

RESORT MUNICIPALITY OF WHISTLER

ZONING AND PARKING AMENDMENT BYLAW (2077 Garibaldi Way) NO. 2291, 2021

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and may, pursuant to section 525 of the *Local Government Act* require the provision of parking spaces and loading spaces for uses, buildings, and structures;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, ENACTS AS FOLLOWS:

CITATION

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (2077 Garibaldi Way) No. 2291, 2021”.

AMENDMENTS

2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:
 - (a) Part 7, Section 1(1) is amended by adding “RM74 – Residential Multiple Seventy-Four” in alphanumerical order; and
 - (b) Part 13 is amended by inserting as Section 71 the RM74 (Residential Multiple Seventy-Four) Zone, attached as Schedule 1 to this Bylaw; and
 - (c) The zoning designation of the land shown with the heavy black outline and labelled “Subject Lands” on the plan attached to this Bylaw as Schedule 2, which land is and more particularly described as PID 007-394-101; LOT 3 DISTRICT LOT 5412 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 16634, is changed from RS-E1 (Residential Single Estate One) Zone to RM74 (Residential Multiple Seventy-Four) Zone; and further
 - (d) Part 24, Schedule A is amended by adding “Residential Multiple Seventy-Four – RM74” in alphanumerical order under the “Residential Zones” heading.
3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND READINGS this 16th day of November, 2021.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this this 14th day of December, 2021.

GIVEN THIRD READING this 22nd day of February, 2022.

Approved by the Minister of Transportation and Infrastructure this 4th day of May, 2022.

ADOPTED by the Council this ____ day of _____, 2022.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (2077 Garibaldi Way) No. 2291, 2021".

Schedule 1

RM74 Zone (Residential Multiple Seventy-Four)

Intent

- (1) The intent of this zone is to provide for medium density townhouse development.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) park and playground
- (c) townhouses; and
- (d) townhouses for employee housing.

Maximum Density

- (3) The maximum number of townhouse dwelling units is 20, provided that the first 14 townhouse dwelling units must be for employee housing only.
- (4) The maximum permitted gross floor area is 3080 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (5) The minimum required gross floor area for townhouses for employee housing is 1785 square metres.
- (6) The maximum permitted floor area for auxiliary parking use is shown in the accompanying table:

Use	Maximum floor area for auxiliary parking use
Townhouses	54 square metres per dwelling unit
Townhouses for employee housing	26 square metres per dwelling unit

Height

- (7) The maximum permitted height of a building is 10.7 metres.

Site Coverage

- (8) The maximum permitted site coverage is 20 per cent.

Parcel Dimensions

- (9) The minimum parcel area is 8800 square metres.

(10) The minimum parcel frontage is 29 metres.

Setbacks

(11) The minimum permitted setback between a building and a parcel boundary abutting Highway 99 is 20.0 metres.

(12) The minimum permitted setback between a building and all other parcel boundaries is 7.6 metres.

Off-Street Parking and Loading

(13) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

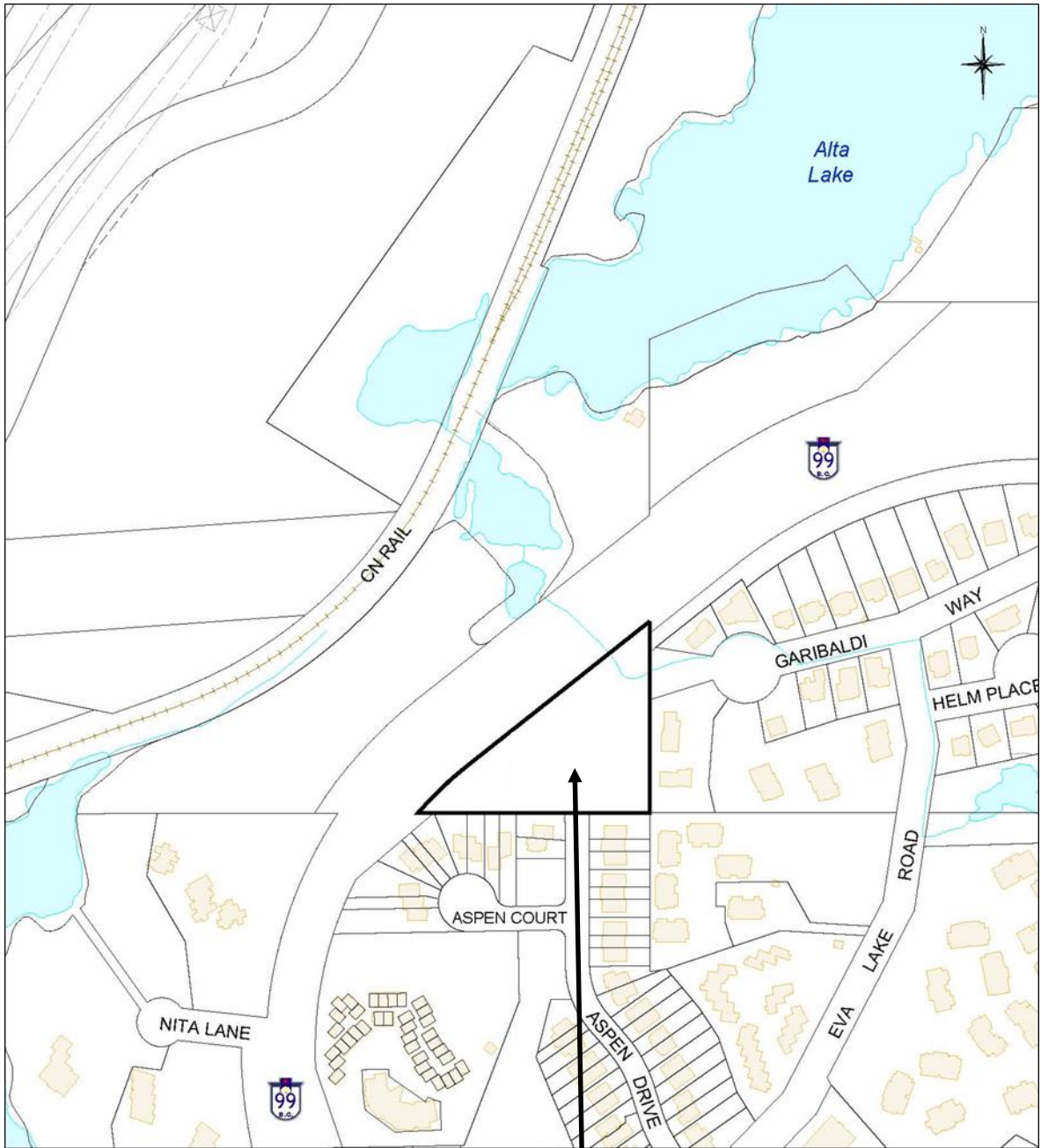
(14) The minimum permitted separation between principal buildings is 5 metres.

(15) The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(16) Auxiliary residential dwelling units are prohibited.

Schedule 2

**Lands To Be Rezoned
From RSE-1 (Residential Single Estate One)
To RM74 (Residential Multiple Seventy-Four)**



SUBJECT LANDS