

**From:** [chaltenengineering@shaw.ca](mailto:chaltenengineering@shaw.ca)  
**To:** [Planning](#)  
**Subject:** Support letter for RZ1146  
**Date:** Tuesday, June 09, 2020 10:02:22 AM  
**Attachments:** [image002.png](#)

---

I have worked with Vidorra in some of their recent buildings in Pemberton and I will strongly support the opportunity to have one of Vidorra's buildings in our community .  
Vidorra's is an example of building energy efficient buildings in our area, and at the same time offer reasonable priced units to the market.  
We live in a place where is extremely difficult to find reasonable and proper accommodation, 7104 by Vidorra will provide some relief to this situation  
Regards.

Sebastian Guerrero P.Eng, M.Eng  
Principal



81-1500 spring creek drive  
Whistler B.C. V0N 1B0  
T + 1 604 902 1404  
[www.chalten.ca](http://www.chalten.ca)

From: [Andrew Elliott](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Saturday, June 13, 2020 10:49:28 AM

---


Hi

This is to confirm my support for the development proposed at 7104 Nancy Green Drive to add more rental properties to Whistler's housing stock.

As a business owner in Nesters and a resident of Nesters Road this development is good use of the highway location. My only comment is that this parcel has been critical to help reduce congestion at Nesters by being used as an employee parking lot for people who work at Nesters.

While this is not a reason to vote against the development, it would be great if the development could somehow maximize parking spaces (for more than are needed for the residents) to provide an opportunity for extra spaces to be leased to Nesters businesses.

Regards  
Andrew

Andrew Elliott  
7138 Nesters Road  
Whistler BC V8E 0E2  


**From:** [Luis Eduardo Garcia](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Monday, June 15, 2020 9:03:02 AM

---

Good morning, As a resident of Whistler, I support the construction of the new rental building to be located at Hwy 99 and Nancy Green Drive.

Once our town goes back to normal, we will be in the same position as before where we had shortage of staff housing.

Having more initiative like this one helps local businesses secure housing for their employees.

Regards,

Luis García  
8501 Rope Tow Way  
Whistler BC. V8E0G7

**From:** [Bob Dewhirst](#)  
**To:** [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#)  
**Cc:** [corporate](#); [Planning](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** RZ1146 - Proposed 7104 Nancy Greene Drive development  
**Date:** Monday, June 15, 2020 12:09:24 PM  
**Attachments:** [2020 06 Letter to Council 2.docx](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals \(1\).pdf](#)  
[The Coops on 7104 Nancy Greene Drive \(1\).pdf](#)  
[2019 - Community Life survey results.pdf](#)

---

Hi Mayor and Councillors,

Please find attached numerous concerns of ours as neighbours to the proposed development. There are four attachments and they concern storage, parking and especially traffic issues relating to the proposed project.

Sincerely,  
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst  
7124 Nancy Greene Drive  
Unit 15  
Whistler, BC V8E 0W9

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community, I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development is not only being too dense for the parcel of land it will be on but, it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated five rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., require the use of equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

## **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles required for work, to access hikes around the valley, to travel along highway 99 and to visit friends. As residents of Fitzsimmons Walk, we would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't be considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with one occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

## **Traffic Congestion**

As residents living on Nancy Greene Drive, we observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove and branching in two directions along Blackcomb Way and beside highway 99. Vehicles also travel down the hill from highway 99 (usually with considerable speed) with bikes, strollers pedestrians, e-bikes and school children making this transition along the valley trail. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet these criteria.

As you can see, this proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Robert and Elizabeth Dewhirst

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

The Coops transposition

**From:** [Jason Bond](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Objection to Density Fitzsimmons Area  
**Date:** Monday, June 15, 2020 10:02:25 AM  
**Attachments:** [Whistler Letter to Council FitzDev 150620.docx.docx](#)

---

Dear Mayor and Council Members,

Please see my attached letter, I implore you consider our perspective on this over-densification matter as long-time residents, owners and tax payers in Fitzsimmons Walk.

Sincerely,

Jason.



Jason Bond  
7124 Nancy Greene Drive  
Unit 25  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### **Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Jason Bon

Sincerely,  
Jason Bond  
Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
    Director of Planning – Mike Kirkegaard  
    Senior Planner – Roman Licko  
    Planner – Stephanie Johnson

### Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [Don Middleton](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Roman Licko](#); [Mike Kirkegaard](#); [Stephanie Johnson](#)  
**Subject:** Comment on application for RZ1146-7104 Nancy Greene Drive  
**Date:** Monday, June 15, 2020 8:26:29 AM  
**Attachments:** [Let 1.PDF](#)  
[Let 2.PDF](#)  
[Let 3.PDF](#)

---

Dear Mayor, Council and staff,

Please find attached a letter with my comments about the proposed application RZ1146.

In addition, I would like to highlight another concern. Nester's has such limited parking that it now leases the lot for employee parking. I am very concerned that should an employee restricted complex proceed, that the developer will lease some of the new building's parking back to Nester's. This could then limit the amount of parking available to the building's residents. I would ask that a covenant be in place that restricts all parking at the new building be solely for the use of the guests and residents of the building.

Thank you,

Don Middleton  
7109 Nancy Greene Drive,  
Whistler

Don Middleton  
7109 Nancy Greene Drive  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Don Middleton



Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

**From:** [Stephanie Johnson](#)  
**To:** [Monica Urbani](#)  
**Subject:** FW: RZ1146  
**Date:** Thursday, June 18, 2020 9:39:51 AM

---

**From:** Keith Lambert [REDACTED]

**Sent:** June 9, 2020 12:44 PM

**To:** [corporate@whistler.ca](mailto:corporate@whistler.ca)

**Subject:** RZ1146

Mayor & Council,  
RZ1146 7104 Nancy Green Drive

I write referring to the 38 unit employee rental housing proposal.

This development has my support and is consistent with the objectives of the Mayor's Taskforce on (employee) Residential Housing. The location is entirely suitable for employee housing and the building is visually very attractive.

As many of us have experienced, neighbours don't always like large employee housing developments in their own backyards, and I note there are some nice homes in the immediate vicinity who might be so minded, but it seems to be Whistler's way. So if you are intent on providing non market housing for virtually all employees, this one should certainly be approved and go ahead.

I also point out the location is likely unattractive as an RSE1 development, as currently zoned, so a land use change to facilitate employee housing makes a lot of sense.

Thank you for your consideration.

Keith Lambert

[REDACTED]  
2016 Nita Lane  
Whistler, BC., Canada  
V8E 0A6

**From:** [Alexander](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Way RZ1146  
**Date:** Thursday, June 18, 2020 1:37:24 PM

---

To Whom it may concern,

This email is to voice that I support the proposal at 7104 Nancy Greene Way RZ1146.

Whistler is in dire need of resident restricted housing and this project emphasises exactly that. Our town is losing the fabric upon which it was created as locals continue to leave to other towns with more affordable housing options. We need more affordable housing ASAP.

Sincerely,

Alex Relf  
6436 Toad Hollow, Whistler BC, V8E0C5



From: [Vincent Martin](#)  
To: [Planning](#)  
Subject: RE: 7104 Nancy Greene Drive RZ1146  
Date: Thursday, June 18, 2020 10:22:05 AM

---

Vincent Martin  
2084 Squaw Valley Crescent, Whistler

I support the proposal at 7104 Nancy Greene Way RZ1146.

It is high time Whistler built some resident housing apartments to provide locals with affordable housing. The more the better.

Sincerely,  
Your Name

Vincent Martin

**From:** [Doug Benville](#)  
**To:** [Planning](#)  
**Subject:** RZ001146 (Rezoning Application)–7104 Nancy Greene Drive  
**Date:** Thursday, June 18, 2020 3:10:13 PM

---

Hi,

I am writing to you in support of the housing project being proposed by Innovation Building Group. At 7104 Nancy Green Drive

I have lived in whistler for the last 22 years and watched the need for affordable housing grow almost completely unchecked. I read article after article on the dire need for affordable local housing, for the people who make this town work, and see no action being taken to remedy the problem. I am a local business owner and have many friends that own their own businesses. We all struggle to find staff. Forced shut down days due to an inability to find staff, while dealing with the extremely high overhead local whistler business have to pay is no longer acceptable.

This project seems like a great step in the right direction. And, will find great support and praise from the local community.

Please strongly consider approving this project. It's what Whistler needs.

Kind regards

--

**Doug Benville**



From: [REDACTED]  
To: [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
Cc: [REDACTED]; [Elizabeth Chaplin](#); [Douglas Bowlby](#)  
Subject: Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)  
Date: Friday, June 19, 2020 8:38:22 AM  
Attachments: [Bowlby letter re 7104 NGD.pdf](#)

---

The attached letter is in relation to the proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146).

Kind regards,  
Amy & Doug Bowlby  
39 – 7124 Nancy Greene Drive  
[REDACTED]

Amy & Douglas Bowlby  
39 – 7124 Nancy Greene Drive  
Whistler, BC  
V8E 0W9

June 18, 2020

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC  
V8E 0X5

Dear Mayor and Council,

### **Re Proposed Redevelopment of 7104 Nancy Greene Drive (Proposed Redevelopment)**

We are owners of a townhouse at Fitzsimmons Walk, located at 7124 Nancy Greene Drive adjacent to the Proposed Redevelopment. We are very concerned about the Proposed Redevelopment and the impact that it will have on the safety, enjoyment and value of our neighbourhood and the community in general.

When we purchased our townhome in the fall of 2017, just prior to the announcement of the Proposed Redevelopment, we never would have expected, given its size and location, that this single family lot would be rezoned and developed into a high density multi-family housing complex. We are not opposed to development per se and are sympathetic to the need to make quality affordable housing available to Whistler residents; but we fear the Proposed Redevelopment fails to satisfy a number of very important criteria for developing such a site.

For example, we are concerned with:

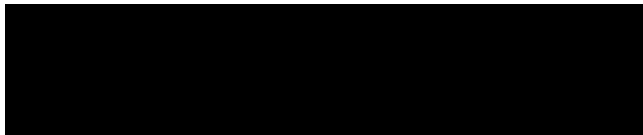
- The density of the Proposed Redevelopment and insufficient setbacks – they are trying to cram too many units into a small site resulting in unacceptable destruction of natural environment and loss of privacy for the neighbouring properties;
- The safety of increased traffic at the intersections of Nancy Greene Drive and Blackcomb Way (which is uncontrolled) and Nancy Greene Drive and the Highway, and in particular with a high-traffic property access being located so close to the intersection with the Highway – this is a recipe for disaster;
- The lack of sufficient parking for residents and their guests – this will exacerbate an already existing lack of sufficient parking in the neighbourhood once the parking on the existing site is no longer available; given the lack of sufficient “overflow” parking in the surrounding area, it is absolutely essential that the Proposed Redevelopment provides sufficient parking for its own residents and guests, and the Council’s assumption that people will simply not have vehicles if there is no parking available is completely unrealistic;
- The lack of sufficient storage for residents for bikes and other gear – this will inevitably lead to balconies full of stuff that will be plainly visible from Fitzsimmons Walk;

- The proposed destruction of the surrounding environment (blasting and tree removal) which will directly affect the privacy and character of neighbouring properties and Fitzsimmons Walk in particular;
- Inconsistency with the developer's prior commitments regarding preservation of trees and rock in which they committed not to remove the large trees and rock face between the Proposed Redevelopment and Fitzsimmons Walk – we want these buffers which provide a natural privacy screen and enhance the character of our property to be maintained;
- Inconsistency with RMOW's own Guidelines for evaluating such proposals and the Summary Report from the Comparative Evaluation of this site in 2004 which concluded that a development of five townhome units would be suitable for the site; and
- The proposed design – the design and construction should be high quality in keeping with the surrounding properties given its prominence on the corner as the gateway to the community.

If you allow the Proposed Redevelopment as currently proposed, this will undoubtedly have an adverse impact on the safety, character, enjoyment and value of the neighbourhood and surrounding properties like Fitzsimmons Walk. We urge you to please carefully consider these criteria when determining whether to approve the Proposed Redevelopment or not and on what terms and conditions. Something more like "The Coops" development in Creekside would be much more suitable to this site.

If you approve the Proposed Redevelopment, please ensure that it is right-sized for the lot, and designed with safety, quality, practicality and aesthetics in mind to provide sufficient parking and storage for its residents and guests and to maintain sufficient setbacks and privacy for all neighbours.

Yours truly,



From: [EBike Ash](#) [REDACTED]  
To: [Planning](#)  
Subject: RE: 7104 Nancy Greene Drive RZ1146  
Date: Friday, June 19, 2020 6:22:34 AM

---

Awesome project ♥  
The very type of housing most needed at a location that makes sense.

I support the proposal at 7104 Nancy Greene Way RZ1146.

Please fast track this and othe projects like this. Not all if us can afford multi-million estates.  
Lets get back to modest sensible housing please!!

Sincerely,

eBikeAsh ☺  
Chief Fun Officer  
[REDACTED]  
4652 Blackcomb Way  
Whistler, BC V8E 0Y8

**North America's Original eBike Adventure company!!**

Book by phone, text or online  
9am, 1pm & 5pm daily May-Nov  
[www.WhistlerElectricBikeTours.com](http://www.WhistlerElectricBikeTours.com) / [WhistlerBnB.com](http://WhistlerBnB.com)

Our local Bears:

<https://www.facebook.com/WhistlerEbikes/posts/1127307670703926>

Guests Love these eBike Adventures:

<https://youtu.be/ziyv7uNjmW4>

Check out the fun:

<http://animoto.com/play/OMOrYIFY0id8UPmlBT0Yvw>

100's of 5 Star Reviews♥ ♀

[https://www.tripadvisor.ca/Attraction\\_Review-g154948-d7064244-Reviews-Whistler\\_EBikes-Whistler\\_British\\_Columbia.html?m=19905](https://www.tripadvisor.ca/Attraction_Review-g154948-d7064244-Reviews-Whistler_EBikes-Whistler_British_Columbia.html?m=19905)

Always remember:

Its nice to be important, but it is more important to be nice we

From: [Matthew Prosdocimi](#)  
To: [Planning](#)  
Subject: RE: 7104 Nancy Greene Drive RZ1146  
Date: Monday, June 22, 2020 6:25:57 PM

---

From:  
Matthew Prosdocimi

Whistler Address  
2400 Dave Murray Pl, Whistler, BC V8E 0M3

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146. I operate a small business in Whistler and I always have trouble finding accomodation for the contractors that work for me. I have been living here for 8 years and have a large circle of connections and I still find it extremely difficult to find accommodation. This is why I support more housing development!

Sincerely,

Matthew Prosdocimi

**From:** [Dee Raffo](#)  
**To:** [Planning](#)  
**Subject:** RE: 7104 Nancy Greene Drive RZ1146  
**Date:** Friday, June 19, 2020 9:46:24 AM

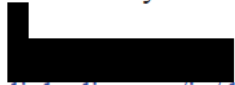
---

To whom it may concern,

I am writing to you today in support of the proposal at 7104 Nancy Greene Way RZ1146. It would be great to see more resident housing go up to support the workers in Whistler, especially one that is energy efficient and close enough to the Village that utilizing the public transport links would be practical for its residents.

Sincerely,

Dee Raffo  
8168 Crazy Canuck Drive, Whistler



[linkedin.com/in/deeraffo](https://www.linkedin.com/in/deeraffo)  
[@deeraffo](#)  
[instagram/deeraffo](#)  
[www.deeraffo.com](http://www.deeraffo.com)



**From:** [Nia Cote](#)  
**To:** [Planning](#)  
**Subject:** RE: 7104 Nancy Greene Drive RZ1146  
**Date:** Friday, June 19, 2020 6:08:23 AM

---

From: Nadia Cote  
1116 plateau crescent  
Squamish BC

To whom it may concern,

I'm emailing you today in regards to the Nancy Greene project.

I support the proposal at 7104 Nancy Greene Way RZ1146.

I believe it would be so good to have some awesome secure permanent housing in whistler for locals. I lived 13.5 years in whistler but had to move to Squamish due of housing situation .. Now I have to drive to whistler everyday which I hope I wasn't .. This project looks exactly what we need!

Sincerely,  
Nadia

Sent from my iPhone

From: [Randy Smith](#)  
To: [Planning](#)  
Cc: [REDACTED]  
Subject: RE: 7104 Nancy Greene Drive RZ1146  
Date: Thursday, June 18, 2020 11:01:49 AM

---

To: planning dept

From: Randy Smith  
1375 -#3 Alpha lake road  
Whistler, BC  
V8E 0R7

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.

I've reviewed the proposal for this property and I'm in support of building low cost employee housing in Whistler. As a response to the great need for housing in this town. This property is a great spot for something like this.

Regards,

Randy Smith

**From:** [Vincent Martin](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Thursday, June 18, 2020 10:07:20 AM

---

I was made aware of this exciting project and would love Whistler to have a bigger stock of resident apartment.

From: [Stebeleski 1](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Friday, June 19, 2020 6:06:22 PM

---

Hello,

I am writing this letter in support of the White Gold Resident Housing proposed for 7104 - re: RZ 1146.

Whistler needs more secure permanent rental housing, specifically designed for Whistler's long term locals. This project will provide space for residents of the village, in a well built, efficient complex. Personally knowing the building company involved, I feel strongly that this project would be a significant asset to the community.

Please consider this an official support letter toward RZ1146.

Thank-you,  
Brad Stebeleski  
Owner, 2709 Sproatt Drive  
Whistler, BC  
V8E 0A8

**From:** [Elizabeth Chaplin](#)  
**To:** [amybowlby@gmail.com](mailto:amybowlby@gmail.com); [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [bronwen.k.hill@gmail.com](mailto:bronwen.k.hill@gmail.com); [Douglas Bowlby](#)  
**Subject:** RE: Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)  
**Date:** Friday, June 19, 2020 10:07:57 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Excellent. TX Amy

Regards,

**Elizabeth Chaplin**

The Whistler Real Estate Co.

Licensed Sales Associate



CHAPLIN+ ASSOCIATES  
17-4308 Main Street  
Whistler, BC V8E 1A9  
[realestateatwhistler.com](http://realestateatwhistler.com)



@elizabethchaplinwhistler

---

**From:** amybowlby@gmail.com [REDACTED]  
**Sent:** June-19-20 8:38 AM  
**To:** corporate@whistler.ca; planning@whistler.ca; jcrompton@whistler.ca; adejong@whistler.ca; cjewett@whistler.ca; djackson@whistler.ca; jford@whistler.ca; jgrills@whistler.ca; rforsyth@whistler.ca; sjohnson@whistler.ca; mkirkegaard@whistler.ca; rlicko@whistler.ca  
**Cc:** [REDACTED]; Elizabeth Chaplin <[REDACTED]>; Douglas Bowlby <[REDACTED]>  
**Subject:** Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)

The attached letter is in relation to the proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146).

Kind regards,

Amy & Doug Bowlby  
39 – 7124 Nancy Greene Drive



From: [Jillian Maguet](#)  
To: [Planning](#)  
Subject: RZ 1146  
Date: Friday, June 19, 2020 6:00:00 PM

---

Hello,

I am writing this letter in support of the White Gold Resident Housing proposed for 7104 - re: RZ 1146.

I believe the village of Whistler needs to have more environmentally built, local housing options. Knowing the construction company involved, I strongly support this project moving ahead. They have been building sound, energy efficient building exceeding BC standards. We all know that quality is often lacking in many of Whistler homes and complexes and I think it is wonderful to have an option that will be incredibly efficient, and is 100 % for Whistler residents.

Thank-you for your consideration. I look forward to watching this project advance.

Jillian Maguet  
Owner, 2709 Sproatt Drive  
Whistler, BC  
V8E 0A8

My company has been at the forefront of energy efficient building and **7104** will be built to standards beyond anything being constructed in BC today. We have a perfect location for this groundbreaking building that will make embracing a green lifestyle easy for residents as they will be within walking distance to Whistler Village, Nesters Market and bus stops. Plus the rental rates are reasonable and permanently capped below market rates

**From:** [Adam Schroyen](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Way RZ1146  
**Date:** Friday, June 19, 2020 4:08:21 PM

---

To: [planning@whistler.ca](mailto:planning@whistler.ca)

From:  
Adam Schroyen  
#43-1500 Spring Creek Dr

RE: 7104 Nancy Greene Drive RZ1146

**I support the proposal at 7104 Nancy Greene Way RZ1146.**

I have reviewed the information regarding this proposal supplied from Innovation Building Corp. on their website and feel that it is a good fit for Whistler.

The building height looks very appropriate for the site and appears to be even shorter than some of the surrounding buildings. I appreciate the underground parking, wide range of shared facilities for the buildings occupants and aesthetics. The views of the project from the highway look very suitable with what appears to be natural materials, subdued colour palette and sufficient landscaping to make this building fit in with the "Whistler look."

In my opinion, this project looks like a very good asset to Whistler's resident housing inventory.

Sincerely,  
Adam Schroyen



**From:** [m](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [brian bennett](#)  
**Subject:** 7104 Nancy Greene Drive Development request; Set-backs and Height  
**Date:** Sunday, June 21, 2020 7:27:45 PM  
**Attachments:** [2020 06 Letter to Council Set-backs and Height.docx](#)

---

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett  
Makiko Miyake

Sent from [Mail](#) for Windows 10

Brian Bennett  
Makiko Miyake  
7124 Nancy Greene Drive  
Unit #45  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Kindly,

Brian Bennett

Makiko Miyake

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

From: [Yukiko Tanaka](#)  
To: [corporate](#); [Planning](#); [Jack Crompton](#)  
Cc: [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
Subject: Concern about the development application RZ 1146 – 7104 Nancy Greene Drive  
Date: Saturday, June 20, 2020 1:15:34 PM  
Attachments: [2020 06 Letter to Council 01.pdf](#)  
[2020 06 Letter to Council 02.pdf](#)  
[2020 06 Letter to Council 03.pdf](#)

---

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following points of concern: (Please find the attached documents.)

- Density of the proposed project
- Privacy issues with the current proposal
- Storage & Parking
- Set-backs & Height

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Yukiko Tanaka

Yukiko Tanaka  
7124 Nancy Greene Drive  
Unit 72  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

**Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Yukiko Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Yukiko Tanaka  
7124 Nancy Greene Drive  
Unit 72  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The



increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Yukiko Tanaka

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

Yukiko Tanaka  
7124 Nancy Greene Drive  
Unit 72  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### **Set-backs**

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	<b>Set-back – Front</b>	<b>Set-back – Side</b>	<b>Set-back - Rear</b>	<b>Height Max</b>	<b>Density</b>
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment ‘The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the ‘Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing’ dated 26 March 2019. For reference this states; “Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.” – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Yukiko Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

Zoning of Surrounding properties to the development

The Coops on 7104 Nancy Greene Drive

Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

**From:** [Yusaku Tanaka](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#)  
**Cc:** [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Concern about the development application RZ 1146 – 7104 Nancy Greene Drive  
**Date:** Saturday, June 20, 2020 11:45:09 AM  
**Attachments:** [2020 06 Letter to Council 1.pdf](#)  
[ATT00001.htm](#)  
[2020 06 Letter to Council 2.pdf](#)  
[ATT00002.htm](#)  
[2020 06 Letter to Council 3.pdf](#)  
[ATT00003.htm](#)

---

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following points of concern: (Please find the attached documents.)

- Density of the proposed project
- Privacy issues with the current proposal
- Storage & Parking
- Set-backs & Height

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Yusaku Tanaka

Yusaku Tanaka  
7124 Nancy Greene Drive  
Unit 72  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

**Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a Venetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Yusaku Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Yusaku Tanaka  
7124 Nancy Greene Drive  
Unit 72  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The



increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Yusaku Tanaka

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

Yusaku Tanaka  
7124 Nancy Greene Drive  
Unit 72  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment ‘The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the ‘Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing’ dated 26 March 2019. For reference this states; “Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.” – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Yusaku Tanaka

Sincerely,  
Your Name  
Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

### **Attachments:**

Zoning of Surrounding properties to the development  
The Coops on 7104 Nancy Greene Drive  
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

**From:** [Dale Marcoux](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** 7104 Nancy Greene Drive  
**Date:** Monday, June 22, 2020 11:44:51 PM  
**Attachments:** [2020.06 Letter to Council 1.docx](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[2004 study for development sites - see Appendix B.pdf](#)

---

Please see attached.

Thank-you for your time and energy.

Jane Nielsen  
7124 Nancy Greene Drive  
Unit 60  
Whistler, BC  
[REDACTED]

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

## Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,

Jane Nielsen

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [m](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [brian bennett](#)  
**Subject:** 7104 Nancy Greene Drive Development request; Storage, Parking, Traffic  
**Date:** Sunday, June 21, 2020 7:24:55 PM  
**Attachments:** [2020 06 Letter to Council ,Storage, Parking, Traffic.docx](#)

---

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett  
Makiko Miyake

Sent from [Mail](#) for Windows 10

Brian Bennett  
Makiko Miyake

7124 Nancy Greene Drive  
Unit #45  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids



scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Kindly,

Brian Bennet  
Makiko Miyake

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

From: [adela smazilova](#)  
To: [Planning](#)  
Subject: 7104 Nancy Greene Drive RZ1146  
Date: Tuesday, June 23, 2020 6:14:44 PM

---

Adela Smazilova

6801 Crabapple Dr, Whistler, BC V0N 1B6, care-taker suite

RE: [7104 Nancy Greene Drive](#) RZ1146

**I support the proposal at [7104 Nancy Greene Drive](#) RZ1146.**

As a long time local resident I strongly support the proposal to build more affordable housing in this particular area. In order for Whistler to thrive, we need more affordable housing. Businesses need staff who can afford to live here - be it doctors, nurses, store managers, hotel supervisors - you name them. Affordable housing is key to healthy and thriving communities. Please make this proposal a reality soon. Thank you.

Sincerely,

Adela S

From: [Elizabeth Chaplin](#)  
To: [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
Cc: [REDACTED]  
Subject: 7104 Nancy Greene Drive Development site  
Date: Monday, July 20, 2020 12:57:42 PM  
Attachments: [image001.png](#)  
[image002.png](#)

---

Hello fellow Fitzsimmons Walk Owners and Neighbours,

As you maybe aware, your Strata Councils and 7104 Nancy Green Development Committee, have been working hard to reduce the size of the WHA Development, requested for this single family lot, just behind Fitzsimmons Walk.

The other goal has been to ensure there is quality design and construction from any Developer, making the principal residents housing project being suggested, cost effective and suitable for long term accommodation. A good life style for its residence is what Whistler needs more of.

We have suggested to Planning, the Mayor and Council, that a 5-10 unit building is more in keeping with what the WHA mandate has been, over a 38 unit site with bad design, poor layouts, no parking and or storage!

We need your support!

Please write the members letters that address your concerns and present to them your positive ideas.

Catherine and Jennifer have a mandate to improve housing for the WHA. It should not be at the expense of the neighbours or Whistler as a community. It needs to be attractive and well maintained on a corner that is very visible to the world.

It also needs to have a plan to address traffic and the higher density that already, as it is, has many issues and difficulties.

Using the base information that I will send you in my next email please address the Mayor, Council and Planning directly and as often as you can. Ask your friends to participate, to be positive and look for a great out come.

To: corporate <[corporate@whistler.ca](mailto:corporate@whistler.ca)>; Planning <[planning@whistler.ca](mailto:planning@whistler.ca)>; Jack Crompton <[jcrompton@whistler.ca](mailto:jcrompton@whistler.ca)>; Arthur De Jong <[adejong@whistler.ca](mailto:adejong@whistler.ca)>; Cathy Jewett <[cjewett@whistler.ca](mailto:cjewett@whistler.ca)>; Duane Jackson <[djackson@whistler.ca](mailto:djackson@whistler.ca)>; Jen Ford <[jford@whistler.ca](mailto:jford@whistler.ca)>; John Grills <[jgrills@whistler.ca](mailto:jgrills@whistler.ca)>; Ralph Forsyth <[rforsyth@whistler.ca](mailto:rforsyth@whistler.ca)>; Stephanie Johnson <[sjohnson@whistler.ca](mailto:sjohnson@whistler.ca)>; Mike Kirkegaard <[mkirkegaard@whistler.ca](mailto:mkirkegaard@whistler.ca)>; Roman Licko <[rlicko@whistler.ca](mailto:rlicko@whistler.ca)>

Please email and call your Council Members and take them to the site to discuss the best plan for the property and WHA alike.

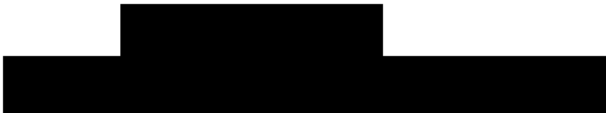
Thank you for your help and participation.

Regards,

**Elizabeth Chaplin**

The Whistler Real Estate Co.

Licensed Sales Associate



CHAPLIN+ ASSOCIATES  
17-4308 Main Street  
Whistler, BC V8E 1A9  
[realestateatwhistler.com](http://realestateatwhistler.com)



@elizabethchaplinwhistler

**From:** [Sonia Kniehl](#)  
**To:** [Roman Licko](#); [Mike Kirkegaard](#); [Stephanie Johnson](#); [Ralph Forsyth](#); [John Grills](#); [Jen Ford](#); [Duane Jackson](#); [Cathy Jewett](#); [Arthur De Jong](#); [Jack Crompton](#); [Planning](#); [corporate](#)  
**Subject:** Development and rezoning application for RZ1146 - 7104 Nancy Greene Drive  
**Date:** Tuesday, June 23, 2020 11:55:11 PM  
**Attachments:** [2020 06 Letter to Council 3.docx](#)

---

Please see attached letter.

Thank you for your time and consideration.

Sonia K.

Sonia Kniehl  
7124 Nancy Greene Drive  
Unit #70  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,

Sonia Kniehl

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:



**From:** [Gordon Wiber](#)  
**To:** [Planning](#)  
**Subject:** I support the proposal at 7104 Nancy Greene Way RZ1146.  
**Date:** Monday, June 22, 2020 8:34:31 AM  
**Attachments:** [image001.png](#)

---

Gordon Wiber, CPA, CA, CFP  
Gordon J. Wiber & Associates Inc.  
Chartered Professional Accountants  
10 – 1006 Lynham Road, Whistler, BC V8E 0S3

[REDACTED]  
Fax: 604-935-1154



This message (including any attachments) is CONFIDENTIAL and may be PRIVILEGED. If you are not an intended recipient you are hereby notified that any distribution, copying or use by you of this information is strictly prohibited. If you have received this message in error please immediately notify the sender and delete all copies of this information from your system. // L'information contenue dans le présent courriel (y compris les pièces jointes, le cas échéant) est CONFIDENTIELLE et peut être PRIVILÉGIÉE. Si vous n'êtes pas le destinataire prévu, vous êtes par la présente avisé(e) que toute diffusion, copie ou utilisation de ladite information est strictement interdite. Si vous avez reçu cette communication par erreur, veuillez nous en aviser immédiatement en répondant à l'expéditeur et effacer de votre ordinateur toute trace de cette information.

From: [Namgil Woo](#)  
To: [Planning](#)  
Date: Saturday, June 20, 2020 7:56:55 AM

---

To:  
[planning@whistler.ca](mailto:planning@whistler.ca)

From:

Namgil Woo

101-1020 Legacy way, BC, Whistler V8E1N5

RE: [7104 Nancy Greene Drive](#) RZ1146

**I support the proposal at [7104 Nancy Greene Way](#) RZ1146.**

*Many people are still waiting to have a house at a reasonable price. We still need accommodation for the Whistler worker.*

Sincerely,

Namgil woo

**From:** [Stephen List](#)  
**To:** [Planning](#)  
**Subject:** Nancy Greene Drive  
**Date:** Monday, June 22, 2020 11:20:56 AM

---

Dear Sir/Madame,

From: Stephen List  
Whistler Address: 8248 Alpine Way.

RE: 7104 Nancy Greene Drive RZ1146

**I support the proposal at 7104 Nancy Greene Drive RZ1146.**

Trying to find affordable rental properties has been a huge life stress since moving to Whistler 2 years ago. Paying over the top for poor quality housing is a massive downside to living here, and ultimately force a lot of people to leave. Any proposal to build more affordable rental property for young professionals should be welcomed and supported fully.

Sincerely,  
Your Name

**Steve**

**From:** [Mélinda Cart](#)  
**To:** [corporate](#); [Planning](#)  
**Subject:** Letters sent to council and mayor  
**Date:** Thursday, June 25, 2020 9:06:12 PM  
**Attachments:** [2020 06 Letter to Council 3.docx](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals \(2\).pdf](#)  
[2020 06 Letter to Council 2 - V3.docx](#)  
[2019 - Community Life survey results.pdf](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)

---

Hello,

Please find attached letter 2 and 3 of 3 and attachments sent to different council members and mayor.

Thank you,

Mélinda Cart  
Unit 64  
7124 Nancy Greene Drive  
Whistler BC

Mélinda Cart  
7124 Nancy Greene Drive  
Unit 64  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Mélinda Cart

Sincerely,  
Mélinda Cart

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

**From:** [Sonia Kniehl](#)  
**To:** [Mike Kirkegaard](#); [Roman Licko](#); [Stephanie Johnson](#); [Ralph Forsyth](#); [John Grills](#); [Jen Ford](#); [Duane Jackson](#); [Cathy Jewett](#); [Arthur De Jong](#); [Jack Crompton](#); [Planning](#); [corporate](#)  
**Subject:** Development and rezoning application for RZ1146 – 7104 Nancy Greene Drive.  
**Date:** Tuesday, June 23, 2020 11:39:02 PM  
**Attachments:** [20.06.23. council letter 2.docx](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Hello,

Please see attached letter.

Thank you for your time and consideration.

Sonia K.

Sonia Kniehl  
7124 Nancy Greene Drive  
Unit #70  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there are 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage as well as the units themselves, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. All of this space is used to its full capacity. And we still regularly deal with storage issues. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis, tires for cars etc...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!



## Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99, transport a pet, and to visit friends. As a resident of Fitzsimmons Walk, I bike regularly for work, for social, to get groceries etc. but I still use a car for travel in inclement weather, transporting a paddle board to the lake and for traveling with my pet, I cannot travel anywhere on public transit with a dog.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use all of these spaces and still regularly encounter parking issues within the complex. The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces is not enough. This lack of parking will result in people attempting to use the Fitzsimmons walk guest parking along with 'street parking', I could see parking on Nancy Greene dr. and on Blackcomb way becoming an issue. Honestly during peak times there are people who work in the village, that may live in alpine, emerald, pemberton etc. who park in this vicinity and walk in, because they can't park anywhere in the village.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices.

## Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians. I think it already is a safety concern.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Sonia Kniel

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

From: [Thomas Yiu](#)  
To: [Planning](#)  
Subject: Rezoning Application RZ1146 - 7104 Nancy Greene Drive  
Date: Sunday, June 14, 2020 11:54:31 PM

---

To: Planners of Resort Municipality of Whistler

I am an owner at the Fitzsimmons Walk at 7124 Nancy Greene Drive.

I have recently received a Notice of Online Public Information And Input Opportunity concerning the captioned rezoning application and would like to provide you with my input.

- In general, I am supportive of having more affordable housing projects in Whistler but I seriously do not think this is the right location for it; especially given the change of zoning (which is always a very serious matter) and the increase in density that is being applied for this project.
- This has always been a quiet neighbourhood consisting of mainly detached and semi-detached houses of very high quality and standards. An employee residential complex in this location will create a huge negative impact to all this; not to mention the various traffic, noise, and may other environmental issues that are expected to come along with such level of density.
- This site was zoned under RZ-E1 which was intended for a single-detached house. Re-zoning from a single house to a 38-unit employee housing complex is way out of proportion and shouldn't be taken lightly. The development has to benefit the neighbourhood and the community at large but I don't see it from reading the current plans.
- Inadequate car parking space, noise and waste management will be some of the serious issues with this project. Underground parking (with a minimum space to unit ratio of 1-to-1) will definitely be needed.
- Suggest there's a lump sum payment/tax to be levied by the City and certain commitments to be made to the neighbours in mitigating the issues and all the negative impact coming out from this project.
- Overall, from my experience as a developer/ real estate investors for 13 years, such employee housing projects should be considered, managed and developed on a larger scale basis by the Resort Municipality and not by allowing private developers to do this piece meal.

Thank you for your attention.

**Regards,**

**Thomas Yiu**

From: [Jen Ashton](#)  
To: [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#); [Duane Jackson](#)  
Subject: RZ1146 – 7104 Nancy Greene Drive  
Date: Thursday, June 25, 2020 1:02:44 PM  
Attachments: [2019 - Community Life survey results.pdf](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Jennifer Ashton  
7124 Nancy Greene Drive  
Unit 61  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

#### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including

members of council, own and need to store! Storage is an issue in this proposal!

#### Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

#### Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Jen Ashton

From: [Stephanie Johnson](#)  
To: [Monica Urbani](#)  
Subject: FW: White gold residence building  
Date: Tuesday, June 09, 2020 1:41:31 PM

---

Hi Monica,

Please see the update re: name and address for correspondence related to RZ1146. It would appear that the Joanne would like her submission included as part of the public record.

Thanks,

Steph

Stephanie Johnson  
RESORT MUNICIPALITY OF WHISTLER  
TEL: 604-935-8169

-----Original Message-----

From: Joanne Blaxland [REDACTED]  
Sent: Tuesday, June 09, 2020 11:42 AM  
To: Stephanie Johnson <[sjohnson@whistler.ca](mailto:sjohnson@whistler.ca)>  
Subject: Re: White gold residence building

My full name is Joanne Blaxland  
9455 Emerald drive

Sent from my iPad

> On Jun 9, 2020, at 10:31 AM, Stephanie Johnson <[sjohnson@whistler.ca](mailto:sjohnson@whistler.ca)> wrote:

>

> Hi Joanne,

>

> Thank you kindly for your email submission. To update you, planning staff seek additional information about the intent of your email. To clarify, are you emailing about RZ1146 a rezoning application for 7104 Nancy Greene Drive?

>

> To clarify, for public submissions to be included in the Council correspondence package your name(s) and residence address (or business address if applicable) must be included. Please note that your comments will form part of the public record for this rezoning application.

>

> Should you wish to have your comments included as part of the public record, can you please re-submit in accordance with the above? Thank you kindly once again for your participation.

>

> Cheers,

>

> Stephanie

> Stephanie Johnson

> RESORT MUNICIPALITY OF WHISTLER

> TEL: 604-935-8169

>

> -----Original Message-----

> From: Joanne Blaxland [REDACTED]

> Sent: Tuesday, June 09, 2020 8:32 AM

> To: Planning <planning@whistler.ca>

> Subject: White gold residence building

>

> I have looked at the plans for this white gold building, I know Whistler well and think this building is a good idea for locals and the area is well suited for its function.

> I also have been in other buildings built by this developer and have been pleased with what I have seen and with his endeavors to develop eco friendly buildings.

>

> I would very much like to see this project proceed.

>

> Joanne

>

> Sent from my iPad

>

> \_\_\_\_\_

>

> This e-mail is a public record of the Resort Municipality of Whistler and is subject to public disclosure unless exempt from disclosure under the Freedom of Information and Protection of Privacy Act

<[http://www.cio.gov.bc.ca/cio/priv\\_leg/foippa/foippa\\_guide.page](http://www.cio.gov.bc.ca/cio/priv_leg/foippa/foippa_guide.page)> legislation. This email is subject to the Resort Municipality of Whistler's Corporate Records Bylaw and Retention Schedule. The information contained in this email is intended only for the named recipients to whom it is addressed. Its contents, including any attachments, may contain confidential or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. Disclosure of this email to an unintended recipient does not constitute waiver of privilege. If you have received this email in error, please notify the sender immediately, and delete or destroy the message, including any attachments.



**From:** [Roger Bing-Wo](#)  
**To:** [Planning](#)  
**Subject:** Letter of Support (re: proposed 7104 apartment building)  
**Date:** Tuesday, June 09, 2020 11:13:05 AM

---

Hello,

I am writing to voice my support for the captioned project. Affordable rental housing is badly required within Whistler and this project will meet this need. Moreover, the developer has the experience to successfully complete the project.

Regards,

Roger Bing-Wo  
102-8300 Bear Paw Trail, Whistler  
Reference number RZ1146

**From:** [Dan Nakagawa](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive  
**Date:** Tuesday, June 09, 2020 12:45:29 PM

---

To whom this may concern,

We are writing to express our support for the employee housing project proposed for 7104 Nancy Greene Drive - RZ1146. We have reviewed the submission to Council by municipal staff and the 7104 website. We support the project as it is innovative and provides a number of amenities of interest to employee renters. The project is the best located rental project in Whistler. The variety of suite sizes will provide accommodation for a wide range of tenants. The proposed rental rates are reasonable and comparable to current WHA rents. The standard of construction will facilitate a reduction in the emission of greenhouse gases as the quality of construction will exceed BC Building Code Step Level 5 and the Passive House Standard. The cost of heating these units will be minimal.

Sincerely,

Dan and Rury Nakagawa  
6488 Balsam Way

From: [tom demarco](#)  
To: [Planning](#)  
Subject: 7104 proposal @ White Gold  
Date: Tuesday, June 09, 2020 11:23:06 AM

---

As a long-time resident of Whistler, I think this is a brilliant proposal, just the kind of thing that we desperately need. I particularly favour its location, which will permit its residents to live car-light or car-free. We must not allow NIMBYism to continue to delay projects such as this that are so valuable to the community as a whole.

Thomas DeMarco

From: [cheryl Young](#)  
To: [Planning](#)  
Subject: Asking for this residential housing to be approved  
Date: Tuesday, June 09, 2020 11:19:08 AM

---

Hello,

My name is Cheryl Young and my home is at 9412 Dearborn Place in Whistler.

I have been following the Innovative Building Group for some time and am always impressed by their attention to sustainability and tasteful design. I have become aware that their new project is under review and I want to ask you to allow it to be approved.

Rental housing in Whistler (in normal non covid times) is always at such a shortage and young people struggle to find affordable places to call home. Slum landlords pack them into tiny spaces and charge a small fortune. "RZ1146" is an great solution to ease this from continuing.

Thank you for your consideration.

Cheryl

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Green Drive  
**Date:** Tuesday, June 09, 2020 11:11:48 AM

---

Re:  
Ref. # RZ1146

We fully support this application for permanent rental resident housing which is needed in our community.

Regards,  
Bob and Sue Adams  
8136 Muirfield Crescent  
Whistler

From: [DOUG OMARA](#)  
To: [Planning](#)  
Subject: 7104 Employee rental housing  
Date: Tuesday, June 09, 2020 10:55:04 AM

---

Dear Planning

I am writing this letter to support the project at 7104 Fitsimmons. The developer has reduced the overall size and impact to be in context with the neighborhood.

It meets or exceeds the municipal requirements for employee rental housing.

Given the close proximity to the village, the site should have a minimal impact on vehicular traffic and increase pedestrian and bicycle use.

In short, we support this project and respectfully request that it moves forward as soon as possible

Thank you

Doug O'Mara  
One of the original founders of the Whistler Housing Society  
8493 Matterhorn Drive, Whistler B.C.

**From:** [Paul Krainer](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Tuesday, June 09, 2020 10:04:40 AM

---

To whom it may concern,

We support the plan to develop 7104. The attractive and energy efficient design of the building make it a great addition to Whistler's need for resident rental apartments.

Regards

Sylvia and Paul Krainer  
2200 Aspen Dr. Whistler BC  
V0N 1B2

**From:** [Bronwen Hill](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Opposition to current proposal at 7104 Nancy Greene Drive  
**Date:** Wednesday, June 10, 2020 5:05:48 PM  
**Attachments:** [GIS Mapping of FitzWalk WHA property size.PNG](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[2004 study for development sites - see Appendix B.pdf](#)

---

Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in '[Comparative Evaluation of Potential Resident Housing Sites in Whistler](#)'. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

**Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned



about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Bronwen Hill  
47-7124 Nancy Greene Drive  
Whistler, BC  
V8E0W9



#### Attachments/Links

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler - 2004 Study
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [Michele Parkes](#)  
**To:** [Roman Licko](#); [Mike Kirkegaard](#); [Stephanie Johnson](#); [Ralph Forsyth](#); [John Grills](#); [Jen Ford](#); [Duane Jackson](#); [Cathy Jewett](#); [Arthur De Jong](#); [Jack Crompton](#); [Planning](#); [corporate](#)  
**Subject:** Plan 13243 Block D Lot 4573  
**Date:** Wednesday, June 10, 2020 11:42:31 AM  
**Attachments:** [2020.06 Letter to Council 3.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Michele Parkes  
7124 Nancy Greene Drive  
Unit 76  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment ‘The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the ‘Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing’ dated 26 March 2019. For reference this states; “Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.” – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,

**Michele Parkes**

Sincerely,

Your Name

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

Zoning of Surrounding properties to the development

The Coops on 7104 Nancy Greene Drive

Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

**From:** [Michele Parkes](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Project proposal 7104 Nancy Greene Drive  
**Date:** Wednesday, June 10, 2020 11:24:26 AM  
**Attachments:** [2020 06 Letter to Council 1.pdf](#)  
**Importance:** High

---

Michele Parkes  
7124 Nancy Greene Drive  
Unit 76  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

Being a long-time resident of our community, I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

**Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation as a buffer yet it will take over 10 years for this to grow in. This is unacceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Michele Parkes

Sincerely,

Your Name

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [Michele Parkes](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Proposed building plan Plan 13243  
**Date:** Wednesday, June 10, 2020 11:32:31 AM  
**Attachments:** [2020.06 Letter to Council 2 - V3.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---



**Michele Parkes**

7124 Nancy Greene Drive  
Unit 76  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The

increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,

Michele Parkes

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

**From:** [N B](#)  
**To:** [Planning](#)  
**Subject:** project at 7104 Nancy Greene Drive.  
**Date:** Wednesday, June 10, 2020 1:27:12 PM  
**Attachments:** [2020 06 Letter to Council 1\[12107\].docx](#)  
[2020 06 Letter to Council 2 - V3\[12112\].docx](#)  
[2020 06 Letter to Council 3\[12110\].docx](#)

---

Sent from [Mail](#) for Windows 10

Nicolas Bouvier  
7124 Nancy Greene Drive  
Unit 54  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### **Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Nicolas Bouvier

Sincerely,  
Nicolas Bouvier  
Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – Mike Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

### Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

7124 Nancy Greene Drive  
Unit 54  
Whistler BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler



that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Nicolas Bouvier

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

Nicolas Bouvier  
7124 Nancy Greene Drive  
Unit 54  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Nicolas Bouvier

Sincerely,  
Nicolas Bouvier

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

**From:** [Elizabeth Chaplin](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [REDACTED]  
**Subject:** 7104 Nancy Greene Drive Development request  
**Date:** Wednesday, June 10, 2020 2:52:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Scanned from a Xerox Multifunction Printer.pdf](#)

---

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Regards,

**Elizabeth Chaplin**

The Whistler Real Estate Co.  
Licensed Sales Associate

[REDACTED]

CHAPLIN+ ASSOCIATES  
17-4308 Main Street  
Whistler, BC V8E 1A9  
[realestateatwhistler.com](http://realestateatwhistler.com)



@elizabethchaplinwhistler

Elizabeth Chaplin  
7124 Nancy Greene Drive  
Unit 22  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the setbacks and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Setbacks

The setbacks being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	<b>Set-back – Front</b>	<b>Set-back – Side</b>	<b>Set-back - Rear</b>	<b>Height Max</b>	<b>Density</b>
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the setbacks so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example, 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February regarding the development that “the good thing about this is it will be a model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should not be different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself has also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons Walk is 10 meters from the property line and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons Walk remain and be undisturbed,
- increase the setbacks so that they are consistent with neighbouring properties – at least 15 meters.

### Height

As you can see from the previously presented table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference these states; “Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.” – highlight the second part of this statement!

What would be appropriate for this site is a 2-story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the live ability of it. This project is far too dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Elizabeth Chaplin

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Elizabeth Chaplin  
7124 Nancy Greene Drive  
#22 Fitzsimmons Walk Box 1418  
Whistler, BC V0N 1B0

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

#### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons Walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.



As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Elizabeth Chaplin



Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

Attachments:  
2019 Community Life Survey of Whistler  
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing  
The Coops transposition

Elizabeth Chaplin  
7124 Nancy Greene Drive  
Unit #22 Box 1418  
Whistler, BC V0N 1B0

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

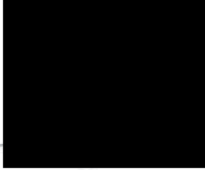
### Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Elizabeth Chaplin



Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

### Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [reiko kagawa](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Development Proposal  
**Date:** Thursday, June 11, 2020 1:34:07 PM

---

Dear Council members

Please see attached documents.  
Thank you.

Reiko Kagawa



[Letter to Council 1](#)



[2019.03.26\\_guidelines\\_for\\_evaluating\\_private\\_se...](#)



[2004 study for development sites - see Appendix...](#)

**From:** [Steve Brooks](#)  
**To:** [Jack Crompton](#)  
**Cc:** [Planning](#); [Cathy Jewett](#); [Duane Jackson](#); [John Grills](#); [Stephanie Johnson](#); [Roman Licko](#); [Arthur De Jong](#); [Jen Ford](#); [Ralph Forsyth](#); [Mike Kirkegaard](#); [corporate](#)  
**Subject:** 7104 Nancy Greene Proposed WHA Development  
**Date:** Thursday, June 11, 2020 1:07:57 PM

---

Stephen Brooks  
7124 Nancy Greene Drive  
Unit 44  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

#### **Set-backs**

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping! Or, major disturbances through blasting which could affect the existing concrete foundation structure which could then lead to large repair/insurance costs for owners of 7124.
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any differently. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be a model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself has also previously mentioned that he would not be removing the mature trees on the site "I think

the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing the council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far too dense, too close to property lines and will dwarf the surrounding properties. It must be reduced in size for it to be complementary to the surroundings in which it is being built.

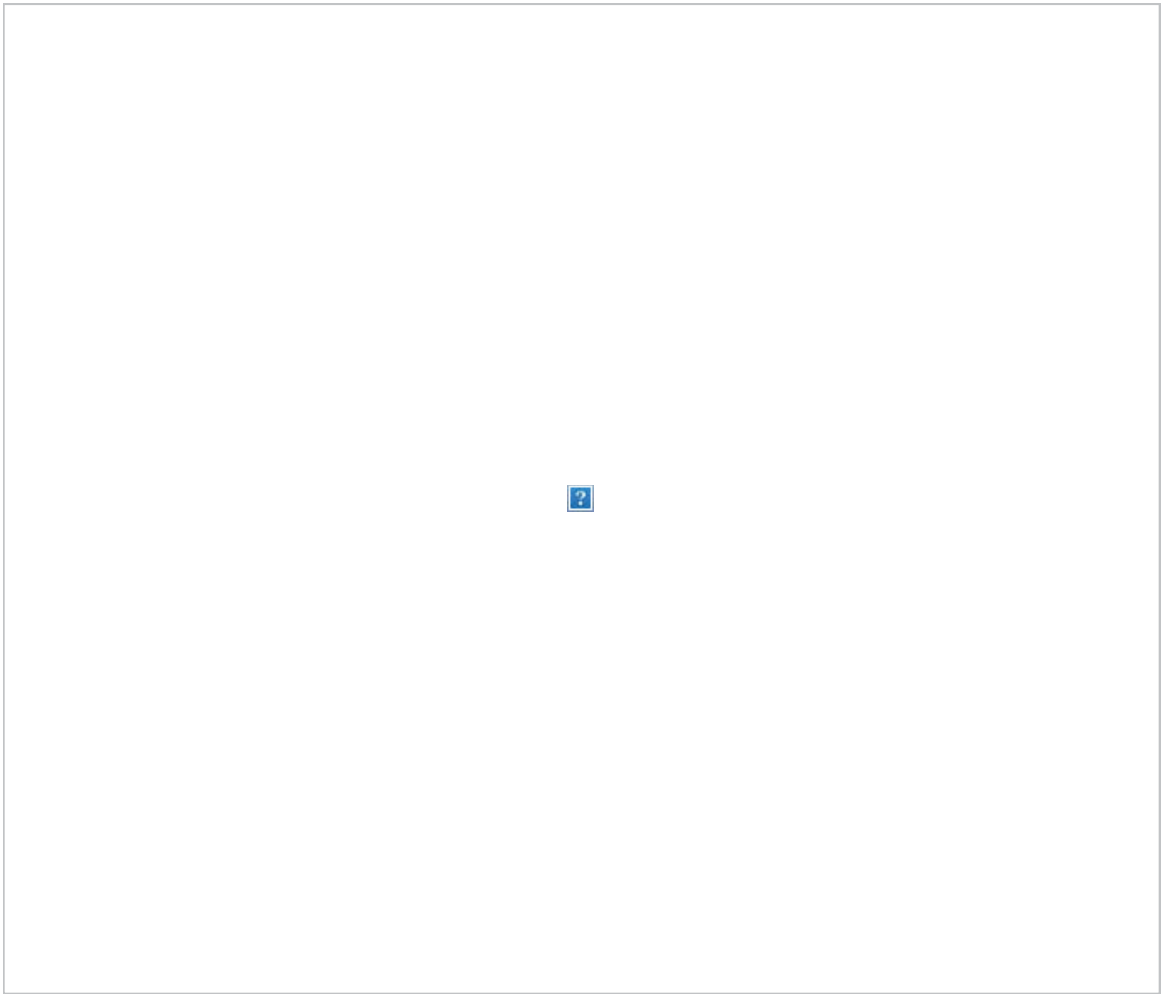
Regards,  
Stephen Brooks

Sincerely,  
Stephen Brooks  
Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

### **Attachments:**

Zoning of Surrounding properties to the development  
The Coops on 7104 Nancy Greene Drive  
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

### **Zoning of Surrounding properties to the development**



From: [Doug Wylie](#)  
To: [Planning](#)  
Subject: 7104 Nancy Greene Drive - RZ1146  
Date: Friday, June 12, 2020 10:11:24 AM

---

Re: Invitation for public input on the above rezoning application

I have watched with interest the various proposals for employee housing initiatives. Many of these only provided employee housing if there was an increase to market housing to go along with it. I do not support projects which increase our market bed units beyond the current level.

This particular project was originally going to be a gas station. It has gone through three iterations of employee housing, each time the unit number has been reduced. The location is ideal: walking distance to village, close to bus stops, Nesters market nearby etc.

We think that it is a well thought out project which is not too dense for the site. We also think that the architecture is very attractive. We are told that it meets and exceeds the 5th step of the future 2032 building permit requirements. It also provides some garages as well as a separate bike repair/storage building.

This project meets and exceeds the parameters that Council should be considering in order to approve the rezoning and we hope that it gets their approval.

thank you, Doug and Karin Wylie  
#201- 8300 Bear Paw Trail  
Whistler, BC



**From:** [REDACTED]  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Adam Jung](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** 7104 Nancy Greene Dr. project opposition  
**Date:** Saturday, June 13, 2020 7:41:27 AM  
**Attachments:** [2020 06 Letter to Council 1.docx](#)  
[2020 06 Letter to Council 2 - V3.docx](#)  
[2020 06 Letter to Council 3.docx](#)

---

Dear municipal members,

As an owner at 7124 Nancy Greene Drive, I am writing to express my concerns to the proposed project at 7104 Nancy Greene Drive. Please see attached documents.

Thank you,  
Robert Lee

Robert Lee  
7124 Nancy Greene Drive  
Unit #43  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the

neighborhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### **Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,  
Robert Lee

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Robert Lee  
7124 Nancy Greene Drive  
Unit #43  
Whistler, BC  
Phone  
Email

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

## Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

## Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Robert Lee

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

Robert Lee  
7124 Nancy Greene Drive  
Unit #43  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

**Set-backs**

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	<b>Set-back – Front</b>	<b>Set-back – Side</b>	<b>Set-back - Rear</b>	<b>Height Max</b>	<b>Density</b>
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Robert Lee

Sincerely,  
Robert Lee

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson



**From:** [Bob Dewhirst](#)  
**To:** [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#)  
**Cc:** [corporate](#); [Planning](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Proposed RZ1146 - 7104 Nancy Greene Drive development  
**Date:** Sunday, June 14, 2020 6:41:04 PM  
**Attachments:** [2020 06 Letter to Council 1.docx](#)  
[2004 study for development sites - see Appendix B \(1\).pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals \(1\).pdf](#)

---

Hello Mayor and Councillors,

Please find attached a letter regarding the density and privacy issues relating to the proposed 7104 Nancy Greene Drive development.

Respectfully,

Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst  
7124 Nancy Greene Drive,  
Unit 15  
Whistler, BC V8E 0W9

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

We are long-time residents of our community, and are writing to express our concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While we understand there is a great need for resident housing in Whistler, this must be as the Whistler Official Community Plan (OCP) states, “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following two points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is very high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too high a density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

## Privacy

With such a dense development being proposed, the residents of 7124 Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would-be single-family home or something comparable built as per the zoning. We believe that the council is not using their best judgement in considering a four-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on our quality of life and privacy as neighbours to such a development. This proposal would mean that everyone in this building will be overlooking our property. The developer may be proposing a vegetal buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,

Robert and Elizabeth Dewhirst

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

### Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

**From:** [Stevi & Damon](#)  
**To:** [Planning](#)  
**Subject:** Development application RZ1146-7104 Nancy Greene Drive  
**Date:** Sunday, June 14, 2020 2:28:36 PM  
**Attachments:** [2020 06 Letter to Council 1.docx](#)

---

Stevi Williams  
7124 Nancy Greene Drive  
Unit 27  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

We originally spent our weekends renting hotels when visiting from our North Vancouver home but consistently found the noise level of the village at night and especially on the weekends intolerable. I know a lot of this was due to tourists partying while on holiday but it was also partly due to the youthful element of many locals also happily (and loudly) joining in. This is one of the reasons we bought our town home at Fitzsimmons Walk; it was close enough to be a part of Village life but far enough away we didn't need to worry about being kept up at night by loud parties. I fear that due to the generally youthful and temporary nature of staff housing residents we would be susceptible to those same issues again if the proposed development was approved for 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of

Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### **Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Sincerely,

Stevi Williams

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From: [Tom Thomson](#)  
To: [Planning](#); [Rod Nadeau](#); [Clare Ogilvie](#)  
Subject: 7104 Nancy Greene Dr.  
Date: Monday, June 15, 2020 10:27:08 AM

---

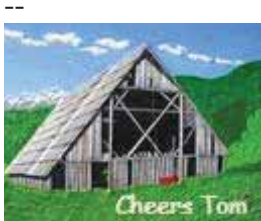
Mister Mayor and Council

I have been a resident and owner in White Gold Estates since 1970.  
7104 Nancy Green Dr. had always provided the neighbourhood with a kick.

When the Boot's sole replacement was a proposed Standard Oil gas station I spoke to Mayor and Council of the day, as a neighbour in strong opposition to placing a gas station on the sight. Primarily because of environmental concerns. Standard has since established a few kilometres to the north.

The Innovation Building Group has now in 2020 a proposal before The Mayor's Task Force On Residential Housing, "7104 White Gold Resident Housing."  
I am today in strong support of I.B.G.'s proposal to place "essential residential housing for Whistler" on this sight.

Tom Thomson  
White Gold Estates



**From:** [Jenny Citherlet](#)  
**To:** [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#)  
**Cc:** [corporate](#); [Planning](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** 7104 Nancy Greene Drive - Density and Privacy Comments  
**Date:** Monday, June 15, 2020 9:10:46 AM  
**Attachments:** [7104 Nancy Green Drive Density and Privacy.pdf](#)  
[ATT00001.htm](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[ATT00002.htm](#)  
[2004 study for development sites - see Appendix B.pdf](#)  
[ATT00003.htm](#)

---

Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive.

Kind regards,



Jenny Citherlet

#59-7124 Nancy Greene Drive  
Whistler, BC



Mayor and Council  
Resort Municipality of  
Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

I am a 20 yrs long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- ∞ Density of the proposed project; and
- ∞ Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- ∞ A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- ∞ Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,  
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – Mike Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [Jenny Citherlet](#)  
**To:** [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#)  
**Cc:** [corporate](#); [Planning](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** 7104 Nancy Greene Drive - storage, parking, traffic Comments  
**Date:** Monday, June 15, 2020 9:15:26 AM  
**Attachments:** [2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[ATT00001.htm](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[ATT00002.htm](#)  
[2019 - Community Life survey results.pdf](#)  
[ATT00003.htm](#)  
[7104 Nancy Green Drive Storage Parking Traffic.pdf](#)  
[ATT00004.htm](#)

---

Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive and the issue of storage, parking and traffic.

Kind regards,

Jenny Citherlet  
59-7124 Nancy Greene Drive  
Whistler, BC



Mayor and Council  
Resort Municipality of  
Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- ∞ Inadequate storage for residents of the complex
- ∞ Inadequate availability of parking for residents and visitors
- ∞ It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from

either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

**From:** [alvaro mu?oz](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive RZ1146  
**Date:** Thursday, June 18, 2020 10:18:37 PM

---

Alvaro munoz santos  
8177 crazy Canuck drive

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.  
I think is a great idea that nobody else is doing and its really needed for the community and all the workers on minimum wage that make this town keep growing every year.

Sincerely,  
Alvaro munoz

Thank you



**From:** [Holly Adams](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive  
**Date:** Monday, June 22, 2020 12:32:18 PM

---

Hello planning department,

This project 7104 Nancy Greene Drive is in such a favourable location, across from Nesters Plaza, close to the village and mountains and is energy efficient. Innovation Building Group has a great track record, has been rewarded for its' buildings, AND it's a local company. I support this project.

I have am fortunate to be living in WHA restricted housing and it will be great to see more Whistler residents have affordable housing.

Holly

Holly Adams  
2416 Dave Murray Place  
Whistler, BC  
V8E0M4

**From:** [Sven Gabora](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive RZ1146  
**Date:** Thursday, June 18, 2020 10:42:41 AM  
**Attachments:** [RZ1146 Letter of Support.pdf](#)

---

Please find enclosed my letter of support for the rezoning application at 7104 Nancy Greene Drive.

Sven Gabora  
8416 Read Alley  
Whistler

Resort Municipality of Whistler  
Attn: Planning Department  
[planning@whistler.ca](mailto:planning@whistler.ca)

RE: 7104 Nancy Greene Drive RZ1146

To Whom It May Concern:

I am writing to support the Rezoning proposal at 7104 Nancy Greene Drive RZ1146.

Covid seems to be providing a breather from the housing crisis. We all know the problem is going to come roaring back once business resumes. This project is a great opportunity to deliver rental housing to the community without requiring market housing to support it.

There could not be a better location for a rental housing project. It's close to the village, right across from Nesters and on a transit route. That means for a lot of trips people either won't have to use their cars, or it will enable them to live without a car, which is a key element to live affordably.

If Whistler wants to house its population, we need to build higher density housing close to the center. In most neighbourhoods, people aren't that keen on a 3-story apartment building going up next to them, so this seems like the perfect location at the neighborhood entrance. Plus, the adjacent Fitzsimmons Walk development is already comprised of 3 and 4 story buildings, so it's really filling in a missing piece in the neighborhood. Once the building is finished it will look better than the gravel parking lot now.

The design looks great and integrates the building into the surrounding area. The building is tucked away behind landscaping, it is lower than the neighbouring buildings and the parking is underground.

If this is not the perfect location for rental housing, where else is?

Sincerely,  
Sven Gabora

**From:** [Bronwen Hill](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** 7104 Nancy Greene Drive - Development height and Set-backs  
**Date:** Thursday, June 18, 2020 1:50:12 PM  
**Attachments:** [image.png](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)

---

Dear Mayor, council and staff

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

**Set-backs**

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment ‘The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and

be undisturbed,

- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Bronwen Hill  
47-7124 Nancy Greene Drive  
Whistler, BC  
V8E0W9

Attachments:

Zoning of Surrounding properties to the development  
The Coops on 7104 Nancy Greene Drive  
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

Zoning of surrounding properties for reference

**From:** [darren boyd](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive RZ1146  
**Date:** Friday, June 19, 2020 7:44:26 AM

---

I Darren Boyd support the proposal at 7104 Nancy Greene Way RZ1146.

I would love to see this project to move forward and make use of this lot which just seems to be a parking lot for cars for the last 5 years . This would also help many of my Whistler friends to stay in the town they love and not have to move out due to expensive private rentals that are grossly overpriced. I like the location especially as it is close to the main village to walk and right across from the nester market making it ideal for non car owners.

Sincerely,  
Darren

Sent from my iPhone

From: [Denise Brown](#)  
To: [Planning](#)  
Subject: 7104 Nancy Green Drive, Whistler RZ1146  
Date: Friday, June 19, 2020 12:43:16 PM

---

To Mayor and Council

re: 7104 Nancy Green Drive Whistler DP:RZ1146

I am a long time resident of Whistler having arrived in 1991. I have both owned market and resident restricted property. I have been renting in Whistler for the past 6 years. I have two children who are now 16 and 20 who have grown up in Whistler and have been educated through the Whistler School System. We have worked, played, socialized and lived Whistler for these 30 years. I have never lived in Pemberton or Squamish as I made Whistler my home and I have made financial sacrifices to do so. I did not move from Australia to live in Pemberton or Squamish. I moved from Australia to live in Whistler.

I have also worked as a Licensed Realtor since January 2001 and was the listing agent for Rod Nadeau at Innovation Building for the sale of Solana at Rainbow in 2017. I believe I have a well rounded perspective of the housing market from living in the rental and purchase market as well as helping both locals and non-residents/second home owners purchase and sell properties in Whistler.

I reviewed the documents available to the public for 7104 Nancy Green Drive RZ10046 from original submission to the most recent proposal being put before council of 38 employee covenanted rental units units over 3 stories with under building parking, visitor space, in suite storage, elevator, bike storage, garbage room, extensive landscaping and a design that will fit the quality of the neighborhood.

I feel that Innovation Building has taken the concerns of Council and neighbors into consideration and has made the adjustments requested to make this a successful rental complex which is well needed in our Resort. I support their application and hope that the Mayor and Council Members will give them their yes vote.

Demand for affordable rental and purchase properties has supply and demand fluctuations similar to market conditions. In 1991 when I first came to Whistler, rental properties were in great demand and rents were high in proportion to the minimum wage paid. Then more rental properties came available. Then affordable purchase housing was in demand. And the RMOW/WHA worked to solve that problem and so on. Today, we are back to high rental demand and Innovation is helping add rental property to a very scarce inventory.

As recently as this past winter, individuals have had to pay up to \$1000

per bed (not per room... per bed) in order to secure a place to sleep, so that they can secure a job in Whistler. At minimum wage, that is more than 50% of their monthly salary. Limited supply and high demand has driven rental rates up higher than what is reasonable. More recently since COVID-19 (est March 15) when employers had to shut their doors, their employees were laid off, a lot of renters went home and more properties became available. As well, with travel being prohibited AirBNB properties were not able to do nightly rentals and a good number of these properties came available for long term rental. This increase in properties available for long term rental has given people more options and in some cases a slight reduction in cost, however, a considerable number of properties are only available until November as Landlords are hoping that Whistler/Blackcomb Mountain will open as usual and nightly rental bookings will resume. If so, we are back to the limited number of properties available for rent and purchase again at the end of 2020 and I don't see any reduction in rental rates coming soon

While the above discussion is not specifically relevant to the 7104 Nancy Green Drive RZ1146 application, observing the ups and downs of the Whistler rental and purchase housing market over the past 30 years, I would respectfully request that Council look further into the future than the latest crisis and proactively plan purchase and rental projects beyond those already slated for Cheakamus Crossing. By the time we reach their finished build and move in time, Whistler will again be at capacity and further crisis decisions will need to be made. You want to keep Whistler families in Whistler. Plan now beyond Cheakamus Crossing. Families in Pemberton or Squamish who work in Whistler deserve the right to have the option to purchase or rent in Whistler. If there are no affordable options then they will leave, and it may be further away than the Sea to Sky Corridor.

Again, 7104 Nancy Green Drive will offer more rental housing within walking distance of the village and I support their application.

Respectfully  
Denise Brown  
2837 Clifftop Lane  
Whistler BC V8E 0A8

**DENISE BROWN**

BBA | Associate Broker  
RE/MAX Sea to Sky Real Estate





■ [Whister-RealEstate.ca](http://Whister-RealEstate.ca)

■ CLHMS CMNE REDM, Personal Real Estate Corporation



**VIPs find out about HOT listings before everyone else.**

**[Click here to join. Become a VIP](#)**



**From:** [reiko kagawa](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Development Proposal RZ1146 (Storage, Parking and Traffic)  
**Date:** Thursday, June 11, 2020 2:26:47 PM  
**Attachments:** [2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[2019 - Community Life survey results.pdf](#)

---

Reiko Kagawa  
7124 Nancy Greene Drive  
Unit 44  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there are 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60 sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home. Also if you have family you will take your kids soccer game or Hockey game to the city. I love to be green but on some occasions I really need a car.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't be considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be careless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Reiko Kagawa

Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

**From:** [Bronwen Hill](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Development application at 7104 Nancy Greene Drive - opposition  
**Date:** Friday, June 12, 2020 1:07:27 PM  
**Attachments:** [2004 study for development sites - see Appendix B.pdf](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[2019 - Community Life survey results.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, also has the following flaws:

- Inadequate **storage** for residents of the complex
- Inadequate availability of **parking** for residents and visitors
- It will significantly **increase traffic congestion**

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses (attached reference Appendix B on page 24 line item identified as 'Chevron White Gold Site). This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses

its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to

happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid. It is already an accident waiting to happen, do not increase this risk!

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Bronwen Hill

47-7124 Nancy Greene Drive  
Whistler, BC  
V8E0W9

**From:** [Jenny Citherlet](#)  
**To:** [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#)  
**Cc:** [corporate](#); [Planning](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** 7104 Nancy Greene Drive - set-back and height Comments  
**Date:** Monday, June 15, 2020 9:23:04 AM  
**Attachments:** [2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[ATT00001.htm](#)  
[7104 Nancy Green Drive Set backs and heightB.pdf](#)  
[ATT00002.htm](#)

---

Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive and the issue of set-backs and height.

Kind regards,

Jenny Citherlet

59-7124 Nancy Greene Drive  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

**Set-backs**

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	<b>Set-back – Front</b>	<b>Set-back – Side</b>	<b>Set-back - Rear</b>	<b>Height Max</b>	<b>Density</b>
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>



Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; “Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.” – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,  
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

**From:** [Bob Dewhirst](#)  
**To:** [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#)  
**Cc:** [corporate](#); [Planning](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** RZ1146 Proposed 7104 Nancy Greene Drive development  
**Date:** Monday, June 15, 2020 12:29:20 PM  
**Attachments:** [2020 06 Letter to Council 3.docx](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals \(1\).pdf](#)

---

Hi Mayor and Councillors,

Please consider the attached letter regarding the proposed development for 7104 Nancy Greene Drive. It pertains to the set-backs and the height of the proposed building. There is also an additional attachment referred to in the letter.

Sincerely,  
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhurst  
7124 Nancy Greene Drive  
Unit 15  
Whistler, BC V8E 0W9

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As neighbours to the proposed 7104 Nancy Greene Drive development, we are writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high-density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	<b>Set-back – Front</b>	<b>Set-back – Side</b>	<b>Set-back - Rear</b>	<b>Height Max</b>	<b>Density</b>
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example, 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be no different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself has also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons Walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### Height

As you can see from the previously presented table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference, this states; “Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.” – highlight the second part of this statement!

What would be appropriate for this site is a two-story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,

Robert and Elizabeth Dewhirst

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

From: [Julie-Anne Roy](#)  
To: [Planning](#)  
Subject: letter of support  
Date: Thursday, June 18, 2020 2:06:19 PM

---

From:  
Julie-Anne Roy

8200 bear paw trail

RE: [7104 Nancy Greene Drive](#) RZ1146

**I support the proposal at [7104 Nancy Greene Drive](#) RZ1146.**

I support the proposal for the apartment building on Nancy Green Drive. I believe there is an urgent need for resident restricted housing and this a step forward to the solution of the housing crisis.

Sincerely,

Julie-Anne Roy

“

From: [REDACTED]  
To: [Planning](#)  
Subject: Re: White Gold Resident Housing  
Date: Thursday, June 18, 2020 7:14:03 AM

---

Hi

I support the proposal at 7104 Nancy Greene Way RZ1146

Thanks,

Martin Stockley  
9151 Emerald Drive Whistler BC

**From:** [Laurissa Stebeleski](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Saturday, June 20, 2020 6:51:58 AM

---

I am writing today in support of project RZ1146. Whistler is in dire need of affordable housing for its workers. This is a beautifully designed, energy-efficient property walking distance from the village and other amenities. It would be a great asset to our community. I hope to hear it gets approved.

Laurissa Stebeleski  
8429 Bear Paw Trail, Whistler, BC V8E 0G7

**From:** [Kayla Cadham](#)  
**To:** [Planning](#)  
**Subject:** Support Letter for RZ1146 - 7104 Nancy Greene Drive  
**Date:** Friday, June 19, 2020 4:35:43 PM  
**Attachments:** [Support Letter - RZ1146 7104 Nancy Greene Drive.pdf](#)

---

Good Afternoon,

Please find the attached letter of support for the project at 7104 Nancy Greene Drive (RZ1146) from Whistler resident and business owner, Ann Chiasson.

Thank you.

**Kayla Cadham**

Executive Assistant

RE/MAX Sea to Sky Real

Estate

■ [REDACTED] | [REDACTED]  
■ [REDACTED]  
■ [www.myseatosky.com](http://www.myseatosky.com)  
■ 38261 Cleveland Avenue, Squamish, BC, V8B 0A6, Canada

---







June 19th, 2020

ATTN: Whistler Planning Department

RE: RZ1146 - 7104 Nancy Greene Drive

I am writing to support the development of 7104 Nancy Green Way. The Innovation Building Group has worked diligently to build high quality buildings with highly efficient systems. The location of this property is exceptional for Resident Housing and with the need for long term focused rental properties, this is an opportunity for the RMOW to provide something special to the benefit of the community.

Best regards,

Ann Chiasson  
Broker Owner  
RE/MAX Sea To Sky Real Estate

---

**Whistler MarketPlace**  
(Next to the Post Office)  
#105-4360 Lorimer Road  
Whistler, BC V8E 1A5  
Phone: (604) 932-2300

**Whistler Nesters**  
(Below the Grocery Store)  
#106-7015 Nesters Road  
Whistler, BC V8E 0X1  
Phone: (604) 932-2300

**Pemberton**  
(In Mountains Edge)  
1411 Portage Road  
Pemberton, BC V0N 2L1  
Phone: (604) 894-6616

**Squamish**  
PO Box 740  
38261 Cleveland Ave  
Squamish, BC V8B 0A6  
Phone: (604) 892-3571

From: [Heather Odendaal](#)  
To: [Planning](#)  
Subject: Support Letter for #RZ1146 - 7104 Nancy Green Drive  
Date: Friday, June 19, 2020 7:15:00 PM

---

To whom it may concern,

I write this letter to show my support of Project #RZ1146 - 7104 Nancy Green Drive, the housing project by Innovation Building.

I have been a Whistler resident for 17 years and have seen the strength and need for Housing Projects up and down the Whistler corridor. Employee housing serves and supports the crucial workforce that our resort community relies on. This particular project is tastefully planned and strategically located close to public transportation, grocery stores and village amenities.

I have recently seen a flood of older homes in Whistler that previously provided rental housing for Whistler employees, hit the market during COVID-19 and I am concerned about the long term implications to an already dire rental housing situation. There is a need to approve these projects as soon as possible.

Please feel free to contact me for any additional input.

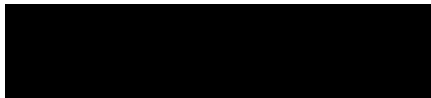
Heather Odendaal  
8181 Crazy Canuck Drive, Whistler  
CEO, Bluebird Strategy  
Director, Whistler Chamber of Commerce

**Heather Odendaal**

CEO

Bluebird Strategy Ltd.

---



**From:** [Ben Thomas](#)  
**To:** [Planning](#)  
**Subject:** RZ1146- 7104 Nancy Greene Drive  
**Date:** Sunday, June 21, 2020 12:19:50 AM

---

From: Ben Thomas- 6296 Piccolo Drive, Whistler BC V8E 0C5

To Whom It May Concern,

I am writing to support the proposal for the employee housing project at 7104 Nancy Greene Drive. I think the project is a very responsible project and fits the interests of the Mayor's Task Force. I love that the project is 100% rental housing, is built with green initiatives and is located close enough to the village that residents can avoid having a car.

I think this is exactly the type of project that Whistler should be supporting and encouraging.

Sincerely,

Ben Thomas

**From:** [Jamie Thomson](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [Colleen Smith](#)  
**Subject:** RZ-1146 - 7104 Nancy Greene Drive Rezoning & Parking Variance Application Opposition  
**Date:** Tuesday, June 23, 2020 5:17:13 PM  
**Attachments:** [RZ1146 7104 NGD Opposition JT CS Letter Density Privacy.pdf](#)  
[RZ1146 7104 NGD Opposition JT CS Letter Setbacks Height.pdf](#)  
[RZ1146 7104 NGD Opposition JT CS Letter Storage Parking Traffic.pdf](#)

---

Mayor Jack Crompton, Councillors & Planning Dept

Attached for the record are 3 opposing letters - 1) on Density & Privacy, 2) on Setbacks & Height and 3) on Storage, Parking & Traffic Congestion. These letters all conclude that a significantly smaller project can only fit onto this small piece of land. Then existing rock and forest privacy buffer along the Fitzsimmons Walk property line can remain undisturbed.

Sincerely,

James Thomson & Colleen Smith

James Thomson & Colleen Smith

7124 Nancy Greene Drive  
Unit 3  
Whistler, BC V8E 0W9



June 22, 2020

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept.

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

Mayor, Council

Date

Page 2

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighborhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

**Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a coniferous mature tree buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Yours truly,



James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

**Attachments:**

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

James Thomson & Colleen Smith

7124 Nancy Greene Drive

Unit 3

Whistler, BC V8E 0W9



June 22, 2020

Mayor, Council and Planning Dept  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

**Set-backs**

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15-20 meters from property line to preserve undisturbed the existing rock and coniferous trees.

#### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Yours truly,

  
James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

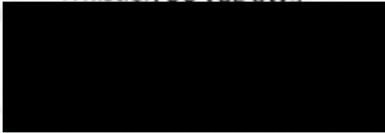
Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson



James Thomson & Colleen Smith  
7124 Nancy Greene Drive  
Unit 3  
Whistler, BC V8E 0W9



June 22, 2020

Mayor, Council and Planning Dept  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept.

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bring to your attention would not be issues.

#### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households – this will be no different for people moving into this development. On average a whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

The neighboring Fitzsimmons Walk property, all WHA has in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

#### Parking

The developer is requesting for a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Lenency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property - that is just as close to the village and Nesters as the proposed development has 46 vehicles, where at any one time there is 67 persons living onsite. The developer is suggesting 2 persons per bedroom, equally 128 people and only 42 parking spaces – that is 0.3 parking spaces per person. Severely lacking!

The 2019 Community Life Survey of Whistler (attached) residents, that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

#### Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Yours truly,

James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

From: [philippe dugas](#)  
To: [Planning](#)  
Subject: Re RZ1146  
Date: Monday, June 22, 2020 2:45:57 PM  
Attachments: [Support letter 7104.pdf](#)

---

Please find attached support letter for the project.

Regards

Phil Dugas

Sent from my iPhone

Sent from my iPhone

From: [Anna Piekarczyk](#)  
To: [Planning](#)  
Subject: RZ001146 - Letter of Support  
Date: Wednesday, June 24, 2020 11:44:23 AM

---

## **I support the proposal at 7104 Nancy Greene Way RZ1146**

My name is Anna Piekarczyk . I would like to support the Nancy Green project for many reasons. As a Whistler employee, I was struggling a lot to get a stable affordable apartment here. Through the last 3 years, I was traveling between Pemberton where I was living, and Whistler where I worked. It was extremely difficult to commute every day and live far from the place where your whole life is concentrated. Fortunately, I was lucky enough and got the WHA apartment and live now in the 1020 Legacy Way building. I was extremely lucky. I would like to support the Nancy Green project because I hear a lot from my colleges at work that they still struggling with the affordability and condition they live in. I know now that living in a new dedicated rental building improves the quality of life. Unfortunately, the places around the village are not only overpriced to the offered conditions but also not stable. A Project like Nancy Green will guarantee the stability, affordability, and will be located in the most desirable space. Close to stores and walking distance to the village and this is the key for many people working in here. Elimination of the car numbers used will only help the environment. This is also something that we should consider facing climate change. This project is built by a very experienced company and it is guaranteed that it will be one of the best quality buildings in Whistler. The project checked all the important marks. I would like to see that the RMOW will also look towards advantages the project brings and by going forward send a message for all the struggling employees that they could live in the heart of Whistler in an affordable dedicated rental building.

Best Regards

Anna Piekarczyk

**From:** [Berneta Asato IEG](#)  
**To:** [Planning](#)  
**Cc:** [Pepe Barajas IEG](#)  
**Subject:** Letter of Support for 7104 reference number "RZ1146"  
**Date:** Wednesday, June 24, 2020 4:55:57 PM  
**Attachments:** [27A5A7888E9A4FD893FBE440AB6BB702\[57350312\].png](#)  
[Letter of Support for 7104 reference number "RZ1146.pdf](#)

---

Good Afternoon,

I hope this finds you well and I am submitting this letter of support for building 7104 in White Gold Estates, on behalf of Pepe Barajas, CEO/President of Infinity Enterprises group. The reference number is "RZ1146".

Thank you,  
Berneta

**BERNETA ASATO**  
**EXECUTIVE ADMINISTRATIVE ASSISTANT**  
INFINITY ENTERPRISES GROUP  
205E-1200 Alpha Lake Rd  
Whistler, BC V8E 0H6



**INFINITY**  
ENTERPRISES GROUP



[www.infinityenterprises.ca](http://www.infinityenterprises.ca)



June 24, 2020

To whom it may concern,

I am writing this letter to you in support of 7104 Nancy Greene Drive in Whistler Gold Estates, building reference number RZ1146. As a long time, Whistler resident (over ten years), and owner of multiple businesses in Whistler, I have seen firsthand, of how residents of this town constantly struggle to find long term permanent housing that is affordable. From my employees to friends, it is a constant battle to find housing. The result of which is almost always, relocating away from Whistler. The stress and uncertainty of constantly having to find housing every 6 months/season or having landlords change their minds of on rentals especially during the winter season is such a disruption to quality of life.

I, myself, rent out anywhere from 4-6 houses each year to ensure that I have employees for all of my companies. And every year, we must find new homes as leases expire or landlords decide they want to move back in, or go the vacation rental route. I am not alone in this, many of my colleagues that own restaurants in Whistler go through the same thing every year.

The housing shortage in Whistler, is a crisis that is here to stay and without projects like 7104 we will continue to struggle to find and keep employees in our workforce, that will support our economic growth.

The success of this project is in alignment with the mayor's taskforce on resident housing initiative and it is wonderful to hear that an amazing building like this will be 100% Whistler resident restricted rental apartments. This is the perfect location for a project of this scope as it is within walking distance to Whistler Village, Nesters Market and bus stops.

I fully support the development of this project and would be happy to converse with you should you have any questions or would like me to elaborate on anything in this letter. Please feel free to reach out to me at [REDACTED]

Yours truly,

[REDACTED]  
Infinity Enterprises Group LTD  
Pepe Barajas, CEO/President

**From:** [Jen Ashton](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#); [Duane Jackson](#)  
**Subject:** RZ1146 – 7104 Nancy Greene Drive  
**Date:** Thursday, June 25, 2020 1:02:44 PM  
**Attachments:** [2019 - Community Life survey results.pdf](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Jennifer Ashton  
7124 Nancy Greene Drive  
Unit 61  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

#### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including

members of council, own and need to store! Storage is an issue in this proposal!

#### Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

#### Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!



Regards,  
Jen Ashton

**From:** [Jen Ashton](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#); [Duane Jackson](#)  
**Subject:** RZ1146 – 7104 Nancy Greene Drive  
**Date:** Thursday, June 25, 2020 1:23:50 PM  
**Attachments:** [Letter to Council .pages](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

**From:** [Jen Ashton](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#); [Duane Jackson](#)  
**Subject:** application RZ 1146 – 7104 Nancy Greene Drive  
**Date:** Thursday, June 25, 2020 1:06:41 PM  
**Attachments:** [2004 study for development sites - see Appendix B.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Jennifer Ashton  
7124 Nancy Greene Drive  
Unit 61  
Whistler, BC

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:  
Density of the proposed project; and  
Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.

Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “... locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,  
Jen Ashton

From: [Jen Ashton](#)  
To: [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#); [Duane Jackson](#)  
Subject: RZ1146 – 7104 Nancy Greene Drive  
Date: Thursday, June 25, 2020 1:02:44 PM  
Attachments: [2019 - Community Life survey results.pdf](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Jennifer Ashton  
7124 Nancy Greene Drive  
Unit 61  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

Inadequate storage for residents of the complex  
Inadequate availability of parking for residents and visitors  
It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

#### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including

members of council, own and need to store! Storage is an issue in this proposal!

#### Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

#### Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Jen Ashton

**From:** [Martin Karnik](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive RZ1146  
**Date:** Thursday, June 25, 2020 10:09:48 AM

---

Martin Karnik  
B406 - 8200 bear Paw Tail  
Whistler, BC  
V8E 1M2

I support the proposal at 7104 Nancy Greene Way RZ1146.

I would like to see this development to go ahead, we need more family friendly places like this in Whistler. This one would be great for us, its close to village so no car needed and for reasonable price.

I hope this new development give us opportunity to live and enjoy Whistler for many years to come.

Thank you Martin, Sarka and son Alex



From: [Lynette Graham](#)  
To: [Planning](#)  
Subject: Support for RZ1146 - 7104 Nancy Greene Dr  
Date: Friday, June 26, 2020 11:15:22 AM

---

To whom it may concern,

This project addressing the ever-present "housing crisis" in Whistler and its proximity to the village has positive environmental impacts in terms of minimising the use of cars. The building's standard of high efficiency sets a solid benchmark for new developments everywhere in Whistler and beyond, and Whistler should be proud to have a building of this calibre easily accessible from the village.

Kind regards,

**LYNETTE GRAHAM**



Add. 2116 Lake Placid Road, Whistler, BC



**From:** [charla maclean](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Sunday, June 28, 2020 9:50:21 AM

---

Hi there.

I'm writing my support of affordable housing and employee housing being built across from nestors.

It is disgusting that this town caters more to the tourists, then it does to the people who work here to allow the ability for tourists to enjoy it.

It has come to my attention that this project is in jeopardy of being cancelled because the elite of whistler doesn't want it.

Hopefully covid has shown you that to run this town properly. We need to not just rely on seasonal workers. To keep long term workers. We need to provide opportunities for people to build a long term life, that doesn't include having to work 3 jobs to afford living here.

7104 Nancy green needs to be employee rent restricted property. It needs to be fair priced.

Charlie Mack

**From:** [Ryan Powell](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Saturday, June 27, 2020 10:54:26 PM

---

To whom it may concern,

I support the proposed rezoning of 7104 Nancy Green Drive, Whistler BC for the purpose of much needed affordable staff housing. This continues to be one of the biggest issues this community faces year after year.

Sincerely,

Ryan Powell

Phil Dugas  
8417 Read Alley  
Whistler, BC  
2020-06-17

Whistler Planning Department  
Whistler BC.

To whom it may concern

Please accept this letter in support of the propose project at 7104 Nancy Greene Way RZ1146. Our community has been in dire need of affordable housing for years. Although some progress has been made, the efforts must be sustained in order the match and balance the continuous and increasing problem of unaffordable living, sometimes feeling predestined to only leave room for the wealthy. Every year we see projects being approved involving oversized homes which goes against every definition of sustainable living with little to no resistance from the public. Why is it that when an actual viable project comes to the table it seems to find more challenges in its path? Maybe the fact that the people who need it the most are from all walks of life, active and most likely too busy trying to make the best out of their time in Whistler or feed a family meaning that keeping the pulse on development proposals is not always on their radar. However the fact of the matter is, these are the same people who supports many of the local businesses through the slow times like we've all witnessed in the last few months but also who step up to the plate when the busy prosperous times come again. They are the people we hire, who serve food and drinks to our visitors, build our homes, drive our cabs, they are the work force we all so desperately need to make it all run smoothly while staying competitive with the rest of the world.

7104 Nancy Green Drive is a project which will provide a place for our friends and worker to call home. It is about providing them with a quality of life which for someone could be as simple as not having to go home to 6 noisy roommates after completing a 12-hour shift. The central location of the building means walking or biking to work within minutes and many more basic needs which too often feel like luxury. This project should be supported and moved forward for the community and as an example for future proposals.

Sincerely,

Phil Dugas

**From:** [David Evans](#)  
**To:** [Planning](#)  
**Subject:** Rental property proposal at 7104 Nancy Greene  
**Date:** Saturday, June 20, 2020 4:42:09 PM

---

From:  
David Evans  
3-8082 Timber Lane

RE: 7104 Nancy Greene Drive RZ1146

**I support the proposal at [7104 Nancy Greene Way](#)RZ1146.**

I support this project. Whistler has become an expensive place to live, even with the employee housing projects. There isn't very many rental housing authority properties and it is clear there is more rental units needed.

Sincerely,  
David Evans

**From:** [Dave](#)  
**To:** [Planning](#)  
**Subject:** Rezoning Application RZ1146 - 7104 Nancy Greene Dr. Public Input  
**Date:** Wednesday, June 24, 2020 8:21:38 AM

---

To whom it may concern,

I would like to express my support of rezoning application RZ1146 at 7104 Nancy Greene Drive. I think staff and council have done a great job of addressing all of the initial concerns around size, form and character. More employee housing in Whistler is sorely needed, especially in the form of rental inventory and I would like to see this project go ahead.

Sincerely,

Dave Den Duyf  
*President*

**Sabre Rentals Ltd.**

8021 Mons Road Whistler, BC V8E 1K8



From: [Paul Sauvé](#)  
To: [Planning](#)  
Subject: Rezoning application RZ1146  
Date: Tuesday, June 23, 2020 6:49:51 PM

---

To the planning department,

Please reconsider this rezoning proposal, for a few reasons:

1. The current WHA neighbourhood next door (Fitz Walk) is an owned residential neighbourhood with many families with young children. We do not think a high density & rented building is consistent with the current neighbourhood. We do not object to a development similar to the ones currently nearby. In other words, fewer units that are owned (not rented) makes sense to us. Given the size (extremely small), profit model (rental), and density of the units proposed, we are certain that these units will be a revolving door of transient neighbours. We do not feel that this is consistent with the WHA's historic mandate. The WHA is not akin to Whistler Blackcomb staff housing, but for other businesses. And we hope it has not come to see itself as such due to pressure from certain developers or lobby groups. The greatness of the WHA has always been in its opportunity for young locals to afford ownership. Creating more opportunity for transience does not help our community in the long term. Please work with the developer to find a model that has ownership, not rental, as well as more space per unit for family growth. Admittedly, we don't know what that looks like. Is it 15 units instead of 38? Is the cost 500K to own, or 600K? Regardless, it is this avenue that we think strikes a compromise between the necessity of building more affordable housing and keeping the spirit of our community and the WHA strong.

2. The storage & parking situation: Examples of the consequences of such small units in a very sporty town abound from Tamarisk to The Vale to even Beaver Flats. Inevitably everyone's stuff ends up on their deck (especially bikes). In Whistler this is a massive thief attractant. The Fitz Walk parkade has been a bike theft target on many occasions, so we are acutely sensitive to becoming more of a haven for thieves. We know that stratas & landlords are terrible at enforcing their own "messy" bylaws (for example, bbQs or bikes on decks), so we feel that developers in Whistler should not have proposals approved when they don't account for the adequate storage needs of our typical resident (2 sets of skis each, 2 bikes each, etc...). The indoor space in the units proposed is simply not livable if one needs to keep all their toys in it as well.

Which is why parking & storage go together in this concern. There is also no way that resident toys won't overwhelm the parking proposal, which is already meagre (in terms of available stalls for number of residents). We know that the developer would like to encourage a new kind of carless tenant. Of course this is a developer's dream scenario. They will use the proximity of the development to the village (and Nester's) to promote the idea of carless living being an attainable reality. Recent history has shown us that carless living is not a goal among Whistlerites, who increasingly get larger trucks and bigger bike racks for their adventures. No matter how good the transit is, they don't take it. Also, many locals don't work in the Village anymore, so the proximity argument fails. Adding salt to the wound is our increasing reliance on adding E-power to everything from bikes to scooters to skateboards, which just necessitates more parking & storage. This proposal completely fails the "reality" test when it comes to how people here actually live (to play).

To conclude, please do keep considering proposals (don't let developers fold their tent). But please keep the developers to the standard that the WHA used to have: Ever better developments creating awesome neighbourhoods for ownership by the future families of the town. This may cost more. The Rainbow development was no slouch, price-wise, but certainly became popular. The market is there for a development done right.

Thanks for listening. Sincerely,

Paul Sauvé & Wendy Robinson  
62 - 7124 Nancy Greene Drive  
Whistler BC V8E 0W9





**From:** [Dale Marcoux](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Second letter - 7104 Nancy Greene Drive  
**Date:** Monday, June 22, 2020 11:48:06 PM  
**Attachments:** [2020.06 Letter to Council 2.docx](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)

---

Please see attached.

Thank-you for your time and energy.

Jane Nielsen  
7124 Nancy Greene Drive  
Unit 60  
Whistler, BC  
[REDACTED]

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Jane Nielsen

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [Rod Nadeau](#); [Ryan Nadeau](#); "[Candice Bennett-Bush](#)"  
**Subject:** Support for Ref. No. RZ1146  
**Date:** Saturday, June 20, 2020 3:34:49 PM

---

To whom it may concern,

I am writing this email to offer my support to the Resident Housing Project proposed by Innovation Building Group at 7104 Nancy Greene Drive.

This rental housing project meets the high demand for permanent rental housing. The proposed units are designed to nicely blend in with the strata units located adjacent to the development.

As a small business owner, we have been providing employment in the valley for close to twenty-four years with the number of staff varying from six to twelve people.

Our staff usually have university or technical school education and become valuable members of our society.

They choose to make their homes in Whistler because of the healthy life style offered. Even though they are in an above average wage scale, it takes many years to be able to save enough money to move into the housing market.

In the shorter term the only solution is the rental housing market and for many, the rental housing market is the only solution for an extended period of time.

At least have my staff have always had to rely on rental accommodations in either Squamish or Pemberton with a couple managing to get into the housing market in Pemberton.

From an environmental point of view, it would be good to see the workers of Whistler spending less time commuting and to be around to support the local economy in the area they work.

Best regards,  
Doug

Doug Bush ASCT, RSIS  
Doug Bush Survey Services Ltd.  
Unit 18 - 1370 Alpha Lake Road  
Whistler, B.C. V0N 1B1

[REDACTED]

**From:** [Dale Marcoux](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Third letter - 7104 Nancy Greene Drive  
**Date:** Monday, June 22, 2020 11:50:08 PM  
**Attachments:** [2020.06 Letter to Council 3.docx](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals \(1\).pdf](#)

---

Please see attached.

Thank-you for your time and energy.

Jane Nielsen  
7124 Nancy Greene Drive  
Unit 60  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site “I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124”. Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the ‘Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing’ dated 26 March 2019. For reference this states; “Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.” – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,

Jane Nielsen

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

Zoning of Surrounding properties to the development

The Coops on 7104 Nancy Greene Drive

Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing



From: [Mark Richards](#)  
To: [Planning](#)  
Subject: development of 7104 Nancy Greene Drive RZ1146  
Date: Tuesday, June 23, 2020 9:27:30 PM

---

From:  
Mark Richards

56-2704 Cheakamus Way

RE: 7104 Nancy Greene Drive RZ1146

As long as the housing market and local economy requires this development,

**I support the proposal at 7104 Nancy Greene Way RZ1146.**

Sincerely,

Mark

**From:** [wakako miura](#)  
**To:** [corporate](#)  
**Cc:** [Planning](#); [Jen Ford](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Roman Licko](#); [Stephanie Johnson](#); [Ralph Forsyth](#); [Mike Kirkegaard](#); [John Grills](#)  
**Subject:** #1 - Density and Privacy #2 - Storage, Parking and Traffic #3 - Set-backs and Height  
**Date:** Tuesday, June 23, 2020 5:21:58 PM  
**Attachments:** [2020 06 Letter to Council 1.pages.pdf](#)  
[2020 06 Letter to Council 2 - V3.pages.pdf](#)  
[2020 06 Letter to Council 3.pages.pdf](#)

---

Hello,  
Please see attached.  
Thank you.

Wakako

Wakako Miura  
7124 Nancy Greene Drive  
Unit 46  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 - 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

#### Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units - see attached GIS Mapping.
- Triple the density of proposal RZ1144 - 2077 Garibaldi Way - with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' - attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

#### Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Wakako Miura

Sincerely,

Wakako Miura

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning - Mike Kirkegaard

Senior Planner - Roman Licko

Planner - Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler - refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Wakako Miura  
7124 Nancy Greene Drive  
Unit 46  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 - 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have - this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now - cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Wakako Miura

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning - M Kirkegaard

Senior Planner - Roman Licko

Planner - Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

Wakako Miura  
7124 Nancy Greene Drive  
Unit 46  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back - Front	Set-back - Side	Set-back - Rear	Height Max	Density
Current Zoning - RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>



Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property - again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties - at least 15 meters.

### Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." - highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,

**Wakako Miura**

Sincerely,

Your Name

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning - M Kirkegaard

Senior Planner - Roman Licko

Planner - Stephanie Johnson

**From:** [Mélinda Cart](#)  
**To:** [Planning](#)  
**Subject:** proposed development at RZ 1146 – 7104 Nancy Greene Drive. 1 of 3  
**Date:** Thursday, June 25, 2020 8:52:18 PM  
**Attachments:** [2020.06 Letter to Council 1.docx](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[2004 study for development sites - see Appendix B.pdf](#)

---

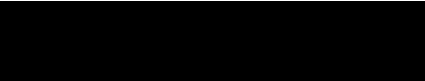
Hello,

Please find attached letter 1 of 3 and attachments sent to different council members and mayor.

Thank you,

Mélinda Cart  
Unit 64  
7124 Nancy Greene Drive  
Whistler BC

Mélinda Cart  
7124 Nancy Greene Drive  
Unit 64  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings and is not designed to be sensitive to its surrounding environment.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### **Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Mélinda Cart

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [m](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [brian bennett](#)  
**Subject:** 7104 Nancy Greene Drive Development request; Density and Privacy  
**Date:** Sunday, June 21, 2020 7:21:34 PM  
**Attachments:** [2020 06 Letter to Council Density and Privacy.docx](#)

---

Good evening Everyone,

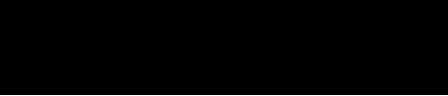
The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett  
Makiko Miyake

Sent from [Mail](#) for Windows 10

Brian Bennett  
Makiko Miyake  
7124 Nancy Greene Drive  
Unit [45]  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Kindly,

Brian Bennett

Makiko Miyake

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

**From:** [kenneth Chan](#)  
**To:** [corporate](#); [Planning](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** Concerns over Development application RZ1146-7104 Nancy Greene Drive  
**Date:** Thursday, July 23, 2020 5:43:19 PM

---

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler , BC V8E 0X5

Dear Mayor and Council,

I owned a property along Nancy Greene Drive ( #33-7124 Fitzsimmons Walk) and I write to express my concern over the recent discussion and council meeting about proposed development of 7104 Nancy Greene Drive.

When we purchased the house of Fitzsimmons Walk, we have taken into account that 7104 Nancy Greene Drive site would be used as single homes or something comparable built as per the zoning and the property is currently zoned for a single residential home.

I fully appreciate that housing shortage is now a big challenge to the Whistler community and we need more land/space to grow the community to make Whistler a better place to live in. However, rezoning a single residential home to a multi-storey building will jeopardize the Nancy Greene Drive neighbourhood for the below reasons.

Density - The current proposed density of the 7104 Nancy Greene Drive is far too high for such a small site esp when you compared it with other land lots in the neighbourhood, eg the Fitzsimmons Walk WHA land and 2077 Garibaldi Way. High density not only affect the outlook in that area, but also the living environment.

Traffic congestion / Risk - Currently there is high traffic in the area including Blackcomb Way, Nancy Greene Drive, Nesters and Highway 99. The proposed 7104 development is simply adding more people ( as drivers, bikers, pedestrians, shoppers) and create huge usage to that junction area and hence more risk to the residents and road users in that area.

Parking spaces - The small site is not able to accommodate parking spaces for the proposed number of new units. To be realistic, each unit needs at least one car in Whistler for daily use and how can such land lot accommodate sufficient parking space without adversely impact the environment and residents in the area.

While we need to solve the housing shortage problem in Whistler, we also need to consider the impact on the existing residents as a result of any new development. It is better to have a holistic approach to solve the problem, but not to create another new problem while we are trying to solve the housing shortage issue.

Kindly reconsider the rezoning proposal and make the ideal use for the vacant land lot for the sake of all the residents in Whistler.

Regards

Chan King-leung

Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning - M Kirkegaard  
Senior Planner - Roman Licko  
Planner - Stephanie Johnson



From: [Kate Turner](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Saturday, June 27, 2020 11:13:51 PM

---

Hello,

I would like to voice my support for Whistler's need for more affordable employee-restricted rental housing. The last thing we need are more Airbnb units or second homes sitting empty as Whistlerites struggle to find a home.

Sincerely,  
Kate Turner

**From:** [Jessica Chen](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive RZ1146  
**Date:** Sunday, June 28, 2020 11:39:48 PM

---

To:  
RMOW Planning Department

From:  
Ying-Ju Chen  
265-4314 Main Street  
Whistler, BC V8E 1A8

***RE: 7104 Nancy Greene Drive RZ1146***

**I am writing to support the proposal at 7104 Nancy Greene Drive RZ1146** as I believe this can be part of the solutions to Whistler's housing crunch for the following reasons:

- The proposed building will create 38 units for Whistler residents.
- It is in walking distance to life essentials such as grocery and liquor stores, restaurants, café and the mountains, and further reduces the need for a car and lessens the traffic.
- The project is right by the entrance of White Gold, which would not disturb much of the neighborhood.
- Based on the proposal, the 3-story building will fit into the neighborhood really well and will be comparable to the 3- and 4-story Fitzsimmons Walk buildings.
- The parking is underground and no surface parking which would not have any visual impact.

I look forward to seeing this project coming to fruition and provide more housing to Whistler residents.

Best regards,  
Ying-Ju Chen

**From:** [Cayley Fee](#)  
**To:** [Planning](#)  
**Subject:** RZ001146 (Rezoning Application)–7104 Nancy Greene Drive  
**Date:** Sunday, June 28, 2020 8:59:57 AM

---

Whistler needs affordable housing for full-time residents.

From: [info](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 8:20:20 AM

---

To whom it may concern,

I'm writing in support of the rezoning of 7104 Nancy Green Drive to affordable housing.

Whistler is in desperate need of reasonably priced accomodation.

Please put this through, council and Mayor.

Regards,

Micah Cianca  
Evergreen Whistler Property Services  
[REDACTED]

Please forgive errors from voice to text

**From:** [Stacey Campbell](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Saturday, June 27, 2020 11:18:19 PM

---

Dear who it may concerns I would like to show my support the 7104 Nancy Green Drive rezoning for affordable staff housing. I believe more affordable housing is needed for Whistler. Thank you!

From: [Steve Andrews](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Saturday, June 27, 2020 10:20:08 PM

---

I would like to express my support for the development proposed at Nancy Greene drive. this will provide much-needed resident rental accommodation, of which I am on the waiting list. Please allow this project to go through and provide housing for some long-term locals who desperately need it.

Thank you,

Steve Andrews

From: [Michael Beliveau](#)  
To: [Planning](#)  
Subject: Rz1146  
Date: Saturday, June 27, 2020 11:41:35 PM

---

Hi! Thanks for taking the time to read this!

My name is Michael Daigle-Beliveau, I live at 8440 matterhorn drive. Been living in Whistler since 2008

I totally support this project and would love to see locals living in there. Please make it happen!

Thanks

**From:** [Steve Brooks](#)  
**To:** [Jack Crompton](#)  
**Cc:** [Planning](#); [Arthur De Jong](#); [Cathy Jewett](#); [corporate](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Mike Kirkegaard](#); [Ralph Forsyth](#); [Roman Licko](#); [Stephanie Johnson](#)  
**Subject:** Development Plans for 7104 Nancy Greene Dr.  
**Date:** Saturday, June 27, 2020 1:07:10 PM

---

Stephen Brooks  
7124 Nancy Greene Drive  
Unit 44  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site



when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind the council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### **Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and chose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be a single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Lastly, when I moved to Whistler in the fall of 1994 my first accommodation was at the Shoestring. I have fond memories of walking to the left of the cold beer and wine store in front of the Boot to get to Nester's Market and my first employer, Wild Willies. The most stand out feature directly in front of our property today is the large boulder that was also the main feature/attraction close to the then cold beer and wine store. We must save this feature/attraction. It would be devastating to lose what Mother Earth created. Save the rock.....

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,  
Stephen Brooks

Sincerely,  
Stephen Brooks

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department  
Director of Planning – Mike Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

**From:** [Steve Brooks](#)  
**To:** [Jack Crompton](#)  
**Cc:** [Planning](#); [Arthur De Jong](#); [Cathy Jewett](#); [corporate](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Mike Kirkegaard](#); [Ralph Forsyth](#); [Roman Licko](#); [Stephanie Johnson](#)  
**Subject:** Development Plans for 7104 Nancy Greene Dr.  
**Date:** Saturday, June 27, 2020 12:56:04 PM

---

Stephen Brooks  
7124 Nancy Greene Drive  
Unit [44]  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for

people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to

happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Stephen Brooks

Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler  
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing  
The Coops transposition

From: [David Buzzard](#)  
To: [Planning](#)  
Subject: RZ1146 - Nancy Green Road Housing Project  
Date: Saturday, June 27, 2020 11:48:19 PM

---

To Whom it May Concern,

Please take this note as my support for the proposed rental housing project located on Nancy Green Road, across the highway from the Nesters Shopping Centre.

This property has a long history of commercial development, being part of the old Ski Boot Hotel site before it was developed into the current housing units. Later the property was considered for a potential gas station.

There is also a dire need in the community for employee rental accommodation, and this is an ideal spot for it. It's within easy walking distance to the Whistler Village, and located on current transits routes.

Regards,

David Buzzard,  
9295 Emerald Drive,  
Whistler BC,  
V8G 0G5,  
(604) 938-4105

**David Buzzard Photography**

604-938-4105

[www.davidbuzzard.com](http://www.davidbuzzard.com)

**Stock Photos**

[dbuzzard.photoshelter.com](http://dbuzzard.photoshelter.com)

**Instagram**

[instagram.com/david\\_buzzard\\_photography/](https://www.instagram.com/david_buzzard_photography/)

**From:** [Stacey Campbell](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Saturday, June 27, 2020 11:18:19 PM

---

Dear who it may concerns I would like to show my support the 7104 Nancy Green Drive rezoning for affordable staff housing. I believe more affordable housing is needed for Whistler. Thank you!

**From:** [Perry Drapkin](#)  
**To:** [Planning](#)  
**Subject:** Rz1146  
**Date:** Saturday, June 27, 2020 11:57:20 PM

---

I'm in favor of this staff housing project to pass and be built  
Asap.

Sent From My iPhone4



**From:** [Kyle Graham](#)  
**To:** [Planning](#)  
**Subject:** RE: 7104 Nancy Greene Drive RZ1146  
**Date:** Saturday, June 27, 2020 10:57:29 PM

---

From: Kyle Graham

2007 Nordic PI RE: 7104 Nancy Greene Drive RZ1146 I support the proposal at 7104 Nancy Greene Way RZ1146. After reading the well thought out plan for 7104 Nancy Greene Way, it's a building that compliments the community well and feel it'll really help push the community forward in a positive way. Sincerely, Kyle Graham

From: [Tessa Harrison](#)  
To: [Jack Crompton](#); [corporate](#); [Planning](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
Subject: Rezoning application for RZ1146 – 7104 Nancy Greene Drive  
Date: Friday, June 26, 2020 4:55:20 PM  
Attachments: [2019 - Community Life survey results.pdf](#)  
[ATT00001.htm](#)  
[2019.03.26\\_guidelines\\_for\\_evaluating\\_private\\_sector\\_rezoning\\_proposals.pdf](#)  
[ATT00002.htm](#)

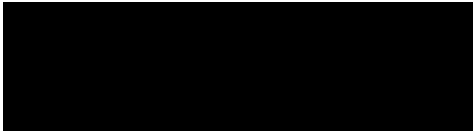
---

Paul Harrison

7124 Nancy Greene Drive

Unit # 2

Whistler, BC



Mayor and Council

Resort Municipality of Whistler

4325 Blackcomb Way

Whistler, BC V8E 0X5

Dear Mayor and Council,

As a home owner and resident of the Whistler community, I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. I respectfully am writing to urge Council to reject this proposal now and consider a much smaller development.

This proposed development is, not only too dense for the parcel of land it will be on, but also has the following flaws:

- [if !supportLists]-->• <!--[endif]-->Inadequate storage for residents of the complex
- [if !supportLists]-->• <!--[endif]-->Inadequate availability of parking for residents and visitors
- [if !supportLists]-->• <!--[endif]-->It will significantly increase traffic congestion

e high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!**Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the

most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't be considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the

accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

### **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Please Council, reject this development for the sake of the entire community.

Regards,

Paul Harrison

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

From: [Tessa Harrison](#)  
To: [Planning](#)  
Subject: development application RZ 1146 – 7104 Nancy Greene Drive  
Date: Friday, June 26, 2020 4:12:11 PM  
Attachments: [2004 study for development sites - see Appendix B.pdf](#)  
[ATT00001.htm](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[ATT00002.htm](#)

---

Paul Harrison

7124 Nancy Greene Drive

Unit 2

Whistler, BC

[REDACTED]

[REDACTED]

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

My family and I have been part of the Fitzsimmons Community for over a decade and have had many wonderful memories here. We are not a wealthy family but we chose to live more modestly in the city in order to be able to have the privilege of vacationing in the natural, scenic beauty of this area of Whistler. Which is why we are deeply concerned about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While we agree that there is a great need for resident housing in Whistler, we also believe that this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to

the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

Density of the proposed project; and

Privacy issues with the current proposal

### **Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.

Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to



the surrounding environment' nor does it consider the "...locational characteristics..." of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

## Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Paul & Tessa Harrison

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

GIS Mapping of Fitzsimmons Walk WHA buildings

Comparative Evaluation of Potential Resident Housing Sites in Whistler –  
refer to Appendix B page 1

Guidelines for Evaluating Private Sector rezoning Proposals for Employee  
Housing

From: [Susan Marcelino](#)  
To: [Planning](#)  
Subject: Nancy Greene drive development  
Date: Saturday, June 27, 2020 9:41:38 PM

---

To whom it may concern,

I would like to write to support the construction of WHA housing at the Nancy Greene site. I hear that there have been emails of opposition so I would like to say that I am for the building of affordable housing for whistler locals on this site.

Thank you

Get [Outlook for Android](#)

**From:** [Sue Maxwell](#)  
**To:** [Planning](#)  
**Subject:** Regarding RZ1146  
**Date:** Saturday, June 27, 2020 5:42:16 PM

---

Dear Planning Department,

I am writing to voice my support of the project proceeding at 7104 Nancy Greene Drive. This project would provide much needed rental accommodation for employees in a central location near other multifamily buildings. I have toured another project that Vidorra has built in Pemberton and appreciated the thought put into energy efficiency, liveability and durability. The access to a community garden is another bonus and will help create a sense of community in the building along with the workshop.

Of all of the projects submitted for employee housing, I thought that this one was the one that made the most sense and so was surprised to see letters of opposition. I was also saddened that the original version with more units and less parking did not proceed. This location is ideal for car-free residents. It is across the highway from a grocery store, near transit and a short walk from the village. If we want our community to be less car-dependent, let's start building buildings that way -more space for people, less space for cars. The inclusion of a car share system is a great idea. If nearby residents are worried about parking, make sure that new residents are aware of the limited parking within the building and change the street parking to resident permit only. Where possible, see if the rent can be lowered by reducing parking requirements.

Please support this building as this is the kind of solution that can help with the long-term housing issues that Whistler will continue to face.

Sincerely,  
Sue Maxwell  
9571 Emerald Dr.  
Whistler, BC

DATE: June 27, 2020

TO: Resort Municipality of Whistler (RMW)  
Director of Planning - Mike Kirkegaard  
Mayor - Jack Crompton

CC: Resort Municipality of Whistler (RMW)  
Council Members  
Senior Planner - Roman Licko  
Planner - Stephanie Johnson

FROM: Hugh & Pamela McKinnon - Unit 5 - 7124 Nancy Greene Drive  
Whistler, BC V8E 0W9

**SUBJECT: 7104 Nancy Greene Drive Rezoning Application RZ1146**

---

As residents at 7124 Nancy Greene Drive we are writing to you in response to rezoning application RZ1146 - 7104 Nancy Greene Drive.

We understand and respect the need for non-market rental properties in the Whistler municipality and applaud the Private Employee Housing Initiative. However, as relatively new owners at Fitzsimmons Walk we are discouraged to see an application for development that will add value to this proposed site at the detriment to the value and community of the adjacent properties.

We are owners of Unit 5, Building J in Fitzsimmons Walk, one of the primary buildings that would be most impacted by this proposed development. When we purchased our property we did so with the expectation that the rezoning of this adjacent site would be of reasonable density and a good fit in our existing neighbourhood.

Our most significant concerns with this application include:

- The magnitude and density of the building being proposed based on the site size and make up of the existing community. The developer is requesting rezoning from RSE-1 to that of a new custom zone which would establish the permitted uses, maximum density of development, building heights and setbacks for the property. As this is currently unestablished zoning could we express our request that the zoning be unique to the variables defined by this site taking into consideration a good and reasonable fit to the existing neighbourhood and adjacent properties. The proposed 38 unit apartment building far surpasses the appropriate density deemed suitable for this site in past studies.

- In all likelihood the established green belt and the rock bluff on the south east sector between our developments will be removed or significantly impacted, effectively eliminating the privacy we currently have and that of other units adjacent this development within Fitzsimmons Walk. This development would be conspicuous from every angle, including its interaction with our view corridor, and our neighbours in other buildings bordering this development within Fitzsimmons Walk.
- This proposal falls 20% short of parking requirements as specified in ROWM Zoning and Parking Bylaws by proposing 42 parking stalls, a reduction from the required 52. We feel that it is short-sighted to approve this parking variance as there is no additional or overflow parking anywhere in the area.

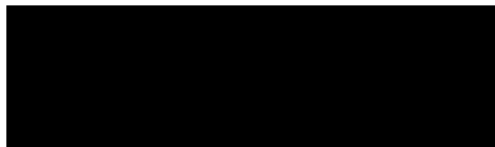
In summary, we are not against a new WHA rental development providing it fits in with the surrounding neighbourhood, is of lower density, has setbacks that do not negatively influence our privacy or property values at Fitzsimmons Walk, provide adequate underground parking and storage as is consistent with RMOW bylaws and with neighbouring properties and is a quality built structure as it is a very visible location.

We respectfully ask for your careful and diligent consideration of all parties who would be impacted by this development proposal.

Sincerely/



Hugh McKinnon



Pamela McKinnon



From: [Lisa Miravitch](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Saturday, June 27, 2020 10:09:36 PM

---

SUPPORT!!

Get [Outlook for iOS](#)

From: [Bridgit Muldoon](#)  
To: [Planning](#)  
Subject: RZ1146 - I support this rezoning  
Date: Saturday, June 27, 2020 10:57:38 PM

---

Dear RMOW and Council,

Our Whistler community WANTS and is ASKING for more affordable employee housing. I support the development plans for 7104 Nancy Green Drive (the parking lot across from Nesters) to be built.

Our community has been struggling for far too long and we are going to be losing (and have lost) some valuable community members because locals can't afford to live here.

I fully SUPPORT the rezoning of this land for affordable staff housing.

Sincerely,  
Bridgit Muldoon  
Community member since 2005  




From: [Ryan Nugent](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Saturday, June 27, 2020 10:28:15 PM

---

Hello,

My name is Ryan Nugent, and I have lived in Whistler for 9 years.

I would like to support RZ1146 for the 36 unit affordable housing complex at 7104 Nancy Green Drive.

Finding affordable housing in Whistler is hard for newcomers and after living in this great town I want to settle down and make a family but right now there are little affordable options for myself. I moved here for one reason and I stayed for the community, this would help me build a family in this amazing town.

Thank you,  
Ryan Nugent  
8132 ALDER LANE  
Whistler, BC  
V8E 0G3



Colleen Smith & James Thomson  
3-7124 Nancy Greene Drive  
Whistler, BC V8E 0W9

June 27, 2020

Mayor, Council & Planning  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

**Ref: RZ1146 Rezoning Application - 7104 Nancy Greene Drive – Keep Rock Trees Undisturbed**

Dear Mayor, Council and Planning Dept.

The developer's current proposal calls for too high a density building with very short setbacks which will negatively impact the surrounding residential area.

As the saying goes 'a picture is worth a thousand words', the pictures below highlight the extent to which the developer will have to remove the existing rock face outcrop and many mature trees to accommodate his high density proposal, despite saying otherwise.

In 2018 and 2019 the residents of Fitzsimmons Walk wrote several letters to RMOW opposing the developer's plan to demolish all the existing rock outcrop and trees on the rock and to the property line along Fitzsimmons Walk. At that time he was planning to build the parking garage and building 1.5 to 3.0 meters from the property line. The developer responded specifically as follows to the opposition letters concerns on the existing trees and rock buffer. He wrote in his reply "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". He also said "We can also use a 6m setback from 7124 on our South property line to preserve more trees." His current proposal to remove existing trees and rock outcrop is contrary to his prior undertakings as stated above and in the developer's web site in 2018/2019 which said "the existing trees we are planning to leave in place will screen almost the entire building from the rear of Fitzsimmons Walk buildings". The following was added to the developer's web site at that time "we are proposing to leave the mature 71ft full trees that border our two developments in place and these are taller than both buildings and already block the view corridor our building occupies". The developer commits to preserving the existing rock and forest undisturbed between all Fitzsimmons Walk and his project.

The 1<sup>st</sup> picture below shows the Surveyor's orange marker (& our tape measure to identify it) where all the above rock and trees will be demolished by the developer's RZ1146 application.



At the highest part, the rock face behind Building H of the Fitzsimmons Walk complex measures a total of 18 feet approx. The orange mark on the rock was put there by the developer's surveyor who confirmed that the plan is to demolish the entire portion of the rock face above this mark which measures 10 feet approx. That represents about 55% of the rock face demolished. In addition, all the large trees on and behind the rock would also have to be removed which should be unacceptable by RMOW. There's also the strong possibility that the rock demolition process will cause damage to the trees in the foreground of the picture #2 which are on Fitzsimmons Walk Strata property. What happens if there's damage to those trees? Destruction of any trees on the Fitzsimmons Walk Strata property line is not allowed.



The 2<sup>nd</sup> picture above shows the total 18 foot high rock face facing townhome #3 Fitzsimmons Walk, the orange demolition marker at 10 feet from the top of the rock face and the existing trees on the property line and inside Fitzsimmons Walk property line that may be destroyed with proposed rock demolition by developer. This rock & tree demolition should not be allowed by RMOW. RMOW must reduce RZ1146 density, equally increase the setbacks and leave undisturbed existing rock & tree forest from Fitzsimmons Walk property lines.

Yours truly,

A black rectangular redaction box covering the signature of the sender.

Colleen Smith & James Thomson  
#3 Fitzsimmons Walk

**From:** [Three Below Restaurant](#)  
**To:** [Planning](#)  
**Subject:** Rz1146  
**Date:** Saturday, June 27, 2020 10:14:07 PM

---

With many of my employees wanting affordable housing desperately I am in support of this housing project. I feel we need more employee restricted housing.

Pri

From: [Kate Turner](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Saturday, June 27, 2020 11:13:51 PM

---

Hello,

I would like to voice my support for Whistler's need for more affordable employee-restricted rental housing. The last thing we need are more Airbnb units or second homes sitting empty as Whistlerites struggle to find a home.

Sincerely,  
Kate Turner

From: [wards10](#)  
To: [Planning](#)  
Subject: Support for RZ1146  
Date: Saturday, June 27, 2020 11:00:15 PM

---

Dear Sir/Madam,

The rezoning application for 7104 Nancy Green Drive was recently brought to our attention. We would like to put our opinion forward that we strongly support this application. We have lived and worked in Whistler, me for 5 years and Graham for 9 years, and we have had so many struggles with housing since the days we arrived here and still struggle now. We are 35 and 39 respectively and currently sharing a small town house with 2 other couples and a single. We are currently waiting for our citizenship exams to be re-scheduled due to covid. We work hard full time in hospitality and tourism (I work for Fairmont and Graham for Whistler Bungee). We have worked hard to get to our current positions but still find ourselves priced out of even a one bedroom apartment. We want to stay in Whistler and our employers value us and pay us as well as they can, but the options to move on from shared housing are still out of our price range and often if something goes come up the competition is so high we don't even get a viewing because we don't know the landlord or one of their friends.

Applications like this give us a glimmer of hope that we can stay in the place we want to call home and have a family. We feel we deserve more opportunities to choose somewhere we would be able to live without 7 adults in their 30s sharing a small kitchen and two bathrooms, and where we can potentially grow and have a private family life. Whistler loses so many amazing workers over this and we will unfortunately be joining them if we cannot find somewhere soon.

Thank you for the proposal, we hope it can be approved along with others in the future to help the people that serve the tourists in this town every day and make their holidays in Whistler so special. We have so much to give to the community but cannot do it without our basic needs for a small private living space being met.

Yours Sincerely,  
Sarah Ward and Graham Winslet

Sent via the Samsung Galaxy S8 Active, an AT&T 4G LTE smartphone



**From:** [Derek Abel](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Sunday, June 28, 2020 11:26:12 AM

---

To whom it may concern,

I am in support of the proposal of the building at 7104 Nancy Green Drive. Whistler is in dire need of more employee restricted housing and this looks like a place I would love to live. I honestly cannot believe this building hasn't already been approved and built. This building concept is what the WHA should be building, we need garages and bike/ski tuning facilities.

I am of the firm belief that every square inch of undeveloped land in Whistler should be zoned for employee or resident restricted housing. We need to house people who work and actually live here. Who knows when another pandemic will hit and locals will prop up the local economy and save our towns small businesses.

Kind regards,

Derek Abel  
Whistler resident since 2005

**From:** [Sharon Audley](#)  
**To:** [Planning; Council](#)  
**Subject:** REZONING APPLICATION RZ1146  
**Date:** Sunday, June 28, 2020 1:11:13 PM

---

I am writing in support of this rezoning application. As a community, for several reasons, we fell behind on employee housing. This quieter period we find ourselves in is an opportunity to correct this.

While Cheakamus Crossing is an excellent amenity, it's important to have housing throughout the valley. Part of what has made Whistler unique is the combination of neighbours- local, weekenders, international and employees living together.

It is critical to have housing where people can walk to work, groceries and school. In particular, those that work early or late and the transit is not an easy option. There is currently employee housing that this will be adjacent to. The plans provide storage for bikes, ski and bike work areas and gardens. I think that this be attractive, fill a strong need and replace an ugly parking lot. This is an excellent location for people to have a wonderful car free life.

Best wishes,  
Sharon

Sharon Audley  
38-2544 Snowridge Circle,  
Whistler, BC [REDACTED]

From: [Sarah Barry](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 2:25:48 AM

---

To whom it may concern,

I am in support of the proposed Nestor's area housing unit. With the shortage of housing for long term locals, I welcome this plan and I believe that the local communities opinions should be more heavily weighted than the second home owners whom only visit Whistler on occasions.

Kind regards,

Sarah Barry

From: [Liz Berkley](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 10:37:48 PM

---

Hi there!

I support the proposal in building affordable housing for Whistlers workforce.

Thanks!  
Liz Berkley

Dear Planning Department and Council,

I am writing in support of RZ1146 at 7104 Nancy Green Drive. I spent a full afternoon reviewing the reports, proposals, amendments, letters from 2018 to present, as well as the recent Council presentation.

Thank you all for doing the work for this project. After absorbing as much as I could, I am 100% in support.

But as I learned about this proposal, many questions were raised for me – for everyone involved with this application:

- What is the real, true reason we are still waiting for this rezoning to be approved? Is it *really* about setbacks? Trees? Landscaping? Lifestyle? Parking? Storage? Pet ownership concerns?
- Has Council been brave in the face of frivolous opposition letters from second homeowners, or appeased and legitimized them in this process?
- Has Council sent a clear message to this community, in alignment with the Mayor's Housing Task Force that narrow-minded, privileged, and materialistic issues will no longer be considered legitimate reasons to stall and impede future employee housing developments?
- Should we consider the weight and validity of luxury homeowners who only oppose affordable housing setbacks, tree cutting and design proposals, yet are routineily silent when their wealthy neighbours do the exact same type of work/development on multi-million dollar homes?
- Are the letters of opposition really about lifestyle concerns and design issues or could it be an act to stall this proposal and others like it to de-incentivise developers from choosing wealthy Whistler neighbourhoods as a viable place to submit affordable housing proposals?
- Is it fair that with every month an employee housing proposal is delayed, the poorest of our community will have to foot the bill through higher rent, due to the ever-increasing construction and material costs?
- Is it really a good use of our planning and professional staff and tax dollars to have to re-visit proposals, designs and landscaping plans for items that can be conditionally modified and approved by Council in earlier proposal phases?
- Why are form letters and letters with non-disclosed addresses published and considered in this public process?

We will never be able to build enough affordable rental housing. There will *always* be a need.

Council has an impossible job in front of them. Balancing the wants and needs of two completely different classes of people. On one hand, it's the second/luxury homeowners who pay taxes (and vote), and on the other hand it's Whistlers workforce who keep this resort operating and vibrant (who *also* vote).

So, let it be clear that I am not pointing my finger at Council, I am directing this letter to the people in opposition, and to those people I say this:

**If this employee housing development is truly going to impact your overall enjoyment of your life and lifestyle, I will happily switch you lives.**

Whenever there is an opportunity presented for low-income people and families to slowly crawl themselves out of poverty, especially in this community, there is always a privileged handful of people who flex their power and tell us we want too much, or we're too close, or we're too soon. Always about their impacts, their lifestyles, their losses. But we don't want the same things. We want much less. We want stability. We want one place to call home, that is safe, affordable and secure. It's hard to have a lifestyle when you're always in survival mode.

If you are one of the people who wrote an opposition letter, please find it in your heart to stop and consider what you're really doing and saying when you choose to oppose something that would greatly impact the livelihoods of countless people in this small community. The people that serve you, wash your dishes, clean your house, drive you home and watch your kids. These people deserve a lifestyle too, don't they? You may think that this one proposal is not that big of a difference, but unfortunately, all housing proposals are going through this nonsense – no one wants them near their nice homes. If not now, when? If not here, where? If not you, who?

Nikki Best  
2-3102 Panorama Ridge  
Whistler, BC V8E0V3

**From:** [Gabriel Blais-Fredette](#)  
**To:** [Planning](#)  
**Subject:** Rz1146  
**Date:** Sunday, June 28, 2020 12:54:18 PM

---

This message is to support the project of affordable housing across the nester area whistler is in urgent needs of affordable housing and do not needs anymore luxury to be built my is Gabriel Blais fradette whistler resident for 13 year

From: [Jeanette Bruce](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 3:01:36 PM

---

Hi there,

I'm getting in touch to voice my support for the proposed affordable employee housing unit at 7104 Nancy Green Drive. My partner and I have lived in Whistler since 2012 and are #304 on the WHA rental housing list. We both work full-time in the Village, and would be keen to see these WHA rental units built in White Gold, so close to our workplaces but also so close to our favourite recreation areas!

I believe that rezoning this area is the right decision if the RMOW wants to support local workers who need affordable housing options to stay in this community. This precarious time has proven that, more than ever, Whistler needs to support its workforce if it will bounce back from COVID-related setbacks and closures.

Thanks for receiving this feedback, and please let me know if I can voice my support in any other way.

Best,

Jeanette Bruce

From: [Beau Bruder](#)  
To: [Planning](#)  
Subject: RE: 7104 Nancy Green Drive RZ1146  
Date: Sunday, June 28, 2020 10:32:56 AM

---

Hi there,

I'm writing to voice to my support for the affordable employee housing proposed at 7104 Nancy Green Drive.

I have lived in Whistler for almost 10 years now, and like so many who first move to Whistler, I began my journey living in staff housing working for the mountain. Were it not for the existence of affordable housing, I would never have been able to make it in this town with it's absolutely insane rent and cost of living.

It seems that most people agree that a person should not have to work two or three jobs just to scrape by in this town, and it also seems that most people, including local politicians, agree that we are in serious need of significantly more employee housing to help those struggling to get by. Unfortunately, in the past decade I have seen next to no increase in affordable housing, while the unchecked rise of Airbnb continued to propel rents to new, unforeseen heights.

It's time to stop paying lip service to the issue. It's time to actually *do something*. Please support affordable housing and develop 7104 Nancy Green Drive. Thank you.

Beau Bruder



**From:** [Jessica Chen](#)  
**To:** [Planning](#)  
**Subject:** 7104 Nancy Greene Drive RZ1146  
**Date:** Sunday, June 28, 2020 11:39:48 PM

---

To:  
RMOW Planning Department

From:  
Ying-Ju Chen  
265-4314 Main Street  
Whistler, BC V8E 1A8

***RE: 7104 Nancy Greene Drive RZ1146***

**I am writing to support the proposal at 7104 Nancy Greene Drive RZ1146** as I believe this can be part of the solutions to Whistler's housing crunch for the following reasons:

- The proposed building will create 38 units for Whistler residents.
- It is in walking distance to life essentials such as grocery and liquor stores, restaurants, café and the mountains, and further reduces the need for a car and lessens the traffic.
- The project is right by the entrance of White Gold, which would not disturb much of the neighborhood.
- Based on the proposal, the 3-story building will fit into the neighborhood really well and will be comparable to the 3- and 4-story Fitzsimmons Walk buildings.
- The parking is underground and no surface parking which would not have any visual impact.

I look forward to seeing this project coming to fruition and provide more housing to Whistler residents.

Best regards,  
Ying-Ju Chen

From: [info](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 8:20:20 AM

---

To whom it may concern,

I'm writing in support of the rezoning of 7104 Nancy Green Drive to affordable housing.

Whistler is in desperate need of reasonably priced accomodation.

Please put this through, council and Mayor.

Regards,

Micah Cianca  
Evergreen Whistler Property Services  
[REDACTED]

Please forgive errors from voice to text

From: [Rick Clare](#)  
To: [Planning; corporate](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 10:59:26 AM

---

Dear Mayor and Council,

I would like to state my support for the project at 7104 Nancy Greene way. Whistler BC

In my opinion we need more variety in employee housing to bring the cost of rental into a more affordable option. Also this project appears to be working on decreasing its long term environmental footprint which is a great initiative to encourage.

Rick Clare  
Emerald Drive  
Whistler BC

From: [Mary Ann Collishaw](#)  
To: [Council](#); [corporate](#); [Planning](#)  
Subject: RZ001146 - 7104 Nancy Greene Dr.  
Date: Sunday, June 28, 2020 2:25:54 PM

---

Dear Mayor and Council,

I am in full support of this housing project. The location and layout are ideal and will benefit the neighbourhood and our community as a whole.

This is a secure rental that allows residents to have their own space, in an innovative, safe, clean, progressive building with community space. This building is ideal for key members of the community who live, work and play in Whistler to grow and flourish as respected members of society.

Purpose-built micro suites are more liveable than many of the modified dwellings that our residents are living in currently, and allow for relative affordability and safety.

In this location, it is environmentally-conscious and highly reasonable that some residents would not have a car and can rely on active transportation instead. The location is ideal for walkability to the village and Nesters. The parking allocation is very reasonable.

This plan has evolved, respectfully of all of the comments and feedback that have delayed the process since it was initially proposed.

I would love to live in this building, and have been excited about it since I first heard about it. I hope that it will be approved and will become a model for new builds within Whistler.

Please allow this project to move ahead as soon as possible so that the pricing does not get increased even more.

With respect and thanks for your leadership and hard work,

Mary Ann Collishaw  
23-3262 Archibald Way  
Whistler, BC, V8E 0T3

**From:** [pete@leadingdigital.ca](mailto:pete@leadingdigital.ca)  
**To:** [Planning](#)  
**Subject:** Need for RZ1146  
**Date:** Sunday, June 28, 2020 1:18:42 AM  
**Attachments:** [image001.png](#)

---

Hello,

My name is Pete Crutchfield and I live at 23-3262 Archibald Way, Whistler, BC.

We have all known for many years that one of the main threats to our beautiful Whistler community is the lack of affordable housing, which is why I was so heartened to see the wonderful proposal from a developer who is a long term local. The Nadeaus have designed an excellent plan for an environmentally efficient building built with the needs of the Whistler community in place.

Whistler needs affordable housing with easy access to the village where many of the residents will be employed. This housing project will be a boon for the businesses that will be able to employ and retain the type of quality, well rested employees who will be happy to provide the best guest experience for our many visitors.

I've looked through their website to examine the plans and I see many benefits but didn't see any flaws. I'm sure there will be some "N.I.M.B.Y's, but we can't allow that to derail a project that is so essential to Whistler's positive growth. Quite frankly, never mind the growth, at this stage I believe this project will help prevent Whistler's shrinkage. With everything going on in the world today, the waters are getting cold. Whistler NEEDS this affordable housing project.

Thank you,



**Pete Crutchfield, Owner**

████████████████████  
3262 Archibald Way, Whistler, BC V0N 1B3

**From:** [Chris Dennstedt](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Sunday, June 28, 2020 3:14:26 PM

---

I'm am writing in support of the affordable housing development below being built at 7104 Nancy Green drive. I support this rezoning for affordable staff housing in whistler.

Sincerely,  
Christine dennstedt

[7104 - Innovation Building Group](#)



**7104 - Innovation Building Group**

7104 Nancy Greene Dr. 7104 Nancy Greene Drive, Whistler 7104 is a high-performance apartment building centrally located at the Highway 99 entrance to White Gold. The building is wa king distance to all major amenities in town and designed for comfort

<https://www.whistler.ca/business/land-use-and-development/planning/active-applications/rz001146-rezoning-application-7104-nancy-greene-drive>

[Sent from Yahoo Mail for iPhone](#)

**From:** [Olivier Do Ngoc](#)  
**To:** [Planning](#); [corporate](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [REDACTED]  
**Subject:** Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 3  
**Date:** Sunday, June 28, 2020 6:05:58 PM  
**Attachments:** [20200628 Letter to Council 3.pdf](#)  
[ATT00001.htm](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[ATT00002.htm](#)  
[7104.pdf](#)  
[ATT00003.htm](#)

---

Please find attached in reference to your recent notice.

Best regards  
Olivier

Olivier Do Ngoc

Director, W2 Investments Group Limited  
506 - 221 West Esplanade,  
North Vancouver, British Columbia,  
V7M 3J3 Canada

[REDACTED]

From: W2 INVESTMENTS GROUP LIMITED  
7124 Nancy Greene Drive,  
Unit #32  
Whistler, BC V8E 0W9

To: Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high-density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

### Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	<b>Set-back – Front</b>	<b>Set-back – Side</b>	<b>Set-back - Rear</b>	<b>Height Max</b>	<b>Density</b>
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors and dramatic increase of noise pollution which will impact the health and well-being of current Fitzsimmons Walk residents especially young children

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>



Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- ∞ the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- ∞ increase the set-backs so that they are consistent with neighboring properties – at least 15 meters.

### Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference, this states that: "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2-story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Best Regards,



Director, W2 Investment Group Limited  
Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

**From:** [Olivier Do Ngoc](#)  
**To:** [Planning](#); [corporate](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Cc:** [REDACTED]  
**Subject:** Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 2  
**Date:** Sunday, June 28, 2020 6:05:51 PM  
**Attachments:** [20200628 Letter to Council 2 W2G.pdf](#)  
[ATT00001.htm](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[ATT00002.htm](#)  
[The Coops on 7104 Nancy Greene Drive.pdf](#)  
[ATT00003.htm](#)  
[2019 - Community Life survey results.pdf](#)  
[ATT00004.htm](#)  
[7104.pdf](#)  
[ATT00005.htm](#)

---

Please find attached in reference to your recent notice.

Best regards  
Olivier  
Olivier Do Ngoc

Director, W2 Investments Group Limited  
506 - 221 West Esplanade,  
North Vancouver, British Columbia,  
V7M 3J3 Canada

[REDACTED]

From: W2 INVESTMENTS GROUP LIMITED  
7124 Nancy Greene Drive,  
Unit #32  
Whistler, BC V8E 0W9

To: Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### **Storage**

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

## **Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler own cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

## **Traffic Congestion**

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

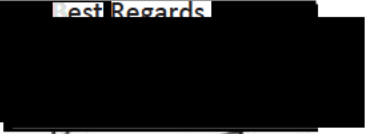
For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians which should concern the municipality.

Refer to your 'Guidelines for Evaluating Private Sector re-zoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Best Regards



Olivier Do Ngoc  
Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector re-zoning Proposals for Employee Housing

The Coops transposition

From: [Olivier Do Ngoc](#)  
To: [Planning](#); [corporate](#); [Jack Crompton](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
Cc:   
Subject: Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 1  
Date: Sunday, June 28, 2020 6:05:14 PM  
Attachments: [20200628 Letter to Council 1 W2G .pdf](#)  
[ATT00001.htm](#)  
[2019.03.26 guidelines for evaluating private sector rezoning proposals.pdf](#)  
[ATT00002.htm](#)  
[2004 study for development sites - see Appendix B.pdf](#)  
[ATT00003.htm](#)  
[7104.pdf](#)  
[ATT00004.htm](#)

---

Please find attached in reference to your recent notice.

Best regards  
Olivier

Olivier Do Ngoc

Director, W2 Investments Group Limited  
506 - 221 West Esplanade,  
North Vancouver, British Columbia,  
V7M 3J3 Canada



From: W2 INVESTMENTS GROUP LIMITED  
7124 Nancy Greene Drive,  
Unit #32  
Whistler, BC V8E 0W9

To: Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- ∞ Density of the proposed project; and
- ∞ Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- ∞ A smaller lot size over 1,000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- ∞ Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighborhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing’ as attached.

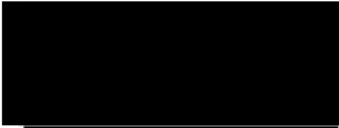
## Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be a single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a "green" buffer, but it will take over 10 years for this to grow in and will not remedy the sheer impact of the overly dense development on the neighboring community. This is not acceptable.

Please take the time to really consider what is being proposed here. This very high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. It would create a precedent that will undoubtedly not only impact the overall development of Whistler which the long-time residents and City Council have been so careful about for decades. The council must reject this proposal and ask the developer to consider a smaller and much more reasonable and appropriate development on this site which would already go a long way in creating more residential units for the community, anything beyond that is just motivated by pure profiteering and should not be allowed at the expense of the public good.

Best Regards,



Oliver Do Ngoc

Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

## Attachments:

- ∞ GIS Mapping of Fitzsimmons Walk WHA buildings
- ∞ Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- ∞ Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing



**From:** [charlotte farr](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Sunday, June 28, 2020 8:10:28 AM

---

To whomever this may concern,

I SUPPORT this rezoning for affordable staff housing.

In my five years living and working in whistler, living has gotten less and less affordable. Something needs to be done to make it more realistic for locals to be able to stay living here long term.

Kind regards,

Charlotte Farr

Sent from my iPhone

**From:** [Cayley Fee](#)  
**To:** [Planning](#)  
**Subject:** RZ001146 (Rezoning Application)–7104 Nancy Greene Drive  
**Date:** Sunday, June 28, 2020 8:59:57 AM

---

Whistler needs affordable housing for full-time residents.

From: [Sarah Fenwick](#)  
To: [Planning](#)  
Subject: RZ1146 - 7104 Nancy Green Drive  
Date: Sunday, June 28, 2020 1:37:41 PM

---

Hello,

I am emailing you in support of the rezoning for the housing development at 7104 Nancy Green Drive.

As a resident of Whistler for the last 6 years I have witnessed the struggles personally for myself, my friends and colleagues to find affordable housing. There have been so many who have had to leave town as a result of this situation and good people and good workers have been lost to other towns/countries.

After spending almost 6 years on the WHA rental list, this week I have finally received accommodation through this. 6 years is a crazy amount of time to wait on this list, and I know I am not the only person to have to wait this length of time.

Having affordable accommodation so business can retain good staff and so people don't need to work 3 jobs just to be able to pay rent should be the highest priority, I am astounded that this project has received so many delays.

This building project will be beneficial to so many individuals and businesses, I only hope that sense will prevail and this project will finally be given the go ahead, I also hope that projects like this will continue to happen to truly help our town and economy thrive.

Kind Regards  
Sarah

**From:** [joe filler](#)  
**To:** [Planning](#)  
**Subject:** Rz1146  
**Date:** Sunday, June 28, 2020 4:13:46 AM

---

I am very much in favour of the proposal for staff housing on Nancy Greene

Sent from my iPhone

From: [Amedeo Gadotti](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 11:16:00 PM

---

We all agree, that Whistler needs more affordable, employee-restricted, rental housing - and the only way to get it is to SUPPORT applications like this and ensure the support greatly outweighs the opposition. We cannot be the silent majority and let squeaky wheels dismantle a great proposal. This is a great application and they have mitigated all issues, and have more great things to offer than any other developer I have seen. Please send in a letter of support Whistler.

From: [dina Goldfarb](#)  
To: [Planning](#)  
Subject: RZ001146  
Date: Sunday, June 28, 2020 6:24:41 AM

---

I support this 7104 Nancy green project for affordable employee local longterm housing!!!! Not private second home ownership

I'd like to be updated

The BobyFix

Dina goldfarb Rmt

5634 Alta lake rd

V0N1b5



Sent from my iPhone

From: [Alfonso Montellano](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 6:52:39 PM

---

Hello RMOW Council,

I SUPPORT this rezoning for affordable staff housing.

Please make it happen!

Diego Herrera

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** RZ1146 Support for Staff Housing  
**Date:** Sunday, June 28, 2020 7:35:20 AM

---

Hi there,

Having reviewed documentation pertaining to this application to rezone for staff housing I wish to express my support for it.

Being a renter in Whistler and long term member of the community the supply of quality secure staff housing is vital to my quality of life. If the rental housing supply is greater then it allows people like myself to actually save for a deposit on a house etc. Without the opportunity to do so then me and my peers will be forced to move away to the detriment of the fabric of Whistler's community.

Best regards

Joe Howard  
[REDACTED]



From: [Kandis Hughes](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 9:46:20 AM

---

Mayor and Council of Whistler Municipality

I support the application for 35 units to be built on Nancy Green Way, Whistler.

Whistler needs more affordable housing to ensure the successful growth of our tourism town. We are losing too many incredible residents who simply cannot afford housing or to raise a family. Approving this application will be a step in the right direction.

Best regards,

Kandis Hughes  


Get [Outlook for Android](#)

From: [Leanna Hutchins](#)  
To: [Planning](#)  
Subject: Support letter for 7104 Nancy Greene Drive  
Date: Sunday, June 28, 2020 9:26:24 AM

---

RE: [7104 Nancy Greene Drive](#) RZ1146

To whom it may concern,

**I support the proposal at [7104 Nancy Greene Drive](#) RZ1146.**

This development is long overdue. Whistler needs more affordable housing options and it is time to optimize the land available in order to house more of Whistler's work force. I highly support the rezoning of this property. I am also very impressed by the green building capacity of the developer. Vidorra Developments has gone beyond passive house standards in their design. They have a proven track record of building green buildings, and I strongly believe this is a project all of Whistler will be proud of. Please allow this development to go ahead without any further delays.

Sincerely,

Leanna Hutchins  
8177 Crazy Canuck Drive  
Whistler, BC, V8E 0G8

Sent from my iPhone

**From:** [Ruth Jagger](#)  
**To:** [Planning](#)  
**Subject:** support for 7104 Nancy Green Drive: RZ1146  
**Date:** Sunday, June 28, 2020 12:56:49 PM

---

To whom it may concern,

My name is Ruth Jagger, a long term local and resident of Whistler. Throughout the years I have grown to understand the difficulty within this town to find affordable and suitable accommodation.

It has recently come to my attention of the plans to build affordable staff accommodation at the site mentioned in the subject title above.

I want to express my full support for this to go ahead. It is very much needed in this town and is the perfect location to allow working individuals, who serve our community to easily commute to and from work.

Throughout the years, accommodation has got more and more expensive and it has simply become too costly for those trying to make a living here. Without housing for staff, we will struggle to maintain the quality of service provided in our businesses throughout Whistler which is becoming more and more popular for tourists.

Thank you for taking the time to read my letter and I hope this project can go ahead for the good of our Whistler community.

Kind regards,

Ruth Jagger

From: [Tanya Kong](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 4:20:20 PM

---

Dear Planning Dept of the Resort Municipality of Whistler,

Id like to state on the record that I am in full support of this rezoning application for new affordable housing for Whistler locals. Whistler desperately needs more accommodation options just like this. Accommodations that are built specifically to benefit the local community. Afterall, locals are the ones that drive this economy to be the success that it is!

Many thanks,

Tanya Kong  
Owner of Kong Law in Function Junction

From: [Hannah McIntyre](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 8:25:36 AM

---

Hello,

As a long-time resident of Whistler, I want to email my support for this planned affordable housing. Goodness knows we need it.

Thank you,

Hannah McIntyre

From: [Rachel Meaney](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 8:52:26 AM

---

Hey,

I support the rezoning for the affordable/ staff housing on Nancy Green drive.

Thanks

Rachel

Get [Outlook for Android](#)

From: [veronica merighi](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 11:11:06 PM

---

We all agree, that Whistler needs more affordable, employee-restricted, rental housing - and the only way to get it is to SUPPORT applications like this and ensure the support greatly outweighs the opposition. We cannot be the silent majority and let squeaky wheels dismantle a great proposal. This is a great application and they have mitigated all issues, and have more great things to offer than any other developer I have seen. Please send in a letter of support Whistler.

**From:** [Ben Mier](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Sunday, June 28, 2020 10:10:28 AM

---

To mayor and council,

I support the rezoning for affordable staff housing at 7104 Nancy Green Drive. We need much more of this in Whistler and it is extremely vital to the long lasting economy of Whistler that it provides affordable staff housing.

It is so hard to live in Whistler and in my 7 years here I have seen skilled labourer after skilled labourer leave as they don't want to pay this much to live here. In comes the next 19 year old looking to party for one season.

Please, we need your help.

Thanks,

Ben Mier



**From:** [Helen Mitchell](#)  
**To:** [Planning](#)  
**Subject:** RZ1146 - Letter of Support  
**Date:** Sunday, June 28, 2020 10:41:06 PM

---

This letter is in support of the rezoning of 7104 Nancy Green Drive for the affordable housing project. These plans look both pleasing to the eye and practical. This type of housing is so desperately needed in our town if we want to continue to be a resort that prides ourselves on inclusivity and accessibility. So many hard working people that contribute to our community are not to continue living in Whistler due to the lack of housing like this project will provide.

Kind regards,  
Helen.

From: [REDACTED]  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 7:49:50 AM

---

Dear council,

I am 100% in support of 7104 Nancy Green Drive to be built. We need cheap staff housing. Banfield, Spruce Grove detached houses and most of Rainbow was a huge mistake to solve our affordable housing problem.

I am 100% against Alta Lake development and it's developer. Another developer that is trying to scam WHA.

Thanks,  
Florin Moldovan  
[REDACTED]

**From:** [Madison Perry](#)  
**To:** [Planning](#)  
**Subject:** RZ1146 - In Support  
**Date:** Sunday, June 28, 2020 8:57:16 AM

---

I highly support this housing project.

I'm not sure how this CANT make sense. This area has been undeveloped & it's prime real estate for a new development.

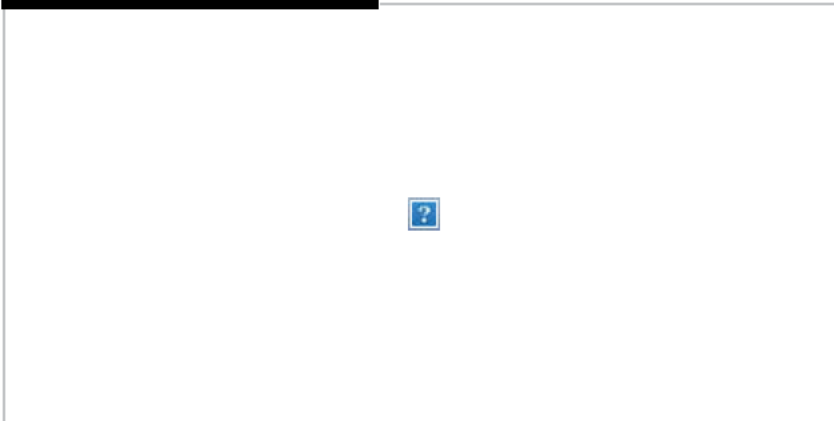
The fact that this is also a green build is by far the best part about it. The units look amazing & I would personally be putting myself on the list for a unit. I think this is an amazing opportunity for Whistler & it would be silly for us not to go for it.

I hope this initiative is approved.

Thank you for your time.

Cheers,

Madison Perry  
REALTOR®



*'The referral of your family and friends is the greatest compliment you can give me. Thank you for your trust.'*

From: [Beric Pocklington](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 8:54:11 AM

---

To Whom it May Concern,

I support the proposal for affordable employee housing at 7104 Nancy Green Drive.

Sincerely,  
Beric Pocklington  
Whistler, BC

**From:** [Janice Power](#)  
**To:** [Planning](#)  
**Subject:** Re: RZ001146  
**Date:** Sunday, June 28, 2020 10:27:45 AM

---

Hi there,

I want to express my interest in this project going ahead. I have been living in Whistler for 3 years and intend on staying here much longer. However, affordable housing in this community is a huge concern (which all locals are aware of). The people that actually keep this town running can not afford to live here easily, and the rental units that they do have access to are either exorbitantly expensive, completely run down, or require sharing with multiple people. This is not a way to live.

More affordable housing is needed in this community. The proposition for the affordable housing at 7104 Nancy Greene Drive should go ahead for the sake of all of the people trying to make a life and a home in this beautiful town.

Thank you for hearing me out.

Best,  
Janice

**From:** [Peter Shrimpton](#)  
**To:** [Planning](#)  
**Subject:** RZ1146 Nancy Greene Drive  
**Date:** Sunday, June 28, 2020 11:51:54 AM

---

I wish to express my support for the captioned Re-Zoning application.  
Thank you.

Peter Shrimpton, Lawyer & Notary  
Mountain Law Corporation  
[REDACTED]

From: [Erik smeets](#)  
To: [Planning](#)  
Subject: Re: RZ001146  
Date: Sunday, June 28, 2020 10:29:55 AM

---

Hi there,

I want to express my interest in this project going ahead. I have been living in Whistler for 3 years and intend on staying here much longer. However, affordable housing in this community is a huge concern (which all locals are aware of). The people that actually keep this town running can not afford to live here easily, and the rental units that they do have access to are either exorbitantly expensive, completely run down, or require sharing with multiple people. This is not a way to live.

More affordable housing is needed in this community. The proposition for the affordable housing at 7104 Nancy Greene Drive should go ahead for the sake of all of the people trying to make a life and a home in this beautiful town.

Thank you for hearing me out.

*Best,  
Erik*

**From:** [Cafe Shop Velvet Underground](#)  
**To:** [Planning](#)  
**Subject:** RZ1146  
**Date:** Sunday, June 28, 2020 3:08:42 PM

---

Hello,

I'm writing in regards to the proposed employee housing unit for 7104. I wanted to express my utmost support for this building.

Owning a business here in Whistler my biggest challenge is finding reliable employees, for management roles and I believe a big reason for this is the lack of respectable and affordable places to live for mature professionals. More housing like this would greatly benefit the town's businesses and thus have a hugely positive effect on the economy.

I hope you will approve this application and any other applications similar.

Have a great Sunday

Warm Regards Amy Rafferty

--

The Velvet Underground  
5-1208 Alpha Lake Road, Whistler BC





Hatsune Tsunetomo/Martin Petit  
7124 Nancy Greene Drive  
Unit 42  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

**Density:**

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

### Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Hatsune Tsunetomo/MartinPetit

Sincerely,

Hatsune Tsunetomo/Martin Petit

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Hatsune Tsunetomo / Martin Petit  
7124 Nancy Greene Drive  
Unit 42  
Whistler, BC



Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

**Set-backs**

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	<b>Set-back – Front</b>	<b>Set-back – Side</b>	<b>Set-back - Rear</b>	<b>Height Max</b>	<b>Density</b>
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set-backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that “the good thing about this is it will be model moving forward for some of the other proposals we’ll get in front of us in the near future”. This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.

See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16>

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - <https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20>

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

### **Height**

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,  
Hatsune Tsunetomo / Martin Petit

Sincerely,  
Hatsune Tsunetomo / Martin Petit  
Cc: RMOW General Manager of Resort Experience  
Cc: RMOW Planning Department  
Director of Planning – M Kirkegaard  
Senior Planner – Roman Licko  
Planner – Stephanie Johnson

Hatsune Tsunetomo  
7124 Nancy Greene Drive  
Unit 42  
Whistler, BC

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

### Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

## Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5<sup>th</sup>, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

## Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,  
Hatsune Tsunetomo/MartinPetit

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

**From:** [Eduardo Vazquez-Vela](#)  
**To:** [Planning](#); [Council](#); [corporate](#)  
**Subject:** RZ1146  
**Date:** Sunday, June 28, 2020 1:43:45 PM

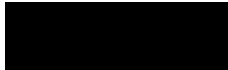
---

RMOW,

After reading the available material regarding the application RZ1146, I totally SUPPORT this much needed affordable employee housing development.

Kind Regards,

Eduardo Vazquez-Vela  
8745 Idylwood Place  
Whistler, BC  
V8E 0G1





From: [Shelagh Weightman](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 8:11:22 AM

---

To RMOW:

I am writing to show my support for the redevelopment to support resident rental housing.

Shelagh Weightman  
8457 Bear Paw Trail  
Whistler  
V8E0G7

From: [sarah.williamson](mailto:sarah.williamson)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 6:22:05 AM

---

To whom it may concern,

I would very much like you to know that I am in support of this rezoning for affordable staff housing.

I am a Scottish Canadian who has been paying taxes for 16 Years now in BC and affordable housing is what has allowed me to remain in this town.

I am a sole proprietor of a successful home hair salon business in my 678 square foot Condo in Millars Ridge Bayshores!

I pay my \$100 every year to stay on that list so that I can move into a Larger home and pay more tax dollars! My plan moving forward post COVID-19 shut downs is to Pay the Canadian Government more tax dollars in the next few years than I have in the last 16 combined! Canada looked after me when I had lost my job and now that she's given me my job back I am on a mission to EARN BIG!

I am a success story of the WHA!

If you give Whistler Locals the chance to stay in this town. If you give them help at the start you will be amazed, you probably already have been amazed at what some of them will do with that Chance!

The people that need these homes to be built are the people that truly CARE about this town!

We are the future of this town! And if you help us out by giving us a chance, a start, an opportunity. The return on that investment will PAY and she's talking Dividends!

I know! Because that's exactly what I am in the process of making happen!

If my voice and letter has any sway whatsoever in the making of this decision then I am so glad I spoke up!

Yours Hopefully, kindly and gratefully,

Sarah Williamson  
Whistler BC

Sent from my iPhone

From: [Amanda Wilson](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 1:20:36 PM

---

Hi

I am writing as I support this rezoning for affordable staff housing. I am a local and we need more staff housing! The complaints by second home owners are frivolous and elitist.

We must continue to support our workers who live here, and think of local concerns over those of tourists and second home owners.

Sincerely

Amanda Wilson

6385 Corral Pl, Whistler

From: [Dan Wilson](#)  
To: [Planning](#)  
Subject: RZ1146  
Date: Sunday, June 28, 2020 9:06:03 AM

---

Hello,

I would like to express my support for rezoning 1146. We need more affordable housing in Whistler. The location, building type and design will make this a wonderful addition to Whistler's housing stock.

The only improvement I would suggest for this project is to allow more density in order for the proponent to afford lower categories on the WHA rent scale.

The first proposal was clearly too large for the site and I feel the latest proposal while a very strong proposal in its own right is a bit of a lost opportunity.

That said, the project in its current form is a valuable addition to the Whistler community.

Regards,  
Dan Wilson  
3-3065 Hillcrest Dr  
Whistler, BC

>

>

> Sent from my iPhone

From: [REDACTED]  
To: [Planning](#)  
Subject: Fwd: Support for the 7104 Nancy Green Drive with Subject RZ1146  
Date: Monday, June 29, 2020 10:31:08 AM

---

Sent from AOL Mobile Mail  
[REDACTED]

On Sunday, June 28, 2020, corporate@whistler.ca  
planning@whistler.ca <corporate@whistler.caplanning> wrote:

Dear Mayor & Council and Planning department

I am writing this email to show my support for the 7104 Nancy Green Drive with Subject RZ1146

I believe subject RZ1146 is an ideal housing solution for Whistler and its growing permanent local work force. Providing more affordable restricted employee housing will in the future help Whistler recover strongly from the Covid-19 pandemic and when the resort gets back to full swing will be one of many needed projects to help us not go back to pre-covid times of short work force, potentially reduced hours of operations and also a lesser than ideal resort experience for our guests visiting our local community business that are stretched beyond means to deliver the best product and services we pride our town and resort experience on. Not to mention the project will create local jobs for our local construction workers.

I would imagine the current WHA owners of Fitzsimmons walk would support this as they once were looking for this same opportunity to make Whistler a sustainable permanent home so I can only guess that these opposition letters are from 2nd home owners or people using their properties to generate revenue off of our town's success.

The people that will benefit from this project are the people that Whistler will need and require to continue to grow and develop while maintaining its position as the best ski resort in North America through our amazing local businesses, excellent service and offerings, which create the world class resort experience we know and love.

Thank you for your consideration

Regards

Terry Clark  
2-3102 Panorama Ridge  
Whistler, BC  
V8E 0V3

**From:** [charlotte dubois](#)  
**To:** [Planning](#)  
**Subject:** RX1146  
**Date:** Monday, June 29, 2020 11:15:00 AM

---

Dear planning committee,

I just wanted to send a quick email to show my support for the act of re-zoning areas for local/affordable staff housing. As being a long term 12 year local resident I believe this kind of housing is vitally essential for the prosper of our community. Plain and simple- it's also just the right thing to do! Locals are slowly being pushed out of housing for million dollar estates/ big money business! We need councils such as yourself to help keep as many local people in town!

Thanks for your time!

Charlotte DuBois

Sent from my iPhone

From: [Carlo Rahal](#)  
To: [Planning](#)  
Subject: Fwd: 7104 Nancy Greene Drive Whistler BC WHA Project  
Date: Monday, June 29, 2020 9:41:36 AM

---

To whom it may concern

First and foremost, I believe this project is far too large for the size of this property and location. There are a number of practical considerations I believe RMOW has not considered or overlooked.

**-DENSITY**

The number of units is simply too high thus increasing problems concerning density, envelope, parking, traffic, architecture, neighbouring set backs and habitat destruction among others. Our single family residences, for example, conform to a relative density of .35, Fitz Walk is higher at approximately .60 but this is accommodated as a townhome development, the size of the property and it's ability to accommodate all parking under ground including beneath walkways and internal open space. This new proposed development would require a relative density of about .90. This represents a balance totally out of line with the property size and location and existing zoning parameters.

**-PARKING**

This should be a significant concern to us all. The developer is suggesting not all parking need be satisfied as some tenants would not want or need a vehicle due it's proximity to the village. Our village stretches along some 18km and to suggest some living there needing to visit family, friends, the hardware store in Function or ski from Creekside would chose to take a bus, walk or ride their bike? This ideology is so out of tune with reality, it's preposterous. For evidence, this same theory was applied to developed areas in lower Rainbow and Chekamus. I would invite anyone to take a drive though these areas after 5:00pm or weekends and see the quantity of cars and trucks lining the streets, driveways and public park areas. They are packed and chaotic. The same will apply here...but where?

**-TRAFFIC**

The entrance/exit to this development will be a another significant issue. The proximity to the flashing light intersection, Nancy Greene Dr., Blackcomb Way and the anticipated volume especially during winter ski season, will result in a traffic mess. It's obvious a fully operational traffic light will be required but the ensuing traffic volume will be both chaotic and potentially dangerous. Again, the proposed relative density of this project and the ensuing parking problems will fuel this problem and I really wonder if council is clear on this.

**-ARCHITECTURE**

I'm a big believer in architectural creativity and function. Simply

erecting a big tenement style box so visible along the highway to our village and an entrance to our community needs careful thought, creativity and consideration.

**-ECONOMICS**

I don't see the economic viability as my concern. I prefer to stick to issues that impact me/us. This property is zoned single family and most likely sold for its zoning value and I have trouble believing a 35 unit project is justifiable for a 'reasonable' return on investment. The developers primary concern is maximizing ROI, thus increasing density and minimizing development costs.

In conclusion I see this development as far too large to adequately address all of the above concerns. I also fully understand RMOW's concern for addressing the need for additional housing, and I agree. There is however, today's situation we're living with which will most likely result in a less panicked housing dilemma. I believe a much smaller development, perhaps a building consisting 15-20 units, or a cluster of duplexes, fourplexes or any mixed development accommodating adequate parking, traffic flow and design can be accomplished .

Thank you

Carlo Rahal

7105 Nancy Greene Dr .  
Whistler, BC



**From:** [Jamie Thomson](#)  
**To:** [Jack Crompton](#); [corporate](#); [Planning](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)  
**Subject:** RZ1146 Rezoning and Parking Variance Application - 7104 NGD  
**Date:** Monday, June 29, 2020 12:24:23 AM  
**Attachments:** [2020 06 Letter to Council 4 7127 NGD.pdf](#)


---

Mayor Jack Crompton, Councillors, Planning Dept

Attached please find for the record attached opposing & recommendation letter from 7127 Nancey Greene Drive.

7127 Nancy Greene Drive  
Whistler, BC, Canada

Luciano Fadi  
7127 Nancy Greene Drive  
c/o 3-7124 Nancy Greene Drive  
Whistler, BC V8E 0W9



June 27, 2020

Mayor, Council & Planning  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept,

I am writing to express my concern about the recent discussion at the May 5<sup>th</sup> council meeting and the pending decision regarding the development & parking variance application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of Council & Planning Dept to the following 5 points of concern:

- Density
- Privacy
- Setbacks
- Height
- Parking/traffic congestion

**Density:**

The current proposed density of the RZ1146 project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters (SM) and the developer is proposing 38 units and a Floor Space Ratio of 0.95. By comparison this is:

- a significantly smaller lot size than the neighbouring Fitzsimmons Walk WHA land of 3,912 square meters where there are only 36 units – see attached GIS Mapping,
- triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. RZ1144 land area is 8,841 SM, much greater than RZ1146. Please remember Council rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too much density for the neighbourhood.

Based on the above Council and Planning should reject this project or require developer to downsize it considerably.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for

Employee Housing'. This small site of 2,816.6 SM would be better suited to a WHA town home project of 10-12 units similar to the Coops close to the HYW 99 in Creekside.

### **Privacy**

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, in addition to especially those in Building A and H of Fitzsimmons Walk.

Home owners on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that Councilors are not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on quality of life and privacy as a neighbour to such a development. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable for privacy. Why destroy any of the mature existing coniferous forest on Nancy Greene Drive and especially along the Fitzsimmons Walk complex property neighbours?

### **Setbacks**

The set-backs being proposed in the May application from a 38 unit apartment building RZ1146 are significantly less than what the surrounding properties were required to meet. RZ1146 is proposing only:

- 1.5 meters Nancy Greene Dr front setback to garage structure,
- 4.57 meters HWY 99 side setback to garage structure,
- 1.5 meters Fitzsimmons Walk town home building H side setback to garage structure,
- 3.0 meters Fitzsimmons Walk WHA building A back setback to garage structure.

Reducing the set-backs, especially on Nancy Greene Dr front setback and Fitzsimmons Walk townhome building side setback will result in:

- Most existing large coniferous trees being removed from the Fitzsimmons Walk Townhomes side setback and Nancy Greene Drive front setback, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for all neighbours

Setbacks should be increased to leave the existing forest and rock on Nancy Greene Dr and along the Fitzsimmons Walk property lines to ensure an existing tree & rock buffer for privacy and force the proposed RZ1146 to be reduced in size .

### **Height**

Proposed RZ1146 height increase to 8.5 meters for 3 floors of 38 apartments and 1 floor underground garage compared to neighbours of 7.6 meters height zoning is too high. The proposed property needs to be less dense, less height and must have more setbacks to keep existing forest, rock etc. and not be allowed a zoning bylaw parking reduction variance.

Mayor, Council and Planning Dept

Date

Page 3

**Parking/traffic congestion**

To my knowledge the developer, RMOW Planning and Council have not mandated the requirement for a full engineering traffic study to be included in the RZ1146 rezoning application & parking reduction variance application. Why? The current zoning is RS-E1 Zone (Residential Estate One) and is located at the intersection of HWY 99 and Nancy Greene Dr. This is currently a difficult traffic intersection with Nesters and other commercial market stores, White Gold and Blackcomb Way traffic to and from Whistler Village (short cut from Lorimor Road). A full independent engineer traffic study is required with a RZ1146 rezoning and parking variance application.

This RZ1146 proposed 38 unit apartment building on a small lot of 2,816.6 SM should provide more parking according to the RMOW parking bylaw not less as applied for. As a guideline for RMOW to follow, Fitzsimmons Walk WHA of 36 condo units underground parking is 57 WHA parking plus 16 visitor parking spaces = 73 total parking. If a parking reduction variance is granted there will be a big problem illegal parking on the NGD roads because of this RZ1146 significant traffic increase.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the Mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,  
Luciano Fadi



Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings

From: [Holly Kerruish](#)  
To: [Planning](#)  
Subject: RE: 7104 Nancy Greene Drive RZ1146  
Date: Tuesday, June 30, 2020 6:01:52 PM

---

From:

Holly Kerruish  
6244 Piccolo Dr, Whistler, BC V8E 0C5

**I support the proposal at [7104 Nancy Greene Way RZ1146](#).**

I personally believe that this town needs more affordable housing options and this one looks ideal.

Sincerely,

Holly Kerruish