

To Mayor and Council  
RMOW

June 16 2020

**RE 5298 Alta Lake Road rezoning**

Dear Mayor and Councillors

The above rezoning/development has created a significant amount of discussion and concern for the residents around Nita Lake. We understand and support the need for Employee Housing and so our focus has not been to stop development on these lands but to ensure that the project is held to the highest standards and that it is the right development for these precious Lake side lands. This is one of the last remaining Lakeside development sites in Whistler; we hope that the council will not waste their opportunity and settle for a “good” development, when they can achieve “excellence” for this unique site.

We will continue this debate in a thoughtful and respectful way.

We have viewed the ADP presentation and in particular the 3D pictures in that package; these pictures show that the visuals and aesthetics of the development are now better for the Lake side and for the residential neighbourhood. They also appear to show that green buffers/trees shield views from all directions, which is a good thing and consistent with the OCP. However, we want to make sure that the council ensures that the development is implemented consistent with these drawings and that you hold the developer accountable on this and other issues.

**We have three particular requests for the council:**

The green spaces and green buffers have always been a major focus for us. This is both because the development is right next to our Strata (and our house in particular) and also because the situation of the development on “sensitive site” lands next to Nita Lake. It is imperative that we preserve the aesthetics of the Lake and our neighbourhood. My understanding is that the rezoning is about form, use and density and does not cover the Green spaces and Buffers – this I believe is part of the DP. **Can we suggest that the council ensure the DP is discussed (and agreed) in tandem with the rezoning application;** this would ensure that the developer has a significant incentive to deliver an aesthetically/visually appropriate lakeside site (with all the right green spaces and buffers). This would seem a sensible approach and one that is in the best interests of the community.

Address the Traffic Issue. As we all know, traffic is a major issue for the Whistler community. The addition of 72 cars from this new project will not help the problem. At the very least, there should be informed and detailed debate about how these additional 72 cars affect the traffic in Whistler. As far as we can see this debate has not happened; a traffic study was completed (in

October 2019...so in a low traffic period) but the community and public do not have access to this study and have little information about its findings. In addition, whether at council meetings or within the municipality, we have seen no evidence of detailed debate on the traffic impact of this project. **We would like to suggest that a) the council discuss the traffic impact of this project so that the community can hear your views and b) make the traffic report available to the public so that we can be better informed on this important issue.** We support our Strata colleagues in wanting you to take a serious look at a second road entrance.

Clarifying project viability. The Private developers' guidelines (approved March 26 2019), state.. "Projects....may include limited amounts of new unrestricted market accommodation to support project viability". I am assuming that the term viability largely refers to financial viability and allows the developer to make a reasonable profit. We or indeed any members of the community do not have access to any of the proforma financial statements for the project. How do we know that this project is consistent with the Private developers' guidelines? **Our request is that either the council make the proforma statements public or that the council assures the community that the 22 market homes are the minimum needed to make the project financially viable.**

We believe that these comments are reasonable and constructive and will help ensure that the 5298 Alta Lake Road is developed in the best interest of the community and the Nita Lake neighbourhood.

Lastly, we would like to thank the RMOW Planning department for their professionalism, for listening to our concerns and for moving the project in a better direction. We trust that further progress will be made on the important issues raised above. If this can be achieved, then we can end with a project that is good for the community, is good for the Nita Lake neighbourhood, makes a reasonable profit for the developer and allows the council to deliver Employee housing.

I look forward to your response.

Yours Sincerely

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