

APPENDIX "F"

REZONING CRITERIA EVALUATION SUMMARY

The following provide a summary of the evaluation of the proposed rezoning against the rezoning evaluation criteria contained in Policy 4.1.6.4 of the Official Community Plan.

- (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;
 - As noted above in the body of the report, the Upper Lands are located within the designated municipal water, sewer and fire protection services areas. The applicant civil engineer, Webster Engineering, has developed complete servicing plans consistent with municipal standards for subdivision approval. These have been reviewed by Infrastructure Services and no concerns have been identified. The civil engineering drawings for services to be located within the Mount Fee Road extension were also reviewed and approved as part of DP1760. All municipal systems have been reviewed and are capable of serving the full potential development for the Upper Lands. For the District Energy System, detailed engineering analysis is currently being completed to evaluate hydraulic capacity and the need for a booster pump station. There is capacity to serve Parcel A and there may be capacity to serve Parcels B/C, D1, D2 and D3. Development of Parcel E would require the pump station. A location has been identified for the pump station near Parcel A, and design and installation would be completed by the WDC in advance of the development of further parcels that may require the additional hydraulic capacity.
- (b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;
 - The project can be accessed directly via the local road system from Mount Fee Road or from Cloudburst Drive to Mount Fee Road. The extension of Mount Fee Road connecting the Upper Lands development parcels has been designed to municipal standards and has been approved under Development Permit 1760.
- (c) the project must comply with all applicable policies of the OCP; and
 - Applicable policies of the OCP continue to be addressed through the rezoning process and proposed conditions of zoning adoption, as well as through future development permit approval requirements. No issues have been identified where the project cannot comply will all applicable policies.
- (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;

Potential future development of the lands under the existing and proposed zoning is accounted for within the approved accommodation bed unit capacity of the resort community. 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 and parcelization plans facilitate the phased development of employee housing in balance with community needs determined through on on-going research and monitoring.

- ii. overall patterns of development of the community and resort;

The location of the Cheakamus Crossing neighbourhood was determined through a community engagement process conducted as part of the Whistler 2020 strategic community planning initiative and the planning process for Whistler's venues for the 2010 Olympic and Paralympic Winter Games. Two locations were under consideration for the Athletes Village, which would be converted to resident housing after the Games -- Cheakamus Crossing and the Callaghan Valley. The Cheakamus Crossing site was selected as it better adhered to smart growth principles, located adjacent Whistler's existing urban development area and connecting to existing infrastructure. The Cheakamus Crossing lands were granted to the Municipality as part of the Community Land Bank granted by the Province for employee housing as a legacy of the Games. Cheakamus Crossing is now a primary location for resident housing in the community, with complementary recreation and park amenities. The Upper Lands represent a planned expansion of the neighbourhood. The neighbourhood is connected to businesses in Function Junction and Whistler Creek and Whistler Village by the Valley Trail and local transit. The development of the Upper Lands will further contribute to the critical mass of the neighbourhood needed to support neighbourhood-serving commercial and food and beverage uses located within the neighbourhood. Planning for these uses within the existing neighbourhood area and Cheakamus "Lower Lands" is included within the Planning Department 2020 Work Program. These uses are not considered appropriate or economically supportable for inclusion in the Upper Lands developments.

- iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;

These considerations have been addressed through the proposed parcelization plans, site development concepts and proposed zoning parameters as described in the body of this report. The report recommends that specific distinctive natural features be further identified for preservation as a condition of rezoning adoption.

- iv. Whistler's sensitive ecosystems and biodiversity;

An assessment of the Upper Lands for sensitive ecosystems and biodiversity has been completed by the WDC QEP Cascade Environmental Resources Group. Sensitive ecosystems and riparian areas have been identified and delineated. Provincial *Riparian Area Protection Regulations* and Municipal Development Permit Approval requirements for Protection of Riparian Ecosystems and Protection of Sensitive Ecosystems apply. The report recommends that these areas be further secured through a registered covenant for environmental protection.

- v. scale, character and quality of development;

The scale and character of the future development are largely addressed by the proposed zoning parameters as described in the body of this report. The character and quality of development is subject to Municipal Development Permit requirements for the form and character of development, and review by the Municipal Advisory Design Panel.

- vi. compatibility with the surrounding area or neighbourhood;

The compatibility of the future development with the surrounding area and existing Cheakamus Crossing neighbourhood has been a primary consideration and is addressed through the parcelization plans and proposed zoning parameters as

described in the body of this report. Detailed design addressing the form and character of future developments and landscaping and compatibility with the surrounding area and neighbourhood is conducted at the time of development permit, along with Advisory Design Panel review.

Proposed construction management plans have been developed for Parcel A and the Mount Fee Road Extension development that seek to minimize disturbance to the existing Cheakamus Crossing neighbourhood. Staging areas have been identified for site clearing and preparation and construction activities, located away from the existing neighbourhood and in lower visibility areas. Heavier construction activities will utilize the existing Forest Service Road for access and avoid the local road network.

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 enable the subdivision and phased 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 future employee housing developments will provide opportunities for community members working in Whistler to reside in Whistler and support the visitor experience. The parcelization plans and zoning parameters have also recognized and sought to preserve the high quality recreation values and user experience for the Riverside Trail and the Cheakamus River corridor.

ix. geotechnical, flood and wildfire hazard;

Geotechnical and flood control engineering assessments have been previously completed and no significant concerns that would preclude the proposed developments have been identified. The master plan for on-site storm water management has been completed and no issues have been identified through the preliminary subdivision review process. Further site specific assessment and designs for individual developments are completed at the time of building permit application. The lands are located within an area designated as a Development Permit Area for Wildfire Protection. Future developments will require development approval consistent with the applicable guidelines.

x. archaeological, heritage and cultural 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 represents an allocation of existing permitted uses and density to individual development parcels for future development. There are no incremental traffic impacts directly resulting from the proposed rezoning. There will be increased traffic volumes associated with the future development. Potential impacts on traffic congestion and safety on Highway 99 will in part be mitigated by the provision of transit service and by the Valley Trail connection. The potential for neighbourhood-serving convenience retail, services and amenities to be located

within the Cheakamus Crossing neighbourhood and Function Junction will be supported by the additional development. The existing local road system for the Cheakamus Crossing neighbourhood was designed and has capacity for the proposed development. A proposed construction management plan has been developed including use of the Forest Service Road for construction activity access to avoid impacts on the local road system in the existing neighbourhood.

xii. local economy;

The proposed rezoning will enable the subdivision and phased 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;

Considerations related to municipal finance are addressed in the Budget Considerations section of this report. Project financing for the Parcel A and Mount Fee Road Extension is being addressed separately within the 2021 year of the draft RMOW 2021-2025 Five Year Financial Plan that will be considered by Council.

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 subdivision and phased development of the lands for employee housing, with a limited amount of market housing proposed to financially support the development of affordable employee housing.

xvi. community energy and GHG emissions, water supply and conservation and solid waste.

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 future development will adhere to the Municipality's policies and initiatives that relate to mitigating impacts on these areas. Future buildings are recommended to meet or exceed the Municipality's progressive Step Code requirements. Developments will be connected to the Cheakamus Crossing District Energy System. Transit service and Valley Trail extension support GHG emission reduction. Naturalized landscape is recommended to reduce associated demands on water supply. Future development will provide required facilities to address recycling and solid waste diversion.