

### REZONING CRITERIA EVALUATION SUMMARY

The following provides an evaluation of the proposed rezoning against the rezoning evaluation criteria contained in Policy 4.1.6.4 of the Official Community Plan (OCP).

- (a) The project must be capable of being served by municipal water, sewer, and fire protection services, or by an alternate means satisfactory to the municipality;
- The proposed rezoning is serviced as required. 1600 Mount Fee Road (Lot 3) is located within the designated municipal water, sewer, and fire protection services areas. This rezoning does not increase the overall density of development for the Upper Lands. It is a redistribution of density from 1825 Mount Fee Road (Lot 6) to Lot 3.
- (b) The project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;
- The proposed rezoning is accessible via the local road systems as required. The project can be accessed directly via Mount Fee Road or from Cloudburst Drive to Mount Fee Road. The extension of Mount Fee Road connecting the Phase 2 Lands development parcels has been designed to municipal standards.
- (c) The project must comply with all applicable policies of the OCP; and
- The proposed rezoning complies with the applicable policies of the OCP and is consistent with the applicable Development Permit Area guidelines.
- (d) All proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:
- i. balanced resort and community capacity;
 

There is a recognized shortage of employee housing capacity and the OCP identifies the development of the Residential Reserve lands in Cheakamus Crossing as one of the primary opportunities for new employee housing to pursue. The proposed rezoning facilitates the development of employee housing in balance with community needs determined through on-ongoing research and monitoring.
  - ii. overall patterns of development of the community and resort;
 

Lot 3 is located within Phase 2 of the Cheakamus Crossing neighbourhood which was approved through a master planning process under RZ001165. The proposed development is consistent with the pattern of development established by that master plan, and the proposed zoning amendment does not impact the pattern of development.
  - iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;
 

The proposed zoning amendment does not impact the noted values. These considerations have been addressed in 2021 through the proposed parcelization

plans, site development concepts and proposed zoning parameters as part of Rezoning Application RZ001165 and continue to apply through the current rezoning application.

iv. Whistler's sensitive ecosystems and biodiversity;

The proposed zoning amendment does not impact Whistler's sensitive ecosystems and biodiversity. Applicant has submitted an Environmental Impact Study that was reviewed and accepted by municipal staff.

v. scale, character and quality of development;

The proposed zoning amendment does not impact the scale, character, or quality of the development. The character and quality of development is subject to development permit requirements for the form and character of development, and review by the Advisory Design Panel. Development Permit DP002023 will be issued to authorize the construction of the buildings.

vi. compatibility with the surrounding area or neighbourhood;

The proposed zoning amendment won't affect the compatibility with the surrounding area or neighbourhood. The form and character of the future development and landscaping and compatibility with the surrounding area and neighbourhood was evaluated and the supported design concept will be registered by development covenant, with further detailed design approval conducted at the time of development permit approval.

vii. quality of life of Whistler's residents;

The ability to obtain secure, affordable, and livable housing is highly important to the quality of life of Whistler's residents. The proposed rezoning will facilitate the development of employee housing that contributes to the quality of life of Whistler's residents.

viii. quality of experience for Whistler's visitors;

The value of an engaged and satisfied workforce that can live locally and benefit from the Whistler experience is recognized as important to delivering a high-quality visitor experience. The proposed rezoning will facilitate the development of employee housing that will provide opportunities for community members working in Whistler to reside in Whistler and support the visitor experience.

ix. geotechnical, flood and wildfire hazard;

Geotechnical and flood control engineering assessments have been completed and no significant concerns that would preclude the proposed developments have been identified. The applicant has provided a Geotechnical Report prepared by Horizon Engineering demonstrating that no rockfall hazards are present on-site for the Lot 3 development.

The lands are located within an area designated as a Development Permit Area for Wildfire Protection (Wildland). A *FireSmart® Assessment* prepared by Diamondhead Consulting indicating that the proposed *development* has a hazard score of "Low" was submitted with Rezoning Application RZ001194.

- x. archaeological, heritage and culture resources;  
An archeological survey of the subject site was previously completed as part of the original zoning of the lands. No sites of interest were identified.
- xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;  
The proposed rezoning and additional density represent a reallocation of density originally assigned to Lot 6 to the development on Lot 3. The proposed rezoning does not result in an overall increase in density for the Cheakamus Crossing Phase 2 lands. Therefore, there are no incremental traffic impacts directly resulting from the proposed rezoning and the existing local road system for the Cheakamus Crossing neighbourhood was designed and has capacity for the proposed development.
- xii. local economy;  
The proposed rezoning will enable the development of the lands for the provision of employee housing for the local workforce and help to address the resort community's shortage of employee housing. A secure supply of employee housing supports the local economy.
- xiii. municipal finance;  
Rezoning Application RZ001194 is subject to cost recovery for staff processing and associated direct costs recovered through the applicable application fee.
- xiv. social, health, recreation, education and emergency facilities and services;  
The proposed rezoning represents an allocation of existing permitted uses and density to individual development parcels for future development. There are no incremental impacts on these areas resulting from the proposed rezoning. The potential development associated with the existing zoning is considered and will continue to be considered in planning for these services.
- xv. employee housing; and  
The proposed rezoning will enable the development of the lands for employee housing. A Housing Agreement is required to be registered on the title of Lot 3 prior to adoption of the proposed zoning amendment to restrict the use to eligible employees and to restrict the maximum rents.
- xvi. community energy and GHG emissions, water supply and conservation and solid waste.  
Green building requirements will be secured through a covenant registered on title under RZ001194. Units will be heated and cooled with efficient heat pumps. The building will be built to meet Step 4 of the BC Energy Step Code.