

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 as part of the Public Hearing process.

I am against this Zoning Amendment for the following reasons:

- 1) This appears to be a very high density development on lakeside property that will undoubtedly result in clearcutting of significant trees. There will be even more tree loss with the development of the proposed park and WHA parcel. **All of this will be visible from the valley trail and mountain and ruin the appearance of Nita Lake.** Council should be doing everything possible to preserve our lakesides for future Whistler residents.
- 2) The impact of this development on the environment needs to be more carefully managed. Council should extract binding assurances now to preserve the trees and **protect the forested appearance of the lakeshore.**
- 3) The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.
- 4) **Traffic, Traffic, Traffic. The entrance proposed for this new development is THROUGH the existing Nita Lake project. As you can see from the picture attached, the entry road is narrow and dangerous already. If you double the traffic flow on this entry road it raises the chances of a car and/or pedestrian accident to unacceptable levels. The road winds as it enters and is very narrow. Looking at the picture during the winter, you can see we lose the sidewalk to snow on the one side and excess cars park on the other side leaving a ONE Lane wide road for both cars going in two directions plus pedestrians walking in two directions. It is ALREADY unsafe, with the cars and people from both developments using this road it is an accident waiting to happen.**
- 5) **Separate Entry . Please ask the developers of this proposed development to enter from the north side near the Tyrol building.**

We need to create a better balance between delivering Employee Housing, protecting the natural appearance of this site, and allowing the developer a reasonable profit. Reducing the density of the proposal would go a long way to achieving this better balance. And adding a separate entry would reduce safety risks significantly.

The citizens of Whistler deserve a rezoning process that will get us the best deal and will protect our most precious assets, holding any lakeside developments to the highest standards. Under the proposal currently before Council the cost to Whistler and the irreversible damage to Nita Lake are both too high.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Jim Young
5237 Jordan Lane ,
Whistler, BC



Entry road off the West Side Road into Nita Lake Estates. And the proposed entry for this new development.

One lane on a blind curve available for twoway car traffic and all pedestrians. Totally unsafe.