

Don Middleton
7109 Nancy Greene Drive
Whistler, BC

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

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't be considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.


Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Don Middleton



Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition