

Attachment 2: Zoning Bylaw Amendment 2026-14

Whistle Bend Phases 10 & 11: Comparison of Current vs. Proposed Zoning and Development Potential

Phase	Zoning	Area (hectares) ¹			Expected Residential Lots			Estimated Number of Dwelling Units ²		
		<i>Current</i>	<i>Proposed</i>	<i>Difference</i>	<i>Current</i> ³	<i>Proposed</i> ⁴	<i>Difference</i>	<i>Current</i>	<i>Proposed</i>	<i>Difference</i>
9	RCM	0.5	0.0	-0.5	1	0.0	-1	13	0.0	-13
	Sub-Total	0.5	0.0	-0.5	1.0	0.0	-1.0	13	0.0	-13
10	RCM	0.9	2.2	1.3	7	7	0	22	54	32
	RCM2	0.7	1.7	1.0	2	2	0	37	87	50
	RCM3	1.0	0.0	-1.0	1	0	-1	15	0	-15
	RCS	2.0	1.5	-0.5	46	37	-9	65	52	-13
	RCS2	3.9	3.1	-0.8	71	60	-11	100	84	-15
	Sub-Total	8.5	8.5	0.0	127	106	-21	238	277	39
11	RCM	0.9	0.4	-0.5	3	1	-2	22	10	-12
	RCM2	1.4	1.9	0.5	1	3	2	69	94	25
	RCS	5.2	4.9	-0.3	91	90	-1	128	127	-1
	Sub-Total	7.4	7.2	-0.3	95	94	-1	219	231	11
Phases 9 (Partial), 10, 11	Total	16.5	15.6	-0.8	223	200	-23	471	508	36

¹ Zoning area is based on area of residential lot boundaries and excludes right of way areas (roads, sidewalks, etc.) that are zoned residential. shown on Attachment 1.

² Assumes 1.4 dwellings per lot for RCS and RCS2 lots, to account for secondary suites and 3 and 4 unit developments. Assumes minimum density requirements under Zoning Bylaw 2012-20 for RCM (25 dwelling units per hectare), RCM2 (50 dwelling units per hectare), and RCM3 (15 dwelling units per hectare) zoned lots.

³ Based on approved Subdivision Plan (S-10-2024).

⁴ Based on preliminary subdivision design provided by applicant.