

A stylized, layered mountain landscape in various shades of blue and green. The mountains are jagged and layered, creating a sense of depth. The foreground features rolling green hills and a small cluster of evergreen trees on the right side.

2026 OCP Amendment

Online Information Session

2026-09-08

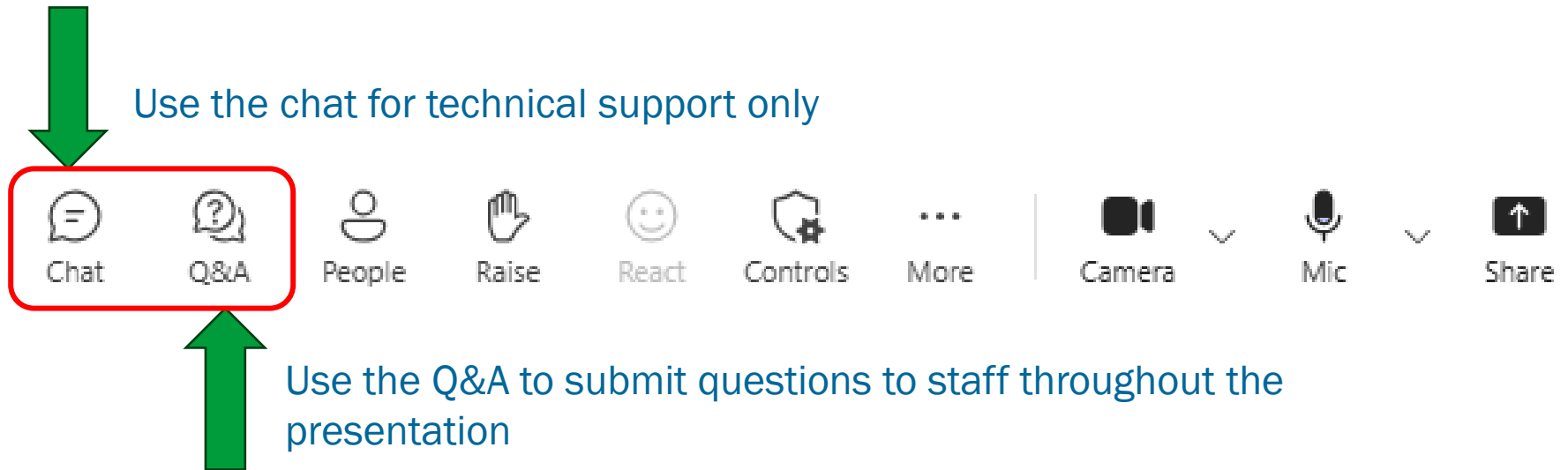
Welcome



Our time together tonight

- Tonight's session will focus on sharing information
- Questions to staff can be submitted throughout the presentation using the Q&A tool
- Let's commit to kind conduct and respectful dialogue

Tech talk



A screenshot of a Zoom toolbar with various icons. A red rectangle highlights the 'Chat' and 'Q&A' icons. A green arrow points down to the 'Chat' icon, and another green arrow points up to the 'Q&A' icon.

Use the chat for technical support only

Chat Q&A People Raise React Controls More Camera Mic Share

Use the Q&A to submit questions to staff throughout the presentation

Having issues and can't access the Q&A function?
Send your questions to planning@whistler.ca.

Your question and the response will be posted on the engage.whistler.ca OCP page on
Friday, September 11.



Agenda

- What is an Official Community Plan ?
- Project Overview
- Background and Proposed OCP Amendments
 - Supporting new employee housing initiatives
 - Whistler Creek West Neighbourhood Plan
 - Municipal Land Strategy Priority Parcels
- Clarifying Questions
- How to provide your feedback
- Next Steps

What is an Official Community Plan ?

- Shaped by the community and sets the long-term community direction
- Establishes objectives and policies that guide decisions on community planning and land use management
- All bylaws (including the Zoning Bylaw) and works undertaken must be consistent with the OCP



Project Overview



WHISTLER

Proposed OCP amendments

1. Increase bed units to support employee housing initiatives
2. Support implementation of the Whistler Creek West (WCW) Neighbourhood Plan
3. Amend land use designations for 3 parcels identified in the Whistler Municipal Land Strategy to support potential employee housing initiatives
4. Address Schedule A mapping errors

Project Timing and Phases

Phase 1: Define April – July 2026	Phase 2: Gather August – September 2026	Phase 3: Narrow Down October – December 2026	Phase 4: Decide January – February 2027
Setting-up the project, completing analysis and preparing the proposed bylaws.	Completing early consultation and gather community feedback.	Refining proposed amendments and hold a public hearing.	Finalizing the proposed bylaws.

We are here!

Engagement

Phase 1: Define	• Project webpage • Add Your Voice event • Housing and Strategy Committee • Property notification signs
Phase 2: Gather	• Bylaw referrals • Lílwat Nation • Squamish Nation • SLRD Board • School District No. 48 • Mountain Resorts Branch • Community Organizations • 3 community pop-ups • Online questionnaire • Open till Sept. 14 • Online information session • In-person drop-in session • Sept. 10, 5–7pm (WAC) • Housing and Strategy Committee • Council: What We Heard Report
Phase 3: Narrow Down	• Public hearing • Council: Public hearing report
Phase 4: Decide	• Public information follow-up



Background & Proposed OCP Amendments



WHISTLER

Bylaw No. 2527

1. Increase bed units to support employee housing initiatives

Current Policy 4.1.2.9.

Continue to maintain an *accommodation capacity* limit measured in *bed units*, consistent with the following:

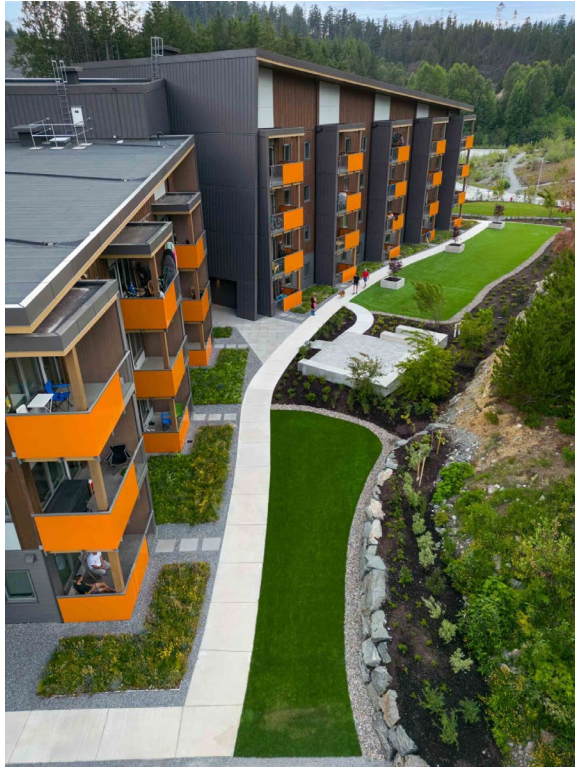
(a) Recognize the existing approved *accommodation capacity* estimated at approximately 61,500 *bed units*.

(b) Allow for up to 1,000 additional *bed units* for various initiatives to address Whistler's current critical shortage of *employee housing*. Continue to monitor ongoing housing needs and evaluate proposed developments relative to the municipality's rezoning evaluation criteria.

(c) Support the additional development capacity associated with the proposed development of Kadenwood lands by the Squamish Nation and Lil'wat Nation for low to medium residential development, with a capacity of up to 332 *bed units*. Recognize this initiative as important to *reconciliation*.

(d) Provide regular updates on the *accommodation capacity* inventory, and review treatment of auxiliary residential *dwelling units* within the *accommodation capacity*.

Employee Housing Projects



1315 Cloudburst Drive
58 Employee Dwelling Units
Built

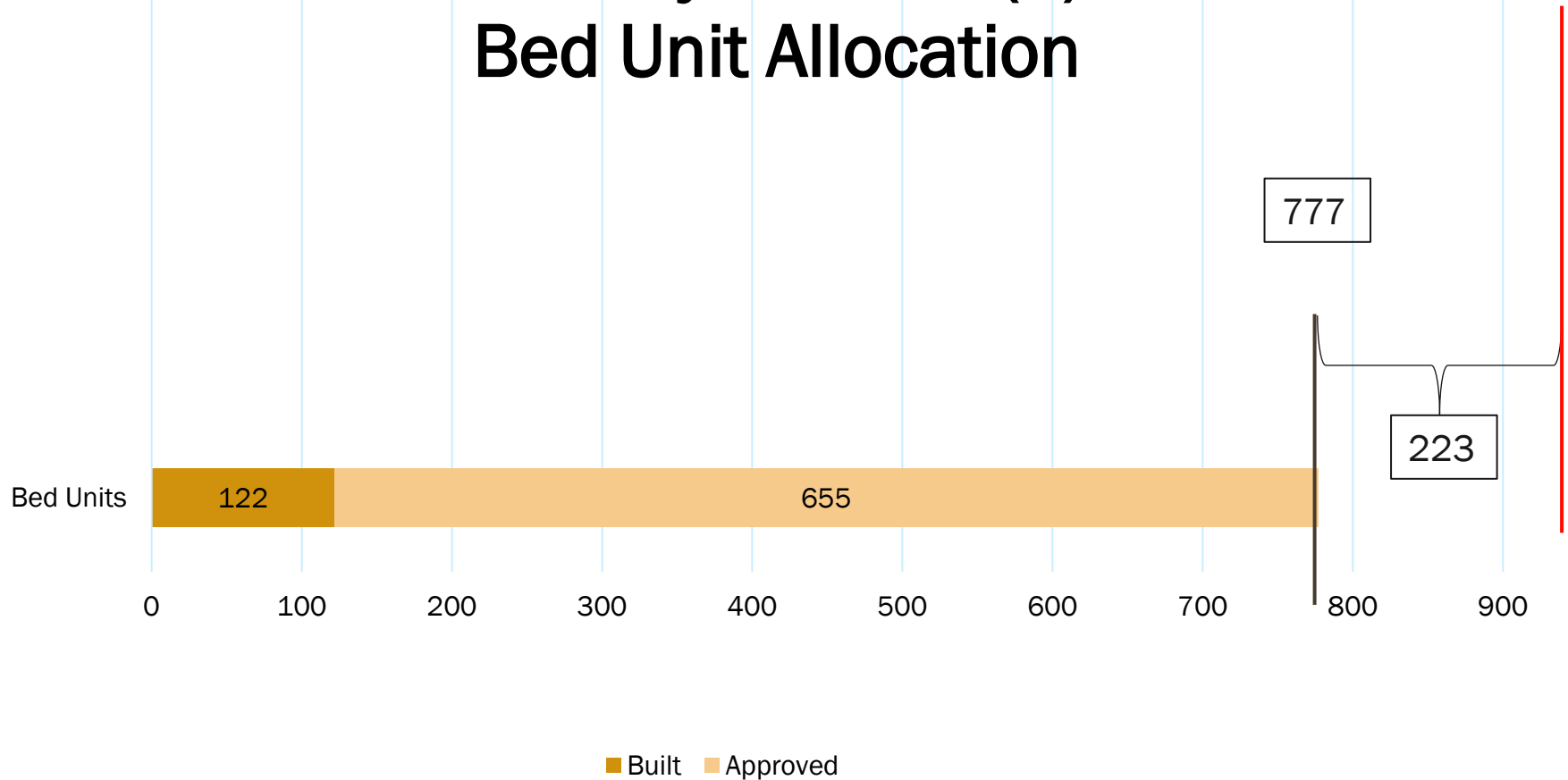


2077 Garibaldi Way
14 Employee Dwelling Units
Built



1000 Alpha Lake Road
72 Employee Dwelling Units
Under construction

2020 – 2026 Policy 4.1.2.9. (b) Incremental Bed Unit Allocation



Proposed OCP Amendment

Increase of 1,500
additional bed units
to support private
sector and municipal
employee housing
initiatives

Policy 4.1.2.9

Continue to maintain an *accommodation capacity* limit measured in *bed units*, consistent with the following:

(a) Recognize the existing approved *accommodation capacity* estimated at approximately 61,500 *bed units*.

(b) Allow for up to ~~1,000~~ **2,500** additional *bed units* for various initiatives to address Whistler's current critical shortage of *employee housing*. Continue to monitor ongoing housing needs and evaluate proposed developments relative to the municipality's rezoning evaluation criteria.

(c) Support the additional development capacity associated with the proposed development of Kadenwood lands by the Squamish Nation and Lil'wat Nation for low to medium residential development, with a capacity of up to 332 *bed units*. Recognize this initiative as important to *reconciliation*.

(d) Provide regular updates on the *accommodation capacity* inventory, and review treatment of auxiliary residential *dwelling units* within the *accommodation capacity*.

A scenic landscape featuring a vibrant green field in the foreground, dotted with purple and pink wildflowers. In the background, a range of mountains is visible, with the highest peak covered in snow. The sky is a clear, bright blue. A semi-transparent green rectangular box is overlaid on the center of the image, containing white text.

A larger scope OCP review is
anticipated to be initiated in the
next 2 years

Bylaw No. 2526

2. Supporting implementation of the Whistler Creek West Neighbourhood Plan

WCW Neighbourhood Plan



Visioning

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.

Land Use Concept



Policies

- Land Use
- Transportation and Mobility
- Neighbourhood Design
- Environment and Infrastructure
- Future Planning



Implementation Actions

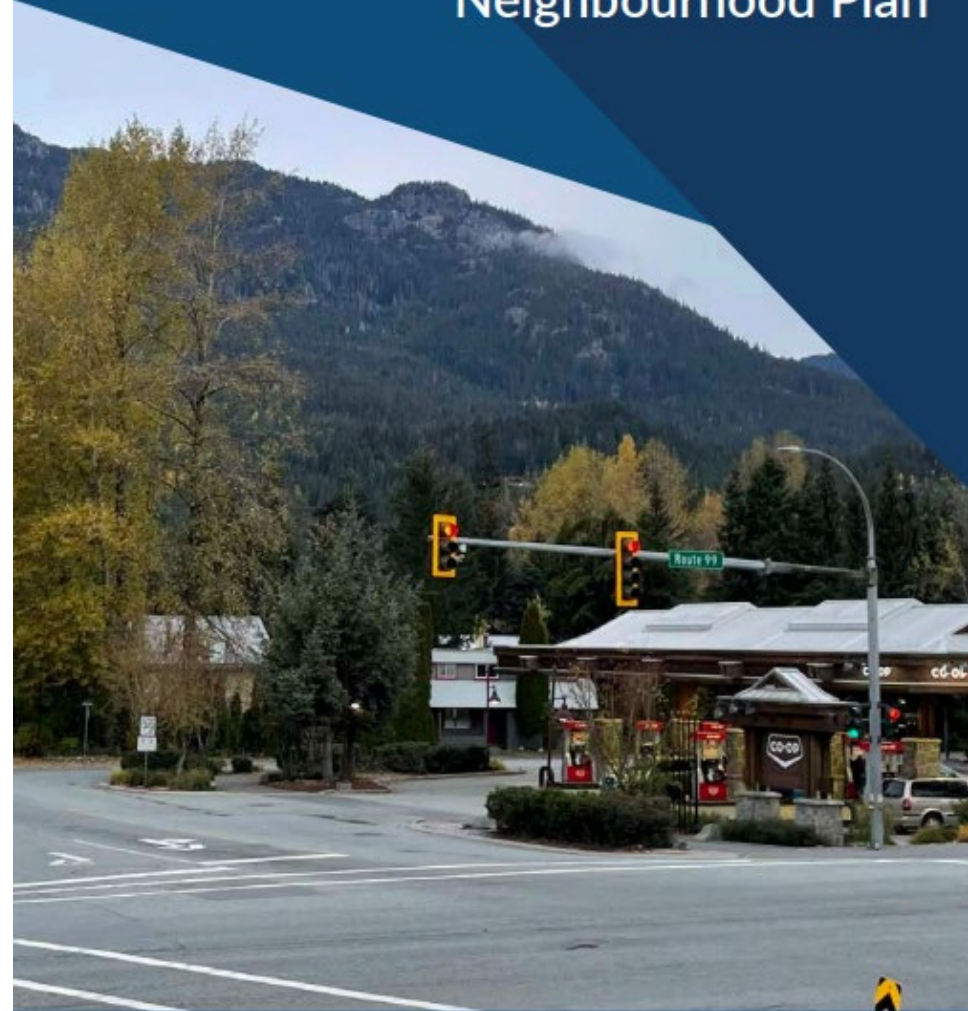
- Draft OCP amendment
- Draft zoning amendment bylaw
- Streetscape standards
- Flood construction level assessment
- Ministry of Transportation and Transit coordination



Proposed OCP Amendments

- Add 3,500 additional bed units
- Attach to the OCP
- Identify on OCP Schedule A
- Policy text updates

Whistler Creek West Neighbourhood Plan



Bylaw No. 2531

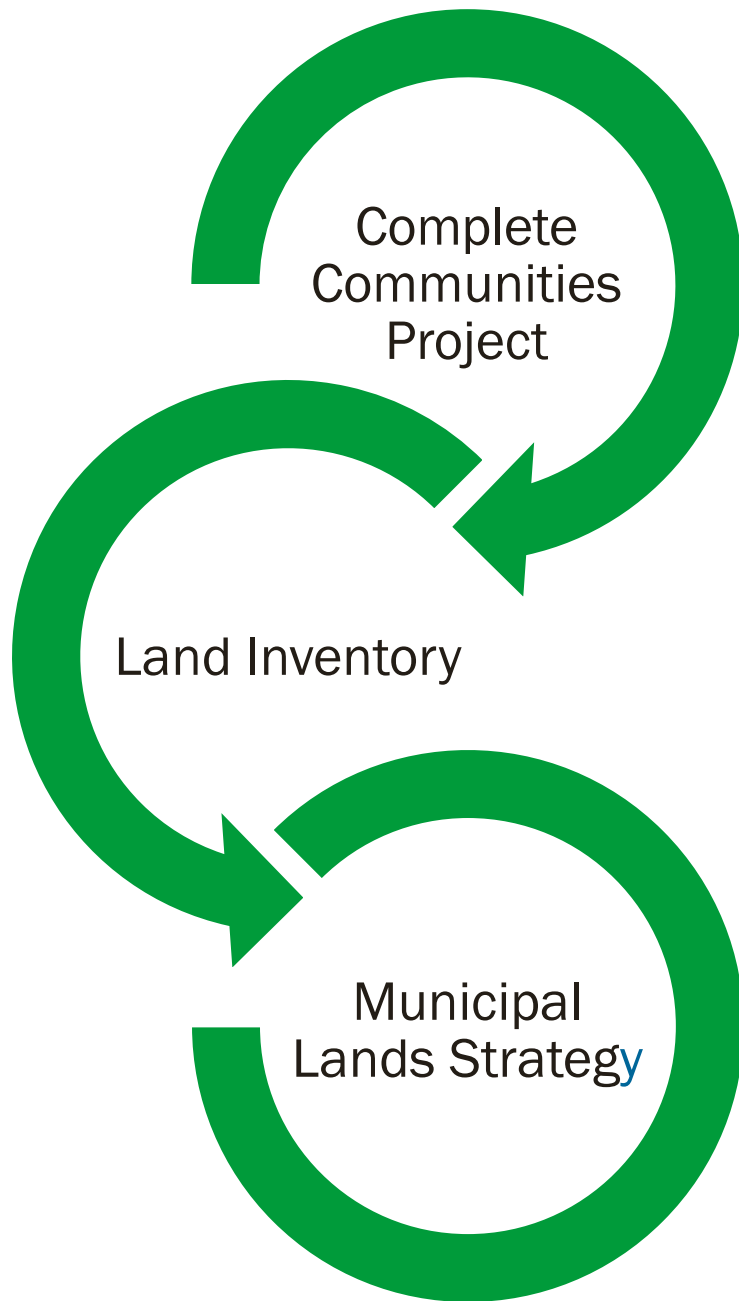
3. Amend land use designations for three (3) parcels identified in the Whistler Municipal Land Strategy to support potential employee housing initiatives

An aerial photograph of a large, well-maintained green soccer field with white and yellow markings. The field is surrounded by a blue running track and a chain-link fence. In the background, there are several multi-story residential buildings with blue roofs, nestled in a valley. The surrounding landscape is covered in dense evergreen forests, and in the far distance, snow-capped mountains are visible under a clear blue sky. A semi-transparent dark blue box with white text is overlaid on the upper portion of the image.

Municipally-owned lands are finite and strategic public assets. They are a key lever to deliver housing, infrastructure and address community needs.



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1. Spatial analysis evaluated community completeness at a neighbourhood level
2. Individual parcels were identified and evaluated using quantitative data (size, servicing, constraints, value, etc.)
3. Data is translated into clear qualitative outcomes (i.e. categories and actions)

Municipal Lands Strategy

Portfolio-based approach to managing municipally-owned lands in a comprehensive manner

- Establishes a clear evaluation and categorization framework
- Defines potential strategic roles for these lands
- Aligns land decisions with housing targets, infrastructure capacity, fiscal considerations, and complete community objectives

Parks and Recreation

Considering Potential Employee Housing

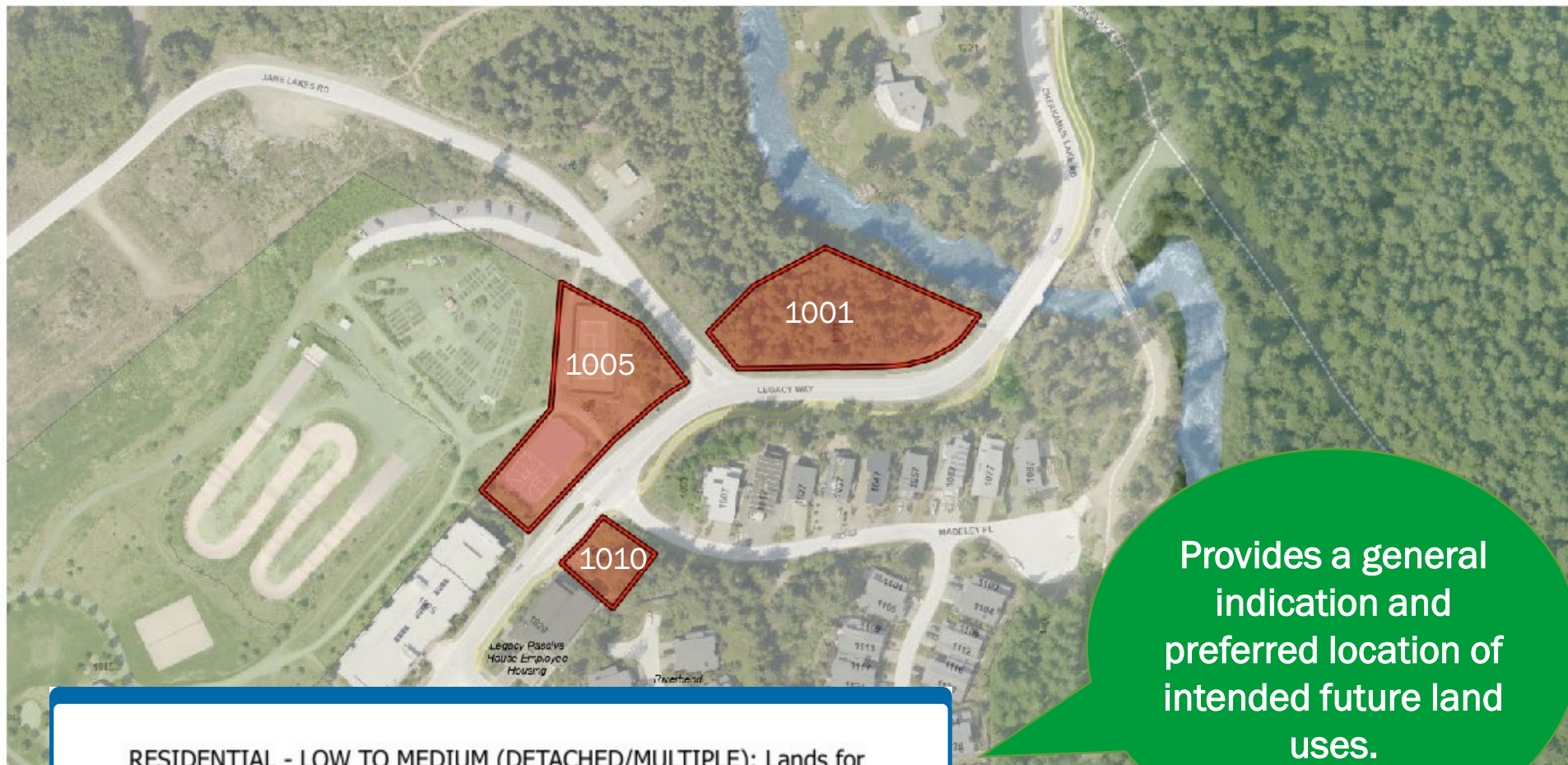
To allow employee housing on these sites, the process requires:

- OCP Amendment
- Parkland Disposition
- Rezoning



Any proposed future development of the lands would include plans to relocate the sport courts within the Cheakamus Crossing neighbourhood

Proposed OCP Amendments



Provides a general indication and preferred location of intended future land uses.

RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE): Lands for detached and duplex dwellings characterized by low to medium density lot sizes, and lands for medium density multiple residential development, the latter of which is generally located close to commercial, recreational, institutional, transit and trail connections.

Questions



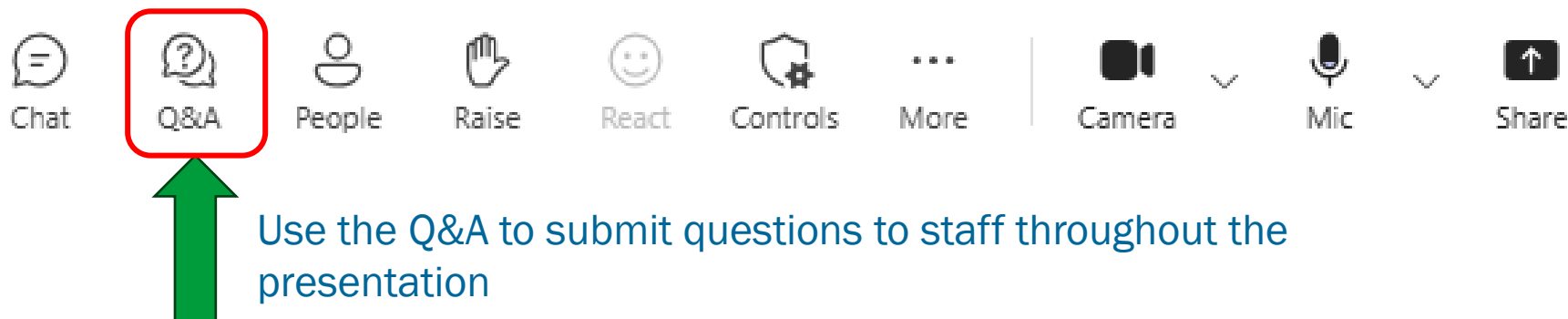
WHISTLER

Freedom of Information and Protection of Privacy Disclaimer

Information collected by the Resort Municipality of Whistler (RMOW) for this engagement for the Official Community Plan (OCP) is for the purpose of gathering feedback on the proposed 2026 OCP amendments and is authorized per section 26(e) of the *Freedom of Information and Protection of Privacy Act*. To protect your privacy and the privacy of others, **please do not include any personal information that could identify you or another person in your feedback**. Any personal information that is inadvertently provided will be permanently redacted by the RMOW. For questions or concerns regarding the collection and use of your personal information, please contact privacy@whistler.ca.



Tech talk



Do not share any personal, private information

If you cannot use the Q&A function,
please email questions to planning@whistler.ca

Add Your Voice

Share your feedback

Complete the
online survey



[Engage.whistler.ca](https://engage.whistler.ca)

Attend the
Add Your Voice Event

The Hub
(same building as Whistler Gymnastics)
Whistler Athletes' Centre
Thursday, September 10
5 - 7 p.m.

Next Steps

Phase 2: Gather (Aug. – Sept.)

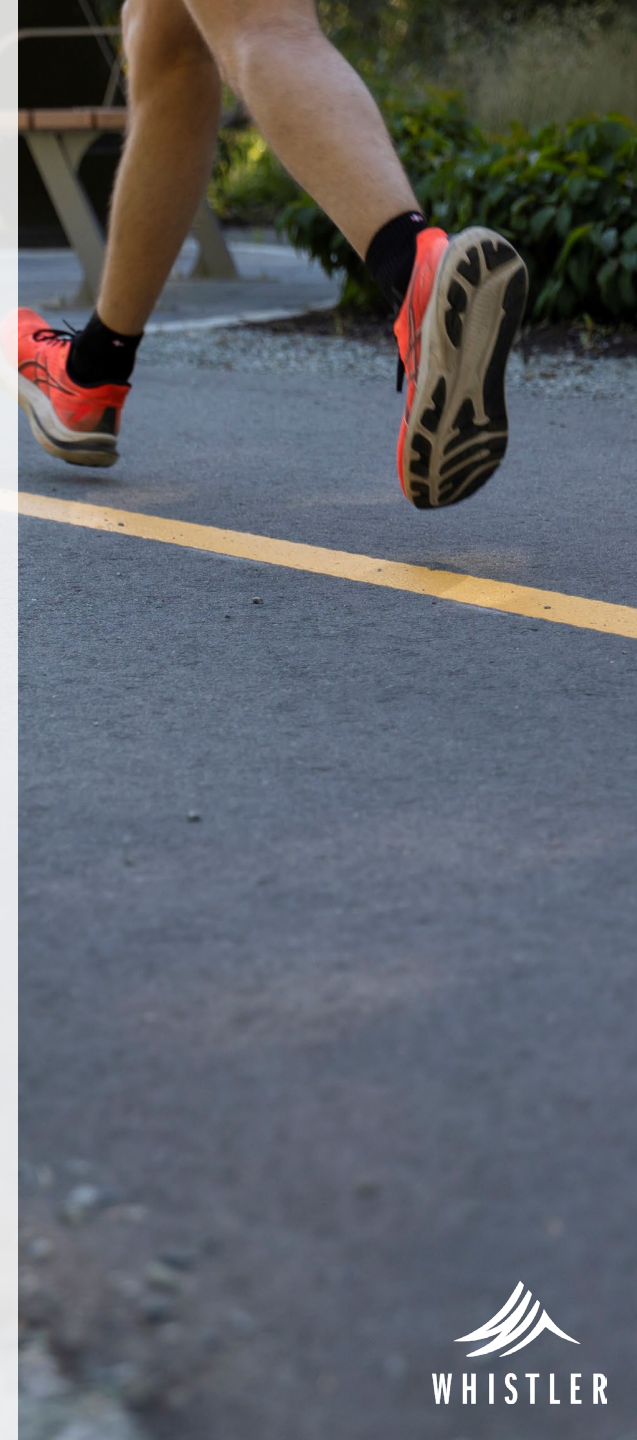
- Complete community engagement
 - Online Survey – closes Sept. 14
 - Add Your Voice – Sept. 10

Phase 3: Narrow Down (Oct. – Dec.)

- What We Heard Report
- Council consideration of 2nd reading
- Public Hearing

Phase 4: Decide (Jan. – Feb.)

- Public Hearing Report
- Council consideration of 3rd reading and adoption



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Complete the
online survey



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