

APPENDIX "D"

REZONING CRITERIA EVALUATION SUMMARY

The following provides 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;
 - The subject parcel is an already constructed and serviced development. The development is served by municipal water, sewer and fire protection services. The proposed zoning amendment is not expected to increase the demand on the abovementioned services. Covenants for Fire Protection and Water Volume exist on Title for the site.
- (b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;
 - The subject parcel is an already constructed and serviced development. The site can be accessed from Bear Paw Trail, and includes pedestrian linkages to Crazy Canuck Drive.
- (c) the project must comply with all applicable policies of the OCP; and
 - The proposed zoning amendment complies with all applicable policies of the OCP including the Whistler Land Use Map, and Commercial and Light Industrial policies.
 - The policies contained in Chapter 5 Land Use and Development, Commercial and Light Industrial, provide further guidance for this designation and the development of these lands. The overarching goal, Goal 5.6, is to:
 - *Maintain a hierarchy of complementary commercial and light industrial centres each positioned with its own distinct role, character and mix of uses tailored to reinforce Whistler's mountain resort community character, meet the needs of the community and support the local tourism economy.*

The proposed Bylaw seeks to allow a greater flexibility in permitted uses to meet the needs of the neighbourhood and local community. The proposed Bylaw also seeks to limit the density of uses to ensure that a suitable GFA remains available for the non-grocery CRU's at the site to ensure a variety of services and uses available to the local public. Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020 is consistent with Goal 5.6.

- The proposed zoning amendment is consistent with the policies of the Official Community Plan (OCP), including the following:
 - **Policy 5.6.8.2.**
Recognize Nesters Square and Rainbow as locations for expanded convenience commercial developments scaled to serve a larger market area beyond the immediate neighbourhood
 - **Policy 5.6.8.4.**
Ensure that all convenience commercial developments are designed to complement the surrounding neighbourhood and reinforce the resort community character, including considerations related to pedestrian connections, traffic, access and parking, and scale and massing of development.
 - **Policy 6.7.1.1**

Support repurposing, reusing and optimizing built space instead of constructing new buildings.

- **Policy 8.9.1.1.**
Encourage the availability of licensed childcare facilities, including facilities providing infant care.
- **Policy 8.9.1.5.**
Encourage new development and redevelopment to provide appropriately scaled space that may be leased at affordable rates to licensed childcare operators.
- **Policy 11.2.1.4**
Strive to include commercial services when planning residential developments to increase walkability and reduce the need to travel by automobile.

(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;

The proposal allows a broader range of commercial uses to operate from the site, providing increased services to the Rainbow neighbourhood and surrounding areas. The proposal does not increase the commercial gross floor area available in the CD1 Zone, or increase the residential density of the site.

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

The proposal allows additional commercial uses to operate in an existing building, and does not impact the overall structure of the Rainbow neighbourhood.

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

The proposal will not increase the development footprint at the site, and will not impact the existing views and natural features. The development does not detract from Whistler's forested mountain environment.

- iv. Whistler's sensitive ecosystems and biodiversity;

The proposal will not increase the development footprint at the site, and will not impact the ecosystems and biodiversity of the area.

- v. scale, character and quality of development;

The scale and character of the development is not changed by the proposed zoning amendment. No additional gross floor area is provided by the proposed zoning amendment. The character and quality of future 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 proposed zoning amendment seeks to increase the variety of commercial uses available to 8200 Bear Paw Trail, and allow a Child Care Facility to operate from the site. The increased range of commercial uses provide a service to the surrounding residents. There is significant demand for a Child Care Facility in the area, and the proposed zoning amendment would assist to meet this demand.

Furthermore, the proposed zoning amendment includes provisions to preserve the use of at least one CRU for a food and beverage type use, as this is deemed an important service and provides activation to the centre.

vii. quality of life of Whistler's residents;

The proposed zoning amendment allows a greater variety of commercial uses in the Rainbow neighbourhood, to ensure that residents are able to access the services that they require. There is significant demand for a Child Care Facility in the area, and the proposed zoning amendment would assist to meet this demand, providing a vital service for residents in the area.

viii. quality of experience for Whistler's visitors;

The proposed zoning amendment does not increase the commercial gross floor area available to the site, and is not considered to attract visitor oriented uses away from the primary commercial and visitor centres in Whistler (Whistler Village and Creekside).

ix. geotechnical, flood and wildfire hazard;

Geotechnical engineering assessments have been previously completed during the initial development of the site. Covenants for Geotechnical Monitoring, Fire Protection and Water Volume exist on Title for the site. The lands are located within an area designated as a Development Permit Area for Wildfire Protection. Future developments will require assessment against the applicable guidelines.

x. archaeological, heritage and cultural resources;

The subject parcel is an already constructed development. No archaeological, heritage and cultural sites of interest were identified.

xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;

The subject parcel is an already constructed and serviced development. No new roads or changes to the existing road network are proposed.

The increased potential for neighbourhood servicing convenience retail and services may reduce traffic volumes on Highway 99 and the local road system as the residents of the Rainbow neighbourhood will be able to access these services in the local area. The existing development contains a suitable number of parking spaces to accommodate the proposal, and is well connected to the surrounding area with pedestrian linkages. Furthermore, additional public on-street parking is available along the Bear Paw Trail frontage of the site, and a bus stop is located adjacent to the site.

The proposed zoning amendment will not increase the potential density of the site and is not expected to have any significant impact on traffic congestion and safety.

xii. local economy;

The proposed rezoning will enable a greater variety of commercial uses in the Rainbow neighbourhood, to ensure that residents are able to access the services that they require. This will assist the owner of the CRUs at Rainbow Plaza to fill all commercial tenancies at the site and support the local economy.

xiii. municipal finance;

Considerations related to municipal finance are addressed in the Budget Considerations section of the report.

xiv. social, health, recreation, education and emergency facilities and services;

The proposed rezoning will facilitate the operation of a proposed Child Care Facility at the site, and will ensure that the existing health operator at the site remains a permitted use in the zone. The recreation areas in the Rainbow neighbourhood are not impacted by the proposal.

xv. employee housing; and

The subject parcel is an already constructed development which contains employee housing. The proposed zoning amendment does not impact the amount of employee housing required at the site, but will allow a broader range of services to support residents.

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

The subject parcel is an already constructed and serviced development. The proposed zoning amendment will not increase the potential density of the site. The existing development was built to meet the applicable energy requirements at the time of construction, and includes spaces for solid waste and recycling.