

DATE: June 27, 2020

TO: Resort Municipality of Whistler (RMW)
Director of Planning - Mike Kirkegaard
Mayor - Jack Crompton

CC: Resort Municipality of Whistler (RMW)
Council Members
Senior Planner - Roman Licko
Planner - Stephanie Johnson

FROM: Hugh & Pamela McKinnon - Unit 5 - 7124 Nancy Greene Drive
Whistler, BC V8E 0W9

SUBJECT: 7104 Nancy Greene Drive Rezoning Application RZ1146

As residents at 7124 Nancy Greene Drive we are writing to you in response to rezoning application RZ1146 - 7104 Nancy Greene Drive.

We understand and respect the need for non-market rental properties in the Whistler municipality and applaud the Private Employee Housing Initiative. However, as relatively new owners at Fitzsimmons Walk we are discouraged to see an application for development that will add value to this proposed site at the detriment to the value and community of the adjacent properties.

We are owners of Unit 5, Building J in Fitzsimmons Walk, one of the primary buildings that would be most impacted by this proposed development. When we purchased our property we did so with the expectation that the rezoning of this adjacent site would be of reasonable density and a good fit in our existing neighbourhood.

Our most significant concerns with this application include:

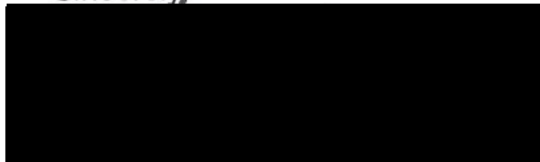
- The magnitude and density of the building being proposed based on the site size and make up of the existing community. The developer is requesting rezoning from RSE-1 to that of a new custom zone which would establish the permitted uses, maximum density of development, building heights and setbacks for the property. As this is currently unestablished zoning could we express our request that the zoning be unique to the variables defined by this site taking into consideration a good and reasonable fit to the existing neighbourhood and adjacent properties. The proposed 38 unit apartment building far surpasses the appropriate density deemed suitable for this site in past studies.

- In all likelihood the established green belt and the rock bluff on the south east sector between our developments will be removed or significantly impacted, effectively eliminating the privacy we currently have and that of other units adjacent this development within Fitzsimmons Walk. This development would be conspicuous from every angle, including its interaction with our view corridor, and our neighbours in other buildings bordering this development within Fitzsimmons Walk.
- This proposal falls 20% short of parking requirements as specified in ROWM Zoning and Parking Bylaws by proposing 42 parking stalls, a reduction from the required 52. We feel that it is short-sighted to approve this parking variance as there is no additional or overflow parking anywhere in the area.

In summary, we are not against a new WHA rental development providing it fits in with the surrounding neighbourhood, is of lower density, has setbacks that do not negatively influence our privacy or property values at Fitzsimmons Walk, provide adequate underground parking and storage as is consistent with RMOW bylaws and with neighbouring properties and is a quality built structure as it is a very visible location.

We respectfully ask for your careful and diligent consideration of all parties who would be impacted by this development proposal.

Sincerely,



Hugh McKinnon



Pamela McKinnon

