1.1. Policy:** Carefully managed the geographic extent of Whistler's urban development and the amount of land converted to development. **4.1.1.2. Policy:** Continue to locate Whistler's urban development within the Whistler valley corridor between Cheakamus Crossing and Function Junction to the south and Emerald Estates to the north. Within this corridor maintain a comprehensive network of natural areas, open spaces and parks that separate and provide green buffers between developed areas. **4.1.2.10. Policy:** Strategically manage municipal lands and actively consider future acquisition opportunities to achieve municipal purposes and objectives. **4.1.2.11. Policy:** Optimize the use and function of existing and approved development. Support flexibility, diversity, adaptability and efficiency in land use and development, so the resort community can derive the greatest benefit from existing development and minimize the conversion of natural areas to development. **4.1.4.4. Policy:** Periodically review community and resort land use and development needs to determine if there are any types and amounts of additional development or changes in land use that are appropriate, necessary or regarded as likely to yield clear and substantial benefits to the community and the resort. If this review identifies types of development that should be considered, the municipality will consider amending the OCP which will include significant community engagement. **5.1. Goal:** Meet Whistler's long-term housing needs consistent with the growth management policies and land use designations in this OCP. **5.1.1.2 Policy**: Maximize utilization of Residential Reserve lands for employee housing and phased development as required to support Whistler's employee housing needs. **5.1.2.4 Policy**: Pursue development of Residential Reserve lands in Cheakamus Crossing within the next five years, as one of the primary opportunities for new employee housing.
(b) is supported by the community, in the opinion of Council;	On February 24, 2026 Council directed staff to identify and recommend municipally-owned shovel-ready priority development parcel options using the Land Inventory tool.

	Whistler's Land Inventory provides an inventory and standardized assessment of 122 parcels of land owned by the RMOW, with preliminary assessment and ranking of each parcel's suitability for residential development. The Land Strategy builds on the Land Inventory work with deeper analysis of RMOW-owned land. The Land Inventory and Land Strategy tools present an opportunity to leverage the findings and preliminary assessments to evaluate priority sites for development suitability. Early analysis show potential for sites that are, or are nearly, shovel-ready, across a range of different size categories, and located throughout the community. By identifying parcels of different sizes, we can address housing need with a range of project types (multi-plex, townhouse, or apartment) and tenure (rental, ownership, and/or leasehold) and be ready to capitalize on financing opportunities when they arise. As part of the Bylaw No. 2531 amendment process, significant community engagement is proposed. Input received through the Bylaw No. 2531 consultation and engagement will be presented to Council to evaluate community support prior to consideration of adoption of Bylaw No. 2531.
(c) will not cause unacceptable impacts on the community, resort or environment; and	1001 Legacy Way is an undeveloped, forested parcel located at a prominent gateway into Cheakamus Crossing, representing a strategic and flexible development opportunity. Given its visibility and position at the entry to the neighbourhood, the parcel presents a valuable opportunity to help frame the intersection, establish a more defined and attractive street edge, and contribute positively to the overall identity of Cheakamus Crossing. Thoughtful urban design and quality architecture will be essential to ensure the development responds appropriately to this prominent location. The parcel is well-suited to pre-zoning to enable mixed-use development allowing for flexible development potential. A range of future development options could be supported, including small mixed-use projects (e.g., daycare or home office at grade with residential above), live-work units, as well as standalone residential forms such as rowhouses or townhouses. Proximity to the Cheakamus River, existing trail networks, and associated environmental constraints limits the development potential of the northern edge of the parcel.

	1005 Legacy Way is part of Bayly Park and is currently occupied by tennis courts and a multi-sport court. These sport amenities are contemplated by RMOW Parks Planning to be temporary with intent to situate them on Bayly Park as per the preliminary park masterplan to create a “core” of active sport and recreation areas in the main body of the park. This parcel is a visually prominent gateway position and represents a strategically important and highly flexible development opportunity. Given its visibility, scale and relationship to the arrival experience, development here should reinforce a cohesive and well-defined entry to the neighbourhood, with careful attention to urban design, built form, and architectural quality. The parcel is well-suited to pre-zoning that enables mixed-use development and supports long-term flexibility. It could accommodate a range of development options, including mixed-use projects (e.g., daycare, community uses, or retail at grade with residential above), as well as a standalone multi-family residential apartment. 1010 Legacy Way presents a strategic and flexible development opportunity to create a prominent gateway into Cheakamus Crossing. Given its size, this parcel would be suited as a SSMUH or slightly larger multiplex project. There could be contemplation for live-work units like those already existing at 1030 Legacy Way. Redesignation of the land use designations through this OCP amendment is the first step in enabling employee housing on these parcels, followed by a parkland disposition process, then consideration of rezoning of the lands. Further analysis will accompany future rezoning processes for each parcel.
(d) meets all applicable policies set out in the OCP.	See next table.

Policy 4.1.6.4

This policy provides a list of conditions that must be met by all proposed developments, including changes in land use. The proposed amendment to OCP Schedule A:- Whistler Land Use Map and Designations is the first step in enabling employee housing on these parcels, and would be followed by a parkland disposition process, then consideration parcelization/subdivision before applying rezoning to the lands.

A comprehensive analysis for consistency with Policy 4.1.6.4. will be provided when the parcels are brought forward for rezoning.

Policy 4.1.6.4.	Proposal
All proposed developments must meet the following conditions:	
(a) the project must be capable of being served by municipal water, sewer and fire protection services, or by an alternate means satisfactory to the municipality	Servicing capacity will be assessed when parcels are brought forward for rezoning.
(b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality	Each parcel is accessible via Legacy Way.
(c) the project must comply with all applicable policies of the OCP	Infill development in the Cheakamus Crossing neighbourhood is consistent with applicable policies in the OCP, including the following applicable Growth Management and Land Use and Development goals, objectives and policies: • Policy 5.1.1.2 – Maximize utilization of Residential Reserve lands for employee housing and phase development as required to support Whistler's employee housing needs. • Policy 5.1.2.3 – Pursue development of Residential Reserve lands as needed and as appropriate to help address the municipality's employee housing needs. • Policy 5.1.2.4 – Pursue development of Residential Reserve lands in Cheakamus Crossing within the next five years, as one of the primary opportunities for new employee housing. • Policy 5.1.2.6 – Explore a variety of infill housing types and tenure models as a means to secure employee housing, building upon existing opportunities. The Legacy Way priority parcels are located within the WUDCA on Schedule A – 'Whistler Land Use Map and Designations'.
d) all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:	
i. balanced resort and community capacity;	The development of new employee restricted housing enhances community livability and creates opportunity to add resident-serving uses in an established neighbourhood. Future redevelopment will support a diversity of housing types that supports community housing needs.

ii. overall patterns of development of the community and resort	Development of the priority parcels could encourage and help to facilitate infill development in a residential neighbourhood.
iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features	The Priority Parcels are within an existing neighbourhood and offer potential to create a more complete community in the Cheakamus Crossing neighbourhood.
iv. Whistler's sensitive ecosystems and biodiversity	Technical review, including environmental assessment of each parcel, is currently underway and this information will be used to inform any future consideration of rezoning of the lands.
v. scale, character and quality of development	Building details will be brought forward through future consideration of rezoning of the lands. Multifamily Development Permit Area guidelines will apply to relevant development proposals.
vi. compatibility with the surrounding area or neighbourhood	The proposed land use designation amendment is considered to be compatible with the surrounding neighbourhood. Building design will go through standard processing including rezoning and Development Permit review.
vii. quality of life of Whistler's residents	Increasing the housing, including employee dedicated units, in an existing residential neighbourhood provides more housing options.
viii. quality of experience for Whistler's visitors	The proposed OCP amendments are intended to create new opportunities for employee-restricted housing, which supports Whistler's tourism economy.
ix. geotechnical, flood and wildfire hazard	Preliminary geotechnical, environmental, and servicing review is underway. Any future development proposals will be subject to standard review through rezoning and Development Permit processes.
x. archaeological, heritage and cultural resources	The subject parcels are part of the existing Cheakamus Crossing neighbourhood. A *Canadian Environmental Assessment Act* (CEAA) Environmental Assessment Report for these lands was completed in 2006 and the Líl̓wat Nation and the Squamish Nation were members of a multi-agency working group to provide coordinated input into the CEAA screening process. Additionally, as part of the consultation process established for Bylaw No. 2531, the Líl̓wat Nation and Squamish Nation will be invited to review and confirm if Bylaw No. 2531 affects their interests.
xi. traffic congestion and safety, including traffic volumes and patterns on	Rezoning proposals for each of the three parcels will be referred to MOTT as they are each within 800 metres of the highway.

Highway 99 and the local road system	
xii. local economy	The potential to add to Whistler's employee housing stock is seen as beneficial to the local economy.
xiii. municipal finance	Work is supported in part by a Housing Accelerator Fund grant, and otherwise draws from Planning Department budgets.
xiv. social, health, recreation, education and emergency facilities and services	Potential infill housing may present opportunities to increase resident-serving uses in the existing residential neighbourhood. Impact on recreation, education, and emergency services will be evaluated individually when proposals are brought forward for each parcel.
xv. employee housing	The proposed OCP amendment is intended to create opportunity to increase the stock of employee housing.
xvi. community energy and GHG emissions, water supply and conservation and solid waste	The three parcels under consideration offer opportunity for infill housing and potential provision of additional resident-serving uses in an existing neighbourhood already served by transit.