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June 27, 2020

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

Dear Mayor, Council and Planning Dept,

I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development & parking variance application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of Council & Planning Dept to the following 5 points of concern:

- Density
- Privacy
- Setbacks
- Height
- Parking/traffic congestion

Density:

The current proposed density of the RZ1146 project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters (SM) and the developer is proposing 38 units and a Floor Space Ratio of 0.95. By comparison this is:

- a significantly smaller lot size than the neighbouring Fitzsimmons Walk WHA land of 3,912 square meters where there are only 36 units – see attached GIS Mapping,
- triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. RZ1144 land area is 8,841 SM, much greater than RZ1146. Please remember Council rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too much density for the neighbourhood.

Based on the above Council and Planning should reject this project or require developer to downsize it considerably.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not ‘sensitive to the surrounding environment’ nor does it consider the “...locational characteristics...” of the neighbourhood as per your guidelines documented in ‘Guidelines for Evaluating Private Sector rezoning Proposals for

Employee Housing'. This small site of 2,816.6 SM would be better suited to a WHA town home project of 10-12 units similar to the Coops close to the HYW 99 in Creekside.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, in addition to especially those in Building A and H of Fitzsimmons Walk.

Home owners on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that Councilors are not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on quality of life and privacy as a neighbour to such a development. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable for privacy. Why destroy any of the mature existing coniferous forest on Nancy Greene Drive and especially along the Fitzsimmons Walk complex property neighbours?

Setbacks

The set-backs being proposed in the May application from a 38 unit apartment building RZ1146 are significantly less than what the surrounding properties were required to meet. RZ1146 is proposing only:

- 1.5 meters Nancy Greene Dr front setback to garage structure,
- 4.57 meters HWY 99 side setback to garage structure,
- 1.5 meters Fitzsimmons Walk town home building H side setback to garage structure,
- 3.0 meters Fitzsimmons Walk WHA building A back setback to garage structure.

Reducing the set-backs, especially on Nancy Greene Dr front setback and Fitzsimmons Walk townhome building side setback will result in:

- Most existing large coniferous trees being removed from the Fitzsimmons Walk Townhomes side setback and Nancy Greene Drive front setback, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for all neighbours

Setbacks should be increased to leave the existing forest and rock on Nancy Greene Dr and along the Fitzsimmons Walk property lines to ensure an existing tree & rock buffer for privacy and force the proposed RZ1146 to be reduced in size .

Height

Proposed RZ1146 height increase to 8.5 meters for 3 floors of 38 apartments and 1 floor underground garage compared to neighbours of 7.6 meters height zoning is too high. The proposed property needs to be less dense, less height and must have more setbacks to keep existing forest, rock etc. and not be allowed a zoning bylaw parking reduction variance.

Mayor, Council and Planning Dept

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Parking/traffic congestion

To my knowledge the developer, RMOW Planning and Council have not mandated the requirement for a full engineering traffic study to be included in the RZ1146 rezoning application & parking reduction variance application. Why? The current zoning is RS-E1 Zone (Residential Estate One) and is located at the intersection of HWY 99 and Nancy Greene Dr. This is currently a difficult traffic intersection with Nesters and other commercial market stores, White Gold and Blackcomb Way traffic to and from Whistler Village (short cut from Lorimor Road). A full independent engineer traffic study is required with a RZ1146 rezoning and parking variance application.

This RZ1146 proposed 38 unit apartment building on a small lot of 2,816.6 SM should provide more parking according to the RMOW parking bylaw not less as applied for. As a guideline for RMOW to follow, Fitzsimmons Walk WHA of 36 condo units underground parking is 57 WHA parking plus 16 visitor parking spaces = 73 total parking. If a parking reduction variance is granted there will be a big problem illegal parking on the NGD roads because of this RZ1146 significant traffic increase.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the Mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Luciano Fadi

Luciano Fadi

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings

GIS Mapping of Fitzsimmons Walk WHA buildings

