

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,

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