

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