

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The proposed changes increase the density FAR BEYOND the zoning in place when the developer purchased this land. The intent of this parcel was never to include townhomes and this proposal should not even be considered by Mayor and council. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community and consider the original spirit of the zoning prior to this proposal coming forward.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site is a must and would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Your Name
Dave Beattie

Your Address
PO Box 1523
Whistler, BC.
V0N 1B0

Marius Miklea

From: Emma Ertel [REDACTED]
Sent: Wednesday, January 27, 2021 1:06 PM
To: corporate
Subject: RZ1157 new Nita Lake development

To Mayor and Council,

I'm in favour of more affordable housing for locals and this proposal is a significant improvement on previous ones but any new development in Whistler needs careful consideration.

I don't think the traffic or parking issues have been addressed sufficiently in this proposal. The current intersection of Alta Lake Rd and the highway is already an issue during moderate-heavy traffic (both turning left out of Alta Lake Rd onto the highway, and turning left from the highway into Alta Lake Rd). Pedestrians walking from that bus stop to Westside staff housing/ Tamarisk have no safe place to walk. There is no walking path or shoulder on the hill between Nita Lake Dr and the railway which means no safe walking access to the valley trail to Function. Alta Lake Rd is often one of the last to be cleared of snow and that hill section is narrow, windy and steep enough to be a hazard. There is no bus route along Alta Lake Rd. The existing WHA development has insufficient parking and relies partly on street parking on Nita Lake Dr which has been reduced in the last 18 months. The new development doesn't appear to have sufficient parking either. Realistically most locals will use the garage for storage and the drive to park one vehicle, but the average 2-3 bed local household will have more than one car, especially considering the lack of transit and valley trail connections. Where is the guest parking? Where will parking for the planned park go?

Most of these are existing issues but the new development and increased traffic will exacerbate them. Whether by the muni or the developer, they should be addressed before moving forward. High density doesn't need to sacrifice livability. Whistler has a lot of poorly planned developments—let's do better moving forward. This needs to be good, not just 'good enough'.

Emma Ertel
27-5151 Nita Lake Dr
Whistler, BC V8E1J6

On Wed, Jan 27, 2021 at 11:46 AM corporate <corporate@whistler.ca> wrote:

Dear Emma,

Thank you for your email. Would you kindly re-send your letter in and include your full name and address? In order for correspondence to be received by council we need these pieces of information from the citizen submitting the letter.

If you would like more information, please see this information page on the writing to council:
<https://www.whistler.ca/municipal-gov/council/writing-council>

Warm regards,

Marius Miklea

From: Jen Bridges [REDACTED]
Sent: Wednesday, January 27, 2021 2:08 PM
To: Jack Crompton; corporate
Subject: Re-zoning Proposal RZ1157

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am very much for the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020, as I believe it will be extremely beneficial for the local population of Whistler to add so many more affordable, employee housing units, in an area that has the space and availability to build, with much less of the traffic issues of the Nordic proposals.

The proposed employee buildings, plus the acre given for WHA housing to also be built (hopefully these will also be purchase units) would give those of us struggling to find homes in Whistler the opportunity to buy at an affordable price and to continue making this beautiful town our home. My husband has lived in Whistler for 20 years, and myself for 13 years, and with our current rental now being put up for sale and our position on the WHA purchase list barely moving, we are at the point that we will have to consider whether it is time to leave if affordable housing does not start being built. We know of many friends and locals in similar positions.

The proposed park would also help relieve some of the pressure on the other parks in Whistler, and the restoration of the Hillman Cabin, would be a nice historical gain.

I respectfully request that you vote for the zoning amendment and help more of us stay and make our permanent homes in this beautiful place that we all love!

Yours sincerely,

Jennifer Bridges
13-2720 Cheakamus Way
Whistler
V8E 0M1

Sent from my iPhone

Marius Miklela

From: Natasha Oswald [REDACTED]
Sent: Wednesday, January 27, 2021 9:23 PM
To: corporate
Subject: Nita Lake

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Natasha Oswald
2204 Whistler Ridge
Mailing:
PO Box 10129
Langley, BC V4W 3Z5
[REDACTED]

Marius Miklea

From: Caroline Haselden [REDACTED]
Sent: Thursday, January 28, 2021 10:46 AM
To: corporate
Cc: Stuart Haselden
Subject: Re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020

Caroline and Stuart Haselden

5233 Jordan Lane
Whistler, BC V0N1B2
[REDACTED]
[REDACTED]

January 27, 2021

Mayor Jack Crompton
Whistler Council

Dear Mayor and Council,

We are writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020. We are against this Zoning Amendment for the following reasons:

First, we are concerned with the environmental impacts and clear cutting. Unspoiled mountain surroundings should be protected for preservation of the wildlife and sensitive ecosystems. At-risk species have been identified on this land, and the proposed development does not address the environmental reviews and guidelines which are crucial to preventing the destruction of this habitat. Protections must also be put in place in order to protect tourism in our town. Whistler is a favoured destination because of the natural beauty of areas such as those surrounding Nita Lake, and if those areas are over-developed and forested areas are clear cut, fewer tourists will see the benefits in traveling to Whistler. Therefore, the development of 5298 Alta Lake Road should have strict oversight and involvement from environmental agencies and arborists to ensure maximum natural surroundings and habitats are retained and preserved and that the incredible views above Nita Lake are not destroyed, both for the lives of residents and to ensure Whistler remains a desired tourist destination.

Secondly, we are concerned with the density of this development. This proposal of 43 townhomes is an increase of 275% and contains far too many units for a lakeside development in a sensitive environmental area. As mentioned above, building this number homes would require massive clear cutting, which would drastically impact the entire area around Nita Lake. Additionally, the development does not include enough employee housing. The negatives of this development are nowhere close to being offset by the small number of employee housing units offered. We understand the importance of and need for employee housing in Whistler and would like to see this development keep the proposed employee housing and significantly reduce the market housing.

Lastly, the increased traffic for Alta Lake Road and Nita Lake Drive is problematic. The future residents of this development will need to rely on cars for most daily transportation. This is not a walking neighbourhood. It is therefore significant to note that Nita Lake Drive is a narrow, winding road, and it was not built to sustain the volume of traffic that it would service with this development. This increase in vehicles also creates a safety issue for the residents in the neighbourhood, especially those with young families. The Official Community Plan (OCP) clearly states that a new development should not negatively impact current neighbourhoods. As such, it is a necessity that the developer put in their own entrance from Alta Lake Road.

Simply put, the community does not get enough out of this deal. Whistler's wildlife, ecosystems, residents, employees, and visitors should not be sacrificed for the profits of this developer. Without rezoning, this developer would not be able to build on this land. Once the shovels hit the ground, it will be too late. Right now, you have the ability to act. It is up to you to protect this community and future generations from the irreversible destruction of natural environments and ensure that all are able to appreciate and enjoy the immense beauty and important ecological habitat that this land provides.

Sincerely,

Caroline and Stuart Haselden

Marius Miklea

From: Janel Ryan [REDACTED]
Sent: Thursday, January 28, 2021 12:13 PM
To: corporate
Subject: Nita Lake Clear Cut

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Janel Ryan
6934 Crabapple Drive

Sent from my iPhone

Marius Miklea

From: Alan Linsley [REDACTED]
Sent: Saturday, January 30, 2021 11:06 AM
To: corporate
Subject: 5298 Alta Lake Road

Dear Mayor and Council,

I am writing to you today to express my concern about the rezoning proposal RZ1157 (5298 Alta Lake Road at Nita Lake).

I have reviewed the information that has been posted to <https://www.nitalake.ca/home> and feel that the website raises some significant concerns.

I do not have an issue with the Developer making a profit, and I recognize the need for additional Employee Housing. I therefore feel that some form of development is appropriate for this site.

However, based on the information provided, it would appear that this development is not appropriate for the community in its current form.

I would expect that the approved development will fully address the concerns raised by the environmental consultants report. Apparently this has not been done. <https://www.nitalake.ca/environmental>

I would expect that the approved development will fully address the concerns raised by RMOW's Planning Department. Apparently this has not been done. <https://www.nitalake.ca/density>

I would expect that RMOW require the developer to properly and completely address the Transportation Demand Management Plan (promotion of alternate forms of traffic, bicycle parking and facilities, pedestrian facilities and car sharing) as set out on page 18 of the current traffic study. I would also propose that RWOW limit the number of vehicle parking on site to 1 spot per residence as a way of further reducing the traffic impact (as well as the development footprint). <https://www.nitalake.ca/traffic>

Thank you for your time, and I look forward to seeing this development move forward in a way that meets the expectations of a wider stakeholder group.

Alan Linsley
2224 Whistler Ridge Road.

January 30, 2021

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157 on behalf of my wife Wendy Carter and myself. We have a townhouse in Whistler Creek Ridge on Gondola Way in Creekside. We regularly walk and bike near the Proposed Development and feel that the plan must not be approved as proposed.

We are against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

This is a beautiful part of Whistler and to the extent possible the present should be preserved as much as possible for future generations.

The current proposal is not what was promised when development of this property was initially proposed. We agree with those who say we can do better. The density should be decreased, environmental impacts decreased, and the aesthetics improved.

Please send this project back to the drawing board with a strong signal requiring a better balance of community and developer interests.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Brian Wallace and Wendy Carter
#31 - 2240 Gondola Way,
Whistler BC

January 29, 2021

To RMOW Mayor and Council.

Re: 5298 Alta Lake Road Development.

Trust everyone is doing well and staying safe.

I am concerned about additional traffic on Nita Lake Road as a result of the above proposed development:

Existing parking for Residences at Nita Lake have been an ongoing problem for it's residents and parking on Nita Lake Road is not an ideal option, as it creates a multitude of related safety issues. In fact owner & guest parking along with road safety, snow removal and other concerns will likely increase if access to the proposed development is not redirected.

RMOW Council has an opportunity to ensure risk elements to the community are mitigated accordingly.

In my honest opinion the only logical solution is to have the proposed development of 5298 Alta Lake Road make good use of it's rightful address off Alta Lake Road and such in keeping with the existing easement, that I understand is already in place. Vehicle traffic accessing directly from Alta Lake Road would alleviate many of the problematic issues related to additional traffic on Nita Lake Road. It would also be an appropriate entrance for the Park & Recreational Area being proposed and resulting parking requirements.

As an additional feature to the Park & Recreational Area being proposed, improved access would also provide a year-round roadway for the **RMOW FIRE DEPARTMENT** in case of an emergency at Tyrol lodge and help reduce the risks associated with potential fire hazards to adjacent forests. Tyrol Lodge has already stated in Letters to RMOW Council that in exchange for road access, they would dedicate land for an extension to the valley trail at the north end of the 5298 Alta Lake Road property and that in itself would obviously be a "Win Win".

Therefore, an alternate access should be included in this project's development plans.

In ending, approving the continuation of the originally planned access road to 5298 Alta Lake Road will be a huge benefit to neighbourhoods on either side of the proposed development as well as accommodate all residents of Whistler wishing to visit this new Park & Recreational Area. I trust RMOW Council will consider these recommendations, in order to reach a decision that is in the very best interest of our community.

Respectfully,

Guy George Lever
5221 Nita Lake Drive
Whistler, BC V8E 1J5

Marius Miklea

From: Amanda Shaw [REDACTED]
Sent: Sunday, January 31, 2021 3:02 PM
To: corporate
Subject: Proposed Nita Lake development

Dear Council Members:

I am writing to express my hope that the proposed development on Nita Lake will not be approved. For these reasons:

1. We simply do not need more traffic in the Whistler area.
2. We do not need a development with such high density in this pristine area of Whistler. Surely there are areas that are not so special and natural where such development could be put, if indeed, more development is needed.
3. Nita Lake is a little gem within Whistler - it is kept this way as it is not overly developed and offers locals and visitors a quiet refuge from the hustle and bustle of the other built-up areas of Whistler.
4. Residences such as this would likely be purchased by non residents which more and more takes away from the special place that Whistler is. This is a bad deal for Whistler.
5. Such a development destroys the beautiful vistas from the hotel for locals and guests.
6. There would be increased light and noise pollution and possible water pollution.

I hope in the wisdom of council they will agree that Whistler needs these special spots and developments such as this would be better off in less pristine areas.

Thanks for taking the time to read my email

Kind Regards

Amanda Shaw
1245 Mount Fee Road
Whistler, BC V8E 0T2
[REDACTED]

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Joanne C. Scott
4224 Oxford Street
Burnaby, BC V5C 1E1

Lisa Di Tosto
2208 Whistler Ridge
Whistler, BC
V8E 0B2

January 31, 2021

Dear Mayor and Council,

Re: Re-zoning proposal RZ1157 - Whistler, BC

I am AGAINST the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

Residential Traffic and Construction Vehicles

The current townhouse development near this site is already over run with traffic and cars. There are not enough parking spots to currently accommodate the units on Nita Lake Drive and traffic in and out on Alta Lake Road is busy and dangerous. Being that there is one way in and out this will only exacerbate an already existing problem. This is a "don't ask and don't tell" strategy.

Additionally, construction vehicles would need access along Nita Lake Drive and Alta Lake Road for an extended period of time. This would include large excavators, dump trucks hauling dirt and huge landscaping blocks in and out and numerous employee vehicles. Heavy weighted vehicles with such loads can easily damage roadways during this process. Is this accounted for in the plan? Again, this makes the current neighbourhood a dangerous place to be walking in or riding your bike to and from work as many residents do.

Waste Management

With no garbage collection in the Municipality of Whistler how will the garbage be managed for this development once inhabited? Where is the sewage treatment facility going to be located and where will it hook into the Municipality's system?

Light and Noise Pollution

Nita Lake Lodge has already contributed to more light and noise pollution than is desired on and around the lake. The lights of the lodge trees and dock and hum of the air conditioners are on 24/7. A new clear cut open development would add

glaringly bright lights and noise would travel across the lake. As nice as the new valley trail would be, it would be a shame to see more lights along that side of the lake all the time. As to the noise, the construction process of building retaining walls, blasting and drilling out rock faces to level off building ground would be damaging to the pristine beauty and tranquility of the area. For several fairly recent summers it was impossible to enjoy any time at Lakeside Park while the lots for new buildings on Lakecrest Lane were being jackhammered and blasted out to level.

Wild Life

We have seen problems with wild life in Whistler on the rise in recent years and to encroach further on lands that bears and other animals can find respite is going to add to this problem. In the past couple of years there have been several Grizzlies returning to the Whistler and Squamish area. This is an environmental wonder and an example of what a "live and let live" ideal can allow. To introduce this type of clear cut and construction will once again upset the wildlife flow. As above, the noise pollution – pile driving, jack hammering, drilling etc., which would likely continue until weather makes it absolutely impossible, can disrupt and hamper a bear's ability to hibernate soundly and in a timely manner. This could sadly lead to bears having to be destroyed.

Integrity of Site

The concern is that the slope of the site will lose stability once all the trees are clear cut. The report state that the grade is steep and needs to be addressed but has not been at this time. There very well could be a continuing water runoff or mud problem on the site. This would not only affect the homes but could potentially affect the valley trail planned and the train tracks below. What happens if the rail line is damaged or blocked?

General Overall Lifestyle

As an owner of property on Nita Lake, I do appreciate the pristine beauty it has to offer. Currently the lake is an extended outdoor frozen playground with a LOT of traffic. During the summer the only public dock serves as a small piece of beach to local residents and many guests to the area. The lake is most often full of people all day and into the evening all year long. Swimming is crowded near the dock with people and their dogs crowding on. Dog excrement is a huge problem with the snow covered valley trail and lake edges revealing mounds of it and in summer doggie bags littered everywhere (and some not collected piles). Adding to this population would only add more stress to this otherwise barely sustaining lake. Every summer we are fishing more and more beer cans and garbage out of the lake. More tourist units added to the access of this lake would be unreasonable.

In closing I would like to reiterate my opposition to this proposal for new development. Let's not lose sight of what Whistler is and has been for so many years. It is a place to enjoy what nature has to offer. We should gratefully take that offer.

I wholeheartedly vote AGAINST the zoning amendment set out.

Sincerely,



Lisa D. Tosto

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right.** The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.
Let's take the time to get this right!

Yours sincerely,

Patricia Custance
4107 Trinity Street
Burnaby BC
V5C 1N9