OCP Amendment Evaluation Criteria Review – OCP Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 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 (Whistler Creek West Neighbourhood Plan) No. 2528, 2026" using the criteria provided in Chapter 4 is presented below.

OCP Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026
Bylaw No. 2528 presents amendments to the OCP as follows: Chapter Four Growth Management Policy 4.1.2.9, Chapter 5 Land Use and Development current reality and Policies 5.6.5.2, 5.6.5.5 and 5.6.5.7, and Schedule A - Whistler Land Use Map and Designations. These amendments will support implementation of the WCW Plan, including projected additional bed units.

Policy 4.1.6.3.	**Proposed OCP Amendment – Bylaw No. 2528, 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;	The WCW Plan was endorsed by RMOW Council on December 16, 2025. The WCW Plan supports implementing the vision of the OCP to better integrate Lake Placid Road and the surrounding neighbourhood with the core commercial area of Whistler Creek, giving consideration to redevelopment and infill housing opportunities within the core commercial area and surrounding neighbourhood. The WCW Plan establishes a long-term vision for the area, consisting of a land use framework, public realm strategies, and development policies which will frame a future municipally-led rezoning to authorize additional density and help support the construction of additional employee housing. The future zoning will be directed by the land use concept, sub-area description and densities, and land use policies contained in Section 2 and 3 of the WCW Plan. The full implementation of the WCW Plan is estimated to require 3,500 bed units in addition to Policy 4.1.2.9 (a). The WCW Plan area is optimally located near essential amenities, commercial development and recreation activities, and is well connected to Whistler Village via Highway 99 and the core transit network. Given the current challenges Whistler faces with population growth,

	increasing housing need and rising visitor numbers, the proposed bed units for the WCW Plan presents an opportunity to provide additional housing density in the form of new residential, employee housing and potential limited residential tourist accommodation and tourist accommodation to enhance community livability and walkability in and adjacent to an established core commercial area. Further, the WCW Plan follows the direction in the OCP: **4.1.4.13. Policy:** Develop sub-area plans when appropriate to address evolving resort and community needs for specific areas of the community and to use as the basis for any proposed changes in land use and development that alter Whistler's overall pattern of land use and development. Consider sub-area plans for Whistler Creek, Function Junction and Whistler's light industrial areas. **5.1.2.5 Policy**: Permit development of employee housing on underdeveloped lands in residential neighbourhoods with close proximity to jobs, transportation, amenities, and services. **5.6.5. Objective:** Strengthen the sense of place and vibrancy of the Whistler Creek core commercial sub-area as a mixed-use destination for visitors and residents anchored by the Creekside ski base and Whistler Creek neighbourhood area. **5.6.5.2. Policy:** Seek to better integrate the Whistler Creek sub-area, including the Creekside Base, Creekside Village commercial, highway gateway commercial and Lake Placid Road extension, to Nita Lake Lodge. **5.6.5.3. Policy:** Encourage renovation and redevelopment of commercial and multi-family accommodation properties to enhance the attractiveness, character, and experience of this sub-area. **5.6.5.4. Policy:** Consider the potential for multi-family infill housing with increased densities in this sub-area and the adjacent neighbourhood to provide needed employee housing and add critical mass to this neighbourhood. **5.6.5.5. Policy:** Investigate the potential for Lake Placid Road to evolve into a commercial and residential mixed-use street. **5.6.5.7. Policy:** Support collaborative planning for the Whistler Creek sub-area.

(b) is supported by the community, in the opinion of Council;	The development of the WCW Plan included a multi-phase planning process over 2024 and 2025 to allow for significant community engagement including 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. On December 16, 2025, Council endorsed the WCW Plan and directed 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. As part of the Bylaw No. 2528 amendment process, significant additional community engagement is proposed. Input received through the Bylaw No. 2528 consultation and engagement will be presented to Council to evaluate community support prior to consideration of adoption of Bylaw No. 2528.
(c) will not cause unacceptable impacts on the community, resort or environment; and	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. The analysis included recommendations for the densities and uses of each sub-area in the WCW Plan to ensure redevelopment feasibility for the overall land use concept. A high-level review of the estimated 3,500 bed units for the full implementation of the WCW Plan did not flag any needed upgrades to municipal sewer and water infrastructure. The WCW Plan area is in an existing developed area accessible by public roads. A transportation assessment and impact study was conducted to assess the transportation network within the WCW Plan area and the policies for transportation and mobility within the WCW Plan provide direction for future infrastructure to improve pedestrian and vehicular flow in and around the neighbourhood. 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 Ministry of Transportation

	and Transit (MOTT). Coordination with MOTT has been ongoing, and the transportation study undertaken for the WCW Plan will support the future municipal initiated zoning amendment bylaw which will require MOTT sign-off. A viewscape study was conducted to ensure views to Whistler Mountain and the prominent ridgeline will be maintained with the building heights supported by the WCW Plan. Individual projects will be subject to standard review through the Development Permit approval process.
(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. While the proposed amendment to policy 4.1.2.9 will increase the accommodation capacity, the amendment does not correspond with a specific proposed development at this time beyond the Council endorsed WCW Plan. The bed units will be allocated to proposed developments through the municipal initiated zoning amendment process which will be directed by the land use concept, sub-area description and densities, and land use policies contained in Section 2 and 3 of the WCW Plan, and a comprehensive analysis for consistency with Policy 4.1.6.4. will be provided at that time.

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	A high-level review did not flag any needed upgrades to municipal sewer and water infrastructure.
(b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality	The WCW Plan area is in an existing developed area accessible by public roads.
(c) the project must comply with all applicable policies of the OCP	The WCW Plan is consistent with the applicable policies of the OCP, including the following applicable Growth Management and Land Use and Development goals, objectives and policies: • Policy 4.1.4.13 - Develop sub-area plans when appropriate to address evolving resort and community needs for specific areas of the community

	and to use as the basis for any proposed changes in land use and development that alter Whistler's overall pattern of land use and development. Consider sub-area plans for Whistler Creek, Function Junction and Whistler's light industrial areas. • Objective 5.6.5 - Strengthen the sense of place and vibrancy of the Whistler Creek core commercial sub-area as a mixed-use destination for visitors and residents anchored by the Creekside ski base and Whistler Creek neighbourhood area. • Policy 5.6.5.2 - Seek to better integrate the Whistler Creek sub-area, including the Creekside Base, Creekside Village commercial, highway gateway commercial and Lake Placid Road extension, to Nita Lake Lodge. • Policy 5.6.5.3 - Encourage renovation and redevelopment of commercial and multi-family accommodation properties to enhance the attractiveness, character, and experience of this sub-area. • Policy 5.6.5.4 - Consider the potential for multi-family infill housing with increased densities in this sub-area and the adjacent neighborhood to provide needed employee housing and add critical mass to this neighborhood. • Policy 5.6.5.5 - Investigate the potential for Lake Placid Road to evolve into a commercial and residential mixed-use street. • Policy 5.6.5.6 - Support collaborative planning for the Whistler Creek sub-area. The Neighbourhood Plan area is located within the WUDCA on the OCP Schedule A 'Whistler Land Use and Designations' Map.
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 residential, employee housing and potential limited residential tourist accommodation and tourist accommodation enhances community livability and walkability in and adjacent to an established core commercial area. Future redevelopment will support a diversity of housing types that supports community housing needs.
ii. overall patterns of development of the community and resort	The WCW Plan and associated bed units encourages and helps to facilitate redevelopment and reinvestment of aging properties in a core commercial area of the community. The development pattern has long been

	established as settlement formed around the base of Whistler Mountain.
iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features	The WCW Plan area is predominately existing development. The plan area connects to the Creekside Mountain base and was developed following the establishment of Whistler Mountain as a ski resort. As part of the WCW Plan development, a viewscape study was conducted to ensure views to Whistler Mountain and the prominent ridgeline will be maintained with the building heights supported by the plan.
iv. Whistler's sensitive ecosystems and biodiversity	The WCW Plan area does not overlap with Whistler's Protection of Sensitive Ecosystems Development Permit Area.
v. scale, character and quality of development	The OCP supports taller buildings in core commercial areas and neighbourhood centres, scaled appropriately for the surrounding context. The WCW Plan land use concept focuses density in areas along Lake Placid Road and the Highway 99. The allocation of additional bed units within the OCP will facilitate a future municipal initiated zoning bylaw amendment to align with the WCW Plan. As property owners develop, they will require development permits for consistency with the applicable OCP form and character guidelines.
vi. compatibility with the surrounding area or neighbourhood	The heights and densities proposed by the WCW Plan have been developed in consideration for surrounding development. The land use concept advances several sub-areas that focus heights and densities along Lake Placid Road and transition to lower densities and heights away from Lake Placid Road and Highway 99 into a residential neighbourhood scale. The allocation of additional bed units within the OCP will facilitate a future municipal initiated zoning bylaw amendment to align with the WCW Plan.
vii. quality of life of Whistler's residents	Increasing the housing, including employee dedicated units, in and adjacent to a core-commercial area of Whistler provides a high degree of walkability for future residents and visitors supporting a shift in transportation modes to walking and biking.
viii. quality of experience for Whistler's visitors	The WCW Plan proposes public realm improvements to Lake Placid Road, additional resident and visitor serving commercial space, and new housing which could include a limited amount of residential tourist accommodation and tourist accommodation.
ix. geotechnical, flood and wildfire hazard	As part of implementation, a geotechnical flood mapping exercise is currently underway to support a comprehensive approach to establish a flood construction level for the WCW Plan area.

x. archaeological, heritage and cultural resources	The WCW Plan acknowledges and builds on the heritage of Whistler Creek as Whistler's original neighbourhood. 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. 2528 affects their interests.
xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system	The WCW Plan area is in an existing developed area accessible by public roads. A transportation assessment and impact study was conducted to assess the transportation network within the WCW Plan area and the policies for transportation and mobility within the WCW Plan provide direction for future infrastructure to improve pedestrian and vehicular flow in and around the neighbourhood. 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 future municipal initiated zoning amendment bylaw which will require MOTT sign-off.
xii. local economy	The potential to add to Whistler's employee housing stock is seen as beneficial to the local economy.
xiii. municipal finance	The allocation of additional bed units within the OCP will facilitate staff bringing forward zoning bylaw amendments to align with the WCW Plan. The municipal led rezoning will be supported by Planning Department budgets. Public realm improvements will occur gradually and be supported through municipal-led capital projects and developer-funded improvements as a condition of development. The timing of these improvements will depend on the availability of funding, budget priorities and decisions of landowners.
xiv. social, health, recreation, education and emergency facilities and services	The WCW Plan does not propose additional recreational, educational, or emergency facilities and services.
xv. employee housing	The WCW Plan supports development of employee housing. The allocation of additional bed units within the OCP will facilitate staff bringing forward zoning bylaw amendments to align with the WCW Plan.
xvi. community energy and GHG emissions, water supply and conservation and solid waste	The WCW Plan supports compact form of development and infill housing in a neighbourhood that is well-served by transit.