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February 12, 2020

To: Mayor and Council
Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

Re: Rezoning Proposal No. RZ001157, 5298 Alta Lake Road

I am the President of the Strata BCS556, "Nita Lake Estates" and I am writing on behalf of myself as an owner and all owners of the Nita Lake Estates.

We understand that the re-zoning application for 5298 Alta Lake has been revised and an updated Administrative Report to council will be presented at the Council Meeting on February 18. At the time of writing, **we have not seen this revised application**, however, we are hopeful that Mr. Hutchinson and his team have listened to the feedback and concerns at the public open houses along with written comments provided, comments provided to council through public letters, but most importantly the comments provided by the Mayor and Council at the September 17, 2019 meeting. We hope this revised plan truly reflects their willingness to listen, but most importantly takes into consideration the Mayor's and Council's comments that much more work needed to be done and a "superior" development should be the target.

As the council looks at the revised plan, we would like to highlight some very important issues and perspectives for you to consider. While these views are broadly supported by many Nita Lake residents, we also believe that they are in the best interests of the overall Whistler community.

1) High standards for Lake side developments. This is a re-zoning so therefore, the council and community have a lot of opportunity to ensure that the right development is created for this precious Lakeside Site. We hope that council is thinking long term to ensure that this development is compatible with the Nita Lake environment and not only creates the desired Employee Housing but also a neighbourhood that is "superior" and will stand the test of time. Lakes are a limited resource and a defining feature of the Whistler community, so let's make sure we get this lakeside development right. However, make no mistake, a badly designed, high density development will spoil Nita Lake.

2) Managing overall density. The current zoning talks about this land being "*site sensitive*" and being a *...forested lakeside site... with emphasis on the beauty and tranquility of the natural setting*". It would seem reckless to ignore or dismiss this important perspective. We hope that need for the developer's profit and the pressure to create Employee Housing does not lead to a significant increase in density. Increasing density potentially creates environmental, aesthetic, noise and traffic problems that affect the broader community as well as all of the Nita Lake neighbours. We suggest that the density of the current zoning be respected.

3) It is important to be consistent with the Private Developers' Guidelines (PDG). Two key aspects of these guidelines are the market-to-employee homes ratio and the notion of viability. The idea of the guidelines is to allow "limited" market homes in order to deliver Employee Homes. Hence, to be consistent with these guidelines the ratio should be significantly less than 1:1. The existing proposal is actually not at all consistent with this ratio, particularly when TA17 zoning clearly states that the TA allowable to be built is 1900 sq. metres;

this is equivalent to 9.5 Market Homes at 200 sq metres each. These numbers should be the starting point for calculating the ratio for this development. Interestingly, it should be noted that the use of the hotel and as such the 1600m² of “hotel facilities” (which are explicitly differentiated from TA units in TA17) are deleted in the re zoning proposal. Since the proposal changes the use and deletes the hotel from the new rezoning application, these hotel facilities of 1600sqm should not be converted to bed units and additional tourist accommodation as part of the new rezoning application. It would be in the best interest of Whistler residents and would certainly be more consistent with the council’s objectives to assign this density to additional employee housing.

Viability is the other important concept in the guidelines. The council has a responsibility to the community to ensure that for delivering Employee housing, the developer makes a reasonable profit (and no more). Otherwise this becomes a bad deal for the community.

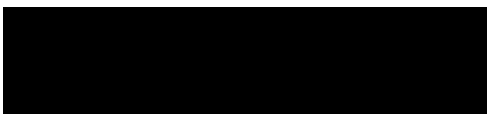
4) Green buffers and separation. The council needs to ensure that green buffers between neighborhoods are maintained (consistent with numerous references to this in the OCP) and that the site is developed consistent with the “neighborhood treed” community that surrounds the Lake. There is a significant danger that too many trees will be removed and too many trees allowed to die immediately or later as a result of the site preparations, leaving an unsightly clear-cut scar on the Lake that would be enjoyed by no one. We ask that council ensure responsible a long-term tree management plan is developed, clear cutting on the land is minimized to ensure good aesthetics and tree preservation areas are implemented and maintained. Explore making the developer put up a bond and be financially liable if this is not delivered.

5) **Traffic.** It is our understanding that the traffic survey was done in October which would not truly be reflective of the significant traffic (vehicles, bikes and pedestrians) in the winter and summer along this road. Our strata, along with others at the public open houses have expressed concerns in particular about the safety along Nita Lake Drive. The municipality did make changes to the parking regulations as we suggested but have only moved the problem further along Nita Lake Drive. There continues to be blind corners and one-way street traffic in the winter. In the summer, there is significant bike traffic. The dangers of accidents will only worsen with the increased traffic along this stretch of road for the new development as well as the proposed new park area. Access onto Alta Lake Road can be difficult with the limited visibility. We would encourage that a separate entrance for this new development be considered.

We believe that the issues above should be the key guiding principles for deciding on how the application and rezoning goes forward. We want to help and support the council to deliver Employee Housing. However, the council should be able to address each of the points above in detail and show the community that they have been addressed in the best interests of Nita Lake and in the best interests of the Community.

We thank you for your careful consideration of the points above. We look forward to an inclusive and respectful process.

Sincerely,

A solid black rectangular box used to redact the signature of Cheryl Green.

Cheryl Green
President Strata BCS556, “Nita Lake Estates”