

From: Jon Chaudhari <jc@wrec.com>

Sent: Saturday, June 27, 2020 3:58 PM

To: Mayor's Office; Council

Subject: 2077 Garibaldi Way

Dear Mayor & Council,

On behalf of the 32 owners at 2104 Nordic Drive, I am writing again to express our collective opposition to the proposed rezoning of 2077 Garibaldi Way.

We are extremely disappointed to learn Council has endorsed further review of the zoning amendment proposal despite receiving many letters of opposition from the community.

Section 4.13.2 of our Official Community Plan:

Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development:

c) will not cause unacceptable impacts on the community, resort, or environment;

We reiterate the increased density will create unacceptable safety, traffic, and noise impacts to a neighborhood that is already struggling with those issues.

The developer's own traffic assessment concludes:

"wait time for southbound turn movement onto Highway 99 from Nordic Drive is currently performing below a desirable level of service".

We applaud their word-play to describe one of Whistler's most dangerous intersections.

We challenge their opinion that potential impacts have been mitigated with their current proposal:

"The proposed development is expected to have low impact on traffic accessing the highway."

The developer has previously stated:

"that the proposed development will have little impact on the surrounding roadway network. No mitigation is required due to the development."

And further:

"(there will be) minimal impact on adjacent properties."

What measures are being used as a basis of this opinion?

Is it not a requirement that Mayor and Council direct Municipal staff and the Ministry of Transportation to conduct their own assessments for such a significant rezoning proposal?

This is not a letter opposing affordable housing. It is a letter opposing a private land owners application to significantly rezone their land for profit to a degree that clearly contravenes our Official Community Plan.

Sincerely,

Jon Chaudhari
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