Chair J. Murl called the Meeting back to order at 3:04 p.m.

4.2 Whistler Creek West Neighbourhood Plan

RMOW Manager of Projects Planning, J. Chapman and RMOW Planner, L. Renaud-Tremblay introduced the Whistler Creek West project, guided by five core values: livability, inclusivity, walkability, integration with nature, and a strong community identity. A preliminary land use concept was shared, proposing a mix of residential, commercial, and community uses while maintaining neighborhood character.

A long-term growth scenario was modeled, projecting 900–1,000 units—roughly triple the current number—intended as a vision, not a mandate. Implementation strategies focus on local and employee housing, improved connectivity, and preserving neighborhood scale. Staff also noted strong community engagement to date, with a summary of input expected in Fall 2025.

Staff requested the Committee's input on the draft land use concept and supporting implementation strategies for the Whistler Creek West project. This input will inform refinements ahead of broader public engagement and Council consideration.

Committee members expressed overall alignment with the direction of the draft land use concept, particularly the focus on increasing resident and employee housing, enhancing pedestrian connectivity, and preserving the unique character of Creekside. There was agreement that the plan should support a vibrant, mixed-use community with a balance of residential, commercial, and limited tourist accommodation.

V. Cullen joined meeting at 3:35 PM.

Key Considerations and Feedback:

- Concerns were raised about the high water table and the need for continuous pumping in underground parkades. Members noted this could pose a significant challenge for private development. Staff confirmed that flood construction levels require habitable space to be built above a certain elevation, and that visual materials will be provided in the fall to illustrate the implications.
- There was concern about the potential for surface-level parking if underground options prove unfeasible. The team is working with consultants to assess development economics and ensure the plan remains buildable.
- Members supported a mix of uses, including some short-term rentals, while emphasizing that Creekside should not replicate Whistler Village. The importance of some "warm beds" and maintaining a distinct identity was highlighted.
- While the province has not designated Creekside as a Transit-Oriented Area (TOA), the plan anticipates future density allowances (e.g., 6-plexes) in line with evolving provincial policy. The committee supported proactive planning to align with expected changes.

- There was strong interest in improving pedestrian access across the highway, including the suggestion for an overpass. This was seen as critical to unlocking the full potential of the area and supporting commercial viability.
- Members emphasized the need to create a complete community with services and amenities. Increasing density was seen as a way to support struggling commercial areas and activate underutilized spaces like Whistler Creekside Village.
- The decision not to extend higher-density zoning to the south side Lake Placid Road was supported, based on solar access, view protection, and pedestrian experience. The plan aims to preserve the original Whistler design ethos while accommodating growth.
- Engagement should clearly explain the long-term nature of the plan, the implications of rezoning, and the difference between hotel and residential use. The Committee encouraged multiple engagement formats and emphasized the importance of inviting meaningful, informed community input.

The Committee acknowledged the thoughtful integration of housing, transportation, and design considerations in the draft concept. While some technical and economic challenges remain, the Committee supported the direction of the plan and looked forward to further refinements in the fall.

Moved By Member-at-Large, D. Brownlie

Seconded By Member-at-Large, D. Girard

That the Committee support the draft land use concept and draft strategies as presented to the Committee on July 14, 2025

CARRIED

Chair, J. Murl called for a recess at 4:00 p.m.

Chair J. Murl called the Meeting back to order at 4:04 p.m.

4.3 4500 Northlands Boulevard Rezoning (RZ001173)

Staff provided an update on the rezoning application and Community Amenity Contribution (CAC) process, noting that the applicant has submitted a formal CAC proposal. The CAC is based on the land value increase from a proposed change in use (hotel to residential), not density. Staff estimated a land lift of $77 million, supporting a CAC of $57.8 million. The applicant proposed a $47.1 million package, though RMOW's valuation is $38.6 million due to differences in how certain items were assessed.

Staff emphasized that the proposal is not being evaluated at this stage. The Committee members were invited to provide feedback on the upcoming community engagement process related to the applicant's CAC proposal. Engagement will include in-person and online outreach, with results and options to be presented to Council in the fall.

The discussion focused on how to frame the proposal for the public, the importance of transparency, and ensuring the community understands both the process and the implications of the rezoning.