

RESORT MUNICIPALITY OF WHISTLER

ZONING AND PARKING AMENDMENT BYLAW (WHISTLER SPORT LEGACIES SOCIETY PROJECT – WORKFORCE HOUSING AND AUXILIARY USES) NO. 2486, 2025

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

WHEREAS the 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 and Parking Amendment Bylaw (Whistler Sport Legacies Project – Workforce Housing and Auxiliary Uses) 2486, 2025”.

AMENDMENTS

2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:
 - a) In Part 10, Section 12, the Athletes’ Centre One (AC1) Zone is amended as follows:
 - i. The minimum permitted parcel area and site area set out in subsection (5) is reduced from 10,100 to 7,500 square metres;
 - ii. Subsection (9) is deleted and replaced with the following:

“Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that no off-street spaces are required for athletes’ centre or athletes’ centre accommodation uses;
 - b) Part 10, Section 14, the Athletes’ Centre Three (AC3) Zone is deleted and replaced with the attached Schedule A;
 - c) “Schedule A – Zoning Map” is amended to rezone the area shown outlined in heavy black in the attached Schedule B, from AC1 to AC3.

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.

Pursuant to Section 464(3) of the *Local Government Act*, no Public Hearing was held and notice was provided in advance for first reading, pursuant to Section 467 of the *Local Government Act*.

GIVEN FIRST, SECOND and THIRD READINGS this ____ day of ____, 2025.

ADOPTED by the Council this ____ day of ____, 2025.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning and Parking Amendment Bylaw (Whistler Sport Legacies Project – Workforce Housing and Auxiliary Uses) No. 2486, 2025".

Zoning and Parking Bylaw (Whistler Sport Legacies Project – Workforce Housing and Auxiliary Uses) No. 2486, 2025 Schedule A – Text Amendment

14. AC3 Zone (Athletes' Centre Three)

Intent

- 1) The intent of this zone is to provide for the expansion of the Athletes' Centre and provide employee housing and associated community serving uses.

Permitted Uses

- 2) The following uses are permitted and all other uses are prohibited:
 - (a) Athletes' Centre
 - (b) Athletes' Centre Accommodation
 - (c) Auxiliary buildings and uses
 - (d) Employee Housing
 - (e) Parks and playgrounds
 - (f) In addition to uses (a) through (e), in Area 2 of the Key Plan for the AC3 Zone, the following uses are also permitted:
 - a) Child care / pre-school facility
 - b) Community centre

Density, Height, Parcel Area

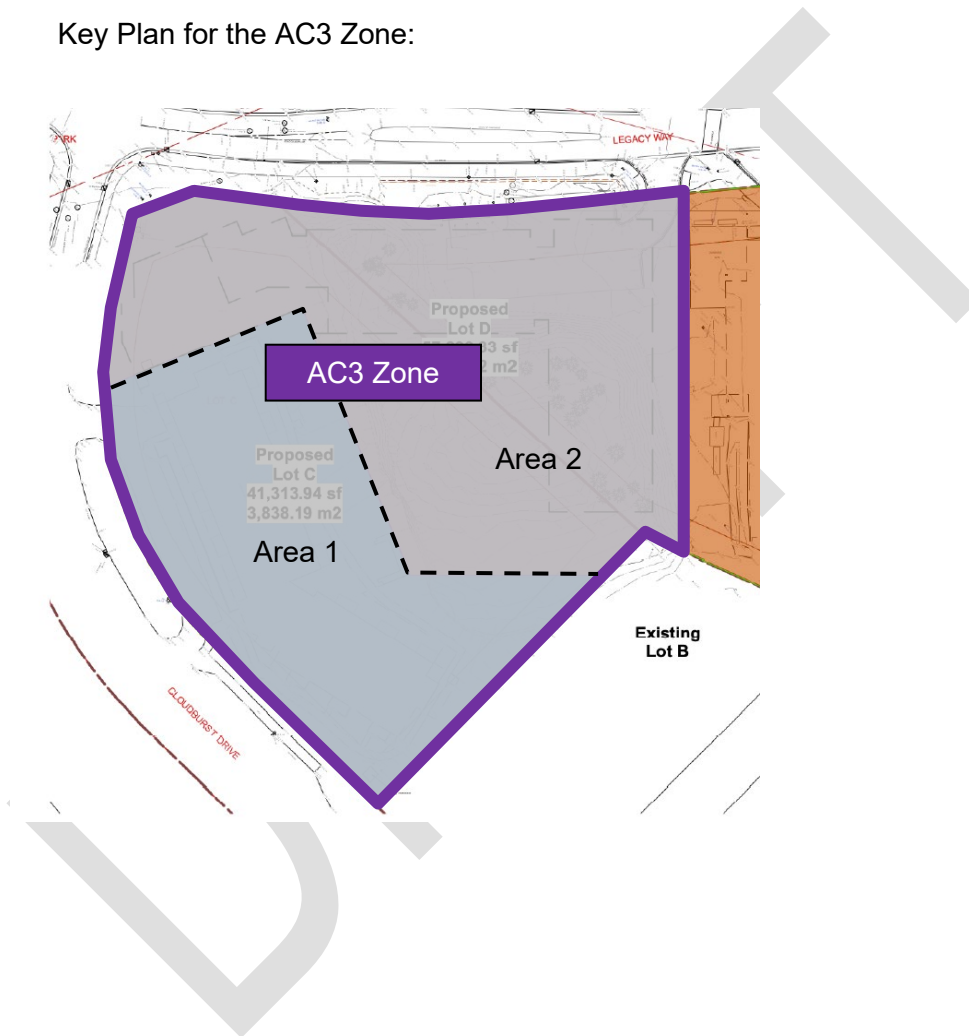
- 3) The regulations pertaining to the minimum parcel area dimensions for parcels that may be created by subdivision, the maximum density as measured by gross floor area, and the maximum permitted height of buildings and structures are set out in the table below for each area shown in the Key Plan for the AC3 Zone:

Key Plan Area	Minimum Parcel Area	Maximum Gross Floor Area	Maximum Height
1	3800 square metres (except as provided for in subsection (4)).	3900 square metres total, with no more than 2500 square metres for uses other than employee housing	18 m
2	5300 square metres (except as provided for in subsection (4)).	9330 square metres, with no more than 390 square metres (total) for permitted uses 2(f)(i) or 2(f)(ii)	22 m

- 4) Subdivision of the lands in the AC3 Zone is permitted only to create parcels having boundaries substantially in accordance with the polygons shown in the Key Plan, and for this purpose, the area of each parcel may be up to 5 percent less than the area stated in the table above.

Off-Street Parking and Loading

- 5) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that:
- (a) for the uses described in subsections 2(b), 2(d) and 2(e) above, only 75 percent of the number of parking spaces that would otherwise be required under Part 6 are required, and
 - (b) for the uses described in subsections 2(a), 2(c) and 2(f) no off-street parking is required.
- 6) Key Plan for the AC3 Zone:



Zoning and Parking Bylaw (Whistler Sport Legacies Project – Workforce Housing and Auxiliary Uses) No. 2486, 2025 Schedule B – Map Amendment

PLACEHOLDER for reference only – will be replaced with proper map prior to going on agenda

