



Resort Municipality of Whistler
Draft Official Community Plan

(Schedule "A1" to Official Community Plan Bylaw 1983, 2011)



WE ARE ALL MOUNTAIN PEOPLE

Mountains are crucial to life. Whether we live at sea level or the highest elevations, we are connected to mountains and affected by them in more ways than we can imagine. Mountains provide most of the world's freshwater, harbour a rich variety of plants and animals, and are home to one in ten people. Yet, each day, environmental degradation, the consequences of climate change, exploitative mining, armed conflict, poverty and hunger threaten the extraordinary web of life that the mountains support.

– United Nations International Year of Mountains, 2002

“The Whistler Experience”

The Official Community Plan (OCP) cover art is called “The Whistler Experience” created by Whistler artist Christina Nick. This original piece is divided into sections, each representing an OCP chapter. These pieces cover each chapter and symbolize the integrated nature of this OCP. Using mapping from the OCP update community engagement process as a canvas, Christina added mixed media to create art which captures Whistler's natural essence and resort community success. Like this entire plan, this art reflects the Made in Whistler commitment the RMOW has to planning collaboratively with our citizens.

Christina is a multi-disciplinary artist whose intense interest in nature, travel and the environment are reflected in her artwork. She spent years in British Columbia, Canada, working as an art teacher, wildlife guide and as a Park Ranger and Naturalist for the Provincial Parks system. Living in the wilds of the Coast Mountains she gained a deep respect and a lifelong interest in nature. In her artwork she reflects upon humanity's role in the natural environment.



The Whistler Experience

On September 6, 1975, the Resort Municipality of Whistler (RMOW) was created – the first of its kind – to facilitate the growth of a destination mountain resort community in British Columbia's Whistler Valley through a series of focused, phased plans and integrated partnerships which included the Province of British Columbia, the municipality, local communities, and mountain owners/operators. In less than a generation, the Whistler model has proven to be a stunning success. The Whistler model has laid the foundation for many other resort communities to be developed in B.C., expanding our provincial tourism capacity and reputation. Whistler is again poised on the *avant garde* of mountain resort communities as we strive for sustained prosperity within our recognized limits to growth.

No successful resort community is developed purely from a focus on needs. Any resort community must make the most

of what it has, so that a focus on **what is** rather than **what is not** should be the starting point for resilient, capacity-focused planning and development. For Whistler, resort community planning starts with understanding our quantitative and qualitative capacities and embraces creativity through a positive, open approach. What is Whistler? Above all, it is an experiential place where residents and visitors **feel** this experience as much as they **see** it through an integrated connection among nature, Whistler's built environment and themselves.

Through the hard work and vision of Whistler residents, businesses and resort community stakeholders, Whistler is transitioning from a generation of rapid growth to the next generation where we protect and enhance what is here and all that makes this place special – the Whistler Experience. This transition is made with respect for our past, and building off its strengths, but our responsibility rests with the future. Whistler's capacity for rational, effective planning is surpassed only by our desire to be better.

The connection between the local and provincial governments started with the first elected RMOW Council, in which a provincial appointee sat with elected Councilors to represent provincial interests in Whistler's land use planning and development. This partnership has been instrumental in enabling focused, carefully managed growth and development, which balances the capacities of municipal infrastructure, accommodation, mountain recreation amenities and resort community offerings.

Whistler's nature as a four-season destination mountain resort community has been structured to support the ongoing success mountain of recreation, a functional four-season tourism economy and to build a strong community. Whistler is the first jurisdiction in contemporary British Columbia to actively refine and integrate the concepts of resort and community, in which the primary resource is not something removed from Whistler but, rather, is a feeling created by experiencing this place and its people. Integrating community and resort has fuelled the growth of a functioning resort community with a global reputation that, in addition to its indirect and intangible benefits, consistently contributes 11 per cent of British Columbia's annual gross tourism revenues.

The Whistler Experience is created, in part, by intangible aspects of Whistler as a "village in the mountains" that Whistler Village designer Eldon Beck envisioned. A place, connected to nature, pervaded with mystery and discovery where development has a human scale designed to integrate, not alienate, the day-to-day lives of Whistler's guests and residents.

This OCP seeks to protect and enhance the qualitative aspects of the Whistler Experience, the quantitative aspects of municipal infrastructure and the capacity of Whistler's environment to continue providing its natural assets like clean air, water, functional



ecosystems and unspoiled aesthetic values forever.

Critical to this experience is the concept of balanced resort capacity, defined in the BC All Season Resort Guidelines as “the optimum number of visitors that can utilize a resort’s facilities per day in such a way that their recreational expectations are being met while the integrity of the site’s physical and sociological environment is maintained on a year-round basis.”

The most important imperative in maintaining the Whistler Experience is to identify and maintain what makes Whistler special. Through their collaborative input to this OCP, community members expressed the following core components of the Whistler Experience:

- **Community:** in the mountains, respectful of the natural energy, identity and vitality the mountains provide Whistler’s visitors and residents;
- **Conservation:** of a pristine natural environment;
- **Context:** as a village in the mountains composed of authentic, primarily non-urban experiences;
- **Commitment:** to provide an accessible mountain oasis, whether you are a five-minute visitor or fifth-generation resident; and
- **Connection:** to the world where resilient recreation and responsible tourism, in its manifold forms, enables meaningful connections between visitors and residents and perpetuates Whistler’s reputation of sustainability and stewardship.

Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy and healthy, with the entirety being viable for the long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up the social, cultural and natural environments that are the cornerstone of Whistler’s community character and resort success – the Whistler Experience.

Being the first resort municipality in British Columbia has created challenges as well as the obvious opportunities for Whistler. Today, our biggest challenge and opportunity is to accept the responsibility of being B.C.’s first mature resort community. Through this OCP we understand our limits to growth and transition from a growing resort community to a developed, mature resort community seeking sustained prosperity.

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Sustained Prosperity

A state of economic development in which individuals, families and communities enjoy a high standard of living and a high quality of life, while respecting and preserving the natural environment;

A new balance of economic competition with economic cooperation that promotes the efficient use and sharing of natural resources, technologies, knowledge and capital at the local, national and global levels; and

The highest expression of a free-enterprise system, which affords social, economic, political, cultural and artistic freedoms, side by side with individual responsibility, mutual respect and special consideration for people truly in need.



This Official Community Plan and Our Future

This Official Community Plan (OCP) creates a policy framework to implement shared community directions from a land use perspective that will guide Whistler's resort community development, meeting our anticipated needs over the next 5-10 years and beyond in support of our Whistler2020 vision:

To be the premier mountain resort community – as we move toward sustainability.

The OCP is a provincially-mandated regulatory document and set of high-level plans and policies, such as land use designations, that guide land use planning, social, economic, and environmental policies, civic infrastructure investments and the provision of services in the community. Municipalities in British Columbia are given the authority to adopt an Official Community Plan under the Local Government Act, section 876.

As required in the Local Government Act, this plan addresses residential, commercial, industrial, institutional, recreational, and utility uses. As part of this OCP, Whistler presents a Global, Provincial and Regional Context Statement. It also addresses social and environmental issues that the Local Government Act indicates municipalities may include in an OCP. These are important additions to the OCP. **For a synopsis of the OCP update, see Page 16 Snapshot: *The OCP at a glance.***

The OCP serves as a framework for all policies, regulations and decisions pertaining to land use and development in Whistler. It provides direction and a framework for the decisions that will shape the future form and character of the resort community. The plan establishes the basis for zoning regulations and development permit requirements applied to future land use and development.

Consistent with the desires of the community expressed through the preparation of this OCP, this OCP is not intended to be revised on a frequent basis. However, individual changes may be warranted from time to time, so it must be expected that revision will occur. Like the community, the OCP must be flexible in responding to changing conditions and new community supported opportunities. Whistler's first OCP, adopted in October 1976, states: "This plan is not a final document – no plan is final. The plan does indicate the best direction of growth for the Municipality based on the information available at this date. The Municipal Council, through a process of review and amendment, will maintain the Community Plan as an up-to-date policy statement reflecting the latest technical information and community needs." The results of this OCP and the relationship of its policies to realities in the community will be routinely measured and monitored in order to continually improve the overall realization of this plan.

Why Update our Official Community Plan?

Whistler's OCP was last comprehensively updated in 1993. Further amendments followed and a vast amount of functional policy has been developed over the last 18 years. This plan contains and reflects the intent of the RMOW's ongoing policy development, including Whistler2020.

In 1993 Whistler's population was below 5,000, Village North didn't exist and the Whistler Public Library was in the basement of Municipal Hall. Skiers and snowboarders had three ways to access the local mountains without hiking: the Wizard Express chairlift on Blackcomb Mountain and the Village Express and Quicksilver Express lifts on Whistler Mountain. The Spring Creek and Spruce Grove neighbourhoods were not planned and Franz's Trail and the Peak to Creek runs had not been developed at the Creekside base area.

Whistler's high school students bused to Pemberton for school and little of the community's summer tourism was yet realized, although

a fledgling strategy was in place. The strategy involved a careful mix of summer amenities that fit into the mountain landscape, like golfing and hiking, and a line-up of street shows, concerts and festivals. Mountain biking was just coming into the foreground and a series of user-developed, non-sanctioned trails were popping up within the RMOW. In the late 1990s the RMOW sanctioned many of these trails, spurring the now-burgeoning summer tourism industry's mountain biking component and diversifying our mountain recreation offerings.

With a growing international acclaim, Whistler has gained a solid reputation as a destination resort. This ongoing success has been due, in large part, to the unique experience residents and visitors feel and take away from this place.

In 2010, the resort community shared Whistler with the global community as the Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games. The Games provided us with an unprecedented opportunity to reveal Whistler's success and soul by showcasing the Whistler Experience to the world and sharing it directly with the thousands who visited here to witness 82 nations go for gold.

Now with a population over 10,000 and over two million visitors per year, Whistler has grown and matured as a resort community. Looking to our future, this OCP will help manage the transition **from developing a resort community to focused community development** in Whistler, pursuing sustained prosperity.

Whistler's Vision

Whistler2020 is our integrated community sustainability plan and highest-level policy since its adoption in 2005. Whistler2020 outlines our shared vision for the resort community, a process to move toward that vision and a program to report and monitor progress on our journey toward continued success.

Created and implemented by the resort community, Whistler2020 frames community decision-making and envisions Whistler as a sustainable, low-footprint community. Whistler2020 is a sustainability plan with a target of 2060. The title year of 2020 is a "check-in" time, established during the plan's development, when the resort community will evaluate progress and consider refinements.

Whistler2020 is intended to help inspire and guide strategic planning and actions over time. It contains five key priorities and sets out how Whistler will achieve its vision through 17 strategies and ongoing community-developed actions and descriptions of success.

Our Whistler2020 Priorities reflect what is important to the resort community, and what the resort community needs to do to achieve its vision for 2020 and beyond to 2060. The priorities are interdependent, with no priority more important than the other:

- **Enriching Community Life** ensures Whistler remains attractive and livable;
- **Enhancing Resort Experience** ensures Whistler exceeds our visitors' expectations;
- **Ensuring Economic Viability** sees tourism remaining the economic driver of Whistler's ongoing success, together with complementary diversification ventures;
- **Protecting the Environment** remains a strong community focus because residents understand the importance of the natural environment to the success of the resort, and to the health of current and future generations; and
- **Partnering for Success** focuses on the spirit of cooperation and support among residents, business owners and other stakeholders.



Whistler is working towards its descriptions of success, outlined in Whistler2020, through community action planning and implementation, as well as integration in RMOW decision-making. An ongoing Whistler2020 community engagement program enables citizens, key stakeholders and relevant sectors to actively participate in our journey toward Whistler2020.

The RMOW maintains a robust Whistler2020 reporting and monitoring program, which is updated annually. This program **tracks and reports our status and progress toward Whistler2020 through 25 Core Indicators, 90 Strategy Indicators as well as other contextual community indicators.** The monitoring program tracks progress, informs decision-making, and ensures accountability while educating and engaging community members and stakeholders. Progress is reported at least annually for most indicators. These indicators will be key components in the ongoing assessment and implementation of this OCP. (Click this link to access Whistler2020 Indicators).

The OCP and Whistler2020

The OCP doesn't replace Whistler2020; they work together to articulate and enshrine our resort community's vision, values and shared commitment to collectively maintain a resilient, four-season tourism resort community and economy.

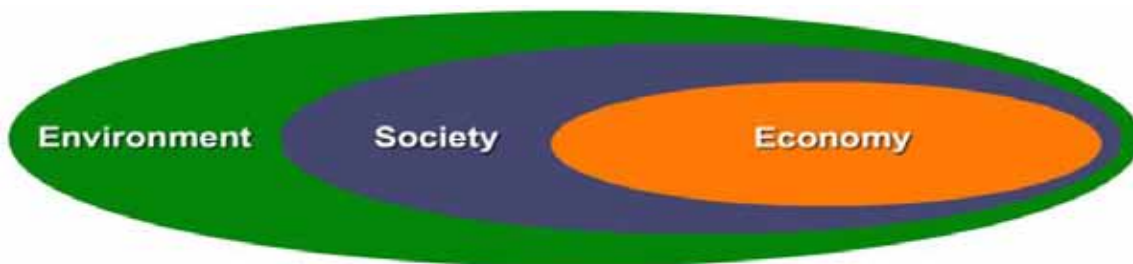
Whistler2020 is the filter through which the OCP was updated, serving as the overarching guide throughout the OCP update process. Because Whistler2020 takes a systemic view of our resort community and the globe, in which the economy, environment and society are completely interrelated, using it to guide the OCP update focuses our creativity and progression in support of Whistler2020.

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We Are All Connected

To effectively and efficiently implement our Whistler2020 vision through this OCP, the nested hierarchy (below) shows the systemic nature of the Environment, Society and Economy. We cannot make an action in support of Economy without understanding the positive or negative effect it will have on Society and Environment.

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Whistler2020 provided direction and framework for the update of the OCP. While Whistler2020 is a vision and policy, it is aspirational, providing a broad strategic scope for our ongoing journey towards success and sustainability.

The OCP has regulatory consequences. The goals, objectives and policies in this OCP articulate our resort community's values and create a growth management framework that adds focus to our land use and development future. This OCP is an integrated land use plan that gives strategic direction to land use and development decisions, in support of the resort community's vision.

Whistler's Sustainability Objectives are refined from the four system conditions from The Natural Step framework (TNS). These objectives enable our resort community to strategically progress toward sustainability using shared language and a science-based, systems perspective lens. Through this, our objectives are to reduce and eventually eliminate Whistler's contribution to:



Undermining the ability of people to meet their basic needs;



Ongoing degradation of natural systems by physical means;



Ongoing buildup of substances produced by society; and



Ongoing buildup of substances taken from the earth's crust.

OCP Community Engagement Process

Key Community Themes

Throughout the collaborative process of updating this OCP, the Whistler community consistently voiced key themes. These themes resonate throughout this plan. Designed to meet Whistler's land use needs for the next five to 10 years, the key themes of this OCP are:

- Work together within a limited growth context;
- Define, protect and enhance the Whistler Experience;
- Implement Whistler2020: Increase opportunities for accessibility, inclusion and aging in place;
- Expand Whistler's global reputation for responsible tourism; and
- Promote economic diversification within Whistler's tourism economy.

Whistler Council made the OCP update the highest post-2010 Olympic and Paralympic Winter Games planning project. Driven by the goal of making the OCP as effective as possible, community members, partners, visitors, stakeholders, municipal Council and municipal staff participated in deliberate, community-led conversations designed to develop a community context for this OCP. The OCP update collaborative process kicked off on April 6, 2010 and the community has been involved every step of the way.

Over 1,500 participants were engaged in the update. The passion for Whistler was evident in the clarity, consistency and commonality of residents and other stakeholders who participated through a variety of community engagement initiatives. There were 'backyard brainstorming', five large community events and open houses, eight-chapter-specific OCP update working group sessions, development permit area designation and guidelines open house, Advisory Design Panel review, council working sessions, youth-led community asset mapping, a meeting with second homeowners in North Vancouver and an Aging in Place Community Forum. Add to this 35 committed Whistler citizens – ranging in age from 13 to retirement – who advised the RMOW on the OCP update through their crucial role on the Youth Advisory Group and Community Advisory Group.

The community will continue to be directly involved through the OCP's implementation and monitoring.

Community Collaboration: A Snapshot

The OCP collaboration effort was designed to listen to what Whistlerites had to say about Whistler's past, present and future. This community input has been collected, evaluated and reported on, and it provided direction for this document, which was developed in six phases from April 2010 to November 2011.

Phase 1: Issues and Opportunities (April-Sept. 2010) – Whistler property owners gathered in backyards across the valley and in a couple of gardens across the Atlantic in the U.K., to kick off the OCP update by brainstorming about what mattered most to them about Whistler.

Phase 2 : Community Directions (Oct. 2010-Dec. 2010) – Issues and Opportunities were gathered and aggregated into a package of Community Directions, including input gathered through a well attended North Vancouver Open House. Whistler opened the powderful 2010-11 winter season in style with a Nov. 24 Community Workshop where attendees identified what community directions should be formed into fledgling policy statements.

Phase 3: Made in Whistler Policy Development (Jan.-Feb. 2011) – Community Directions were shaped further by online submissions that culminated in pre-draft policy working groups. These consisted of eight, intensive four-hour sessions where over 250 participants determined what policy ideas were most important to them. These were dissected, discussed and deliberated, forming the basis for the OCP First Draft.

Phase 4: Defining the Whistler Experience (April-Aug. 2011) – The first of the Draft policies were released on April 7. Through the process of defining the Whistler Experience, the community identified and prioritized Whistler's most valuable resort community assets and updated our efficiency, form and character through conversations about development permit guidelines.

Phase 5: Draft OCP Released (Sept. 30, 2011) – Referral of draft OCP to local government, First Nations, provincial government and agencies and to public.

Phase 6: Bylaw Consideration (Nov. 15, 2011) – RMOW Council receives the OCP Bylaw for first reading.

Global Context

Whistler is part of a global family of destination resorts. We must not ignore the responsibility that comes with this international context. Many of the over two million visitors who come here annually travel great distances to partake in the Whistler Experience. As a resort community with a diverse tourism economy, we are actively participating in this broader global community and the effect of carbon-supported travel and tourism will be a key factor in our decisions.

Global trends set the context for influencing and shaping the futures of resort communities such as Whistler. Changing climate, resource availability and ecosystem quality, increasing globalization and wealth gaps, changing population, demographics and technology will have increasing impacts on Whistler into the future, presenting both challenges and opportunities. Climate change could affect the tourism industry in many ways. Changing weather patterns threaten winter sports and vegetation, and global policies addressing climate change may increase fuel costs, which would affect travel patterns and Whistler's economy.

Whistler has an opportunity to be a global tourism leader by actively demonstrating responsible travel, sustainable tourism and accessible, low-impact land use and lifestyles in our mountain valley. We can develop a Made-in-Whistler conservation ethic that protects and enhances the natural assets that have such value to our residents and visitors. Through our actions here we can help reconnect people to nature and re-shape the way people act when they return home, diffusing the Whistler Experience around the globe. By our nature, we are global tourism leaders. We can now lead global mountain tourism into a successful, low-impact future through the effective application of this OCP.

According to the United Nations Environment Programme and the World Travel and Tourism Council, tourism is one of the largest industries on our planet. Tourism and its related economic activities:



- Generate 11% of global gross domestic product;
- Employ 200 million people;
- Are among the top five exports for 83% of the world's countries; and
- Are the main source of foreign currency for 38% of the world's countries.

Tourism is a resilient industry that transports nearly 700 million international travelers per year, a figure expected to double by 2020.² It has proven over generations to bounce back from global economic troubles, conflicts and terrorism. As a mature mountain resort community in the Canadian Coast Range, Whistler is poised to lead tourism toward a more sustainable future. The journey has just begun.

Provincial Context

The RMOW is in the traditional territory of Skwxwú7mesh Úxwumixw (Squamish Nation) and L'il'wat7úl (L'il'wat Nation). The RMOW has worked in partnership with the Province of British Columbia and First Nations and wishes to continue and build upon that relationship through this OCP. The RMOW has consulted with the provincial government, the Squamish Nation and the Lil'wat Nation (the Nations) in the development of the OCP to obtain their input.

The Sea to Sky Land and Resource Management Plan (LRMP) was adopted by the Government of B.C. in April 2008. It provides strategic direction for the management of public lands and natural resources in a plan area covering almost 1.1 million hectares, stretching from Lions Bay to D'Arcy. This includes values such as water, culture, wildlife and recreation. The LRMP identifies land use zones to guide the management of resources including the Frontcountry Area, Cultural Management Areas, Wildland Zones and Protected Areas, each with different use and protection emphases. The Sea to Sky LRMP also serves as the primary land use planning document respecting the Nations and the provincial government.

On July 26, 2007, the Squamish Nation and provincial government ratified an "Agreement on Land Use Planning," which was included in the Sea to Sky LRMP. On April 11, 2008, the Lil'wat Nation and the provincial government ratified a "Land Use Planning Agreement," which was included in the Sea to Sky LRMP. This OCP supports the land use plans that have been agreed by the province, the Squamish and Lil'wat Nations. On May 23, 2007, the RMOW, Squamish Nation and the Lil'wat Nation (the Nations) ratified the "Legacy Land Agreement" with respect to:

1. "The disposition of certain Provincial lands to the Nations or their nominee, and the planning, servicing and development of those lands; and
2. The disposition of certain Provincial lands to Whistler." These lands are shown on SCHEDULE XX.

This OCP strives to continue the longstanding partnership between the provincial government, First Nations and the RMOW initiated through the Legacy Land Agreement, further developed through the Sea to Sky LRMP and reconfirmed and strengthened by this plan.

Through the process of updating Whistler's OCP, over 20 provincial agencies were asked to provide a high-level position on the province's ongoing interest in the continued success of Whistler. This plan will continue and deepen the integrated, collaborative

² "Tourism and Biodiversity: Mapping Tourism's Global Footprint"; Costas Christ, Oliver Hillel, Seleni Matus and Jamie Seeting, United Nations Environment Programme and Conservation International, 2003



relationship between the province and the RMOW, initiated through the passage of our first OCP in October 1976.

PROVINCIAL INTERESTS IN WHISTLER'S FUTURE

Whistler is recognized world-wide as a global resort destination and is a significant contributor to the provincial economy. Whistler and the province have a long history of collaboration to achieve mutually beneficial goals. As such, the province wants to ensure the continued economic success of Whistler while supporting efforts to achieve its community, social and sustainability goals. To provide clarity to provincial interest in the ongoing success of Whistler, provincial agencies provided vital input to this OCP:

SUPPORTING TOURISM AND ECONOMIC DEVELOPMENT

- Seeing Whistler's continued success as a premier resort destination by working with Whistler as it transitions to a mature world-class resort community that remains vibrant, economically successful and sustainable.

SUSTAINABLE COMMUNITY DEVELOPMENT

- Capitalizing on Whistler's leadership in sustainable development to guide sustainable resort development in other areas of British Columbia; and
- Creating a compact, complete "green community" to reduce community-wide emissions to help the province meet its GHG reduction target.

HEALTHY COMMUNITIES

- Building a healthy community by supporting affordable housing, social cohesion, and public recreation values; and
- Ensuring a clean, safe supply of drinking water, applying conservation measures and minimizing and managing air pollution through local policies and actions.

COLLABORATIVE GOVERNANCE IN THE REGION

- Collaborating with the Squamish-Lillooet Regional District and other municipalities in the region to support the implementation of the regional growth strategy; and
- Working with Whistler and the Squamish and Lil'wat Nations to further develop relationships and to explore opportunities to work together on economic and tourism related initiatives.

NATURAL RESOURCE MANAGEMENT

- Ensuring consistency between municipal planning bylaws and policies and the Sea-to-Sky LRMP;
- Supporting sustainable forestry and clean energy development; and
- Considering OCP policies that can help protect species at risk and reduce contact between wildlife and people.

PROTECTING THE EXISTING COMMUNITY AND FUTURE DEVELOPMENT FROM NATURAL HAZARDS

- Ensuring the existing built environment and new development avoid natural hazard areas like steep slopes, flood-prone areas, and wildfire interface zones.



Regional Context

Whistler lies 140 kilometres north of Vancouver in the Coast Mountains of British Columbia, Canada in the southern portion of the Squamish-Lillooet Regional District (SLRD). Travelling along the scenic Sea to Sky Highway, voted “most romantic road in the world,” brings breathtaking views of Howe Sound, North America’s southernmost fjord, and expansive mountain vistas. Whistler is home to two of the highest-rated recreational mountains in North America: Blackcomb Mountain, top elevation 2,284 metres, with lifts reaching 1,609 metres and Whistler Mountain, top elevation 2,182 metres, with lifts to 1,530 metres. With five lakes, many rivers, creeks and streams in a forested setting, Whistler is a valley naturally designed for four season mountain recreation and lifestyle.

There are just over 10,000 permanent residents in Whistler (according to the 2006 census, unadjusted). On peak holiday weekends, the population can swell to 45,000. Whistler’s permanent residents together with help from the nearby communities of Squamish and Pemberton, provide the 13,500 employees needed by the resort during the busy season. The overall population is youthful: nearly half the population is 25 to 34 years old, compared to 30% in the rest of the province.

The population of the SLRD more than doubled from 16,232 residents to 35,225 residents in the thirty year period from 1976 to 2006 (Census Canada). Strong, sustained growth is predicted for the SLRD in the next thirty years. The population of the region is projected to almost double again in the period from 2003 to 2031: from 35,141 residents to 68,153 residents (Urban Futures). Primary factors driving growth include lifestyle choices, increasing demand for recreational services, economic and employment opportunities, natural beauty and environmental qualities, and proximity to the Lower Mainland. Given this projected growth and the associated challenges and opportunities, a collaborative approach to regional growth and land use is essential. This OCP is part of that essence, supporting the SLRD’s Regional Growth Strategy (RGS) to guide development and encourage effective regional collaboration.

The SLRD’s RGS bylaw 1062, adopted by the SLRD Board on June 28, 2010, is a long-term plan and agreement addressing growth management in the south of the regional district and economic recovery issues in the north over a 20-year period. It was developed and approved by the member municipalities in partnership with the SLRD, provides a long term vision for the region and identifies and prioritizes goals across the region that meet common social, economic, and environmental objectives. With the purpose to “promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources,” the RGS will guide the SLRD and its member municipalities with respect to land-use decisions in accordance with their legislative authority and will be primarily implemented through municipal OCPs and zoning bylaws. The RGS articulates nine goals to strategically address growth management challenges:

1. Focus Development into Compact, Complete, Sustainable, Communities.
2. Improve Transportation Linkages and Options.
3. Support a Range of Affordable Housing.
4. Achieve a Sustainable Economy.
5. Protect Natural Ecosystem Functioning.
6. Encourage the Sustainable Use of Parks and Natural Areas.
7. Create Healthy and Safe Communities.



8. Enhance Relations with Aboriginal Communities.
9. Improve Collaboration among Jurisdictions.

Whistler's vision as well as the municipality's overall approach to growth management and the Goals, Objectives and Policies presented in this OCP are consistent with the RGS principles and goals.

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The SLRD and its municipal partners recognize the importance of planning for a sustainable future based on long term visioning and the intermediate steps required to take us in that direction. The SLRD vision of a more sustainable future includes:

- Living within the limits imposed by natural systems;
 - Reducing our dependence on non-renewable resources;
 - Encouraging zero-waste, re-use and recycling;
 - Minimizing disturbance of ecological and physical processes;
 - Managing land, water and air wisely and efficiently;
 - Recognizing and reducing human impacts leading to climate change;
 - Understanding the interconnections among economy, society and environment; and
 - Distributing resources and opportunities fairly and with an awareness of future generations.
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For a detailed analysis of how this OCP is aligned with the RGS, please go to Schedule XX.

Regional Context Statement: Alignment and Application

A more detailed description of how the RMOW's OCP supports and relates to the SLRD Regional Growth Strategy is provided in Schedule XX- Regional Context Statement- Alignment and Application.

OCP CHAPTER CONTENT

Each OCP chapter is organized to include the following sections:

Our Shared Future: What Whistler will look like if the goals, objectives and policies for this chapter are applied;

Current Reality: What Whistler looks like today, including current issues and opportunities; and

Goals, Objectives and Policies: What we seek to achieve and guidance for decision-making.



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Goal: *An ideal or condition to be achieved. Expressed as ends or aspiration.*

Objective: *Means to achieve a goal or desired result. Achievable. Measurable. Relevant. Time-bound.*

Policy: *Specific statements which guide decision-making. Represent clear choices that can be made based on Goals and Objectives as well as analysis of pertinent data. May describe standards or measures that should be satisfied.*

Snapshot: The OCP at a Glance

To create a sound understanding about Whistler's land use planning and implementation, this OCP is divided into integrated chapters:

1. **INTRODUCTION** The OCP's context sets the course for Whistler's continued success through recognizing the investment and inherent costs associated with our rapid growth period. Whistler needs to manage our assets in a reasonable, respectful, resilient manner. A wide and varied community engagement strategy was carried out to allow the resort community to collaborate in this plan's creation and will help build Whistler's future based on our resort community's shared values and vision. We can achieve continued success through the definition and protection of the Whistler Experience as we seek sustained prosperity.
2. **GROWTH MANAGEMENT** Whistler residents want to understand our limits to growth in a tangible way. This plan's updated growth management framework is built on three key tools. Policy setting limits to growth using a development boundary, a hard limit on bed units and a map outlining permitted land uses are the key components of the growth management structure contained in this plan. Specifically, they are:
 - The Whistler Urban Development Containment Area (WUDCA);
 - The bed unit limit; and
 - The Whistler Land Use Map.

This OCP calls for an annual review of land use and development potential, which will involve ongoing community engagement and input. This plan addresses how to consider proposals that depart from the municipality's growth management framework. Such proposals should be considered exclusively through the annual land use and development review process which strengthens the growth management framework. This will create a higher standard in the level of consideration for proposals not in conformance with the OCP, to the resort community's benefit. Whistler residents have expressed a strong desire to protect the fundamental framework of this OCP, including community-determined limits to growth.

3. **LAND USE AND DEVELOPMENT** As Whistler seeks to evolve, diversify, stay competitive and continue delivering a high quality of life and resort experience, we need to consider opportunities for new uses and approaches that add value and benefit the resort community.

This plan supports seeking ways to locate particular land uses and developments where they are best-suited to the location and lands in question, and where they generate the greatest public benefit for the resort community. Whistler's core commercial areas, particularly Whistler Village, are crucial to Whistler's success. This OCP highlights the need to facilitate upgrades in the core commercial areas – Whistler Village, the Upper Village and Whistler Creek.

Residential accommodation is a key focus of this plan. Whistler's current supply of resident restricted housing is sufficient



for the next 5-10 years and this plan continues the provision of diverse, mixed use neighbourhoods. Connected, yet diverse, neighbourhoods support variety and choice in the resort community.

This plan supports the continued supply of a diverse mix of visitor accommodation intent on providing the highest quality visitor satisfaction and service. Providing latitude for owner investment in properties, sometimes used as visitor accommodation, will continue to allow Whistler's guests choice, security and service.

4. **ECONOMIC VIABILITY** After economically challenging years in the 1980s, Whistler experienced dramatic increases in visitation, development of the built environment and economic growth through the 1990s. As a result of external and internal factors, visitation peaked and began to decline in the year 2000. The resort's current economic challenge is to harness its entrepreneurial spirit to continue building a progressive economy and sustaining economic prosperity in a way that integrates the regional economy and optimizes use and stewardship of existing assets, including natural, social and financial capital. Global factors such as increasing competition, plus growing energy and travel costs, must play key roles in our decision-making, Whistler must be creative and proactive in attracting investment, supporting innovative new business ideas and service offerings, and stimulating a vibrant economy that is aligned with community values and contributes to long-term objectives. This OCP includes policies that will strengthen our four-season tourism economy.
5. **NATURAL ENVIRONMENT** Rich and diverse plant and animal life contributes to the quality of Whistler residents' and visitors' natural experience and strengthens our resort community's ecology. This OCP provides direction for protecting natural areas deemed critical to maintaining sustainable populations of all indigenous plants and animals. The Natural Environment chapter identifies sensitive and important ecosystems integral to Whistler's biodiversity and establishes policies for their protection and enhancement.



6. **QUALITY OF LIFE** As a mountain resort community, Whistler seeks to continue on a path of consciously integrating Whistler's visitors with the day-to-day lives of our residents and the ecology of this place. Strengthening Whistler Village as the social and commercial core of the Whistler Experience with ribbons of trails, parks and experiential places emanating from this vibrant centre, this plan aims to continue on this successful path, with resort amenities complementary of our tourism culture and commerce, as a part of our evolving experience.

This plan provides policy direction for increasing accessibility and inclusion, protecting community health and safety, enhancing our park and trail system and further developing a resort community well-designed for aging in place. Children and youth services are interconnected with facilities to meet Whistler's needs. Arts, Culture and Heritage policies will allow Whistler to diversify our economy and resort offerings.

- 7. CLIMATE ACTION AND ENERGY** This plan puts Whistler on a course toward a lower carbon future. Whistler has achieved a 20% reduction in GHG emissions over the past four years primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. By comparison, the resort community's energy consumption has increased by 13% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (enough to power more than 4,000 electrically-heated homes in our climate). Policies in this plan provide direction to meet our GHG reduction targets as Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the resort community's current patterns of energy consumption.
- 8. TRANSPORTATION AND INFRASTRUCTURE** Whistler's transportation network and municipal infrastructure, through this plan, will continue to support local residents and visitors from around the corner or around the world while maintaining respect for the natural environment and municipal finances. A commitment to reduced emissions and efficiencies, in transportation, buildings and operations will put Whistler on track to understanding and adapting our energy needs and outputs in a changing world.





Official Community Plan
Chapter 2 **Growth Management**





OUR SHARED FUTURE

Understanding our limits to growth has allowed Whistler to focus its efforts to sustain our resort community success and prosperity. The growth management framework that has been adhered to has given clear direction for land use and development and on-going enhancement of the Whistler Experience.

Whistler is proving daily we can sustain prosperity without sustained growth and land use development. Citizens and stakeholders convene on an annual basis to review community priorities and collectively consider new opportunities that advance Whistler's progress towards its vision.

The Whistler Urban Development Containment Boundary, bed unit cap and Whistler Land Use Map have proven to be successful tools in achieving the greatest benefit to the resort community from existing and planned development while preserving Whistler's natural assets. Whistler has a hierarchy of strong mixed use centres with Whistler Village serving as the town centre and hub of the resort community. Sensitive natural areas and green spaces remain intact preserving natural functions, community character and visitor and resident activities. Whistler's residential neighbourhoods are diverse and support healthy living. The local economy has benefited from strategic and collaborative efforts that have leveraged Whistler's existing built and natural assets.

By recognizing and seizing the opportunity created to grow less, innovate and remain true to our values, Whistler continues to break ground as the premier mountain resort community. We are healthy, happy and prosperous. We did this together, and in spite of global economic challenges, we are effectively participating, and adding to, the global tourism sector.

CURRENT REALITY

Whistler has experienced tremendous growth over the past 35 years, establishing itself as a major international destination resort community. This period has been characterized by the development of mountain skier facilities, residential and commercial accommodation, commercial and light industrial centres, service infrastructure, seasonal amenities, community facilities and resident restricted housing for Whistler's employees.

Most recently, the 2010 Winter Olympic and Paralympic Games-related infrastructure, competition venues and legacies, as well as two new residential neighbourhoods, have added to the resort community's development footprint.

The bed unit measurement was introduced in Whistler's first OCP adopted

How do we get there?

- » **GOAL 2.1.**
Guide Whistler's next phase of evolution as a maturing resort community focused on enhancement and optimization of existing and approved land use and development.
- » **GOAL 2.2.**
Manage land use and development to protect the natural environment, enhance the mountain resort community's character and quality of life, support efficient use of infrastructure and facilities and strengthen the local economy.
- » **GOAL 2.3.**
Guide the type, location, amount and timing of land use and development to move towards the resort community's Whistler2020 vision, priorities and descriptions of success.

in 1976 as a means to manage the future growth of Whistler to be consistent with infrastructure capacity, highway capacity and ski lift capacity. Over time, and through OCP updates, bed units have become enshrined as a critical measure and tool for achieving a progression of community development objectives such as major resort amenities, land acquisition and employee housing. Bed units have become a key reference point for the resort community's understanding of and expectations for Whistler's ultimate size and capacity.

The number of developed bed-units has grown from 6,736 in 1975 to 53,038 in 2009. At year-end 2009, there was a remaining undeveloped potential of 8,196 bed units, with a total approved development capacity of 61,234 bed units.

Whistler's history of growth management policies and development capacity increases are summarized below:

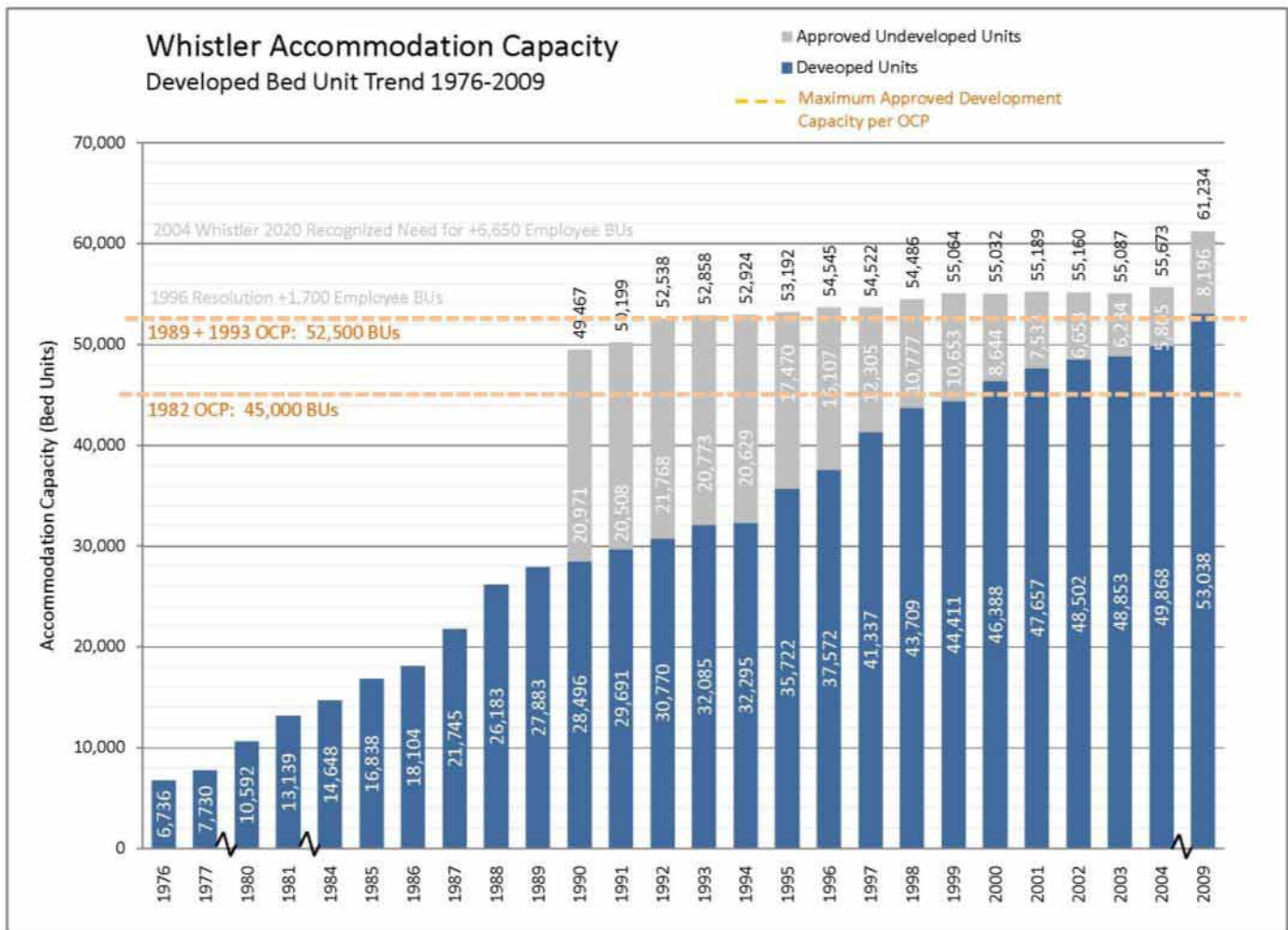
OCP	Key Policy Objectives
1976	<p>Focused development on Whistler and, later, Blackcomb Mountain ski facilities, and Village at ski area base. Concept of bed units introduced to balance skier, highway and infrastructure capacity.</p> <p>“Warm Bed” policy established to secure supply of accommodation for overnight visitors – implemented through land use regulations and development covenants.</p>
1982	<p>Maximum approved development potential set at 45,000 bed units (based on municipal/ regional infrastructure capacity and recognized concern to preserve natural environment and quality of resort experience).</p> <p>Accommodation phasing tied to provision of service infrastructure, highway and lift capacity. Provision of a variety of commercial uses and accommodation focused within Whistler Village and Whistler Creek to increase employment opportunities, stabilize the local economy and increase mountain utilization.</p>
1989 MAJOR AMENDMENT	<p>A further 7,500 bed units were allowed through zoning amendments to secure summer amenities and affordable resident housing. The amendment brings potential development capacity to 52,500 bed units, in addition to new employee housing.</p>
1993 CDP AND OCP	<p>Community members recognized there was little need to further increase approved development capacity through new rezoning -- capacity limit of 52,500 bed units is carried forward. Rezoning to increase this capacity only considered under extraordinary circumstances and benefit.</p>
1996 COUNCIL RESOLUTION	<p>An increase of 1,700 bed units is approved, allocated 100% to affordable resident housing. Figure based on projected future employee generation and was to be aligned with number of bed units and employees generated under the new Employee Works & Services Charge Bylaw.</p>

2004 WHISTLER 2020

New resort community vision and sustainability plan provides for up to 6,650 additional bed units to accommodate the resort community’s housing needs and the overall goal of maintaining 75% of the workforce living within Whistler.

2011 OCP UPDATE

Community members seek fixed development capacity limit measured in bed units. Bed unit capacity policy written into this OCP: *Restrict Whistler’s accommodation capacity to a maximum of 61,750 bed units. (This capacity limit comprises both market and resident-restricted accommodations.)* The growth management framework established within this plan also includes the Whistler Urban Development Containment Area and Land Use Map, providing further direction for growth management decisions.



Whistler’s current developed accommodation capacity is 15,380 dwelling/accommodation units comprising 53,038 bed units. Of this total, 49% is for residential and residential tourist accommodation, while 44% is commercial tourist accommodation and 7% is resident-restricted housing. The current developed capacity of non-residential space is 2.4 million square feet (64% commercial, 12% industrial, 20% public/institutional and 4% vacant).

Whistler has significant remaining development potential as part of its already committed and approved capacity under existing zoning for residential, commercial and light industrial land uses. The remaining potential for each land use category as of year-end 2010 was mapped and inventoried as part of the initial phase of this OCP update process. This information is documented separately and is to be updated and reported as part of the annual resort community review of development priorities and consideration of new opportunities.

- Through this OCP update process, community members and stakeholders expressed strong support for renewed growth management and land use policies to address: Concern over further growth and the effects growth could have on the resort community’s character, quality of life and property values – the Whistler Experience;
- Desire to look for new, diverse opportunities to strengthen the tourism-based economy;
- Desire to have a forward-looking plan that provides some certainty by setting limits to growth, and anticipating and identifying desired future land use and development; and
- Desire to better utilize and enhance our built environment in ways that are progressive, optimize space/usage and evolve over time.

These ideas have been supported through policy in this OCP and will help take our resort community from our current reality to our desired shared future.

GOALS, OBJECTIVES AND POLICIES

GOAL 2.1. Guide Whistler’s next phase of evolution as a maturing resort community focused on enhancement and optimization of existing and approved land use and development.

Objective 2.1.1. Establish and adhere to community-determined growth limits through this OCP.

Policies

- 2.1.1.1. Work with the provincial government, local governments and the First Nations to prevent establishment of any new settlement areas and to restrict urban development in the Whistler region of interest (generally described as being north of the District of Squamish municipal boundary and south of the Village of Pemberton municipal boundary).
- 2.1.1.2. Contain Whistler’s urban development within the boundary of the *Whistler Urban Development Containment Area* (WUDCA) as shown on the Whistler Land Use Map in Schedule “A” (generally described as encompassing the area from Cheakamus Crossing and Function Junction to the south, through Emerald Estates to the north).

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These policies establish limits to expansion of human settlement and urban development within Whistler and its region. This is consistent with goals and strategies established by the SLRD Regional Growth Strategy. The policies support a compact regional and local urban development pattern that results in: distinct community boundaries reinforcing community identity; uninterrupted natural areas supporting biodiversity and scenic quality; efficiency in the provision of infrastructure and services minimizing costs to taxpayers; efficiency in transportation reducing energy requirements and GHG emission; and consistency in regulations and policies guiding the character and quality of development.

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2.1.1.3. Restrict Whistler’s accommodation capacity to a maximum of 61,750 bed units

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The capacity limit established in this plan provides a limited allowance of 477 additional bed units for new rezoning proposals providing the municipality with limited flexibility to achieve recognized resort community benefits and to deal with special circumstances, understanding that the current employee housing inventory provides adequate supply for the next 10 years. Current priorities are:

- Protecting and enhancing the existing built and natural environment;
- Major renovation and redevelopment projects in high-profile areas; and
- New resort offerings which strengthen the local tourism economy.

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2.1.1.4. Strive to achieve targets specified through the OCP consultation process for the following key indicators:

- a) Percentage of area within the WUDCA that is undeveloped. Target: Minimum of 56%.
- b) Whistler Blackcomb visitor capacity. Target: 2.8 million annual visits.
- c) Average annual commercial accommodation occupancy. Target: Minimum of 65%.
- d) Net promoter score. Target: Minimum of 8.5 out of 10.
- e) Percentage of Whistler employees residing in Whistler. Target: Minimum of 75%.
- f) GHG emissions. Target: 33% below 2007 levels by 2020 measured in tonnes of CO2 equivalent.
- g) Energy use. Target: 10% below 2007 levels by 2020 measured in GJ.
- h) Average potable water consumption. Target: Maximum of 425 litres/person/day.
- i) Solid waste disposal. Target: Zero waste.
- j) Hectares of disturbed land returned to natural conditions. Target: 10 hectares in next five years.



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Community-wide key indicators with targets provide focus and will assist the community in achieving the goals, objectives and policies in this OCP.

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Objective 2.1.2. Optimize the use and function of existing and approved development.

Policies

- 2.1.2.1. Support flexibility, diversity, adaptability and efficiency in land use and development so the resort community can derive the greatest benefit from existing development.
- 2.1.2.2. Seek creative solutions for optimizing land use and respective interests such as land exchanges, dedications, amenity zoning and transfers of development rights.
- 2.1.2.3. Ensure new land use and developments are complementary to existing development and add to Whistler's success; avoid expansion and duplication that contributes to oversupply, diminishes the success of existing uses and development, and creates additional burdens on the resort community.
- 2.1.2.4. Support needed reinvestment, renovation and redevelopment of aging properties in Whistler's core commercial areas as a means to enhance the Whistler experience and individual building performance, both of which are recognized as public benefits.
- 2.1.2.5. Do not support land use and development proposals that will have unacceptable negative environmental, social or economic impacts.

GOAL 2.2. Manage land use and development to protect the natural environment, enhance the mountain resort community's character and quality of life, support efficient use of infrastructure and facilities and strengthen the local economy.

Objective 2.2.1. Reinforce Whistler's mountain resort character, compact development pattern, social fabric, economic vitality and diversity.

Policies

- 2.2.1.1. Maintain the natural forested mountain character and scenic quality of Whistler and its surrounding areas.
- 2.2.1.2. Protect and rehabilitate natural areas critical to local biodiversity and ecological form and function, as described in the Natural Environment chapter.
- 2.2.1.3. Minimize land disturbance and conversion of remaining undisturbed natural areas to development.
- 2.2.1.4. Support land uses and development that contribute to a diversified tourism economy compatible with Whistler's resort community character and values.
- 2.2.1.5. Respect and reinforce Whistler's single Town Centre concept, complemented by designated sub-centres each with a defined role, scale, mix of uses and development character as established in the Commercial and Light Industrial Land Use chapter.



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The Town Centre concept established in Whistler's initial Official Community Plan has been fundamental to the success of the resort community.
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- 2.2.1.6. Support a diversity of attractive and distinctive residential neighbourhoods with varying densities and dwelling types that fit the natural landscape, are separated by green buffers and conservation areas and are linked by trail networks.
- 2.2.1.7. Reinforce land use and development patterns that support the objectives set out in the Transportation and Infrastructure chapter; GHG emissions and energy consumption targets; and efficient use of infrastructure and services.
- 2.2.1.8. Enhance the high visual quality along the highway corridor through Whistler, through measures including:
 - a) Prevent urban development sprawl.
 - b) Maintain and reinstate vegetative buffers and screening of development. Maintain a minimum 20-metre buffer width.
 - c) Control signage proliferation and excessive lighting.
 - d) Develop a highway corridor enhancement plan and development design guidelines.

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The highway corridor through Whistler is our community's "front door" and is therefore critical to the impression people form of Whistler and to their overall experience.
.....

GOAL 2.3. Guide the type, location, amount and timing of land use and development to move towards the resort community's Whistler2020 vision, priorities and descriptions of success.

Objective 2.3.1. Plan land use and development to complement and better capitalize upon Whistler's existing development and remaining natural areas.

Policies



2.3.1.1. Establish and maintain a Whistler Land Use Map that depicts all parcels of land within the municipal boundaries and designates general land uses that are supported by this OCP for each parcel.

- a) Establish Schedule "A" as the current Whistler Land Use Map.
- b) Require an amendment to this OCP and the Whistler Land Use Map for any proposed use departing from the general uses depicted for that parcel.
- c) Recognize the municipality's commitments under the Legacy Land Agreement with Squamish and Lil'wat First Nations dated May 23, 2007, as provided for within that agreement. The lands that are the subject of this agreement are shown on Schedule "XX".
- d) Community facilities, utilities, parks, schools, daycare facilities and places of worship may be located anywhere within the municipality subject to municipal zoning requirements.
- e) Land use and development of the lands commonly known as the Tennis Resort Lands shall be subject to amenity zoning requirements supporting Whistler's resort community economy and quality of life.

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 The zoning of properties is to be consistent with these general land use designations. A proposed use or development not permitted under current zoning requires rezoning. If the proposed use or development is not generally consistent with the OCP Whistler Land Use Map designation, then an OCP amendment is also required.

The Whistler Land Use Map will provide strategic direction, certainty and transparency for land use and development within the municipality. The map establishes general categories of land use designations providing some flexibility for more detailed zoning and development permit guidelines that are customized for specific parcels of land to meet the goals, objectives and policies of this OCP. Uses listed are for general guidance only and don't exclude ephemeral uses, special events, festivals, and uses similar to those listed.

2.3.1.2. Establish the Cheakamus Crossing neighbourhood as the primary location for any new resident restricted residential development.

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Cheakamus Crossing is a master-planned neighbourhood with a significant undeveloped land base that is owned by the municipality and is committed to resident restricted housing use under the Community Land Bank agreement with the Province. It has been developed with additional infrastructure and services capacity to meet future demand. Municipal ownership of the land and infrastructure provides for the most cost-effective delivery of additional resident housing and supports existing investments. Any employee housing obligations associated with other developments, as required under the municipality's policies and bylaws, should be directed to this site. The Phase I area of Cheakamus Crossing has the potential for an additional 166 dwelling units, estimated at 695 bed units. The Phase II residential reserve lands are undeveloped and have the potential for 419 dwelling units or 1,674 bed units under existing zoning. Any future development should proceed according to an amended phased master plan for this area.

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- 2.3.1.3. Develop sub-area plans for Whistler Village, Whistler Creek and Function Junction as delineated on the Whistler Land Use Map.

Objective 2.3.2. Seek to coordinate land use development and redevelopment adjacent to the municipality to maximize consistency with Whistler's vision, policies and bylaws.

Policies

- 2.3.2.1. Strengthen relationships with agencies and stakeholders that have interests or authority in Whistler or the Sea to Sky corridor.
- 2.3.2.2. Support implementation of the Squamish-Lillooet Regional District Regional Growth Strategy.
- 2.3.2.3. Implement directions established in the Provincial Sea to Sky LRMP.
- 2.3.2.4. Restrict land use and development outside of the WUDCA to public open space, non-urban development, low impact recreation and carefully managed resource uses, in order to protect environmentally sensitive lands, hazardous areas and aesthetic values, with the following provisos:
- a) Recognize the municipality's commitment under the Legacy Land Agreement for potential development of the Callaghan Valley Lands for golf course and outdoor recreation facilities, as provided for within that agreement.
 - b) Support Whistler and Blackcomb Mountain Controlled Recreation Area land uses and development as approved by the provincially adopted Master Plan Update for each mountain subject to conformance with Whistler2020, this OCP, building permit regulations, employee housing requirements and infrastructure and services capacity limits.
 - c) Support municipal co-management of provincially directed timber resource harvesting through the municipality's participation in the Cheakamus Community Forest.
 - d) Establish and maintain an inventory of Crown land tenures and associated master plans within the region.
 - e) Update and apply procedures and guidelines by which to review and provide comment on referrals by the provincial government in respect of applications for Crown land tenures.
 - f) Work with relevant agencies and stakeholders to prepare a sub-area plan for the Callaghan Valley.
 - g) Amend the Rural Resource One zone to allow only non-urban land uses and development densities.

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The use and development of lands outside of WUDCA are critical to Whistler's success and sustainability and the goals and objectives of this OCP. It is important, therefore, to articulate Whistler's vision for these lands. This policy supports policy 1.1.1, Whistler's limits to growth, and the desires to prevent any new settlement areas and to restrict urban development outside the containment area. Crown lands comprise the vast majority of lands outside WUDCA (approximately 85%). The use and protection of these lands is critical for maintaining visual quality and recreation values.

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- 2.3.2.5. Evaluate and pursue expansion of the municipal boundary as deemed appropriate, considering municipal interests, associated responsibilities and fiscal impacts.
- 2.3.2.6. Establish municipal OCP policy and zoning regulations for any lands incorporated within the municipality as a result of boundary expansion.

Objective 2.3.3. Apply clear fair and objective procedures and criteria for consideration of community priorities and opportunities including proposed land uses and developments.

Policies

- 2.3.3.1. Conduct an annual review process that includes community input on new opportunities and resort community priorities, including a review of future development potential and consideration of significant land use and development proposals that require an amendment to this OCP, require rezoning for additional bed units or require rezoning for a significant change in permitted use or density.

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The proposed annual process responds to the resort community's desire to be engaged in considering new opportunities and proposals for enhancing the success of the resort community.

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- 2.3.3.2. Any proposed OCP or zoning amendment must address and be evaluated against the relevant goals, objectives and policies expressed in the OCP, Whistler2020 and any other relevant municipal policies or bylaws.
- 2.3.3.3. When dealing with consultation matters under s.879 of the Local Government Act, provide to First Nations an opportunity to comment on significant amendments to this plan in relation to previously undeveloped lands, that could reasonably be expected to affect Spirited Ground Areas, Wild Spirit Places or sites of cultural significance to First Nations that are within the lands that are the subject of the proposed amendments, or that could potentially be inconsistent with the cultural values of First Nations.
- 2.3.3.4. Any land use or development proposal that:
- Does not conform to WUDCA; or
 - Proposes to raise the bed unit limit; or
 - Does not conform to the Whistler Land Use Map,

Should not be favourably considered unless it is a strategic opportunity that demonstrates extraordinary benefits to the resort community and will substantially strengthen Whistler's progress towards achieving its vision. Any such proposals should only be considered through the annual review process.

- 2.3.3.5. Evaluations required for considering land use and development proposals should be conducted by the applicant, or at the applicant's expense, by independent qualified professionals acceptable to the municipality.
- 2.3.3.6. Such evaluations are deemed advisory to provide staff and Council with the information needed to evaluate a proposal. Council is not bound by them.



Official Community Plan
Chapter 3 **Land Use & Development**





How do we get there?

- » **GOAL 3.1.**
House at least 75% of the local workforce within the resort community.
- » **GOAL 3.2.**
Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.
- » **GOAL 3.3.**
Reduce the environmental and energy impacts of residential neighbourhoods to improve the sustainability of the resort community.
- » **GOAL 3.4.**
Maintain an adequate supply and variety of visitor accommodation to support Whistler's year-round tourism economy.
- » **GOAL 3.5.**
Support provision of visitor accommodation facilities, amenities and services that exceed visitor expectations across a range of service levels.
- » **GOAL 3.6.**
Support on-going renewal and renovation of visitor accommodations, to remain internationally competitive.
- » **GOAL 3.7.**
Support sustainable management and use of materials, energy and water in Whistler's visitor accommodations.
- » **GOAL 3.8.**
Achieve a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses tailored to reinforce Whistler's mountain resort community character, enhance resident and visitor experience and support the local economy.
- » **GOAL 3.9.**
Position and optimize Whistler's commercial, business, service commercial and light industrial centres and nodes.
- » **GOAL 3.10.**
Support sustainable management and use of materials, energy and water in Whistler's commercial and industrial developments.
- » **GOAL 3.11.**
To minimize the negative environmental, community, and economic impacts associated with rock and mineral extraction operations.
- » **GOAL 3.12.**
Achieve a sustainable community forest balancing forest harvesting, recreation, visual management, watershed protection, First Nations' cultural values, and environmental values in the Cheakamus Community Forest (CCF).

RESIDENTIAL ACCOMMODATION

OUR SHARED FUTURE

Whistler is a community of distinct neighbourhoods each with a unique character supporting diversity, variety and choice in housing. Neighbourhoods have a harmonious relationship with the natural landscape which remains predominant.

Green buffers between neighbourhood pods contribute to neighbourhood identity, pride and social-wellbeing. Trail networks provide connections and promote walkability. They also extend access into nature for peace and tranquility, recreation, leisure and healthy living. Easy access to nature is fundamental to Whistler's quality of life and has been a primary consideration in development and protection of Whistler's residential neighbourhoods.

Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency. While single family housing remains the largest segment of housing in Whistler, densities in selected areas have increased with the support of the neighbourhood adding further variety in housing choice.

Whistler's employees enjoy a secure supply of resident restricted housing that includes a range of housing types, prices and tenures. This supply

has maintained at least 75% of employees living in Whistler and contributing to resort community vibrancy.

New housing and renovations incorporate a variety of green building features helping to reduce energy demand and GHG emissions and providing healthy homes.

CURRENT REALITY

Owing in part to its rapid evolution, from a rustic wilderness getaway to an internationally-acclaimed four-season resort, Whistler is characterized by an eclectic mix of residential developments. In many neighbourhoods small chalets, cabins and condominiums built in the 1970s and 1980s remain alongside newer, larger and more significant dwellings in detached and multi-unit buildings. The variation in building type reflects a range of residential uses and ownership.

Whistler's resort community context and local government housing affordability policies have shaped residential land use and responded to four distinct markets including the recreation, local resident, local resident-restricted and investment markets. Given the limited supply of land for development and the large number of recreation home buyers, developers have preferred to target the high end recreational market. Increasing land prices precluded the private sector development of rental housing and more affordable housing units for the local workforce. As a result, home ownership and quality rental accommodations have historically been a challenge for the local resident market.

The Whistler Housing Authority (WHA), formed in October 1997, was created to oversee the development of resident restricted housing in Whistler for Whistler employees and retirees. Through a steadfast commitment, the resort community now has approximately 2,000 units of resident-restricted housing (both rental and owner occupied units). The municipality also has a substantial land bank for future resident restricted housing that may be developed on an as needed basis to continue to achieve Whistler's goal of housing 75% of its employees within the resort community.

GOALS, OBJECTIVES AND POLICIES

GOAL 3.1. House at least 75% of the local workforce within the resort community.

Objective 3.1.1. Maintain and augment an inventory of resident-restricted housing in perpetuity, for rental and ownership tenures to be available for resident employees and retirees.



Policies

- 3.1.1.1. Collaborate with the WHA in reviewing and delivering the housing needs of the resort community.
- 3.1.1.2. Establish Cheakamus Crossing as the primary location for any new resident-restricted development.
- 3.1.1.3. Notwithstanding Policy 3.1.1.2 designate and maintain additional Residential Reserve lands as identified on the Whistler Land Use Map for potential future resident-restricted housing, as required to support Whistler's evolving housing needs.

- 3.1.1.4. New developments, other than residential, must include resident-restricted units on or off-site, or pay the cash in lieu contribution in accordance with municipal bylaws.

GOAL 3.2. Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.

Objective 3.2.1. Encourage accessibility, flexibility and adaptability in residential land uses.

Policies

- 3.2.1.1. Encourage residential neighbourhood and building design to meet accessibility and inclusivity standards and best practices.
- 3.2.1.2. Support additional "Live/Work" zoning in appropriate locations.
- 3.2.1.3. Encourage the development of seniors' housing to help meet the needs of retiring workers and support aging-in-place.
- 3.2.1.4. Encourage appropriate agencies and organizations to investigate requirements and provide, on an as-needed basis, special needs housing including emergency shelter, transitional housing and/or special care facilities.
- 3.2.1.5. Recognize market housing, including second homeownership, as a critical component of Whistler's housing mix.

GOAL 3.3. Reduce the environmental and energy impacts of residential neighbourhoods to improve the sustainability of the resort community.

Objective 3.3.1. Encourage environmentally friendly and energy-efficient design, construction and renovation standards for both new development and redevelopment of residential areas.

Policies

- 3.3.1.1. Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards and technologies representing best practices.
- 3.3.1.2. Discourage zoning for low-density detached dwellings and increase efficient use of existing infrastructure in developed areas as a means to prevent urban sprawl.
- 3.3.1.3. Consider designating additional areas within existing neighbourhoods for infill housing subject to infrastructure review and community consultation.
- 3.3.1.4. Ensure neighbourhoods are well connected to local transit, trails, green space, amenities and services.

Visitor Accommodation

OUR SHARED FUTURE

Whistler's diverse accommodation offerings provide exceptional value with a variety of locations, amenities and services exceeding visitor expectations and helping maintain Whistler's position as a premiere destination resort. Visitor accommodations and tourism capacities have achieved a healthy balance resulting in increased occupancy rates and revenues.

A supportive reinvestment strategy has facilitated maintenance and enhancement of visitor accommodation properties. Reinvestment has incorporated green building practices helping Whistler to remain internationally competitive as a global tourism leader through the provision of a diverse and accessible visitor accommodation sector.

CURRENT REALITY

Whistler's early introduction and on-going commitment to its 'warm bed' policy has been instrumental in the growth of the resort as an international destination. This policy, supported by zoning and title restrictions, has provided a secure supply of overnight accommodation available to Whistler's visitors in proximity to its amenities.

The visitor accommodation base now includes ___ developed bed units, including commercial accommodations such as hotels, inns and lodges, as well as accommodations that may be used for either residential use or visitor use. Within this capacity approximately X percent have title restrictions requiring availability of the unit for visitor use under various terms.

After an extended period of increasing visitation that supported an expanding accommodation base, Whistler experienced its first declines in overnight visitation in the Spring of 2001. Since then the resort community has worked hard to return to healthy occupancy rates and revenues.

GOALS, OBJECTIVES AND POLICIES

GOAL 3.4. Maintain an adequate supply and variety of visitor accommodation to support Whistler's year-round tourism economy.

Objective 3.4.1. Maintain a broad range of accommodation offerings to serve the needs of visitors.

Policies

- 3.4.1.1. Provide a diverse supply of visitor accommodation that meets visitor needs, responds to market trends and provides a variety of locations, unit types, and associated amenities compatible with adjacent uses.
- 3.4.1.2. Utilize zoning and covenant restrictions to maintain an adequate and diverse supply of visitor accommodation.
- 3.4.1.3. Apply guidelines to bed and breakfast and pension locations to ensure compatibility with adjacent residential uses; discourage new locations in residential neighbourhoods.

Objective 3.4.2. Balance the visitor accommodation supply with Whistler’s resort and tourism capacity.

Policies

3.4.2.1. Restrict further expansion of the visitor accommodation supply.

.....
 Approximately 94% of Whistler’s currently designated visitor accommodation capacity has been built. Given the current economic climate and below-target average occupancies, development of additional visitor accommodation in the near term could be expected to compromise the viability of and dilute the success of Whistler’s stock of visitor accommodations.

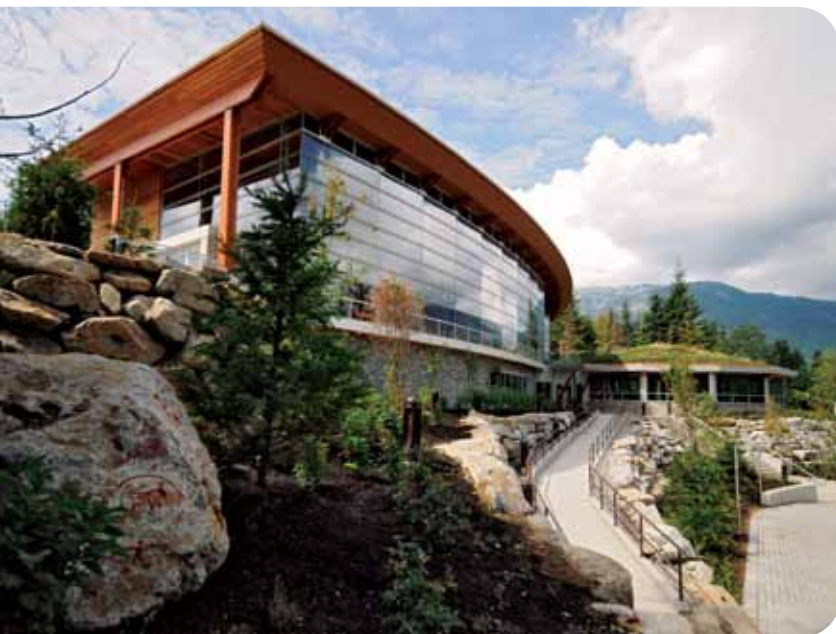
- 3.4.2.2. Conduct annual updates of the accommodation land use inventory, and utilize key visitor accommodation trends and performance indicators to inform policy and guide future land use decisions.
- 3.4.2.3. Work with resort partners and the accommodation sector to enhance utilization of existing visitor accommodations.
- 3.4.2.4. Consider opportunities to support alternative uses of visitor accommodation, at owners’ request, where it is to the benefit of the resort community and consistent with this OCP.
- 3.4.2.5. Review and establish policy for consideration of proposed changes in ownership and tenure models for existing visitor accommodation to enhance the mix of visitor accommodations.

GOAL 3.5. Support provision of visitor accommodation facilities, amenities and services that exceed visitor expectations across a range of service levels.

Objective 3.5.1. Support provision of a consistently high-quality visitor experience.

Policies

- 3.5.1.1. Support an adequate supply of full-service visitor accommodation.
- 3.5.1.2. Investigate opportunities to facilitate the private sector in providing an enhanced visitor accommodation experience for all visitor accommodation types.
- 3.5.1.3. Encourage and support the provision of adequate space and facilities within visitor accommodation developments for operations and guest services and consider alternative service delivery models, such as shared facilities, where appropriate.



GOAL 3.6. **Support on-going renewal and renovation of visitor accommodations, to remain internationally competitive.**

Objective 3.6.1. Facilitate property maintenance and reinvestment to ensure visitor accommodations provide a high-quality visitor experience.

Policies

- 3.6.1.1. Require a high standard of quality for building maintenance and all renovation, redevelopment and development projects.
- 3.6.1.2. Encourage collaboration to facilitate continued reinvestment, enhancement and maintenance of visitor accommodation properties.

GOAL 3.7. **Support sustainable management and use of materials, energy and water in Whistler’s visitor accommodations.**

Objective 3.7.1. Support Whistler’s targets for GHG emissions reduction and energy and water conservation.

Policies

- 3.7.1.1. Encourage new construction and renovations to meet Whistler’s Green Building Policy.
- 3.7.1.2. Support provision of adequate space within visitor accommodation developments for waste reduction (recycling and composting) operations and services.

Commercial and Light Industrial

OUR SHARED FUTURE

Complementary commercial and light industrial centres have been created, each with a distinct role, character and mix of uses, achieved through neighbourhood-level planning and community input.

Whistler Village is the municipality’s commercial and social hub. Collaborative work with business owners on “place-making” has resulted in distinct neighbourhoods being created within the Village. Vibrant public spaces and unique local businesses work symbiotically to intensify the Whistler Experience.

Meanwhile, Whistler Creek is a thriving mixed-use centre, while Function Junction continues to be the general-purpose business district and “Back-of-House” area for the resort community. Centrally located pockets of service commercial and light industrial provide convenient and accessible space and facilities for local businesses. The social connections and walkability of neighbourhoods have been strengthened through appropriately-scaled convenience commercial that work to meet the day-to-day needs of Whistler’s neighbourhoods. High-quality mountain design, architecture, landscaping and green building are a common thread throughout the resilient resort community commercial and light industrial sectors.

CURRENT REALITY

Commercial

Whistler's commercial space is concentrated in its primary commercial nodes in Whistler Village (66,414 m² or 46% of all commercial space), the Upper Village (16,712 m² or 12%) and Whistler Creek (14,333 m² or 10%). Function Junction has another 23,264 m² or 16%. Neighbourhood-serving commercial centres include Nesters (total developed commercial area of 2,266 m²), Rainbow (approved undeveloped commercial area of 2,100 m²) and Cheakamus Crossing (1,780 m² approved of which 1,076 m² is built). There are additional small local commercial areas at Alpine South (483 m²) and Mons (1,993 m²).

Since 2000, commercial floor area has grown by 27,688 m², with the largest growth occurring in the categories of personal service, food/restaurant and recreation/tourism uses. Additions include Franz's Trail commercial, a 77-unit lodge at Nita Lake, a Scandinavian-style spa, the Athlete Centre at Cheakamus Crossing, as well as additions to support Whistler Blackcomb operations and the new Peak 2 Peak terminal building.

Light Industrial

Approximately 68% (18,520m²) of Whistler's approved total industrial floor space of 27,197 m² is located in Function Junction, with another 2,175 m² at Mons. The remaining area is scattered throughout the municipality in maintenance facilities and on-mountain operations space.

Industrial area has increased by 4,274 m² since 2000, predominantly due to a shift in use to wholesale/storage primarily in Function Junction as well as an addition of approximately 680 m² of new storage and light manufacturing capacity.

Growth potential in both categories

Committed and approved capacity for additional undeveloped non-residential floor area potential includes:

- 4,360 m² (-47,000 ft²) of commercial (Rainbow, RMOW Olympic Plaza Lot 9, and an additional allowance of 20 m² per CC1 property within Whistler Village);
- 2,300 m² (-25,000 ft²) of public/institutional (Whistler Olympic Plaza Lot 1 – Master Plan estimate); and,
- 32,516 m² (350,000 ft²) of light industrial, service commercial, restricted office and restricted retail (Function Junction)

These figures do not include commitments under the First Nations Legacy Land Agreement for tourism and resort-related opportunities in the Callaghan Valley (potential for golf course and outdoor recreation facilities excluding accommodation development) and existing gravel pit operations at the Cougar Pit Lands. A number of rezoning applications are in process that may to add capacity, including Mons Light Industrial, Tennis Resort Lands, and Rainbow Commercial.

GOALS, OBJECTIVES AND POLICIES

GOAL 3.8. **Achieve a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses tailored to reinforce Whistler's mountain resort community character, enhance resident and visitor experience and support the local economy.**

Objective 3.8.1. Achieve a balanced supply of commercial space and reinforce Whistler's historic nodal development pattern, commercial hierarchy and mountain resort community character.

Policies

- 3.8.1.1. Over the next five years, limit the addition of new commercial space that is not currently zoned, to support optimization and ongoing success of existing commercial developments.
- 3.8.1.2. Evaluate any proposed rezoning for additional commercial space for consistency with the intended purpose and role of its location and potential impacts on the vitality and success of other existing commercial developments.
- 3.8.1.3. Do not support further commercial development with frontage along Highway 99 beyond currently designated developments as shown on the Whistler Land Use Map.
- 3.8.1.4. Develop updated sub-area plans for the Whistler Village (including the Upper Village), Whistler Creek and Function Junction sub-areas as delineated on the Whistler Land Use Map. Sub-area plans encompass land use, parking and circulation, form and character of development, green building standards, facilities and amenities, and programming.
- 3.8.1.5. Apply development permit guidelines to achieve high quality urban design, architecture, landscape architecture and green building that reinforce Whistler’s mountain resort character.

GOAL 3.9. Position and optimize Whistler’s commercial, business, service commercial and light industrial centres and nodes.

Objective 3.9.1. Reinforce Whistler Village as Whistler’s Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering a dynamic and authentic resort experience for residents and visitors.

.....
 Designed to support the ongoing success of Whistler Village as the Town Centre and commercial core of the resort community, these policies will reinforce Whistler Village as the resort community’s key asset. The form, character and function of Whistler Village determine the strength of this asset, which is crucial to Whistler’s continuing success as a destination resort community. Oft-copied by our competition, but hard to reflect, the look and feel of Whistler Village will be protected and enhanced so that the Village may progressively evolve.

Policies

- 3.9.1.1. Reinforce and protect Whistler Village as the primary centre for retail, office, service, food and beverage, entertainment, recreation, leisure, institutional, cultural and visitor accommodation uses.
- 3.9.1.2. Establish and advance the concept of distinct neighbourhood areas within Whistler Village, each with a unique character and offering, applying principles for successful place-making, and working collaboratively to achieve success for each neighbourhood.
- 3.9.1.3. Pursue strategies to support the success of unique local businesses.
- 3.9.1.4. Limit store sizes in Whistler Village to maintain the village character.



- 3.9.1.5. Support and protect important food and beverage locations that are important to the life and vitality of Whistler Village.
- 3.9.1.6. Facilitate use of the Village's network of squares, plazas and other public spaces for festivals, events and other programming, consistent with the characteristics of each location.
- 3.9.1.7. Facilitate the evolution of the retail streetscape to create a visually interesting and dynamic environment reflecting Whistler's mountain resort character.
- 3.9.1.8. Support reinvestment, enhancement and redevelopment of Village properties to maintain a high quality built environment.
- 3.9.1.9. Maintain the commitment to enhancing the Village's public spaces to help achieve an exceptional Whistler experience.
- 3.9.1.10. Work with relevant agencies to maintain a safe and comfortable Village experience.
- 3.9.1.11. Work with relevant agencies and stakeholders to reduce negative impacts of liquor-related issues associated with late-night entertainment uses.

Objective 3.9.2. Integrate the Upper Village as a visitor-oriented extension of the Whistler Village pedestrian experience.

Policies

- 3.9.2.1. Recognize the Upper Village as a unique extension and a key component of the Whistler Village sub-area.
- 3.9.2.2. Encourage retail, dining, food and beverage, entertainment and service uses specifically serving adjacent visitor accommodation and the Blackcomb base area, while also serving as a broader resort community destination.
- 3.9.2.3. Strengthen the pedestrian experience and connections to Whistler Village, the Squamish-Lil'wat Cultural Centre and adjacent amenities.
- 3.9.2.4. Work to enhance the retail streetscape's quality to be consistent with the character of visitor accommodation developments in this neighbourhood.
- 3.9.2.5. Support programming of public spaces that adds vitality to the experience in this neighbourhood, such as the Whistler Farmer's Market and the Family Activity Zone.

Objective 3.9.3. Strengthen the village character and function of Whistler Creek as a mixed-use resort community destination for visitors and residents, anchored by the Creekside ski base.

Policies

- 3.9.3.1. Encourage a range of visitor and resident accommodations, restaurants, retail, entertainment, leisure, and convenience goods and services uses.
- 3.9.3.2. Integrate the Creekside Base, Franz's Trail, highway gateway commercial, and Lake Placid Road to the Nita

Lake Lodge and the train station within this sub-area.

- 3.9.3.3. Encourage renovation and redevelopment of commercial and multiple-accommodation properties to enhance the attractiveness, character and experience of this sub-area.
- 3.9.3.4. Investigate the longer-term potential for Lake Placid Road to evolve into a commercial and residential mixed-use street.
- 3.9.3.5. Encourage programming at the Creekside base to enhance the visitor experience and strengthen Whistler Creek as a resort community destination.

Objective 3.9.4. Reinforce Function Junction as Whistler’s general-purpose business district and “Back-of-House” area for the resort community.

.....
 Originally developed as Whistler’s industrial area, Function Junction has evolved over time to a mixed-use, general business district. As Function Junction evolves, so too does its planning context. This OCP will enable a rationalization and reasonable application of ongoing mixed uses for this sub-area that support the resort community in general plus Cheakamus Crossing. In addition we must maintain our commitment to focus the “Back-of-House” support for the resort community in this sub-area.

Policies

- 3.9.4.1. Review and rationalize zoning designations to provide flexibility and compatibility for a wide range of uses appropriately located in Function Junction.
- 3.9.4.2. Maintain Function Junction as the primary location for business, service commercial, light industrial, wholesale, warehousing and storage uses. Support compatible retail, office and services uses that primarily serve the needs of Whistler’s residents and businesses and cannot be supported in Whistler Village.
- 3.9.4.3. Support retail and service uses that provide for the extended day-to-day convenience needs of the Cheakamus Crossing neighbourhood.
- 3.9.4.4. Review and address provisions for auxiliary residential use to ensure compatibility and safety.
- 3.9.4.5. Investigate the potential for Function Junction to have a greater role as a creative cultural precinct.
- 3.9.4.6. Protect, rehabilitate and maintain vegetated buffers to screen outdoor storage areas and to enhance the visual quality along Highway 99.
- 3.9.4.7. Support a Local Service Area that would include installation of sidewalks and streetlights to enhance the neighbourhood character and pedestrian safety.

Objective 3.9.5. Establish pockets of land in the Mons area that are well-suited for service commercial and light industrial uses that have significant yard space, circulation, storage and transportation requirements, serve the resort and community and benefit from the central location.

.....
 Mons is a central location easily accessible from Highway 99 with the infrastructure capacity and land area suited to meet the needs of transportation, maintenance and resort community service providers.

Policies

- 3.9.5.1. Support transportation, heavy equipment, works yard and facilities, and businesses requiring significant yard space, circulation and storage space for sites in the Mons area designated on the Whistler Land Use Map.
- 3.9.5.2. Review and rationalize zoning designations to allow for uses appropriate for the designated Mons area sites.
- 3.9.5.3. Ensure that the appearance and attractiveness of the Mons area is consistent with Whistler's desired resort community image and character.
- 3.9.5.4. Rehabilitate and maintain vegetated buffers to screen developed areas to protect and enhance the visual quality along Highway 99.
- 3.9.5.5. Mitigate and manage noise and light disturbances associated with permitted uses to minimize their impact on the surrounding area.

Objective 3.9.6. Support neighbourhood serving commercial development that meets the day to day convenience oriented goods and services needs of neighbourhood residents and do not detract from the core commercial areas.

Policies

- 3.9.6.1. Designate Nester's Square and Rainbow as locations for expanded convenience commercial centres that are scaled to serve a larger market area beyond the immediate neighbourhood.
- 3.9.6.2. Do not support any additional expanded convenience commercial centres.
- 3.9.6.3. Designate Alpine Meadows and Cheakamus Crossing as locations for convenience commercial development scaled to meet the day-to-day needs of the respective neighbourhoods.
- 3.9.6.4. Ensure that all convenience commercial centres and development are designed to complement the surrounding neighbourhood and reinforce the resort community character.
- 3.9.6.5. Limit other locations of convenience commercial development to small amounts of space for local convenience-commercial uses, personal service uses, and food and beverage uses that strengthen Whistler's residential neighbourhoods by enhancing walkability and social connections and support the reduction of GHG emissions by reducing automobile trips.
- 3.9.6.6. Allow for small amounts of space for convenience commercial uses associated with visitor accommodation and recreation developments.

GOAL 3.10. **Support sustainable management and use of materials, energy and water in Whistler’s commercial and industrial developments.**

Objective 3.10.1. Support Whistler’s targets for GHG emissions reduction and energy and water conservation.

Policies

3.10.1.1. Encourage new construction and renovations to meet Whistler’s Green Building Policy.

3.10.1.2. Support provision of adequate space within developments for waste reduction (recycling and composting) operations and services.

Resource Extraction

OUR SHARED FUTURE

Whistler has identified and managed the use of extractable natural resources wisely. Protection and enhancement of the natural environment are the key factors in resource-use decisions designed to provide Whistler with adequate and accessible rock, sand and gravel for localized use in the maintenance of the municipality’s transportation routes and other infrastructure. Resource extraction operations minimize intrusion on human settlement areas while maximizing value to the resort community.

The Cheakamus Community Forest is a leading example of partnership and ecological forestry practices through the application of ecosystem-based management – establishing a new best practice in community forestry operations that has been applied in other jurisdictions.

CURRENT REALITY

Whistler has a variety of resource extraction, processing activities and forestry operations at several locations throughout the municipality and nearby area as shown on the Whistler Land Use Map. The uses include rock quarrying, rock crushing, sand and gravel extraction and processing, and forestry operations. They contribute directly or indirectly to the local and/or provincial economy and job market. They also have significant potential to impact the environment and the Whistler Experience.

GOALS, OBJECTIVES AND POLICIES

GOAL 3.11. **To minimize the negative environmental, community, and economic impacts associated with rock and mineral extraction operations.**

Objective 3.11.1. Cooperate with provincial government regulators to insist that all rock and mineral extraction operations, both active and inactive, abide by industry best practices and codes of conduct in order to reduce the negative environmental, community, and economic impacts.

Policies

3.11.1.1. Discourage land uses or developments that may be adversely impacted by existing rock and mineral extraction operations from locating near them.

- 3.11.1.2. Discourage new rock and mineral extraction operations that may adversely affect existing land uses and development from locating near them.
- 3.11.1.3. Encourage provincial regulators to insist that active rock and mineral extraction operations use industry best practices and codes of conduct.
- 3.11.1.4. To the greatest extent possible, encourage provincial regulators to ensure that rock and mineral extraction operation are not visible on the landscape in order to protect the intrinsic aesthetic value that the landscape contributes to the Whistler Experience.

GOAL 3.12. Achieve a sustainable community forest balancing forest harvesting, recreation, visual management, watershed protection, First Nations' cultural values, and environmental values in the Cheakamus Community Forest (CCF).

Objective 3.12.1. Promote sustainable, efficient and effective uses of the CCF.

Policies

- 3.12.1.1. Promote timber harvesting and land management practices within the CCF guided by the ecosystem-based management (EBM) plan on the lands designated for this use.
- 3.12.1.2. Encourage the CCF to obtain and maintain its Forest Stewardship Council (FSC) certification as a commitment to and recognition of best management practices.
- 3.12.1.3. Encourage the CCF to request that the provincial government include a broader range of management responsibilities that are reflective of community values, such as commercial recreation, within CCF tenures.



Official Community Plan
Chapter 4 **Economic Viability**





How do we get there?

- » **GOAL 4.1.**
Provide effective, appropriate municipal infrastructure (including facilities and amenities) that minimize taxpayer costs.
- » **GOAL 4.2.**
Implement and monitor the Five-Year Financial Plan.
- » **GOAL 4.3.**
Reduce reliance on property taxes.
- » **GOAL 4.4.**
Maintain a balance of visitor accommodation types to serve the range of visitor markets.
- » **GOAL 4.5.**
Support sustainable diversification and growth within the tourism economy.
- » **GOAL 4.6.**
A vibrant, growing and successful local business community.
- » **GOAL 4.7.**
Sustain efficient, appropriate and revitalized Whistler land uses.

OUR SHARED FUTURE

Whistler is a bustling resort community with stable year-round visitation and business activity. Local businesses flourish and generate sustainable livelihoods for our residents and economic returns for investors. Tourism remains the primary driver of Whistler's economic success, supported by complementary activities that provide a healthy diversified marketplace.

Whistler was designed as a destination resort and the community supports building on that foundation and continues to expand into ventures that complement tourism to increase its attractiveness as a destination resort. Whistler has proven to be resilient through collaboration and partnerships. The resort's success continues to be based on its ability to promote meaningful and vibrant experiences and offerings, from the core recreational activities to shopping and dining along with numerous festivals, events and arts and cultural activities, corporate conferences, spa and wellness retreats.

Whistler's resilience is due in part to its ability to track and adapt to external trends such as globalization, demographic change, upward pressures on energy and transportation prices, and growing competition. Through proactive strategies and commitment to community values, Whistler maintains its position as a global leader amongst destination mountain resort communities.

Community investments in municipal facilities, works and services, operations, maintenance levels and resort community programming including events are an important factor in maintaining the Whistler Experience. Investments undergo scrutiny to maximize benefit to the resort community and minimize taxpayer impact. Costs are shared equitably among visitors, residents and investors through a user-pay and pay-as-you-go approach for services such as recreation, parking and utilities. Revenues from this approach are placed in capital reserve funds to pay for infrastructure projects, avoiding debt financing and associated borrowing costs. These are the foundations to the Five-Year Financial Plan, Whistler's plan for efficient fiscal planning and investment.

CURRENT REALITY

Designed as a destination resort community centred on a pedestrian-friendly village at the foot of two world-class alpine skiing mountains, Whistler's economy is based on tourism. In 2009 Whistler attracted approximately 2.6 million visitors.

Although the number of visitors to Whistler has recently rebounded, and continues to set new records in the summer-time, Whistler has seen a decline in the average length of stay per visitor and decreases in visitor expenditures. Year-round visitor accommodation occupancies and revenues remain below industry targets for a healthy accommodation sector.

As a tourism-dependent local government, the RMOW faces inherent revenue uncertainty greater than that faced by municipalities with more diverse local economies. Revenue sources to maintain the Whistler Experience are primarily tied to visitation and associated tax mechanisms. While Whistler was experiencing its extended period of growth and expansion, the impact to taxpayers of cost increases or required new services was cushioned through increasing visitation and development generated revenues. With declines in these revenue sources, alternate sources of revenue and/or reduced expenditures are required.

GOALS, OBJECTIVES AND POLICIES

GOAL 4.1. Provide effective, appropriate municipal infrastructure (including facilities and amenities) that minimize taxpayer costs.

Objective 4.1.1. Ensure capital reserves are maintained at levels sufficient to fund infrastructure construction or replacement.



.....

The RMOW makes plans for annual replacement of certain infrastructure components. We prefer to fund this with money on-hand in our reserves. These reserves have been built-up over time to fund infrastructure replacement using a savings approach rather than a borrowing approach. Further, instead of being based on historical costs, reserve amounts are established at levels calculated to be sufficient to meet projected future costs.

Timely reinvestment in infrastructure in part recognizes Whistler’s importance beyond its boundaries. As such, it is appropriate in some circumstances to seek cost-sharing from senior levels of government.

.....

Policies

- 4.1.1.1. Maintain Whistler’s proven method of infrastructure financing through a savings approach and continue to save for future infrastructure needs on an annual basis, funding future replacement using accumulated capital reserves.
- 4.1.1.2. Maintain the policy of basing contributions to infrastructure replacement reserves on projected replacement cost, not historical cost.
- 4.1.1.3. Pursue and maximize senior government contributions in funding municipal infrastructure.

Objective 4.1.2. Ensure that Whistler’s infrastructure continues to contribute to the superior quality of experience for our visitors and residents, and to maintaining Whistler’s competitive position.

Policies

- 4.1.2.1. Rationalize and prioritize capital investments that have the greatest impact in enhancing the resort community and its appeal to visitors and residents.

- 4.1.2.2. Where required and/or prudent, consider borrowing to finance new infrastructure projects.

GOAL 4.2. Implement and monitor the Five-Year Financial Plan.

Objective 4.2.1. Ensure alignment among the existing Long-Term Financial Plan, the Five-Year Financial Plan and the OCP.

Policies

- 4.2.1.1. The Five-Year Financial Plan will provide the framework for efficient financial planning and investment consistent with the goals, objectives and policies of the OCP.
- 4.2.1.2. Review economic indicators to gauge the economic health of the community in order to ensure that Whistler's economic performance is aligned with the OCP's vision.

GOAL 4.3. Reduce reliance on property taxes.

Policies

- 4.3.1.1. Support the user-pay approach to municipal services.
- 4.3.1.2. Identify alternative revenue streams, in part by allowing development of fee-generating industries that are compatible with tourism and the overall goals, objectives and policies of the OCP.
- 4.3.1.3. Prioritize entrepreneurship across the Resort Municipality's organization while delivering affordable service excellence.
- 4.3.1.4. Implement new tools and procedures to minimize revenue uncertainty related to provincial revenue sources.

GOAL 4.4. Maintain a balance of visitor accommodation types to serve the range of visitor markets.

Objective 4.4.1. Continue to monitor the mix and performance of accommodation types in Whistler.

Policies

- 4.4.1.1. Continue to support and promote the required mix and performance of accommodation types in Whistler.
- 4.4.1.2. Identify alternative ownership types and covenant restrictions for nightly accommodation once the Resort Municipality is confident the overall amount and mix of the original ownership types supports the success of the resort community and enhances the Whistler Experience.

GOAL 4.5. Support sustainable diversification and growth within the tourism economy.

Objective 4.5.1. Support the accommodation and commercial sectors through economic diversification within Whistler's four-season tourism economy.



Policies

- 4.5.1.1. Support increased cultural, arts, entertainment, events, sport tourism and health and wellness opportunities that diversify our tourism-based economy.
- 4.5.1.2. Support diversification opportunities through an enhanced learning sector.
- 4.5.1.3. Work with resort stakeholders to pursue diversification opportunities that are appropriate and complementary to our infrastructure.
- 4.5.1.4. Support off-site experiences and/or virtual tourism that provide sustainable growth in tourism and complementary revenue sources.
- 4.5.1.5. Support shoulder-season tourism development opportunities based on recreation, arts events and festivals that use existing infrastructure.
- 4.5.1.6. Develop and support strategies and technologies that reduce energy consumption and emissions by focusing on local sourcing, waste reduction, energy and land conservation and low carbon emissions that connect sustainability to our tourism economy.
- 4.5.1.7. Provide leadership in sustainability and a progressively sustainable tourism-based economy.

- 4.5.1.8. Support the development and implementation of a comprehensive Sport Tourism Strategy by Tourism Whistler.

GOAL 4.6. A vibrant, growing and successful local business community.

Objective 4.6.1. Strengthen support for local business.

Policies

- 4.6.1.1. Support new and existing businesses that utilize local Whistler skills and expertise and support the Whistler Experience.

Objective 4.6.2. The Resort Municipality will support local business through effective land use and supporting programs.

Policies

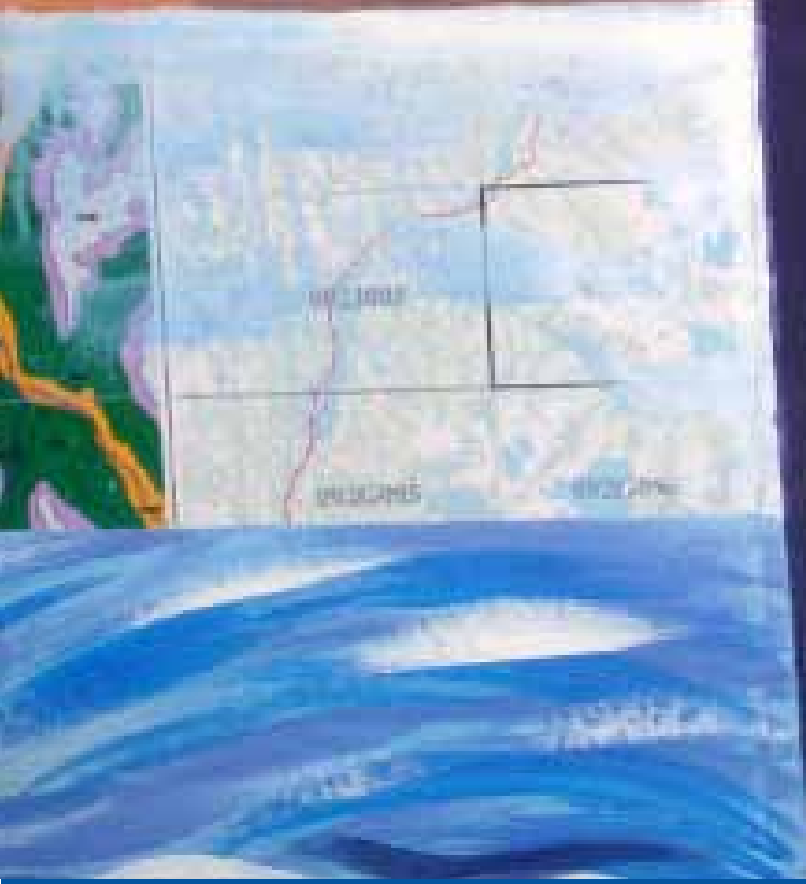
- 4.6.2.1. Support and encourage the development and/or acquisition of commercial real estate to support community-based business start-up and incubation that enhance Whistler's character and authenticity.

GOAL 4.7. Sustain efficient, appropriate and revitalized Whistler land uses.

Objective 4.7.1. Ensure that the resort community's investments in the built environment provide optimum levels of service and are continually renewed.

Policies

- 4.7.1.1. Support repurposing, reusing and/or optimizing built space instead of constructing new buildings.
- 4.7.1.2. Consider rezoning or repurposing land and buildings, including municipal lands, for lease or use by businesses and organizations that showcase business practices that are:
- a) Sustainable.
 - b) Financially viable.
 - c) Supportive of the community.
 - d) Community development-oriented.
 - e) Environmentally friendly.



Official Community Plan
Chapter 5 **Natural Environment**





How do we get there?

- » **GOAL 5.1.**
Implement a protected areas network (PAN) as a primary element of Whistler's commitment to the environment.
- » **GOAL 5.2.**
Maintain and prioritize healthy ecosystems, beautiful viewsapes and a close connection between developed and natural areas in the land use planning process.
- » **GOAL 5.3.**
Protect water quality and quantity in local water bodies, streams and groundwater.
- » **GOAL 5.4.**
Protect air quality.

OUR SHARED FUTURE

Whistler residents and visitors continue to understand the importance of the natural environment to Whistler's success and to the health of current and future generations. Whistler's stewardship ethic has informed land use decisions to maintain healthy ecosystems, beautiful landscapes and a close connection between developed and natural areas.

Sensitive ecosystems with high biodiversity values are protected through legal and policy tools. Native plants continue to thrive in the Whistler valley. Invasive species are, wherever possible, eliminated and prevented.

Residents enjoy clean water thanks to a municipal strategy that focuses on the entire water system from sourcing, through distribution and use, to treatment/disposal, as well as the state of infrastructure and management practices. Whistler's air quality exceeds provincial guidelines, due in part to a reduction in particulates and other emissions from transportation, industry, home heating and other human-created sources. At night, residents can enjoy the night sky through conservative use of lighting that still meets safety needs.

CURRENT REALITY

Protecting Whistler's natural beauty and environmental resources has been identified as a priority since Whistler's creation as a resort municipality. Through significant development over the last 40 years, Whistler's natural areas and local biodiversity are challenged by land conversion and habitat fragmentation. Whistler initiated its Protected Areas Network strategy to protect remaining sensitive and important ecosystems which support local biodiversity and ecological functions. This is part of the ecosystem based management approach that the municipality has adopted for protection of the natural environment.

The Sea to Sky Corridor also enjoys relatively clean, healthy air but trends indicate that air quality could deteriorate if emissions are not proactively managed. To offset the trend, the municipality has partnered with the Sea to Sky Clean Air Society in planning and implementing the Sea to Sky Air Quality Management Plan, which will rely on good planning principles such as limiting development to currently built areas within the corridor, new technologies and clean energy sources.

GOALS, OBJECTIVES AND POLICIES

GOAL 5.1. Implement a protected areas network (PAN) as a primary element of Whistler’s commitment to the environment.

Objective 5.1.1. Recognize Whistler’s PAN as an ecosystem-based approach to protecting the natural environment, with a hierarchy of protection measures.

Policies

5.1.1.1. Ensure that future development respects the importance of the PAN approach.

5.1.1.2. Review development permit applications against objectives and guidelines that seek to ensure ecologically-sensitive development and the protection of Whistler’s PAN.

GOAL 5.2. Maintain and prioritize healthy ecosystems, beautiful viewsapes and a close connection between developed and natural areas in the land use planning process.

Objective 5.2.1. Recognize the physical and visual value of a harmonious, interconnected, built and natural environment.



Policies

5.2.1.1. Identify the most important natural areas in Whistler for biodiversity, recreation and aesthetic values.

.....

The Resort Municipality’s Terrestrial Ecosystem Mapping identifies the location of Whistler’s sensitive and important ecosystems as defined through the Protected Areas Network strategy. These ecosystems are those that are rarest and have been identified to be most important to local biodiversity and ecological function.

.....

5.2.1.2. Make land and resource decisions in consultation with relevant agencies and stakeholders to protect the natural environment in alignment with Whistler’s values as a nature-based resort community.

5.2.1.3. Seek and apply best management practices to new development, significant redevelopment, and operations/maintenance of existing infrastructure.

5.2.1.4. When considering changes to the landscape, ensure that new development or significant redevelopment

assesses the cumulative environmental effects of the proposal and uses the information to minimize negative environmental impacts.

- 5.2.1.5. Limit development to the least environmentally sensitive lands within the WUDCA.
- 5.2.1.6. During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts, followed by minimization/mitigation, thirdly by restoration and lastly by compensation for impacts.

.....
 The RMOW will clearly identify its preference for avoiding negative environmental impacts and require a qualified environmental professional to conduct an assessment in all significant development or redevelopment proposals. In determining whether to grant permit approval, the municipality shall determine whether less-intrusive methods have been adequately evaluated and shown not to be feasible.

- 5.2.1.7. To promote long-term ecosystem integrity and human health, land use decision-making shall apply the Precautionary Principle.
- 5.2.1.8. Support sustainable forest harvesting using ecosystem-based management (EBM) in the Ceakamus Community Forest, in partnership with Squamish and Lil'wat First Nations.
- 5.2.1.9. Apply targets, indicators, monitoring and evaluation to maintain the integrity of the natural environment and to reverse negative environmental trends.
- 5.2.1.10. Reduce the use of night-time lighting and contain glare to retain the quality of the night sky, while meeting safety needs.

Objective 5.2.2. Maintain and enhance native species, habitat and biodiversity.



Policies

- 5.2.2.1. Support the development of a Whistler biodiversity protection plan that builds upon the objectives, goals and actions of the Whistler Biodiversity Challenge.
- 5.2.2.2. Encourage the use of native plant species for development and significant redevelopment as a means of protecting local biodiversity and minimizing watering requirements, subject to policy 5.2.3.1 and avoidance of wildlife attractants.
- 5.2.2.3. Protect biodiversity by prohibiting the use of invasive plant species and support eradication of existing invasive plants.

.....

An invasive plant has the potential to pose undesirable or detrimental impacts on humans, animals or ecosystems. Invasive plants have the capacity to establish quickly and easily on both disturbed and undisturbed sites, and can cause widespread negative economic, social and environmental impacts. Second to habitat loss, invasive species have been identified as the most significant threat to biodiversity. Controlling invasive plant species in the Resort Municipality assists in protecting the natural environment that is integral to the success of our community.

.....

- 5.2.2.4. Protect and, where possible, restore the habitats, ecosystems and connectivity that sustain biodiversity including populations of species at risk.
- 5.2.2.5. Apply an ecosystem-based management approach that focuses on maintaining the interconnected components, functions and processes of local ecosystems.
- 5.2.2.6. Minimize habitat fragmentation during development and significant redevelopment.

Objective 5.2.3. Minimize human/wildlife conflict.

Policies

- 5.2.3.1. Avoid using plants that are known to be highly attractive as food sources for bears in areas of concentrated human use.
- 5.2.3.2. Ensure that the municipal solid waste management system is inaccessible to wildlife.
- 5.2.3.3. Collaborate with community partners to continue minimizing human/bear conflicts.

GOAL 5.3. Protect water quality and quantity in local water bodies, streams and groundwater.

Objective 5.3.1. Maintain water quality in Whistler's water bodies and groundwater to provincial standards or better.



Policies

- 5.3.1.1. Continue to monitor Whistler streams and lakes, compare results to provincial water quality objectives, and take action to improve trends when necessary.
- 5.3.1.2. Implement the recommendations in the Groundwater Resource Protection Plan.

Objective 5.3.2. Promote water conservation to achieve Whistler2020's water consumption targets.

Policies

- 5.3.2.1. Develop a "Whistler Water Wise" policy that meets the provincial government's Living Water Smart program commitments.
- 5.3.2.2. Encourage the use of native landscape plants, xeriscaping and water conservation technologies.
- 5.3.2.3. Collaborate with relevant agencies and stakeholders to implement water conservation technologies and programs.

Objective 5.3.3. Maintain overland and in-stream water flows during development and significant redevelopment.

Policies

- 5.3.3.1. Maintain natural stream channel alignments and riparian areas unless a significant environmental benefit can be gained through alteration.
- 5.3.3.2. Maintain pre- and post-development groundwater recharge and stream base flow rates.
- 5.3.3.3. Evaluate the use of the Water Balance Model or other appropriate model as a land use decision-making tool for assessing effects of development on streams and the watershed.
- 5.3.3.4. Require a stormwater management plan for development and significant redevelopment that balances pre- and post-development surface flows.
- 5.3.3.5. Control access to watersheds used for municipal water supply, and seek cooperation from relevant agencies and stakeholders to comply with access restrictions.

GOAL 5.4. Protect air quality.

Objective 5.4.1. Maintain Whistler's air quality so that it exceeds provincial guidelines.

Policies

- 5.4.1.1. Reduce particulates and other emissions from transportation, industry, building heating and other human-created sources.
- 5.4.1.2. Continue to partner with the Sea-to-Sky Clean Air Society in planning and implementing the Sea-to-Sky Air Quality Management Plan.



Draft Official Community Plan
Chapter 6 **Quality of Life**





How do we get there?

- » **GOAL 6.1.**
Ensure that Whistler is a safe and secure resort community.
- » **GOAL 6.2.**
Ensure that Whistler is an inclusive and accessible resort community.
- » **GOAL 6.3.**
Support a variety of childcare opportunities for Whistler's children.
- » **GOAL 6.4.**
Support the health and well-being of Whistler's youth and young adults and their active participation in the resort community.
- » **GOAL 6.5.**
Ensure that an array of learning opportunities is available for residents and visitors.
- » **GOAL 6.6.**
Strive to ensure community health and social service facilities meet the physical, mental, spiritual and social needs of residents and visitors.
- » **GOAL 6.7.**
Support and value sustainable, secure local and regional food systems.
- » **GOAL 6.8.**
Support and enhance the growth and vitality of Whistler's arts, culture and heritage sectors.
- » **GOAL 6.9.**
Continue to offer commemoration opportunities within the Whistler Cemetery.
- » **GOAL 6.10.**
Continue to affirm our unique natural setting as the primary foundation for Whistler's recreation and leisure experience.
- » **GOAL 6.11.**
Continue to provide a variety of high quality recreation and leisure amenities.
- » **GOAL 6.12.**
Achieve a balance between users' needs and the natural environment in providing recreational opportunities.
- » **GOAL 6.13.**
Whistler provides diverse parks, trails and recreation opportunities.
- » **GOAL 6.14.**
Balance the commercial use of public amenities with resort community values and the needs of residents and guests.

OUR SHARED FUTURE

Our resort community's high quality of life is supported by the widespread availability of social, health, recreational and educational facilities and services. As a mountain resort community that attracts more than two million guests annually, Whistler continues to make significant investment in infrastructure and services not found in most other similar-sized communities.

Our wide array of recreation, parks and wilderness experiences remains a cornerstone of the Whistler experience for visitors and of the quality of life for residents. Parks and recreation planning continues to address the need for a mix of community and visitor-related recreational and cultural facilities.

CURRENT REALITY

Changes in our community's demography are increasing demand for existing services and changing the types of services needed. These trends are especially the case for seniors' health and support care facilities and services, day care, and family support services.

This chapter is organized into a number of sub-chapters, reflecting the key categories of quality of life.

Public Safety

OUR SHARED FUTURE

Whistler is kept safe for visitors and residents alike through the provision of police, fire, rescue and emergency services. In addition, the community is prepared for potential emergency events from man-made to naturally occurring emergency situations. Whistler is a healthy community and residents and visitors enjoy resort community amenities peacefully and safely.

CURRENT REALITY

Whistler provides public safety services through its own efforts and in partnership with other agencies and senior levels of government. Public safety planning must address the unique characteristics of Whistler as a resort community, with large influxes of visitors and temporary residents from around the world, which can more than quadruple the local population.

Although Whistler is located in a temperate coastal rainforest, its climate is characterized by dry summers which contribute to extreme risk of forest fires. Whistler's emergency plan and wildfire guidelines have been prepared to protect public safety and minimize potential damage to property from wildfire hazards.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.1. Ensure that Whistler is a safe and secure resort community.

Objective 6.1.1. Maintain a safe and secure resort community through effective law enforcement and good design practices.

Policies

- 6.1.1.1. Review and maintain RCMP detachment location to ensure effective service delivery. Location of the RCMP detachment is shown on the Municipal Facilities Map (Schedule "B").
- 6.1.1.2. Encourage best practices for crime reduction through design for all development in the municipality.

Objective 6.1.2. Maintain a safe community through the provision of sufficient fire, rescue and emergency services.

Policies

- 6.1.2.1. Review and maintain Whistler Fire Rescue facilities in appropriate locations to ensure effective service delivery. Locations of current fire rescue facilities are shown on the Municipal Facilities Map (Schedule "B").
- 6.1.2.2. Review fire and safety considerations for all significant development.
- 6.1.2.3. Review and maintain the RMOW Emergency Plan to identify high-risk facilities or situations in the community and to plan for a coordinated emergency response.
- 6.1.2.4. Facilitate a centrally located, multi-agency Emergency Operations Centre.

Objective 6.1.3. Enhance the safety of the community and surrounding forest through the development of Whistler-specific wildland/urban interface guidelines.

Policies

- 6.1.3.1. Create wildland/urban interface guidelines based on Whistler's forests, topography, access, built form and wildfire characteristics and situations.
- 6.1.3.2. Encourage an integrated approach with the Cheakamus Community Forest Society to use the future Whistler wildland/urban interface guidelines, once developed, in the community forest.
- 6.1.3.3. Coordinate wildland/urban interface guidelines with the OCP's natural environment policies.

Objective 6.1.4. Enhance the safety of the community by protecting property from natural hazards as part of rezoning approvals, subdivision approvals, and the issuance of development permits and building permits.

Policies

- 6.1.4.1. Applications for zoning amendments, subdivision, development permits and building permits may require a hazard assessment report prepared by a qualified professional.

Accessibility

OUR SHARED FUTURE

Supported by many community partners and the provincial government, the RMOW is a fully accessible and inclusive resort community for residents and visitors. Everyone, regardless of background or ability has the opportunity to enjoy the Whistler Experience.

CURRENT REALITY

Preparing for and hosting the 2010 Paralympic Winter Games helped to accelerate Whistler's journey toward accessibility and inclusion. Implementation of accessibility initiatives have been supported by the municipality's participation in the Government of B.C.'s Measuring Up program and through its own initiatives including the creation of a Measuring-Up Select Committee of Council.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.2. Ensure that Whistler is an inclusive and accessible resort community.

Objective 6.2.1. Implement inclusive and accessible design principles in the development and maintenance of Whistler's commercial centres, neighbourhoods, parks, trails, and municipal facilities.

Policies

- 6.2.1.1. Encourage development and redevelopment to implement and support best practices of accessibility and inclusivity for all potential users to be served by the development/redevelopment in question, including barrier-free and accessibility design principles.
- 6.2.1.2. Encourage the establishment of land use patterns, transportation routes and community facilities that meet the needs of a changing demographic in the resort community.



Children and Youth

OUR SHARED FUTURE

The health and well-being of Whistler's children and youth are supported by a variety of programs, facilities and services facilitated by the municipality and resort community partnerships. Youth are proud of where they live and are actively engaged in the future of the resort community.

CURRENT REALITY

The resort community has been able to maintain young families living and working in Whistler as a result of the municipality's resident restricted housing initiatives. Whistler continues to have demand for child care programs and services for working parents. This demand is provided for by a wide range of programs from licensed care facilities, to private home care, to on the mountain ski school programs. The municipality and the resort community work collaboratively to address child care needs.

Whistler youth are actively involved in a variety of endeavors from outdoor leadership, competitive athletics, arts and culture, and employment and mentoring opportunities. The municipality has created opportunities for youth engagement in its resort community planning initiatives and operates a youth centre providing a safe, stimulating and fun environment for youth aged 13 to 18.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.3. Support a variety of childcare opportunities for Whistler's children.

Objective 6.3.1. Improve access to preschool and childcare facilities and services.

Policies

- 6.3.1.1. Encourage the availability of licensed childcare facilities, including a location in Whistler Village.
- 6.3.1.2. Support childcare programs within municipal facilities with licensing, as deemed appropriate.
- 6.3.1.3. Consider neighbourhood multi-use facilities with space for childcare programs.
- 6.3.1.4. Encourage development of a network of in-home family childcare, with appropriate licensing, throughout the community.
- 6.3.1.5. Consider requiring new development and redevelopment to provide dedicated space that may be leased at affordable rates to licensed childcare operators.

GOAL 6.4. Support the health and well-being of Whistler's youth and young adults and their active participation in the resort community.

Objective 6.4.1. Promote initiatives for youth and young adults that support their developmental needs, health and wellbeing.

Policies

- 6.4.1.1. Explore the development and implementation of a youth engagement strategy in the resort community.

- 6.4.1.2. Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.

Education

OUR SHARED FUTURE

Whistler offers residents and visitors a variety of options for diverse and accessible lifelong learning. The community boasts a learning culture that is nurtured and promoted locally and regionally through these opportunities.

Families choose Whistler because the community's education system is designed to support students who are striving to achieve excellence in all aspects of education, including personal-growth and self-esteem. The resort community provides high quality learning opportunities and facilities by supporting and collaborating with relevant school administrations, the BC Ministry of Education and post-secondary institutions. Many additional learning opportunities are available, such as speaker series, conferences and community forums. Education is an important contributor to Whistler's culture and local economy.

CURRENT REALITY

Whistler has a well-educated population that expects high-quality and diverse opportunities to meet lifelong learning and formal education needs. Its schools include Myrtle Philip Community School, Spring Creek Community School, Whistler Secondary, École la Passerelle and the Whistler Waldorf School, as well as a variety of private educational enterprises. The Whistler Public Library, the Whistler Museum and Archives, Millennium Place, the Whistler Centre for Sustainability and Whistler Forum also provide learning opportunities.

The resort community has identified and is supportive of pursuing and growing learning opportunities in the areas of: tourism, English-as-a-second language, culinary, sustainability, event management and film. These opportunities complement and diversify Whistler's tourism economy, support local learning initiatives, and enhance the visitor experience.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.5. Ensure that an array of learning opportunities is available for residents and visitors.

- Objective 6.5.1. Collaborate with relevant school administrations and the BC Ministry of Education to ensure that high quality kindergarten, elementary and secondary school facilities are provided in the resort community.

Policies

- 6.5.1.1. Identify potential sites to be reserved for future kindergarten, elementary and secondary schools, if required. Existing permanent school locations are shown on the Municipal Facilities Map (Schedule "B").
- 6.5.1.2. Encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the resort community.



- 6.5.1.3. Consider independent school proposals for additional kindergarten, elementary or secondary school facilities that enhance the resort community.

Objective 6.5.2. Support improved access to post-secondary educational opportunities that enhance the resort community.

Policies

- 6.5.2.1. Support post-secondary opportunities that complement the resort community.

Objective 6.5.3. Support the Whistler Public Library as an important resort community asset.

Policies

- 6.5.3.1. Continue to work with the Whistler Public Library Board to identify new means and methods to improve Whistler Public Library services.



Health and Wellness

OUR SHARED FUTURE

Whistler's focus on health has evolved to treat the physical body, mind and spirit holistically. Whistler benefits from a healthy natural environment and abundant recreation and leisure activities.

The provincial medical health system is viable and provides high-quality service that meets the diverse needs of residents and visitors. In addition, the resort community has a wide range of world class health and wellness services provided by private practitioners. These services benefit resort community quality of life and enhance the attractiveness of Whistler as a resort destination.

CURRENT REALITY

Whistler residents consistently rate their health status as very good or excellent.

Vancouver Coastal Health Authority (VCHA) operates the Whistler Health Care Centre which provides urgent and emergency health care services. There are also onsite radiology, CT scanner and laboratory services. The demand for services and the number of admittances has grown as the resort community population and visitation have grown. There are also a relatively high number of incidents of medical visits due to injuries associated with high risk recreation activities.

As the resort community's population ages, Whistler is confronted with finding ways to accommodate more people with mobility, cognitive, visual and hearing limitations. The community's most vulnerable groups, including children, seniors, people with disabilities, the homeless and youth at risk also have needs that must be addressed.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.6. Strive to ensure community health and social service facilities meet the physical, mental, spiritual and social needs of residents and visitors.

Objective 6.6.1. Engage with health service providers to maintain a high quality services.



Policies

- 6.6.1.1. Review with the Vancouver Coastal Health Authority (VCHA) expansion of the existing site for additional health services, as necessary. The Whistler Health Care Centre is shown on the Municipal Facilities Map (Schedule “B”).
- 6.6.1.2. Explore with the VCHA future healthcare sites for additional health services, if required.
- 6.6.1.3. Engage the VCHA in reviewing health care infrastructure capacity in conjunction with future community development, resort development and activities.

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The VCHA is responsible to the provincial government for all health budget and program decisions for its region, which includes Whistler. The municipality will communicate with all relevant agencies in regard to their health care resource, infrastructure and service needs as well as their land use needs and impacts within the municipal boundaries. Other levels of government and agencies are responsible for health service decisions which impact land use within the municipal boundaries. The municipality needs to play an active role to ensure these organizations keep our community’s values and objectives in mind.

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6.6.1.4. Support the private sector in providing a full range of specialized health and wellness services that complement the public health care system.

Objective 6.6.2. Engage with social service providers to ensure an adequate level of social services is maintained.

Policies

6.6.2.1. Support the coordinated and comprehensive delivery of social services by the relevant agencies and stakeholders.

Objective 6.6.3. Engage with providers to ensure adequate animal care facilities are maintained for the wellbeing of residents’ and visitors’ pets.

Policies

6.6.3.1. Support responsible animal control, shelter and care through a local shelter program.





Food

OUR SHARED FUTURE

Whistler enjoys a community-supported local food system, whether it's at the local farmer's market, hobby farm, community garden, local restaurant or grocer.

Whistler supports regional agricultural land being preserved and enhanced for increased production. Opportunities for food production on protected farmland and developed lands are encouraged and are supported by Whistler's population of residents and visitors. Regional food producers, retailers and First Nations food traditions are celebrated and supported in the marketplace as valuable components of the region's identity, health, vitality and economic prosperity.

CURRENT REALITY

Local and regional stakeholders have been working on a strategy to bring Whistler's food system closer to home, with a shift in emphasis to healthier food choices and regional or local production to improve food security and community sustainability.

With a focus on integrating the agricultural history, production capacity and local knowledge of our neighbour communities of Mount Currie, Pemberton, the Squamish Valley and Whistler's internationally recognized food service industry, food policy is a coordinated, collaborative regional effort to create stronger bonds among food producers, retailers and consumers.

Through enhanced food security and the support of our regional partners, our communities will look at food, its delivery and preparation as an integral part of our regional identity and market opportunity. The protection of capable and suitable farmland throughout the Squamish-Lillooet Regional District is necessary for the long-term sustainability of the community and the food security of residents in the Sea-to-Sky Corridor.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.7. Support and value sustainable, secure local and regional food systems.

Objective 6.7.1. Improve access, education and initiatives to increase the sustainability and resiliency of the resort community's food system.

Policies

- 6.7.1.1. Investigate the creation of a sustainable food plan that encourages awareness, initiatives and the expansion of the local food system.
- 6.7.1.2. Work with resort community partners and stakeholders to provide increased access to safe, nutritious and affordable food. Collaborate with regional and provincial agencies and stakeholders in support of regional food security initiatives.
- 6.7.1.3. Explore additional opportunities for farmers' markets in Whistler.
- 6.7.1.4. Encourage small-scale, neighbourhood-level food production within the resort community.
- 6.7.1.5. Showcase local and regional food and beverage offerings through resort community celebrations and events.

Arts, Culture & Heritage

OUR SHARED FUTURE

Whistler has a unique cultural identity with a rich and diverse offering of arts, cultural and heritage events and programs for the enjoyment and enrichment of residents and visitors. Whistler's people, history, First Nations culture, natural environment and sport heritage are showcased and celebrated. The resort community's spirit is alive with creative energy and aesthetic appreciation. Cultural tourism initiatives attract visitors and contribute to the Whistler Experience and local economy. Local and regional artists contribute to the resort community's health, vitality and economic prosperity. Whistler's community organizations and businesses regularly showcase the work of local and regional artists in the resort. Thanks to non-profit as well as private-sector participation, Whistler offers many opportunities for education and participation as well as enjoyment of arts, culture and heritage.

Whistler is further enriched by an array of stunning public art placed throughout the resort community. The municipality continues to encourage the installation of art throughout the resort community.

CURRENT REALITY

The resort community has recognized the importance of arts, culture and heritage to its local economy and quality of life. Cultural tourism is a significant and growing market opportunity for Whistler that complements its world class sport and recreation offering.

Whistler's arts, culture and heritage infrastructure and resources have demonstrated an increasing capacity and capability to execute high quality events and programs. Festivals and events are an important part of the Whistler Experience providing visitors and residents with memorable experiences.

Whistler has a number of organizations and facilities dedicated to the enhancement of arts, culture and heritage within the resort community. Private enterprise is also active and plays a vital role in the promotion, production and advancement of this sector.

Community building and cohesion can be strengthened through further support for Whistler's arts, culture and heritage programs and services, activities and events that bring people together to create individual involvement and community partnerships.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.8. Support and enhance the growth and vitality of Whistler's arts, culture and heritage sectors.

Objective 6.8.1. Support programs and venues for furthering Whistler's arts, culture and heritage sectors.

Policies

6.8.1.1. Support collaborative efforts within the resort community to strengthen Whistler's arts, culture and heritage sector.

6.8.1.2. Promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.



- 6.8.1.3. Support the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.

Objective 6.8.2. Increase opportunities for education, participation and enjoyment of arts, culture and heritage for residents and visitors.

Policies

- 6.8.2.1. Support non-profit and private-sector efforts to increase arts, culture, and heritage opportunities.
- 6.8.2.2. Collaborate with the appropriate agencies and stakeholders to develop a strategy to showcase local and regional artists and their achievements.

Objective 6.8.3. Enrich the built environment through public art that promotes awareness, understanding, access to and enjoyment of art as part of everyday life.

Policies

- 6.8.3.1. Continue to showcase public art as an integral component of the resort community.
- 6.8.3.2. Encourage the installation of art on or within the built environment, including private properties, public spaces, parks, trails and streets, where appropriate.
- 6.8.3.3. Encourage public and private art installations to include First Nations themes and topics.



Objective 6.8.4. Celebrate, protect and commemorate Whistler's diverse heritage including First Nations.

Policies

- 6.8.4.1. Maintain an inventory of Whistler's heritage resources and ensure these are considered in the review of new development proposals.
- 6.8.4.2. Encourage appropriate agencies and historical organizations to identify, manage, interpret, preserve and promote Whistler's heritage.
- 6.8.4.3. Work with the Squamish and Lil'wat Nations to integrate First Nations history and culture within the resort community.

Community Cemetery

OUR SHARED FUTURE

Whistler's cemetery design and development is in response to the sloped topography, and preserves the tranquil forested nature of the site and provides a greater range of service options.

CURRENT REALITY

The municipality has owned and operated a cemetery since 1986. A plan has been developed for the cemetery site that maintains the natural forested character of the site and meets the resort community's long term needs.

GOALS, OBJECTIVE, AND POLICIES

GOAL 6.9. Continue to offer commemoration opportunities within the Whistler Cemetery.

Objective 6.9.1. Ensure an adequate provision of land for the resort community's needs and maintain the cemetery's tranquil character.

Policies

- 6.9.1.1. Continue to manage the Whistler Cemetery to provide a range of service options within a forested setting. The cemetery is located as shown on the Municipal Facilities Map (Schedule "B").
- 6.9.1.2. Manage land uses adjacent to and within the cemetery site to preserve its tranquil and forested character.

Recreation & Leisure

OUR SHARED FUTURE

Whistler is globally recognized as a leader in offering innovative and unique recreation, sport and leisure activities. Residents and visitors of all ages and abilities enjoy year-round opportunities that encourage an active resort community lifestyle.

Whistler's outdoor recreation and leisure opportunities take advantage of Whistler's mountain landscape and natural beauty. The resort community is recognized for its efforts to minimize impacts on the natural environment associated with recreation and leisure infrastructure and operations. Whistler is best known throughout the world for its alpine skiing, snowboarding and mountain biking, in addition to a broad range of other activities. An extensive network of open space, trails and parks is continually enhanced and provides an abundance of opportunities for recreation and leisure. The municipality's Recreation Master Plan (RMP) reflects the needs of Whistler residents and achieves a balance between recreation and leisure infrastructure and protection of the natural environment. With input from relevant stakeholders and agencies, the plan provides direction for municipal council to ensure that Whistler's natural and recreational resources are preserved and that parkland is set aside for future use. The RMP allows the resort community to be strategic in the provision of recreation and leisure infrastructure. Recreational trends, issues and opportunities are always changing, but Whistler remains at the leading edge, continually providing new or refreshed reasons to come to the resort.

CURRENT REALITY

Recreation and leisure in the natural mountain environment are at the heart of Whistler's culture and a major driver of the local economy. Whistler and Blackcomb mountains regularly attract more than two million visitors annually for on-mountain activities.

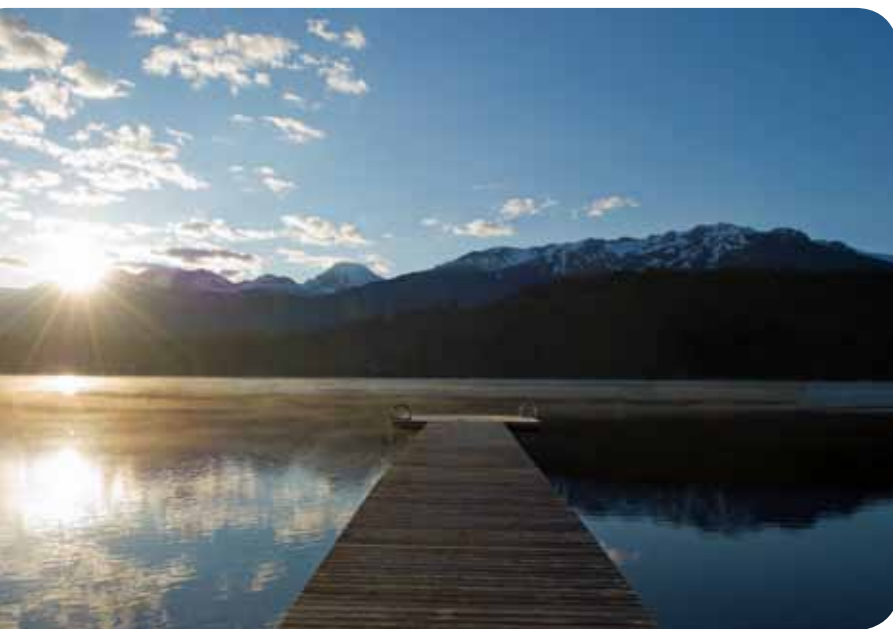
Whistler's recreation and leisure opportunities are diverse and innovative. Residents and visitors choose from an impressive variety of physical and leisure activities supported by Whistler's natural areas, open spaces, trails, parks and recreation facilities. The diversity of opportunities is delivered through the combined efforts of private enterprises, local government, community members and dedicated not-for-profit groups.

Recreation and leisure foster psychological, social, economic and spiritual benefits that support the wellbeing of Whistler's residents and visitors. This focus is a natural extension from the community's roots in recreation-based active lifestyles.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.10. Continue to affirm our unique natural setting as the primary foundation for Whistler's recreation and leisure experience.

Objective 6.10.1. Value and preserve Whistler's scenic qualities.



Policies

- 6.10.1.1. Identify, preserve, improve and maximize areas of special scenic importance within municipal boundaries in participation with relevant agencies and stakeholders in accordance with and to the extent permitted by legislation.
- 6.10.1.2. Strive to preserve viewsapes and scenic corridors as part of the development approval and rezoning process.
- 6.10.1.3. Retain scenic views to and from key open spaces to the extent permitted by legislation.

- 6.10.1.4. Prioritize non-motorized and low-environmental-impact recreation and leisure activities over motorized activities while recognizing the key contribution of mechanized lift access on Whistler Blackcomb to the local economy and to the overall Whistler Experience.
- 6.10.1.5. Support provincial and federal regulations that restrict motorized boat use on Whistler's water bodies.

Objective 6.10.2. Preserve large areas of natural environment through a variety of means.

Policies

- 6.10.2.1. Promote the preservation of public lands through park designations or other regulatory and legislative means.
- 6.10.2.2. Designate natural areas for preservation, where appropriate and in alignment with OCP objectives.
- 6.10.2.3. Manage natural areas to take into account long-term wildfire fuel management impacts and the mitigation of fuel-load hazards.

Objective 6.10.3. Retain a variety of open spaces for resort community needs.

Policies

- 6.10.3.1. Promote retention of a variety of open spaces, ranging from natural forests to open lawn areas to constructed urban spaces as shown on Schedule “H”.

GOAL 6.11. Continue to provide a variety of high quality recreation and leisure amenities.

Objective 6.11.1. Maintain a variety of recreation and leisure amenities.

Policies

- 6.11.1.1. Maintain and improve where feasible Whistler’s overall recreation and leisure infrastructure as generally shown in Schedules “G” and “H”.

Objective 6.11.2. Utilize a proactive and consultative approach in the planning, development and maintenance of recreation and leisure amenities and guiding documents.

Policies

- 6.11.2.1. Integrate planning and development with relevant agencies and stakeholders.



- 6.11.2.2. Review recreational amenities on an on-going basis to ensure that they remain sufficient in scale and relevant to the resort community.
- 6.11.2.3. Utilize best practice design principles to integrate parks with overlapping and adjacent land uses.
- 6.11.2.4. Maintain an active role with relevant agencies and stakeholders in reviewing proposals for recreational activities and development within and adjacent to Whistler’s municipal boundaries.

Objective 6.11.3. Strategically provide recreation and leisure infrastructure.

Policies

- 6.11.3.1. Utilize the Recreation Master Plan (RMP) as the guiding document for Whistler's recreational and leisure amenity needs.
- 6.11.3.2. Review and update the RMP periodically.

Objective 6.11.4. Acquire lands to realize the RMP's objectives.

Policies

- 6.11.4.1. Explore opportunities to acquire and or access lands in support of the RMP.
- 6.11.4.2. Require recreational trails (shown on Schedule "G") to be dedicated as a public right-of-way or otherwise provided to the RMOW, in accordance with and to the extent permitted by provincial legislation.
- 6.11.4.3. Require recreation areas or open space (as shown on Schedule "H") to be dedicated as park or otherwise provided to the RMOW, in accordance with and to the extent permitted by provincial legislation.
- 6.11.4.4. Maintain a park acquisition reserve fund to secure properties in support of the RMP.

GOAL 6.12. Achieve a balance between users' needs and the natural environment in providing recreational opportunities.

Objective 6.12.1. Ensure that recreational opportunities highlight and respect Whistler's natural environment.

Policies

- 6.12.1.1. Allow for public use and enjoyment of natural watercourses, water bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP policies, wetland and riparian area protection guidelines and other best management practices.
- 6.12.1.2. Promote use of preferred modes of transportation to access recreation and leisure amenities in order to reduce vehicle parking requirements, with site-by-site accessible parking maintained.



GOAL 6.13. Whistler provides diverse parks, trails and recreation opportunities.

Objective 6.13.1. Ensure that an appropriate range of recreation and leisure amenities is available to visitors and residents.

Policies

- 6.13.1.1. Provide a variety of recreation and leisure amenities for the use and enjoyment of the resort community as shown in Schedules “G” and “H”.
- 6.13.1.2. Provide opportunities in the natural environment for organized and passive activities.
- 6.13.1.3. Integrate and prioritize new recreation and leisure activities with existing recreation and leisure amenities where feasible.
- 6.13.1.4. Provide accessible information and features within municipal parks and facilities so people may choose the type of recreation opportunities that best meet their needs.

Objective 6.13.2. Provide a system of major and neighbourhood parks for visitor and resident use and enjoyment in support of the RMP.

Policies

- 6.13.2.1. Continue to designate, develop and maintain major parks possessing unique and or highly popular qualities as shown in Schedule “H”.
- 6.13.2.2. The planning, design and programming of major parks will reflect the broad needs and opportunities of the resort community.
- 6.13.2.3. Achieve a balance between neighbourhood and resort community needs in major parks located within or adjacent to residential neighbourhoods.
- 6.13.2.4. Support sport and tournament facilities within major parks in consideration of sport tourism strategies and adjacent uses.
- 6.13.2.5. Continue to designate, develop and maintain neighbourhood parks as shown in Schedule “H”.
- 6.13.2.6. The planning and design of neighbourhood parks will reflect the recreation and leisure needs of the neighbourhood’s residents.

Objective 6.13.3. Provide a network of recreational trails.

Policies

- 6.13.3.1. Continue to develop, maintain and protect a comprehensive network of non-motorized multi-use recreational trails that link built and natural amenities as shown in Schedule “H”.
- 6.13.3.2. Further improve the recreational Valley Trail network to efficiently link commercial centres, neighbourhoods,

schools, parks, trailheads and lakes where reasonably practical and in support of the RMP and the Transportation Cycling Plan (Schedule “F”).

- 6.13.3.3. Continue to participate with other relevant agencies and stakeholders in the planning of the recreational Sea to Sky Trail.
- 6.13.3.4. Continue to lead the implementation of the recreational Sea to Sky Trail within municipal boundaries and in support of the RMP.
- 6.13.3.5. Continue to collaborate with relevant agencies and stakeholders regarding recreational cycling and trail management issues in Whistler and the Sea to Sky corridor.

Objective 6.13.4. Visitors and residents integrate non-motorized recreation into their daily lives.

Policies

- 6.13.4.1. Encourage non-motorized recreation to promote the health and wellbeing of residents and visitors.
- 6.13.4.2. Provide and maintain a network of on and off-road cycling routes supporting recreation and transportation as shown in Schedules “F” and “G”.

GOAL 6.14. Balance the commercial use of public amenities with resort community values and the needs of residents and guests.

Objective 6.14.1. Ensure that commercial uses are consistent with overall resort community values and are respectful of potential impacts to use by residents, guests and adjacent lands and facilities.

Policies

- 6.14.1.1. Use of public amenities by commercial operators is to be consistent with overall resort community values as defined by Whistler2020 and this OCP.
- 6.14.1.2. Consider residents’ and guests’ use and enjoyment of public amenities, adjacent land uses, and the OCP’s general preference for no negative impact and non-motorized activities, when assessing commercial operators’ use of a given amenity.



Official Community Plan
Chapter 7 **Climate Action & Energy**



OUR SHARED FUTURE

Across Whistler, residents and businesses are using less energy and are reducing emissions while enjoying unprecedented success as a resort community. Whistler has effectively decoupled energy consumption from economic progress, and continues to thrive, becoming a richer, healthier, lower-carbon society.

Whistler has dedicated itself to energy conservation as a core strategy for achieving its climate change mitigation commitments. While maintaining tourism as its primary economic engine, the resort community took the lead in reducing GHG emissions from passenger vehicle transportation, commercial fleets, transit, residential and commercial buildings, and municipal and community infrastructure. Committing to our community-adopted targets, Whistler has reduced its community-wide energy consumption by more than 10% from 2007 levels. Whistler has concentrated development within the area bounded by Function Junction in the south and Emerald Estates in the north, utilizing existing infrastructure systems and avoiding the negative traffic and GHG emission impacts characteristic of a more spread-out development pattern. Usage of preferred modes of transportation such as public transit, bicycles and walking have increased considerably, leading to greater use of our commuter trail networks, reduced single-occupant vehicle use, and an increasingly successful public transit system.

Small-scale, renewable energy production has become prominent across the community, with cost-effective rooftop solar water heating making up the largest share. Green building techniques and energy-sharing solutions like district energy systems have reduced energy consumption and GHG emissions – while proving cost-effective. A community-supported new district energy system is being evaluated for integration into the higher-density areas of Whistler Village – a community investment that could further reduce energy consumption in the core commercial area, generating operating cost savings and still further GHG emissions cuts.

In sum, the simultaneously higher-quality and lower energy visitor experience in Whistler continues to set the resort apart from other places in North America and has helped to ensure its success as a world-class resort community – all while decreasing the emissions associated with traditional tourism patterns and infrastructure, as well as limiting cost increases of energy utilities to local businesses and residents.

How do we get there?

- » **GOAL 7.1.**
Substantially reduce GHG emissions from stationary sources.
- » **GOAL 7.2.**
Substantially reduce GHG emissions from mobile sources.
- » **GOAL 7.3.**
Substantially reduce GHG emissions associated with solid waste management.
- » **GOAL 7.4.**
Ensure municipal decision-making is structured to achieve energy goals and GHG reduction targets.

CURRENT REALITY

As a mountain town, Whistler has long been concerned about climate change. The community has a special dependence on weather patterns that deliver sufficient snowfall throughout the winter season. This almost life-or-death relationship to the weather has heightened awareness about Whistler’s shared responsibility to managing our GHG emissions – and the potential impacts if we do not.

The RMOW is a signatory of the BC Climate Action Charter committing to a 33 percent reduction in GHG emissions by 2020. In 2010, the main source of our community GHG was passenger vehicles (49%), followed by commercial natural gas use (24%), and residential natural gas use (10%).

Whistler’s has achieved a 20% reduction in GHG emissions over the past four years, primarily as a result of significant infrastructure projects (pipeline conversion, landfill management and increased organics recycling). However, without significant reductions in total energy consumption (particularly of fossil fuels), further emission reductions will slow dramatically. By comparison, the resort community’s energy consumption has increased by 13% over the past 10 years, with electricity alone up by more than 100 gigawatt-hours (enough to power more than 4,000 electrically-heated homes in our climate). To meet our GHG reduction targets, Whistler must cut 3,000 to 4,000 tonnes of GHG emissions each year until 2020, a substantial challenge to the community’s current patterns of energy consumption.

There are many signs that the resort community is taking energy efficiency and climate protection seriously. Private-sector initiatives have included Whistler’s first net-zero home as well as many other innovative green building projects, increasing residential uptake of home energy improvement grants as well as over 1,000 local registrations in BC Hydro’s Team Power Smart program. Moreover, numerous local businesses have integrated energy and emission inventories into their management systems.

In the public sector, leadership has included a new PassivHaus-certified community building at Lost Lake, an innovative alternative energy-based district energy system at Cheakamus Crossing, LEED-certified public buildings and substantial energy efficiency upgrades to our community pool. Other large-scale emission reduction projects include the cap-and-capture of landfill methane, a new organics recycling facility as well as work supporting Terasen Gas (Whistler) Inc.’s (now FortisBC) propane to natural gas conversion and pipeline installation project.

GOALS, OBJECTIVES AND POLICIES

GOAL 7.1. Substantially reduce GHG emissions from stationary sources.

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Emissions from Stationary Sources include emissions from commercial and residential buildings as well as from key municipal and community infrastructure. Stationary Sources in Whistler (primarily buildings) represent approximately 65% of total community energy use, and 45% of GHG emissions. Increasing the energy performance of local buildings is an important opportunity for reducing community-wide emissions and energy consumption.

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Objective 7.1.1. Make energy conservation the core strategy and highest priority for achieving our GHG emission reduction goals.

Policies

7.1.1.1. Establish the entire municipality as a development permit area (Schedule U) for the purposes of promoting



energy and water conservation as well as the reduction of GHG emissions.

- 7.1.1.2. Maintain, update and apply the RMOW Green Building Policy to reflect current trends in energy efficiency and local government jurisdiction, and support our community-wide commitment to GHG reduction and energy performance.
- 7.1.1.3. Encourage increased uptake of building energy retrofit programs (provincial, federal and utility-based).
- 7.1.1.4. Remove barriers to higher building envelope insulation standards from local regulations and standards.
- 7.1.1.5. Encourage opportunities and approaches that reduce the direct heating of outdoor areas such as through open shop doors, patio heaters and heated driveways.

Objective 7.1.2. Create an incentive structure to encourage energy-efficient, low-carbon construction and development practices.

Policies

- 7.1.2.1. Create and deploy incentives to facilitate upgrades of existing infrastructure and buildings that improve energy efficiency.
- 7.1.2.2. Work to structure municipal fees and charges on development to reflect energy efficiency and lower-environmental-impact development.

Objective 7.1.3. Evaluate opportunities for low-carbon, district-based energy systems.

Policies

- 7.1.3.1. Designate Whistler Village as a District Energy Investigation Area.
- 7.1.3.2. Catalogue and develop strategies for maximizing the re-use of waste heat resources across the resort community.
- 7.1.3.3. Where sufficient demand exists, support the development of district heating and cooling systems that increase energy efficiency, increase the share of energy production from renewable sources, reduce operating costs and decrease GHG emissions.

Objective 7.1.4. Work with senior levels of government to encourage carbon fuel reduction and energy conservation policies in jurisdictional realms beyond local government control.

Policies

- 7.1.4.1. Support provincial building code extensions and other tools that maximize the extent that local building regulation can require or support renewable energy systems in local development and construction.



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Increasing the renewable energy share in Whistler is an important strategy for reducing the consumption of higher carbon fuel sources (especially fossil fuels). As the integration of renewable energy infrastructure in building design is outside local government jurisdiction, working with the provincial government through building code extensions (such as a solar-hot-water-ready code) is one of our best strategies for furthering such regulations.

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Objective 7.1.5. Support local and regional low-carbon energy production that includes a careful assessment of potential negative impacts on ecosystem function, air quality, community character and visual aesthetics.

Policies

- 7.1.5.1. Encourage increased energy self-sufficiency through on-site renewable energy generation opportunities for existing and new buildings.
- 7.1.5.2. Support local and regional renewable electricity production opportunities.

GOAL 7.2. Substantially reduce GHG emissions from mobile sources.

Objective 7.2.1. Treat land use as a primary determinant of transportation-based energy use.

Policies

- 7.2.1.1. Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.
- 7.2.1.2. Proposals for new development or significant redevelopment should be required to quantify future GHG emissions and energy consumption and incorporate measures to minimize and/or mitigate projected increases.
- 7.2.1.3. Consider extended application of residential infill policies as a means of reducing GHG emissions.
- 7.2.1.4. As a strategy to reduce commuting emissions, investigate opportunities to include live-work use designations within existing zones where this inclusion would not have adverse impacts on the neighbourhood's character.
- 7.2.1.5. Consider approval of new development or significant redevelopment only near settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.
- 7.2.1.6. Reduce regional transportation emissions by supporting appropriate opportunities for increasing local food production.



Objective 7.2.2. Prioritize infrastructure development and policies that support preferred modes of transportation for intra-community travel.

Policies

7.2.2.1. Use every reasonable opportunity to further the use of preferred modes of transportation.

7.2.2.2. Continue to support transportation demand strategies that pass the infrastructure, servicing, environmental and land use opportunity costs of parking onto parking users.

7.2.2.3. Consider use of cash-in-lieu parking fees for improvement of pedestrian, cycling, and transit infrastructure.

7.2.2.4. Increase year-round connectivity for active transportation modes throughout the community – especially in areas near convenience services.

7.2.2.5. Investigate potential sites, facility requirements and alternative funding models to support developing one or more centralized multimodal transportation hubs, potentially including the Whistler Village Visitor Centre, to enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally.

Objective 7.2.3. Increase integration of lower-impact technologies for community mobility.

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 The reduction of energy use as well as the reduction of GHG emissions produced by passenger vehicle travel patterns will require both fewer, 'vehicle-kilometres-travelled' across the community, as well as fewer GHG emissions per kilometre that is travelled. Both strategies will be required to achieve our community targets for GHG reduction.

Policies

7.2.3.1. Integrate support for electric vehicle charging infrastructure into relevant municipal development policies.

7.2.3.2. Support the development of and increased access to reduced-carbon mobile fuel options such as natural gas, appropriate biofuels and electricity.

7.2.3.3. Encourage commercial recreation and leisure operators to minimize the GHG emissions associated with their activities.

GOAL 7.3. Substantially reduce GHG emissions associated with solid waste management.

Objective 7.3.1. Continue to develop policies, practices, and targets designed to help Whistler meet its Zero Waste Goal.



Policies

- 7.3.1.1. Develop, expand and promote programs and infrastructure that increases local recycling diversion rates, especially of organics.

GOAL 7.4. Ensure municipal decision-making is structured to achieve energy goals and GHG reduction targets.

Objective 7.4.1. Achieve community-level GHG reduction targets.

Policies

- 7.4.1.1. Lead a community-wide effort to reduce total community GHG emissions to a level 33% lower than 2007 levels by 2020; 80% lower than 2007 levels by 2050; and 90% lower than 2007 levels by 2060.
- 7.4.1.2. Lead a community-wide effort to reduce total energy consumption to a level 10% below 2007 levels by 2020.
- 7.4.1.3. Monitor and report annually on both community-wide and corporate energy and GHG emission performance.
- 7.4.1.4. Respect the resort community’s adopted GHG reduction target when evaluating changes to development and land use patterns.
- 7.4.1.5. Ensure that the Resort Municipality’s Energy and Climate Action Plan is updated every five years.

Objective 7.4.2. Support community marketing and outreach programs that raise awareness of the benefits of reducing personal energy use and decreasing our collective GHG emissions.

Policies

- 7.4.2.1. Promote awareness of climate change mitigation and adaptation, as well as the importance of energy efficiency, through community outreach that targets personal energy and emission reduction opportunities.

Objective 7.4.3. Ensure that climate change adaptation planning is integrated in community decision-making.

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 Adapting to climate change is a new, inevitable reality, particularly in mountain resort communities. Despite genuine efforts to mitigate climate change, leading scientists tell us that a changing climate is inevitable and we can expect increasing temperatures, more frequent storms and sea level rise. Rising mobile fuel costs and consequent impact on travel and tourism patterns need to be understood for continued resort success. Failure to strategically evaluate and act upon these issues could substantially and unnecessarily increase the vulnerability of Whistler primary economic engine – tourism.

Policies

- 7.4.3.1. Pursue strategic adaptation planning that regularly assesses the potential impacts of climate change, carbon pricing and rising fuel costs on Whistler’s tourism economy.
- 7.4.3.2. Ensure that strategic directions related to climate change risk management and climate change adaptation are considered in decision-making processes.





Official Community Plan
Chapter 8 **Transportation & Infrastructure**





HOW DO WE GET THERE?

- » **GOAL 8.1.**
Encourage walking, cycling and transit as Whistler's preferred modes of transportation.
- » **GOAL 8.2.**
Accommodate general-purpose traffic in a way that supports economic viability, environmental protection and community liveability.
- » **GOAL 8.3.**
Accommodate other transportation modes that support economic viability, environmental protection and community liveability.
- » **GOAL 8.4.**
Maintain and enhance Whistler's sewer and stormwater systems and infrastructure in a way that is cost-effective and minimizes or eliminates environmental impacts.
- » **GOAL 8.5.**
Ensure safe and reliable drinking water and water supplies for Whistler's residential and commercial needs and for its fire protection using methods that consider conservation measures, maintain a high quality infrastructure and minimize environmental impacts.
- » **GOAL 8.6.**
Move progressively toward zero solid waste in a cost-effective, efficient and environmentally sound manner.
- » **GOAL 8.7.**
Ensure Whistler is adequately serviced with telecommunications and energy services in a way that minimizes environmental and resort community impacts.
- » **GOAL 8.8.**
infrastructure in Whistler from floods.

OUR SHARED FUTURE

Whistler's transportation and infrastructure systems are integral to the livability and success of Whistler as a resort community. Whistler residents are encouraged to use walking, cycling and public transit, supported by an excellent transportation infrastructure oriented to these modes. As a result, residents and visitors increasingly choose preferred modes over single-occupancy vehicle trips.

Whistler's transit system continues to experience the highest ridership in British Columbia and is delivered efficiently and cost effectively while maintaining affordability and the highest possible service levels. With a wide range and frequency of regional bus services, it's never been easier to travel to Vancouver and beyond.

Whistler's water, wastewater, rainwater management, and solid waste infrastructure systems set a high standard, consistent with the resort community's standing as a world class destination that is steadily moving towards sustainability. Whistler residents and visitors enjoy high quality drinking water and do their best to conserve this valuable resource. A dependable water supply is in place for personal, commercial and fire protection needs. Rainwater management and flood control measures replicate natural hydrological systems and functions as much as possible. Continual innovation in solid waste treatment as well as aggressive composting and recycling programs ensure that Whistler's Zero Waste Goal has been met and is being sustained.

CURRENT REALITY

Whistler relies on an efficient transportation infrastructure to people and goods to, from and within the resort community. Initiatives have been undertaken to promote shifts away from the private automobile to preferred modes of transportation. Recent upgrades have been completed to Highway 99, BC Transit facilities, the Valley Trail system and pedestrian and bicycle networks.

Whistler has relatively high participation in preferred modes of transportation including carpooling, transit,

walking and biking. The Whistler Transit System has been a strong success, experiencing the highest ridership per service hour in British Columbia and consistently serving almost 3 million riders per year.

Whistler has also completed major infrastructure upgrades to its wastewater treatment facility, water supply system, rainwater management systems, and solid waste management facilities that incorporate sustainability measures and meet Whistler's future needs.

GOALS, OBJECTIVES AND POLICIES

Transportation

GOAL 8.1. Encourage walking, cycling and transit as Whistler's preferred modes of transportation.

Objective 8.1.1. Create engineering systems and supporting systems that make preferred modes attractive by being affordable, convenient, safe and enjoyable throughout the year, while minimizing environmental impacts.

Policies

- 8.1.1.1. Encourage residents and visitors to shift from personal motor vehicles towards preferred modes of transportation through incentives, disincentives, supportive land use, education and awareness.
- 8.1.1.2. Collaborate with the provincial government to enhance the character of Highway 99 in key areas to ensure the highway approach to the resort community is as interesting and vibrant as Whistler itself, including measures such as vegetative buffers, medians, landscaping, public art and safe pedestrian, bicycle and transit facilities, in a manner that is compatible with encouraging preferred modes of transportation.
 - 8.1.1.3. Work with the provincial government to upgrade and develop safe crossings for pedestrians and cyclists in the Highway 99 corridor through the improvement of sightlines, crossing distances, lighting, visibility and other measures.
 - 8.1.1.4. Monitor crosswalks and intersections in the resort community to identify safety issues and implement measures, such as improved lighting, that make crossings more comfortable for pedestrians, cyclists, and those in wheelchairs or having other mobility challenges.
 - 8.1.1.5. Ensure the needs of pedestrians, cyclists and those using wheelchairs or having other mobility challenges are given equal consideration to the needs of those using motor vehicles during construction and maintenance activities.
 - 8.1.1.6. Maintain a pedestrian and bicycle network throughout the valley as shown in Schedule "F" that encourages year-round use of preferred modes of transportation.
 - 8.1.1.7. Use the recommendations of the Whistler Transportation Cycling Plan and the Whistler Recreational Cycling Plan in planning for the pedestrian and bicycle network.



- 8.1.1.8. Reduce conflicts between different types of users on sidewalks and the pedestrian and bicycle network, and continue to develop bicycle and pedestrian infrastructure in areas with demonstrated need.
- 8.1.1.9. Work with resort community stakeholders to develop and implement outreach and awareness measures to improve the safety of all road users.
- 8.1.1.10. Continue to operate a successful and accessible transit system in collaboration with funding and operating partners, expanding service area coverage and frequency as demand and resources permit.
- 8.1.1.11. Work with the provincial government and regional stakeholders to develop an equitable regional transit model.
- 8.1.1.12. Work with regional passenger carriers and provincial regulatory bodies to encourage greater frequency and more affordable choices for regional bus travel.
- 8.1.1.13. Accommodate the staging and parking requirements of buses transporting visitors to, from and within Whistler in a manner that minimizes impacts to the resort community and enhances visitor experience.
- 8.1.1.14. Recognizing that current technologies are unlikely to permit the immediate return of passenger rail service, continue to encourage the provincial government and private sector to pursue the return of higher-volume, affordable and more frequent passenger rail service to Whistler and to continue to develop infrastructure compatible with the return of higher-volume passenger rail service.
- 8.1.1.15. Support the development of fiscally responsible facilities that centralize multi-modal transportation within Whistler Village, enhance the visitor experience and encourage the use of preferred modes of transportation locally and regionally.

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Studies have indicated and community businesses have suggested that an impediment to using preferred modes for travel is the requirement for multiple ticketing, multiple modes and several luggage transfers, which can be particularly difficult during long-haul travel and for certain user groups such as seniors, the disabled and families with multiple children. This policy supports partnerships to allow visitors to “check in” once at their origin and receive single ticketing and continuous luggage transfers all the way to their Whistler accommodation.

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- 8.1.1.16. Encourage the development of infrastructure required for passenger arrival and departure from preferred travel modes to, from and within the resort community.

GOAL 8.2. Accommodate general-purpose traffic in a way that supports economic viability, environmental protection and community liveability.

- Objective 8.2.1. Support appropriate levels of service for general-purpose traffic for trips to, from, and within Whistler while minimizing community and environmental impacts.

Policies

- 8.2.1.1. Develop a safe local network road system, as shown in Schedule "E", which services development anticipated within this OCP in a way that minimizes negative impacts on neighbourhoods, subdivisions or other developed areas.
- 8.2.1.2. Work with the provincial government to develop the local network road system to provide access to Highway 99 in a way that minimizes delays and congestion.
- 8.2.1.3. Enable the following priorities when reviewing local network road system modifications:
- a) Preserve opportunities to modify Highway 99, such as queue-jumper lanes for transit vehicles, while providing for local uses.
 - b) Complement the provincial roles and priorities for Highway 99.
 - c) Minimize negative circulation impacts on established neighbourhoods and subdivisions resulting from new developments.
 - d) Avoid modifications that compromise Whistler's liveability, attractiveness or economic viability.

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Highway 99, a provincially controlled road, is an integral part of Whistler's transportation system serving local, regional and long-distance traffic for many purposes, including personal and commercial. Whistler and the provincial government understand these multiple roles and work together to ensure that the local uses of the highway are compatible with the regional and long-distance roles.

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- 8.2.1.4. Provide alternate routes for local traffic to provide choice to local residents and emergency access alternatives during periods of congestion on Highway 99.
- 8.2.1.5. Monitor use by all transportation modes of Highway 99 and the local network road system.
- 8.2.1.6. Maintain construction standards for local roads that are consistent with the unique needs of a mountain resort community, such as maintaining a natural setting and facilitating snow clearing and removal.
- 8.2.1.7. Evolve technical standards and best practices for more sustainable neighbourhood infrastructure when designing the road network.
- 8.2.1.8. Incorporate appropriate traffic-calming measures that improve liveability when reconstructing existing roads or developing new roadways in accordance with the Municipal Traffic Calming Policy.
- 8.2.1.9. Manage parking, including day-visitor parking, throughout the resort community in a manner that supports municipal transportation objectives.
- 8.2.1.10. Support the creation of one or more future satellite skier parking areas at the periphery of the resort community, provided that any such facilities support the resort community's objectives of preserving economic viability and positive visitor experiences.

GOAL 8.3. Accommodate other transportation modes that support economic viability, environmental protection and community liveability.

Objective 8.3.1. Support appropriate levels of service by transportation modes other than preferred modes and general-purpose traffic for trips to, from and within Whistler while minimizing community and environmental impacts.

Policies

- 8.3.1.1. Work with the railway companies and government regulators to improve the safety of railway crossings by roads and the Valley Trail within the Resort Municipality.
- 8.3.1.2. Maintain ownership/leasehold of the Municipal Heliport and continue to work with the Whistler Heliport Society to concentrate helicopter activity at this location as a means of protecting the community from noise and other helicopter traffic impacts.
- 8.3.1.3. Support the operation of the existing float plane site at Green Lake in cooperation with Transport Canada, the aviation community, and the provincial government as the issuer of Crown land tenure.
- 8.3.1.4. Discourage further helicopter/aircraft facilities within the developed areas of Whistler, particularly Whistler Village and Whistler Creek.
- 8.3.1.5. Discourage float plane activity at other locations within the Resort Municipality.

INFRASTRUCTURE

GOAL 8.4. Maintain and enhance Whistler's sewer and stormwater systems and infrastructure in a way that is cost-effective and minimizes or eliminates environmental impacts.

Objective 8.4.1. Develop sewer and drainage systems to service planned development in a manner compatible with the environmental sensitivities of Whistler's natural areas, by setting exceptionally high standards consistent with Whistler's move toward sustainability.

Policies

- 8.4.1.1. Construct and maintain only tertiary-level wastewater treatment facilities and an advanced sewage collection system to serve existing and planned development within the sewer system service area with a sewage treatment facility at the location shown on Schedule "C". Evaluate the cost-effectiveness of conservation measures and compare them to the capital and operating costs of developing new capacity through conventional means, before developing the sewer system capacity required to serve the development identified in this OCP.
- 8.4.1.2. Maintain sewage and drainage systems that minimize impacts on the natural environment and receiving streams.
- 8.4.1.3. Require lands within the sewer system service area, as shown in Schedule "C", to be connected to the sewer system when considering land development applications.

- 8.4.1.4. Withhold approval of any proposed development outside the sewer system service area that would have a sewage disposal system that would result in negative environmental impact.
- 8.4.1.5. Assess the capital and long-term operating costs of providing sewer services to areas outside of the sewer system service area when reviewing new land development proposals.
- 8.4.1.6. Implement sewage and stormwater volume reduction measures.
- 8.4.1.7. Reduce odours in the sewer system.
- 8.4.1.8. Adhere to the requirements set out in the liquid waste management plan and update the plan and best practices as required by the provincial government.

GOAL 8.5. Ensure safe and reliable drinking water and water supplies for Whistler’s residential and commercial needs and for its fire protection using methods that consider conservation measures, maintain a high quality infrastructure and minimize environmental impacts.

Objective 8.5.1. Maintain a water system that continues to produce safe drinking and domestic water supplies sufficient for planned future development in a manner compatible with Whistler’s environmental stewardship ethic.

Policies

- 8.5.1.1. Maintain a healthy water supply system, as shown on Schedule “D” that is capable of providing high-quality water for domestic uses and sufficient quantities to provide for fire protection for the built environment plus future development.
- 8.5.1.2. Evaluate the cost-effectiveness of conservation measures before developing the water supply system capacity required for planned development through conventional capital means.
- 8.5.1.3. Require lands within the water service area shown in Schedule “D” to be connected to the water supply system for the provision of potable water when considering land development applications.
- 8.5.1.4. Assess the capital and long-term operating costs of providing water supply and treatment services to areas outside of the WUDCA when reviewing and considering approval of new land development proposals.
- 8.5.1.5. Pursue water conservation and demand-side management measures in an efficient and cost-effective manner.
- 8.5.1.6. Implement the recommendations in the Groundwater Resource Protection Plan.
- 8.5.1.7. Recognize the importance of groundwater and address impacts that land uses may have upon the well protection areas by applying the requirements identified in the Acquirer Protection Development Permit Area as shown on Schedule “N”.
- 8.5.1.8. Restrict human, industrial and commercial activities in the surface water supply zones identified in Schedule “N”.

- 8.5.1.9. Evaluate the development of infrastructure that allows recycled water to be distributed for non-potable uses, to the extent accommodated by evolving provincial legislation and in a manner considering the overall capital and operating costs.

GOAL 8.6. Move progressively toward zero solid waste in a cost-effective, efficient and environmentally sound manner.

Objective 8.6.1. Limit, minimize impacts of, and eventually eliminate in a cost-effective manner Whistler’s contribution of substances and materials returned to the earth.

Policies

- 8.6.1.1. Continue moving towards the Zero Waste goal endorsed in 2005, and continue to monitor and update Zero Waste indicators, objectives and goals.
- 8.6.1.2. Operate and encourage the private sector to participate in innovative, cost-effective and environmentally sustainable solid waste and recycling programs in support of achieving our Zero Waste goal.
- 8.6.1.3. Make land use decisions that can accommodate facilities for evolving extended producer responsibility programs.
- 8.6.1.4. Require new development or significant redevelopment to incorporate measures minimizing solid waste, and encourage alternative and evolving methods of waste diversion.
- 8.6.1.5. Require new development to implement waste reduction programs during demolition, construction and land clearing.
- 8.6.1.6. Solid waste incineration will not be supported, as the environmental trade-offs required are not acceptable to our community.

.....
 Incineration (including gasification and plasmafication) of solid waste is utilized in other jurisdictions. In some cases it also generates energy. The negative trade-offs include impacts on air quality and, when energy is being produced, creation of a disincentive to divert waste from the incineration stream. This would move our resort community away our Zero Waste goal. This type of facility is not compatible with a healthy resort community environment.

- 8.6.1.7. Operate centralized community drop-off facilities for domestic solid waste disposal, recycling and composting at the locations shown in Schedule “B”.
- 8.6.1.8. Evaluate and implement efficient and convenient methods of collecting solid waste, recyclables and compost for people utilizing preferred methods of transportation.

Whistler promotes use of preferred transportation modes, and it is currently inconvenient for many of those users to access collection facilities. Whistler Transit prohibits transportation of solid waste. This policy promotes alternatives to support preferred mode users, which supports community livability and, by reducing travel to central collection facilities, GHG emission reductions.

- 8.6.1.9. Operate a solid waste transfer station and drop-off facility for commercial, industrial, and institutional solid waste and recycling at the location identified in Schedule “B”, in recognition of the business, industrial and institutional sectors’ special waste disposal needs.
- 8.6.1.10. Continue to operate a regional composting facility at the location shown in Schedule “B” to process compostable materials from adjacent communities and regional businesses, industries, and institutions.
- 8.6.1.11. Manage solid waste in accordance with the Regional Solid Waste Management Plan.
- 8.6.1.12. Collaborate with regional and provincial agencies and stakeholders regarding zero waste issues locally and regionally.
- 8.6.1.13. Encourage the use of the Re-Build-It Centre for the reuse of building materials and support of community services.

GOAL 8.7. Ensure Whistler is adequately serviced with telecommunications and energy services in a way that minimizes environmental and resort community impacts.

Objective 8.7.1. Support the provision of a full range of high-quality energy and telecommunications offerings to support community livability and economic viability, while minimizing costs and potential resort community and environmental impacts resulting from infrastructure installations.

Policies

- 8.7.1.1. Utilize BC Hydro as the primary supplier of electrical energy within the municipality, while considering appropriately-scaled, small-scale electrical generation facilities that are in alignment with other policies (particularly in the Natural Environment and Climate Change and Energy Conservation chapters) in this OCP and do not impose negative impacts on the resort community.
- 8.7.1.2. Support one primary supplier of piped natural gas.
- 8.7.1.3. Discourage the use of exterior propane tanks to provide gas energy for interior cooking and heating in the resort core areas.
- 8.7.1.4. Encourage choice in telecommunications for residents and visitors to the community, provided that the number of service providers and the impacts of their infrastructure do not degrade livability or the resort experience or increase costs to the Resort Municipality.
- 8.7.1.5. Recover costs from energy and telecommunications providers, taking into consideration actual ongoing costs to the Resort Municipality, to ensure that telecommunications providers install, maintain, operate and renew their infrastructure within public lands.

Objective 8.7.2. Protect the resort community’s aesthetics by discouraging new overhead telecommunications and electrical energy installations within the municipality.

Policies

8.7.2.1. Partner with provincial agencies and regulators to discourage any new overhead telecommunications and electrical energy installations within the municipality.

GOAL 8.8. Ensure the safety and protection of humans, property and infrastructure in Whistler from floods.

Objective 8.8.1. Require development to be adequately protected from flood hazards.

Policies

8.8.1.1. Collaborate with provincial and federal organizations with respect to evolving standards for the operation, maintenance, renewal and restoration of flood-protection infrastructure.

.....
Whistler, like many mountain communities, is surrounded by waterways that can present serious risks to persons, property and infrastructure. As navigation on these waterways is usually regulated by senior governments and frequently traverses varying jurisdictions, it is important to work with such relevant organizations to address upstream and downstream flooding issues using best practices and funding mechanisms.
.....



Glossary

Quick links:

[A](#) | [B](#) | [C](#) | [D](#) | [E](#) | [F](#) | [G](#) | [H](#) | [I](#) | [J](#) | [K](#) | [L](#) | [M](#) | [N](#) | [O](#) | [P](#) | [Q](#) | [R](#) | [S](#) | [T](#) | [U](#) | [V](#) | [W](#) | [X](#) | [Y](#) | [Z](#) | [TOC](#)

Terms and Definitions

A

Accommodation

Means development for permanent or temporary residential purposes, including without limitation sleeping units, guest rooms or dwelling units, but excludes a campground.

Active Transportation

Active Transportation refers to any form of travel that is self-propelled, it may include in-line skating, walking, jogging, cycling, hand propelled wheelchair use, cross-country skiing and/or skateboarding.

Auxiliary Residential Accommodation

Means residential accommodation which is auxiliary to the principal use of the building in which it is located.

Avalanche 30 Metre Buffer

Means an area measured 30 metres from the boundary of the avalanche track.

Avalanche Track

Means an area on upper mountain slopes created by the slidepath of avalanche(s), consisting of plant communities dominated by shrub, herb, young conifer and brushy talus slopes.

B

Bed and Breakfast

Use of a detached dwelling for the rental of three or less guest rooms for the temporary lodging of paying guests and the use of common living and dining areas by such guests (*adapted from zoning bylaw 303 and existing OCP definition*).



Bed Unit	Means a measure of a quantity of development intended to reflect servicing and facility requirements for one person, calculated as follows: The bed unit measure means “a measure of development intended to reflect servicing and facility requirements for one person.” Different accommodation types and sizes are allocated a specified number of bed units – six bed units for single-family detached and duplex dwellings, and two to four bed units for multi-family dwellings and commercial accommodation units based on the gross floor area of the unit.
Best Management Practices	Means approaches based on known science that, if followed, should meet the required standard or achieve the desired objective.
Best Practice Design Principles	Generally-accepted, informally-standardized design techniques, methods, or processes that have proven themselves over time to accomplish desired results.
Biological Diversity (or Biodiversity)	Means the range of variation found among microorganisms, plants, fungi and animals. Also the richness of species of living organisms.
Business	Means the use of land, buildings or structures in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and includes the administrative offices of a non-profit or charitable organization.
C	
Campsite	Means a site within a campground intended for occupancy by travel trailers, tent trailers, tents, or similar transportable accommodation.
Commercial	Means the use of land, buildings or structures for the purpose of buying and selling commodities and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction or other similar uses.
Commercial Accommodation	Means a hotel or other development offering short-term lodging with a guest registry and lobby facilities.
Commercial Use of Public Amenities	Licensed or otherwise permitted auxiliary uses upon municipally controlled lands that act in a for-profit, private or charity capacity. Includes but not limited to rental of outdoor recreation equipment and supplies, food and beverage services, sale of retail merchandise, recreational experience providers (i.e. guided watercraft tours, tree ropes course etc), other services (i.e. dog walking business, fitness training etc).



Community Emissions	Means the greenhouse gas emissions resulting from activities that occur within the boundary of the Resort Municipality of Whistler.
Connectivity	Means contiguous tracts of wildlife habitat that provide continuous structural linkages among habitats, and provide habitat connectivity by allowing or facilitating movement among habitat patches, as well as latitudinal or elevation movements responding to seasonal climate change.
Corporate Emissions	Means greenhouse gas emissions associated with the Municipality's operations including administration & governance; drinking, storm and waste water management; solid waste collection, transportation; roads and traffic operations; arts recreation and cultural services; and fire protection.
Cumulative Environmental Effects	Means changes to the environment that are caused by an action in combination with other past, present and future human actions.
D	
Dangerous Wildlife	Means bear, cougar, coyote or wolf, or a species of wildlife that is prescribed as dangerous under the <i>BC Wildlife Act</i> .
Detached Dwelling	Means a residential building containing one principal dwelling unit.
Development	Means construction of a building or structure, alteration of land or a building or structure, or a change in use of land, a building or structure.
District Energy Investigation Area	
Dormitory	Means a building or part of a building including a hostel containing a room or rooms forming one or more habitable units which are used or intended to be used by residents for living or sleeping, with common kitchen or washroom facilities.
Duplex Dwelling	Means a building consisting of two principal dwelling units placed one above the other or attached side by side.
Dwelling Unit	Means a self-contained set of habitable rooms with one set of cooking facilities in a building.



E

Early Succession Ecosystems

Means areas that have been previously disturbed by human or natural activity, and includes vegetation structural stages ranging from sparse/bryoid to forests less than 80 years old.

Ecosystem

Means a portion of the landscape with relatively uniform vegetation and soils, comprising the biotic (living) organisms and abiotic (non-living) components of the landscape, together with the processes that link them including nutrient cycling and energy flow.

Ecosystem Based Management (EBM)

Means an adaptive management approach to managing human activities that seeks to ensure the coexistence of healthy, fully functioning ecosystems and human communities. The intent is to maintain those spatial and temporal ecosystems such that component species and ecological processes can be sustained, and human well-being supported and improved.

Environmental Impact Assessment

Means an impact analysis prepared in accordance with the submission requirements and process described in Schedule "M" to determine the potential impact of a proposed development in a particular area.

Environmental Review

Means an environmental inventory and assessment prepared in accordance with the requirements and process as described in Schedule "M".

F

Forested Floodplain Sites <2ha

Means forested floodplain sites less than two hectares in area that are designated PAN 2 Conservation.

Forested Floodplain Sites >2ha

Means forested floodplain site units greater than two hectares in area that are designated PAN 1B Preservation.

Forested Floodplains

Means low, medium and high bench floodplain sites on rich, wet areas with poorly drained alluvial soils.

Full Service (visitor accommodation)

Visitor accommodations that focus on consistent service quality, providing user-friendly reservations, full check-in/out facilities, as well as other guest amenities such as concierge, 24-hour room service, turn down service, business centre and other related services and generally exhibit a high level of maintenance and refurbishment.



G

Greenhouse Gas (GHG)

Means any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed as a greenhouse gas by Provincial regulation.

Guest Room

Means one habitable room that is used for temporary accommodation of paying guests and may include a bathroom and some uses may include cooking facilities.

H

Habitat

Means the place or type of site where an organism or population naturally occurs.

High Mountain Ecosystems

Means areas that consist of alpine krummholz, alpine meadow, sub-alpine parkland, and transition parkland site units, that occur on upper slopes above the treeline.

High Water Mark

Means the visible high water mark of a stream where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

I

Impervious Surface

Means any constructed surface that has a runoff coefficient greater than 0.8, including, but not limited to, rooftops and surfaces covered by asphalt and concrete, such as parking lots, driveways and roads. The runoff coefficient is a multiplier that is a function of rainfall intensity, catchment relief, catchment storage and ground characteristics.

Important Ecosystem

Means habitat for species at risk including ecosystems that are at risk, and/or are biologically diverse, and/or that provide linkages between natural areas.

Infill Housing

The incremental addition of new Dwelling Units within existing developed areas (*from Bylaw 1913, 2009*).

Invasive Species

Means flora and fauna that colonize and dominate the habitats of native species.



J

K

L

Light Industrial

Means the use of land, buildings or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses, but does not include uses, which generate noxious waste or materials.

Live-Work

Use of a dwelling unit for the conduct of a home occupation; home occupation means a craft or occupation conducted as an accessory use subordinate to the principal use of a residential dwelling (*adapted from zoning bylaw 303*).

Legacy Land Agreement

M

Maximum Potential

Industrial uses typically do not build to the maximum permitted densities, due to parking, loading and storage requirements.

Major Park

Municipally controlled land possessing unique, diverse and highly popular recreation and leisure amenities and opportunities including lakefront. Major parks cater to the resort community and consequently attract people from beyond neighbourhood boundaries because of their special amenities.

Material Extraction

Means the extraction of material for construction, industrial or manufacturing purposes, including but not limited to rocks, gravel, sand, clay and soil.

Multiple Residential

Means a residential building containing three or more dwelling units.

Municipality

Means the Resort Municipality of Whistler.



N

Natural Areas

A subset of Open Space that is primarily in a natural and undeveloped condition.

Native Plant Species

means plants that occur naturally in a given area or region.

Neighbourhood Park

Municipally controlled land with space, recreation and leisure amenities designed specifically for the immediate neighbourhood in which it is located.

No Net Habitat Loss

Means the amount of habitat within the RMOW remains the same through the active conservation of the current productive capacity of habitats, the restoration of damaged habitats and the development of habitats.

Non- motorized

Travelling without electric or fossil-fueled powered means. Includes walking, cycling, small-wheeled transport (skates, skateboards, push scooters and hand carts) and wheelchair travel (motorized wheelchairs permitted). These modes provide both recreation (they are an end in themselves) and transportation (they provide access to goods and activities), although users may consider a particular trip to serve both objectives.

O

Occupancy Rate

Represents the proportion of occupied visitor accommodation on a seasonal or annual basis, calculated as the total number of paid room nights divided by the total number of rooms available within the resort community (*TW; definition adapted from Whistler 2020 'occupancy rate' core indicator measure*).

Old Growth and Mature Forests

Low Elevation Old Growth (>50%) means areas of forest below 1,000 metres in elevation, in which more than 50% of the trees are over 250 years old, and including a 30 metre buffer

Low Elevation Old Growth (<50%) means areas of forest below 1,000 metres in elevation, in which less than 50% of the trees are over 250 years old, and including a 30 metre buffer

Low Elevation Mature Forest means areas of forest below 1,000 metres in elevation, containing predominantly trees between 80 and 250 years old.

High Elevation Old Growth & Mature Forests means areas of forest above 1,000 metres in elevation, containing both old growth and mature forests (containing predominately trees older than 80 years old).



Open Spaces

A parcel of land that is suitable for passive, active, programmed, or un-programmed recreation and leisure purposes. Includes forested natural areas to urban spaces.

P**Pension**

Use of a building for visitor accommodation for the rental of four to eight guest rooms for the temporary lodging of paying guests and the use of common living and dining areas in the building by such guests. *(adapted from zoning bylaw 303 and existing OCP definition.)*

Precautionary Principle

Means the avoidance of environmental risk in the face of uncertainty. Where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those taking the action.

The key element of the precautionary principle is avoidance of environmental risk in the face of uncertainty. Where there are threats of serious or irreversible damage, the burden of proof that it is not harmful falls on those taking the action.

Preferred Modes of Transportation

Whistler2020 prioritizes preferred modes of transportation in the following order: (1) pedestrian, bicycle and other non-motorized means, (2) mass transit (3) private automobile (high occupancy vehicles and leading low-impact technologies), (4) private automobiles (single occupancy vehicles, traditional technologies).

Public Lands

Lands whose responsibility lies with the municipality or Crown.

Q**Qualified Environmental Professional (QEP)**

Means an applied scientist or technologist, acting alone or together with another qualified environmental professional to prepare an environmental review or environmental impact assessment, if:

- a) The individual is registered and in good standing in British Columbia with a recognized professional organization, acting under that association's code of ethics and subject to disciplinary action by that association;



- b) The individual's area of expertise is recognized in the environmental report's terms of reference as one that is acceptable for the purpose of providing all or part of a report in respect of the particular development proposal that is being assessed; and
- c) The individual is acting within that individual's area of expertise.

R

Recreation and Leisure Amenities

(modified from W2020) Any naturally occurring or constructed feature that supports activities for residents and visitors to freely choose to do with their time, including: engaging in physical activities; participating in organized sports; participating in un programmed, self-directed, passive or free flowing activities; visiting parks and natural areas; and nature appreciation.

Recreation Master Plan

A document that outlines municipal level strategies and direction for the development and management of park, recreation, and leisure amenities.

Renewable Energy

means an energy resource that is naturally regenerated over a short time scale and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources.

<http://www.treia.org/mc/page.do?sitePageID=49495> OR

Renewable energy is derived from natural processes that are replenished constantly. In its various forms, it derives directly from the sun, or from heat generated deep within the earth. Included in the definition is electricity and heat generated from solar, wind, ocean, hydropower, biomass, geothermal resources, and biofuels and hydrogen derived from renewable resources.

International Energy Agency

Resident Accommodation

Means residential accommodation restricted pursuant to a lease, covenant or other instrument to occupancy by persons employed or residing within the Municipality.

Residential Accommodation

Means a fixed place of living, excluding any temporary accommodation, to which a person intends to return when absent.

Regional and Water Specific Regulations

BC Freshwater Fishing Regulations defined by provincial and federal regulators.

www.env.gov.bc.ca/fw/fish/regulations/docs/1011/fish-synopsis_2010-11_region2.pdf



Relevant Agencies and Stakeholders

Organizations that have interests within and outside of Whistler's municipal boundaries. Includes but not limited to Whistler Blackcomb, Tourism Whistler, Whistler Chamber of Commerce, Squamish Lil'wat Cultural Centre, BC Hydro, Terasen Gas, CN Rail, BC Ministry of Transportation and Infrastructure, BC Parks, TELUS, Whistler Sport Legacies 2010, Whistler Museum and Archives, Vancouver Coastal Health Authority, BC Transit, Department of Fisheries and Oceans, BC Ministry of Environment, Conservation Officer, RCMP, and a variety of non profit community organizations.

Resort Community Values (from W2020)

Our values are the foundation for all we do. They represent what is important to us as a resort community. Guided by our values, we are able to make difficult decisions about Whistler's future, and formulate the priorities and actions necessary to achieve our vision.

A sustainable community – where social and ecological systems are sustainable and supported by a healthy economy, today and in the future.

A strong, healthy community – where the needs of residents are met, where community life and individual well-being are fostered, where the diversity of people is celebrated, and where social interaction, recreation, culture, health services and life-long learning are accessible.

A well-planned community – where growth and development are managed and controlled.

Our natural environment – and our role as responsible stewards of it, respecting and protecting the health of natural systems today and for generations to come.

A strong tourism economy – where a healthy, diversified tourism economy is sustainable through thoughtful, long range planning, strategic marketing and business partnerships.

A safe community – where diverse residents and guests are comfortable and secure.

The people who live work and play here – our families, children, neighbours, colleagues and friends.

Our guests – and our desire to provide exceptional service in all we do.

Our partners – and the positive, cooperative relationships that recognize the values of all the communities in the corridor.



Retiree

Individuals who qualify as an eligible employee or retiree under the WHA eligibility requirements and have ceased active employment but who have been an employee for five of the six years, within the boundaries of the Resort Municipality of Whistler, immediately preceding the date on which the individual ceased employment. Employees are either employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located within the boundaries of the Resort Municipality of Whistler which holds an RMOW business license or recognized equivalent (WHA).

Retirees and Resident Employees

Individuals who qualify as an eligible employee or retiree under the WHA eligibility requirements and have ceased active employment but who have been an employee within the Resort Municipality for five of the six years preceding the date on which the individual ceased employment. Employees are individuals who are either employed or self-employed for an average of not fewer than 20 hours per week on an annual basis at a business located within the Resort Municipality which holds a local business license or recognized

Riparian 100 Metre Assessment Area

Means an area within 100 metres of high water mark of a permanent stream.

Riparian Areas Regulation

Means the B.C. Riparian Areas Regulation, BC Reg. 837/2004.

Riparian Buffer

Means an area within 30 metres of the high water mark of permanent streams and non-permanent streams connected to fish habitat, or within 30 metres of top of ravine bank in the case of a stream in a ravine, or within 15 metres of the high water mark of non-permanent streams not connected to fish habitat, or within any polygon identified as a riparian area by terrestrial ecosystem mapping (TEM).

Riparian Ecosystem

Means an area of land adjacent to a stream, river, lake or wetland that contains vegetation that, due to the presence of water, is distinctly different from the vegetation of adjacent upland areas.

S**Sea to Sky LRMP****Seniors Housing**

Housing for individuals who are at least 65 years of age, and have met the eligibility requirements to be a member of the Mature Action Committee or who qualify as an eligible employee or retiree under the WHA eligibility requirements (*Seniors Housing Task Force report definition; note Council resolution December 15, 2003 includes age restriction of 65 years*). Consideration for the location of seniors housing generally include proximity to services, amenities and access to transportation.



Sensitive Ecosystem	Means an ecosystem that is fragile and/or rare.
Service Commercial	Means the use of land, buildings or structures for repairing, installing, servicing or renting things and equipment, wholesaling, and ancillary office use.
Significant Redevelopments	????
Significant Waterfront	Means environmentally sensitive rivers, creeks, streams or lakes which currently offer important fish or wildlife habitat and/or riparian vegetation.
Sleeping Unit	Means not more than two habitable rooms that are used for accommodation and which may include a bathroom and one set of cooking facilities.
Species at Risk	Means flora and fauna that are considered nationally and/or provincially at risk.
Spoza7	????
Stream	Means a watercourse, whether it usually contains water or not, a pond, lake, river, creek or brook; and a ditch, spring or wetland that is connected by surface flow to a watercourse, pond, lake, river, creek or brook that provides fish habitat.
T	
Transportation Centre	Means a building or premises where commercial motor vehicles pick up and discharge fare-paying guests. Accessory uses may include ticket offices, luggage checking facilities, and similar uses.
U	
Urban Development	Development means the construction of a building or a structure, or a change in use of land, a building or a structure. Urban development is defined to be any development for which any of the following conditions apply: 1) a development that is connected to municipal water and sanitary sewer service, or 2) a development with a density of greater than one dwelling unit per 40 hectares, or 3) a development with a building or structure larger than 465 m ² , or 4) a development for any non-resource use with a land disturbance affecting an area of greater than 1 hectare. (Move to glossary – also define non-urban, as anything that is not urban)
V	
Viewscape and scenic corridors	Areas of scenic value as visible from public lands to be in the broader public interest and a backbone to the Whistler Experience.

Visitor Accommodation

Means accommodation available for nightly rentals and used for temporary lodging by visitors, including hotel, inn and lodge accommodations, as well as bed and breakfast and pension guest rooms, campgrounds, hostel and club cabins.

W**Water Body**

????

Warm Bed Policy**Wetland 100 Metre Assessment Area**

Means an area within 100 metres of a wetland that is larger than 10 hectares, measured horizontally to the outer limit of vegetation tolerant of saturated soil conditions.

Wetland 30 Metre Buffer

Means an area within 30 meters of a wetland, measured horizontally from the outer limit of vegetation tolerant of saturated soil conditions.

Wetland Ecosystems

Means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream. PAN adheres to the Canadian Wetland Classification System for defining wetlands.

Whistler Experience

An experiential place where residents and visitors feel this experience as much as they see it through an integrated connection among nature, Whistler's built environment and themselves. (W2020) Providing exceptional experiences and excellent value to increase repeat visitation and recommendations, setting Whistler apart from its competitors. Authentic differentiation is particularly important as an increasing number of destinations attempt to replicate the Whistler model.

X**Xeriscaping**

Means landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation.

Y

Z

Zero Waste Goal

“Zero Waste is a goal that is ethical, economical, efficient and visionary, to guide people in changing their lifestyles and practices to emulate sustainable natural cycles, where all discarded materials are designed to become resources for others to use. Zero Waste means designing and managing products and processes to systematically avoid and eliminate the volume and toxicity of waste and materials, conserve and recover all resources, and not burn or bury them. Implementing Zero Waste will eliminate all discharges to land, water or air that are a threat to planetary, human, animal or plant health.” *Zero Waste International Alliance, 2004.*

Whistler’s developed visitor accommodation capacity includes 6,900 commercial dwelling units and 2,004 RTA dwellings units for a total of 8,906 dwelling units. Another 612 hotel and tourist accommodation and RTA units remain undeveloped within the resort community’s approved development capacity (year-end 2009 Accommodation Land Use Inventory data).

Under the new parcel-specific zoning for Cheakamus Crossing, a total of 1,500 m² is permitted for local service commercial, personal service, neighbourhood public house, restaurant and retail (with a limit of 250 m² of retail), as well as 280 m² of professional office space, per Zoning Amendment Bylaw No. 1937, 2010, which was adopted on October 5, 2010.

Application was recently made to amend the Commercial Development One (CD1) Zone to increase maximum commercial GFA [spell out] from 2,100 m² to 3,023 m², increasing service station.

Draft Schedules

SCHEDULE BI: LAND USE DESIGNATIONS



NON-URBAN LANDS:

Largely undeveloped lands that generally fall outside the WUDCA. These lands provide mountain character and natural setting and form the visual backdrop integral to the Whistler Experience, as well as providing the physical setting for many of the year-round activities that draw visitors to Whistler. Supported uses include public open space, non-urban very low density residential, low impact recreation and carefully managed resource uses. Environmentally sensitive lands, hazardous areas and aesthetic values should be protected.



WATERSHED PROTECTION AREA:

Non-urban lands that must be kept in pristine condition as they are a source of Whistler’s drinking water. Supported uses should be limited to low impact recreation uses.

**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.

**PARKS & RECREATION:**

Municipal parks and natural areas 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, and may also 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.

**RESIDENTIAL – VERY LOW (DETACHED):**

Very low-density residential lands consisting of detached housing on large parcels. These lands allow for larger dwellings.

**RESIDENTIAL – LOW TO MEDIUM (DETACHED):**

Lands for ground-oriented detached and duplex dwellings characterized by low- to medium-density lot sizes.

**RESIDENTIAL – MEDIUM (MULTIPLE):**

Lands for multi-unit dwelling types including medium-density townhouses and apartments. These developments are generally located close to commercial, recreational, institutional, transit and trail connections.

**RESIDENTIAL – RESERVE:**

Lands available for resident-restricted housing with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality's housing needs. Limited market residential and ancillary uses may be included as outlined in the Community Land Bank Agreement.

**RESIDENTIAL - VISITOR ACCOMMODATION:**

Lands permitting residential and visitor accommodation use in various dwelling types.



**CORE COMMERCIAL:**

The Whistler Village and Whistler Creek subareas are the resort community's multiple-use commercial centres. Whistler Village is the Town Centre serving visitors and residents with a diverse mix of retail, business, office, service, food and beverage, entertainment, institutional and accommodation uses and associated parking areas as well as parks and leisure space. Whistler Creek is anchored by the Whistler Mountain Creekside ski base with visitor accommodation, restaurants, retail entertainment, leisure and convenience goods and services primarily serving adjacent visitor accommodation and residential neighbourhoods.

**VISITOR ACCOMMODATION:**

These lands provide commercial visitor accommodation outside of the core commercial areas and may include limited auxiliary commercial uses and resident-restricted housing.

**CONVENIENCE COMMERCIAL:**

Lands designated for neighbourhood-oriented convenience commercial development at a scale with uses that meet the day to day convenience oriented goods and services needs of the neighbourhood. Uses include retail, restaurant, office, and personal service functions. Convenience commercial centres at Nester's Square and Rainbow are scaled for an expanded market area beyond the immediate neighbourhood. Conveniently located neighbourhood convenience commercial at Cheakamus Crossing and Alpine Market serve their respective neighbourhoods.

**INSTITUTIONAL:**

These lands are designated for institutional uses located outside of the Core Commercial areas. These uses include civic, education, cultural, religious and recreation uses.

**INDUSTRIAL SERVICE COMMERCIAL — FUNCTION JUNCTION:**

Function Junction is the general purpose business district and 'Back of House' for the resort community and is the primary location for business, service commercial, light industrial and manufacturing, wholesale, warehousing and storage uses. Function Junction also provides for retail, office and service uses that do not fit the form, character and function of the Core Commercial areas and is designated to support the extended day-to-day needs of the Cheakamus Crossing neighbourhood. This designation also allows for auxiliary residential uses and employee housing.

**LIGHT INDUSTRIAL — MONS:**

Centrally located service commercial and light industrial area for transportation infrastructure, distribution, maintenance, storage and rental of equipment along with related activities for a variety of "back-of-house" uses requiring significant yard space, circulation, equipment and other storage requirements.

**RESOURCE EXTRACTION:**

Lands that are designated for aggregate (rock, gravel and sand) extraction.

**TRANSPORTATION & UTILITIES:**

Lands that are designated for transportation, utility and communication uses. This designation includes the BC Transit facility, municipal heliport and Whistler Health Care Centre helipad, parking areas, the municipal waste transfer station and community waste and recycling facilities, reservoirs, Hydro substations and telecommunication facilities.

CONTROLLED RECREATION AREAS (CRAs):**WHISTLER/BLACKCOMB CRA:**

Crown lands leased to Whistler Blackcomb for recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, snow school facilities, mountain lodges and accommodations.

**WHISTLER SLIDING CENTRE CRA:**

Crown lands leased to the Whistler Sport Legacies Society for a high-performance sport training and competition facility consisting of the sliding track for bobsleigh, luge and skeleton and public sport/leisure rides, operations facilities (track operations and control buildings, refrigeration plant) as well as associated outdoor recreation, assembly, entertainment, auxiliary retail, office and parking uses.

**WUDCA:**

The area within the Municipal boundary within which all urban land uses and development including residential, commercial, industrial, institutional and recreational are contained. This area also includes lands designated as protected area, open space and park that are not designated nor intended for urban development but are recognized as part of the resort community activity area.

