

**From:** Kathleen Laczina [REDACTED]  
**Sent:** Friday, June 26, 2020 3:09 PM  
**To:** Jack Crompton  
**Subject:** Fw: 2077 Garibaldi Way

Dear Mayor Crompton,

RE: 2077 Garibaldi Way rezoning application

While this proposal has been revised, it still raises many concerns for our community. It is expected that any substantial changes would have the most impact on immediate and close-by property owners. Their voice should be heard and listened to. It happens often that, when the number of concerns narrows down and has less impact on the wider general public, we forget that the changes will have lasting consequences to nearby property use and enjoyment. Hopefully the planning staff under guidance of elected municipal council will find acceptable solutions to all affected parties.

The two meetings initiated by the developer and his team to gather the input from a very limited number of Nordic residents were welcomed. It has to be said that the discussions are still ongoing and important details of the proposed re-zoning have not been fully addressed. These two meetings were a great start to the input process which continues.

#### AREAS OF ONGOING CONCERN TO NEIGHBOURS:

1. **PRIVACY OF SURROUNDING PROPERTIES** was adversely affected since the property was clear cut and the access to and through the property became easier. Immediately we noticed increased people traffic over privately and strata-owned land. That hasn't changed, and trespassing over the property is still used as a short cut from Garibaldi Way to Whistler Creek and the other way around. Aspen Drive is a private road and it should be used exclusively by strata owners and their visitors. The road is also looked after and maintained only by Aspen Ridge strata owners. The general public must not be encouraged to use it regularly. No Aspen Ridge strata owners are happy with the increased people traffic for the purpose of shorter or more convenient access, walking or biking. We are expecting a commitment from the developer for construction of the barrier between the 2077 project and Aspen Drive, to curtail any trespassing.
2. **THE GREEN BUFFER ZONE** on the property lines is increasingly disappearing. Trees that were left on the edges of the subject property are dying and will have to be replaced in order to have any significant green buffer as noted and promised numerous times by the developer. Just recently, there were a number of trees removed as they were leaning toward homes on Aspen Drive and also on the east side toward town homes on Garibaldi Way. None of the removed trees was replaced. Looking at proposed plans there will be even more trees removed where additional parking is proposed. We clearly need the developer's commitment to create a substantial green buffer between the neighbouring properties, and not just on the highway side.

Appendix D - Administrative report to council, May 5, 2020:

“The development will have natural elevation and vegetation buffers to protect the current enjoyment of those properties.”

3. ADDITIONAL INCREASE IN SITE ELEVATION is extremely concerning. From the beginning of the 2077 re-zoning proposals, the developer assured that the buildings would be lower in natural elevation compared to surrounding properties. But, the elevation has been raised!

Appendix D - Administrative report to council, May 5, 2020:

“The property is significantly lower and relatively isolated from adjacent properties. The lower elevation in relation to neighboring properties means that any new buildings on this site would be constructed at a lower elevation relative to the neighbors, with limited on views or solar access.”

Appendix B – Administrative report to council, May 5, 2020:

HEIGHT Maximum Height: 7.6 m PERMITTED (RS-E1) 10.7m PROPOSED (RM)

4. PROPOSED DESIGN of the new buildings does not complement the design of existing properties. All but one of the existing buildings have sloped roofs and that makes the buildings look smaller. The impact of the proposed flat roof with a maximum allowable height will be overpowering and will look larger than any of the homes around.

Page 6 - Administrative report to council, May 5, 2020:

All Buildings are 3 storey (10.6 m) with flat roofs

Page 6 - Administrative report to council, May 5, 2020:

“Roof design must establish effective snow management and have a sloped appearance.....Building material, colors and façade modulation shall be consistent with the mountain character.”

#### CONCLUSION:

The revised proposal RZ1144 for Rezoning 2077 Garibaldi presented to Council on May 5, 2020 is an improvement to earlier submissions. Lower density is more compatible with the surrounding neighbourhood. Owner-occupied units instead of rental units also better reflects neighbouring use of the properties.

Serious concerns remain:

The current status of the developer proposal does not effectively address concerns regarding privacy, access, and maintenance of a promised green buffer zone. The proposed design of the

development does not meet the promised lower elevation of construction, nor does it complement the design of buildings in the neighborhood. Continuing discussion is needed to ensure that the input of neighboring residents is recognized and considered. Also, previous commitments by the developer must be met.

Thank you for your consideration of these concerns,  
Kathleen Laczina  
2202 Aspen Drive  
June 26, 2020