

## Letter to Mayor and Council

### Re Rezoning 5298 Alta Lake Drive

As I review the Council meetings over the last 18 months, there has been little vigorous debate or answers to questions raised about the key issues and concerns for this development.

I once again want to reiterate that I fully support the need for Employee Housing and recognise that this site is likely to be developed. This does not mean that we should turn a “blind-eye” to the details of the project and to answering important questions.

I encourage the Council to publicly address the following key issues and questions:

- 1) Should the density be increased by almost 40% on this site sensitive land and if so why? Can this land still be called “site sensitive”?
- 2) Are the community getting enough in return for giving an up-zoning (with the current zoning having little value for the developer) and for the additional density? Many of the amenities provided are already required under the existing zoning.
- 3) How is this rezoning consistent with the Private Developers Guidelines (in particular, the guideline which allows.. “ limited market homes to make the project viable”)?
- 4) What are the developers current building “rights”; should the hotel density be allowed as part of TA zoning and Why? The RMOW planning department originally said no.
- 5) Why is the original entrance from Alta Lake Road not being actively investigated when the costs of finishing the road are relatively low and the benefits to the neighbourhood so high?

In order for the Council members to fully answer these questions, they will need to access all the key numbers including the proforma Financial Statements.

Answers to these key questions, including a discussion of alternative views, will provide clarity to the discussion and ensure that mis information is not part of the process.

I look forward to hearing the views of each of the Council members on these key issues.

Thank you for your consideration

With kind regards

Richard Durrans

  
Whistler