RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, BC Canada V8E 0X5
whistler.ca
TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

STAFF REPORT TO COUNCIL

PRESENTED:	July 28, 2026	**REPORT:**	26-064
FROM:	Planning Department	**FILE:**	3900-20-2527/2528/2531
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT BYLAWS - GROWTH MANAGEMENT AND HOUSEKEEPING; WHISTLER CREEK WEST NEIGHBOURHOOD PLAN; AND EMPLOYEE HOUSING PARCELS		

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

RECOMMENDATIONS

That Council has considered sections 475 and 476 of the *Local Government Act* and article 7 of the *Framework Agreement* between the province, the Líl̓wat Nation, the Squamish Nation, Whistler Blackcomb and the Resort Municipality of Whistler, and endorses the early and ongoing consultation for the 2026 Official Community Plan amendment project as outlined in Administrative Report No. 26-063; and

That Council consider giving first reading to:

- "Official Community Plan Amendment Bylaw (Growth Management and Housekeeping) No. 2527, 2026";
- "Official Community Plan Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026"; and
- "Official Community Plan Amendment Bylaw (Employee Housing Parcels) No. 2531, 2026".

PURPOSE OF REPORT

The purpose of this report is to present the 2026 Official Community Plan (OCP) Amendment Project, a municipally initiated project to amend the Resort Municipality of Whistler's (RMOW) current OCP to support the implementation of initiatives to address Whistler's ongoing shortage of employee housing. The 2026 OCP Amendment Project is designed to achieve the following objectives:

- Increase the allocation of additional bed units under Policy 4.1.2.9.(b) to support employee housing initiatives;
- Implement housekeeping amendments to address mapping errors shown on OCP *Schedule A – Whistler Land Use Map and Designations*;

- Provide a dedicated allocation of bed units to support implementation of the Whistler Creek West Neighbourhood (WCW) Plan;
- Integrate the WCW Plan into the OCP to further guide future development in that area; and
- Consider amendments to land use designations for three priority parcels in the Cheakamus Crossing neighbourhood identified in the Whistler Municipal Land Strategy as received by Council on March 24, 2026.

Further, this report presents the proposed 2026 OCP Amendment Project consultation and engagement approach. Specifically, this report requests that Council consider sections 475 - Early and Ongoing Consultation and 476 – School Districts of the *Local Government Act* (LGA). Finally, this report presents the following amendment bylaws for Council's consideration of first reading:

- "Official Community Plan Amendment Bylaw (Growth Management and Housekeeping) No. 2527, 2026" (Bylaw No. 2527);
- "Official Community Plan Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026" (Bylaw No. 2528); and
- "Official Community Plan Amendment Bylaw (Employee Housing Parcels) No. 2531, 2026" (Bylaw No. 2531)
(collectively, the 2026 OCP Amendment Bylaws)

☐ Information Report ☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

Bylaw No. 2527 – Growth Management and Housekeeping

Bylaw No. 2527 presents an amendment to the OCP Chapter Four Growth Management Policy 4.1.2.9.(b) and housekeeping amendments to *Schedule A – Whistler Land Use Map and Designations*.

Growth Management – Policy 4.1.2.9.(b)

Chapter Four of Whistler's OCP provides for growth management objectives and policies to manage land use and development with the aim to:

- maintain Whistler's unique sense of place;
- protect the natural environment;
- provide a high quality of life for residents; and
- provide exceptional experiences for visitors.

Per OCP Policy 4.1.2.9., maintaining an accommodation capacity limit is a key tool to manage land use and development in Whistler and is typically measured using bed units. Bed units are a measure of development intended to reflect servicing and facility requirements for one person. Different accommodation unit types and sizes are allocated a specified number of bed units. Note that the use and development of any given parcel is governed by zoning and bed units do not constitute enforceable or transferable property rights.

> ***4.1.2.9. Policy –*** *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.

Approval of rezoning applications and associated bed unit allocations are subject to the OCP growth management policies including the accommodation capacity limit. The definition of accommodation capacity was amended in 2025 by "Official Community Plan Amendment Bylaw (Provincial Housing Legislation, Regional Growth Strategy, Housekeeping) No. 2491, 2025" (Bylaw No. 2491). The OCP defines accommodation capacity as:

> *An estimate of zoned and approved accommodation development potential typically measured in bed units or accommodation units. This estimate does not include:*
>
> *(a) additional small-scale multi-unit housing development legislatively required to be zoned and approved as per the Local Government Act;*
> *(b) additional transit-oriented area development legislatively required to be permitted in alignment with Provincially prescribed minimum allowable densities; and*
> *(c) emergency shelter, and supportive and transitional housing operated by non-profit agencies and organizations.*

Policy 4.1.2.9.(b) allows for up to 1,000 additional bed units for various initiatives to address Whistler's current shortage of employee housing. Additional bed units are intended for both employee housing as well as limited market development to support the delivery of associated employee housing. Bed units are allocated through zoning and subsequent development controls.

Policy 4.1.2.9.(b) has and will continue to result in a significant amount of new employee housing. To date, approximately 777 bed units have been allocated through private sector rezoning applications to support employee housing initiatives. In terms of dwelling units, a total of 371 dwelling units are approved, with the majority of those being for employee housing. Of the approved employee housing units, 74 homes have been built, and 269 units have zoning adopted and are in the development pipelines. Of the "1,000" bed units to be allocated to support employee housing initiatives, there is a remainder of approximately 223 bed units. This remainder is already exceeded by the current private sector employee housing-related rezoning applications under review and potential future anticipated RMOW housing initiatives. To continue to support employee housing initiatives in our community, this policy needs to be amended.

Housekeeping – Schedule A Mapping Errors

Bylaw No. 2491 previously amended the OCP by replacing Schedule A. As a result of a GIS error, the replacement Schedule A inadvertently introduced land use designation mapping errors.

Bylaw No. 2528 – WCW Plan

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

The WCW Plan is a neighbourhood level plan to guide future change and growth in the WCW neighbourhood which advances OCP Policy 4.1.4.13 direction to develop a sub-area plan for the area. A multi-phase planning process took place over 2024 and 2025 which included 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. A description of how the WCW Plan aligns with the OCP is provided in Administrative Report No. 25-022. The WCW Plan and all related reports and presentations to Council are available on the RMOW WCW Plan Engagement Website.

On December 16, 2025, Council passed a resolution endorsing 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.

Per OCP Policy 4.1.2.9., maintaining an accommodation capacity limit is a key tool to manage land use and development in Whistler and is typically measured using bed units and Policy 4.1.2.9 (a) recognizes the existing approved accommodation capacity is estimated at approximately 61,500 bed units. The full implementation of the WCW Plan is estimated to require 3,500 bed units in addition to Policy 4.1.2.9 (a).

Bylaw No. 2531 – Employee Housing Priority Parcels

Bylaw No. 2531 presents an amendment to the 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.

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. The Land Inventory, presented to Council on September 16, 2025 (Information Report No. 25-070), and the Land Strategy, presented to Council on March 24, 2026 (Information Report No. 26-029) supports the RMOW's ability to identify and evaluate parcels for residential development in alignment with the RMOW Interim Housing Needs Report, and evaluated municipally-owned parcels using Complete Communities indicators alongside physical, regulatory, servicing, and market criteria. Building on this work, and in response to Council's February 24, 2026 direction (Administrative Report No. 26-022) the Land Inventory was used as a screening and prioritization tool to identify shovel-ready development sites for employee-restricted housing. The Land Inventory and Land Strategy work supports several OCP goals and policies as described in Administrative Report No. 26-022.

Three parcels of municipal land (1001, 1005 and 1010 Legacy Way) were identified as priority sites for employee housing as an outcome of the Land Inventory and Land Strategy yet are not designated for residential development in OCP *Schedule A – Whistler Land Use Map and Designations*. The location and description of these lands are attached as Appendix A, and their current OCP *Schedule A – Whistler Land Use Map and Designations* are described in the table below.

Table 1: Land Use Designation on Legacy Way

Parcel	Current OCP Schedule A – Whistler Land Use Designation
1001 Legacy Way	Protected Natural Area: Lands that have high environmental sensitivity or importance and are protected by zoning, development permit area conditions, covenants, provincial regulations or other means. Supported land uses include nature conservation, passive open space uses, conservation buffers and low impact recreation with limited development including trails, interpretive signage and viewing platforms.
1005 Legacy Way, 1010 Legacy Way	Parks and Recreation: Lands designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation, outdoor gathering and assembly use, sports fields, and may allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities and may also provide water access for recreation use.

Policy 4.1.4.2. identifies that the land use designations presented in OCP *Schedule A – Whistler Land Use Map and Designations* provide a general indication and preferred location of intended future land uses. Policy 4.1.4.4 suggests periodical review of community and resort land use and development needs to determine if additional development or changes in land use are appropriate, necessary or likely to yield clear and substantial benefits to the community and the resort. Further, if this review identifies types of development that should be considered, the RMOW will consider amending the OCP which will include significant community engagement.

Analysis

This section provides an overview of the 2026 OCP Amendment Project approach and presents the 2026 OCP Amendment Bylaws.

2026 OCP Amendment Project Approach – Project Phases and Anticipated Timing

The project approach has been designed to follow four phases. The table below provides an overview of the phases including anticipated timelines and milestones.

Table 2: Project Phases and Anticipated Timing

Phase 1: Define April – July 2026	**Phase 2: Gather** August – September 2026	**Phase 3: Narrow Down** October – December 2026	**Phase 4: Decide** January – February 2026
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 and following-up on the decision outcome.**
• Project kick-off activities • Develop policy approach	• Consultation and community engagement	• Consider bylaw revisions • Council consideration of second reading • Public hearing	• Consider bylaw revisions • Council consideration of third reading and adoption

• Develop communications and engagement plan • Draft bylaws • Council consideration of early and on-going consultation and first reading	• Develop "What We Heard" summary report	• Prepare public hearing report	• Public information follow-up • Consolidate OCP

2026 OCP Amendment Bylaws

The following subsections provide an overview and rationale for the amendments presented in the 2026 OCP Amendment Bylaws.

Bylaw No. 2527 – Growth Management and Housekeeping

Bylaw No. 2527 presents an amendment to the OCP Chapter Four Growth Management Policy 4.1.2.9.(b) and housekeeping amendments to *Schedule A – Whistler Land Use Map and Designations*.

Growth Management – Policy 4.1.2.9.(b)

It is anticipated there will be a larger scope OCP review initiated in the next two years, providing the opportunity for broader conversations regarding Whistler's vision as it relates to growth management policies to support meeting our housing and other community needs.

In the interim, in order to continue to support new employee housing developments, Bylaw No. 2527 proposes to amend Policy 4.1.2.9.(b) to increase the number of additional bed units for employee housing initiatives from 1,000 to 2,500. The proposed amendment is based on a projected allocation time frame of six years, which is considered sufficient to allow for the completion of the larger scope OCP review described above. Over a six-year time frame from 2020 to 2026, 777 bed units were allocated through private sector employee housing-related rezoning applications. The incremental bed unit allocation under Policy 4.1.2.9.(b) and employee housing outcomes are presented in Appendix B.

The recommended increase aims to replicate the existing successful 1,000 bed unit policy outcomes and to expand the bed unit amount to also support anticipated municipal housing initiatives, including initiatives in partnership with RMOW subsidiaries Whistler Housing Authority Ltd. (WHA) and Whistler 2020 Development Corp. (WDC). As a result of increasing the policy to allow for 2,500 bed units, there would be approximately 1,723 bed units available to be allocated across both private sector and municipal employee housing initiatives.

Housekeeping – Schedule A Mapping Errors

Generally, housekeeping amendments are administrative by nature. A comprehensive GIS analysis was completed to identify inadvertent *Schedule A – Land Use Map and Designations* mapping errors. Bylaw No. 2527 proposes housekeeping mapping amendments to restore the land use designations of six parcels. The parcels and their current and original land use designations are identified in Appendix C.

Bylaw No. 2528 – WCW Plan

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, append the WCW Plan to the OCP, and provide bed units for future residential, employee housing, and limited residential tourist accommodation and tourist accommodation projects in the WCW Plan area.

Land Use and Development - current reality and Policies 5.6.5.2, 5.6.5.5 and 5.6.5.7

The proposed amendments support implementation of the WCW Plan and append the WCW Plan to the OCP. For convenience, a blackline excerpt of the proposed amendments is provided below – proposed text in red:

Current Reality – paragraph 5, page 5-10
Whistler Creek, Whistler's secondary core commercial area, is located at the south base of Whistler Mountain, the original ski base area. This area, situated in a gateway location, has a number of distinct developments that require better integration to create a stronger destination. As a major base area with adjacent visitor accommodations, this area has not yet achieved a successful offering or vibrancy as an attractive destination. There is significant potential to strengthen this historically important area with a unique identity and sense of place distinct from Whistler Village. This should be pursued through a focused and coordinated effort, giving consideration to redevelopment and infill housing opportunities within the core commercial area and surrounding neighbourhood, including implementation of the Whistler Creek West Neighbourhood Plan. ~~The addition of the Creekside Base as a downhill mountain biking venue will help support year-round activity, and other creative programming and unique activities suited to this area should be considered and supported.~~
Proposed Amended 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, and support implementation of the Whistler Creek West Neighbourhood Plan (Appendix U).
Proposed Amended Policy 5.6.5.5.
~~Investigate the potential for Lake Placid Road to evolve into a commercial and residential mixed-use street.~~ Seek to implement the Whistler Creek West Neighbourhood Plan to evolve Lake Placid Road into a commercial and residential mixed-use street.
Proposed Amended Policy 5.6.5.7.
Support collaborative planning for the Whistler Creek sub-area~~.~~, and the Whistler Creek West Neighborhood Plan area.

Growth Management – Policy 4.1.2.9.

Bylaw No. 2528 proposes to add a new policy under Policy 4.1.2.9 to support the additional development capacity associated with the WCW Plan as follows:

- Support the additional development capacity associated with the land use concept for the Whistler Creek West Neighbourhood Plan (Schedule U), with a capacity of up to 3,500 bed units.

The allocation of additional bed units within the OCP will facilitate staff bringing forward zoning bylaw amendments to align with the WCW Plan.

Schedule A - Whistler Land Use Map and Designations

Bylaw No. 2528 proposes to amend *Schedule A – Whistler Land Use Map and Designations* to delineate the WCW Plan Area and add the following description:

> WHISTLER CREEK WEST NEIGHBORHOOD PLAN AREA: The sub-area plan to support implementation of the OCP's vision for integration of Lake Placid Road and surrounding neighbourhood west of Highway 99 to provide coordinated redevelopment and infill housing opportunities integrated with the Whistler Creek Core Commercial Area surrounding the Whistler Mountain Creekside Base.

The WCW Plan establishes a vision for a vibrant neighbourhood which advances the OCP direction to develop a sub-area plan for the area, as well as Council priorities, relevant RMOW plans, bylaws and policies. While the WCW Plan guides future change and growth, it does so in a way that recognizes and aligns with community values, reflects the historic legacy of the neighbourhood and respects the surrounding context.

Bylaw No. 2531 – Employee Housing Priority Parcels

Bylaw No. 2531 presents an amendment to the 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. Specifically, Bylaw No. 2531 proposes to redesignate 1001 Legacy Way from Protected Natural Area to Residential – Low to Medium (Detached/Multiple) and 1005 and 1010 Legacy Way from Parks and Recreation to Residential – Low to Medium (Detached/Multiple).

Per the Land Inventory, and Land Strategy, 1010 Legacy Way presents opportunity for infill and missing middle employee housing, well-suited to multiplex housing aligned with the recent Small Scale Multi-Unit Housing zoning and offers potential for near-term implementation due to relatively straightforward servicing and regulatory context. 1001 and 1005 Legacy Way were identified as good opportunities for townhouse or apartment stye employee housing, with potential for a mixed-use project. They are close to being shovel-ready and should be prioritized for near-term effort and investment. They require comparatively limited additional work to advance, and present a strong opportunity to deliver employee-restricted multi-unit residential development.

The three parcels are currently designated parkland under s. 107 of the *Land Title Act*. Due to the significance of parks to community values, there are limitations on a local governments' ability to dispose of parkland and elector approval is required for disposal of parklands.

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. Regardless of the land use designation in *Schedule A – Whistler Land Use Map and Designations*,

OCP Policy 4.4.4.3 identifies that parks may be located anywhere within the RMOW subject to zoning requirements and any additional regulatory approvals and permitting criteria.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

September 16, 2025, Information Report No. 25-070: Municipal Land Inventory for Residential Development Suitability

December 2, 2025, Information Report No. 25-093: 2023-2024 Complete Communities Program Grant – Final Report

December 2, 2025, Administrative Report No. 25-094: Official Community Plan Amendment Bylaw (Provincial Housing Legislation, Regional Growth Strategy, Housekeeping) No. 2491, 2025 Third Reading and Adoption, and Official Community Plan Amendment Bylaw (Regional Context Statement) No. 2496, 2025 – Public Hearing Report and Third Reading

December 16, 2025, Administrative Report No. 25-098: Whistler Creek West Neighbourhood Plan – Plan Endorsement and Implementation Report

February 24 2026, Administrative Report No. 26-022: Cheakamus Crossing Phase 2 – Lot 6 Preliminary Servicing and Development Plan

March 24, 2026, Information Report No. 26-029: Whistler Municipal Lands Strategy

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

☒ Housing

Expedite the delivery of and longer-term planning for employee housing

☐ Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

☒ Community Engagement

Strive to connect locals to each other and to the RMOW

☐ Smart Tourism

Preserve and protect Whistler's unique culture, natural assets and infrastructure

☐ Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

Community Vision and Official Community Plan

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. The purpose of the OCP is to establish policies that guide decisions on community planning and land use management. The OCP was adopted by Council on June 23, 2020, and Schedule A to that bylaw is available in a convenience version online.

This report presents the proposed 2026 OCP Amendment Bylaws for Council's consideration of first reading. The relevant context, proposed amendments and engagement are further discussed throughout this report.

In Chapter 4 of the OCP, objectives and policies are established respecting growth management and evaluation of proposals that increase the accommodation capacity, involve changes to land use or allow for development. Policy 4.1.6.3. sets out four tests for assessing proposals that increase accommodation bed unit capacity or alter the *Schedule A – Whistler Land Use Map and Designations*, including whether the proposal:

(a) provides clear and substantial benefits to the community and the resort;
(b) is supported by the community, in the opinion of Council;
(c) will not cause unacceptable impacts on the community, resort, or environment; and
(d) meets all applicable policies set out in the OCP.

The OCP evaluation for each of the three 2026 OCP Amendment Bylaws is provided in the attached Appendices D, E and F respective to each bylaw.

Future Official Community Plan Review

It is anticipated there will be a larger scope OCP review initiated in the next two years. Through this later initiative, it is expected there will be an opportunity for significant public engagement and broader conversations regarding Whistler's vision as it relates to future growth and density to meet our housing and other community needs.

BUDGET CONSIDERATIONS

There are no budget considerations. All associated costs with bylaw preparation, consultation and engagement, and legal fees will be covered under the existing Planning Department budget.

LÍĽWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl̓wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

The OCP amendment process serves as the key opportunity to engage and consult with Líl̓wat Nation and the Squamish Nation in the planning and development process. The RMOW is party to the *Framework Agreement* (FA) that outlines land use considerations associated with the Líl̓wat Nation and the Squamish Nation. Specifically, article seven of the FA provides the RMOW with direction in regard to amendments to the OCP including completing early engagement with the Squamish Nation and the Líl̓wat Nation, providing them an invitation to review proposed amendments and providing them a reasonable time to undertake this review.

The RMOW considers the proposed 2026 OCP amendments to be limited in scope. Should Council give authorization to proceed, staff will notify the Líl̓wat Nation and the Squamish Nation in writing with a description of the proposed amendments, including copies of the bylaws under consideration, and invite each to confirm in writing, within 30 days, that the amendments do not affect their interests. If

either the Líl̓wat Nation or the Squamish Nation do not agree with the assessment and advises in writing within 30 days, a further consultation process would be initiated for the proposed amendments. Otherwise, the RMOW would proceed with consideration of the amendments in accordance with usual bylaw amendment procedures.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Consultation and Engagement Requirements

The following subsection of this report describes the required consultation requirements specified in the LGA and the OCP and provides recommendations for Council's consideration.

LGA Section 475 – Early and Ongoing Consultation

This LGA section requires Council to consider, during the amendment of an OCP, whether the municipality ought to consult on the amendment with persons, organizations or authorities that might be affected, and specifically whether it ought to consult with the following and if so whether opportunities for consultation should be early and ongoing: the Squamish-Lillooet Regional District (SLRD) Board; First Nations; Boards of Education, or provincial and federal governments and their agencies.

Staff requests that Council considers the requirements of s. 475 of the LGA and recommend that the 2026 OCP Amendments Bylaws are referred to the SLRD Board, the Líl̓wat Nation, the Squamish Nation, School District No. 48 (SD 48), and the provincial Mountain Resorts Branch. Additionally, staff recommend that the 2026 OCP Amendment Bylaws are referred to the following community organizations:

- Association of Whistler Area Residents for the Environment;
- Sea to Sky Canadian Home Builder's Association;
- Tourism Whistler;
- WDC;
- Whistler Blackcomb;
- Whistler Chamber of Commerce;
- Whistler Community Services Society;
- WHA;
- Whistler Multicultural Society; and
- Whistler Valley Housing Society.

Staff do not anticipate the 2026 OCP Amendment Project will affect the interests of any adjacent regional district or federal or provincial government department or agency such that any consultation is required with those entities.

LGA Section 476 – School Districts

This LGA section specifically requires Council to consult with school districts at the time of amending the OCP, seeking their input on specific matters related to demand on school facilities. Staff recommend the 2026 OCP Amendment Bylaws are referred to SD 48.

LGA Section 464 – Public Hearing

This LGA section requires a public hearing is held prior to third reading and adoption of an OCP amendment bylaw. Should the 2026 OCP Amendment Bylaws receive second reading, staff will request Council direction to schedule a Public Hearing. Notice of the Public Hearing will be issued as per section 466 of the LGA.

OCP Policy 4.1.6.3.

This policy specifies proposed OCP amendments that increase the accommodation bed unit capacity or alter the *Schedule A – Whistler Land Use Map and Designations* will include significant community engagement. The following proposed consultation and engagement activities aim to achieve significant community engagement.

Consultation and Engagement Overview

The primary purpose of the consultation and engagement is to gain feedback and understand community support for the proposed 2026 OCP Amendment Bylaws. The proposed consultation and engagement activities associated with each project phase is presented in Table 3. The consultation and engagement activities are each further described in Appendix F. The activities identified in Phase 1 have been completed.

Table 3: Consultation and Engagement Activities

Phase 1: Define April – July 2026	**Phase 2: Gather** August – September 2026	**Phase 3: Narrow Down** October – December 2026	**Phase 4: Decide** January – February 2026
• Launch project webpage • Add Your Voice event • Property Notification Signs • Housing and Strategy Committee meeting	• Bylaw referrals • Online questionnaire • Online information session • In-person drop-in session • Three Community pop-ups • Housing and Strategy Committee meeting	• Public Hearing	• Public information follow-up

Sharing What We Heard and Project Outcomes

Input collected through Phase 2: Gather will be presented to Council and members of the public at the time of consideration of second reading of the 2026 OCP Amendment Bylaws. Input collected through the Public Hearing will be presented to Council and shared with members of the public at the time of consideration of third reading of the 2026 OCP Amendment Bylaws. The 2026 OCP Amendment Project webpage will be updated regularly and following completion of the 2026 OCP Amendment Project, members of the public will be informed of the decision-making process and final outcome.

REFERENCES

"Official Community Plan Amendment Bylaw (Growth Management and Housekeeping) No. 2527, 2026" (Included in Council Package)

"Official Community Plan Amendment Bylaw (Whistler Creek West Neighbourhood Plan) No. 2528, 2026" (Included in Council Package)

"Official Community Plan Amendment Bylaw (Employee Housing Priority Parcels) No. 2531,2026" (Included in Council Package)

Appendix A – Priority sites for employee housing
Appendix B – Policy 4.1.2.9.(b) Incremental Bed Unit Allocation
Appendix C – Housekeeping – Schedule A Mapping Errors
Appendix D – Bylaw No. 2527 – OCP Evaluation Criteria Review
Appendix E – Bylaw No. 2528 – OCP Evaluation Criteria Review
Appendix F – Bylaw No. 2531 – OCP Evaluation Criteria Review
Appendix G – Consultation and Engagement Activities

SUMMARY

The primary purpose of the 2026 OCP Amendment Project is to amend the RMOW's current OCP to support the implementation of initiatives to address Whistler's ongoing shortage of employee housing. This report presents the proposed 2026 OCP Amendment Project consultation and engagement approach and specifically requests that Council consider sections 475 and 476 of the LGA and article 7 of the *Framework Agreement*. Additionally, this report presents the 2026 OCP Amendment Bylaws for Council's consideration of first reading.

SIGN-OFFS

Written by:	**Reviewed by:**
Joanna Rees, Planner	John Chapman, Manager of Projects Planning
Melissa Laidlaw, Director of Planning	Dale Mikkelsen, General Manager of Climate Action, Planning and Development Services
	Ted Battiston, Interim Chief Administrative Officer