

June 17, 2020

To: Mayor and Council
Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

We have been following the progress of the proposed development at 5298 since 2018. Since then the plans have changed significantly for the better due to the hard work and careful considerations and negotiations of the planning department. We have reviewed the latest plans submitted to the Advisory Design and although they provide many more details, there is still room for improvement to ensure the superior development that Mayor Crompton was looking for back in September 2019.

Once again, we seem to be writing a letter to council immediately before a council meeting, in this case to approve a new zoning bylaw for the property at 5298 Alta Lake Road. Writing this letter is really putting the cart before the horse as we have not yet seen the proposed new bylaw and cannot offer informed comments on the specific terms of the proposed bylaw. However, while council reviews the new zoning bylaw, we strongly urge council to consider the following:

Is this the best deal for Whistler? Council is in the driver's seat when it comes to a request for new zoning. This is one of the first proposals under the Guidelines for Private Developers and even though council is desperate for additional employee housing, the principles of the guidelines have to be applied, in particular the allowance of just *"limited amounts of new unrestricted market accommodation to support project viability"*. We do not believe that Whistler Municipality is receiving enough employee housing in exchange for this change in zoning for the developer. We agree with the comments/analysis provided by Garry Watson, someone who always has Whistler's best interests in mind.

In addition, I wonder why the plans do not consider the housing needs for Whistler seniors who may want to downsize, age in place and not have to deal with stairs. The two-bedroom units are very small and the three-bedroom units all have stairs.

"Is nightly tourist accommodation what is needed for this site?" Given these "unprecedented times", does Whistler really need additional "TA" zoned accommodation, especially in a residential area? Tourism Whistler was already forecasting a decline in visits for the winter of 2019 due to a decline in the global economy. Current tourist accommodation vendors were already having a difficult time filling room nights even before COVID-19 and now with our borders closed to international travel and not expected to recover for several years once open, Whistler's tourism business is surely going to be hit hard. We should be supporting our existing businesses without adding additional competition to share in an already diminished pool of visitors seeking accommodation. There has always seemed to be a reluctance to mix tourist accommodation with residential housing. Why now?

Separate Entrance for the 5298 Development: The issues with Nita Lake Drive and access to Alta Lake Road have been well documented by the residents of this area. A separate entrance make sense and is something the developer could easily make happen.

The Pique has published several articles and letters that suggest that residents of Whistler now have the opportunity with the tourists gone to take the time to reflect on what kind of Whistler we want moving

forward. Is the need for a bigger Whistler one of them? We ask members of council to ask the same question and consider that with these "unprecedented times" perhaps it would be best to wait to see how Whistler rebounds before moving ahead with this project.

We thank the Mayor and Council for taking the time to consider our concerns. In addition, we need to mention the hard work of Planning Department, in particular the professionalism of Roman Licko for all their time on this project and his and the Planning Department's willingness to listen. We are still on our way to the Superior Project that represents the best deal for Whistler.

Sincerely,

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Bruce and Cheryl Green
5205 Jordan Lane,
Whistler B.C. V8E 1J5

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