

June 28, 2020

Re: Most Recent Proposed 2077 Garibaldi Way Rezoning Application

Dear Mayor Crompton and Councillors:

We are writing in regard to the latest 2077 Garibaldi Way rezoning and residential development proposal. As we are all aware, the previous proposals for this property were considered inappropriate and were completely unacceptable to the owners of the homes in the surrounding neighborhoods. Additionally, many other Whistler residents agreed. There was a significant opposition effort and all parties seemed to accept that, in order to be approved, any future development proposal would have to be more consistent with the surrounding neighborhoods in design and density without overtaxing local infrastructure.

There is no question that the latest development proposal is much closer to what most opponents would consider acceptable. The developer, Council, and RMOW staff are to be complimented on the work done so far. That said, there is also no question that elements of the current development proposal remain contentious. Additionally, the public notification and consultation process regarding this recent proposal doesn't appear to have been robust.

There is no need for lengthy descriptions of the issues since all players are familiar with them. The issues that likely deserve further consideration include:

- Height of the proposed new buildings relative to the height of existing homes in the surrounding neighborhoods. Whether related to the proposed actual building heights, proposed fill to raise the site ground level, or flat versus sloped roofs, it is likely that the new buildings will appear higher than acceptable. This may affect privacy, sunlight, and views for some of the surrounding homes.
- The green buffer zones between the proposed development and the adjoining neighborhoods appear to be deteriorating. Any plan needs to include a firm commitment to enhance and maintain the buffer zones.
- The proposal appears to have too few parking spots. Although there is likely some standard formula for determining the number of spots, Whistler already has residential developments that don't have enough parking, so it is reasonable to question the formula. The problem is compounded in winter with restrictions on street parking.
- This proposed development will likely create increased foot and bicycle traffic on Aspen Drive which is a private road; this is fair enough. It may also see more vehicle traffic looking to park close to the new residences; this is not fair enough because there are already parking issues in the area. Additionally we need assurances that there will be no "thru" vehicle traffic on Aspen Drive, especially during construction.
- It is understood that access to the highway at both Nordic Drive and Whistler Road is problematic and dangerous at times. It is further understood that that the RMOW and others are investigating the issues. While it is true that the proposed development will likely not add a huge volume of cars to these trouble spots they may add further delays at peak times. More

importantly, these access points are dangerous. These access points need to be addressed together and soon. Upgrading only one of the two may cause unintended consequences at the other and well may significantly change traffic flows within the Nordic/Eva Lake/Whistler Road neighborhoods.

We are living in an unprecedented time, COVID-19, has impacted virtually every aspect of our lives. Council and RMOW staff appear to have tried hard to work around that and have certainly had some success. That said, there does not seem to have been an extensive enough public consultation process for a project that is likely to have a significant impact on the surrounding neighborhoods. We respected the request to “stay away” from Whistler during the lockdown period so are a little out of touch but we did not receive the notification mail-out referenced in one of the staff reports. It is likely that others are in the same situation. We sincerely hope that an appropriate process for further public consultation is undertaken before any final decisions are made regarding this proposed development.

Thank you for the good work done so far.

Sincerely,

*Roxanne Hanna*   *Rick Hanna*   2210 Aspen Drive

