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39 – 7124 Nancy Greene Drive  
Whistler, BC  
V8E 0W9

June 18, 2020

Mayor and Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC  
V8E 0X5

Dear Mayor and Council,

**Re Proposed Redevelopment of 7104 Nancy Greene Drive (Proposed Redevelopment)**

We are owners of a townhouse at Fitzsimmons Walk, located at 7124 Nancy Greene Drive adjacent to the Proposed Redevelopment. We are very concerned about the Proposed Redevelopment and the impact that it will have on the safety, enjoyment and value of our neighbourhood and the community in general.

When we purchased our townhome in the fall of 2017, just prior to the announcement of the Proposed Redevelopment, we never would have expected, given its size and location, that this single family lot would be rezoned and developed into a high density multi-family housing complex. We are not opposed to development per se and are sympathetic to the need to make quality affordable housing available to Whistler residents; but we fear the Proposed Redevelopment fails to satisfy a number of very important criteria for developing such a site.

For example, we are concerned with:

- The density of the Proposed Redevelopment and insufficient setbacks – they are trying to cram too many units into a small site resulting in unacceptable destruction of natural environment and loss of privacy for the neighbouring properties;
- The safety of increased traffic at the intersections of Nancy Greene Drive and Blackcomb Way (which is uncontrolled) and Nancy Greene Drive and the Highway, and in particular with a high-traffic property access being located so close to the intersection with the Highway – this is a recipe for disaster;
- The lack of sufficient parking for residents and their guests – this will exacerbate an already existing lack of sufficient parking in the neighbourhood once the parking on the existing site is no longer available; given the lack of sufficient “overflow” parking in the surrounding area, it is absolutely essential that the Proposed Redevelopment provides sufficient parking for its own residents and guests, and the Council’s assumption that people will simply not have vehicles if there is no parking available is completely unrealistic;
- The lack of sufficient storage for residents for bikes and other gear – this will inevitably lead to balconies full of stuff that will be plainly visible from Fitzsimmons Walk;

- The proposed destruction of the surrounding environment (blasting and tree removal) which will directly affect the privacy and character of neighbouring properties and Fitzsimmons Walk in particular;
- Inconsistency with the developer's prior commitments regarding preservation of trees and rock in which they committed not to remove the large trees and rock face between the Proposed Redevelopment and Fitzsimmons Walk – we want these buffers which provide a natural privacy screen and enhance the character of our property to be maintained;
- Inconsistency with RMOW's own Guidelines for evaluating such proposals and the Summary Report from the Comparative Evaluation of this site in 2004 which concluded that a development of five townhome units would be suitable for the site; and
- The proposed design – the design and construction should be high quality in keeping with the surrounding properties given its prominence on the corner as the gateway to the community.

If you allow the Proposed Redevelopment as currently proposed, this will undoubtedly have an adverse impact on the safety, character, enjoyment and value of the neighbourhood and surrounding properties like Fitzsimmons Walk. We urge you to please carefully consider these criteria when determining whether to approve the Proposed Redevelopment or not and on what terms and conditions. Something more like "The Coops" development in Creekside would be much more suitable to this site.

If you approve the Proposed Redevelopment, please ensure that it is right-sized for the lot, and designed with safety, quality, practicality and aesthetics in mind to provide sufficient parking and storage for its residents and guests and to maintain sufficient setbacks and privacy for all neighbours.

Yours truly,



Amy & Douglas Bowlby