

area by *Skwxwú7mesh* members for traditional activities has also been hampered by government regulations on hunting, fishing and plant gathering to this very day.

REGIONAL CONTEXT STATEMENT

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).

In the 40-year period from 1976 to 2016 (Census Canada) the population of the SLRD more than doubled from 16,232 to 42,665 residents, of whom almost 12,000 live in Whistler, although on peak holiday weekends or during major events Whistler's population may swell to over 55,000. Strong, sustained growth is predicted for the SLRD in the next 30 years. Under the SLRD's current *Regional Growth Strategy's* (RGS's) "medium growth" scenario, the region's population is projected to grow in the period from 2003 to 2031 from 35,141 to 68,153 residents. 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 approach, supporting the 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 planning and growth management agreement intended to guide growth and development over a 20-year period. It was developed and approved by the member municipalities in partnership with the SLRD. It 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 is currently in the five-year review process. Through this process an amendment was adopted on February 28, 2018 under Bylaw No. 1514-2017 (Growth Management Text Amendments) that strengthened existing policies that direct future growth within the region to existing communities—"Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities". A further RGS amendment bylaw, Bylaw No. 1562-2018, was given second reading on October 24, 2018. This bylaw, which addresses a more comprehensive update of the RGS by way of a major RGS amendment process, provides the basis for updates of the RGS Settlement Planning Maps, consistent with member municipality OCP policies which have involved extensive community engagement and public review. Schedule A (Whistler Land Use Map and Designations) of this OCP is consistent with the amended Settlement Planning Map for the RMOW included in this RGS amendment bylaw. If the SLRD Board does not ultimately adopt that

bylaw, the RMOW Council will propose the RMOW map amendments through an alternative RGS amendment consistent with the amendment processes described in the RGS and the *Local Government Act*, to achieve consistency in this mapping.

Whistler's Community Vision, 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.

The RGS articulates nine goals to strategically address growth management challenges. The goals and objectives of this OCP that correspond to each of the nine RGS goals are as follows:

Focus Development into Compact, Complete, Sustainable Communities

The overall approach to growth management advocated by this OCP is a focus on enhancing and optimizing existing and approved land use and development primarily within an Urban Development Containment Area. Within that area, the OCP seeks to protect the natural environment, enhance community character and quality of life, make efficient use of existing infrastructure and facilities, strengthen the local economy, and reduce the environmental and energy impacts of the municipality.

Schedule A (Whistler Land Use Map and Designations) establishes the Whistler Urban Development Containment Area (WUDCA), which focuses Whistler's *urban development* within the Whistler valley corridor between Cheakamus Crossing and Function Junction to the south, and Emerald Estates to the north, and is consistent with Whistler's Settlement Area Map (Map 1b) of the RGS. Within this corridor, the OCP seeks to maintain a comprehensive network of natural areas, *open space* and parks that separate and provide green buffers between developed areas. Residential *accommodation*, visitor *accommodation*, commercial, light industrial, institutional and community facilities are directed to be located primarily within the WUDCA.

It is noted that Settlement Areas Maps in the RGS are intended to generally delineate future potential *urban development* and growth boundaries. Neither the WUDCA nor Whistler's Settlement Area Map in the RGS are intended to represent areas dedicated exclusively to "urban" development. Within the same boundaries, lands may be designated as protected natural area, non-urban lands, parks and recreation, and similar designations. These lands are not all intended for *urban development*, but are recognized as generally the main development area within the municipality's boundaries. The land use designations for these lands are shown on Schedule A.

Conversely, because Whistler is a resort community, based on visitor participation in terrain-based outdoor recreation activities, commercial and tourism-related development may occur outside the WUDCA and the Whistler Settlement Area shown in the RGS. This includes mountain recreation improvements and operations, and auxiliary uses within the Whistler Blackcomb Controlled Recreation Area (CRA) for the Whistler Mountain Resort and Blackcomb Mountain Resort. In some cases, development of these areas may offer opportunities to enhance the participation of First Nations in the resort economy, furthering the RGS goal of enhancing relations with aboriginal communities.

In particular, Schedule A of this OCP identifies “Option Sites”, which are lands identified within the provincially approved Whistler Mountain Master Plan Update 2013 as having potential for base area ski developments. There are seven Option Sites that are located within the existing CRA that have potential to add lift staging capacity, new skiing terrain, parking facilities, day skier and commercial facilities, and *accommodation*. In some cases, these sites are immediately adjacent areas to the WUDCA. In other cases, they are not physically contiguous but they are similarly located within the Whistler valley corridor and their development would be as functionally integrated within the municipality’s core visitor facilities as development within the WUDCA. These sites are all within the area that has been designated by the Province as a Controlled Recreation Area, and have the same valley terrain as other developed portions of the resort. As all of these sites are contained within the existing CRA, and are an extension of existing terrain and facilities connected directly and integrated with the Whistler community, potential development would from a regional perspective be considered consistent with the Goal of the RGS to Focus Development into Compact, Complete, Sustainable, Communities. Any proposed development of any of the Option Sites is subject to an OCP amendment and rezoning consistent with the evaluation criteria in Chapter 4: Growth Management of this OCP, which are consistent with the goals of the RGS.

Improve Transportation Linkages and Options

In addition to retaining and reinforcing the existing development pattern to ensure that the viability of public transit use is maintained and improved, this OCP’s goal of prioritizing sustainable transportation methods (e.g., walking, biking and transit) over less sustainable transportation methods (e.g., single occupant automobiles) aligns with RGS policies to increase alternative transportation choices. This OCP also supports regional transit.

Support a Range of Affordable Housing

This OCP states a goal of housing at least 75 per cent of the local workforce within municipal boundaries and promotes a diversity of housing forms, densities and tenures, including housing that is accessible and affordable.

Achieve a Sustainable Economy

Whistler’s overall approach to growth management seeks to reinforce and sustain the local economy through diversification compatible with tourism and optimal use of existing commercial and light industrial developments; housing the majority of the workforce locally; and supporting sustainable, secure local food systems.

Protect Natural Ecosystem Functioning

Managing the development footprint of the municipality limits negative impacts on the land base through development permit requirements and conditions. The OCP seeks to protect local water quality, reduce energy and water use and GHG emissions, decrease materials used and waste

production, manage stormwater and sewer infrastructure to minimize environmental impacts, and maintain a governance structure that is conducive to achieving all of the above.

Encourage the Sustainable Use of Parks and Natural Areas

This OCP affirms the municipality's natural setting as being critical to community well-being and the visitor experience. Careful land use planning will help to ensure natural areas are protected and development impacts are limited. Whistler will continue to provide a range of parks, trails and other outdoor recreational opportunities emphasizing viewscales and a close connection with the natural environment.

Create Healthy and Safe Communities

The objectives in Chapter 8: Health, Safety and Community Well-Being and the transportation, affordable housing and sustainable economy objectives of this OCP complement this goal of the RGS. This OCP articulates goals with respect to local learning opportunities, youth and young adult programs and services, community *health* and social service facilities, secure local food systems, and a dynamic and unique Whistler cultural identity.

Enhance Relations with Aboriginal Communities

The municipality, Lil'wat Nation and Squamish Nation recognize and acknowledge they can best serve their communities by working together in the spirit of *reconciliation* and cooperation to achieve mutual benefits anchored by common values and interests. This OCP and the renewed process of engagement exemplify the commitment to this spirit. This has been achieved through an enhanced awareness and recognition of respective First Nations and the municipality's concerns and interests, and formulated through open government-to-government communications. It is recognized that fulfilling this commitment requires an ongoing process of open dialogue and working together in the pursuit of future of opportunities.

This OCP includes a specific chapter dedicated to First Nations *reconciliation* and has integrated policies throughout the OCP to enhance relations consistent with the goal of the RGS.

Improve Collaboration among Jurisdictions

This OCP contemplates continued cooperation on planning and community development issues among the municipality, Province, First Nations, SLRD, health authorities and other local, regional and provincial organizations and agencies whose mandates and interests intersect with those of the municipality.

GLOBAL CONTEXT

Global trends set the context for influencing and shaping the future of resort communities such as Whistler. Climate change and other environmental challenges, economic factors, globalization,