

WHISTLER MUNICIPAL LANDS STRATEGY

PRE-WORKSHOP PACKAGE

Resort Municipality of Whistler
whistler.ca



Purpose

This pre-workshop package is intended to establish a common baseline for participants by providing high-level context on:

- Key policy and strategic consideration, including housing needs, Official Community Plan (OCP) direction, and growth scenarios
- An overview of Whistler's current housing and development landscape
- Relevant regulatory and legislative considerations

The information is provided to support informed, focused, and productive discussions during the workshop.

Workshop: Whistler Municipal Lands Strategy – Workshop 1

Date: January 19, 2026

Time: 1:00 - 5:00 P.M.

Location: Whistler Conference Center, Fitzsimmons Room

Please review this package in advance of the workshop.

Why this Workshop Matters

The Resort Municipality of Whistler (RMOW) is developing a comprehensive Municipal Lands Strategy to guide how municipally-owned lands are managed, developed, retained, or disposed of over the long term. Municipal land is a finite and strategic asset, and decisions made today will shape Whistler's housing supply, community amenities, and financial sustainability for decades.

The Strategy will provide a practical framework to support transparent and consistent decision-making. It will help identify opportunities to leverage municipal land to address community needs, such as housing, community facilities, economic development, and complete community outcomes, while remaining fiscally responsible and aligned with long-term planning goals. The Strategy is not a list of predetermined development projects, does not commit the RMOW to specific land uses on individual parcels, and does not replace future planning processes, public engagement, or Council decision-making.

Building on existing work—including the Municipal Land Inventory and the Complete Communities Project—the Strategy will support the RMOW in:

- Prioritizing lands for development, redevelopment, retention, or disposal
- Identifying opportunities to address housing, community facility, and broader land-use needs
- Establishing policies, partnership approaches, and financial considerations to ensure the effective and sustainable use of public land

To achieve this, the Strategy will establish guiding principles and evaluation criteria, ensure alignment with existing plans and policies (including the OCP and housing strategies), and provide an implementation roadmap supported by tools to assess land readiness, financial viability, risks, and partnership opportunities.

About This Workshop

Workshop 1 brings together key partners to help shape the foundation of a transparent and defensible approach to evaluating municipal lands. The session focuses on setting overall direction—not on making site-specific decisions.

Participants can expect a collaborative, discussion-based session focused on:

- How municipal lands should be evaluated and categorized (e.g., retain, develop, dispose, further study)
- What criteria matter most when prioritizing lands (such as readiness, cost, risk, impact, and alignment with housing and community needs)
- Ensuring the evaluation framework supports housing, community amenities, economic development, and complete community goals

Workshop Purpose

To introduce the purpose and scope of the Whistler Municipal Lands Strategy and gather early guidance from decision-makers and RMOW partners.

Workshop Objectives

1. Clarify the scope and intent of the Lands Strategy
2. Build a shared understanding of the Strategy's foundations, including the Municipal Land Inventory, Complete Communities work, OCP, Housing Needs Report, and Housing Action Plan
3. Identify potential guiding principles for the Strategy
4. Clarify expectations for priority uses of RMOW lands
5. Identify key issues, concerns, or opportunities related to municipal land holdings
6. Introduce and receive feedback on the evaluation framework and land categorization approach that will inform the Strategy

Executive Summary – Growth, Housing, and Capacity in Whistler

Whistler is experiencing sustained population and visitation growth that will place increasing pressure on housing, infrastructure, and municipal services over the next two decades. Managing this growth in a way that protects Whistler's livability, tourism economy, and environmental values will require coordinated investment in housing, infrastructure, and workforce support.

Growth and Visitation

Over the next 20 years, Whistler's average daily population (including visitors) is projected to grow from 42,000 to approximately 60,900, with peak days reaching up to 76,000 people. Visitation growth is closely tied to population growth in the Lower Mainland and increased passenger volumes at YVR.

- As of 2024, Whistler's permanent population is approximately 15,625
- Daily visitors are projected to increase from 17,939 in 2024 to 29,336 by 2045
- This represents an increase of nearly 8,800 additional visitors per day
- Approximately 80% of visitors are overnight guests, who generate the majority of tourism spending

Housing Needs and Demand

To support this growth, Whistler faces significant housing pressures. The Provincial Housing Needs Report identifies a requirement for 5,639 new homes over the next 20 years, nearly doubling the number of households recorded in 2021. The RMOW has provided zoning capacity for this growth through the Official Community Plan.

- 1,572 new housing units are needed within the next five years (Interim HNR, 2025)
- Demand is growing for:
 - Workforce housing
 - Affordable, supportive, and social housing
 - Housing for Lil'wat and Squamish Nation members

Workforce and Tourism Capacity

Workforce housing is a critical limiting factor for Whistler's economy. In 2020, Whistler's workforce totaled 11,243 employees, many of whom face housing insecurity.

- 54% live in employee-restricted housing
- 35% (approximately 4,000 people) rely on market rental housing, which is:
 - Mostly non-purpose-built
 - Declining due to renovations and owner use
 - Contributing to overcrowding, unsafe conditions, and high rents
- Housing shortages are most acute in accommodation, food and beverage, and retail, which account for 40% of all jobs
- Whistler's Balance Model shows that 600 additional workers are required for every 1,000 new daily visitors
- Workforce shortages are already limiting hotel occupancy and visitor capacity

Visitor Accommodation

Visitor growth is expected to be accommodated primarily through higher utilization of existing accommodation, rather than major expansion.

- 9,261 accommodation units are currently zoned for nightly rentals
- Achieving higher occupancy depends on:
 - Adequate workforce housing
 - Sufficient municipal infrastructure and services

Whistler Housing Authority (WHA)

The WHA plays a central role in delivering secure, price-restricted housing for the local workforce.

- 2,565 employee housing units managed in 2025 (7,797 bed units)
- 58% of all employee housing is delivered through WHA rental and ownership programs
- 615 new employee housing units are projected between 2018 and 2027
 - Major projects at 1475 and 1600 Mount Fee Road
 - 229 new non-market rental units underway or approved
 - Over \$100 million invested by BC Housing, RMOW, and WHA since 2018.
- Despite progress, demand continues to exceed supply:
 - 485 net rental applicants (not yet housed in WHA rental units)
 - 732 net ownership applicants in 2025 (not yet housed in WHA ownership units)

Infrastructure and Facilities

Based on the [30-Year Major Building Facilities Strategy](#), supporting projected growth will require substantial municipal investment.

- \$425 million in capital investment required over 20 years (2025 dollars)
- Covers water, sewer, transportation, parks, transit, recreation, and employee housing
- Only ~\$65 million is expected to be recovered through development charges
- Aging and capacity-limited facilities present increasing risks if not addressed

Growth Management and Community Vision

Whistler's growth continues to be guided by the Official Community Plan (OCP), which emphasizes sustainability, livability, and environmental stewardship.

- Approved accommodation capacity: ~63,000 bed units
- Long-term objectives include:
 - Housing at least 75% of Whistler's workforce locally
 - Compact, transit-oriented development
 - Protection of natural and scenic areas
 - Energy-efficient, climate-responsive housing

Municipal Land Inventory

The Municipal Land Inventory assessed municipally owned lands to identify realistic opportunities for future residential development and redevelopment.

- 127 municipally owned parcels reviewed for development potential
- Focused on undeveloped/vacant, or underdeveloped lands
- Each parcel scored and classified based on physical, regulatory, servicing, and market factors

Parcels were categorized into three development potential tiers:

- High Development Potential (HDP):
 - Minimal constraints and strong market viability
 - Well-located near transit, amenities, and employment
 - Generally serviceable with existing infrastructure
- Moderate Development Potential (MDP):
 - Some development opportunities but with moderate constraints
 - May require targeted infrastructure investment, policy changes, or market shifts
- Low Development Potential (LDP):
 - Significant physical, environmental, or servicing constraints
 - Development unlikely without major intervention or long-term planning

Following detailed screening:

- 62 parcels were removed from further consideration
 - Many serve essential community functions (parks, health care, public facilities)
 - Others are constrained by environmental features, steep slopes, access limitations, or insufficient parcel size
- 65 parcels were identified as developable or potentially developable:
 - 41 developable parcels
 - 24 potentially developable parcels

Developable and potentially developable parcels fall into three categories:

- Community Land Bank Agreement (CLBA) parcels:
 - Four sites identified: Alta Vista Public Works Yard, Emerald West Land, Cheakamus Phase 3 Lands, and Alpine North
 - Only Alpine North and Cheakamus Phase 3 are designated for residential use under the OCP
 - Alta Vista PWY and Emerald West would require OCP amendments and rezoning
 - One parcel has Moderate Development Potential; three are Low Development Potential due to location and servicing constraints
- OCP-Designated Residential Parcels:
 - Seven parcels currently designated for residential use (excluding CLBA sites)
 - 2 parcels classified as High Development Potential
 - 5 parcels classified as Moderate Development Potential
 - These sites represent near- to medium-term opportunities to deliver new housing
- Potential Parcels (Not Currently Designated for Residential Use):
 - 54 parcels with non-residential OCP designations (e.g., protected natural areas, parks, institutional, commercial, industrial)
 - Development potential includes:
 - 3 High Development Potential
 - 33 Moderate Development Potential
 - 18 Low Development Potential
 - Advancing these sites would require policy review, OCP amendments, rezoning, and environmental and infrastructure assessments

Overall, the Municipal Land Inventory confirms that while many municipal parcels are constrained or committed to essential community functions, a focused subset of lands presents meaningful opportunities to support Whistler's housing objectives through strategic planning, policy alignment, and targeted investment.

Complete Communities

The Complete Communities Project provides a data-driven assessment of how well Whistler supports livability, sustainability, and future growth.

- Funded by the Province of BC's Complete Communities Program and supported by a UBCM grant
- Assess housing, transportation, access to daily needs, and infrastructure

Key findings indicate significant variation in community completeness across Whistler:

- Central areas (Whistler Village, Village North, Nesters) perform strongly due to high amenity access and transportation connectivity but are largely built out
- Several areas (Emerald, Alta Lake Road, Blueberry Hill, Whistler Creek) have lower density, limited access to daily needs, and gaps in active transportation infrastructure
- Areas 3, 6, 8 and 10 emerge as key growth opportunity areas with varying degrees of redevelopment and intensification potential
- Achieving greater completeness in lower-performing areas will require coordinated land use changes, infrastructure investment, and increased density

Municipal Portfolio & Complete Communities

The municipal land portfolio represents a key lever for advancing complete communities outcomes.

- Developable and potentially developable municipal parcels are concentrated in Areas 3, 6, 8 and 10
- Area 3 shows the strongest alignment between municipal land, amenity access, and infrastructure supporting near-term growth
- Areas 6 and 8 have substantial municipal land holdings but face significant gaps in access to daily needs and transportation infrastructure
- Area 10 benefits from strong location efficiency but has limited redevelopment headroom, suggesting a more targeted housing role

Overall, municipal lands represent a critical strategic tool for addressing housing needs and advancing complete community outcomes in Whistler. Realizing this opportunity will require a coordinated approach that aligns land disposition with targeted infrastructure investment and policy direction tailored to the unique constraints and opportunities of each area.

RMOW Growth, Housing, and Capacity Summary

Population & Visitation Growth (20-Year Outlook)

As of 2024, Whistler's permanent population is estimated at 15,625.

Current growth projections using the Provincial Housing Needs Report (HNR) methodology, along with projected growth in visitation, show the potential for Whistler's average daily population (including visitors), currently estimated at 42,000, could increase to approximately 60,900 over the next 20 years, with a peak daily population of 76,000.

Projected growth in visitation corresponds with projected growth in the Lower Mainland population and YVR passenger arrivals.

- Visitor growth projected to increase from 17,939/day (2024) to 29,336/day by 2045
 - Increase of up to 8,779 additional visitors per day
 - 80% are overnight visitors, driving the majority of tourism spending

Housing Needs & Projections

- The [Housing Needs Report](#) projects the need for 5,639 new homes in Whistler over the next 20 years
 - This is approximately double the current number of households in Whistler (5,595 as of 2021)
 - The RMOW has now provided for this number of new housing units within the OCP and residential zoning.
- The [Interim Housing Needs Report](#), completed in January 2025, identified a need for 1,572 new units within the next 5 years.
- Growing demand for:
 - Workforce housing
 - Affordable and supportive housing
 - Secure social housing
 - Housing for Lil'wat and Squamish Nation members

Workforce & Tourism Capacity Pressures

To understand and manage this growth, while sustaining the attractiveness of Whistler as a visitor destination, the Municipality has developed a comprehensive "[Balance Model](#)" and [Smart Tourism vision and strategy](#). A key to this strategy is balancing sustainable growth with associated infrastructure, facilities, services and amenity needs, as well as addressing critically needed workforce housing. Addressing workforce housing needs is essential to support the tourism economy and sustain a stable and vibrant community and is further exacerbated by provincial legislation requiring accommodation of Whistler's "share" of the provincial population growth over the next 20 years.

- Whistler's workforce as of 2020 is 11,243 employees
 - 54% live in employee-restricted housing
 - 35% (approx. 4,000 people) rely on market rental housing
 - Mostly individually owned units (not purpose-built)
 - Declining supply due to renovations and owner use
 - Contributing to overcrowding, unsafe conditions, and high rents
- Seasonal and temporary worker housing shortages are most acute in:
 - Accommodation, food & beverage, and retail sectors (40% of all jobs)

- Data for the Balance Model shows that for every 1,000 additional visits per day, 600 additional workers are required.
 - Ratio of approximately 0.6 workers per visitor.
- Workforce shortages already limit hotel occupancy and visitor capacity.

Visitor Accommodation

- Projected visitor growth is envisioned to be accommodated by increased occupancy and utilization of Whistler's existing tourist accommodation bed base, which is comprised of 9,261 accommodation units that are zoned to permit nightly rentals to visitors.
- The ability to achieve higher occupancies and visitor numbers is tied to the ability to service the increased capacity.

Infrastructure & Facilities Capacity

The RMOW has completed a [30-Year Major Building Facilities Strategy](#) (June 2025), as well as a forecast of infrastructure and facilities capital investments required over the next 20 years for a full spectrum of municipal services including sewer, water, transportation, parks, transit, recreation and employee housing.

- The 20-year forecast shows a total capital expenditure of \$425 million (2025 dollars) to provide for required upgrades or replacement of dated and end-of-life facilities, and for additional capacity and new facilities to service forecasted growth.
 - It is estimated that a relatively small portion of this cost may be recovered through cost charges on new development, approximately \$65 million.

Official Community Plan

In June 2020, Council adopted Whistler's OCP, Whistler's most important guiding document that sets long-term community direction.

The OCP also contains a renewed Community Vision for Whistler that articulates the high-level aspirations for our resort community, describing what we collectively seek to achieve now and over Whistler's long-term future.

Whistler's Approach to Development & Growth Management

Whistler's success as a resort community is largely attributed to careful planning and significant investment in infrastructure. Since its incorporation in 1975, the municipality has managed growth and development through its OCP policies and land use regulations to control the location, amount, type and character of development.

This includes the development of an approved accommodation capacity measured in bed units. Whistler uses this accommodation capacity to ensure sustainable growth management to balance the needs of its economy, community, and natural environment. The concept of accommodation capacity was initially introduced in the 1990s and was set at just under 50,000 bed units. Per the most recent OCP, the approved accommodation capacity was set at approximately 61,500 total bed units, with the allowance for up to 1,000 additional bed units related to employee housing initiatives. By 2020, the approved capacity increased to 63,057 bed units, reflecting the pursuance of those employee housing initiatives.

Vision for Residential Accommodation

Chapter 5 of the OCP outlines a shared vision for residential accommodation, where:

- Whistler residents have access to a continuum of affordable housing types, including market housing, which enables people to live and work in the community through a progression of life stages.
- Green buffers between neighbourhoods contribute to neighbourhood identity and livability.
- Trail networks provide connections to key destinations and promote walkability.
- Housing has been developed close to transit, pedestrian and bicycle routes, amenities, and services to reduce automobile dependency.
- Whistler's employees enjoy a secure supply of affordable and livable employee housing that includes a range of housing types, prices and tenures.
- More than 75 per cent of Whistler's employees live in Whistler, contributing to the resort community's vibrancy and success.
- New housing and renovations are designed and built to meet targets for green building standards, providing sustainable, affordable, healthy homes and reducing energy demand and greenhouse gas (GHG) emissions.

The OCP further outlines four additional goals to support the achievement of housing at least 75% of local workforce within Whistler:

- Meet Whistler's long-term housing needs consistent with the growth management policies and land use designations in the OCP
- Promote diversity in housing price ranges to maintain affordability for the varied needs of different workforce groups and retirees within the community
- Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.
- Reduce the environmental and energy impacts of residential neighbourhoods to improve the quality of life and sustainability of the resort community.

Whistler Housing Authority

In 1997, the Whistler Housing Authority (WHA) was created as a subsidiary of the municipal government. Its mandate was to oversee the development of price-controlled real estate available for sale and rent to only resident resort employees and their families. Today, WHA continues to maintain and augment its inventory of employee restricted housing so that both rental and ownership accommodation are available and affordable for local resort income earners and resort retirees in perpetuity.

In 2025, the WHA managed 2,565 employee housing units, including units available for rent and ownership (Table 1).

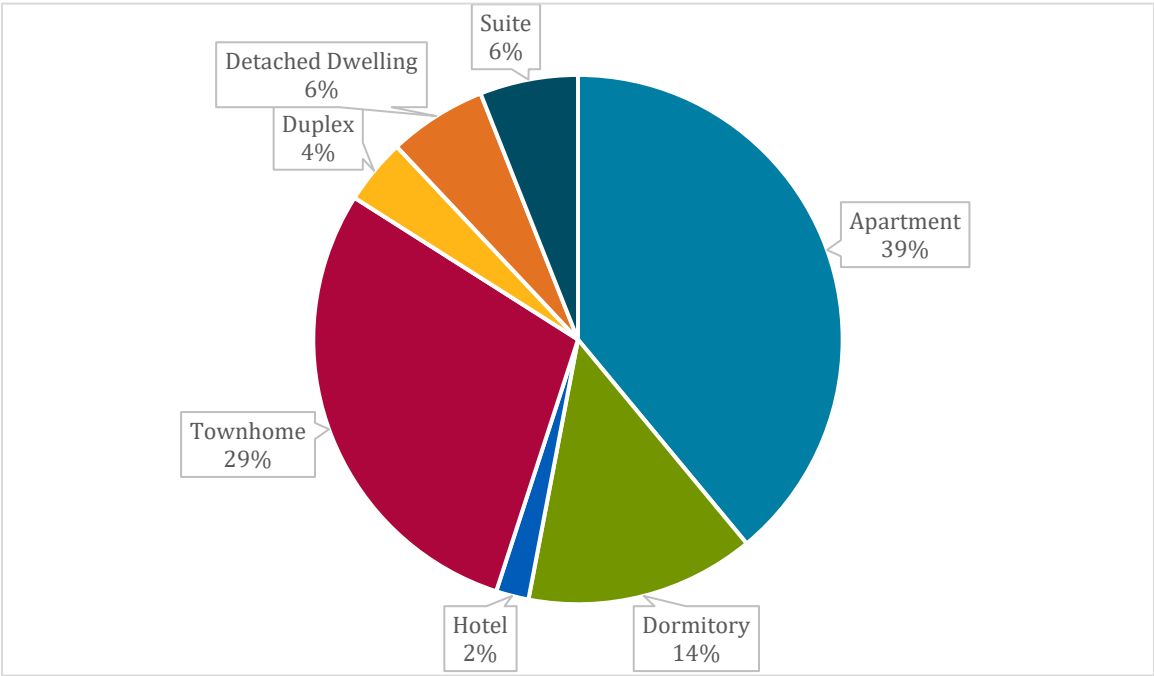
Table 1: WHA Employee Housing Inventory

Tenure	Employee Housing Units	Employee Housing Beds
Rental	1,362	3,303
Ownership	1,203	4,494
Total	2,565	7,797

Employee housing in Whistler is primarily provided through apartments and townhomes, which together account for 68% of all units (see Figure 1 below). Apartments represent the largest share at 39% (1,001 units), reflecting the importance of higher-density forms in meeting workforce housing needs. Townhomes make up 29% (745

units), providing family-oriented and longer-term housing options. Dormitory-style housing accounts for 14%, supporting seasonal and short-term workers. Lower-density forms such as duplexes, detached dwellings, and secondary suites collectively represent 16%, indicating limited reliance on ground-oriented housing due to land and cost constraints.

Figure 1: Employee Housing by Unit Type



Employee housing tenure is split between WHA-managed units and other employee-restricted housing (see Table 2). WHA ownership and rental units together account for 58% of all employee housing, underscoring the central role of the WHA in delivering secure workforce housing. A further 35% is provided through non-WHA employee-restricted housing, while 8% consists of occupancy-restricted ownership units outside the WHA system. This mix reflects a diversified delivery model, through continued reliance on non-WHA units introduces vulnerability in long-term housing security.

Table 2: Employee Housing by Unit Tenure

Tenure	Employee Housing Units	Percentage
WHA Ownership	1001	39%
WHA Rental	479	19%
Other Employee Restricted Rental (Not WHA)	883	34%
Occupancy Restricted Property (Not WHA)	202	8%
Total	2,565	100%

Between 2018 and 2027, Whistler is projected to deliver 615 new employee housing units (see Table 3), with development activity accelerating after 2021 as projects shift from smaller-scale developments to larger, more consolidated initiatives, particularly along Mount Fee Road. The most significant increases are expected in 2026 (104 units at 1475 Mount Fee Road) and 2027 (125 units at 1600 Mount Fee Road), reflecting a strategic focus on higher-impact projects. While this represents meaningful progress, overall delivery remains modest relative to projected workforce and visitation-driven demand.

Progress in recent years includes the completion of 48 new WHA homes at The Hemlocks in 2024, welcoming nearly 90 residents. WHA has also advanced two major non-market rental housing projects in Cheakamus Crossing Phase 2: 104 units at 1475 Mount Fee Road, currently well underway, and 125 units at 1600 Mount Fee Road, which began construction in summer 2025 and is expected to be completed by the end of 2027. Together, these projects—valued at over \$100 million and funded by BC Housing, RMOW, and WHA—will increase the total inventory of WHA-owned and operated rental housing to 604 homes. In addition, in 2025, WHA facilitated the sale of 14 new employee homeownership units at The Landing (2077 Garibaldi Way) to eligible households on the WHA Ownership Waitlist.

Table 3: New Employee Housing Units

New Employee Housing	Year	Units
1310 Cloudburst Drive	2018	27
1020 Legacy Way	2019	24
8350 Bear Paw Trail	2020	20
1330 Cloudburst Drive	2021	45
1340 Mount Fee Road	2022	46
1360 Mount Fee Road	2023	54
1315 & 1345 Cloudburst Drive	2023	78
1400 Mount Fee Road	2024	30
1450 Mount Fee Road	2024	48
2077 Garibaldi Way	2025	14
1475 Mount Fee Road	2026	104
1600 Mount Fee Road	2027	125
Total		615

Rental waitlist demand reflects the percentage of applicants who are qualified for each unit type, noting that applicants may select multiple housing types. As shown in Table 4, demand is strongly concentrated in smaller units, with 82% of applicants expressing interest in one-bedroom units and 68% in studios, highlighting the needs of singles and couples within Whistler’s workforce. Interest in larger units is significantly lower, with 17% expressing interest in two-bedroom units and 5% in three-bedroom units, reinforcing the importance of prioritizing compact, higher-density rental housing in future delivery.

Table 4: 2025 WHA Rental Waitlist Demand*

Unit Type	Percentage
Studio	68%
1 Bedroom	82%
2 Bedrooms	17%
3 Bedrooms	5%

Ownership waitlist demand reflects the percentage of applicants who expressed interest in each housing type, with applicants able to select multiple options. As shown in Table 5, demand is strongest for larger, family-oriented homes, with 94% of applicants expressing interest in both two- and three-bedroom units. Interest also remains high for one-bedroom units (76%) and duplexes (74%), while 55% expressed interest in detached dwellings. This pattern highlights sustained demand for a range of ownership housing types that support long-term residency and family stability in Whistler.

Table 5: 2025 WHA Ownership Waitlist Demand*

Unit Type	Percentage
1 Bedroom	76%
2 Bedrooms	94%
3 Bedrooms	94%
Duplex	74%
Detached Dwelling	55%

WHA waitlists indicate substantial unmet housing need across both rental and ownership tenures. In 2025, there are 673 active rental applicants, with 485 net applicants not yet housed in WHA rental units. Ownership demand is even higher, with 1,140 active applicants, including 732 net applicants who are not yet homeowners. These figures underscore ongoing pressure on Whistler’s housing system and the need for continued expansion of both rental and ownership housing options.

Table 6: Employee Housing Waitlists Number of Applicants

Tenure	Total Active Waitlist Applicants	Net Active Waitlist Applicants
Rental	673	485
Ownership	1,140	732

Municipal Land Inventory

The Municipal Land Inventory, completed in 2025, identified 127 municipally owned parcels that are either undeveloped/vacant or underdeveloped and present opportunities for potential residential development or redevelopment.

Each parcel was assigned a score reflecting its relative development potential. The scoring framework categorized parcels into 3 tiers based on development potential:

- High Development Potential (HDP) parcels typically exhibit minimal physical or regulatory constraints, strong market viability, and immediate or near-term serviceability with existing infrastructure. They are generally well located in relation to transit, daily amenities, and employment centres, and require fewer policies or zoning amendments to enable residential development.
- Moderate Development Potential (MDP) parcels possess some favorable characteristics for development but may face moderate challenges, such as partial infrastructure gaps, environmental considerations, or market uncertainties. These parcels may be more viable in the medium term, pending targeted investment, policy adjustments, or market shifts.
- Low Development Potential (LDP) parcels face significant development constraints, such as steep slopes, flood risks, environmental sensitivities, limited access to services, or substantial infrastructure requirements. While development may be possible in the long term, it is unlikely without major intervention, rezoning, or infrastructure expansion.

Following a detailed review of the 127 parcels, staff identified 62 sites that are unlikely to be suitable for future development. Many of these parcels are already serving well-established community functions, such as public parks or essential amenities (e.g., the health care Centre), that are not expected to change use in the long term. Others offer little to no developable area once environmental features (e.g., wetlands, riparian buffers, sensitive habitats) and topographical constraints (e.g., steep slopes, unstable terrain) are considered.

Additional factors that led to parcels being removed from consideration include:

- Access limitations (landlocked sites, lack of road connections); and
- Size or shape limitations (parcels too small, narrow or fragmented to support viable development).

This screening ensures that, moving forward, focus will be only on parcels with realistic development potential. Staff identified 41 parcels that are developable and 24 that are potentially developable, for a total of 65 parcels.

The remaining parcels with potential for development have been organized into three categories: Community Land Bank Agreement (CLBA) parcels, parcels already designated for residential use in the OCP, and potential parcels that may warrant consideration through future policy or land use changes.

CLBA Parcels

The four CLBA parcels identified through the Project include the Alta Vista Public Works Yard (AVPWY), Emerald West Land, Cheakamus Phase 3 Lands, and Alpine North. Of these, only Alpine North and the Cheakamus Phase

3 Lands are currently designated for residential use in the OCP Schedule A. the AVPWY and Emerald West Land would require both an OCP amendment and rezoning to authorize residential development. In terms of development potential, the AVPWY is considered to have a moderate development potential, given its location and relative proximity to existing services. The remaining three sites are assessed as having low development potential, primarily due to their more peripheral locations, limited connection to complete community indicators, and lack of infrastructure access (e.g., sewer and water). While they remain part of the CLBA portfolio, any advancement of these parcels would require significant planning, servicing, and policy considerations.

OCP-Designated Residential Parcels

Of the 65 developable or potentially developable parcels, 7 are currently designated for residential use under the OCP (excluding the 2 CLBA parcels described above). Among these seven parcels:

- 2 are classified as having High Development Potential;
- 5 demonstrate Moderate Development Potential

Collectively, these sites represent an important opportunity to advance residential development within the community. The HDP and MDP, in particular, could be prioritized for planning and investment as they are more likely to deliver new housing in the short to medium term. The development of these parcels for residential purpose would directly support the municipality's housing objectives and respond to demonstrated community needs.

Potential Parcels (not Currently Designated for Residential Use)

The remaining 54 municipally owned parcels (excluding CLBA parcels) present potential opportunities for residential development but are not currently designated for residential use under either the OCP of the "Zoning and Parking Bylaw No. 303, 2025". Their current OCP designations include:

- 34 parcels as Protected Natural Areas;
- 15 parcels for Parks and Recreation;
- 1 parcel is Transportation, Works, utilities and Community Facilities
- 1 parcel is Institutional use;
- 1 parcel is Core Commercial;
- 1 parcel is Industrial use; and
- 1 parcel is Non-Urban Lands.

Of these 54 parcels, 3 are assessed as having High Development Potential, 33 as Moderate Development Potential, and 18 as Low Development Potential. While these parcels represent long-term opportunities for housing, advancing development on these would require careful consideration of policy changes, OCP amendments, and potential rezoning, as well as environmental and infrastructure assessments.

Complete Communities

The Complete Communities Project for the RMOW is an in-depth assessment of how well the community supports livability, sustainability, and future growth through a complete communities lens. Funded by the Province of British Columbia's Complete Communities Program and supported by a UBCM grant, the project evaluates housing, transportation, access to daily needs, and infrastructure using current, data-driven analysis. Conducted by Licker Geospatial Consulting Ltd. with project partners Kerr Wood Leidal, the assessment examines Whistler as a whole and across defined Areas of Interest to identify strengths, gaps, and opportunities. The results provide a clear evidence base to inform future land use, infrastructure, and policy decisions that support compact, energy-efficient, and inclusive community development as Whistler continues to grow.

The Complete Communities project used the following 10 Areas of Interest to support the complete communities analysis:

- **Area 1 – Emerald**

This area lacks housing diversity, is low density, has limited sidewalk and cycling infrastructure, and is not within reasonable proximity to most daily needs aside from parks and bus stops. As a result, alternative non-residential land uses may be appropriate. Notably, the area has strong redevelopment potential, particularly on the large RS lots in the Emerald Estates subdivision west of Green Lake. With targeted infrastructure and amenity investment, this area could accommodate additional residential growth more readily than other parts of the community.

- **Area 2 – Rainbow & Baxter Creek, Alpine, Nicklaus North**

This area shows relatively high redevelopment activity in the RI1 (residential infill) and RS1 (single-detached residential) zones and benefits from good access to transit and amenities. Rainbow Plaza serves as a key hub, offering a full-service grocery store, liquor store, daycare, coffee shop, and other community services. While sidewalk and cycling coverage are moderate and density remains low, future development paired with infrastructure upgrades could significantly improve completeness.

- **Area 3 – Nesters, White Gold, Spruce Grove, Whistler Cay, Tapley's Farm**

This area performs well overall, with some limitations related to housing density. Its central location and strong access to amenities support further intensification. The area also has considerable redevelopment potential, with substantial residential development headroom primarily within single-detached (RS) and estate residential (RSE) zones.

- **Area 4 – Whistler Village, Village North**

As the commercial, social, and cultural centre of the community, this area performs the strongest from a complete communities perspective. However, it is largely built out, with limited remaining residential development headroom and low redevelopment potential. Future opportunities may exist on Crown lands transferred to the RMOW, though these would require the removal of existing use limitations.

- **Area 5 – Blackcomb Benchlands**

This area underperforms in terms of housing mix, redevelopment potential, cycling infrastructure, and proximity to cycling routes. While population density is relatively high and access to amenities and transit is moderate, the area is largely built out. Accommodating new growth would likely require land use changes or the introduction of new developable lands.

- **Area 6 – Blueberry Hill, Alta Vista, Brio & Sunrise Plateau**

This area has the highest housing diversity and relatively high density. However, access to daily needs is limited, with long distances to grocery stores, daycare, coffee shops, parks, and schools. While new school infrastructure is unlikely, introducing mixed-use development could significantly improve completeness. There remains some residential development headroom on RS and RT lots.

- **Area 7 – Whistler Creek (North, South & Wayside)**

This area has strong housing density, a diverse housing mix, and significant remaining development headroom, particularly in the RTA13 zone. Despite good access to amenities in Creekside Village, the area lacks schools and daycare facilities and has very limited sidewalk coverage. Prioritizing transportation infrastructure upgrades could support additional growth in the most accessible locations.

- **Area 8 – Alta Lake Road (Twin Lakes, Nita Lake Estates, Stonebridge, Alta Lake Station, Rainbow Park)**

Although the area has a reasonably diverse housing stock, it remains very low density with minimal sidewalk infrastructure and limited access to amenities. Improving completeness will require land use changes, infrastructure investment, and increased density, including the introduction of mixed-use development.

- **Area 9 – Spring Creek, Bayshores & Millar’s Pond, Kadenwood**

This area has a strong existing housing mix and significant residential development headroom, particularly in estate residential zones. However, it lacks high-quality infrastructure and publicly accessible amenities. Redevelopment potential is limited due to the newer and higher-end character of much of the existing development.

- **Area 10 – Cheakamus Crossing, Function Junction**

This area benefits from high location efficiency due to its proximity to commercial amenities, Spring Creek Community School, daycare facilities, transit, and the Valley Trail. While there is no grocery store, the area is predominantly developed with townhouses and apartments, with fewer single-family dwellings. Given its strong amenity and infrastructure base, the area is well-positioned for additional housing growth.

Municipal Portfolio & Complete Communities

When overlaid with the Complete Communities analysis, the inventory of developable and potentially developable municipal parcels reveals a clear spatial pattern. Municipal land holdings are not evenly distributed across the community; instead, they are concentrated in select Areas of Interest that also vary significantly in their level of completeness, access to amenities, and infrastructure readiness. In particular, Areas 3, 6, 8, and 10 contain the highest number of municipal properties with development potential, positioning the municipal portfolio as a key lever for advancing complete communities objectives in these locations. The table below summarizes how municipal properties align with the strengths and constraints of each Complete Communities Area of Interest.

CC Area of Interests	# of Municipal Properties	Key CC Benefits	Key CC Constraints
Area 1	6	Strong redevelopment potential	Multiple gaps in complete communities’ goals
Area 2	4	Substantial development potential, great access to amenities, reasonable access to transit	Low density hinders community completeness, and there are pedestrian infrastructure gaps
Area 3	11	Great access to amenities, great transportation infrastructure, significant development potential	Some lower density areas with reduced access hampering completeness
Area 4	1	Structurally amenity rich, with high housing density	Built out, few opportunity sites remaining

Area 5	0	High density area, great transit access, access to amenities is great in some parts	Area is largely built out, pedestrian connectivity is weak in some areas
Area 6	14	Good diversity of housing units, good cycling infrastructure, reasonable proximity to transit	Very weak access to all amenities
Area 7	6	High density area, good access to amenities in Creekside, significant development potential across multiple zones	High elevation areas have weak access to amenities, active transportation infrastructure has some gaps, and many areas are not proximal to transit
Area 8	9	Large undeveloped areas provide flexibility for a range of uses and visions	Poor transportation infrastructure and access to transit, and poor access to amenities
Area 9	3	Higher potential for infill development, reasonable cycling coverage	Reduced redevelopment potential, generally weaker transportation infrastructure, lack of access to amenities
Area 10	8	High local efficiency, proximal to the school and daycare facilities	Weak redevelopment potential, reduced development headroom, low diversity of housing and housing density

The distribution of municipal properties presents a strategic opportunity to advance complete communities outcomes, particularly in Areas 3, 6, 8, and 10, where both land availability and development potential are relatively high. Area 3 stands out as the strongest alignment between municipal land holdings and complete community attributes, suggesting it is well-positioned to accommodate near-term growth with limited additional infrastructure investment. In contrast, Areas 6 and 8 contain the highest number of municipal parcels but face notable deficiencies in access to daily amenities and transportation infrastructure, indicating that municipal-led development in these areas would need to be closely coordinated with infrastructure and land use changes to achieve completeness. Area 10 benefits from strong location efficiency and existing services, though limited redevelopment headroom suggests that municipal parcels may be best leveraged for targeted or specialized housing outcomes rather than large-scale growth.

Overall, the municipal portfolio offers a critical opportunity to address gaps in community completeness, but its effectiveness will depend on aligning land disposition, infrastructure investment, and policy direction to the specific strengths and constraints of each area.