

Lake Placid Road Study

COTW Presentation – April 23, 2024

Purpose

To introduce exploratory work on Lake Placid Road Area to encourage redevelopment and higher density

- That the Committee of the Whole receive the presentation regarding the Lake Placid Road Neighbourhood Study.

To seek input and discuss approach with COTW regarding next steps



Purpose of the Lake Placid Road Study

The purpose is to explore a neighborhood planning process for the Lake Placid Road area that would:

- Provide a new framework for land use, density and building height that supports the OCP and community housing needs
- Incentivize development along Lake Placid Road

Investigating potential density the area could support:

- Thoughtful and intentional vision for re-development
- Aiming for higher density than Provincial Bill 44 could allow

Lake Placid Road Study Area



Background

Strong policy support in Whistler's OCP

- 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
- Most of the study area is **already designated as Core Commercial – Whistler Creek Centre**

Identified as a future action in RMOW Housing Action Plan

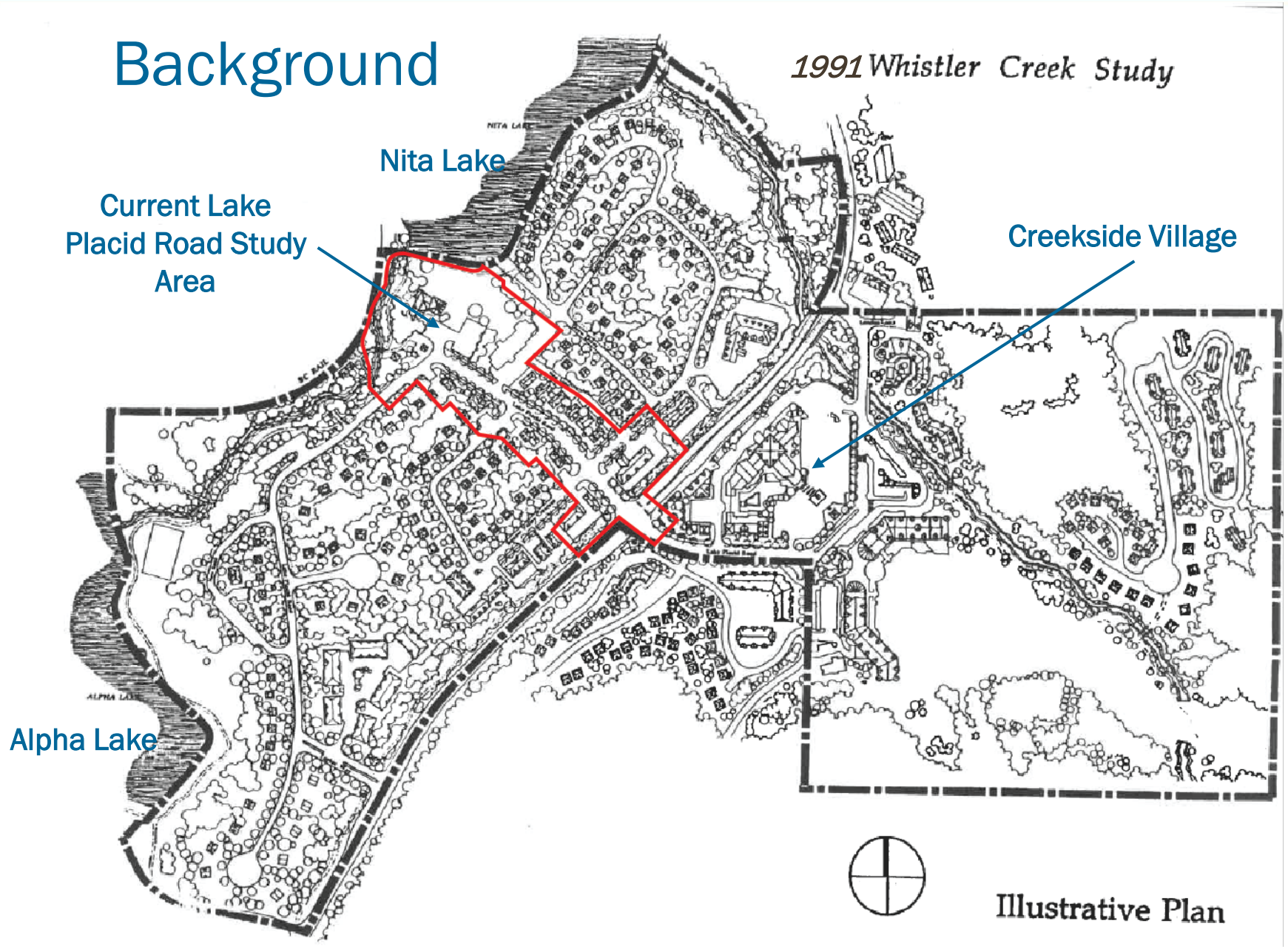
Core Commercial – Whistler Creek



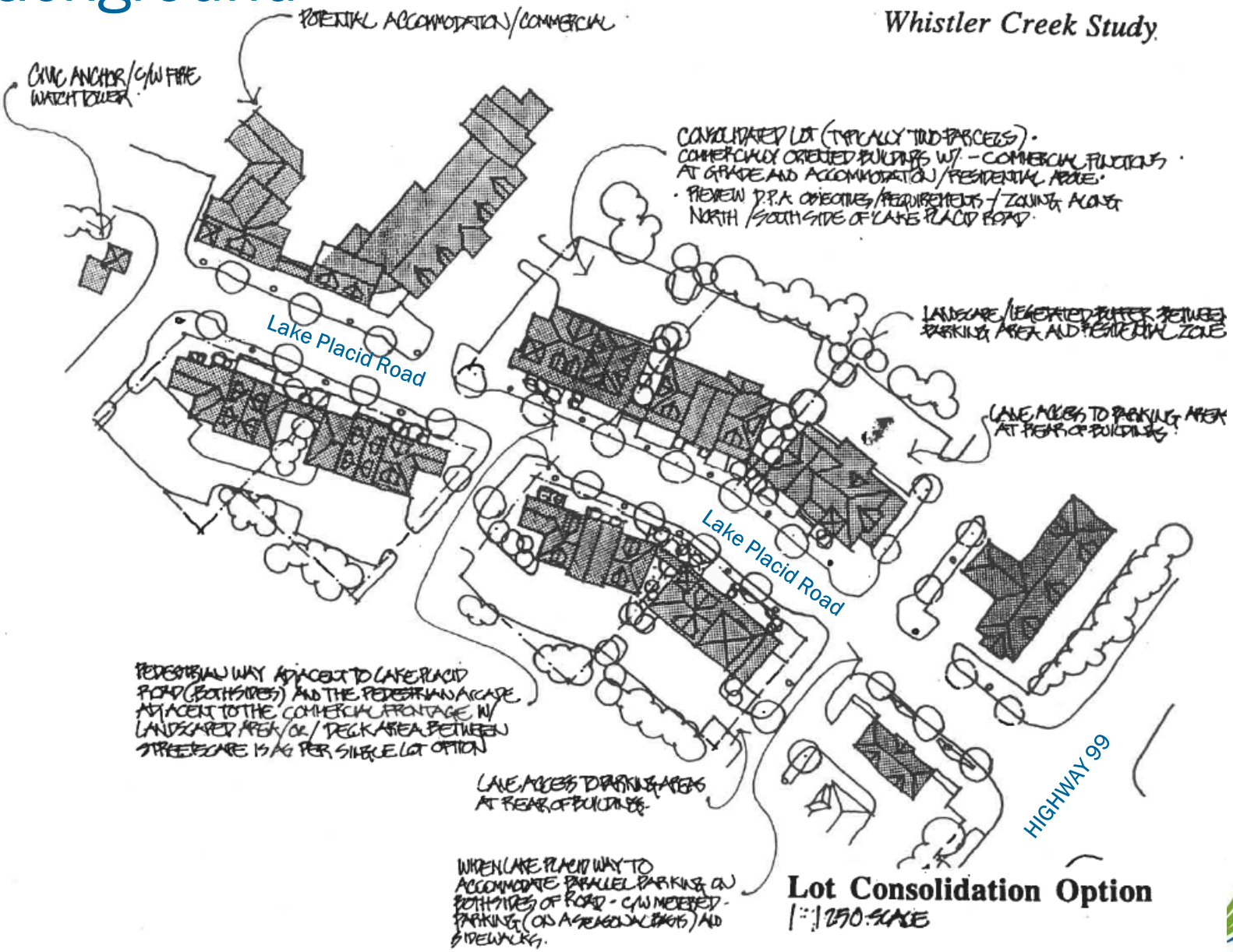
RMOW Housing Action Plan



Background

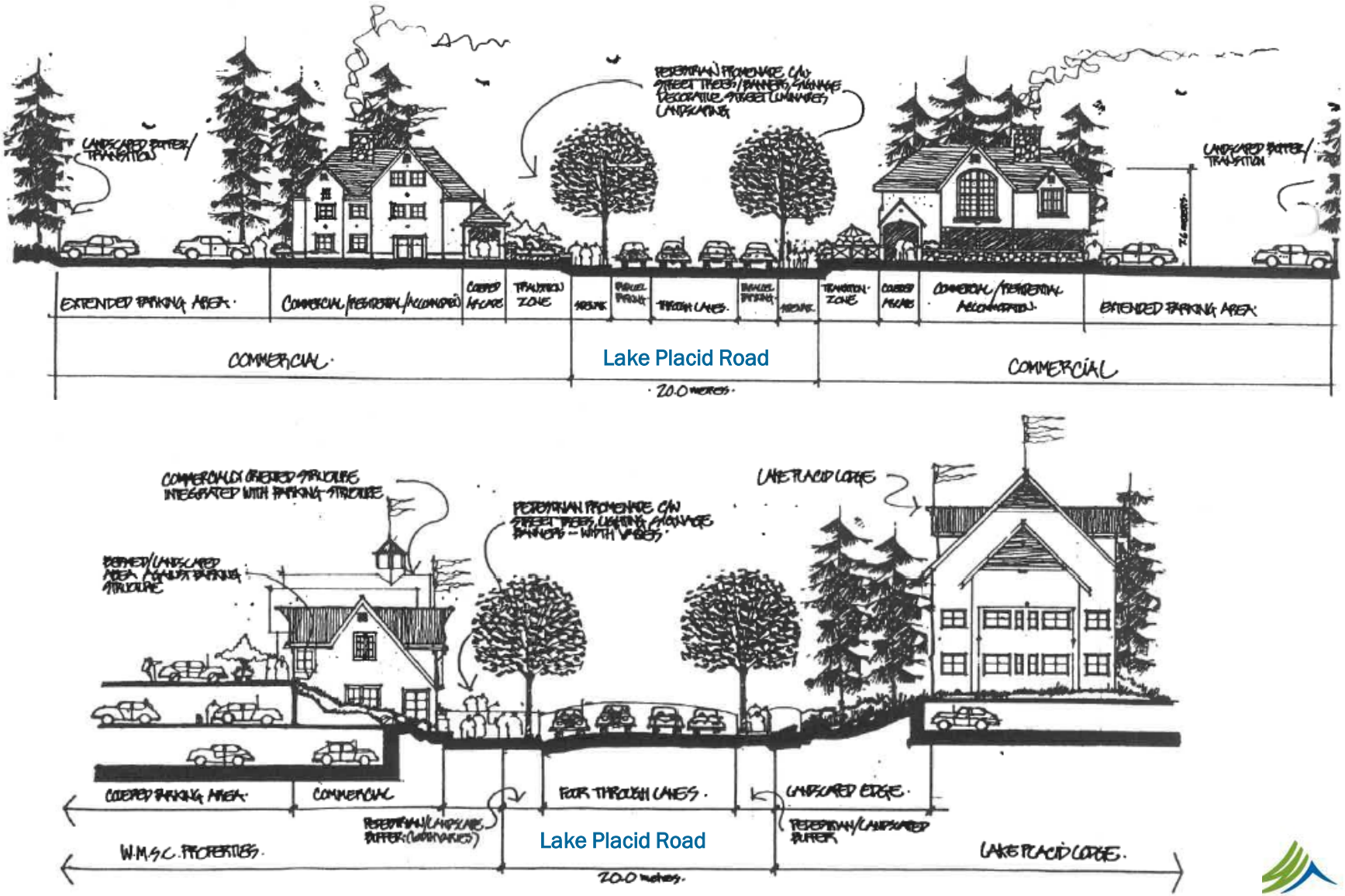

1991 Whistler Creek Study
Nita Lake
Current Lake Placid Road Study Area
Creekside Village
Alpha Lake
Illustrative Plan

Background



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Background



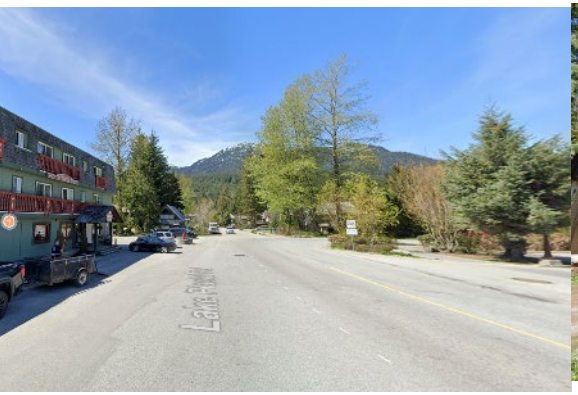
Why Lake Placid Road?

No OCP amendment would be required to upzone most of the area

- Already designated as Core Commercial – Whistler Creek Centre in the OCP

The area presents a great opportunity for revitalization:

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





A Vision for the Future



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Lake Placid Road Study – Urban Design



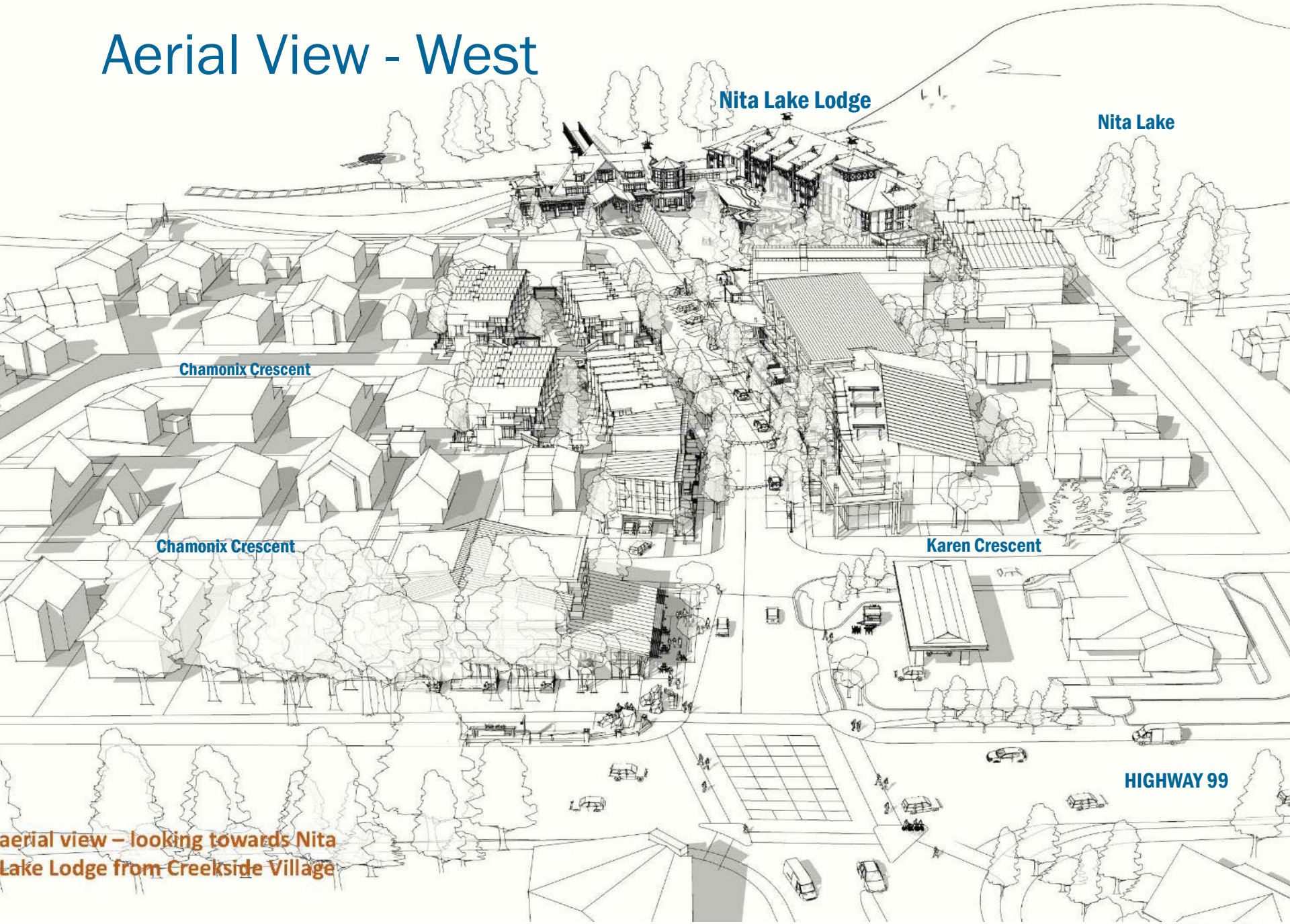
Lake Placid Road Study – Site Plan



Aerial View - West



Aerial View - West

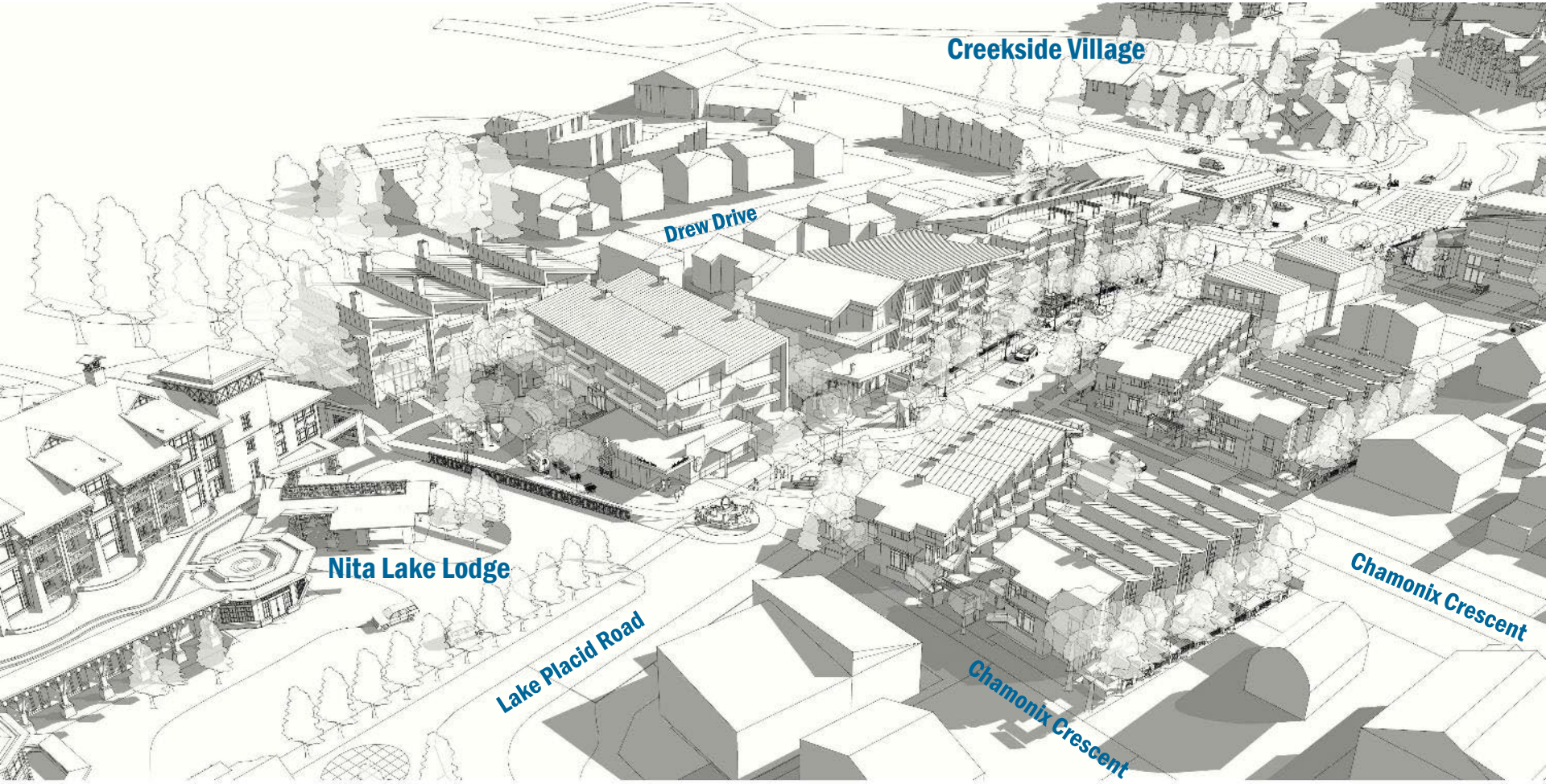


aerial view – looking towards Nita Lake Lodge from Creekside Village

Aerial View - Northeast



Aerial View - Northeast



aerial view - looking northeast
down Lake Placid Road

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Streetview - Southeast



Streetview - Southeast



street view – looking south
across Lake Placid Road

Street View - West



Streetview – West



street view – looking north
towards Nita Lake Lodge

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Street View - East

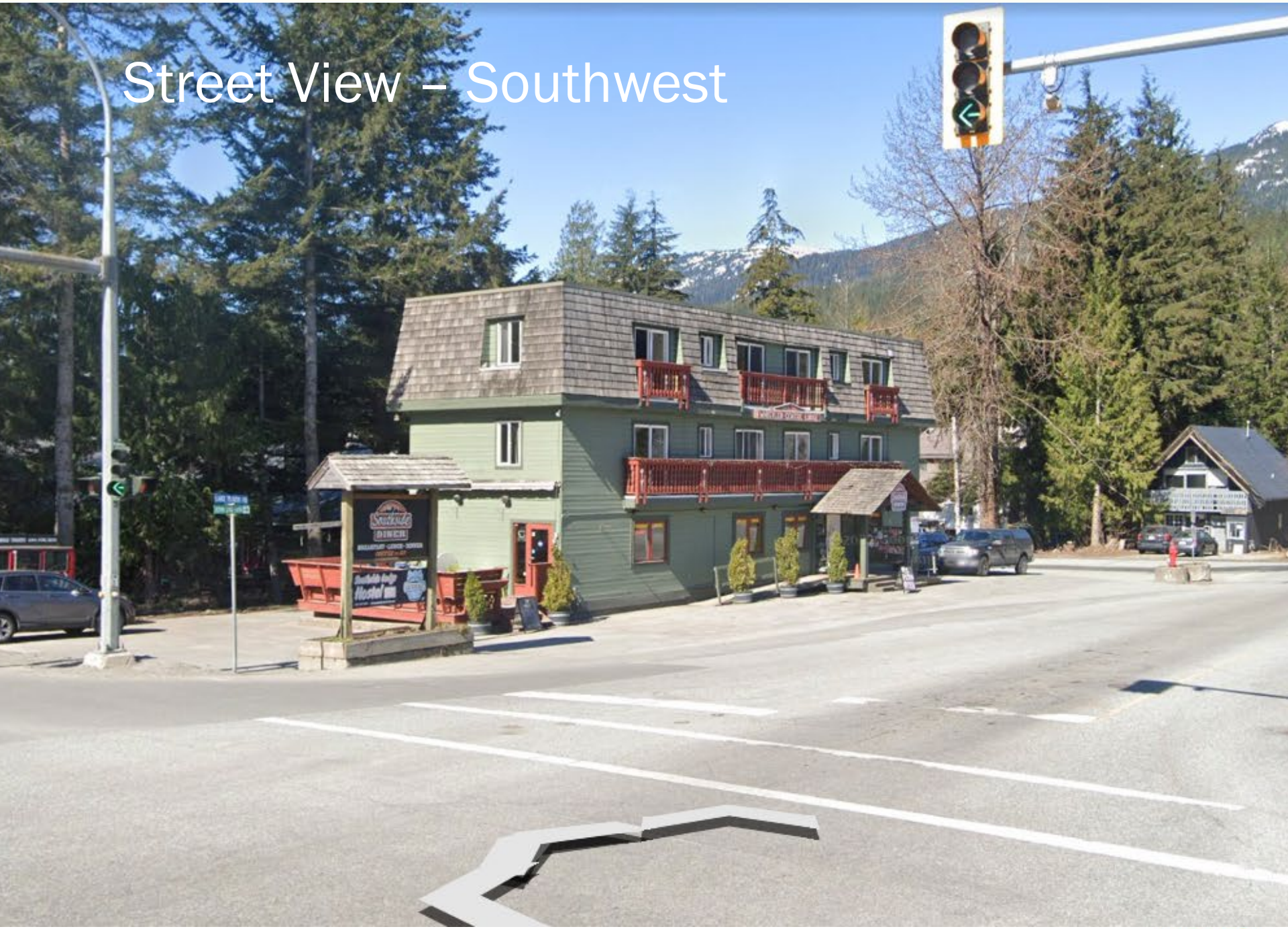


Street View - East

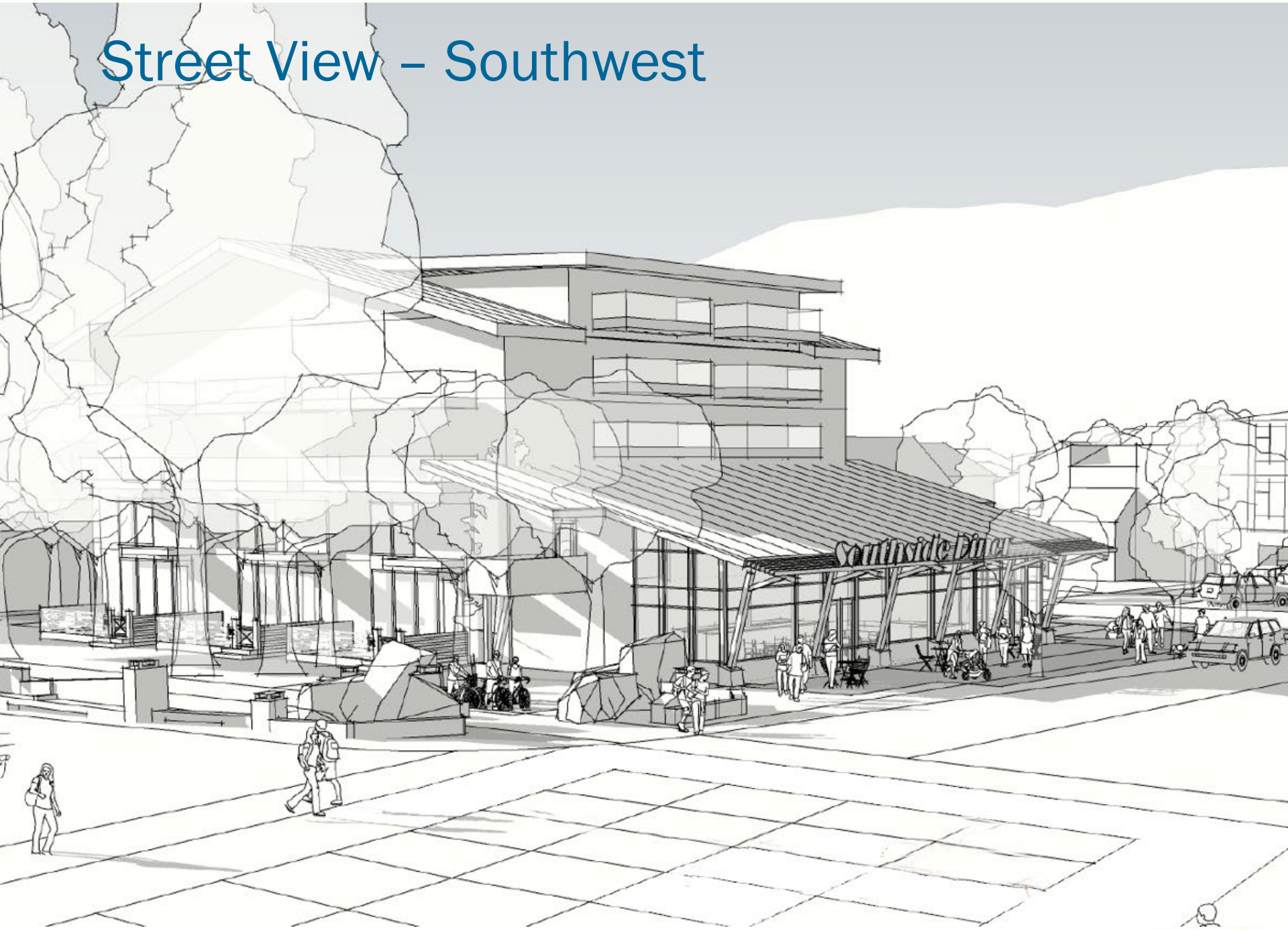


street view – near Nita Lake Lodge looking up Lake Placid Road towards Creekside Village

Street View – Southwest



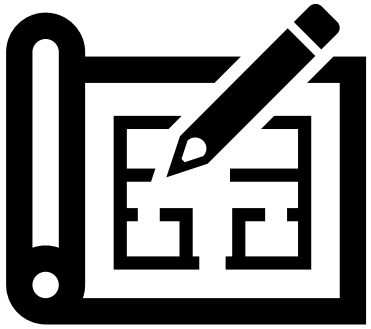
Street View – Southwest



What can this achieve in Whistler?

Intentional upzoning as best practice:

- Focus densification where infrastructure can support it
- Encourage redevelopment and land consolidation for a more cohesive urban and built environment



Revitalization of vacant sites and underbuilt parcels:

- Transform them into vibrant community hubs



Southern gateway of Whistler

- Supports establishing a unique neighborhood character

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Questions & Discussion
Next Steps?