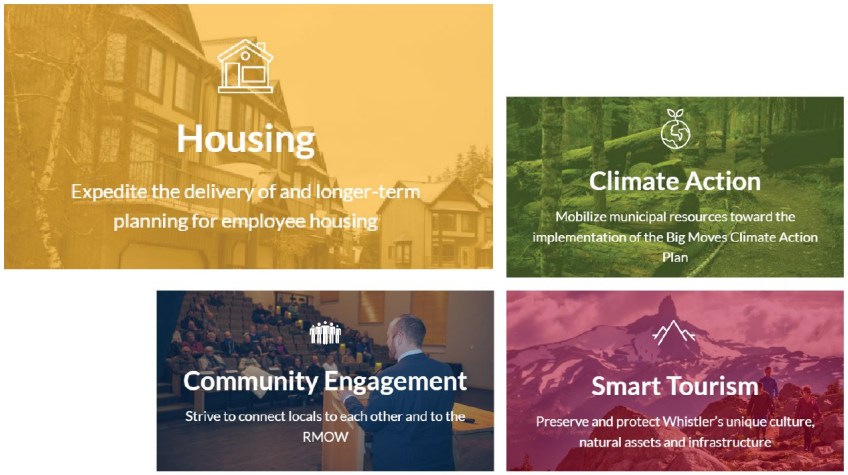
Whistler Creek West Neighbourhood Plan Phase 1 Engagement Summary

Council Presentation – April 8, 2025

Background

Strong policy support in Whistler's OCP

- Policy 4.1.4.13: **Develop sub-area plan for Whistler Creek** to address evolving resort, community needs, and to use as the basis for any proposed land use changes



Housing is a priority of the 2023-2026 Strategic Plan

Identified as an action in RMOW Housing Action Plan

RMOW Housing Action Plan



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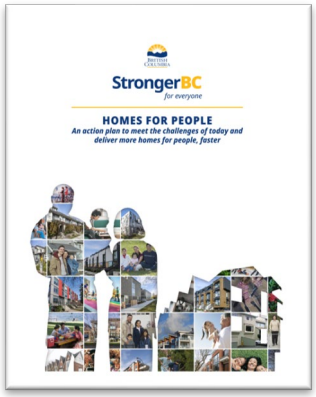
Why now?



Homes for People Plan (incl. Bill 44):

- Requires Local Government to permit up to 4 units per lot

Housing Accelerator Fund

- Initiative approved in the RMOW's approved action plan

CMHC SCHL

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Opportunity for Revitalization

The area presents a great opportunity for revitalization:

- Built environment presents opportunities for improvement
- Proximity of Creekside Village, Whistler Railway Station and Valley Trail
- Proximity to transit, recreation and employment nodes
- Lack of pedestrian infrastructure and connectivity
- Potential desire from property owners to increase density of their properties
- Streetscape and public realm improvements





Neighbourhood Plan Process

Visioning

Fall/Winter 2024/2025

- Technical data collection and analysis
- Inform the public about the project and why it is being undertaken
- Public engagement to collect ideas, input on key issues and confirm the project

Concept

Spring 2025

- Present scenario concepts for public review and input
- Feedback from the community will be considered prior to resolution of the Draft Plan

Draft Plan

Summer 2025

- Share Draft Plan
- Present to Council for adoption
- Public process for any OCP amendment or rezoning

Adoption

Fall 2025

- Public communications to share about the changes
- Implementation
- Consolidating bylaw changes

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Neighbourhood Plan Area



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Phases 1: Visioning

Background Review

Site Analysis

Public Engagement:

- Understanding how people use and feel about the area
- Priorities for housing and transportation
- Introducing and testing draft **Core Values** and **Big Ideas**

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Public Engagement

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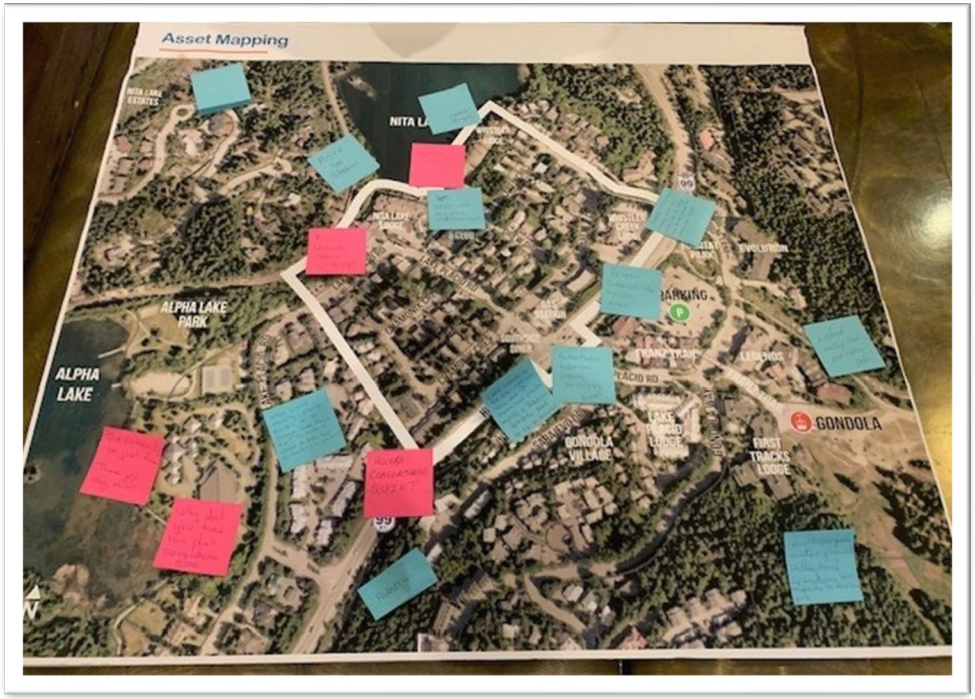



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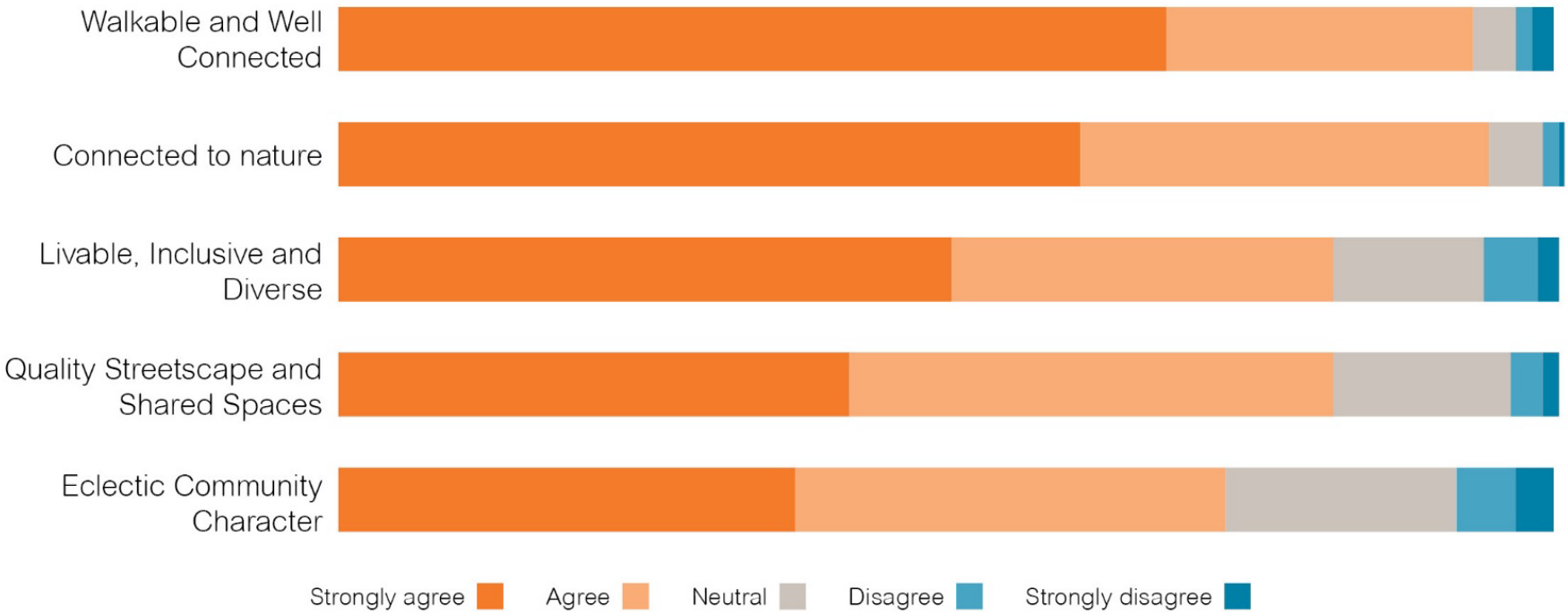
Support for Core Values

How closely do the following five core values align with what is important to you for the future of Whistler Creek West?



Core Values

Draft Core Values Tested in Phase 1		Core Values Refined Using Phase 1 Input
Livable, Inclusive and Diverse		Livable, Inclusive and Diverse
Walkable and Well-Connected		Walkable and Well-Connected
Quality Streetscape and Shared Spaces		Quality Streetscape and Shared Spaces
Eclectic Community Character		Vibrant Community Identity
Connection to Nature and Surrounding Environment		Embrace the Natural Environment

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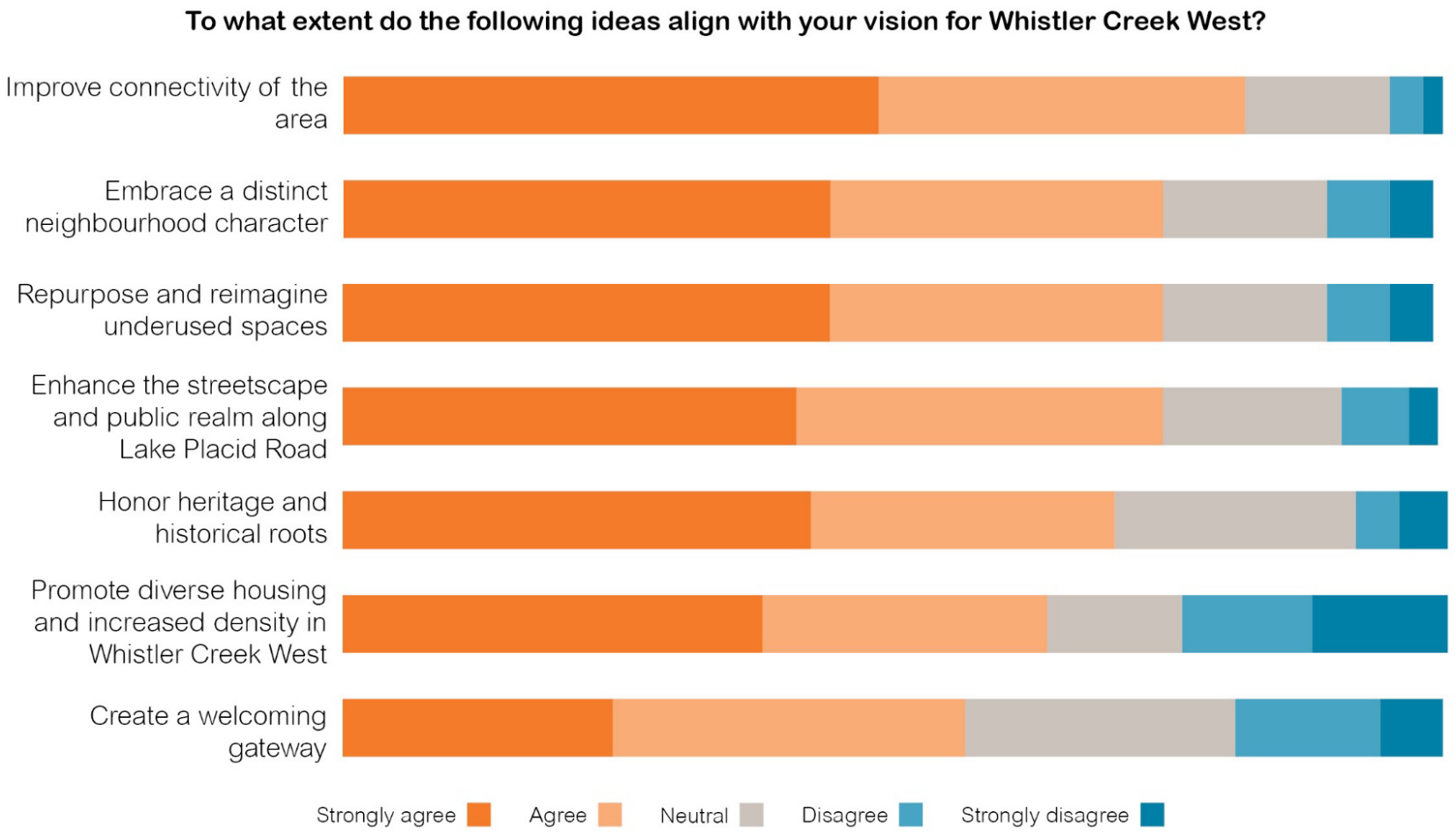
Support for the Big Ideas



Big Ideas

Draft Big Ideas Tested in Phase 1

Promote diverse housing and increased density in Whistler Creek West

Enhance the streetscape and public realm along Lake Placid Road

Improve connectivity of the area

Embrace a distinct neighbourhood character

Repurpose and reimagine underused spaces

Honor heritage and historical roots

Create a welcoming gateway

Big Ideas Refined Using Phase 1 Input

Diverse housing and increased density

Revitalize streetscape and public realm

Improve connectivity of the area

Maintain a distinct neighbourhood character

Repurpose and reimagine underused spaces

Honor heritage and historical roots

Support a thriving community

Connection to Nature

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What We Heard – Key Themes



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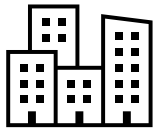
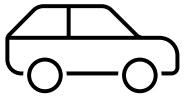
How we are listening



Conducting studies to minimize impact on the streetscape



Staff are conducting a traffic analysis study



Guiding principles will inform future proposals to preserve the Whistler Creek identity

Next Steps

Visioning

Fall/Winter 2024/2025

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Phase 2: Concept

Land use scenario development:

- Transportation assessment and impact study
- Commercial land use analysis
- Building form and density review
- Feasibility and employee housing review

Phase 2 public engagement:

- Online engagement
- In-person sessions
- Involve committees of Council

Recommendations

That Council receive the results of the Whistler Creek West Neighbourhood Plan Phase 1 Community Engagement process presented in Administrative Report No. 25-022 for information; and

That Council direct staff to advance the Whistler Creek West Neighbourhood Plan process to Phase 2 with development of a neighbourhood redevelopment concept guided by the Core Values and Big Ideas recommended in the Analysis section of Administrative Report No. 25-022.

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Questions?

