



**RESORT MUNICIPALITY OF WHISTLER**

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## STAFF REPORT TO COUNCIL

**PRESENTED:** July 23, 2024 **REPORT:** 24-076  
**FROM:** Development Planning **FILE:** 3900-20-2449  
**SUBJECT:** RZ001187 – ZONING AMENDMENT BYLAW (RI1 ZONE AMENDMENTS) NO.  
2449, 2024 REPORT

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

### RECOMMENDATION(S)

**That** Council consider giving first, second and third readings to “Zoning Amendment Bylaw (RI1 Zone Amendments) No. 2449, 2024”.

### PURPOSE OF REPORT

This report presents “Zoning Amendment Bylaw (RI1 Zone Amendments) No. 2449, 2024” (Proposed Bylaw) for Council’s consideration of first, second and third readings.

The Proposed Bylaw is for an amendment to the Residential Infill One (RI1 Zone), a zone that applies to the Alpine South neighbourhood (Alpine South), to amend the density regulations for two bare land strata plans to allow for an equal distribution of allowable density between the affected strata lots and to clarify building setback requirements for strata lots in these two strata plans.

Information Report

Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The lands that are the subject of the Proposed Bylaw are Strata Plan VR426 (VR426) and Strata Plan VR1338 (VR1338) in the Alpine South (see Appendix A). The lands were originally zoned RS1 (Single Family Residential One) since the adoption of “Zoning and Parking Bylaw 303,1984”. In 2011, the lands were rezoned to RI1 Zone by way of “Zoning Amendment Bylaw (Alpine South Infill) No. 1914, 2009” to allow modest infill housing development, including employee-restricted units in duplex dwellings and small lot subdivisions and auxiliary residential dwelling units.

The original RS1 Zone contained language regarding distribution of density specifically for bare land strata developments. The language is typical in many residential zones and provides for an equal distribution of allowable density among all properties in a given bare land strata plan as follows:

*“...the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.”*

The RI1 Zone does not contain the above language. Planning staff have reviewed the files and Council reports pertaining to the zoning amendment bylaw that created the RI1 Zone and believe the carry-over of this language from the RS1 Zone into the RI1 Zone was an oversight. Density in the RI1 Zone is based on a floor space ratio of 0.35 to a maximum of 465 square metres. There are two bare land strata plans (VR426 and VR1338) regulated by the RI1 Zone that have very small “footprint” strata lots that are more typical of the size of a detached dwelling and much smaller than the size of an average lot in the Alpine South (see Appendix A). The strata lots within VR426 and VR1338 were developed under the RS1 Zone density rules where the common property was included in the calculation of density. This has resulted in the existing built development on many of the strata lots within VR426 and VR1338 being greater than what the current RI1 Zone regulations allow, complicating the process of obtaining building permits for renovations and/or additions to existing dwellings.

### **Analysis**

The Proposed Bylaw has been prepared for Council consideration of first, second and third readings. The Proposed Bylaw adds the following regulation to the density section of the RI1 zone:

*“The maximum gross floor area for a detached dwelling situated on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the RI1 Zone is the figure obtained when the total area of the bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached or duplex dwelling shall not exceed 465 square metres.”*

The Proposed Bylaw further identifies in a Key Plan the two strata plans (VR426 and VR1338) that the regulation would apply to. These changes will bring the existing permitted built development on the strata lots within VR426 and VR1338 back into conformity, as they had been under the previous RS1 zone density regulations.

The Proposed Bylaw also clarifies setback regulations for VR426 and VR1338 as the existing RI1 setbacks (7.6 m front and rear; and 3 m on the sides), if applied to these very small strata lot parcels, would make the resulting developable portion of the parcels untenably small. The Proposed Bylaw includes the following setback regulation to the RI1 Zone:

*“Each detached or duplex dwelling on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the RI1 Zone must be entirely contained within the boundaries of a strata lot, and no other setback or siting rules shall apply to such detached dwellings.”*

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## **POLICY CONSIDERATIONS**

### **Relevant Council Authority/Previous Decisions**

Council’s authority to consider and adopt a zoning amendment bylaw is established in the *Local Government Act* (LGA).

Previous Council decisions related to the RI1 zone are listed below:

- [May 17, 2011](#): [May 17, 2011 Agenda](#) - Adoption of “Zoning Amendment Bylaw (Alpine South Infill Housing) No. 1914, 2009” (Bylaw No. 1914) and “Official Community Plan (OCP) Amendment Bylaw (Infill Housing) No. 1913, 2009” (Bylaw No. 1913).
- [August 17, 2010](#): Third reading of Bylaw No. 1914 and Bylaw No. 1913.
- [July 6, 2010](#): Public Hearing for Bylaw No. 1914 and Bylaw No. 1913.
- August 18, 2009 – Administrative Report No. 09-113: First and Second Readings of Bylaw No. 1914 and Bylaw No. 1913, attached as Appendix B.

**2023-2026 Strategic Plan**

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

**Strategic Priorities**

Housing

*Expedite the delivery of and longer-term planning for employee housing*

Climate Action

*Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan*

Community Engagement

*Strive to connect locals to each other and to the RMOW*

Smart Tourism

*Preserve and protect Whistler’s unique culture, natural assets and infrastructure*

Not Applicable

*Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs*

**Community Vision and Official Community Plan**

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The subject lands are designated in the OCP Land Use Map as Residential - Low to Medium (Detached/ Duplex). This designation reflects the uses permitted in the RI1 zone.

The recommended resolution included within this report is consistent with the OCP rezoning criteria evaluation, attached as Appendix C, as well growth management and land use goals, objectives and policies of the OCP as described in the table below.

<b>Chapter 4 – Growth Management</b>		
<b>Section</b>	<b>Goal / Objective / Policy</b>	<b>Staff Comment</b>
<b>4.1</b>	<b>Goal:</b> Land use and development are effectively managed to maintain Whistler’s unique sense of place, protect Whistler’s natural environment, provide a high quality of life for residents and provide exceptional experiences for our visitors.	The Proposed Bylaw allows for effective management of the lands by: 1. Providing for an equal distribution of density among the strata lots on the two affected strata plans.

		2. Requiring development to be contained within the strata lots thereby providing for separation between buildings.
<b>Chapter 5 – Land Use</b>		
<b>5.1</b>	<b>Goal:</b> Meet Whistler’s long-term housing needs consistent with the growth management policies and land use designations in this OCP.	The Proposed Bylaw effectively manages growth by providing for an equal distribution of density among the strata lots on the two affected strata plans.
<b>5.3</b>	<b>Goal:</b> Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community’s needs.	The Proposed Bylaw will encourage diversity of housing forms by enabling property owners to obtain building permits for additions and renovations thereby enabling flexibility and adaptability of the residences.
<b>5.3.1</b>	<b>Objective:</b> Encourage flexibility and adaptability in residential land uses.	The Proposed Bylaw will enable the property owners to obtain building permits for additions and renovations thereby enabling flexibility and adaptability of the residences. It further does not impact the recently adopted small-scale multi-unit housing regulations of the “Zoning and Parking Bylaw No. 303, 2015”.
<b>5.3.1.2</b>	<b>Policy:</b> Support flexibility in neighbourhood design and development to adapt to changing housing needs and affordability considerations, such as supporting live-work and infill zoning in appropriate locations.	The Proposed Bylaw will enable the property owners to obtain building permits for additions and renovations thereby enabling flexibility and adaptability of the residences.
<b>5.3.1.5</b>	<b>Policy:</b> Recognize market housing, including second homeownership, as a significant influence on Whistler’s housing mix and local economy.	The Proposed Bylaw will resolve a long-standing issue pertaining to these existing market homes and will ensure equal distribution of density among properties.

**BUDGET CONSIDERATIONS**

This is a RMOW initiated application. Costs associated with this zoning amendment are provided for in the Planning Department budget.

**LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS**

The RMOW is committed to working with the Lílwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives and enable participation in Whistler’s resort economy.

There are no specific considerations to include in this report.

**COMMUNITY ENGAGEMENT**

Level of community engagement commitment for this project:

- Inform       Consult       Involve       Collaborate       Empower

Section 464(3) of the LGA specifies that a local government must not hold a public hearing on a proposed zoning bylaw amendment if:

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw,
- (b) the bylaw is consistent with the official community plan,
- (c) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
- (d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

In accordance with the LGA, a notice was advertised in the local newspaper to advise the public that no public hearing will be held for the Proposed Bylaw. In addition, a letter was mailed to the affected property owners advising of the Proposed Bylaw amendment and attaching the notice.

No comment or concerns have been received by staff as of the time of writing this report.

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## REFERENCES

Appendix A – Location Map

Appendix B – Council Administrative Report 09-113

Appendix C – Rezoning Evaluation Criteria Summary

“Zoning Amendment Bylaw (RI1 Zone Amendments) No. 2449, 2024” (Included in Council package)

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## SUMMARY

This report presents the Proposed Bylaw for Council’s consideration of first, second and third readings. The Proposed Bylaw has been prepared to correct an oversight in the RI1 Zone to address two bare-land strata plans that were negatively affected by adoption of the RI1 Zone. The Proposed Bylaw introduces language to the RI1 Zone to allow for an equal distribution of allowable density between the strata lots in VR426 and VR1338, thereby returning to the density regulation under which they were developed.

The Proposed Bylaw also clarifies setback requirements on the two strata plans.

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## SIGN-OFFS

### Written by:

Roman Licko,  
Planning Analyst

### Reviewed by:

Melissa Laidlaw,  
Director of Planning

Dale Mikkelsen,  
General Manager of Climate Action, Planning  
and Development

James Hallisey,  
Acting Chief Administrative Officer



Strata Plan VR426

Strata Plan VR1338



## REFERENCE

<b>Name of Applicant(s):</b>	Resort Municipality of Whistler
<b>Neighborhood Area:</b>	Alpine Meadows
<b>Current Zone:</b>	RS1 (Residential Single Family One)
<b>Proposed Zone(s):</b>	RI1 (Residential Infill One)
<b>Attachment:</b>	Appendix "A" – Open House Comments

## NATURE OF REQUEST

Staff request that Council consider giving first and second readings to Official Community Plan (OCP) and Zoning Amendment Bylaws to allow infill housing development in the area of Alpine Meadows south of 19 Mile Creek.

## PURPOSE OF REPORT

This report summarizes work on the RMOW's Infill Housing initiative, and provides the rationale for OCP and zoning changes permitting resident restricted infill housing in Alpine South.

## DISCUSSION

RMOW staff and Council have conducted technical research, policy analysis and public engagement exercises to develop regulatory changes permitting infill housing, which is defined as the incremental addition of new dwelling units within existing developed areas. The results of these undertakings have been presented to Council in two staff reports, one in September 2005 and another in February 2008.

The 2008 report identified the following goals for the RMOW's infill housing initiative:

1. Increase the diversity and availability of resident housing.
2. Promote social vitality in existing neighbourhoods by increasing the number of occupied dwellings.
3. Enhance neighbourhood character by dividing permitted floor area and building mass into smaller units.
4. Allow owners of market real estate to realize some of the value in their property without selling their entire parcel.
5. Create new dwelling units without exceeding the capacity of municipal services and infrastructure.
6. Make regulatory changes fair, flexible to accommodate various site conditions and owners' circumstances, and simple to understand and administer.

Council has endorsed the basic principles and goals of the infill housing initiative, and directed staff to prepare OCP and Zoning amendment bylaws that would allow a modest infill program in Alpine South. These amendments, which are explained below, operate together to create: community planning policies that describe and encourage infill housing; zoning regulations that permit additional dwelling units for employee use; and a development permit area to provide guidance and flexibility for the siting and design of infill dwellings.



## OCP Amendments

The proposed OCP Amendment Bylaw No. 1913, 2009, would add “Infill Housing” as a defined term and enact a number of broad policy changes supporting infill housing as a means to create additional resident restricted units. The OCP policies specify that infill should be designed to fit within existing neighbourhood land use patterns, architectural characteristics and municipal water and sewage infrastructure servicing capacity. Further, the proposed amendments encourage energy and water conservation measures for infill units.

These broad policy changes have been drafted in anticipation of infill housing occurring first in the Alpine South area, as recommended in this report. They also contemplate infill in other neighbourhoods throughout the community if and where it is determined to be feasible and desirable considering land use patterns, built form, servicing capacity, and amenities. More specific direction for infill housing in particular neighbourhoods is provided through Zoning Amendments and Development Permit Guidelines, which are described below.

## Zoning Amendments

Zoning is the Municipality’s key tool to enable infill housing. The changes proposed by Zoning Amendment Bylaw No. 1914, 2009 are modest in scale and scope: they apply only to a limited geographical area (Alpine Meadows south of 19 Mile Creek), and, consistent with the recommendations of the non-cost housing task force, permit no increase in the maximum allowable floor space ratio (0.35). New provisions allow smaller parcels, duplexes, and two auxiliary dwelling units (suites) on a parcel.

Bylaw 1914 would enact these changes by replacing the currently applicable RS1 regulations in Alpine Meadows south of 19 Mile Creek with a new zone – RI1 (Residential Infill One). The use, density and siting provisions of the proposed RI1 zone are very similar to the RS1 zone, with key adjustments to permit three infill scenarios:

- a) Lot Split: a provision in the parcel dimensions section of the RI1 zone reduces the minimum parcel size to 400 square metres if an employee housing restriction is registered.
- b) Duplex: a provision in the density regulations permits duplex dwellings on most parcels if one of the units is employee-restricted.
- c) Multiple Suites: a provision in the density regulations permits two auxiliary suites on a parcel if one is within the principle dwelling and one is in separate building.

All three of these scenarios have been considered by staff, Council, the Non Cost Task Force, members of the public and the Whistler Housing Authority (WHA).

To ensure infill housing in Alpine South is consistent with the OCP policy stating that new units should be resident restricted, the proposed RI1 zone is an amenity zone: additional density is allowed in exchange for the provision of an amenity. Specifically, smaller lots and duplexes are permitted provided that one of the two units (or parcels in the case of a subdivision) is subject to a housing agreement with the Municipality. No housing agreement is required for additional suites. To be clear, the proposed “density bonus” does not increase the allowable floor space ratio, which is set at 0.35 (the same as the existing RS1 zone). Rather, it permits alternative arrangements for distributing floor area. This approach

respects the direction of the Non-Cost Task Force, to address potential concerns about impact on neighbourhood character.

In other communities infill is typically supported by incentives such as a more aggressive density bonus scheme or expedited application processing<sup>1</sup>. In the absence of these incentives, and considering the employee housing restrictions discussed below, the motivation for property owners to pursue infill housing appears limited. Depending on the success of the Alpine South infill housing initiative, staff may recommend that Council consider increasing the maximum allowable floor space ratio for smaller employee lots and duplexes to 0.4.

#### *Employee Housing Restrictions*

Proposed infill zoning regulations include an obligation to register employee housing restrictions in lot split and duplex scenarios<sup>2</sup>. In these scenarios Council must also adopt a bylaw authorizing the Municipality to enter into housing agreements with the owners of affected land. To this end staff will prepare a Housing Agreement Bylaw, for infill housing, for Council consideration. The bylaw would authorize housing agreements on a number of different parcels, in an effort to avoid the requirement for a separate bylaw each time a different property owner proposes to develop an infill unit.

Consistent with Task Force and WHA direction, employee units created by lot splits or duplexes in the RI1 zone would be subject to both occupancy and price restrictions. Following considerable analysis and deliberation, the Task Force recommended allowing the first sale price of an infill property or dwelling unit to be negotiated by the seller and any qualified purchaser. This price becomes the base price, according to which the maximum resale price is calculated. That maximum price is determined by the prevailing WHA appreciation formula (currently tied to the Core Consumer Price Index). Except for the first sale, which would not be price-restricted, infill housing units would be offered for sale with priority to Whistler Housing Authority waitlist applicants. The waitlist process is necessary in the administration of price-restricted housing; without it, there is no way to determine who among a number of potentially interested and qualified households is permitted to purchase a given unit.

As noted in the February 2008 Administrative Report, occupancy restrictions for infill housing are broadly supported. Price restrictions, on the other hand, caused concern among open house participants and are not entirely consistent with the project goals outlined above, or specific housing policies in the OCP. The project goals for infill housing encourage changes that are simple to administer: the model of an unrestricted first sale followed by resale price restrictions for future sales may not meet this goal. Regarding the provision of affordable housing, Section 4.2 of the OCP states that the Municipality "favours approaches that involve minimal intervention and restriction". Again, contingent on the outcome of the Alpine South initiative, staff may recommend that Council reconsider the application and administration of resale price restrictions for infill housing units.

#### **Development Permit Area and Guidelines**

OCP policies encourage infill housing, zoning regulations permit it. Development Permit provisions are proposed so that the Municipality can provide guidance and flexibility for unique infill scenarios. More specific direction for infill as currently proposed in Alpine South is provided through the establishment of a Development Permit (DP) Area and associated guidelines for the form and character of intensive residential development, and the promotion of energy and water conservation. This aspect of the proposed OCP amendment was contemplated in earlier iterations of the infill housing program but not

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<sup>1</sup> <http://www.mrsc.org/Subjects/Planning/infilldev.aspx#incent>

<sup>2</sup> The proposed RI1 zone does not require employee restrictions for additional suites.

recommended in the most recent staff report (February 18, 2008). On further refinement, however, the DP designation and process is proposed as an appropriate tool to meet certain of the project goals. Most importantly, by specifically allowing flexibility in building setbacks and parcel frontage requirements the DP process enables staff to work with applicants on subdivision layout, parcel dimensions and site planning. This process is more conducive to the sensitive integration of new units in existing areas than the strict application of zoning parameters that cannot anticipate the unique development scenarios and opportunities presented by each candidate for infill.

To minimize application fees and processing time, DPs for Infill Housing would be delegated to the General Manager of Community Life. The RMOW Fees and Procedures Bylaw #1821, 2007 will be amended to enact this delegation.

**POLICY CONSIDERATIONS**

**Whistler2020**

W2020 Strategy	Descriptions of success that resolution moves us TOWARD	Comments
Built Environment	Continuous encroachment on nature is avoided	Adding resident units in existing neighbourhoods may reduce pressure to develop greenfield sites.
	Residents live, work and play in relatively compact, mixed-use neighbourhoods that reflect Whistler’s character and are close to appropriate green space, transit, trails, amenities and services.	Infill housing can make neighbourhoods more compact, and if directed to appropriate areas will allow more residents to live in efficient locations.
Resident Housing	The planned flexibility within neighbourhood design, housing form, and housing tenures enables the adaptability to meet changing housing needs and future affordability considerations.	Proposed zoning changes allow greater flexibility in the future development, and redevelopment, of existing settled areas.
	Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents.	Infill is intended to create additional resident restricted units. These units would add diversity to existing neighbourhoods and the resident housing inventory as they are likely to be uniquely designed according to individual parcel conditions and owners’ preferences.
	Residents enjoy housing in mixed use neighbourhoods that are intensive, vibrant and include a range of housing forms.	Infill should encourage the development of smaller detached and semi-detached units, occupied by residents, in areas where economics and zoning would otherwise lead to larger, often unoccupied dwellings.
	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.	The proposed Alpine South infill housing would be close to transit, pedestrian and bicycle routes, as well as the Meadow Park Sports Centre and Alpine Market convenience store. Future infill opportunities could be directed to neighbourhoods that are similarly equipped.

W2020 Strategy	Descriptions of success that resolution moves us AWAY FROM	Comments
Built Environment	Streamlined policies, regulations and programs have helped to efficiently and effectively achieve green development.	Proposed resale price restrictions and Development Permit requirements have been cited as concerns, may appear cumbersome and could impact implementation and uptake of infill opportunities. These requirements, however, achieve other priorities such as maintaining affordability and neighbourhood character.

**Official Community Plan**

With one key exception, infill housing as presented currently for Alpine South, and possibly other areas in the future, is consistent with the RMOW's OCP policies regarding resident housing. As noted above, and in a previous staff report, the price restriction scheme proposed does not minimize intervention and restriction in the provision of resident housing.

**COMMUNITY ENGAGEMENT AND CONSULTATION SUMMARY**

Various forms of community engagement and consultation have informed the RMOW's infill housing initiative. Initially, a community based Non-Cost Housing Task Force worked with staff to develop recommendations for project goals, zoning parameters, design guidelines, and price and occupancy restrictions. Approximately 100 members of the public then participated in two open houses to consider these initial recommendations and review hypothetical infill housing working examples. (The working examples exercise was funded by a grant from the Affordability and Choice Today (ACT) program.) As directed by Council in February 2008, planning staff hosted an open house on the subject of the proposed Alpine South infill housing pilot project. All property owners in the affected area received invitations in the mail, and notices of the open house were posted in local newspapers. Approximately 40 people attended. Feedback forms are attached to this report as Appendix A.

Respectfully submitted,

Guy Patterson  
 HOUSING PLANNER  
 for

Bob MacPherson  
 GENERAL MANAGER OF COMMUNITY LIFE

## 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).

	<b>Evaluation Criteria</b>	<b>Staff Comment</b>
(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;	These existing properties are all serviced by municipal sewer and fire protection services.
(b)	The project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;	These existing projects are all accessible by the local road system.
(c)	The project must comply with all applicable policies of the OCP; and	These existing projects comply with applicable OCP policies.
(d)	All proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:	
	a. balanced resort and community capacity;	The Proposed Bylaw maintains the existing balance of resort and community capacity.  The Proposed Bylaw returns these properties to the density regulations under which they were originally developed.
	b. overall patterns of development of the community and resort;	The Proposed Bylaw does not affect the overall patterns of development. All the properties are already developed.  The Proposed Bylaw returns these properties to the density regulations under which they were originally developed.
	c. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;	The Proposed Bylaw does not affect the forested environment.  Both affected strata plans lie within the Alpine South neighbourhood and are surrounded by other dwellings.
	d. Whistler's sensitive ecosystems and biodiversity;	The Proposed Bylaw does not affect the ecosystem. All the affected properties are already developed.

	The subject lands lie outside of Riparian Ecosystem and Sensitive Ecosystem Development Permit Areas.
e. scale, character and quality of development;	The scale, character and quality of development will not be affected.  The Proposed Bylaw returns the dwellings to the density regulations that were in place at time of construction.
f. compatibility with the surrounding area or neighbourhood;	Compatibility with the surrounding area will not be affected.  All the properties are already developed.  The Proposed Bylaw returns these properties to the density regulations under which they were originally constructed.
g. quality of life of Whistler's residents;	The Proposed Bylaw does not affect quality of life.  These are all existing properties developed with single family dwellings.
h. quality of experience for Whistler's visitors;	The Proposed Bylaw does not affect quality of experience.  These are all existing properties developed with single family dwellings.
i. geotechnical, flood and wildfire hazard;	Any redevelopment would require geotechnical review through the building permit process.  The wildfire risk is not affected by the Proposed Bylaw as all the properties are already developed.  The existing detached dwellings are exempt from the Wildfire Development Permit Area through Part 5.28 of the Zoning Bylaw. With the exception of proposed development under the small-scale multi-unit housing regulation of the Zoning Bylaw, this section exempts detached and duplex dwellings from requiring a development permit other than for riparian or sensitive ecosystems.
j. archaeological, heritage and culture resources;	Archaeological, heritage and culture resources are not affected.
k. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;	Traffic is not affected. These properties are all developed with detached dwellings
l. local economy;	Local economy may be slightly improved as the properties will no longer be considered to be legally

		nonconforming which opens the possibly for some of these older dwellings to be redeveloped.
	m. social, health, recreation, education and emergency facilities and services;	<p>Social, health, recreation, education and emergency facilities and services are not affected.</p> <p>All the properties subject to the rezoning are already developed with single family homes.</p>
	n. employee housing; and	Housing for the local workforce could improve as these buildings redevelop.
	o. community energy and GHG emissions, water supply and conservation and solid waste.	<p>Community energy and GHG emissions, water supply and conservation and solid waste are not affected.</p> <p>The properties are already developed.</p> <p>The Proposed Bylaw returns the affected properties to the density regulations under which they were originally constructed.</p>