

From: KEVAN KOBAYASHI [REDACTED]
Sent: Tuesday, June 23, 2020 10:29 PM
To: Council
Subject: Concerns with Rezoning 2077 Garibaldi Way

To the Mayor, Planning Department, and Whistler Council

I am writing this to express my concerns for the rezoning of 2077 Garibaldi Way. I have in the past been very opposed to the scale of the previous proposals and have felt that the quiet cul-de-sac was not the appropriate location for such a development. A development that was in my opinion was riddled with flaws making it not viable in this location.

Much of my concern was from the lack of foresight addressing the greatly inflated vehicle traffic and overflow parking as well as the sheer size of the development in a quiet neighbourhood with primarily single family homes. I know that a traffic study indicated that there would not be a significant impact, but I greatly question that conclusion and feel that any study done by the developer himself cannot be considered valid and viable information. Any development of this magnitude should have it's own entrance and exit to the highway as to not stress the existinng area.

That being said, I do recognize that the scaled down proposal is perhaps more acceptable as far as density is concerned. I can also appreciate that there seems to finally be a at least an "appearance" that the developer is interested in working towards actual affordable housing, accessible to local staff and workforce. Even so, the proposal still seems to lack the any attempts to address the affects on the existing neighbourhood and its long time residents. I would actually be in support of this development in its current form if parking qauntity was sutable and if it had it's own dedicated highway access instead of straining Garibaldi way and the periferal streets.

My Primary concerns of the mass increase in vehicle traffic and the inevitable overflow parking has not, in my opinion been addressed without a new highway access for this complex. If there is not enough planned parking for every possible residence of the complex and suitable overflow then the neighbouring streets will be over-run. It does not make sense to assume the existing street and highway access is appropriate for this development.

Before considering this rezoning, please at least take the time to visit the cul-de-sac in person and see the surrounding streets that will be the entrance to this

multi-floor, multi-building development. Look for yourself what will happen to the current residence who have symbiotically made this neighbourhood work for decades. Imagine what issues will undoubtedly arise when the snow banks overwhelm most of the streets, narrowing them to single lanes and how the two or three available street parking spots will become an overflow of vehicles from new development.

In these times of housing shortages in Whistler, it can be easy to make emotion based decisions at face value in the name of improving housing numbers. Please take the time and effort to consider the repercussions on the long time local residence who you are about to forever affect. Once this decision is made, it cannot be undone and We, the Nordic residence will be left dealing with the aftermath for a long time.

Thank you for you time and your consideration.

Sincerely
Kevan Kobayashi
2069 Garibaldi Way