

## Lucy Wyn-Griffiths

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**From:** Garry Watson [REDACTED]  
**Sent:** Tuesday, November 24, 2020 1:15 PM  
**To:** corporate  
**Cc:** Roman Licko; [REDACTED]  
**Subject:** FW: To Mayor and Council

To: Mayor and Council  
Re: Re-zoning application RZ1157 (5298 Alta Lake Rd.)

The purpose of this message is to draw your attention to a Web Site recently prepared by [REDACTED], the President of the Nita Lake Strata Council, to which I was also a contributor. The link is <https://www.nitalake.ca>. We appreciate that there has been a set back and time delay in proceeding with the by-law already given 1<sup>st</sup> and 2<sup>nd</sup> reading by Council due to the lack of some essential material and would appreciate being advised of the revised time line on which a new by-law is expected to proceed, if at all.

My particular concern has been with the failure of the re-zoning applicant to conform with the Guidelines laid down by Council at the outset

“for Evaluating private Sector Rezoning Proposals for Employee Housing”  
that specifically required that a project

“ optimize the amount of employee housing within the proposed development”  
and further that

“the inclusion of a Limited Amount of new market accommodation be permitted to support its viability”


The applicant appears to have got this backward by optimizing the market development and limiting the employee housing. Their original proposal provided for only 7 small 106 m2 units of employee housing to go to the WHA waitlist – a miniscule amount compared to its added proposal for 22 large 200 m2 market accommodation units in row townhouses in a density massing ratio to the employee units of 6 to 1. In subsequent negotiations this

ratio was reduced to 2 to 1, still well in excess of 1 to 1 and lower ratios achieved in all other similar cases.

This information and subsequent events and other concerns about the proposal are expanded on in the web site as well as in my written submissions to Council dated September 10 and November 12, 2019 and June 9, 2020 and in my message to Roman Licko, your Planner Resort Experience dated 18 October, 2020. I have also had separate discussions on these matters with the Mayor and Councillor Jen Ford.

Given that there now are employee housing projects on Blackcomb and in Cheakamus Crossing housing, each involving 100 units, along with the serious questions presently outstanding with respect to the Nita Lake proposal and the uncertainty regarding the impact of the Covid 19 epidemic on future employee housing requirements, perhaps further consideration of the Nita Lake proposal should either be refused at this time or, at the very least, be postponed for at least 1 or 2 years.

Respectfully submitted,

Garry Watson  
2317 Boulder Ridge  
Whistler, BC V8E 0A9  


Sent from [Mail](#) for Windows 10

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