

## Marius Miklea

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**From:** Rob Follows [REDACTED]  
**Sent:** Wednesday, January 27, 2021 10:51 AM  
**To:** corporate  
**Subject:** Re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020

Dear Mayor and Council,

**I am writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.**

**I am against this Zoning Amendment for the following reasons:**

- 1) Despite promises by the developer, it appears there will be clear cutting of 5 acres of the site when reviewing the Firesmart requirements. Additional pruning and thinning of trees in the proposed valley trail area and destruction/death of trees during the construction phase will further deplete the trees on the site.
- 2) Whistler does not need overdevelopment of our lakes. Our lakes are the gems in our town. People come to Whistler to experience this natural environment. Whistler is memorable for the “awe-inspiring and pristine natural surroundings”.
- 3) Traffic and safety concerns on Nita Lake Drive and Alta Lake Road and increased congestion at the intersection of Alta Lake Road and Highway 99
- 4) In receiving his re-zoning, the developer is not providing much in the way of community benefits over and above what he is already obligated to provide. They need to provide more such as finalizing the original access to the property from Alta Lake Road to minimize disruption of the existing neighbourhood.
- 5) When reviewing the Guidelines for Private Sector Employee Housing, it is apparent the developer is receiving a huge increase in density (2302 m<sup>2</sup>) and value for the employee housing he is providing. The developer is not providing enough employee housing.
- 6) The proposed development of 43 townhomes is too large and the density too high for this sensitive lakeside development. Based on above, the number of market homes should be decreased.

**With this current proposal, the cost to Whistler and Nita Lake is too high. Tell the developer to go back to the drawing board.**

The solution is fairly simple; reduce the market home density to make it consistent with the current zoned density and consistent with this “site sensitive” land; keep the 21 Employee Homes and increase their size; ensure a strong development permit to preserve the forested nature of the neighbourhood and lastly insist on the original entrance in order to solve the traffic problem. This would be a win for everyone – community, council, developer and neighbourhood.

Council should be concerned with ensuring the best outcome for Nita Lake and the Whistler community not lining the pockets of the developer.

With respect,

**Rob Follows**

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