

Jason Bond
7124 Nancy Greene Drive
Unit 25
Whistler, BC

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

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development 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 these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

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

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) 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. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in ‘Comparative Evaluation of Potential Resident Housing Sites in Whistler’ – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

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' as attached.

Privacy

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

Persons 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 the council is 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 my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

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.

Regards,
Jason Bon

Sincerely,
Jason Bond
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing