

## **Cara & Murray Sinclair**

5217 Jordan Lane  
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[REDACTED]

September 25, 2020

The Council and Mayor  
Whistler, BC  
By email: corporate@whistler.ca

Re: re-zoning application RZ1157 (5298 Alta Lake Rd.)

The ongoing re-zoning efforts at 5298 Alta Lake Rd. have not been well thought out, hence we oppose them.

Many years ago, we were involved in the re-zoning of what is now Millar's Pond. In exchange for re-zoning, the Council & Mayor at the time required a substantial *Community Amenity Contribution* ("CAC") to benefit both Whistler, generally, and the Millar's Pond neighbourhood. In exchange for re-zoning they required that we donate approximately 20% of the land for community benefits & amenities (which now comprise swing sets, tennis courts and the like) and a further 20% of the land for employee housing.

That Council & Mayor negotiated, hard, and in so doing extracted many benefits that exist to this day. In short, we were asked to give away almost 40% of the land, to benefit the community, in exchange for the re-zoning of the remaining 60%. We accepted, gladly.

### *Community Benefits*

The re-zoning of 5298 Alta Lake Rd. will add tremendous value to the land and make the developer a handsome profit. What is being asked of the owner of 5298 Alta Lake Rd. in exchange for this re-zoning? What benefits, or CAC's, does the community of Whistler get in exchange? To date, as far as the community can see in the proposal(s) as submitted – almost nothing.

Re-zoning is a privilege, not a right; the Council & Mayor should ask for a great deal more to benefit our community.

### *Traffic*

The re-zoning, if approved, will overload the existing roads, increase traffic exponentially, and burden the existing neighbourhood. Further, with young families in the area, specifically at the Residences at Nita Lake, the increased traffic will prove an unnecessary material hazard.

Access from a different location on Alta Lake Rd. would mitigate this risk, and this solution is easily achieved.

## *Health, Safety and Neighborhood*

In addition to the hazard posted by increased traffic (noted above), post Covid, virtually no community in the world is embracing short-term rentals (such as those associated with Airbnb). There are hundreds, if not thousands, of communities restricting this type of rental accommodation or eliminating it altogether. Several studies have determined that short-term rentals “cause rent increases, reduce housing supply and exacerbate segregation” (according to the BBC). It is also noted that with these short-term rentals: “the character of the community is changed” - not for the better.

We recognize that development is a complex subject and that employee housing *is* necessary. But, to point out the obvious, you hold all the cards; your negotiating position is much stronger than those who seek merely to profit from this development. This property has had several development applications made - each materially different from the last: hotels, multi-family, single family, short-term rentals, market housing etc.

Do not rush to approve a patchwork plan that has not been well thought out and is fundamentally flawed.

In short, the developer will build anything that they can get approved and profit. As such, *you* should determine what benefits the community most. With this in mind, we respectfully ask that you use your influence and authority to:

- Keep the neighbourhood safe;
  - Require that the new development be accessed from a separate location.
- Maintain the character of the community;
  - Do *not* permit short-term rentals.
- Build what is needed as opposed to what is most profitable;
  - Specifically, employee housing.
- Negotiate benefits for both Whistler generally and the Nita Lakes neighbourhood;
  - Obtain a better *Community Amenity Contributions* (CAC's) package.

You have a responsibility to look to the long-term, to both build *and* protect the community. We all know that this property will be developed; the remaining questions are: into what? And when? Please give this the time and attention it deserves. Truthfully, you can do better.

We thank you for your time and attention to this matter.

Sincerely,

A black rectangular box redacting the signature of the sender.

Cara & Murray Sinclair