

Marius Miklea

From: Planning
Sent: Tuesday, February 23, 2021 1:22 PM
To: Marius Miklea
Subject: FW: RZ1157 – 5298 Alta Lake Road Rezoning

From: William Caulfield [REDACTED]
Sent: Tuesday, February 23, 2021 12:44 PM
To: Planning
Subject: RZ1157 – 5298 Alta Lake Road Rezoning

Please distribute the below to Mayor and Council, and acknowledge receipt.
Thank you very much.

William Caulfield.

Dear Mayor and Council,

Regarding the proposal:

I wish you to reject it.

Please reduce the density and give back most of the developer's offsets.

The "previous development footprint" (PRE) although taking 72% of the land did not have the **extreme built density** of the "proposed development footprint" (PRO) utilizing 43% of the land.

PRE does not allow the construction of **walls of built form** as in PRO.

Even if the built properties of PRE have views of the Lake, and thus are visible from the Lake, there will be space between them. These spaces, even if only grassed or shrubbed, rather than tree-ed will provide visual relief.

The offered offsets in PRO are not sufficient to ameliorate the impact of PRO.

The eastern green area below the power lines is not useful as a park.

Retention of Toad Hall and a barn is not necessary. (Will the municipality be responsible for maintenance repair and security?)

(The Rainbow cabins provide a sufficient link to Whistler's history.

The Valley Trail does not need a significant setback above it.)

However the land is developed, adequate parking space is necessary.

Multiple small units require more parking than a smaller number of larger units.

Employee/WHA housing is good to have and I do not object to it ... but ?fewer units, given the need for parking and the lack of a regular and frequent transit service on Alta Lake Road.

Thank you.

William Caulfield
Owner
2107 Drew Drive
Whistler.