North Vancouver, February 21std, 2021

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) 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) The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
5) More development means more traffic woes on local roads and the intersection of Highway 99 and Alta Lake Road.

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.

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.

Hans P Willi
9-215 E 4th Street
North Vancover, BC
V7L 1J1