

Attention: Mayor and Council Resort Municipality of Whistler

Subject: Rezoning Proposal No. RZ001157 5298 Alta Lake Road Empire Club Development

Dear Mayor and Councillors:

My Wife and I own both the property at **Sector** and the currently undeveloped Strata Lot on **Sector**. When we purchased our home and the neighbouring plot over 3 years ago we were aware the area around 5298 Alta Lake Road had been zoned for a development of some sort that included properties spread across the wooded areas. We have no objection to a development of this sort, thoughtfully designed to be in sync with the local environment.

Having reviewed the document's associated with the rezoning application above, we are extremely concerned that a developer can apparently run roughshod over the zoning restrictions. The application as it stands effectively allows building of a development totally out of keeping with the surrounding properties both on Jordan Lane and Nita Lake Drive.

The proposed development would also have a significant impact on the environment with the clearing of a substantial number of trees that are currently crucial for the absorption of greenhouse gases.

The development is massively oversized for the area with none of the spacing of properties as we had been led to believe. Further, the roads around our property are reduced to single lanes during the winter. There would need to be a detailed plan and explanation of how the infrastructure could deal with the additional traffic this development will bring and the further problems created on Alta Lake Road.

We are supportive of the area being developed with more housing in keeping with the existing environment and the surrounding area. We

are not supportive of this development, it seems a totally inappropriate location for staff housing given its vicinity and lack of infrastructure.

We have been tax payers to the Whistler Muncipality now for over 15 years – we would be deeply disappointed to see the council support a totally inappropriate development of this sort.

**Yours Sincerely** 

Dr Brian Gilvary

Mrs Joanne Louise Gilvary



September 5, 2019

To: Mayor and Council Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

Re: Submissions from the Nita Lake Estates Strata On Rezoning Proposal No. RZ001157 5298 Alta Lake Road Empire Club Development

I am the President of the Strata BCS556, "Nita Lake Estates" and I am writing on behalf of myself as an owner and all owners of the Nita Lake Estates.

The Owners of Nita Lake Estates are opposed to the current rezoning application and development plan for 5298 Alta Lake Road for a variety reasons.

We are not against development and fully understand the need for more employee housing for Whistler but want to ensure it is the right development for the Whistler Community, is consistent with the surrounding neighbourhood and of course is respectful of the neighbours and minimizes the impact on our well established community consisting of the employee housing units of the Nita Lake Residences and the estate homes of the Nita Lake Estates.

We are hopeful that, as long- standing residents and tax payers of Whistler, our views and voices will be heard and respected by council and indeed by any developer who intends to develop around Nita Lake ("the Lake").

It is important to ensure that this development meets the guidelines for "Employee Housing on Private Lands, March 26, 2019" and the new OCP for Whistler currently in its third reading. For reasons which follow we do not believe the proposed development meets these guidelines.

In the course of preparing this submission we have had many meetings with our Strata members and other residents who live around the Lake. In the course of doing this we have reviewed the relevant documents including:

- The Administrative Report to Council Dated May 21, 2002, Subject London Mountain Lodge on Nita Lake Consideration of Bylaw Adoption
- Zoning and Parking Bylaw 303, 2015 that outlines Bylaw no. 1497 TA17 Zone
- Land Titles Document BT215122 and BT215124 filed June 20, 2002 which outlines all covenants currently registered on the property
- Land Titles Document BX121192 filed March 16, 2005
- Administrative Report to Council February 26, 2019, Subject Private Employee Housing Proposals-Revised Evaluation Guidelines and Consideration of Rezoning Applications with March 26, 2019 revised guidelines
- Whistler's Community Plan and Vision Update 2019
- Whistler 2020 Moving Toward a Sustainable Future
- Section 904 of the Local Government Act
- Lambert v. RMOW 2004 BCSC 342

In addition, we submitted a Freedom of Information Request for all plans and correspondence related to this rezoning application and have reviewed the information we received, albeit much of this information was very limited since much of the information was redacted.

Based upon our review, it is abundantly clear that the current rezoning proposal is inconsistent in terms of density, concentration and visual impact with how our strata neighbourhood and adjacent neighbourhoods have been envisioned and developed on the shores of Nita Lake. In order to build this development in its current form, there will need to be substantial clear-cutting of this very sensitive lakeside area. There is no other lake in Whistler that has this type of proposed density and market rental housing. With the Nita Lake Lodge, the Lake is already at its capacity for commercial use. Nita Lake needs to be preserved and cared for. Surely the citizens of Whistler deserve to have its elected Council Members protect these precious assets and in particular hold any lakeside developments to higher standards.

The Planning Department is very aware of the proposal under RA309 ("London Mountain Lodge") which created the existing TA 17 zoning. On April 2, 2019, Roman Licko wrote to Caroline Lamont, the point person for the Bethel Lands Corp. and indicated that *"the intention was always to maintain the existing natural setting. This scheme found support as a site sensitive development."* At this point of the process, the Planning Department already realized the proposal was not in keeping with the existing zoning. Through the FOI request, it was revealed that even as early as December 4, 2017, Jan Janson was questioning this location for employee housing in a discussion with Mike Kirkegaard after a discussion with Michael Hutchison that morning and prior to his final purchase of the property.

In addition, the RMOW was very aware of the controversy this rezoning proposal would create. On April 8, 2019, Ted Battiston wrote to Mike Kirkegaard, indicating "given the primary residence of the Director of Planning to this property, that the rezoning is quite significant in nature, and that the proposed rezoning will likely be both quite public and potentially contentious, Legislative Services feel that it is in the best interest of the organization and of the application review process to have Mike K avoid all work on the file." Yes, this is a proposal that will be aggressively fought by many.

#### **DEVELOPMENT NOT CONSISTENT WITH PRIVATE EMPLOYEE HOUSING GUIDELINES and OCP**

When looking at the revised Private Employee Housing Proposal Guidelines [with reference to paragraph numbers of the revised guidelines], the following criteria appear to have been ignored or overlooked in the current rezoning proposal:

1. Paragraph 12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized. The rezoning pushes all development to the south end of the property and results in a density increase of 65% over the current zoning. To achieve this in a way consistent with Firesmart principles, there is no doubt that significant clear cutting will need to occur to allow this density in such a small area. The developer, for the view of the views from all areas around the lake. The market rental units are completely out of character with the adjacent properties as there are no other market rentals on the west side of the lake and are mainly single-family homes. The lot to the north of this property is also zoned for single family homes (RSE1). Hopefully the council would not consider turning that lot also bordering the Lake into market condos for the right price. In addition, the location of the proposed development entirely at the south end, provides very limited green separation from our Strata. This once again is inconsistent with how our Strata has been developed and in particular has a direct and substantial impact on some owners of the Residences at Nita Lake and the Nita Lake Estates by providing limited or no green space between the properties and no noise barrier.

The proposed Official Community Plan Objectives (OCP), 3<sup>rd</sup> reading p. 46 states "Green buffers between neighbourhoods contribute to neighbourhood identity and livability. Trail networks provide connections to key destinations and promote walkability. They also extend access into natural areas for peace and tranquility, recreation, leisure and healthy living. Easy access to nature is fundamental to Whistler's quality of life and has been a primary consideration in the development and protection of Whistler's residential neighbourhoods." Where are the green buffers for this development?

- 2. Paragraph 13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work. Housing has been developed close to transit, pedestrian and bicycle routes and amenities to reduce auto dependency. As stated in Whistler 2020 Moving Toward a Sustainable Future, at page 47: Residents live, work and play in relatively compact, mixed- use neighbourhoods that reflect Whistler's character and are close to appropriate green space, transit, trails and amenities and services. Although, the developer will be required to build a Valley Trail that connects the north end of the property to the Valley Trail though the Nita Lake Estates (as per Document BT215121 and already an amenity part of the TA17 zoning), this development is not located close to transit, community facilities, convenience goods and services or places of work. Owners will require a car, thereby increasing traffic along Nita Lake Drive, then onto Alta Lake Road resulting in congestion at Highway 99. Although we understand the need for employee housing, this is not the best place for additional employee housing as it will only promote car use. This is a good example of how mixing and connecting private development with building employee housing creates compromises that is not in the best interests of the residents or indeed the employees.
- 3. Paragraph 17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways. In continuation of the point above, Nita Lake Drive cannot handle any additional traffic. There is a blind corner on Nita Lake Drive that results in many near misses in the summer and winter between cars, bicycles and pedestrians. Bicycle traffic is increasing in the summer to access Creekside with many bikers riding side by side. Owners in the Residences at Nita Lake park freely on Nita Lake Drive. Children play on the roadway. In the winter the road is turned into a one way street as a result of parking at the entrance to Nita Lake Drive opposite the entrance to the Nita Lake Residences. The morning snow plow blocks cars along the road, leaving an unnecessary accumulation of snow on the roadway. The road is only one way coming around the corner and can be very dangerous in snowy and icy conditions with limited time to stop. There is parking on the sidewalks on a continual basis. If this development is to proceed, it must have its own access road from Alta Lake Road other than Nita Lake Drive. The exit from Alta Lake Road onto Highway 99 is difficult most times during the day but impossible after 2 or 3pm on any Friday to Sunday. There have been many near misses. This proposed development will increase wait times at this intersection without a timed traffic light but also push traffic through Alpine Meadows neighbourhood as a way of bypassing these traffic jams. The proposed development will create much more traffic along Alta Lake Road, a road that is windy and sometimes steep and that would become significantly more dangerous in the Winter if more and more traffic uses it. The development at 1501 Alta Lake road exacerbates all of these issues.
- 4. Paragraph 4. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported. And as stated in Whistler 2020 – Moving Toward a Sustainable Future, at page 47, continuous encroachment on nature is to be avoided. Paragraph 15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.

Paragraph 16. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

The land on this site has a very steep slope and will most likely require significant site preparation and retaining walls before anything can be built. A large number of trees will have to be cut to comply with Firesmart guidelines and although promises are made, it is more than likely the developer will ensure trees come down to maximize the views for those buying the market rental townhouses. The proposed development is completely contrary to the employee housing guidelines' direction to minimize alteration of the natural landscape on this lakefront location.

5. As stated in the February 26, 2019 Administrative Report to Council, "It is recommended that the guidelines would apply to any current rezoning application and any that may be received by the municipality that proposed employee housing as a community benefit to realize a change of use, increase in density or increase in the accommodation capacity for a property. In this case, just because the developer is providing an increase in the employee housing and park land does not mean the rezoning should be automatically approved. In order to provide the park space, the density of the development along the Lake is being increased 65%. The park land proposed would be a wildlife park and only accessible by the valley trail as well as the residents of the employee housing and rental units. Whistler already has difficulty with these parks with noise and enforcing bylaws. Undoubtedly, this difficult to access park would lead to increased noise for all owners surrounding the lake. Noise really carries across the lake in all directions and between the rental units and late night park use, the bylaws department will be busy. In addition, the developer is also providing a green space parcel to be used for future development. This provides uncertainty to the owners of Nita Lake Estates for future increases in density. As it stands the proposed development already exchanges amenities for changes in land use zoning.

### ENSURE THE ZONING IS FAIR, CONSISTENT AND LEGAL

It is our understanding that the development plan approved for the London Mountain Lodge could not be built today. In fact, the Bethel Lands Corporation is well aware that "the London Mountain Lodge could not be built in its current form given the changing riparian situation of the site and regulations" (email from Caroline Lamont to Roman Licko and Mike Kirkegaard, April 2, 2019). The TA17 zoning was passed specifically for this type of approved site sensitive development as a "wilderness retreat" before the approval for Nita Lake Lodge and Nita Lake Estates development. In exchange for the TA17 zoning, the developer was providing a total of 7 employee cabins, 5 for employees including a resident caretaker and two for artists-in-residence who would be participating in the proposed Whistler Artist in Residence facility in the "to be" restored Hillman Cabin (the original Toad Hall) and Barn. At the time the RMOW thought these were appropriate facilities and accommodation that was needed. Given that this development never materialized, we have to question whether this market rental rezoning proposal should continue. Whistler residents are now looking at zoning that went from a single-family home over 39,100m2 to a 4600m2 development over 39,100 m2 to a 6000m2 development over only 28,400m2 all on site sensitive lakefront property. Is this in the best interests of Whistler?

### IS THIS THE BEST PLACE FOR NIGHTLY TOURIST ACCOMODATION?

Is nightly tourist accommodation what is needed for this site? Would this type of accommodation so far away from any amenities and services and with no lake access be a desirable rental? There is no easy way for people to get back late in the evening from the village except to drive or take a taxi. It is doubtful that high end rental accommodation would be successful in this area. There may issues of liability as renters attempt to cross the

railway tracks at all hours, winter and summer. We question whether adequate research has been done to support the viability of high end nightly tourist accommodation in this location.

On a personal note, it should be pointed out that my home is my primary residence and I spend most of my time here. My husband and I after over 25 years of spending every holiday and weekend in Whistler with our children, decided to call Whistler our retirement destination and built a new home in Nita Lake Estates. We love it here. We were aware of the current TA 17 zoning as were others who purchased and built homes in the Nita Lake Estates. What we did not factor in was our elected officials selling out on us to a developer that needs to recoup the price he paid for the land, thinking he could just get the land rezoned for higher density by offering the "buzz" items to the Planning Department when he was very aware of the current zoning when he purchased. There has to be a compromise and due consideration given to current residents and tax payers.

#### **Summary**

We would like to see you as the Mayor and your council reject this "Request to Proceed" and look at more appropriate proposals for the use of this land. Ideally, we would like to see the property returned to single family zoning with homes strategically located to preserve the natural setting and minimize the impact on the lake as well as the traffic with an appropriate green buffer between the neighbourhoods. The OCP (5.1.27. policy) allows for cash in lieu contribution that could be used to enhance employee housing being built in another more suitable location which may be a very good compromise in this situation. Given the number of employment ads in the Pique, it seems employee housing that is different than 3 bedroom townhouses is required by the municipality. With this scenario, the developer would benefit, the municipality could maintain green space, relocate the historic Hillman cabin, build more appropriately located employee housing and most importantly have the extension of the valley trail built. Surely we will not be the only group concerned about the loss of the lakeside environment.

The employee housing problem needs to be solved but, consistent with the employee housing guidelines, not at the expense of destroying the natural environments around Nita Lake (see photos) and not by trading an unimaginative and uninspiring development for it.

The Owners of Nita Lake Estates look forward to working with the Council to creating an appropriate solution for this development and to ensuring Whistler remains the one of the best resorts in the World. For that to be achieved, developers and developments have to be held to very high standards and the residents and tax payers of Whistler need to be happy.

Sincerely,



Cheryl Green President Strata BCS556, Nita Lake Estates





Drone Photos of 5298 Alta Lake Drive



-----Original Message-----From: lianne gulka Sent: Friday, September 06, 2019 5:12 PM To: corporate <<u>corporate@whistler.ca</u>> Subject: Attention Mayor and Council re: Empire Club Development

September 5,2019

Re: Empire Club Development

Dear Mayor and council:

As a concerned member of the Nita Lake Estates Strata, I am writing with feedback regarding this development proposal that could change the shape of our community for decades to come.

I understand the development proposal has changed significantly from the original zoning arrangement and we are concerned about the ramifications.

Arguably, there is a need for employee housing in Whistler which we do not dispute, however, responding to this issue must balance all needs of the community.

Nita Lake is a jewel in Whistler which we are fortunate and privileged to enjoy. Ramming increased density through without thought to the impact on the environment and the community is a crime.

Nita Lake is one of the smallest lakes in Whistler and should be maintained without having environmental risk and being damaged by increased density, traffic, noise, etc.

Our concerns for this proposal are not limited to the following:

A proposed density increase of 65% from the original zoning seems unreasonable for a lake the size of Nita Lake at 10.4 hectares. Alta Lake by comparison at 105 hectares is 10 times the size of Nita Lake, and has no commercial density.

Green Lake, the largest in Whistler (200 hectares) has no commercial density outside of the Nicklaus North development, yet our lake which is 1/20th the size is being subject to proposed increased density.

Increased concentration with buildings crammed into 7 acres rather than the original 10 acre proposed density will result in a much different type of development. Green space will not be maintained, the flavour of the community will be hugely impacted particularly with views opposite the lake from the valley trail, the railway, and the gondola.

Is clear cutting the image and impression we really want to give both locals and tourists?

Tourists at Nita Lake Lodge will also be impacted by increased noise both during construction and from increased density upon completion as noise bounces given the water and elevation changes.

We are a group of concerned Nita Lake citizens wanting to maintain the "jewel" in our front yard long-term.

Please ensure that ALL community needs are balanced and thought out before giving concessions to the developer based on short-term gains.

Thank you in advance for your thoughtful consideration and due diligence.

Regards

Lianne Gulka and Carl Hoyt



-----Original Message-----From: Jim Young Sent: Saturday, September 07, 2019 11:22 AM To: corporate <<u>corporate@whistler.ca</u>> Cc: Jim Young Subject: 5298 Alta Lake Road development

Mayor and Council

From: Jim & Judy Young



Our home is located in Nita Lake Estates , the neighbouring property to the proposed development and thus directly affected by this development.

I understand the trade off the RMOW is involved in by trading density to the developer in return for more "employee housing ". The housing is needed so the challenge is to not have the density adversely affect either the environment or the neighbouring properties. As proposed, we believe the development has room for improvement to meet this goal.

I have a long shot suggestion. Figure out how to access this new development off The west side road without coming down through the Nita Lakes Estates Road. This would almost completely solve the concern of everyone in our development about the problem of increased traffic. If ALL the cars coming and going into this new development have to come in via our road it will be a serious increase that adversely affects the safety of our kids and grandkids and causes risk that obviously doesn't suit us. We are also concerned about zoning allowing nightly rentals and the huge increase in traffic and noise from that.

Second we would like to see a bigger buffer between our development and this new one. Noise abatement being the biggest factor here but also sight lines and ease of passage from one to the other. Third, how are all the people from this new development going to cost share the cost of snow removal on the portion of the Valley Trail that we are currently paying for ? Also the costs of repairs and maintenance for the trail.

Thank you for your consideration of these comments and others from the neighbours.

Tours sincerely,

Jim & Judy Young

**Chris Young** 

| Home   | Whistler |
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| Mobile |          |
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Attn: Mayor and Council

Re: Proposed Townhome Development at 5298 Alta Lake Road (overlooking Nita Lake)

As a neighbour of this development, I am writing to convey my significant concerns with the development as currently contemplated.

While not a full-time resident, my young family and I are fortunate to spend a regular portion of the winter at the family home in Nita Lake Estates. The neighbourhood is very much one of peace and quiet, what one would expect around a pristine lake. The ability to have a home here, far from the tourists, crowds, and noise of the village, was fundamental to our choice of building here. The currently proposed development at 5298 Alta Lake Road puts that at risk.

The currently proposed development to our North is not in keeping with the form and character of neighbouring developments. Specifically, the density and building locations are a far cry from the design esthetic in place immediately next door at Nita Lake Estates. Further, the increased traffic on what is effectively a narrow laneway each winter, puts the significant number of people who walk it at greatly increased risk of injury or worse. Last, the siting and the density puts the lake health at risk. As a result, we respectfully request that the proposed development be rejected in its current form.

To be considered, the development should be altered as follows:

- 1. Reduce density, to support Single Family Homes only
- Have the developer supply the necessary employee housing in a location with better access to transit and that is more conducive (and likely in a form more in keeping with what temp employees are looking for – which is not 3-bedroom townhomes)
- 3. Site the homes appropriately and in keeping with the neighbourhood:
  - a. Back from the water
  - b. Dispersed around the site, with discrete building sites and green space around each home
  - c. Maintain a set-back between this development and neighbours
- 4. Introduce a separate access road to the development directly off Alta Lake Rd
- 5. Eliminate nightly rentals from the zoning

Finally, any addition of traffic on the West Side will put increased pressure on the Hwy 99 & Alta Lake Rd interchange. This is already a VERY difficult left turn on weekend and powder mornings. Risk of injury is high, as pedestrians don't always wait for the light when a transit bus is approaching, and drivers can regularly be seen leaving their cars to push crosswalk buttons. Neither is a safe or sustainable practice and both will lead to injuries if the situation isn't remedied, which it will need to be prior to the approval of any additional development on that road.

5298 Alta Lake Road is a beautiful site. Please ensure any improvements on the site are truly that, are in keeping with the neighbourhood, and that they justify the site's development.

Kind regards,

Chris Young

Mayor & Members of Council Resort Municipality of Whistler

RE: Proposed Townhome Development at 5298 Alta Lake Road on Nita Lake

## Dear Mayor and Councillors

I represent the owners of Whistler Mountain Ventures Ltd., known as Alpine 68, at 2010 Nita Lane, Whistler.

We are concerned about the proposed development at 5298 Alta Lake Road, directly across Nita Lake from our property. This revised development, under consideration now, will require a change to the existing zoning, from TA17 site-sensitive hotel to town homes. It adds another 20,000 square feet of density, because the RMOW is insisting on more employee housing. This development appears to be above the density limits as defined by the municipality. Employee housing at this location makes very little sense, as no amenities and no public transit are available. This increase in density will only add to traffic issues at the south end of town, an area already overloaded at certain points of the day/ season due to incoming and outgoing traffic from the south. This new proposal we believe will also cause a significant increase in clear cutting, over the existing usage plan for this property, which will be both aesthetically negative and may bring about environmental issues to the lake. We would also like to stress how small Nita Lake is compared to many of the other local lakes, which means that developments need to be in scale to this surrounding. Nita Lake is one of the last "natural looking" lakes in the Valley, and it would be a long-term loss to have large scale developments right on the shore.

We urge that this site be returned to single family residential homes as it was with the RR1 (now RSE1 zoning), in keeping with the character of the Nita Lake neighborhood. To that regard, we understand that the Tyrol Lodge property may eventually be re-developed and hope that the plans for that also follow in keeping with the character of the area.

We, the owners of 2010 Nita Lane, ask that the following be considered:

1. Provide sufficient set back of the development to the north from the Nita Lake Estates property line so buildings can't be seen. It is currently crammed up against the existing residences which is unnecessary.

2. Overall density reduced back to 49,500 square feet, as allowed in the current TA17 zoning. We want employee housing reduced to 5 units as per the current TA17 zoning (including one manager cabin) and return of the two artist-residence cabins.

3. All designated green spaces to remain that way. A moratorium on further development or encroachment must be provided, as opposed to what is currently contemplated, which is possibly more employee housing down the road.

4. Disallow AirB+B type nightly rentals of the townhomes for 10 months of the year (owner occupied for 2 months). The town homes should be similar in character to the Nita Lake Estates with rental privileges consistent with normal residential 30 day minimum.

5. No docks or tie up allowances for water rafts and no commercial lake activities. NitaLake is too small.

6. Eliminate the proposed swimming pool and include a code of conduct to restrict noise, ban amplified music, etc., enforceable by By-law services

7.Assurances the park reserve will be monitored 24 hours, if need be, using by-law enforcement services. We think this development has too many serious drawbacks, is an inferior planning choice, and provides a poor location for the employee housing.

We urge RMOW to abide by its density recommendations, consider a better choice of residential housing on this lake front land and abide by the Local Government Act in the way employee housing and other community amenities are extracted from developers.

Thank you for your consideration,

Tom Duguid On behalf of Alpine 68 owners



#### Keith & Lindsay Lambert



September 9, 2019

Mayor & Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC

Dear Mayor & Council Members,

#### Proposed Townhome Development at 5298 Alta Lake Road (Hillman) on Nita Lake

We have resided on Nita Lake for close to 20 years and we have reviewed the development under consideration on the 10 acre property on the western shore of the same Lake and have grave concerns about it.

With all due respect, we must "call time" on the practice of employee housing and other "community amenities" driving outsized and not best of use development. In the process, the adverse impact to your tax paying residents is never adequately considered. The Local Government Act protects us from our own municipality bargaining for amenities in return for such disagreeable land use change.

This proposed project requires massive clear-cut damage to the beauty of the environment. Surely, we all agree the standards for lake front development must be higher than normal; after all the site is near proximity to the train station and visitors disembarking and using the valley trail will be enjoying a good experience until they see this blight on the neighbourhood.

With 7 or 8 townhouse blocks of roughly 10,000 square feet each, this development is too large, has too much density, is out of character with the neighbourhood and it smacks of a desperate grab for employee housing, which it is.

The drive for employee housing is compromising development and the neighbouring taxpayers suffer the consequences in many ways, not only having to endure years of construction but a lifetime of mis-development to live with.

As for the revised development, under consideration now, it is a land use change rezoning, from TA17 site-sensitive hotel to town homes and adds yet another 20,000 square feet of density because the RMOW is insisting on more employee housing. In turn the developer needs more units to sell, and it goes on and on. The same property has gone from a 6,500 square foot single family home, to a 50,000 square foot hotel and now to a 70,000 square foot town home development.

There are several major planning blunders in this proposal. The employee housing is located too far away from any amenities, like grocery shopping, and public transportation on Alta Lake Road has been discontinued. The access road via Nita Lake Drive, purportedly of municipal standard (which it isn't because it is reduced to a single lane in winter), is inadequate to service both the existing residences and the proposed development; there is a serious safety concern unaddressed. The traffic jam at Alta Lake Road and Hwy 99 is already a result of too much development on the west side road and resembles the notorious juncture at Taylor Way and Marine Drive in West Vancouver where you can't make a left turn due to traffic congestion. Further, how wise is it to have 15 employee housing units along the open CN rail track between the houses and the allure of the Lake?

This development has the hallmarks of a commercial real estate failure. Buyers will reject these market town homes when they are face to face - with no separation - with the lesser employee housing town homes. Row employee housing on the left and row market town homes on the right is an unattractive offering. Can't we do better for valuable lake front development?

Along with other Nita Lake residents, we stand as a group united in urging this site be returned to single family residential homes (as it was with the RR1, now RSE1, zoning), in keeping with the character of the 14 unit Nita Lake Estates development to the south on 23 acres, and the zoning at 5157 Alta Lake Road, if that were ever to be developed. If RMOW were to change zoning back to single family residence (as it was before), then legally increase density zoning to add another 5 or so residential homes and in doing so bargain for employee housing (located elsewhere in a more suitable place) and other amenities, then, the Nita Lake Estate residents will accept access through their neighbourhood. In this way the developer would avoid the need to add an access road for 5298 Alta Lake Road.

Failing the preferred planning option above, which would be unfortunate, our group could reluctantly countenance what is going on, in the interests of not having another legal row between taxpayer residents and the RMOW over the same improper development, provided critical infrastructure issues can be resolved satisfactorily.

- 1. There must be a timed traffic light at Hwy 99 and Alta Lake Road. It is already nearly impossible to make a left-hand turn onto 99 and on occasions when you can, it is only into a traffic jam from southbound cars trying to get into Whistler. However, the traffic light is still a must.
- 2. 5298 Alta Lake Rd will need its own access road negotiated with the upside land owner. It cannot use Nita Lake Drive due to safety concerns.

These are fundamental issues and if they cannot be resolved this development cannot proceed.

Assuming these changes can be made, for us to not oppose this development, we need the following changes:

- 1. Provide sufficient set back of the development to the north from the Nita Lake Estates property line so buildings can't be seen. It is currently crammed up against the existing residences which is unnecessary.
- 2. Overall density reduced back to 49,500 square feet, as allowed in the current TA17 zoning. We want employee housing reduced to 5 units as per the current TA17 zoning (including one manager cabin) and return of the two artist-residence cabins.
- 3. All designated green spaces to remain that way. A moratorium on further development or encroachment must be provided, as opposed to what is currently contemplated, which is possibly more employee housing down the road.
- 4. We don't want **AirBNB** nightly rentals of the townhomes for 10 months of the year (owner occupied for 2 months). It is not a trailer park and we want an offering that will attract a different clientele. We want the town homes similar to the upscale character of the Nita Lake Estates with rental privileges consistent with normal residential 30 day minimum.
- 5. No docks or tie up allowances for water rafts and no commercial lake activities. The Lake is too small.
- 6. If railway fencing is required, since it notoriously gets bent out of shape; it must be colour shaded with strict obligations to be maintained.
- 7. Eliminate the proposed swimming pool and include a code of conduct to restrict noise, ban amplified music, etc., enforceable by By-law services
- 8. Assurances the park reserve will be monitored 24 hours, if need be, using by-law enforcement services.
- 9. We want to understand what development lies ahead at neighbouring Tyrol Lodge, before agreeing to this one.

If the single purpose employee housing development at 2077 Garibaldi Way has run into serious local resident opposition, then what do you think is going to happen here? The former is a far better site for employee housing than this one. Comparatively, this proposed development is way more controversial and we don't want this development in our neighbourhood either.

We think this amended development still has too many serious drawbacks, is an inferior planning choice, and provides a poor location for the employee housing – there is no public transportation and it is a long way from the Creekside facilities and amenities.

In consultation with the with our working group comprising pretty well all Nita Lake property owners, the developer, and RMOW we urge you to come up with a smart residential housing plan for this site and something we can proud of.

Thank you for your consideration.

Sincerely,

Keith & Lindsay Lambert

### ALKARIM TEJANI & SHELINA LALANI



Mayor & Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC

#### Re: 5298 Alta Lake Road. Sept 10/2019

Dear Mayor & Council Members

We have lived at for over 10 years. We bought the property and built the surroundings. We immigrated to Canada about 35 years ago with little but ourselves. In our high schools days we would be lucky to drive to whistler for the day maybe only once in 3 4 years. Whistler to us was an amazing place and it is that to many people close to it and around the world. We were lucky enough to be able to build our careers and lives and build our dream house in Whistler. We choose Whistler because of the nature and mountains and the feeling that one gets when you come here.

Many residents have detailed many valid reasons not to approve this development and while we agree with many of them we wish to point to a larger issue.

Whistler has a unique place in the world and in Canada and in BC. It for a lack of a better word has a brand or feeling it evokes. Think of many companies products or cities or regions of the world that have a unique "feeling associated with it"

The residents and mayor and council must do everything not to endanger this. This is the reason people visit here and want to live here. Once you "devalue" the brand or water down the sprit you can quickly lose all you have and people living here will not enjoy it either.

Development and providing housing is important and must be done and can be done in better ways.

To cite another example we have all eaten a "lite" version of a food or purchased a off shoot of a product ... and yes its that product " a lite version " but something is always missing and people notice. Next time they head away.

This development is "off brand" 65% increased development, AirBNB type rentals etc. We have all heard nightmares about these and in the long term it harm communities.

To summarize we oppose this development because it risks our most valuable resource the overall feeling of whistler. We urge the Mayor and council to look after and protect the long term values of our municipality .

Sincerely Alkarim Tejani & Shelina Lalani Paul D. Wood

September 9, 2019

Mayor and Council RMOW 4325 Blackcomb Way Whistler, BC.

Dear Mayor and Council. Re: Proposed Development 5298 Alta Lake Road, Proposal # RZ001157

It has come to my attention the Empire Club has requested a zoning change on this land and I would like to voice my strong opposition to this project.

- 1. This project is not suitable for the surrounding area
- 2. The project does not meet many of the new OCP guidelines
- 3. This project has environmental concerns
- 4. This project has many traffic concerns
- 5. This location is not suitable for employee housing

I am surprised this proposal has even gotten this far and I would hope the Mayor and Council will take all of the letters of opposition seriously. The required signage for the posting of the rezoning application sits at the intersection of two dead end streets that get little to no community traffic. To date, the news of this illconceived rezoning application has only been passed along by word of mouth. When the Whistler community becomes aware, there will definitely be more opposition.

This is a developer who has clearly purchased this land at top dollar and is now trying to make his numbers work with a 65% increase in density. All Whistler residents and taxpayers should not have to pay the price for a developer to make a profit. It is my understanding that he has been given some direction and, support from key council members that he was on the right track before closing on this land purchase. This type of inside information and any close relationships that any of the staff or council members have with Empire Club ownership will be looked at closely as this project progresses. In a March 7, 2019 Pique Article, it was reported that as the head of Bethel Lands Corp., Hutchison's role on the WHA board was seen as a potential conflict of interest. Marla Zucht, general manager of the WHA defended Hutchinson by saying, "there was "really no opportunity" for Hutchison to benefit financially from his role, and that his perceived conflict was never an issue at the board table" and "(He's) not involved in any employee-housing opportunities in Whistler." However, from the FOI received, Hutchinson was discussing employee housing on 5298 Alta Lake Road with RMOW staff in December 2017. Yes, there does appear he had a conflict.

This project will be one of the most visible projects from Whistler Mountain in both the winter and, summer. I am sure that everyone including council revel in the beauty of Nita Lake and, trees seen from the ski hill and beyond. If council does not agree, I am certain most of the voting public will take a different view.

If council was serious with solving the need for transient employees housing problem, then they would allow more construction in the parking lots Vail owns or in other areas more suitable for this type of use. Businesses are having difficulty attracting and keeping employees. Vail is promoting a high end, exclusive resort and hopes to attract this type of visitor to Whistler. It will not take too long before these visitors (or any visitor for that matter) realize that Whistler cannot provide the high level of service they expect as we simply do not have the employees to provide the expected service level. We don't need 3-bedroom townhouses, we need affordable, dorm or suite style accommodation, close to the amenities, in particular, transit. In addition, residential neighbourhoods already suffer from illegal AirBnB's. If Council simply focused on shutting these down and fining owners, we would quickly see an abundance of suitable housing become available for employees of Whistler.

The OCP states that "Whistler is a community of distinct neighbourhoods, each with a unique character supporting diversity, variety and, choice in housing". It needs to be consistent with the surrounding area. The current proposal is not. If this site moves forward with development, then it should be zoned single family or large townhomes leaving large tracts of tree preservation. New housing cannot be allowed to destroy and disadvantage existing housing. Again, the OCP states "Neighbourhoods have a harmonious relationship with the natural landscape, which remains predominant. And Green buffers between neighbourhoods contribute to neighbourhood identity and livability." This developer's track record with preserving green buffers is a failure, if the clear cutting of Baxter Creek is any indication. Is this what council wants for the shores of Nita Lake? All existing owners with homes around the lake will suffer with the noise, destruction of the sensitive lake environment and the visual impact.

The area around Nita Lake already has sensitive riparian areas identified. This parcel also has a riparian area through the property. Whistler has no official Lake Development Plan. "Why when we have no Lakeside policy would Council be willing to give support for such a proposal?

The Whistler Hotel Association is predicting a downturn in tourist visits. This is not the location for nightly rentals. It is too far from the amenities required. Why approve this type of controversial nightly rentals in an area so far from the action when downturn is expected?

If rezoning is required, let's get it right. There are many profitable options available to the developer that will not negatively impact the existing owners on Nita Lake and the health of the lake itself. I am sure Council is well aware of the impact this site will have on the community and I assure you that the opposition has just started.

| Sincerely |  |
|-----------|--|
|           |  |
|           |  |
| Paul Wood |  |
|           |  |
| Email:    |  |

## View from the Cloudraker Skybridge



## E. Marsha Bennetto David G. Thompson

September 10, 2019

Mayor Jack Crompton jcrompton@whistler.ca Executive Assistant: Wanda Bradbury wbradbury@whistler.ca Councillor Arthur De Jong adejong@whistler.ca Councillor Cathy Jewett cjewett@whistler.ca Councillor Duane Jackson djackson@whistler.ca Councillor Jen Ford jford@whistler.ca Councillor John Grills jgrills@whistler.ca Councillor Ralph Forsyth rforsyth@whistler.ca Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC V8E 0X5

Dear Mr. Mayor and Councillors:

### Re: Submission Concerning Rezoning Proposal No. RZ001157 5298 Alta Lake Road/Empire Club Development

We are writing to express our concerns relating to rezoning proposal No. RZ001157.

Jordan Lane from its junction with Alta Lake Road to the roundabout is now a one lane road by virtue of its use for parking by tenants of the Nita Lake Drive condominiums and townhouses. Greatly increasing traffic on this stretch of road will be very problematic and create safety concerns given the number of small children who live in the Nita Lake Drive complex, the significant number of pedestrians who walk to work from the Nita Lake Drive complex and the significant cyclist traffic in summer months. Notably, a small playground, designed for pre-schoolers, is located on the west side of Jordan Lane on this stretch of road.

If traffic on the Jordan Lane road is to be substantially increased, the road will either have to be widened or all parking on this section of road will, at all times, have to be strictly prohibited. We urge you to visit this section of road.

Like many Whistler residents and tourists, we spend a great deal of time walking and biking on the Valley Trail. The Valley Trail is truly a legacy that contributes to Whistler's attraction as a tourist destination and the enjoyment by Whistler residents.

There would be a public outcry if any development created a significant visual impairment of the Nita Lake area. The skill of the planners involved in the previous developments on the west side of Nita Lake (Nita Lake Estates and the Nita Lake Drive condominiums and townhouses) should be applauded for designing developments that provide views for the residents of these developments and yet have minimal impact on the views of users of the Valley Trail and those who live on the eastern side of Nita Lake. We think that any development plan that has a significant visual impact for the users of Valley Trail would be met with significant adverse reaction from the Whistler community.

We take a keen interest in watching the bears. Based on the substantial bear traffic that we have observed walk through our yard (which is down substantially this year), we are concerned about any development adversely affecting bear access to Nita Lake. A small population of bears regularly access Nita Lake travelling through the bush from Nita Lake approximately on the border of 5200 Jordan Lane and 5241 Jordan Lane through our lot (often up the outside stairs on our lot) en route to and from feeding areas in Nita Lake Estates, on the BC Hydro right away and in the Sproatt Creek and Millar Creek drainages. Because of the cliffs abutting the rail line and the railway station at Nita Lake Lodge, the bears do not commonly access highlands from directly east of 5237, 5233, 5229, 5225 or 5221 Jordan Lane. Because of all the clover grasslands that have been planted in Nita Lake Estates, the bears will always be drawn to Nita Lake Estates.

Access to and from Nita Lake is important for this small population of bears and it is essential that this access is not lost by deforestation. A greenbelt should be preserved so that bears can safely and comfortably travel through the neighbourhood. A greenbelt following the southern property line of 5298 Alta Lake Road would be helpful because the bears are currently using the forest in that area for access to Nita Lake Estates and the highlands above.

We thank you for your consideration.

Yours truly,

E. Marsha Bennetto David G. Thompson

CC: Planning Department planning@whistler.ca

**Ross and Kris Clark** 



September 8, 2019

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way, Whistler, B.C. V8E 0X5

#### Proposed Townhome Development at 5298 Alta Lake Road on Nita Lake

My wife and I reside at **a second sec** 

We feel our community must be extremely careful to preserve to the extent possible its precious lakes. They are a wonder and certainly not commonly found in other ski resorts. Although it is relatively small, Nita Lake is the only lake in the valley with a substantial hotel on its shores. That does not mean that it should get more commercial development, it means the opposite. It is already beyond its limits in supporting hotel and commercial development.

I recall when the redevelopment zoning for 5298 Alta lake Road was granted almost 20 years ago. At that time we did not oppose it because it seemed reasonable and a sincere effort to develop the property in a way that preserved the views and would be compatible with its neighbours. That was before the Nita Lake Lodge was imposed on us. If anything council should be looking at reducing the current density of this property, not increasing it by 67%.

The environmental condition of Nita Lake should be assessed before considering any further development. I know that development has taken its toll on its condition. Care must be taken not to further environmentally erode this lake.

From our perspective Nita Lake is a very attractive part of Whistler. Most of the views are beautiful. The municipality has previously chosen to cut foliage adjacent to the lake so that the views are more easily seen from the Valley Trail which runs along the lake. The last thing I think the community would like to see is a clear cut development on the west side of the lake. A mini "Rainbow", which as I understand was developed by planning and approved by council in accordance with its processes. I have no doubt an effort will be made to hide the development but by the time the clear cutting is done and dangerous or suspect trees are removed I expect the result will be irretrievably disappointing for both guest and citizens. In addition, I expect that as time goes on, the owners of these properties will want to enjoy their views of the lake and we can expect the intervening forest to suffer as a consequence. In short, I do not believe that this property will ultimately contain high density, expensive homes with no view of lake. That will be another promise quickly broken and we will be left with the scars.

As a resident of the lake, I know that Nita lake has always been a relatively quiet part of the valley and that is one of the reasons I appreciate my home. The plans that I viewed showed pods of 5 unit townhouses for both the private an employee housing. Each unit had 2 parking spaces and there was an area for additional guest parking. There was an outdoor swimming pool, a hotel building etc. The owners are allowed to occupy their units for up to 2 months each year with only nightly rentals for the balance. The private portion is a 'motel' development. It will take new 'employees' to operate this hotel. What is the net increase in employee housing. I expect it will be marginal, but the community loss will be great.

It does not take any imagination to conclude that this development will be a source of overflow accommodation for the Nita Lake Lodge and a perfect sight for informal parties after weddings and other events hosted by the Lodge. This property is adjacent to a residential area and on a lake where sound is transmitted extremely well. I thought that activity was to be in the town centre where it can be regulated?

The access road via Alta Lake Road and Nita Lake Drive is inadequate. There is currently a growing need to put in a traffic light at Alta Lake Road and Hwy 99 although the many times the traffic congestion on Hwy 99 would pre-empt the effectiveness of the light. This development will make matters worse. Development on Alta Lake Road should not be considered until the congestion on Hwy 99 is resolved.

Nor is this location suitable for employee housing. Other than being housing for employees it does not meet the criteria established by council for employee housing. It is located too far away from any amenities. Public transportation on Alta Lake Road has been discontinued, presumably because of insufficient use. This is a relatively remote and poorly serviced part of the municipality. Driving will be imperative.

Council recently rejected a proposal for multi-storey employee housing at a site that was also poorly located but it did not possess the natural beauty and visibility of this site.

If there is to be development now, this site should be returned to single family residential homes (as it was with the RR1, now RSE1 zoning), and the new development should be in keeping with the character of the Nita Lake Estates development to the south. If the municipality rezoned the site to RR1 Or RSE1 zoning, it could then increased density to add residential homes to fit into the woods and at the same time bargain for employee housing (located elsewhere in a more suitable location) and other amenities. This should be done so the views from the lake are compatible with the existing Nita Lake Estates development so that it appears to be an extension of that development. This approach avoids further commercial development on the lake, will not materially affect traffic and provides a continuity to the views, all of which is important when development along the lake to the North is considered.

If the current proposal is approved, a developer of property along the lake to the north need only ask "what do I have to pay to get more", because the zoning and community interest are irrelevant.

In summary, we feel this is an unacceptable proposal. The real addition of employee housing is marginal. It is completely inconsistent and will create friction with its neighbours, it threatens the views from the Valley Trail and it will further increase our current traffic problems. If approved you will be turning a silk purse into a sow's ear. Surely we can do better.

Thank you for taking the time to read and consider our views,

Ross and Kris Clark

## From Richard and Sandra Durrans

# Letter to The Mayor and Council Sept 9<sup>th</sup> 2019

## Re Development at 5298 Alta Lake Road.

Sandra and I (Richard Durrans) are the owners of **Constant Constant** in Nita Lake Estates. We are writing to you about the proposed development at 5298 Alta Lake Road, directly North of our property.

We strongly and vigorously oppose this proposed rezoning and development for many reasons, not only from a personal and strata perspective but also from a Whistler Community perspective. Sandra and I have been residents and taxpayers of Whistler for 30 years and we want to ensure that our neighbourhood is developed in good taste, that our Lakes are protected and also that Whistler remains one of the leading community resorts of the world. Allowing the development at 5298 Alta Lake is not consistent with these standards. It is too controversial and it contains compromises that as a community we do not need to make. We can do much better!

I have carefully reviewed the OCP and would like to applaud the council and the members of staff for a very thoughtful and excellent document that provides a comprehensive and exciting vision for Whistler's future. As residents of Whistler we should all feel comforted that we have such a document to guide us to ensure we remain a leading resort community over the long term. However, this proposed development at 5298 Alta Lake is inconsistent with the OCP in so many ways and does not come close to fulfilling the reasonable standards as outlined in the OCP. I have set out some specific comments below.

Also, while I fully understand the need for Employee Housing, this should be developed in the right place and in the right way. Allowing higher density and a change of use for a few more employee housing units is not the right way. It is questionable from an environmental, moral and potentially legal perspective.

**To be clear, I am not against development** and would understand if 5298 Alta Lake is developed, but in a way that is not destructive for Whistler and for our Nita Lake Community.

As current residents and taxpayers we cannot allow developers (who at the end of the day will not be part of our neighbourhood and who are driven by financial incentives) to spoil our community and "push through" inappropriate developments.

It is interesting to note that the <u>OCP Vision Statement</u> states "We value our relationships and work together as partners and community members". The developer has never engaged us or any member of the Strata in discussions and conversation. **By not speaking to members of the local community he clearly has ignored the spirit of the OCP and does not appear interested in the well-being of the community and the residents of the Lake.** 

My specific comments are the following:

## 1. Unusual development for a Lake at Whistler

**Lakes are a special part of our community**; they are a distinct part of the resort and a big part of why everyone enjoys being in Whistler in the summer and in the winter. Imagine Whistler without our Lakes, it would provide a very different feel. We are fortunate to have spectacular mountains and spectacular lakes to appreciate. Historically, these are the reasons why people originally came to Whistler. Let's respect and remember our history. Hence, we need to protect these Lakes and to hold them to higher standards for development compared to other areas. In deed in <u>your Community Vision</u> in the OCP you make specific reference to the lakes...*We protect the land – the forests, the lakes and the rivers, and all that they sustain.* 

In particular, Nita Lake is a treasure and being the smallest Lake in Whistler needs special attention. Why is it then when I review <u>Schedule A of the OCP</u> (map of zoning), that there is only one pink zone (Visitor accommodation) on any Lake and that is on Nita (5298 Alta Lake Road). All other Lake sides are designated either green spaces or low/medium density residential. **Why is Nita Lake been treated differently and is zoned differently**? There is sufficient Visitor accommodation with Nita Lake Lodge...the Lake does not need more. **Why put high density/concentration housing on Nita Lake when it is on no other lake?** (see comment on density and concentration below. Also, I understand there are town homes on the south end of Alpha Lake, but these were approved and built in a different era and are not the standards we want to replicate today).

# 2. Why the substantial increase in Density?

**One of the big problems with the proposed development is the increased density and changed use.** This plot of land has changed zoning from single family home to a hotel/cabin TA17 zoning with 4,600 sqm build over 10 acres to now the proposed 6,000 sqm build over 7

acres. This is effectively a 65% increase in density. What is the rationale for an increase in density on such a small Lake?

If 4,600 sqm was thought to be the appropriate density for this land in 2004, why after significant development around the Lake over the past 15 years, is a higher density now viewed as appropriate. The Lake and surrounding nature have not suddenly changed to be able to absorb more density. Surely if anything the density should be reduced rather than increased.

All the other lakes have low to medium density around them (see Schedule A of the OCP) which also means a low level of concentration. The proposed development is for 5 five plexes and 2 six plexes...this creates a level of concentration which has not been developed on other Lakes over the past 20 years. No lake shore has had rows of townhouses developed on them and we should not start now when we have so many other reasonable ways to develop our Lakes.

## 3. Inconsistent with the OCP.....trying to keep neighbourhoods harmonious.

There are many references in the OCP to support the case that this development is not consistent with your policies and not consistent with the existing neighbourhood.

For example, in the <u>Our community Vision preamble</u>, you state that: Our neighbourhoods are mainly hidden in the trees, between extensive green spaces and parks, offering privacy and tranquility yet easy access to the bustle and vibrancy of town.

There is a clear distinction between town and neighbourhoods, which makes lots of sense. The proposed development will not be hidden by trees (a large portion of the land will be clear cut) and there will be insufficient green space between our Strata and the development. It seems that the developers are trying to build a "town" like development in an "out of town" neighbourhood. This is not consistent with the OCP.

Further reference to the OCP shows the following: <u>Chapter 5 Land use and development</u> ...our <u>shared future states that</u> " *Neighbourhoods have a harmonious relationship with the natural landscape, which remains predominant. And Green buffers between neighbourhoods contribute to neighbourhood identity and livability* and <u>Policy 4.1.1.2 states that</u> " ....within this corridor maintain a comprehensive network of natural areas, open space and parks that separate and provide green buffers between developed areas"

So quite rightly the OCP emphasises the need for green spaces.....with this development there will be inadequate green buffer between our development at Nita Lake Estates and the new development. This will have a significant negative impact on the character of our neighbourhood. We all purchased in this neighbourhood to be close to nature, to have beautiful views and to have tranquility away from the village. This development will significantly change all of this.

Respecting neighbourhoods and nature is a fundamental building block for the OCP. This development does not meet these standards.

## 4. Employee Housing...dealing with it in the right way

I agree with a focus on employee housing as an important way of building our community. It has worked well in our development at Nita Lake Estates and so we are not opposed to more employee housing. However, there is a cost to building employee housing and when you trade use and density for employee housing the cost is not borne by the developer, it is typically borne by the surrounding residents and community. This cost should be recognised and the aim should be to make any "cost" reasonable and fair.

**However, why add density on a precious lake in Whistler in order to gain more employee housing?** There is no need to do this. This leads to a sub optimal situation. Separate the location of the private housing from the Employee housing because they both have different needs. Put the private housing with the "right" density on Nita Lake and then locate the employee housing consistent with <u>policy 5.1.2.5</u> *Consider allowing development of* employee housing on underdeveloped private lands in residential neighbourhoods with close proximity to jobs, sustainable transportation, amenities and services and consistent with policies and criteria established for evaluation

You state in the OCP that the Municipality has *"substantial Land bank that is available to be developed"*, so land is not a problem. To help financing, get the developer to put "money in the pot" and so he contributes to funding the employee housing. In this way the location/development and the financing are kept separate, leading to both these issues being optimised separately.

-

# 5. Overall density and development in Whistler.....time to be selective and careful

As a community we have already reached 90% of our development potential (54,652 bed units built out of maximum 61,513 bed units). I have assumed that the 61,513 is the maximum units that can be developed in Whistler in order that we can remain the healthy, vibrant and livable community that we all want. So we just have 10% more to go. Let's be very selective and careful about how we develop this last 10%. They are a precious resource with limited supply. We do not have to approve marginal projects which upset whole neighbourhoods. 5298 Alta Lake is less than a marginal project, it is far too controversial and inconsistent with

the OCP to warrant taking up part of the precious last remaining 10%. We can afford to be very selective and careful about these last developments.

## 6. Traffic and noise and safety issues

Along with density, comes traffic problems and noise issues. With 37 new townhomes each with 2 and 3 bedrooms, we can conservatively say there will be another 50 cars in the area (probably more). This creates 4 major problems 1) the Nita Lake Drive cannot handle this amount of traffic – primarily this is a safety issue with families using the road from the employee housing and this road being busy and difficult to navigate in winter conditions. 2) Alta Lake road is windy and steep and not well suited to a significant amount of traffic 3) the intersection at Alta Lake Road and the highway is already difficult to access – this will become a major issue with more traffic 4) the environmental cost of more noise and pollution on the Lake.

The noise issue goes much further than traffic generated noise; with over a 100 more people on the lake, most of them renting this will be a major noise concern at weekends. Already the noise issues at Nita Lake Lodge are creating problems for the neighbourhood. Everyone around Nita Lake purchased in this community to be away from the noise and business of the town, and to be closer to the peace of nature.

Lastly, the council must be concerned with a lot of short term rentals and access to the proposed park, that there is a safety issue with the railway line as people will inevitable try to access the Lake.

## 7. Setting an unfortunate precedent

The council needs to keep in mind that whatever happens on 5298 Alta Lake is likely to set a precedent for lands to be developed around it. It is more than likely that over the coming years Tyrol lodge will be re developed and then there are the lands to the North of 5298 Alta Lake that also have zoning for building. If the zoning and density get changed on 5298 Alta Lake, why should it not be changed on neighbouring lands. The implications of this ripple effect for the Nita Lake environment are very troublesome.

## Summary and the Way forward.

We are very concerned property owners and very concerned residents of the Whistler community. We want to ensure that as taxpayers and long standing residents that any development occurs in keeping with the long term beauty and health of our community.

Adding density, creating further traffic problems, providing inadequate separation and green space between neighbours and clear cutting much of the land are not consistent with the goals of creating *neighbourhood identity and livability*, as stated in your OCP. In addition, development around our lakes need to be held to higher standards.

As current residents and tax payers we cannot allow developers (who at the end of the day will not be part of our community and who are driven by financial incentives) to spoil our community and "push through" inappropriate developments.

**The right development for this property** is to build single family residential homes (as originally envisioned for this property) together with appropriate green spaces and separation. Employee housing may or may not be part of this development, but as stated above such housing is probably more efficiently located closer to amenities etc.

We and the residents of Nita Lake feel very strongly about getting the right development and we look forward to working with the council and the Muni to find a solution that works for our neighbourhood as well as for the Whistler Community

Thank you for your consideration

With kind regards

**Richard and Sandra Durrans** 



**Rob Follows** 

September 9, 2019

To: Mayor and Council Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

Re: Submissions from the Nita Lake Estates Strata On Rezoning Proposal No. RZ001157 5298 Alta Lake Road Empire Club Development

I am writing to convey my serious concerns with the Rezoning Proposal for 5298 Alta Lake Road in its current form.

My wife and I purchased our home in Nita Lake Estates because of the tranquil and natural setting where we are surrounded by 250-year-old cedar and fir trees. While not a full-time resident, our young family spends a significant amount of time here in the summer and winter. Our community is a safe place for the children to play and ride a bicycle. We could have bought elsewhere but wanted to be away from the noise, crowds and tourists that are found in the village. The currently proposed development at 5298 Alta Lake Road is about to change all of this and is substantially different than the existing zoning on the property. There is no longer the ambience of small cabins nestled amongst the trees on a beautiful small lake, preserving a natural setting. This area will be clear cut to make room for these townhomes. The sensitive lake environment will be compromised.

The proposed development is not in keeping with the character of the established neighbourhoods on the lake. The increased density of the proposed development is unacceptable, especially with the entire development squished into the south end of the property with limited or no green buffers between the market rental townhouses and our strata homes. Nightly rentals will bring a lot of noise to our peaceful setting. No other lake in Whistler has commercial and nightly rentals. Why increase the commercial activity on Nita Lake?

Nita Lake Drive is a narrow one-way street in the winter that is a risk for anyone driving or walking. The road will not be able to handle the increased traffic. Access to Highway 99 will become worse (if that is possible).

It is my understanding that the existing proposed development under the TA17 zoning could not be built today. The developer requires rezoning to proceed. This is an opportunity for the RMOW to make a difference to the residents of Whistler and keep the encroachment on nature to a minimum. It is understood there is a need for more affordable housing in Whistler but is this the right location, the right type of employee housing?

We request that you send this rezoning application back for revision. Let's not be in a haste to destroy this wonderful lake area. Let's create zoning that is consistent with neighbourhoods already located on the west side of the lake. Finally, let's ensure the right kind of development on this lake front site to maintain this beautiful asset for the future.

Sincerely,

**Rob Follows** 

September 10, 2019 Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC Dear Mayor and Council Members,

Proposed Townhome Development at 5298 Alta Lake Road on Nita Lake

I and my family have a home in Whistler, at **second second**. We are writing to express our concerns about the proposed development at 5298 Alta Lake Road on Nita Lake.

We take issue with this development for a few reasons:

- Damage to the surrounding environment
- Lake frontage is at a premium in Whistler, and should be preserved for "no development" or carefully designed development which will minimize the damage to the shorelines
- Noise pollution
- Increasing capacity on an already overloaded infrastructure in the area

As a resident of the lake, I know that Nita lake has always been a relatively quiet part of the valley and that is one of the reasons we purchased our home here. The plans that I viewed showed pods of 5 unit townhouses for both the private an employee housing. Each unit had 2 parking spaces and there was an area for additional guest parking. There was an outdoor swimming pool, a hotel building etc. The owners are allowed to occupy their units for up to 2 months each year with only nightly rentals for the balance. The private facility more closely resembles a 'motel' development. It does not take any imagination to conclude that it will be a source of overflow accommodation for the Nita Lake Lodge and a perfect sight for informal parties after weddings and other events hosted by the Lodge. This property is adjacent to a residential area and on a lake where sound is transmitted extremely well.

This development will further damage the shoreline of Nita Lake, which is already a small lake in the Whistler area.

It will have negative impact on the lake environment and the eco-habitat that exists in the area. This are is a delicate environment which houses not only vast trees and beauty, but the many fish and other living organisms in the area. With increased people in the vicinity, it will have non-reversable damage to this ecosystem. In my business I and my employees ensure our company is run with the environment in mind, and sustainability is our philosophy. I would think that Whistler, a global tourist destination for it's beauty, is focused on the same. This development flies in the face of that, and quite frankly I'm embarrassed the town I love is even considering it. This type of reckless development could bring a very negative light to Whistler from the environmental groups perspectives, which could damage the reputation of the town.

I also do not think this location is suitable for employee housing. Other than being housing for employees it does not meet the criteria established by council for employee housing. It is located too far away from any amenities, like grocery shopping. Public transportation on Alta Lake Road has been discontinued, presumably because of insufficient use. It is quite frankly in a relatively remote and poorly service part of the municipality. Driving will be imperative. Council recently rejected a proposal for multi-storey employee housing at a site that was also poorly located and did not possess the natural beauty and visibility of this site.

The access road via Nita Lake Drive is inadequate. There is currently a growing need to put in a traffic light at Alta Lake Road and Hwy 99 although the many times the traffic congestion on Hwy 99 would pre-empt the effectiveness of the light. This development will make matters worse. Development on Alta Lake Road should not be considered until the congestion on Hwy 99 is resolved.

So this development overloads our existing infrastructure, and with the increased number of people, it will also increase the noise pollution in the area which is one of the few "quiet" districts left in Whistler. This will drive many people away, which are the exact people Whistler wants to have to drive the local economy.

If there is to be development now, this site should be returned to single family residential homes (as it was with the RR1, now RSE1 zoning), and the planned development should be in keeping with the character of the 14 unit Nita Lake Estates development to the south. We agree the RMOW should change the zoning back to a single family residence (as it was before). It could then increased density to add residential homes to fit into the woods and at the same time bargain for employee housing (located elsewhere in a more suitable location) and other amenities. This should be done so the views from the lake should be compatible with the existing Nita Lake Estates development so that it appears to be an extension of that development. This is an approach which avoids further commercial development on the lake and provides a continuity to the views which is important, particularly when development to the North is considered. It also ensures the environment and infrastructure are not further damaged.

Kind Regards,

Craig and Kristen Langdon

Home Owners and Lovers of Whistler

Mayor and Council Resort Municipality of Whistler 11 September, 2019

Dear Mayor and Council :

# Re: New Market Residential Development and Tourist Accommodation

One of core principles of the OCP that most needs to be preserved and protected is that of Limits to Growth. In 1970, when the Municipality did not have access to any free land, a practice was adopted of granting approval of private residential market development in exchange for a significant portion of the subject lands being conveyed to the municipality at no cost for the development of Restricted Employee Housing (eg. Lorimer Ridge, Brio and Millar's Pond).

At that time there were sufficient bed units within the Limit to Growth to afford this. However, now that we have reached the Limit to Growth, and the Municipality has other free lands available to it (e.g. Cheakamus Crossing) this practice is no longer appropriate if Limits to Growth are to be preserved.

Allowing any further market residential development or tourist accommodation simply requires the allocation of further bed units, creates pressure on Limits to Growth and creates further demand for additional employee housing even beyond the demand that currently exists. A policy needs to be adopted by Council in this regard.

Respectfully Submitted,

Garry Watson

September 10, 2019

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC V8E 0X5

To Mayor and Council:

#### Re: Re-zoning application, 5298 Alta lake Road

We wish to express our concern over the proposed re-zoning application for 5298 Alta Lake Road, which is being presented to Council on September 17, requesting permission to proceed.

Having lived on the eastern shore of Nita Lake for the past 30 years, we are concerned that the redevelopment proposal is inconsistent with the surrounding neighbourhood, that it will have a significant (negative) environmental impact, and that it will not accomplish Council's goals of providing additional employee housing, as the staff requirements for operating such a large "hotel" may likely exceed the number of housing units proposed.

We recognize that the western shore of Nita lake is currently zoned for development, and that it will eventually be developed. But, the current re-zoning application involves a tripling of buildable space in massive configurations, all for the sake of 8 additional employee units on a site which does not comply with guidelines established for such purposes.

We hope that Council will NOT grant permission to proceed with the existing re-zoning application, and that the developers be required to consult with the local community to develop a more acceptable proposal that will not increase the amount of tourist accommodation or market housing currently permitted on this site, thereby minimizing impact on the tranquil beauty of Nita Lake and its surrounding community.

The following is a summary of our concerns, with some potential alternative strategies:

#### 1. <u>Deviation from existing TA17 zoning:</u>

The intent of the current zoning is for **site sensitivity**, permitting tourist and employee housing in **cabins** (maximum permitted gross floor area of 120 square meters, or 1,292 square feet). A maximum permitted gross floor area for tourist cabins of 1,400 square meters allows for **12 tourist cabins**. A maximum permitted gross floor area for employee housing cabins of 800 square meters permits **7 cabins**. Combined, this represents a total of **19 "cabins"**.

The re-zoning application is for 22 tourist townhouses of 200 square meters (2,153 sq. ft) each, for a total of 4,398 sq. m. (47,361 sq. ft), which is **three times** the existing permitting gross floor area, not including two parking spaces per unit! The massing of these large townhouses into 4 clusters of 5 or 6 three-storey row houses is not "site sensitive".

The current application also increases the number of employee units from 7 to 15, reducing the size of each unit from 120 sq. m. to an average of 106 sq. m., for a total of 1,590 sq.m., **double** the existing permitted floor area for employee housing, in a location not close to public transit, services, or places of work (unless they happen to be working in the hotel, see below).

# 2. Do we really need more tourist accommodation?

It is frequently cited that Whistler has an excess of hotel rooms, driving various strategies to increase hotel occupancy, leading to growing problems of traffic, carbon emissions, etc. The proposed "hotel", with at least 22 large units, will require a significant number of employees to manage it, possibly even more than the 8 additional employee units proposed.

The re-zoning application refers to additional buildings for recreational facilities, hotel check-in and recycling. Current zoning includes a hotel building of 2,100 sq. m. (in addition to the 10 permitted cabins), but it is not clear whether this will include additional hotel rooms.

# 3. Environmental Impact and Hotel Operating studies

While we understand that there is a 25 meter tree preservation set-back from the railway tracks, we have not seen any other environmental impact study relating to other trees, traffic, lake usage, or the number of employees that will be required to operate the hotel. One wonders if the latter will actually exceed the number of employee housing units, thereby actually exacerbating our current employee housing shortage!

Our question to Council is why would you even consider permitting this proposal to proceed, when:

- it triples the density of tourist accommodation when its questionable if the community/resort even needs more tourist accommodation,
- tripling the size of individual units will also triple the bed units. Where do these come from, given the community's limits to growth?
- it calls for a massing of row houses that is insensitive, not only to the tranquil beauty of Nita Lake, but to the character of the neighbouring community,
- operating a hotel may increase staffing beyond the proposed employee housing units,
- the Mayor's Task Force on Employee housing identified the need for 1,000 units of employee housing by 2023, with a process in place to achieve this goal,
- all of the above provides a mere 8 additional, small employee housing units in a poor location.

We encourage you to not permit this proposal to proceed in its current state, but to require the developers to meet with affected parties and return with a more site sensitive proposal supported by detailed environmental and hotel operating studies. We also suggest that placing certain restrictions on massing and tree preservations would be appropriate.

In closing, we would like to state that our concerns are not simply "Nimbyism", as some might think, given that we reside immediately across Nita Lake from the proposed development. We have known for many years that some form of development would eventually take place. Nor are our concerns a statement of opposition to employee housing in general. But in the interest of protecting the beautiful chain of lakes which are one of Whistler's most valuable amenities, and in the interest of sustaining

them for future generations, we urge you to consider our concerns. Permitting this re-zoning application to proceed would set a most unfortunate precedent for future development.

Respectfully submitted,

Anne Popma

Garry Watson

From: Guy Lever Sent: Wednesday, September 11, 2019 8:59 AM To: corporate <corporate@whistler.ca> Subject: Proposed Development: Nita Lake

Mayor & Members of Council,

My wife and I reside at **Exercise 1**. After being made aware of this development and discussion with neighbours, we are concerned with a number of issues. Whistler is and should remain one of the leading all year resorts in the World and one where the community & tourists live in harmony.

I have attached a link for your perusal of a similar tourist community south of Munich in the Bavarian Alps, please consider examples of how lakes are protected and developed in other parts of the World. The chain of lakes in Whistler are unique and your stewardship could be a turning point for the future of Whistler altogether.

I will be attending your September 17th meeting and hope to raise a question asking the RMOW to consider a Resolution that will ensure any and all future development of Lakefront properties within the community, adhere to an established policy based on consultation regarding the unique needs of Lake & Lakeside properties in Whistler.

Sincerely,

Diane & Guy Lever



https://www.bavaria.by/accessible-tourism/accessible-offers/a-tegernsee-schliersee-wendelsteinbavaria-germany

Bavaria- Alpine region: Lakes Tegernsee and Schliersee

The Alpine region of the Tegernsee and Schliersee Lakes lies only one hour south of the Bavarian state capital of Munich. The glittering lakes and mountains of the Alpine foothills create fantastic scenery. Openly upheld customs and traditions reflect this region's unique attitude towards life. If you want to scale the heights, the Wendelstein can offer you wonderful views of the mountain range of the Alps and the green valleys of the surrounding area.

#### Our excursion tips:

#### On the Wendelstein

An excursion to one of the most beautiful panoramic mountains of the Alps is a must. Up we go to the Wendelstein, enthroned high above Bayrischzell and the Leitzachtal valley. A trip with the Wendelstein Funicular from Osterhofen near Bayrischzell is something to be experienced. A ramp makes it easier to get into the funicular and the trip alone is an experience in itself. At a height of more than 1,700m, spectacular views which extend to Munich in the north and as far as the Alps in the South await you.

Your excursion should of course not omit the opportunity to turn into the large terrace at the summit of the mountain.

### **Experience the lakes**

A hiking trail which is suitable for wheelchair users leads around the picturesque Suttensee Lake above Rottach-Egern. Situated in an idyllic setting at over 1,000m in the midst of high Alpine peaks, Suttensee Lake is an insider tip. If you prefer to travel by bike, the Tegernsee circular trail is just what you are looking for: one lap of the lake with your hand bike takes you to a height of over 20 km – dream-like views and famous sights are all part of the package. If the weather is not playing ball, it is well-worth making a visit to the Bad Wiessee Waterpark which is equipped with a lift which will deposit you safely in the indoor pool. Bath chairs are also provided here upon request.

### Culture and enjoyment

Culture and enjoyment in the Alpine region of the Tegernsee and Schliersee Lakes – whether you are sampling schnapps or enjoying a visit to a museum: The Lantenhammer distillery in Hausham produces the finest brandies and fruity liqueurs – here you can experience this skill at first hand in this Distillery of Discovery. You can immerse yourself in the world of distillates, glean a lot of interesting facts about the production process and the flavours or take part in a tasting or tour. Go back in time with historical carriages and sledges in the Museum in the Gsotthaber Farmhouse in Rottach-Egern. Here you can find out all sorts of interesting things about farming customs or professions which have now almost died out such as those practised by saddlers or blacksmiths. After so much culture, you will definitely want some refreshment in Café Gäuwagerl in the museum.

#### Further excursion tips:

Waitzinger Keller Rundweg am Spitzingsee Olaf-Gulbransson-Museum

#### **Information & Service:**

TI Gmund TI Bad Wiessee TI Rottach-Egern TI Schliersee The Huber Taxi Company in Schliersee provides wheelchair-friendly taxis which are available if required. Telephone: 08026 4607

## Tips for overnight stays

#### Best Western Hotel Bayerischer Hof Miesbach

Ferienwohnungen Concordia Gästehaus Gritscher Ferienwohnungen Schneider Ferienwohnungen Krenn

Sept 11, 2019 The Mayor and Councillors Whistler Municipality 4325 Blackcomb Way Whyter, B.C. VSE DXS. Jear Sirs . Mescauer We are property owners and residents at have owned our home for 28 years. Although we know some development to inevitable we are very concerned that the project at 5298 Alta hake Road goes beyond what we feel is acceptable. Phave not read whistler's Official Community Plan (OCP) but I am aware of some of its guidelines. As proposed the development at \$298 Alta Lake Road does not follow those quidelines. Ne have several lakes in the Whistler area and in the past 20-25 years no high density developments have been allowed beside these lates. Nita hake hodge may be an exception. My concern is that Mita have is swall and is already being significantly imported by activity from that facility. Some of the tranquility of living at Nita hake has been lost as a result of the outdoor parties allowed at the hodge. This new development will serve to increase the noise that even now spillo across the lake.

We know there is a shortage of employee housing at whistler in particular for staff without cars. For those people employee housing on this site seems to be in appropriate, especially when bus transit along Westside road has been discontinued. Another concern we have relates to traffic. Access to dighway 99 from Alto hake Road going morth in very difficult at times due to the volume of cars coming to whistler Adding more cars to the west side of Nita Lake will only magnify this problem One of the features we like about Mita hake is its ambience, we feel that the development will dramatically after this quality in a negative way due to the scaled that is being preposed. We don't want to see a development similar to what happened at Rambow where the Randscope has been denuded of trees and regetation. We want to Know that the developer is sensitive to the esthetic needs of the Nita hake community and is not going to create a waste land and welk away leaving residents to see the scarred result for wany years. Alita hake is precious and already has one connercial delegoment on its shores. Another similar project would detract significantly from the beauty, the esthetics and the tranquility of this environment, an outcome

we feel is mocceptable. We would like to set a project that is contemplates less density is tastefully done, protects the lake and is cone in close consultation with the reighbours. We are reminded of the Jone Mitdell song "You don't know what you've got Thanks for your attention, Barb and Russ Quim

From: Anne Kennedy [mailto Sent: Monday, September 16, 2019 3:07 PM To: corporate <corporate@whistler.ca> Cc: Alastair Collis Subject: RZ1157-5298 Alta Lake Road Rezoning

Mayor and Council,

We are writing to express our concerns regarding Rezoning Application RZ1157 (5298 Alta Lake Road). We feel the increase in vehicular traffic on Nita Lake Drive will be hazardous to residents, specifically because the road passes quite closely to the children's playground and access to the valley trail with no speed measures in place. Nita Lake Drive is also used by large numbers of cyclists including multiple DFX children's lesson groups, to access the Into the Mystic/Lord of the Squirrels and West Side trails from Creekside; increased vehicular traffic will heighten the likelihood of a vehicle/cyclist collision on this road. Additionally, the access for residents turning left onto Highway 99 from Alta Lake Road is often delayed due to the high volume of traffic on Highway 99--- without a vehicle activated traffic light, increasing traffic on Alta Lake Road will only create more delays. Signed,

Anne Kennedy and Al Collis



From: Alan Linsley
Sent: Monday, September 16, 2019 4:58 PM
To: corporate <<u>corporate@whistler.ca</u>>
Subject: Fwd: Letter regarding development on Alta Lake Road

Dear Council Members,

Please see below for an email that I sent Ralph Forsyth earlier today. Ralph has responded and let me know that this address will reach all of council and items sent to it will be added to the record on this file.

Thank you,

Alan Linsley

----- Forwarded message ------From: Alan Linsley Date: Mon, Sep 16, 2019 at 2:17 PM Subject: Letter regarding development on Alta Lake Road To:

Hi Ralph,

I've just connected with you on LinkedIn so hopefully you'll be able to put a face to the name...

My family has had the same cabin on Whistler Ridge Road on Nita Lake since the mid-70s (1). Our neighbours have recently let us know that there is a significant rezoning and development proposed for the property directly across the lake from us at 5298 Alta Lake Road. I have not seen the proposal myself, but from what I am told it certainly raises some concerns.

I have attached a letter that was written by our neighbours that I feel is well written and appropriately balanced. In particular, I appreciate that the state are not against all types of development, but they do raise some very valid concerns about this particular proposal.

I understand that the developer is presenting to Council tomorrow afternoon about rezoning the property. I support the proposal. I hope that Council will take these concerns into account when considering the rezoning application.

Please feel free to give me a call if you'd to discuss.

Thanks, Alan From: Patrick Smyth Sent: Tuesday, September 17, 2019 11:51 AM To: corporate <<u>corporate@whistler.ca</u>> Subject: Letter to council re 5298 Alta Lake Road

Dear Mayor and Council,

I live on

I oppose the development of 5298 Alta Lake Road for the following reasons:

Alta Lake Road increased traffic without any DDC being put into the road or improvements GFA increase of 1430 m2 is too big and density is too high Increased light and noise pollution to sensitive lake shore and wetlands Destruction of woodlands

I also note that this developer is to provide a traffic study, however, residents cannot even get access to the traffic study for the function junction development at the intersection of Alpha Lake and 99. I believe that the developer will quash any FOI attempt to see this traffic study as well.

Regards

Patrick Smyth

From: Lindsay Lambert Sent: Tuesday, September 17, 2019 3:45 PM To: corporate <<u>corporate@whistler.ca</u>> Subject: Address to Mayor & Council Resort Municipality of Whistler

Dear Mayor and Council Members

Mr Mayor and Members of Council,

Thank you for taking a moment to read this.

I am writing with concerns surrounding the potential development on Nita Lake.

It should be noted that any development on this site, especially higher density housing including employee housing and any potential air BnB will undoubtedly create a substantial increase in pedestrian traffic on or crossing the CN rail tracks.

These trespassers with scant regard for their own safety will do so, to access a shortcut to Creekside Village or in the summer months to the environmentally sensitive shoreline of Nita Lake.

The resulting affects of increased pedestrian traffic could ultimately be tragic and irredeemably damaging to the sensitive lake environment.

In particular the protected spawning areas in shallow waters near the shore. Add, the vulnerable and to date, undisturbed lake side ecosystems which provide homes and sanctuaries for otters, beavers, ducks, great Blue herons, Canadian geese and frogs to mention but a few. There is a legitimate concern that these vulnerable habitants could ultimately be damaged or forever destroyed.

An obvious but important reminder, Nita Lake is the smallest of our Whistler lakes.

This tiny residential lake survives because of the low impact on its shorelines.

So my questions are, have you taken into consideration the above environmental and safety concerns, is there currently a municipal study and policy regarding lakeside development, and lastly have you or will you consult with the DFO (Department of Fisheries and Oceans) and CN Rail prior to making a decision to move forward on this proposal?

Sincerest thanks for your time.

Kind regards, Lindsay Lindsay A. Lambert

Sent from my iPhone

From: Guy George Lever Sent: Wednesday, October 09, 2019 9:19 AM To: corporate <<u>corporate@whistler.ca</u>> Subject: Council Correspondence regarding Empire Club Development

To Mayor & Council,

Just to let you know, we are not opposed to development and welcome any employee housing to our community. We have friends and acquaintances in existing Nita Lake Employee Housing and following RMOW presentation we Trust RMOW will proceed with caution to ensure this project is a landmark we can all be proud of.

Please consider the following recommendations.

\*Understanding a traffic study will help determine the need for overflow parking for new & existing employee housing in our community.

\*The need for a green zone extension along existing home parcels as indicated by some of those owners within our community.

\*A change of tourism accommodation category to encourage families to consider market homes accordingly and maintain the existing housing vocation in our community.

\*Need to follow existing guidelines for employee housing eligibility and therefore eliminate any potential conflict of interest by allowing developers to appropriate themselves with employee housing unfairly.

\*Ensuring the waterfront is not damaged by erosion and well screened by maintaining a tree covenant that will hold developers highly & financially responsible otherwise.

\*Trusting that any increase in density will not provide any more than should be reasonably considered.

We remain interested in any further consultations and if needed we could make ourselves available to meet with RMOW & Developers in a constructive manner in providing guidance & support to this project.

Sincerely,

Diane Lynn & Guy George Lever



October 18, 2019

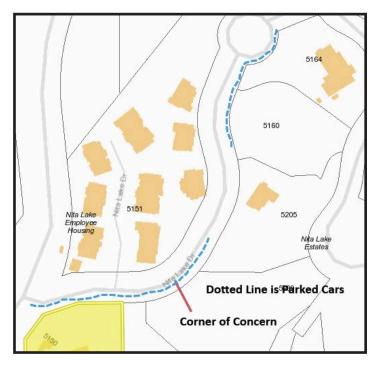
Jim Dunlop Engineering Department, RMOW

Re: Parking on Nita Lake Drive

Jim, I am writing on behalf of the owners of Strata BCS556, "Nita Lake Estates". Roman Licko suggested that you were the person to write to and if not, you would make sure my letter got to the correct person. Once again at our AGM, the issue of road safety on Nita Lake Drive has come up. This has always been an issue in the winter but it also proving to be hazardous in the summer.

Of particular concern is the area on the right, once you turn onto Nita Lake Drive off Alta Lake Road. There is a significant amount of overflow parking from the Residences at Nita Lake and 5150 Alta Lake Road that starts just past the driveway of 5150 Alta Lake Road, up around the corner to where the first No Parking sign is erected. The issue is that this is very much a blind corner and this roadway really only has space for one car when cars are parked along the road.

In the winter, the situation is the worst. The snowplow comes early in the morning and basically leaves a bank of snow all along this row of cars. In the addition there is a bank of snow on the opposite side (west side)of the road, adjacent to the Residences at Nita Lake. At this point, there is definitely only room for one car to navigate or in or out from Nita Lake Drive or along NIta Lake Drive. The cars may eventually leave Monday to Friday due to the winter parking regulations, but many car owners decide to take the risk and leave their cars as this area is never regularly patrolled by Bylaw Services despite nu-



merous calls to them. On the weekends the cars remain parked. Even when the cars are moved, this section of the road is not usable given the snowbank that remains or huge icy sections here. The situation is worse with increased weekend traffic into Nita Lake Estates. In the winter, this roadway can have hard to navigate slushy areas or icy conditions that make braking impossible. With or without a snowbank on the right side of the road (heading around the corner north) this road is narrow and dangerous most of the time. Our owners are diligent with travelling slow and cautious as this corner is approached but there continue to be many near misses due to other drivers. This roadway also has a lot of pedestrian traffic on the roadway as the Valley Trail can be used extensively by occupants of the Residences at Nita Lake. I have attached some photos that show the parked cars along Nita Lake Drive but unfortunately I do not have the ones with the cars trapped by a snow bank.

In addition, we have owners who park further along Nita Lake Drive, either in the No Parking Zones, or on the roadway between the Valley Trail and 5164 Nita Lake Drive and the round-about (both sides). Owners of the Townhomes along Nita Lake Drive are notorious for parking on the sidewalks. We have been working with the Residences at Nita Lake Strata to try and get this practice stopped. We have also started calling Bylaw Services and they do come and ticket but are relucted to tow cars away.

In the summer, the traffic on Nita Lake Drive is also an issue. There has been an increased amount of bike traffic on Nita Lake Drive. Many of these bikes ride in tandem along the road. The bikes tend to fly down and around the corner of Nita Lake Drive onto Jordan Lane, at times with speeds more than that of a car. There have been several near misses

at both the upper corner of Nita Lake Drive and the lower corner of Jordan Lane. Many of these cyclists have total disregard for pedestrians on the Valley Trail and do not slow down. Cyclists wanting to access the Lord of the Squirrels area also seem to park on Nita Lake Drive. Although not confirmed they are from Lord of the Squirrels, many cyclists can be observed loading their bikes back onto their cars.

We are asking for you to investigate the parking in this area. At the very minimum, we would like to see No Parking signs all along the east side of Nita Lake Drive so that the roadway is not reduced to only one-way traffic but also to reduce the risk in particular at the corner nearest to the intersection of Nita Lake Drive and Alta Lake Drive. We would also ask that Bylaw Services patrol this area more frequently to deter owners from parking illegally.

With the new development proposal for 5298 under consideration, it is obvious that something needs to be done to appropriately deal with the unsafe conditions of this roadway before any more development is considered. As it stands now, this roadway would become even more dangerous with increased traffic. At least now we have cautious owners who are familiar with the hazards, however, with the proposed nightly rentals to be built, it will not take long for serious accidents with unsuspecting drivers that will lead to a blocked road for long periods at a time.

Let's make this road safe!

Thanks in advance for your time and investigation into this matter.

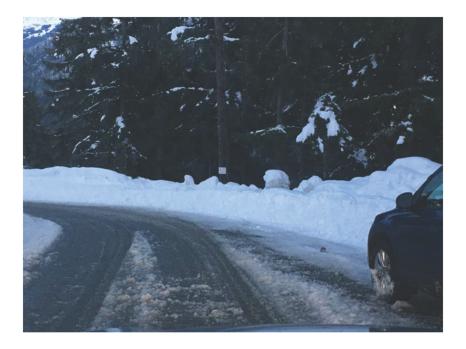
Sincerely,

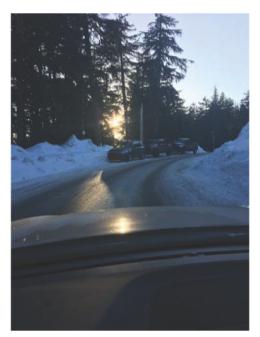


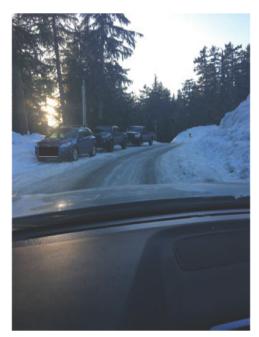


Turning left onto Nita Lake Drive from Alta Lake Road. The "car tracks "can be seen and show that there is only room for one car to come or go around the corner. These photos were taken in the afternoon so there shold be no cars parked here. If it started snowing and the cars were left, there would be very limited room for a car after the plow puts a bank of snow on the left side of these cars and truck





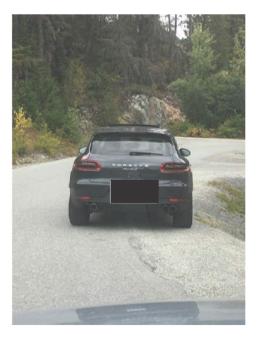




Photos opposite are taken approaching the corner of Nita Lake Drive before Alta Lake Road.



Photo above shows the truck parked at the corner and shows room for only one car to pass. Imagine if this truck was stuck within a snow bank on its left after plowing. Opposite: summer parking that still narrows the road up to the round-about causes conflict with cyclists and cars.



#### Comments for RZ1157 Public Open House

I was disappointed with the meeting. I truly wanted to become more informed about the application and some things I hope to have clarified. I found that there was really not the opportunity to ask questions and that **application** cut me and others off (at both meetings) by not letting people finish their questions and answered with a running dialogue. **Constitution** seemed to do a lot of talking without answering questions. I came away from the meeting very confused and I feel that I was more informed than others coming into the meeting. Here are a few of my comments from the evening and about the proposal

- 1. I really don't know what he is planning for the market portion of the development and I don't think anyone else got a clear picture. The existing covenants say it needs to be Phase 2 which of course can change. His right hand person, told me that he plans on renting all of the units out himself which is why they are having the check-in. targeting Vancouver families (which I don't think went over well with some there) who need a place to bring their kids up on the weekend. So, was he planning on selling them? How much does he think a family from Vancouver can afford for a weekend? I asked if they had done any research on the viability of nightly rentals in that area and how much they would have to charge per night and did not really get an answer. Given the expected downturn in tourist visits is this what the town really needs? Seems to me that is a lot of rental nights before he breaks even. What does the Hotel Association think? flip-flopped, contradicted his right-hand person and really did not give an answer as to what zoning was to be applied, phase 1 or 2?
- 2. If he is keeping all of the units and it is zoned for Phase 2, the concern is what online platform will he use to rent the townhouse. He said they would not be Airbnb, but they would have to use some other similar online platform. Leads me to believe he will be negotiating to get phase 1 units that will be easier to sell and much more profitable for him. If this is the plan, project viability needs to be further assessed.
- 3. I think he misrepresented the use of the 7 employee cabins with the existing zoning as one was to be a caretaker suite, 4 for employees to service the lodge and 2 were slated for artists. Seems a little cheeky that he feels he is entitled to 8 of the units to service Airbnb type rentals when the former zoning was only asking for 5 and it takes a lot more employees to run a hotel and restaurant for a hotel and 25 guest cabins. When questioned, told me he told me he is a negotiator so we would see where that ends up. This leads me to think he is asking for these as future leverage against the RMOW.
- 4. During the presentation, I questioned to myself why the developer is dictating to the muni and council what the appropriate ratio of employee housing to market housing should be. He says it is a very good deal at 1 to 1. Is it, I don't know? Given that it is 800sqm of EH to 900sqm of tourist accommodation it is not quite 1:1. The mayor at the September 17 council meeting said he did not think it was a good deal and would like to see more employee housing. As this is one of the first kicks at the can for the new guidelines for employee housing on private lands, I think this is a very difficult first one. Council needs to proceed very cautiously as precedents can be set. Some clarity is required on this point. I think it is all distorted as everyone keeps pointing to the fact that he has zoning already and he trying to up what he already has. However, when looking at the numbers in the 2002 Administrative Report to Council, with the current zoning, the tourist accommodation allotted with the lodge and in the guest cabins is 20,300 sqft or 1886 sqm or 64 bed units. It does not seem appropriate that if he is changing the use and deleting the

hotel from the new rezoning application, he should not be able to include the lodge facilities of 17300 sqft or 1607sqm and convert to bed units and additional tourist accommodation as part of the new rezoning application. If you accept this than he is actually asking for an increase of 2,514 sqm or a ratio of 1:3. Is this the type of property the guidelines were intended for? Seems he is getting much more than *"limited amounts of new unrestricted market accommodation to support project viability"*.

- 5. The good thing is that when **account of** asked him to release the pro forma, agreed. When can we expect to see this?
- 6. I think telling people they can have access to the Lake is not correct.
- 7. What is the purpose of a swimming pool that can only be used 2 months of the year unless an indoor pool is planned? Who will pay to maintain this very expensive amenity? With the target market of families for the EH, a playground would be much more appropriate and require less maintenance costs.
- 8. Increased traffic along Nita Lake Drive is a concern. This is a one car road in the winter. Parents from the Residences at Nita Lake brought up their concerns as did I. I was shocked when Mr. Hutchinson said it was not his problem but a muni road. Telling these moms to talk to the people who will live in this new neighbourhood is not the answer to the problem of nighty renters driving fast or just the increase in general on the roads.
- It is not a 10 minute walk to Creekside. It takes me over 20 minutes depending on the weather. This new development is further than the Nita Lake Estates. Who did the timing, a 20 year old Olympic Athlete? Cars will be required adding the issues above.
- 10. There are the wildlife concerns such as the nesting great horned owls and the bears, etc. as all of this makes our neighbourhood a special place to live. There are concerns over the long term life of the trees after all of the site preparation and likely changes to the water table. There needs to be a tree management plan in place. The developer may have done an environmental study but perhaps the muni should do an independent report.
- 11. Developer should put up a bond to ensure trees remain in the tree preservation areas and that trees that die within a specified period of time are replaced by the developer.
- 12. There should be a larger green buffer between the neighbourhoods as specified in the OCP.
- 13. Will this be a Strata Property with 2 stratas?
- 14. Will it be a strata road and would the cost be shared between the employee housing units and market townhouses?

Cheryl Green Whistler From: Jim Young Sent: Saturday, October 26, 2019 12:42 PM To: corporate <<u>corporate@whistler.ca</u>> Cc: Roman Licko <<u>rlicko@whistler.ca</u>> Subject: Feedback - Meeting Oct. 24th 7pm re : 5298 Alta Lake Road

Mayor, Council, Planners

I know I am a late comer to this party, and therefore not as versed on the nuances of the development, the players involved, the alternatives for the developer and on and on. However I have taken some time to try to get into the weeds on this proposed development and wish to pass on my comments to you. I did attend the meeting held Thursday night Oct. 24<sup>th</sup> 7pm.

I begin with the premise that it is very likely a development of some format is going to be built on this property. That being the case, I suggest our role is simply to try to mold the proposal to be more to the liking of Whistler residents generally and its immediate neighbours in particular. I do believe the views of the immediate neighbours be given more weight than those living across town as they will be having to face particular hardship if the development goes ahead as proposed.

I would like to prioritize my dislikes about the project to be sure we are all on the same page and pushing for the changes we are most passionate about. Of course if you ask for the world you usually get nothing so I hope we can focus on a couple or a few main targets for improvement as opposed to complaining about everything and diluting our impact.

What are the main pain points here ?

## 1) Traffic on Nita Lake Road.

To summarize, ALL the cars , ALL the delivery trucks, ALL the construction vehicles, ALL the lumber trucks, ALL the concrete trucks – every single vehicle coming to this new development has to drive through our development. That is during construction and forever after that. The EH in our development seems to have at least two cars per home, some have more, they spill out to park on Nita Lake road because there are so many. The likelihood is that the proposed EH have lots of cars as well, at least 30 plus, that have to wind their way through our development, on our narrow, commonly single lane road due to overflow parking and snow season, to get to their place. All day long, in and out . Cars and more cars. Then there is the TA 22 townhomes. And they are likely going to be run like a hotel with nightly rentals. So now you have not only cars associated with 22 homes, you have way more because they are going to have a very high usage due to nightly rentals. And commonly, when families rent accommodation at a ski resort for just a few days, they invite some of their friends to squeeze in and party with them. In that case there may be 3 or 4 cars at each unit during peak rental periods. What is the solution ? Well, quite frankly from the neighbours point of view, it requires this development to get its own entrance. Do not allow planning to route all these extra cars through our development, putting our residents and their kids at extra risk in order to facilitate the obtaining of EH. We are in favour of more EH, but not if it is squarely on the backs of the neighbours such as is proposed here.

The second pain point for me is the nightly rentals.

### 2) Zoning allowing, and even promoting, nightly rentals.

Talk about a massive escalation in traffic . The cars coming and going over a year from 22 private homes is nothing compared to the traffic from 22 Airbnb homes. If they build a reception building and have it staffed with a resident manager in the employee housing group, this is tantamount to a 22 room hotel. You will have tons more cars going past our doors.

To repeat, if the development had a separate entrance, I lose lots of concern here because I believe traffic on Nita Lake road is by far our biggest concern.

Jim Young



Mayor and Council Resort Municipality of Whistler By email **RE: Rezoning application RZ1157** 

Mayor and Council:

I am writing to offer my <u>qualified</u> support for the referenced rezoning, located at 5298 Alta Lake Road. The specific qualifications under which I support the project and the reasons for my support are outlined below.

# **Qualifications**:

• The project's proponent has indicated a need for eight of the fifteen employee housing units for the use of on-site staff. I find this unacceptable since the remaining seven units would do little, relative to the size of the request, to make a significant difference to those on Whistler Housing Authority's (WHA) waitlists. I would support a final agreement limiting number of units held back for the proponent's on-site staff to one or two. These were numbers the

, one of the proponents, suggested at the open house held on 28-October.

- A ratio of sale to rental units "has yet to be confirmed" according to the application. WHA is actively building rental units and has plans to do so for the foreseeable future. There are no plans in the same timeframe to build purchase housing. I fully support moving forward with this application on the condition the total units net of those retained by the proponent for on-site staff be strictly available as purchase units to those on the WHA purchase waitlist.
- The proponent has quoted a purchase price of \$400/square foot. I fully support moving forward with the proponent's guarantee the sales price would be such.

Since the proponent has said publicly the qualifications outlined above would be acceptable, it is up to council to negotiate them and make approval of the application incumbent upon that agreement.

# **Reasons for Support:**

Since I am on record as opposing this project I feel it is important to explain why I am now supporting it.

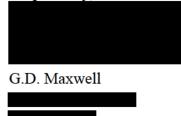
- Zoning: The proponent already has TA17 zoning for a seven-room hotel and 25 market cabins, totalling 3,500 square metres. The zoning is therefore in place to support the ask for 22 market townhomes with tourist accommodation.
- Bed Units: A careful reading of September 17, 2019 Administrative Report on this application shows the maximum bed unit allocation under TA17 zoning for this site could be calculated as 96 bed units; the application represents 88 market bed units. Bed units for employee housing not previously counted would number 60 owing to the increase in employee housing from seven cabins to 15 townhomes, and thus clearly represents an extraordinary community amenity as outlined by the OCP.
- Density: There have been several submissions against this proposal citing density as, among, reasons for Council to withhold approval. The configuration requested five market buildings and three restricted buildings should be considered one of the *best* features of this proposal. Rather than build the boutique hotel

located near the shore of Nita Lake and the remaining market and restricted cabins spread throughout the 3.96 hectare site, the proposal would create a 1.5 hectare park and buffer along the shore of the lake and mass the housing well behind a tree buffer consisting of mature trees of sufficient height to virtually hide the buildings from view points on the other side of Nita Lake. This configuration would also support a 0.49 hectare dedication adjacent to existing WHA housing for future WHA development. Rather than inefficiently chewing up the entire footprint of the site, this density represents an efficient use of the land. The days of sprawling, single-family homes in Whistler is drawing to a close. The future looks much like the stewardship offered by this project.

- Increased Market Density: The proponents have requested 900 square metres of increased GFA for the market component of this project. In return, they are offering to build an additional 800 square metres of resident-restricted housing at what in this town is an affordable rate. The increase in market density will help offset many of the costs of building the resident-restricted housing and allow the proponents to keep the costs passed on to purchasers down to their actual cost to build, effectively excluding site servicing and myriad soft costs. Given the overall positives associated with the redesign of this proposal, I support this ask.
- Opposition: This application has generated over a dozen-and-a-half letters of opposition, many from owners of large, expensive, scattered homes in the area, homes in many cases owned by people who occupy them infrequently. While most express "support" for resident-restricted housing, all manage to find a multitude of reasons to oppose this development. Many cite its configuration, i.e., density of several townhouse buildings as opposed to scattered houses, as out of character with the neighbourhood. Yet, this is strikingly similar to the configuration of the immediate neighbours, the WHA Nita Lake development. Whistler has a long history of immediate neighbours finding many reasons to resist employee housing and in *every* case, the developments have proven to add character and vitality to the, often, half-empty neighbourhoods near which they were built. It is important for this town to not only resist being the exclusive enclave of wealthy second homeowners but to integrate resident-restricted housing into existing neighbourhoods.

While I continue to be sceptical of private developers building employee housing, this project stands as an exception. No substantive change in zoning is required, outstanding community amenities are offered, e.g., parkland, buffer, employee purchase housing, relatively little increased density is involved and far superior site utilization is embraced. As stated above, assuming council can strike an agreement embracing the three qualifications listed, I fully support moving forward with this project.

#### Respectfully,



Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way, Whistler, BC, V8E 0X5

Email: corporate@whistler.ca

Re: 5298 Alta Lake Road, Whistler, BC

November 4, 2019

Dear Mayor and Council:

I am writing to express my concerns about the project that is in progress: 5298 Alta Lake Road. My wife and I have a house in Strata VR244 located on Nita Lake, address 2232 Whistler Ridge Road. We have owned this property since 1991, although it was owned by my parents since 1973 when the properties first came on the market.

I want to express my concerns about the above project. I am not opposed to development and if this development turns out like the Nita Lake Estates, I would be happy, as it seems to nestle into the hillside rather well. Although it may appeal to some people, I am not particularly excited about the historical significance of the "Hillman House" adding value to the site. I do value, however, that almost half of the property will be designated as "park".

I was one of the 36 people who attended the Open House on Oct 24<sup>th</sup> in the Olympic Village at the Athletes' Center in Function Junction. In my opinion the venue was poorly chosen – the acoustics were terrible due to the loud air circulation fan that made it very difficult to hear the speakers. While was audible, the RMOW representative was not. Public speaking was not his strength (he mumbled and was urged to speak more loudly several times.) In fact, why there was no sound system in the room is a mystery to me. The cynical part of me thinks that the whole process is a sham to satisfy the due process aspect to the development.

I spoke to **and would say that he did answer some of my concerns about the density, pointing out that Rainbow (a development off the highway by Green Lake that scarred and denuded the landscape, had a density of 50% while the 5298 Alta Lake Road project will only be 10%, which, of course, is positive.) He also indicated that RMOW will take responsibility for the riparian/tree preservation area along the lakeshore and the rail line. To me that is a critical factor. We have been enjoying the lake since 1973 and the tranquil nature of this beautiful lake is striking. It is very important to have the riparian/tree preservation area as a screen.** 

I do not know **Construction**, which means I do not know if he can be trusted to deliver on what he has promised. Furthermore, RMOW seems to be in desperate need of employee housing. Will they turn a blind eye if this developer tries to cut corners or do things that are not in line with the permit?

Finally, the fact that the developer is proposing to take 8 of the 15 units for the company's staff does not sit well with me. Their staff should be at the same risk as other employees who need housing in the Valley. Furthermore, this arrangement opens the possibility that the Empire Club could benefit itself in some fashion, depending on how "Staff" are defined. With 664 people on the waitlist for this type of housing, why should Empire Club staff be able to "jump the queue"?

I am reminded of the quote that I believe I put in my earlier hand-written letter delivered to you prior to the Council meeting of September 17<sup>th</sup>: "You don't know what you've got 'til it's gone"!

Thanks for your attention to this important matter.

Hugh Russel Quinn

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC By email: corporate @whistler.ca

Cc: Jan Jansen

November 12, 2019

# Re: Proposed Rezoning - RZ 1157 - 5298 Alta Lake Road

I have listed below a number of observations regarding this proposal that I hope will assist you in considering whether or not it should proceed any further.

Observations:

1. The OCP provides at Section 4.1.6.3 that:

Proposed...... rezonings that <u>increase the accommodation bed unit capacity</u> <u>should only be supported</u> if the proposal:

- (a) provides clear and substantial benefits to the Community and the resort
- (b) is supported by the community, in the opinion of Council
- (c) will not cause unacceptable impacts on the community, resort or environment
- (d) meets all applicable policies set out in the OCP

Section 4.1.6.4 (d) requires that all proposed development and changes in land use must be evaluated to the satisfaction of the Municipality to assess the impact on: (inter alia)

(xi<u>) traffic congestion and safety</u>, including traffic volumes and patterns on Highway 99 and the local road system

(xv) employee housing

Chapter 5 of the OCP - Whistler policies to meet housing needs for at least the next five years <u>must focus primarily on employee housing</u>

Section 5.1.2.2 (Whistler must) strive to add 1000 employee beds within the next five years

All of the above requirements need to be addressed and, in particular, the extent to which the proposal provides, or fails to provide, " clear and substantial benefits to the community", as well as the extent to which adding 7 employee housing units (compared to the impact of 22 tourist accommodation units and the commitment of 88 precious bed units) assists in achieving 1000 bed units in the next five years when the 15 employee bed units proposed equals a mere 1.5 % ).

The traffic issues have been well addressed by the neighbouring property owners .

 <u>The most accurate measure of the proposal's increase in the density above</u> <u>the existing zoning</u> is to compare the massing in the proposal of the unlimited market housing to that in the existing zoning ;

| Proposed - 22 units gross floor area (GFA) @ 200 set | q. m =4,400 sq. m. |
|--|--------------------|
| Existing - 11 units GFA @ 120 square metres          | = 1,920 sq. m.     |
| Increase   | = 3,080 sq. m.     |

The proponents would have you believe that <u>the increase is only 900 sq</u>. m. by including in their calculations 2,100 sq. m. for an originally proposed hotel (with rooms totalling only 500 sq. m.) which bears no logical relationship to the tourist cabins proposed in 2002 (but no longer marketable), and NOT included in the current proposal.

With respect to the employee housing density, the proponents represent that there is an increase of 800 sq. m., but they seek to retain 8 of the proposed 15 units leaving only 7 units for the community each having a GFA of 106 sq. m. for a <u>total of 742 sq. m.</u>

The existing zoning permitted 7 employee units @ 120 sq. m. for a total of 840 sq. m., meaning there is actually a loss of 98 sq. m. and not a gain of 800 sq. m. as shown in the applicant's "mathematical gymnastics".

3. The primary objective of the Municipality's call for proposals for private sector employee housing development was a reflection of the need to <u>strive to add 1000 employee bed units</u> within the next five years as recommended by the Mayor's Task Force on Resident Housing that was carried into the OCP along with the policy to focus primarily on employee housing for the next five years.

The first set of Guidelines released on December 7, 2017 included an unrealistic but ambitious requirement that projects must be for "100 percent" employee housing and a provision that "unrestricted market accommodation as part of the project are not supported". The response from private property owners was predictable and on 26 March, 2019 a revised set of guidelines appeared and permitted a "<u>limited amount of market accommodation</u>" to support "<u>the project's viability</u>" and also stated that projects "<u>shall optimize employee housing</u>".

No qualification or definition was given to the words "<u>limited amount</u>" or "<u>project viability</u>" but given that the primary focus was to be on employee housing, it <u>is only fair and reasonable that the limited amount of market housing should be within a limited ratio to the amount of the employee housing proposed in the project and that ratio should be no more than 1 to <u>1 or even less.</u></u>

In this case we have 4400 sq. m. of market housing and only 742 sq. m. of employee housing for a <u>lopsided ratio of 5.9 to 1.</u>

4. The question here is what is driving the need for such a high ratio of market housing and the obvious answer is the need by the applicants to recover their high land cost, reported to be \$10 million, plus the cost of roads and infrastructure, in order to make their project viable. The next question is why it should be up to the Municipality to support a high cost project by simply committing to provide a level of zoning for market housing at a high ratio compared to proposed employee housing?

- 5. The present zoning and the Comprehensive Development Agreement filed against the land title provide, that <u>no more than 64 bed units</u> are permitted, whereas the proposal requires 88 bed units for market housing plus 30 bed units for employee housing. In addition, the <u>Agreement calls for Phase 2 Rental Pool Covenants</u> which are problematic to marketing. Presumably at least these two items will be subject to renegotiation if the project is to proceed.
- 6. As I have previously submitted to Council in my letter of 11 September, 2019, I strongly believe that the practice of the Municipality approving zoning for private development, in exchange for a significant portion of the subject lands for the development of employee housing, originally adopted in 1990, when the Municipality did not have any access to free land, is no longer appropriate now that the Municipality has land available to it in Cheakamus Crossing and we are rapidly approaching the Limit to Growth.

All of which is respectfully submitted

Sincerely

Garry Watson

November 13, 2019

Mayor and Council Resort Municipality of Whistler, BC

# <u>Re: 5298 Alta Lake Road-RZ1157 – Development Proposal by Empire Club Development Corp.</u>

The Empire Club Development Corp. is wiggling carrots on sticks, so that this project might get the go-ahead. One carrot offered is the restoration of the Hillman cabin (AKA Toad Hall) to which I say, like Woodstock, some things are best left to what's left of our memories. Another carrot (Questions Abound, Braden Dupuis, Pique, Oct.31) is "the dedication of a riparian and tree preservation area along the foreshore and rail line." There are already strict riparian rules on the other side of the lake, so this is not an unusual offering. The biggest carrot being dangled is the proposal of a "future WHA employee-housing parcel adjacent to the existing Nita lake Resident Housing" (Dupuis, Oct. 31). Sounds great, but will it come to pass, once the Empire Club has had its way with development at 5298 Alta Lake Road? To sweeten the deal is the proposal for 15 employee-housing units, which sounds pretty good, until you read further that 8 of those are for the benefit of Empire staff. Let's do the math...With 7 units of actual "employee housing " being added to the Whistler Housing Authority (WHA) it's going to take a long time to reach Mayor Crompton's target of 1,000 employee beds. One wonders how the 8 units built for the benefit of the developers' staff can be allowed to jump the queue ahead of those applicants waiting patiently for years at WHA.

and **and and an emajor** proponents of Cheakamus Crossing. The land owned by the RMOW is readily available. The issue for both Cheakamus Crossing and 5298 Alta Lake Road is that of increased traffic. Let's face it. If you travel the south end of the valley, how much time have you spent in gridlock traffic at the end of the day? (And WHY did you move from the city to the country...to escape the hustle bustle of city traffic?)

When we look at the potential developments for Resident Restricted units in both Cheakamus Crossing and Rainbow (both of which have much better public transit options than a development at 5298 Alta Lake Road, and a better ratio for WHA units), and Rainbow which has built-in infrastructure of IGA, liquor store and coffee outlet, it makes the Nita Lake proposal seem a less beneficial location.

The Whistler Official Community Plan (OCP) is straightforward.

4.13.2 Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development:

- a) provides clear and substantial benefits to the community and the resort;
- b) is supported by the community, in the opinion of the Council;
- c) will not cause unacceptable impacts on the community, resort, or environment, and
- 4.13.3 (The following are some items that must be assessed for impact)
- d) traffic volumes and patterns on Highway 99;

traffic volumes and patterns on the local road system;

view and scenery; and employee housing, as well as:

e) The project must exhibit high standards of design, landscaping, and environmental sensitivity.

original rezoning (2002) for the property at 5298 Alta Lake Road was for a much more intimate London Lodge (7 suites total), complete with 25 rustic cabins discretely arranged amongst the existing trees, and an artist-in-residence arrangement at the Hillman cabin. The current proposal is for 4 buildings, containing 22 market units, plus 15 "employee" units (only 7 of which are actually WHA-bound). While those numbers sound somewhat close, the new proposal represents an increase of 1690 sq. m. The magic of square metres is that it doesn't sound like much, but it is, in fact, an extra <u>18,000 sq. ft.</u>, a huge increase to the existing allowable footprint.

(Letter to Editor, Pique, Oct. 24) stated clearly, that this project "is inconsistent in terms of density and visual impact with the neighbourhoods currently on the shores of Nita Lake." Her concern to preserve the trees of "this very sensitive lakeside area" is well taken. It would be a sad day for all concerned if, inadvertently, the trees were taken down, with apologies all around. Apologies can't grow old trees. (OCP 6.4.2: Mature stands of timber and riparian habitats must be protected.)

While private developer projects might seem a welcome idea to the hardworking RMOW council as a means-to-an-end of how to accomplish housing, I think Mayor Crompton's intuition (Council tackles housing projects, Pique, Sept. 17) is on track two-fold, that RZ1157, 5298 Alta Lake Road is <u>not</u> a "great location for tourist accommodation" and that there should be "more employee housing and less market housing." I also agree with **Mayor Councils** notion (Misguided proposal, Pique, Oct. 22) that one of the developers, however hard-working, may "seek to profit from opportunities they were involved in creating," as former Chair of the WHA, and part of the Mayor's Task Force on Resident Housing.

I have been extremely lucky to share a family home next to Nita Lake since 1965, first in Alpine Village, then at Nita Ridge and for the past 30 years at Boulder Ridge. While change is part of life, I encourage the Mayor and Council to have the courage to represent the residents of Whistler by listening to the respected voices I've mentioned in this letter, who are speaking on behalf of valley residents who are desperate for suitable housing, and appropriate land use. Here is a chance to question whether this project provides clear and substantial benefits to the community.

Sincerely,

Sally Quinn, with Alan Burns



November 13, 2019

#### RE: Support for Staff Housing Initiatives

To Mayor and Council,

I am writing on behalf of my company, Whistler Personnel Solutions, as we wish to lend our support to the various proposals in process for private development of employee housing. Whistler Personnel Solutions recruits on behalf of many employers in Whistler that are struggling to attract and retain all kinds of staffing. The primary reason for this struggle, as identified in numerous studies conducted by the Chamber of Commerce and Whistler Housing Authority, as well as our own vast experience is a lack of qualified candidates and applications in general due to a lack of affordable housing.

As the Council and Municipality have often recognized, Whistler's economy and community depend on a stable, reliable and inspired workforce. When our guests visit the resort, they come because of a widely shared reputation of excellent service, a broad range of tourism offerings, and a passionate community that welcomes these visitors again and again. We often speak to local job seekers and employees who have no choice but to live in cramped quarters, with far too many roommates and/or pay obscene amounts of rent (most of their meagre pay cheques in many cases). They have become disenchanted at best and chronically ill at worst. This reduces the employee's ability to work positively and productively and increases staff turnover as they leave the resort in search of more reasonable conditions. This in turn negatively impacts our resort guest experiences, our resort's reputation and the ability of local businesses to operate the wide range of tourism offerings that we need to be a successful Resort Community.

Whistler Personnel has been on the front lines working hard to aid local businesses and workers for almost 30 years and we believe that it is fair to say that the current housing and subsequent labour crisis is worse than it's ever been since Whistler Personnel was established in 1995. More solutions need to be found, and more quickly.

When the Municipality invited private developers to bring in these rental proposals, it was an effort to increase long-term, stable rental supply without a land or development cost to the municipal taxpayer. As these proposals are being considered, we want to lend our support as they are a small but necessary step toward resolving some of these issues. Thank you for continuing to work hard on bringing them to life. Our community desperately needs them.

Sincerely,

Jack Bissillion, Owner and President Whistler Personnel Solutions

cc: Melissa Pace, CEO, Whistler Chamber via email: melissa@whistlerchamber.com

From: Blair Russel

Sent: Thursday, November 14, 2019 8:41 PM

To: corporate <<u>corporate@whistler.ca</u>>

**Subject:** 5298 Alta Lake Road-RZ1157 – Development Proposal by Empire Club Development Corp.



### Blair Russel and Jennifer Munro

Mayor and Council Resort Municipality of Whistler, BC

Re: 5298 Alta Lake Road-RZ1157 – Development Proposal by Empire Club Development Corp.

My wife and I have owned our house at **Example 1** by Nita Lake for over 20 years, and we are writing this letter in support of many other letters that have been written concerning this misguided proposal, urging the Mayor and Council to reject and seriously reconsider this proposal.

In particular we urge you to read the letter included below by Sally Quinn, which explains our point of view very well.

Sincerely, Blair Russel and Jennifer Munro December 10, 2019

Mayor and Council Resort Municipality of Whistler Regarding: 5298 Alta Lake Road Rezoning Application RZ1157

"RZ1157 proposes to rezone the lands from TA17 (Tourist Accommodation Seventeen) to a new zone that would allow for development of 15 employee restricted townhomes, 22 tourist accommodation townhomes, an amenity building, and a Municipal park containing the existing cabin and barn."

I am not against this proposal, although I question the density.

I hope that staff negotiate diligently to keep the scale/density of this project as low as possible. This is a beautiful lakefront property that should not be overdeveloped.

What I really question though, is the Tourist Accommodation zoning. As a municipality we worked, and continue to work diligently to keep nightly rentals out of residential neighbourhoods. There is no need for TA zoning in this area; far from the village and/or mountain lift access.

Whistler was designed to have most of the TA zoned properties within walking distance to the village and the mountain base areas in order to keep neighbourhoods quiet, peaceful and family-friendly. Illegal nightly rentals can be a disruption to homeowners with party noise, extra traffic, laundry, catering trucks taxis and buses invading their neighbourhoods.

I know the Jorden Lane homes are all TA zoned but these homes, along with the Kadenwood homes, were TA zoned to fulfill a need. There was a demand for TA zoned homes so that groups of families/friends could come to Whistler and stay together. Giving Kadenwood and Jorden Lane TA zoning helped to take the illegal single family home nightly rentals out of our existing neighbourhoods.

There is not a demand for TA zoned Townhouses. As a matter of fact, the opposite is true. Village and Benchland Townhouses and Condo Hotels are not

fully occupied. The low occupancy level for existing TA beds is an on-going concern for Tourism Whistler's accommodation sector.

Why do these developers not only get increased density, but TA zoning as well? I know this property has TA zoning as it stands now, but it is going through a rezoning process, so TA zoning doesn't have to 'run' with the development. The current TA zoning is for a small Lodge and cabins – not anywhere near the density of 22 Market Townhouses and 15 Employee restricted Townhouses.

TA zoning will increase traffic over and above residential zoning. The Alta Lake Road, Highway 99 intersection is already a problem. The Prism Lands market and employee housing development at 1501 Alta Lake Road will also add additional stress to that badly congested intersection.

You have to ask yourself if you would like to live in a Townhouse development with potential disruption from a nightly rental townhouse right next door. It could be a nice place to live – but not with TA Zoning.

Please consider removing the Tourist Accommodation Zoning from this development.

Sincerely,

Stephanie Sloan



February 12, 2020

To: Mayor and Council Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

#### Re: Rezoning Proposal No. RZ001157, 5298 Alta Lake Road

I am the President of the Strata BCS556, "Nita Lake Estates" and I am writing on behalf of myself as an owner and all owners of the Nita Lake Estates.

We understand that the re-zoning application for 5298 Alta Lake has been revised and an updated Administrative Report to council will be presented at the Council Meeting on February 18. At the time of writing, **we have not seen this revised application**, however, we are hopeful that Mr. Hutchinson and his team have listened to the feedback and concerns at the public open houses along with written comments provided, comments provided to council through public letters, but most importantly the comments provided by the Mayor and Council at the September 17, 2019 meeting. We hope this revised plan truly reflects their willingness to listen, but most importantly takes into consideration the Mayor's and Council's comments that much more work needed to be done and a "superior" development should be the target.

As the council looks at the revised plan, we would like to highlight some very important issues and perspectives for you to consider. While these views are broadly supported by many Nita Lake residents, we also believe that they are in the best interests of the overall Whistler community.

1) <u>High standards for Lake side developments.</u> This is a re-zoning so therefore, the council and community have a lot of opportunity to ensure that the right development is created for this precious Lakeside Site. We hope that council is thinking long term to ensure that this development is compatible with the Nita Lake environment and not only creates the desired Employee Housing but also a neighbourhood that is "superior" and will stand the test of time. Lakes are a limited resource and a defining feature of the Whistler community, so let's make sure we get this lakeside development right. However, make no mistake, a badly designed, high density development will spoil Nita Lake.

2) <u>Managing overall density</u>. The current zoning talks about this land being "site sensitive" and being a ... "forested lakeside site.... with emphasis on the beauty and tranquility of the natural setting". It would seem reckless to ignore or dismiss this important perspective. We hope that need for the developer's profit and the pressure to create Employee Housing does not lead to a significant increase in density. Increasing density potentially creates environmental, aesthetic, noise and traffic problems that affect the broader community as well as all of the Nita Lake neighbours. We suggest that the density of the current zoning be respected.

3) <u>It is important to be consistent with the Private Developers' Guidelines (PDG).</u> Two key aspects of these guidelines are the market-to-employee homes ratio and the notion of viability. The idea of the guidelines is to allow "limited" market homes in order to deliver Employee Homes. Hence, to be consistent with these guidelines the ratio should be significantly less than 1:1. The existing proposal is actually not at all consistent with this ratio, particularly when TA17 zoning clearly states that the TA allowable to be built is 1900 sq. metres;

this is equivalent to 9.5 Market Homes at 200 sq metres each. These numbers should be the starting point for calculating the ratio for this development. Interestingly, it should be noted that the use of the hotel and as such the 1600m2 of "hotel facilities" (which are explicitly differentiated from TA units in TA17) are deleted in the re zoning proposal. Since the proposal changes the use and deletes the hotel from the new rezoning application, these hotel facilities of 1600sqm should not be converted to bed units and additional tourist accommodation as part of the new rezoning application. It would be in the best interest of Whistler residents and would certainly be more consistent with the council's objectives to assign this density to additional employee housing.

Viability is the other important concept in the guidelines. The council has a responsibility to the community to ensure that for delivering Employee housing, the developer makes a reasonable profit (and no more). Otherwise this becomes a bad deal for the community.

<u>4) Green buffers and separation</u>. The council needs to ensure that green buffers between neighborhoods are maintained (consistent with numerous references to this in the OCP) and that the site is developed consistent with the "neighborhood treed" community that surrounds the Lake. There is a significant danger that too many trees will be removed and too many trees allowed to die immediately or later as a result of the site preparations, leaving an unsightly clear-cut scar on the Lake that would be enjoyed by no one. We ask that council ensure responsible a long-term tree management plan is developed, clear cutting on the land is minimized to ensure good aesthetics and tree preservations areas are implemented and maintained. Explore making the developer put up a bond and be financially liable if this is not delivered.

5) <u>Traffic.</u> It is our understanding that the traffic survey was done in October which would not truly be reflective of the significant traffic (vehicles, bikes and pedestrians) in the winter and summer along this road. Our strata, along with others at the public open houses have expressed concerns in particular about the safety along Nita Lake Drive. The municipality did make changes to the parking regulations as we suggested but have only moved the problem further along Nita Lake Drive. There continues to be blind corners and one-way street traffic in the winter. In the summer, there is significant bike traffic. The dangers of accidents will only worsen with the increased traffic along this stretch of road for the new development as well as the proposed new park area. Access onto Alta Lake Road can be difficult with the limited visibility. We would encourage that a separate entrance for this new development be considered.

We believe that the issues above should be the key guiding principles for deciding on how the application and rezoning goes forward. We want to help and support the council to deliver Employee Housing. However, the council should be able to address each of the points above in detail and show the community that they have been addressed in the best interests of Nita Lake and in the best interests of the Community.

We thank you for your careful consideration of the points above. We look forward to an inclusive and respectful process.

Sincerely.

Cheryl Green President Strata BCS556, "Nita Lake Estates" To: Mayor and Council

June 9, 2020

I am writing to you again on this matter in advance, I hope, of a draft of a formal bylaw being presented to Council for a first reading, so as to permit Council time to further assess the results of the negotiations with the proponent.

The primary consideration needs to be the proposal's adherence to the Guidelines laid out by the Municipality with respect to its proposal call for employee housing on privately owned lands, the principal objective of which was to achieve as significant as possible a yield of employee housing for the community. The first draft of the Guidelines called for projects consisting of 100% employee housing with no market housing being supported but, as this proved to be impractical, it was amended to provide that the projects;

"SHALL (meaning mandatory) optimize the amount of employee housing within the proposed development, and

MAY (meaning permissive) include LIMITED AMOUNTS of new unrestricted market accommodation to support project VIABILITY".

The initial proposal that was presented only included 7 employee townhouse units of 106 sq. metres each for the community (8 similar units to be retained by the proponent to service its commercial needs) and, to support the viability of its project, proposed zoning for 22 market townhouse units of 200 sq. metres each, resulting in a massing ratio of 6 to 1. This massing ratio came as something of a surprise to most members of Council and the matter was left to be dealt with by staff. In my view this proposal amounted to a serious attempt at extortion, meeting the dictionary meaning of that word by " exacting an exorbitant price for something". In subsequent negotiations the proponent apparently first agreed to increase the number of employee housing units for the community to 14 and then to 21 but making no reduction in the number of the market units still at 22, thereby changing the ratio to 2 to 1.

As an example of what this project might look like at a ratio of 1 to 1 would be to reduce the number of market accommodation units to 15 and to optimize the number of employee units by increasing it to 30. What this would do to the financial viability of the project might be worth calculating

I have not heard of any clear justification of 22 units of market accommodation units being required to support the viability of the project financially. Although the proponent promised, at the first public meeting outlining the project, to make a copy of the form of financial statements it would be required to submit to the municipality regarding their project available to the public - this was subsequently refused. I assume that these financial statements for the project have or will be made

available to the members of Council for their consideration in assessing the viability of the project.

It has been assumed that the form of the proposed market development will be very similar to, if not exactly the same as, the 44 market townhouses the proponent developed and marketed above Rainbow,, one unit of which recently sold for 2.6 million dollars. Applying this sale as a reasonable comparable would suggest that each of the market units being proposed would have a value of at least \$2 million and a gross market value for the 22 units of \$44 million. I am wondering if this was reflected in the required financial statements or not and what was shown for the other costs of the development including the cost of the land, reported to have been \$10 million which, as such, could be the real elephant in the room.

As I have previously expressed to Council, I strongly believe that there is really no current need for further market accommodation in Whistler that would only create an increase in the demand for more employee housing, and add to the traffic and occupancy problems in public accommodation already being experienced. All the more reason to be more vigilant in assessing the real benefit to the community and the resort.

All of which is respectfully submitted.

Garry Watson 2317 Boulder Ridge Whistler

Sent from Mail for Windows 10

5209 & 5213 Jordan Lane, Whistler B.C. V8E 1J5 17<sup>th</sup> June 202

## Attention: **Mayor and Council** Resort Municipality of Whistler

## Subject: Rezoning Proposal No. RZ001157 5298 Alta Lake Road

Dear Mayor & Councillors,

My wife & I own property at 5213 Jordan Lane. When we purchased this, we were aware the area around 5298 Alta Lake Road had been zoned for development and have naturally been following progress with interest.

We have two points which we hope the council will give very serious consideration to please.

- 1. Why are there plans to put tourist accommodation in a residential area? Historically It has not worked well, for either tourists, or residents.
- 2. The road access from Alta Lake Road into Nita Lake drive has been a problem point since we have known it, especially in winter when parked cars and high snow banks block visibility and narrow the road. Adding extra traffic to this junction is just asking for a serious road accident. Separate access would mitigate this problem and we ask that the council look very carefully at this point and insist that the development should have its own access point from Alta Lake Road.

Yours Sincerely

Dr Brian Gilvary () Mrs Joanne Louise Gilvary

## Attention Whistler Council

Regarding: Hillman Development

To whom it may concern:

As long term Whistler residents and residents of Nita Lake Estates at 5241 Jordan Lane, I am writing to you regarding issues surrounding the proposed development that will be adjoining our property.

We have enjoyed the atmosphere and setting of Nita Lake for many years and do not take for granted the privilege of experiencing nature at its finest.

As Whistler residents we do not dispute the need for employee accommodation and we commend council for addressing this issue.

However, we urge the council to address the issue of TA zoning in residential neighbourhoods, and ensure that no TA zoning is allowed for in the Hillman development.

Given the waterfront setting, the elevation and "bowl-like" nature of the Nita Lake community, and the ability of sound to bounce around, we fear that the noise levels accompanying this density will destroy the natural environment and peaceful setting that all tourists and residents have come to enjoy and cherish.

The resulting disruptive noise and traffic will not leave a good impression with Whistler visitors, those on the valley trail, those experiencing the lake setting, and those staying at the lodge or arriving by train.

In addition, as we expect overflow from the Nita Lake Lodge will create significant demand for tourist rental accommodation in this potential development, we object to potential overcrowding/density and noise issues resulting from this and would like Council to reconsider the TA zoning allowed for this development levels.

In addition, the traffic demands of such density merits a separate entrance other than the Nita Lake Drive. This thorough fare was not designed to accommodate such heavy volume, and the road is already hazardous in winter conditions at the intersection of Jordan Lane and Nita Lake Drive.

Council and the developer should in good faith consider a compromise to allow for improved safety for all neighbourhood residents and minimal impact on existing residents.

As elected officials, you are representing ALL constituents and we thank you for your careful consideration of our request.

Regards

Lianne Gulka and Carl Hoyt

Residents 5241 Jordan Lane 1499 West Pender St #3501 Vancouver BC V6G 0A7

Sent from my iPad

**To Mayor and Council** RMOW

June 16 2020

## **RE 5298 Alta Lake Road rezoning**

Dear Mayor and Councillors

The above rezoning/development has created a significant amount of discussion and concern for the residents around Nita Lake. We understand and support the need for Employee Housing and so our focus has not been to stop development on these lands but to ensure that the project is held to the highest standards and that it is the right development for these precious Lake side lands. This is one of the last remaining Lakeside development sites in Whistler; we hope that the council will not waste their opportunity and settle for a "good" development, when they can achieve "excellence" for this unique site.

We will continue this debate in a thoughtful and respectful way.

We have viewed the ADP presentation and in particular the 3D pictures in that package; these pictures show that the visuals and aesthetics of the development are now better for the Lake side and for the residential neighbourhood. They also appear to show that green buffers/trees shield views from all directions, which is a good thing and consistent with the OCP. However, we want to make sure that the council ensures that the development is implemented consistent with these drawings and that you hold the developer accountable on this and other issues.

## We have three particular requests for the council:

The green spaces and green buffers have always been a major focus for us. This is both because the development is right next to our Strata (and our house in particular) and also because the situation of the development on "sensitive site" lands next to Nita Lake. It is imperative that we preserve the aesthetics of the Lake and our neighbourhood. My understanding is that the rezoning is about form, use and density and does not cover the Green spaces and Buffers – this I believe is part of the DP. **Can we suggest that the council ensure the DP is discussed (and agreed) in tandem with the rezoning application**; this would ensure that the developer has a significant incentive to deliver an aesthetically/visually appropriate lakeside site (with all the right green spaces and buffers). This would seem a sensible approach and one that is in the best interests of the community.

<u>Address the Traffic Issue</u>. As we all know, traffic is a major issue for the Whistler community. The addition of 72 cars from this new project will not help the problem. At the very least, there should be informed and detailed debate about how these additional 72 cars affect the traffic in Whistler. As far as we can see this debate has not happened; a traffic study was completed (in October 2019...so in a low traffic period) but the community and public do not have access to this study and have little information about its findings. In addition, whether at council meetings or within the municipality, we have seen no evidence of detailed debate on the traffic impact of this project. We would like to suggest that a) the council discuss the traffic impact of this project so that the community can hear your views and b) make the traffic report available to the public so that we can be better informed on this important issue. We support our Strata colleagues in wanting you to take a serious look at a second road entrance.

<u>Clarifying project viability.</u> The Private developers' guidelines (approved March 26 2019), state.. "Projects....may include limited amounts of new unrestricted market accommodation to support project viability". I am assuming that the term viability largely refers to financial viability and allows the developer to make a reasonable profit. We or indeed any members of the community do not have access to any of the proforma financial statements for the project. How do we know that this project is consistent with the Private developers' guidelines? **Our request is that either the council make the proforma statements public or that the council assures the community that the 22 market homes are the minimum needed to make the project financially viable.** 

We believe that these comments are reasonable and constructive and will help ensure that the 5298 Alta Lake Road is developed in the best interest of the community and the Nita Lake neighbourhood.

Lastly, we would like to thank the RMOW Planning department for their professionalism, for listening to our concerns and for moving the project in a better direction. We trust that further progress will be made on the important issues raised above. If this can be achieved, then we can end with a project that is good for the community, is good for the Nita Lake neighbourhood, makes a reasonable profit for the developer and allows the council to deliver Employee housing.

I look forward to your response.

**Yours Sincerely** 

Richard and Sandra Durrans 5200 Jordan Lane Whistler V8E 1J5

June 17, 2020

To: Mayor and Council Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

We have been following the progress of the proposed development at 5298 since 2018. Since then the plans have changed significantly for the better due to the hard work and careful considerations and negotiations of the planning department. We have reviewed the latest plans submitted to the Advisory Design and although they provide many more details, there is still room for improvement to ensure the superior development that Mayor Crompton was looking for back in September 2019.

Once again, we seem to be writing a letter to council immediately before a council meeting, in this case to approve a new zoning bylaw for the property at 5298 Alta Lake Road. Writing this letter is really putting the cart before the horse as we have not yet seen the proposed new bylaw and cannot offer informed comments on the specific terms of the proposed bylaw. However, while council reviews the new zoning bylaw, we strongly urge council to consider the following:

In addition, I wonder why the plans do not consider the housing needs for Whistler seniors who may want to downsize, age in place and not have to deal with stairs. The two-bedroom units are very small and the three-bedroom units all have stairs.

"Is nightly tourist accommodation what is needed for this site?" Given these "unprecedented times", does Whistler really need additional "TA" zoned accommodation, especially in a residential area? Tourism Whistler was already forecasting a decline in visits for the winter of 2019 due to a decline in the global economy. Current tourist accommodation vendors were already having a difficult time filling room nights even before COVID-19 and now with our borders closed to international travel and not expected to recover for several years once open, Whistler's tourism business is surely going to be hit hard. We should be supporting our existing businesses without adding additional competition to share in an already diminished pool of visitors seeking accommodation. There has always seemed to be a reluctance to mix tourist accommodation with residential housing. Why now?

Separate Entrance for the 5298 Development: The issues with Nita Lake Drive and access to Alta Lake Road have been well documented by the residents of this area. A separate entrance make sense and is something the developer could easily make happen.

The Pique has published several articles and letters that suggest that residents of Whistler now have the opportunity with the tourists gone to take the time to reflect on what kind of Whistler we want moving

forward. Is the need for a bigger Whistler one of them? We ask members of council to ask the same question and consider that with these "unprecedented times" perhaps it would be best to wait to see how Whistler rebounds before moving ahead with this project.

We thank the Mayor and Council for taking the time to consider our concerns. In addition, we need to mention the hard work of Planning Department, in particular the professionalism of Roman Licko for all their time on this project and his and the Planning Department's willingness to listen. We are still on our way to the Superior Project that represents the best deal for Whistler.

Sincerely,

Bruce and Cheryl Green 5205 Jordan Lane, Whistler B.C. V8E 1J5

## Nikki Cooper

From: Sent: To: Subject: Keith Lambert Wednesday, June 17, 2020 8:45 AM corporate RZ1157

Mayor & Council, Resort Municipality of Whistler

Dear Mayor & Council Members,

5298 Alta Lake Road RZ001157 Development

We write referring to the above development.

We believe just like the several times bankrupt Nita Lake Lodge, this development is a poor and regrettable planning choice for a prime piece of property on Nita Lake, but we can also see considerable lengths have been taken to make sure existing green space buffer shields visitors and residents from the dreadful and extensive blight as best as possible by way of a riparian zone. The only one who needs another 22 market homes in Whistler is the developer so his investment can be recouped!

We would like to know that Bylaw Services will adhere to Whistler's existing comprehensive noise bylaw 1660 and not just after 10 pm as is the policy it administers to with Nita Lake Lodge. In the case of noise from the Lodge, we have to resort to the Liquor Control and Licensing Branch of BC's LDB to control noise, which is most annoying having regards to the high property taxes we pay and the abdication of responsibility by the RMOW.

We want to make sure the development will guarantee, by way of RMOW enforcement, the riparian buffer in the event trees either die or are cut down, considering the buffer is such a critical aspect to the favorable council view of this application. We will all have quite a sight to contend with we lose these trees.

We think the TA zoning is unnecessary.

We point out this will be the second land use change for the Hillman site and believe both contravene the Local Government Act because land use change has been sold for amenities, mainly now employee housing, which the Act has been proven in court to prevent. We believe our elected municipal officials should be aware of and adhere to the Act.

Fortunately, we are not resident in the lovely Nita Lake Estates and we sympathize with the impact this development will have on them, both during and after construction. We are sure the land owners will be successful in appealing to have their property taxes reduced as a consequence of the development and hope the Municipality at least considers the possibility of such actions and lower tax revenues when approving these local planning upsets to existing neighbourhoods. I see no such mention or consideration in the staff reports.

Respectfully submitted.

Keith & Lindsay Lambert

Chateau du Lac 2016 Nita Lane Whistler, BC., Canada V8E 0A6

## Nikki Cooper

From: Sent: To: Subject: Bell Mail Wednesday, June 17, 2020 9:27 AM corporate June 17, 2020

June 17, 2020

**Resort Municipality of Whistler** 

Ref. 5298 Development

Mayor and Council Members,

Trust all is well with you and yours.

As discussed during question period of February 18, 2020 meeting. Please confirm RMOW Council will consider a separate access from Alta Lake road, during 5298 Development planning process.

I have walked the property and believe such access would alleviate traffic concerns, providing unfamiliar travellers improved access to the Tourist Accommodations being proposed.

I will be happy to meet with anyone interested in walking the property to better understand the existing topography and determine what can be reasonably done to make it happen.

Thanks for everything,

GuyGeorge Lever 5221 Jordan Lane Whistler, BC V8E 1J5

**Guy George Lever** 

June 17, 2020

To: Mayor and Council Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

Re: Rezoning Proposal No. RZ001157 5298 Alta Lake Road Empire Club Development

We are the writing on behalf of our owners of Strata BCS 2200 "The Residences at Nita Lake" and the Strata BCS 556, "Nita Lake Estates". We both recognize the need for employee housing and the need for the developer to have market housing to make the project viable, however, we are concerned about the implications for our neighbourhood.

In particular, we are concerned about the safety of our families with the increased traffic and it does not seem that anyone is listening to us. Both of our stratas, along with others at the public open houses have expressed concerns in particular about the safety along Nita Lake Drive. The proposed development has 74 parking spots so clearly it is recognized that this will be a car dependent development/neighbourhood.

We are once again asking for a separate entrance for this new development to be considered. We have been told it can be done through yet to be developed north end adjacent property. This way, our neighbourhood and families are not compromised and endangered at the expense of another development.

It is our understanding that the traffic survey was done in October 2019 which would not truly be reflective of the significant traffic (vehicles, bikes, skate boards and pedestrians) in the winter and summer along this road. This road has blind corners and at many times is passable by only one car. This of course raises the issue of safe fire truck access to the 5298 development which should be a concern with the number of trees in the area. This would certainly support the idea of a separate second access. We firmly believe that Nita Lake Drive is unable to safely handle this increase in traffic and certainly not when the proposed WHA parcel is factored in for the future. As we have been denied access to the traffic report, it is difficult to assess the validity of the traffic report and provide comment.

On behalf of our owners at the Residences at Nita Lake and Nita Lake Estates, we are asking council to hear us and take the time to understand the issues. Once again, we ask council to direct the planning department to look seriously at the feasibility of this separate access.

Sincerely,

Ken Roberts President Strata BCS 2200 "Residences at Nita Lake" 37 5151 Nita Lake Drive, Whistler, BC



June 17, 2020

To: Mayor and Council Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

Re: Empire Club DP Proposal RZ001157

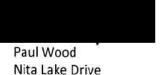
I have reviewed the latest plans submitted to the Advisory Design Board.

I have not yet seen the Environmental report despite requests to have it released. There are always concerns of bias when a report is requested and paid for by a developer and here is no way of confirming that the information is provided in the best interests of Whistler residents. The environment is important to me, to you, to future generations, and for any development happening in my Whistler community the environmental impacts to be assessed, considered, and prioritized which cannot happen without a transparent process regarding the environmental report.

There are always costs to the immediate environment of any development during the clearing and building phase. This always results in significant immediate tree loss but the impact of the development is not truly known until years later. I suggest all councilors walk down Nita Lake Drive and view at least 50% of the trees post development are now dead. I understand that the buffer was an important requirement for approval and would suggest councilors look at this development through to a post development lenses when 50% of the trees could be dead, will you be as supportive? I understood many councilors liked the development but did not want to see the development from the Valley Trail or the deck at Nita Lake Lodge.

For these reasons, I suggest that the municipality should demand a significant bond to ensure a healthy environment for the future.

Sincerely,



Nita Lake Drive Whistler B.C. V8E 1J5

## SUSAN HAMERSLEY

2419 Dave Murray Place Whistler, BC

July 27, 2020

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC V8E 0X5

Dear Mayor and Council,

I am writing with surprise and concern as a resident of Creekside for 30 year and a WHA resident for 19 years regarding the fact the Empire Club rezoning application for Alta Lake road was passed through 1<sup>st</sup> and 2<sup>nd</sup> reading by June 23<sup>rd</sup> of this year before the public had access to the environmental assessment and the traffic report.

I am concerned with the proposal for many reasons, a number of which I will outline here.

- 1. Environmental impact -There will be irreversible damage to the fragile ecosystems in this special little lake which has already met its maximum capacity. The RMOWs growth management plan aims to "protect Whistler's natural environment." This is not happening at this lake even now so how will it happen in the future?
- 2. Traffic- the traffic report is now public and I find it illogical that the day chosen to record the traffic flow was a WEDNESDAY IN EARLY OCTOBER?!

All the future traffic projections were based on these numbers which is very unrealistic.

The proposal claims that this will be a "walkable" community. This is misguided as it takes a minimum of 20 minutes to walk to Creekside at the best of times. Since there is no public transit servicing the area all residents will be forced to use private vehicles to drive to work,

school and services increasing the greenhouse gas emissions the current Mayor and council claim they will reduce by making "Big Moves" as stated in the July 9th Pique article.

We all value employee housing and as employees we value access to transit, services, schools and activities. This is not possible without driving from this location.

Why create new infrastructure for an isolated neighbourhood where services are unavailable when the community already has neighbourhoods that could be expanded that have infrastructure in place?

I know from the experience of bringing up a family as working parents in an ideal location in Whistler that we were forced to drive more than we would ideally have liked as transit did not get us everywhere we needed to go. We had access to bussing back and forth to the village or could walk to the mountain on weekends. This is unrealistic for the residents of this new development as there is not bussing available and it is much too far to walk with ski gear.

At a time when Whistler residents were socially isolating, trying to reimagine their own future and are concerned about the health and safety of themselves and their community, the Mayor and council passed this proposal through first and second readings.

I encourage you to Pause, Reflect and Reset as we all must do in order to meet the needs of the predicted new trends in tourism, housing and resort usage. Now is the time to slow down, reassess our priorities and look after each other and our delicate environment.

Creating new developments in Whistler does not make any sense at this time, especially ones that will have such a negative effect on the environment by removing forest, increasing traffic and density in an otherwise green space beside an overused fragile lake.

Sincerely, Susan Hamersley

# Letter to Mayor and Council August 11 2020

Dear Mayor and Councillors

## Ensuring the "Best" Environmental process and outcome for our Community.....Rezoning 5298 Alta Lake Road.

As we move through these strange and challenging times, it has provided a chance for many of us to reflect about what is important to us and our community. Some people have called for a "Reset"...take a step back and challenge what we are doing and why. For Whistler, this means many things but importantly it means how we balance sustainability and environmental standards with managing growth and development.

## What does the Environmental report say and recommend?

I am very concerned that the proposed rezoning and 43 home development at 5298 Alta Lake road, on the west side of Nita Lake, has got this balance wrong. I have read the environmental report (not easy to read and not easy to get hold of!) which along with the attached Cascade Environmental report have both identified several concerns and recommendations. These lands are described as having many mature trees (some 250-300 years old), are potentially the habitat for some endangered species and are likely to have many rare plants. It also outlines that there are severe constraints to development and suggests some key recommendations and mitigation strategies. One of these is to ensure a detailed study of rare and endangered plants and wildlife before development proceeds. According to the report, there are 40 animal species at risk potentially occurring onsite, in addition to 13 at risk plant species and 11 at risk ecosystems. Another recommendation is the preservation of as many of the mature trees as possible with guidance from an arborist. The current report clearly states that it is an "Initial" report: have any of these further reports and studies been completed, and if so, what are the results? What if we find out that there are many rare plants and wildlife on these lands? Surely, this is a material piece of information that the Council need to know. And yet this project has already been in front of Council three times and is soon to have a public hearing. Discussion of the environmental issues for this development have been far from detailed and have lacked transparency and rigour.

To be clear, the environmental report does not provide an opinion on the project's viability. Also, some important progress has been made to provide for green spaces and to provide for a Riparian setbacks and buffers next to the Lake and Gebhert Creek. However, key and demanding questions are still not being debated and the recommended additional reports do not appear forthcoming. Clearly, these are special and sensitive lands on the shores of one of our precious lakes. How many times will Whistler have this opportunity to develop or protect such unique lands. In an age when environmental issues are so important, surely the council and the community should demand a comprehensive discussion of the environmental impact and ensure the concerns and recommendations of the environmental report are addressed.

#### What does this mean...?

This does not mean no development at 5298 Alta Lake Road, but it means a development that is held to the highest environmental standards and one where the environmental impact is transparent and

**keenly debated**. I am asking council to commit to the Whistler community that these additional environmental reports are completed, made available to the public and that there is a full and transparent debate about the environmental impact of this development.

## The Long term impact....having a long term plan.

Taking time to get the environmental approach right is emphasised in the letter sent to you September 2019 from Clare Ruddy, Executive Director of AWARE, where she calls for a more holistic strategy and says...."The piecemeal nature of rezoning applications mean it can be hard to see the cumulative impacts of our continuing to develop the valley. We believe this is particularly true when it comes to Whistler's lakefronts and remaining wetland areas, where natural values can be entirely lost to development or fundamentally impacted by changes of use in an area. This perspective is particularly relevant to Nita Lake, where in addition to 5298 Alta Lake Road there are 2 other large parcels of land to be potentially developed around the Lake.

## Key Questions to ask and address.

I would ask that the Council to carefully ask themselves 2 key questions:

- 1) Is there anything else we can do as Council to ensure a better environmental outcome for 5298 Alta Lake Road. Have we done all we can?
- 2) Should there be a little less density on this site to ensure a better environmental outcome? Although I do not have access to the Financial Pro Forma, I suspect that less density is not incompatible with allowing the developer a reasonable rate of return on Capital and not incompatible with the council getting plenty of employee housing, but it would lead to a much better environmental outcome for the community on these "severely constrained lands". This perspective is supported by numerous letters from to the Council.

Whistler's wonderful environment is why people want to live here and why Tourists come and drive our economy. If we compromise our environment, the very reason for people wanting to be in Whistler disappears.

Ensuring the right Environmental outcome may cost a little more money for the developer and may take some extra time, but in 5 years time, when we ride our bikes and walk around Nita Lake we will all be very thankful that a rigourous process has been followed.

Thank you to Mayor and Council for your consideration of my letter

Respectfully

Sandra Durrans 5200 Jordan Lane Whistler BC V8E 1J5

August 12, 2020 To: Mayor and Councillors Resort Municipality of Whistler Re: Rezoning Proposal No. RZ001157 5298 Alta Lake Road

Dear Mr. Mayor and Councillors:

I am once again writing you about the effects this new development will have on the traffic and safety for Nita Lake Drive, Alta Lake Road, and the intersection of Highway 99 and Alta Lake Road. I have now been able to read the Traffic Study that was done (finally released to me on July 15, 2020) and the documents received from my FOI request.

<u>The Traffic Study and Report</u> was prepared by Howes Technical Advantage Ltd for Empire Joint Venture. The terms of reference were approved by the RMOW with the study done at the intersection of Alta Lake Road and Nita Lake Drive and Alta Lake Road and Highway 99 with the traffic data collected on **October 9, 2019**. **The obvious concerns with this report are:** 

- The date that data was collected. A mid-weekday in the "shoulder season" would not appear to reflect the high peak traffic demands experienced in the winter and summer months, especially weekends.
- This data was then used to extrapolate the traffic conditions into the future which would not be an accurate projection.
- The report does not take into account the large undeveloped parcels on Alta Lake Road that will also affect the traffic at Alta Lake Road and Highway 99 which includes the Prism Lands, the proposed undeveloped parcel at the south property line of 5298 Alta Lake Road which is reserved for future WHA development, the large parcel of land owned by a company of which councillor Duane Jackson is a director and officer, PID 025-519-956 to the north of 5298 Alta Lake road and the possible re-development of the Tyrol Lodge lands.
- Estimations of the number of car trips used. This is a car dependent neighbourhood no matter how much Mayor Crompton insists it is a walkable neighbourhood. The reality is that increasing the number of car trips is not consistent with the new OCP and reducing carbon emissions. If you live on the west side, you are car dependent and it is a pain to get anywhere. The bus line was so scarcely used, it was canceled.
- The report does not take into account current and future bicycle and pedestrian traffic which council is promoting.
- The safety concerns of traffic along Nita Lake Drive expressed by owners of the Residences at Nita Lake and the Nita Lake Estates have not been addressed and the contractor for the traffic report has provided no comment about the increased traffic, or the impact on Nita Lake Drive in relation to the proposed development as well as the yet to be developed WHA parcel and there is no discussion about the safety risks.

Through my Freedom of Information request, emails (December 23, 2019) show that Jan Jensen, also expressed the same concerns as we have, that the data was collected "at a quiet time of year" (he was mistaken thinking that October 9, 2019 was a Friday) and that "summer and winter counts would likely show higher traffic volumes on Highway 99 as well as Alta Lake Road, travelling north to Alpine Meadows, then south on Alta Lake Road to access the highway below Creekside and Bayshores traffic lights." Chelsey Roberts from the Engineering Department (in an email dated January 27, 2020) agreed with Mr. Jansen. It was decided that counts during winter and summer peak season would need to be included. On March 5, 2020, Roman Licko, Senior Development Planner wrote to the applicant and stated "Staff have completed their review of the traffic study. Staff have similar concerns to those expressed by members of the public regarding the timing of the study during the shoulder season. Staff respectfully request a revised study during the peak season to reflect peak traffic in the affected area." This request was refused. So despite our continued objections to the timing of the study, the concerns with the continued increase in traffic on Alta Lake Road and the impact on Nita Lake Drive as well as the concerns expressed by RMOW staff, nothing was said about these concerns with the Traffic Study at the June 23, 2020 council meeting other than that Nita Lake Drive is built to municipal standards. Without being fully informed, council approved the first and second readings.

When I raised my concerns with the Planning Department, I was told I needed to write to you for answers. *Can you provide the answer as to why the recommendations of RMOW were not followed as far as getting better data during peak season and why traffic and safety concerns have not been addressed?* I would just like to see a correct process followed and the concerns of residents, especially in regard to safety be taken seriously and discussed in a transparent forum. Do we know enough from the results of the Traffic Study to really confirm that this new development will not have significant impact of the owners along Nita Lake Drive and Alta Lake Road into Rainbow Drive and those using those routes?

I have clearly documented in past submissions how Nita Lake Drive is a one way street in the winter. There will be significant increased traffic with 70-80 more cars (along with bicycles) using this road and there are very real safety concerns associated with that increased traffic. We have asked for the separate access by having the developer pave the original access to the Hillman Site from Alta Lake Road. The easements are in place and the road is there which crosses the parcel of land owned by a company of which councillor Duane Jackson is a director and officer

We all know how difficult it is right now to turn onto Highway 99 left or right at any point in time. Traffic is really bad in the winter and summer. A light would certainly help and certainly decrease any chance of a tragic traffic accident. However, this will not stop the cars avoiding the traffic by circumventing along Alta Lake Road. We all know that there is more bicycle traffic on Alta Lake Road, a narrow road in need of repair with non-existent shoulders These problems are only going to grow with time. How can anyone not see that the traffic report is flawed and was done to support the developer's interests?

As for the new development, Mr. Crompton, I cannot understand how you can insist this is a walkable neighbourhood. Many of the WHA units as well as the Market Townhomes appear to be aimed towards families. There is no way a busy mom and/or dad is going to walk all the way to Creekside, to buy groceries for their family (especially in the winter), walk young kids back and forth to the ski hill or drag a child and a hockey bag to the Creekside bus to get to the ice rink. Sure if you happen to have time, a walk after dinner would be lovely but this will be a car dependent neighbourhood. This goes against the guidelines of the new OCP.

Mr. Jackson has indicated any safety or parking/road issues with our development is not the problem of the Empire Club and they should not be responsible for solving the problem. **Security of** agrees with him. Clearly the owners at 5151 Nita Lake Drive do not have enough parking. However, by approving this new development in this form, you are perpetuating the same problem, not enough parking that leads to street parking. The other issue appears to be insufficient or non-existent guest parking that will lead to street parking. Also, there is likely to be increased car traffic to access the park. Where will they park? Of course, more parking on site, only takes a larger chunk of the environmental footprint.

There is no reason for council to approve any rezoning bylaw that adversely affects the quality of living and the safety for any owners in any neighbourhood. This new development is simply too big for the location. Councillor Jen Ford at the June 23 council meeting described how the owners of employee housing at the Residences at Nita Lake described their homes as a "little piece of heaven". With the proposed development at 5298, the little piece of heaven will surely become a little piece of hell.

Sincerely, Cheryl Green 5205 Jordan Lane

## Nikki Cooper

| From:    | Anne Kennedy                                      |
|----------|---|
| Sent:    | Thursday, August 13, 2020 9:46 PM                 |
| То:      | corporate   |
| Cc:      | Alastair Collis                                   |
| Subject: | 5298 Alta Lake Road rezoning development concerns |

Dear Mayor and Council;

We are writing to express our concerns with the rezoning development at 5298 Alta Lake Road, namely traffic impact. As you are aware, the traffic study was undertaken on October 9, 2019. This was a mid-week, off season day which is not reflective of the traffic volume on Nita Lake Drive, nor Alta Lake Road, nor Highway 99. We have personally experienced heavy traffic and congestion on these roads during peak season weekdays, most weekends throughout the year and during school holidays. Increased traffic will create safety concerns for the families living in the area, particularly in the areas without sidewalks (which is everywhere in the winter months). Increased traffic will also have a negative impact on the wildlife living in our neighbourhood. In regards to the number of vehicle trips taken per day, we are a two car household and use our vehicles to drive to and from work. We also use our vehicles to access recreation on our days off, and grocery shop weekly, as a minimum. We have witnessed nightly rental guests in our neighborhood drive in and out an average of 6 times a day.

We propose that the developer of 5298 Alta Lake Road pave the original access to the Hillman Site from Alta Lake Road on the north end of the property, to use as an access and egress from the development. The access from Nita Lake Drive should not be used by the developer or the residents of the new development, as the drastic increase in traffic will negatively impact the existing neighbourhood.

Yours sincerely, Anne Kennedy and Alastair Collis 41-5151 Nita Lake Dr Whistler, BC V8E 1J6

# MAYOR AND COUNCIL

I am not generally compelled to write letters of concern to council as I feel the majority of community issues are dealt with in a reasonable manner with the best interests of the citizens of Whistler in mind. I am however concerned about the rezoning at 5298 Alta Lake Road enough to reach out and express my concerns.

I am not against the development of the land, and in fact quite supportive of the employee housing component. As an owner of a WHA property I am fully aware of the opportunity it has provided me to remain in Whistler.

The concerns I have are twofold:

- 1. Access to the development via Nita Lake Drive
- 2. Traffic on Alta Lake Road / Nita Lake Drive

Nita Lake Drive is already a conflict zone with parking issues and safety concerns as residents of both Nita Lake Estates and The Residence at Nita Lake park on the street, as well as visitors, hikers, dog walkers, mountain bikers and occasional campers. Adding additional traffic of heavy equipment and material transport during construction and new resident traffic will push traffic safety issues further as the narrow road will be beyond its comfortable carrying capacity. Though these two neighborhoods are considered walkable, the residents who make the trek to the bus in Creekside report close calls with drivers on the road and safety issues with bears / darkness on the unlit path. The reality is that both neighborhoods require a vehicle, particularly when transporting kids to activities and picking up groceries or other necessities.

I would be more supportive of this project if the developer gained access to the site and created its entrance as originally planned from Alta Lake Road to the north.

The traffic on Alta Lake Road has increased exponentially in recent years. It was brought to my attention that the traffic survey conducted in relation to this project was done midweek during a shoulder season, which would give a greatly reduced picture of actual traffic volumes on ski weekends when egress is an issue and every weekend of the summer. During summer months the traffic reaches intervals as high as one vehicle every ten seconds for the peak hours of 8am to 8pm. Speed, overnight parking, early (noisy) parking adjacent to the Nita Lake Residences, garbage, human feces and other issues already exist and should be addressed by the RMOW as a separate issue. I am aware of at least two bears hit by cars adjacent to the Residences property. With regard to the proposed project, adding significant traffic volume at Nita Lake Drive where it intersects with Alta Lake Road would increase potential for accidents whereas the original access / egress is better situated above the hill and blind corner on its approach.

I am hoping the public consultation for this project is well advertised and undertaken at a time when residents of the two affected neighborhoods can attend as I know I am not alone in my concerns and others have additional issues with the site.

Thanks for your consideration.

Sincerely,

**B.Finestone** 

10-5151 Nita Lake Drive

Whistler, BC

V8E1J6

## Nikki Cooper

From: Sent: To: Subject: Greg Hildebrand Saturday, August 22, 2020 11:49 AM corporate Proposed development of 5298 Alpha Lake Rd

Hi,

My name is Greg Hildebrand, and I own and live in a WHA unit at 5/5151 Nita Lake Drive.

I am writing to you in regards to the proposed development of 5298 Alpha Lake Rd. I have concerns regarding an increase of traffic in my neighbourhood, especially during construction.

I have no problem with the development going ahead, although I think Whistler should focus more on employee housing and less on million dollar mansions that sit empty 50 weeks of the year. I do not know the exact numbers in the development but more employee and less market (housing) is what our community needs. Developers making money doesn't help our community.

I have been told the traffic data collected for this proposal was conducted during a time expecting the least amount of traffic and then used to predict our future traffic. Obviously **not good enough**. I have also been told that the developer refuses to perform additional usage surveys that reflect the 'real' numbers during the busy times. A multi-million dollar development whose developer refuses to pay someone minimum wage for a few hours/days, says a lot about the integrity of the developer. They know the result will not be in their favour, but all they care about is making money. Doesn't matter what the damage to the environment or existing community members is. They don't live here.

The simple solution is to make the development use the existing access from Alta Lake Rd rather than using ours. Doesn't take a genius to work that out. The only problem is that it needs to be paved, sorry if that means the developer only makes 10 million dollars instead of 11.

Does anyone on the council stand to benefit financially from this development?

I will be taking great interest in how everyone votes on this item, as it will help determine who I vote for in the next election.

On a related note, the intersection of 99 and Alta Lake Rd is already a nightmare during peak times, and it is only going to get worse, even without new developments. What are your plans to improve traffic flow there once more and more people are living in this area?

People before profits.

Thanks Greg Hildebrand

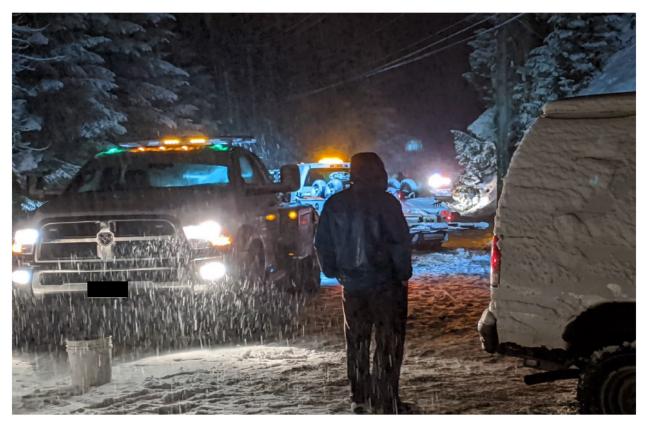
# To: Mayor and Council- R.M.O.W.

## Re: RZ1157 - 5298 ALTA LAKE ROAD REZONING -EMPLOYEE/ MARKET HOUSING

I am writing to you about the proposed redevelopment of the site noted. First of all I would like to thank Mayor and Council for all your efforts in helping to run this Resort town as it has become larger/busier and I know it is a thankless job much of the time. Covid has certainly turned it all upside down making your job even more difficult.

I am not against WHA employee housing or Tourist accommodation uses but as far as the RZ-1157 application goes I would expect more from the RMOW's planning department and Council in 2020. The report to council is not complete, is misleading and is missing key information. The proper course of action is to reject the current proposal and go back to square one. The developer needs to provide a more comprehensive study with complete and accurate information.

The traffic report is not acceptable. How is it that the RMOW relies on this kind of traffic study that was purposely done on a quiet day during the quietest time of the year? You are well aware that the busiest times are usually on long weekends though the average day increasingly has very busy times at any time of the year. Has the traffic study considered that Alta lake road is an old and narrow, poorly designed and poorly maintained road. The number of vehicles is not the only issue. See attached pictures of winter chaos on the steep hill. This hill descends to the railway crossing and is the normal route for residents at the south end of Alta Lake Road and Nita Lake Drive. This road would not be built today as it would not meet current standards. Adding more traffic to this unsafe road is irresponsible. (See attached photo below).



The road design of Nita lake drive is also questionable as it may not have capacity for additional traffic loads as the road is already narrow and steep as designed. Although the RMOW does a reasonable job of clearing and sanding most of the time, there are periods during winter when the plows fall behind and there are problems with vehicles getting stuck. It has been suggested that traffic from Tyrol lodge may use Nita Lake Drive as well. This is disturbing as this is additional commercial/nightly vehicle usage beyond the 330% increase proposed for 5298 Alta Lake Road. The Tyrol lodge which is zoned RS-E1 Zone (Residential Single Estate One) appears to be "underzoned" as it is a club cabin type of use which is not a pure single family use as envisioned by the Zoning bylaw designation. There is a conflict with the property as to the permitted uses and actual uses which are not consistent with the current zoning. There should be consideration of both Tyrol lodge and 5298 using a new access to Alta Lake Road that would cross the hydro ROW to the northwest.

The recent increase in "no parking signage" indicates the RMOW recognizes the problem of increasing use and traffic on Alta Lake Road. The problem will certainly get worse before it gets better. Any recent weekend has shown that the situation is basically out of control. Putting up more signs is not a positive long term solution!

Confirmation that a Riparian Areas Assessment report regarding Gebhart Creek has been submitted to and approved by the Provincial Authority is a condition of approval by the RMOW as specified. This statement is incorrect and misleading as it refers to Gebhardt creek only while the environmental regulations apply to lakes as well as creeks. Drawing A-1.0 indicates a 15-meter riparian setback while Current B.C. legislation requires a 30-meter setback to Alpha Lake. The drawings do not appear to be consistent with provincial regulations or the current report. Perhaps the report should be complete, accurate and consistent with the drawings. Will there be a track crossing for pedestrians or an ugly chain link fence be installed in a (failed) attempt to stop access to the "parks" at Alpha lakeshore?

The zoning of the site TA-17 currently allows 4,600m2 of floor area. Maximum FSR 0.12 . The proposal for development is 19,786m2 and a FSR of 0.51, a stunning increase of **330%**. This project belongs in a commercial zone like the Whistler village or downtown Creekside.

Sheet A-1.5 shows the current site area of 39100m2 on applicant design drawings. The drawings and calculations make it appear as if they are reducing their development footprint. This is a classic developer trick. The proposal for development is 19,786m2 and a FSR of 0.51, a stunning increase of 330% over what is currently permitted by the existing zoning.

Sheet A-1.6 appears to show the previous development would include 100% of the property. This is misleading as the developer is not permitted to develop the area near the lake or in setback areas. Hopefully there are tree preservation requirements for the site though the report does not specify the extent of such areas.

The proposed employee housing site "gifted" to the WHA is steep, rocky and not suitable for development without extensive blasting. (See attached photo below).



Has an independent consultant reviewed the site? It is likely that even a driveway and onsite parking will be challenging and expensive to provide. See design drawing A-1.1. It appears that the WHA will receive the least developable part of the site. Smart developer. This type of extensive excavation/blasting and foundation work is very energy intensive with embodied energy costs which are not considered under current sustainability guidelines. There are definitely better sites for WHA housing.

Registration of a green building covenant consistent with Council Policy G-23: Green Building Policy is specified as a condition of approval. Has council asked for an increased level of standards on this project? The report is unclear on this point. Surely, with council's other statements on protection of the environment and green building importance, now is the time to discuss this requirement- before the covenant is registered. Will the developer step up and build to passive house standards such as the WHA is doing on some projects?

The July 9, 2020 Pique had a story about how the RMOW plans to "bank on big moves" to reverse course on increasing Whistler GHG emissions. "to be successful the municipality must embed its reduction targets into its decision making and planning from the get go" and "external emissions from visitors aren't something the RMOW can control but we can influence by leading by example". It could be argued that rezoning proposals such as RZ 1157 are situations where the RMOW could influence GHG emissions. Granting a 330% density increase is not likely to reduce GHG emissions.

Jack Crompton, quoted from the Pique December 20, 2018 after sending a letter criticizing oil companies for increasing climate change said, "You'll hear me say this often going forward: We must act locally." The letter, dated Nov. 15 and signed by Mayor Jack Crompton, requests that companies "begin taking financial responsibility for the climate-related harm caused in our community by (their) products." "Our goal was not to ignore our own role in climate change but to encourage change and action on climate change," said Crompton's statement.

It is clear that RZ 1157 will only increase oil consumption by at least 330% of what current zoning allows. I hope this Mayor and council will take responsibility for the climate related harm caused by this rezoning.

This appears to be an attempt by council to get points for creating employee housing in a less than ideal location. Clearly it is time for a new RMOW approach to employee housing. The majority should be located near the village proper where jobs are and closer to easy transit. The day lots or the golf driving range seem like a logical location-on top of a public concrete parkade. More walking and biking. Less cars. Additional customers for transit. Win-Win-Win.

This proposal highlights bad planning principles that will only increase traffic on already busy roads. The current year is 2020, not 1990. What happened to all the talk about sustainability and smart communities? The current proposal only encourages more private vehicle use for transportation, an archaic model, one I hoped RMOW was going to discourage. I read that many of the residents will walk and ride their bikes. This is great except it is not true for most residents most of the year. Even during the nicest days most residents will "need" their vehicle for various reasons. The current end of trip facilities in Whistler village and Creekside are woefully inadequate for current/future needs and uses. Where is the secure bike storage? Where is the e-bike parking with electric recharging facilities? The valley trail for Nita lake estates was cleared only once last winter making it very difficult to use regularly as it became a two foot thick layer of bumpy ice and snow. You are incorrect if you think foot and bike traffic will be a significant percentage of resident transportation methods year round (though that could be dramatically improved).

If the RMOW supports this type of density I hope they will consider a density increase in the entire valley. I know many homeowners would welcome an FSR increase to 0.51 as in line with this proposal. It could provide significant employee housing opportunities without the great financial and environmental costs of over-developing raw natural land in locations poorly served by roads and transit.

Respectfully yours,

Craig Koszman #44-5151 Nita Lake Drive Whistler, B.C. V8E-1J6 Jim Pipe 3075 Hillcrest Dr. Whistler

From: Jim Pipe Sent: Tuesday, August 25, 2020 9:17 PM To: corporate <<u>corporate@whistler.ca</u>> Subject: 5298 Alta Lake Rd. rezoning

There is an old adage in carpentry: "measure twice, cut once". I feel that the same should be true as council considers this development proposal. Nita Lake and Creekside provide tourists and residents a refuge and a respite from the busier parts of Whistler including the village. We all regret the eyesore that was allowed at Rainbow. Allowing over densification around Nita Lake would be very short sighted. Please get this right.

Jim Pipe

Alta Vista

## Nikki Cooper

From:Roger D. McCarthySent:Thursday, August 27, 2020 12:26 PMTo:corporateSubject:Re: Proposed project 5298 Alta Lake Rd /Pedestrian traffic on Alta Lake Rd South

Thank you for your response

My address is : 5714 Alta Lake Rd Whistler B.C.

From: "Roger D. McCarthy" Date: August 27, 2020 at 7:50:39 AM PDT To: Council <<u>Council@whistler.ca</u>> Subject: Proposed project 5298 Alta Lake Rd /Pedestrian traffic on Alta Lake Rd South

I trust you are all enjoying this fabulous summer weather!!!

#### Proposed project on 5298 Alta Lake Rd..

One of the issues is the current level of pedestrian traffic on both sides of the road between Tamarisk and the bus stop on Highway 99.

There is a large bed base, much of it serves as employee housing either by design or default, a significant percentage use transit, which runs on High way 99. . I'm not sure how many units there are in Tamarisk or dedicated "Employee Housing units" in other developments but there are no dedicated sidewalks on either side of "Alta Lake Rd between Tamarisk and Highway 99. There are a few places where there is room to establish a dedicated sidewalk but that is currently taken up with cars parked on those spaces. Winter snow plowing creates the snowbanks in the area to just add more constriction.

While this may not seem to be the issue of the 5298 ALR development, it will add vehicular traffic and potentially some pedestrian and cycle traffic to the section between Tamarisk and Hwy 99.

Without adequate sidewalks, night lighting and snow clearing, it would seem that the number of pedestrians exposed to these hazards will only increase.

Thanks

Roger McCarthy

This e-mail is a public record of the Resort Municipality of Whistler and is subject to public disclosure unless exempt from disclosure under the <u>Freedom of Information and Protection of Privacy Act</u> legislation. This email is subject to the Resort Municipality of Whistler's Corporate Records Bylaw and Retention Schedule. The information contained in this email is intended only for the named recipients to whom it is addressed. Its contents, including any attachments, may contain confidential or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. Disclosure of this email to an unintended recipient does not constitute waiver of privilege. If you have received this email in error, please notify the sender immediately, and delete or destroy the message, including any attachments.

# To: Mayor and Council- R.M.O.W.

## Re: RZ1157 - 5298 ALTA LAKE ROAD REZONING -EMPLOYEE/ MARKET HOUSING

I am writing to apologize for the fact checking on my letter which is in the Council package for September 1, 2020. I read the Council report incorrectly and understood that the proposed development was larger than proposed.

The increase is not 330% over the existing zoning of 4600m2 as I stated. The proposal appears to be for 6320m2 plus the site gifted to the WHA which could be an additional 1000m2. This is still a 60% increase in density for the existing property. I apologize for any confusion related to this statement.

Repectfully yours,

Craig Koszman

#44-5151 Nita Lake Drive

Whistler, B.C. V8E-1J6

September 14, 2020

#### **Mayor and Council**

#### **Resort Municipality of Whistler**

#### **RE: 5298 Alta Lake Road Proposed Development**

Although I support development of the subject property in general, in the current form I do not believe it to be mindfully nor respectfully developed.

First off, what is extremely bizarre and concerning is the proposed access, if the civic address is Alta Lake Road why is the access not from Alta Lake Road? Why is the developer proposing to access their development by turning onto Nita Lake Drive and then accessing the property from the rear? Why is it civically known as 5298 Alta Lake Road if the original planning intent was not for direct entrance from Alta Lake Road?

Considering the amount of density being proposed, funneling access though an already densified, tight, over parked Drive is not only dangerous though negligent planning. The only thing this achieves is a cost saving measure to the developer and hardship to the existing neighborhood. Urban Planning would suggest a "Road" is designed for and expected to carry large volumes of traffic, while a "Drive" is a traffic slowed meandering street. Nita Lake Drive was not designed to be a driveway entrance for a 43 Unit development, that will accommodate at a minimum 70 vehicles.

Secondly, what seems oddly misleading are the FSR density ratios and calculations. It appears to me the developer is using the benefit of 100% of the entire site area when calculating FSR, however gifting area for future development by means of subdividing. Therefore, those lands need to be removed from the FSR calculations, when doing so, the proposed FSR far exceeds the existing zoning and appears to be closer to a 0.50 FSR. If this is correct, the developers should be providing something much more meaningful to the community, bonus density costs in every community I have seen. I would suggest that you request the developers Architect remove the future development area from the FSR calculations and re-submit the drawings to properly and accurately consider this proposal.

The notion that the developer is being granted bonus density in exchange for gifted future housing development land is simply a raw deal for the RMOW. The subject area is not financially developable given the terrain, slope and geology make up. This is undoubtedly a lost leader and ethically questionable.

Where is the Visitor Parking? Meeting the minimum parking requirements under the existing Building Code without visitor parking consideration is troubling in many regards. How has this not been addressed in earlier readings? Not only will this create congestion and on street parking, this is a huge miss on the developers part if they intend to compete with market townhouses, any buyer of such townhouse would expect the development to have an area for their guests to park.

It is not clear to me why this project seems to be being fast tracked though the process though I would respectfully request that you oppose this development in favor of a direct access, mindfully appropriate densified development.

Yours truly,

# REBECCA GRINTI 5229 JORDAN LANE

# September 15, 2020

# Re: 5298 Alta Lake Rd Proposed Development

Dear Mayor and Council;

I am writing with regards to the proposed development of 5298 Alta Lake Road. While I am not opposed to the development of more employees housing, I am vehemently opposed to the developer using Nita Lake Drive for its access and egress. I would like to address several other concerns as well.

To begin, my understanding is a traffic survey was done midweek during the off-season month of October. In my opinion, this is either a case of gross professional negligence, or was done deliberately to misrepresent the volume of traffic in favor of the developer. Either way, it is thoroughly inaccurate and entirely UNACCEPTBLE to use this survey for traffic valuations. This should be obvious to everyone.

In addition, I've heard Mayor Crompton suggests Nita Lake is a "walking community". This is completely inaccurate and untrue. This is not Vancouver's Yaletown neighbourhood! I am an active mom who loves walking and riding my bike as much as my neighbours, but day to day life in this neighbourhood is not carried out on foot or bike. I live on Jordan Lane and I do yoga, take my kids to activities, go grocery shopping, work, and I don't walk to any of those locations. I can't walk down to Creakside market and carry 4L of milk and a bag of dog food up the hill to our home, then go back for 6 bags of groceries!!! I'm not walking my kids to Function or the library. We are a driving and bussing community, nestled in a spectacular setting, who enjoys walking and biking any chance we can, *in our leisure time*. Please don't misrepresent us.

Given this, the proposed development at 5298 Alta Lake Road should absolutely have it's own access road, separate from Nita Lake Road. Vast majorities of people that live and stay in Whistler enjoy the outdoors and like to play outside. Garages are often used to store toys such as snowmobiles, kayaks, paddleboards, etc. The residence of 5298 will, and should, be no different. They too will go to and from work, school, stores, and take their toys for adventures. Nita Lake Drive cannot sustain the additional traffic of 70-80 vehicles.

As you must know, Nita Lake Drive is narrow, winding and consistently has cars, trucks and service vehicles parked along its road. How can this 1 narrow road possibly accommodate the current residence and estates, plus the construction of an entire new development, and then accommodate all residents once settled? I'm not simply considering the traffic volume but the safety of all residence. This road has becomes even more narrow during snow season. What happens in the event of an emergency? Are we ALL to evacuate via Nita Lake Drive, funneling through a narrow road that emergency vehicles need access to as well???? This seems preposterous and I can only assume that it has been proposed by the developer to save money.

I urge the Mayor and Council see that a separate entry road to the proposed 5298 Alta Lake Rd development is necessary for the safety and the well being of everyone.

Yours truly,

Rebecca Grinti

# Cara & Murray Sinclair

5217 Jordan Lane Whistler, BC VON 1B5

September 25, 2020

The Council and Mayor Whistler, BC By email: corporate@whistler.ca

Re: re-zoning application RZ1157 (5298 Alta Lake Rd.)

The ongoing re-zoning efforts at 5298 Alta Lake Rd. have not been well thought out, hence we oppose them.

Many years ago, we were involved in the re-zoning of what is now Millar's Pond. In exchange for re-zoning, the Council & Mayor at the time required a substantial *Community Amenity Contribution* ("CAC") to benefit both Whistler, generally, and the Millar's Pond neighbourhood. In exchange for re-zoning they required that we donate approximately 20% of the land for community benefits & amenities (which now comprise swing sets, tennis courts and the like) and a further 20% of the land for employee housing.

That Council & Mayor negotiated, hard, and in so doing extracted many benefits that exist to this day. In short, we were asked to give away almost 40% of the land, to benefit the community, in exchange for the re-zoning of the remaining 60%. We accepted, gladly.

## Community Benefits

The re-zoning of 5298 Alta Lake Rd. will add tremendous value to the land and make the developer a handsome profit. What is being asked of the owner of 5298 Alta Lake Rd. in exchange for this re-zoning? What benefits, or CAC's, does the community of Whistler get in exchange? To date, as far as the community can see in the proposal(s) as submitted – almost nothing.

Re-zoning is a privilege, not a right; the Council & Mayor should ask for a great deal more to benefit our community.

## Traffic

The re-zoning, if approved, will overload the existing roads, increase traffic exponentially, and burden the existing neighbourhood. Further, with young families in the area, specifically at the Residences at Nita Lake, the increased traffic will prove an unnecessary material hazard.

Access from a different location on Alta Lake Rd. would mitigate this risk, and this solution is easily achieved.

#### Health, Safety and Neighborhood

In addition to the hazard posted by increased traffic (noted above), post Covid, virtually no community in the world is embracing short-term rentals (such as those associated with Airbnb). There are hundreds, if not thousands, of communities restricting this type of rental accommodation or eliminating it altogether. Several studies have determined that short-term rentals "cause rent increases, reduce housing supply and exacerbate segregation" (according to the BBC). It is also noted that with these short-term rentals: "the character of the community is changed" - not for the better.

We recognize that development is a complex subject and that employee housing *is* necessary. But, to point out the obvious, you hold all the cards; your negotiating position is much stronger than those who seek merely to profit from this development. This property has had several development applications made - each materially different from the last: hotels, multi-family, single family, short-term rentals, market housing etc.

Do not rush to approve a patchwork plan that has not been well thought out and is fundamentally flawed.

In short, the developer will build anything that they can get approved and profit. As such, *you* should determine what benefits the community most. With this in mind, we respectfully ask that you use your influence and authority to:

- Keep the neighbourhood safe;
  - Require that the new development be accessed from a separate location.
- Maintain the character of the community;
  - > Do *not* permit short-term rentals.
- Build what is needed as opposed to what is most profitable;
  - Specifically, employee housing.
- Negotiate benefits for both Whistler generally and the Nita Lakes neighbourhood;
  - > Obtain a better *Community Amenity Contributions* (CAC's) package.

You have a responsibility to look to the long-term, to both build *and* protect the community. We all know that this property will be developed; the remaining questions are: into what? And when? Please give this the time and attention it deserves. Truthfully, you can do better.

We thank you for your time and attention to this matter.

Sincerely,



From:PlanningTo:Roman LickoSubject:RZ001157: FW: 5298 Alta Lake RoadDate:Wednesday, September 30, 2020 10:38:10 AMAttachments:RZ001157 5298 Alta Lake Road.msg

From: I Radnidge

Sent: Wednesday, September 30, 2020 8:42 AMTo: Planning <planning@whistler.ca>Subject: Re: 5298 Alta Lake Road

Hi, I called first but got voicemail that suggested I should email this address instead, however, I gave not had a reply yet to my email over a week ago. Can you advise if I should be calling again instead.

Thanks, Ian

lan

On Tue., Sep. 22, 2020, 10:05 a.m. I Radnidge,

Hi,

I am inquiring about a proposed development that has 'received the go ahead' for an ocp amendment which I read about in the Sept 17 Pique Magazine. Has there been a rezoning process and public hearing for the rezone and ocp amendment that residents have been able to voice their concerns at yet? Why is the municipality considering approval of it, I thought the ocp was only just approved after many years? Where can I get further details on the development and can you put me on an update listserv please as new info becomes available.

wrote:

Also related to this, I saw an advertisement in the same Pique magazine for 5 acreage lots coming available soon, called Alta Place. If this is the same development isn't it prohibited, or at least in bad taste, to advertise an unapproved development prior to due public process?

Thanks,

Ian

## **MICHAEL J. ATKINSON**

6405 St Andrews Way, Whistler, BC

Sent via e-mail to: corporate@whistler.ca

October 14, 2020

Mayor and Council, Whistler BC Resort Municipality of Whistler

**Dear Whistler Mayor and Council:** 

#### RE: REZONING APPLICATION RZ1157 - 5298 ALTA LAKE RD.

I oppose the re-development proposal at 5298 Alta Lake Rd. as I do not believe that it has been well thought out or is in the best interests of the Whistler community at large.

Firstly, I question why anyone in todays environment would pursue, endorse, or support short term/ nightly rentals. It has been proven that this is detrimental and creates multiple risks to the neighbours and the community generally. Virtually no community anywhere is currently supporting this type of accommodation; so why would you?

Secondly, I bike Alta Lake road frequently (and have for years), the increased traffic that would be accompanied with the development would be material; I think it would pose a hazard to the nearby neighbours (the Residences at Nita Lake) and the community at large.

*IF* you insist on proceeding with this development, I would highly suggest that you move the entrance to the new site further north towards the Tyrol Lodge. Again, I question whether the developer has thought this through or merely rushing to re-zone anything they can.

For the record, I support employee housing and think that you should use this site to help accommodate those who live and work in the area. Please help the community, not the developer.

Thank you for your attention to this and for looking out for the Whistler community.

Sincerely,

Michael J. Atkinson

Tyrol Lodge, 5302 Alta Lake Road, Whistler and Rezoning Application RZ1157, Hillman Lodge Property, 5298 Alta Lake Road October 23, 2020



## Tyrol Ski and Mountain Club

Date: October 23, 2020

To: Mayor and Council, The Resort Municipality of Whistler

Cc: Roman Licko, Planner, Resort Experience, RMOW Morgan Goldie, President, TSMC Vincent Pigeon, Treasurer, TSMC

From: Bruce Gunn, Vice President, Tyrol Ski and Mountain Club (TSMC) Mailing Address: Suite 7, 1182 Quebec Street, Vancouver BC, V6A 4B2

## Regarding: Tyrol Lodge, 5302 Alta Lake Road, Whistler and Neighboring Rezoning Application RZ1157, (Hillman Lodge Property, 5298 Alta Lake Road)

## **Dear Mayor and Council**

## 1. Access to New Parcels / Lands Beyond

- The Hillman Lodge property (5298 Alta Lake Road) and the Tyrol Lodge Property (5302 Alta Lake Road) were at one time one property. In (approximately) 1963, they were subdivided into two properties when the Tyrol Ski and Mountain Club (and the Sons of Norway) bought the 5 acres where the Tyrol Lodge was built.
- 2. The BC Land Registry Act, 1960. Section 86 (Page 2240) which deals with "access to new parcels" was the governing legislation at the time of the subdivision.
- 3. The current BC Land Titles Act has a similar section in Part 7, section 75 which deals with "access to lands beyond."
- 4. Our reading of the above requirement is that the intention of the Act is that when a property is subdivided into two or more new properties, new properties should not be created in such a way that there is no public road access to them. There should be "*Necessary and reasonable access to all new parcels and through the land subdivided to lands lying beyond....*" In this case, when the 5 acre Tyrol property was subdivided from the remaining 10 acres, there should have been year round road access allowed to the Tyrol Lodge property (5302 Alta Lake Road) through the Hillman Lodge property (5298 Alta Lake Road), since there was then and is now no other year round road access to the Tyrol property.
- 5. There is an existing road that runs through Hillman Lodge property (5298 Alta Lake Road) and continues through the Tyrol Lodge property (5302

Alta Lake Road) to Tyrol Lodge. The road has not been used recently because the bridge over the Gebhart Creek (located on the Hillman Lodge property) is in disrepair, but if the bridge is replaced, the road could provide year round access, including emergency vehicle access, to the Tyrol Lodge.

## 2. Access Road from Alta Lake Road

- 1. At a meeting we attended with Roman Licko and Jan Jansen of RMOW on Jan 30, 2020, when we discussed the need for road access to the Tyrol lodge through the Hillman Lodge property, we also discussed the possibility of providing road access to Tyrol Lodge by building a new road down to Tyrol Lodge from Alta Lake Road, through land owned by Stonebridge and RMOW, across the BC Hydro right of way. We currently have a right of way over this property but it can only be used in the summer because parts of it are sloped at more than 20%, making it too steep for vehicles in winter. Since then, we have investigated this with the assistance of R. F. Binnie and Associates Ltd. for civil engineering and Corona Excavations for construction costing.
- 2. The initial road design by Binnie had a maximum slope of 11.7%. After a discussion with Mr. Duane Jackson of Stonebridge, over whose land part of the road would be built, the slope was revised to a maximum of 10%. Based on this, we have estimated the cost for engineering and construction of the road to be approximately \$5,400,000. This cost is far beyond the financial resources of the Tyrol Ski and Mountain Club, a nonprofit society.
- 3. Therefore, building an access road from Alta Lake Road down to the Tyrol Lodge is not a viable option. Having spent several months exploring this option, we have come to the conclusion that the only viable option is to provide access through the adjacent Hillman Lodge property. We therefore request that the RMOW consider this in their review of the Hillman Lodge rezoning application RZ1157 and make it a requirement of that development that access to the Tyrol Lodge property be provided through the Hillman Development property as intended in the "access to lands beyond" provision of the BC Land Titles Act.

## 3. Park

 The latest plans for the Hillman Lodge development show a park at the North end of their property, adjacent to the Tyrol property. We understand that there is a concern by RMOW that having a road there, as well as the Valley Trail, may reduce the space available for the park. To allow more space for a park we would consider providing park space on the Tyrol property. The location, which has a beautiful view of Nita Lake and Whistler Creekside, would be ideal as park space for picnicking, etc.

## 4. Zoning

1. The Tyrol property is currently zoned RSE-1, legally non-conforming. The Tyrol Lodge is considered a "hostel" and should be rezoned to LR. We intend to get the property rezoned to LR, to match its use and to allow for the possibility of rebuilding in case of fire.

## 5. Parking Requirement for Tyrol Lodge & Caretakers Cabin

- 1. Parking Requirement for hostel = 1 stall / 15 sq. m. of bedroom space
- 2. Lodge bedroom area = 126 sq. m. / Lodge Parking = 126/15 = (8.4)=9 stalls
- 3. Caretaker's Cabin Parking = 1 stall
- 4. Total parking required by RMOW parking standards= 10 stalls
- 5. In the summer, we typically have had very low occupancy. The lodge is only full on Friday, Saturday and holiday nights in the winter during ski season. During the week it is quite often empty as most members are working at their day jobs in Vancouver but we have allowed for 2 stalls for 2 rooms plus one for the caretaker. A winter weekend night would see the 16 bedrooms used by one family each (no dormitory style rooms) with one vehicle per family/bedroom plus one for the caretakers cabin giving a total of 17 parking stalls required. That means a typical winter week would require  $(2 \times 17=34) + (5 \times 3=15) = 49$  stalls/week or 7 stalls per day, which is less than the RMOW parking requirement.

## 6. Fire Prevention

- 1. In 2016, Fort McMurray, Alberta was forced to immediately evacuate all 88,000 residents when a fire near the city spread so rapidly it completely overpowered the fire department causing 9.9 billion dollars in damages and destroying 3,244 buildings. It was a miracle that there was no direct loss of life and that the fire department was able to save as much of the town as it did but it is clear the a municipal fire department can quickly become completely overpowered.
- 2. We know from this tragedy that it is important to make every possible effort to allow rapid access for emergency services vehicles to all areas of a community, not only for the benefit residents of that area but for the safety of the entire community.
- 3. Although the Tyrol Lodge has fire sprinklers, the 5 acre property does not currently have access for fire fighting vehicles due to the lack of a year round access road. Access for firefighting should be a very high priority. There is an opportunity here to provide access for firefighting to the 5 acre Tyrol Lodge property. It would be a significant safety benefit to the RMOW if such access is provided to prevent fire from spreading to the rest of the community.

## 7. Historical Significance

- 1. The Tyrol Lodge was built by volunteer members in 1966. In the early days of Whistler, the club's participation was centered on downhill ski racing. The Tyrol Ski and Mountain Club held the first GS race on Whistler Mountain in 1967 and continued to be very active in ski racing for the next 35 years.
- 2. Today, the club continues to be a non-profit society that provides affordable accommodation, primarily to families who have children involved in ski lessons and racing at Whistler Blackcomb.
- 3. The lodge remains essentially unchanged since it was originally built and provides a link to Whistler's past that will compliment the historical nature of the restored Hillman Cabin.

## 8. Rezoning Application RZ1157 for 5298 Alta Lake Road

- 1. For the current rezoning application RZ1157 for 5298 Alta Lake Road, what we are proposing would mean that the existing road that runs through the Hillman Lodge property and continues onto the Tyrol Lodge property should remain and be upgraded so that there is year round access to the Tyrol Lodge property.
- 2. The possibility of continuing the proposed park onto Tyrol property lands can extend and compliment the park facility already proposed on Hillman Lodge property and will be a benefit to the RMOW.
- 3. Providing road access to the Tyrol Lodge property will allow emergency vehicle access to that area and be a fire safety benefit to the community.
- 4. The historical significance of the Tyrol Lodge will complement the restoration of the Hillman Cabin.
- 5. We ask the RMOW Mayor and Council to consider that access to the Tyrol Lodge property through the Hillman Lodge property is a reasonable request, consistent with the intent of BC Land Registry Act, 1960 and the current Land Titles Act and that it be a requirement of approval of the proposed rezoning application RZ1157, Hillman Lodge Property, 5298 Alta Lake Road.

Please review this and advise us of your comments. We look forward to your favorable response in due course. Sincerely,



Bruce Gunn, Vice President, Tyrol Ski and Mountain Club

From: Sent: To: Subject: Brycen Worden Wednesday, November 11, 2020 2:20 PM corporate Re-zoning

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Brycen Worden 5151 Nita Lake Drive

From: Sent: To: Subject: chelsea B Wednesday, November 11, 2020 10:42 PM corporate The proposed development of Nita lake is an environmental RISK

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Chelsea Barnard 2317 Brandywine Way, Whistler, BC.

From: Sent: To: Subject: Mari Borghesi Wednesday, November 11, 2020 12:19 PM corporate Re-zoning proposal RZ1157.

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community. I have particular concern regarding the increased traffic on the steep section of Alta Lake Road 'cardiac hill'. Locals who have to drive this road in the summer and winter come to respect the narrow and steep sections. I foresee that you add part time residents to this mix then this road will become a death trap. At times with heavy snow it is a challenge to get up and down, add to this unfamiliar drivers and it will be a nightmare. **Private profit over public safety.** 

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Mari Borghesi 27-5151 Nita Lake Drive

From: Sent: To: Subject:

Wednesday, November 11, 2020 1:53 PM corporate The re-zoning proposal RZ1157.

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

As a resident of Nita Lake Drive, I'm very well aware of the coyote and bear dens that are there. Not to mention the toads, squirrels, pikas, birds etc.. and strongly disagree in this proposal. By going through this proposal, we as a community are going backwards and is just not acceptable. This environmental impact is not acceptable as the displacement in our ecotones would be a disaster.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right for all of us and this delicate environment we depend on for our service financially in these strange times. There is a better way!

Yours sincerely, Zeljka Worden 21 - 5151 Nita Lake Drive Whistler, BC V8E 1J6 Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Name MIKE & JOTN GLANNELLI Address 2305 BOULDERRIDGE. WHISTZER. B.C. VON IB2

| From:    |  |
|----------|--|
| Sent:    |  |
| To:      |  |
| Subject: |  |

Barb Quinn Tuesday, November 24, 2020 2:49 PM corporate Proposed development on Nita lake

Dear Major and Council members of Whistler Municipality, , I am a resident on the East side of Nita Lake. We have development on all sides, south to Nita Lake Lodge, north to the Lindeman mansion and on the east edge a collection of 12 homes built years ago by the second and the Nita Lake Estates across to the west.

Added to this mix of lake use are all the seasonal people with their fishing gear, paddle Boards and swimming trunks. Its a busy spot for this small lake. My concern about the old Hillman property development is the density.

I have just walked the proposed site and it is a steep hillside. The density will impact the landscape dramatically and will nude the old growth forest that buffers the lake lands. I am also concerned about the other two developments we hear about, : the proposed extension of Tyrol Lodge and the private land owned by one of your council, members between Tyrol and HIIIman's land.

I am wondering how this presents a conflict of interest? How are you dealing with this density?

We know the impact of these many more people will be noisy and change the flavour of one of Whistler's jewels. I vote against this development as proposed.

Sincerely, Barb Quinn, #8 - 2232 Whistler Ridge Whistler, BC

From: Sent: To: Cc: Subject: Garry Watson Tuesday, November 24, 2020 1:15 PM corporate Roman Licko; FW: To Mayor and Council

To: Mayor and Council Re: Re-zoning application RZ1157 (5298 Alta Lake Rd.)

The purpose of this message is to draw your attention to a Web Site recently prepared by **Sector**, the President of the Nita Lake Strata Council, to which I was also a contributor. The link is <u>https://www.nitalake.ca</u>. We appreciate that there has been a set back and time delay in proceeding with the by-law already given 1<sup>st</sup> and 2<sup>nd</sup> reading by Council due to the lack of some essential material and would appreciate being advised of the revised time line on which a new by-law is expected to proceed, if at all.

My particular concern has been with the failure of the re-zoning applicant to conform with the Guidelines laid down by Council at the outset

"for Evaluating private Sector Rezoning Proposals for Employee Housing" that specifically required that a project

" optimize the amount of employee housing within the proposed development"

and further that

"the inclusion of a Limited Amount of new market accommodation be permitted to support its viability"

The applicant appears to have got this backward by optimizing the market development and limiting the employee housing. Their original proposal provided for only 7 small 106 m2 units of employee housing to go to the WHA waitlist – a miniscule amount compared to its added proposal

for 22 large 200 m2 market accommodation units in row townhouses in a density massing ratio to the employee units of 6 to 1. In subsequent negotiations this

ratio was reduced to 2 to 1, still well in excess of 1 to 1 and lower ratios achieved in all other similar cases.

This information and subsequent events and other concerns about the proposal are expanded on in the web site as well as in my written submissions to Council dated September10 and November 12, 2019 and June 9, 2020 and in my message to Roman Licko, your Planner Resort Experience dated 18 October, 2020. I have also had separate discussions on these matters with the Mayor and Councillor Jen Ford.

Given that there now are employee housing projects on Blackcomb and in Cheakamus Crossing housing, each involving 100 units, along with the serious questions presently outstanding with respect to the Nita Lake proposal and the uncertainty regarding the impact of the Covid 19 epidemic on future employee housing requirements, perhaps further consideration of the Nita Lake proposal should either be refused at this time or, at the very least, be postponed for at least 1 or 2 years.

Respectfully submitted,

Garry Watson 2317 Boulder Ridge Whistler, BC V8E 0A9

## Sent from Mail for Windows 10

This e-mail is a public record of the Resort Municipality of Whistler and is subject to public disclosure unless exempt from disclosure under the Freedom of Information and Protection of Privacy Act legislation. This email is subject to the Resort Municipality of Whistler's Corporate Records Bylaw and Retention Schedule. The information contained in this email is intended only for the named recipients to whom it is addressed. Its contents, including any attachments, may contain confidential or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. Disclosure of this email to an unintended recipient does not constitute waiver of privilege. If you have received this email in error, please notify the sender immediately, and delete or destroy the message, including any attachments.

From: Sent: To: Subject: Peter and Sandy Quinn Tuesday, November 24, 2020 12:27 PM corporate Nita Lake project

Greetings council members,

I am writing today to voice my concern and opposition to the proposed housing development at 5298 Alta Lake Road, on the west side of Nita Lake. Why has it even gotten this far when it does not comply with the Whistler OCP, will create more traffic on an already-taxed road system and does very little to address the employee housing it was supposed to, in favour of more money in the pockets of the developers at the expense of the community's green space? I am opposed to this project going forward. Sincerely Peter Quinn

2309 Boulder Ridge Whistler, B.C.

From: Sent: To: Subject: russ quinn Tuesday, November 24, 2020 10:55 AM corporate 5298 Alta Lake Road development

Mayor and Council Resort Municipality of Whistler

Dear Sirs, and Mesdames,

I am writing to express concerns about the project at 5298 Alta Lake Road. The current proposal is inconsistent with the OCP adopted June 23, 2020 in terms of density, the environmental and traffic concerns together with the visual impact it will have on the shores of Nita Lake.

In an RMOW Planning Report dated Feb 21, 2019 staff were "concerned that the amount of proposed development may be too great and that concentrating this increased density as indicated will largely denude the development portion of the site." What has changed since this report was done? It is a good thing that Empire has agreed to give a portion of the site as park. However, I have a problem with the housing component on the newly zoned land. It is too dense for such a small parcel and the ratio of employee housing to market housing is too low. There should be more employee housing and less market housing. The question has to be asked, "Is this going to be a Rainbow South?"

Another issue that will undoubtedly arise in the future is that of docks on the lake. Even though the property does not come to the lake there will be people who will want to put a dock or docks in front of their property much like those docks along the west side of Alta Lake. How will this be monitored and installation of docks prevented?

The new rezoning by-law and approval does not appear to be contingent an any further environmental reviews. The IER lists many concerns that have not been addressed and a more thorough review was recommended. The long list of concerns in the PGL Environmental Consultants report, together with RMOW Staff concerns have not been addressed or investigated.

Another major issue is that of traffic. At present, access to Highway 99 from Alta Lake Road is very challenging at peak times. A traffic study was done in October 2019, the shoulder season. The question I have is, is that time of year representative? It would be very interesting to see what the findings would be in peak summer months or in winter when there is snow on the road. A second traffic concern is the access to the site through Nita Lake Estates which at present is narrow. Will this be widened with the development? Has the original access from Alta Lake Road been considered?

It is my understanding that 5298 Alta Lake road is one of three potential developments along the western shore of Nita Lake. As a property owner I am concerned that these future developments have not been considered along with this one when looking at the overall impact on Nita Lake. The pristine quality we now enjoy with its beauty and tranquility, once developed, will be lost forever. "Pave paradise and put up a parking lot".

I trust that by bringing these concerns to Council that further changes will result!

Yours sincerely,

Russ Quinn

2232 Whistler Ridge Road,

Whistler, BC

November 24, 2020

To: Mayor and Councillors Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

Re: Submissions from the NITA Lake Estates Strata On Rezoning Proposal No. RZ001157 5298 Alta Lake Road

I am writing to express the continuing concerns over the rezoning proposal RZ1157 for 5298 Alta Lake Road. I do feel guilty writing this letter on a day that Covid numbers have reached an all time high and there is uncertainty facing Whistler residents and businesses as new restrictions are put in place. However, as a revised bylaw is before council with a public hearing scheduled, it is clear that the RMOW is moving ahead with business as usual and it is necessary to once again raise these concerns.

With the necessary revisions to the bylaw, I had hoped council would take the time to consider all of the facts and information regarding this development. There are still many unanswered questions with regard to the environmental report, the inadequate traffic report, the possibility of using the original access to minimize disruption to existing neighbourhoods and the huge increase in density for this project with little in return for Whistler. I am sure everyone understands the pressures on council to deliver affordable employee housing but this development in its current form is simply a bad deal for Whistler.

**The RMOW Planning Department had concerns from the beginning.** In an email dated February 21, 2019 from the RMOW Planning Department to The Bethel Land Corporation (attached to this letter), the staff identifies several concerns with the development, two of which are **"Staff have concerns regarding the increased amount of market value tourist accommodation development (from 1900m<sup>2</sup> to 4,400m<sup>2</sup>development (from) through the conversion of hotel support facilities and <b>note that the increase in proposed employee housing is significantly less** (from 800m<sup>2</sup>to 1110m<sup>2</sup>.)" as well as "the staff appreciate that the overall area of proposed development may be decreased... staff are very concerned that the revised development would require extensive clearing." This is concerning as the market accommodation is now at 4220m2 which is a 123% increase from the original recommendation of the planning department with only a 38% increase in the employee housing. **Our concerns from the beginning have been the same as those identified by the Planning Department.** It was only after a senior RMOW staff member stepped in and waived these fundamental issues, that the recommendations of the Planning Department were disregarded, the questioning and dialogue stopped, and this proposal continued to pass through various levels of Council readings unheeded. This is very curious and concerning! It is no wonder that many feel "the fix" was in.

#### Why is this a Bad Deal for Whistler?

• This is one of the first proposals under the Guidelines for Private Developers and even though council is desperate for additional employee housing, the principles of the guidelines have to be applied, in particular the allowance of just *"limited amounts of new unrestricted market accommodation to support project viability"*. Whistler Municipality is not receiving enough employee housing in exchange for this

change in zoning for the developer. The ratio of market housing to EH housing is 2:1 which does not seem to reflect these principles.

- Inadequate community benefits in exchange for the rezoning and increase in density. The developer was already obligated under the current zoning to extend the valley trail, provide 800 m<sup>2</sup> of employee housing and refurbish the Hillman cabin and barn. The developer says it is donating park land, but to be clear, new regulations do not allow building on the riparian zones and setbacks where the park will be "donated"/ located. To be clear, the development under the current TA17 zoning could not be built today, and the developer knows this. The developer says it is donating a land parcel for future housing, but this parcel is steep and a difficult to build on. The developer is simply donating land that cannot be built upon or will not be profitable to build on. However, the developer is re-building the bridge across Gebhart Creek to municipal standards (the new bridge would be required anyway to extend the valley trail). It is not clear why this has not been investigated further as the bridge and road will dissect the parkland into two, thereby decreasing its value as a park? Poor planning! The developer is only providing a marginal increase in employee housing of 38%.
- The density for this proposed development is out of character for the neighbourhood and lakeside. It is simply too much. Given the riparian setbacks, the developer has been forced to locate the entire development at the south end of the site, which has reduced the buildable land to a much smaller footprint of 19,214m<sup>2</sup> (4.7acres) from the original footprint of 39,000 m<sup>2</sup>. Despite the smaller buildable area, the developer has negotiated an increase in density to 6320 m<sup>2</sup> which is not appropriate for the site. One of the striking differences to the original / current zoning is the increase in density of almost three times, representing a <u>275% overall increase</u> in density. The RMOW from the beginning always had concerns about the proposed density. What changed?
- There will need to be substantial clear-cutting of at least 5 acres of this very sensitive lakeside area to make room for this large development on the smaller footprint. This will result in destroyed views around Nita Lake with the required clear cutting needed for the development and to meet Firesmart regulations. Of concern is one of the comments in the ADP report that recommends opening up some views to the lake from the market townhomes. If followed, the clear-cutting and views from the east side will be worse.
- Increased traffic at least 72 cars traveling through the current Nita Lake neighbourhood, adding to the already maxed out entrance to highway 99 and traffic south of the village. The traffic study did not address the actual traffic on Nita Lake Drive and the safety concerns identified by the residents in the neighbourhood. At the request of the Nita Lake Estates, a traffic consultant was asked to review the road and the several safety concerns raised by owners. The initial review identified several issues with further review recommended. Also, with the recent request of the Tyrol Lodge to have access to the road and through Nita Lake Dive, the traffic concerns will multiply. In speaking with the Tyrol Lodge, they have plans to expand and obviously need road access to do this. This expansion has not been calculated with the traffic study either. However, with the current 54 beds and advertise the rental of the entire "cabin" there is the potential for 54 cars if access is approved.
- There should be further studies done to ensure that the traffic is considered in a peak time, not shoulder season and the very real traffic concerns along Nita Lake Drive need to be reviewed taking into account both the busy winter and summer seasons and whether Nita Lake Drive can handle the extra traffic. Of course, the obvious solution is to use the existing road and access off Alta Lake Road for this development which would also serve the Tyrol Lodge. The owners of Nita Lake Estates received an

estimate from an Independent Civil Contractor of 1.2 to 1.3 million to provide the required work for the access from Alta Lake Road to the north end of 5298 Alta Lake Road property. Given the developer would have considerable expense to do the work to the south entrance, the actual cost from the north end would likely be negligible if any. Can Council please recommend that this access be reviewed before moving this bylaw further along? We would be happy to provide you the quote.

 The recommendations of the Environmental Report have not been fully reviewed and discussed. As per the report, there are strict environmental reviews and recommendations to be carried out before any approvals can be given to a new proposal. This development has NOT addressed these guidelines or recommendations for further study of many of the AT RISK SPECIES identified in the (IER). The health of our Whistler wildlife and ecosystems is at risk in development projects such as this one, as is the future of tourism, but also the health and well-being of future generations

It seems that Council is trying to bail out a developer for a bad land purchase as he can now only build on half of the property. The developer assumed the risk when purchasing the property in terms of the limits to what could be built. The developer needs rezoning. It is not up to the council to protect this purchase and provide even greater density on a smaller parcel to maximize profits for the developer for only marginal employee housing if it is not the right development for the health and the long-term sustainability and benefits to our community and our environment.

The citizens of Whistler deserve to have their elected Council Members negotiate the best deal for Whistler through the rezoning process, protect our precious assets – the natural beauty of the Lake and views of the lake - and in particular hold any lakeside developments to the highest standards. **Once developed this natural**, wilderness setting will be lost forever. It is up to us and Council to be responsible stewards of this land, as have generations before us, so that future generations can come to Whistler and appreciate and value what we all now are so grateful to have. Once it is gone it is gone forever.

Please take the time to review, debate and consider all of the facts, and get the necessary answers before proceeding with this project. There is still time to Get it Right!

Sincerely,

Cheryl Green 5205 Jordan Lane

Attachments: RMOW Feb 21, 2019 response to Empire Club Correspondence between RMOW and Empire Club April 2 - June 3, 2020 February 21, 2019 Caroline Lamont, Bethel Land Corporation Via email:

## RE: RZ1157: 5298 Alta Lake Road

Dear Caroline,

Thank you for your submission of Rezoning Application RZ1157 for the property at 5298 Alta Lake Road. Staff have considered this proposal relative to existing zoning, the previously supported development concept, existing site conditions, current community needs, and tests for rezoning and community benefit requirements.

Under the proposal approved previously under RA309 ("London Mountain Lodge"), which created the existingTA17 zoning, the approved development concept was for a low impact development scheme intended to create an enclave of "old Whistler", with a series of small cabins tucked into the treed hillside with a meandering laneway leading to a small (old world) lodge. The intention was always to maintain the existing natural setting. This scheme found support as a method to develop the lands while maintaining views to the site from across the valley.

Staff review indicates that RZ1157 proposes:

- An increase of 2500 m<sup>2</sup> for tourist accommodation from 1,900 m<sup>2</sup> to 4,400 m<sup>2</sup>.
- An increase of 310 m<sup>2</sup> for employee housing, and
- An overall increase in the density on the site of 1236 m<sup>2</sup> (13,304 sq. ft.)

Given the increase in density and change in form and programming of development, there are some concerns regarding the sensitivity of the site views from across the lake. This is a highly visible parcel that forms part of the treed hillside along the west side of the lake. Staff are very concerned about views to the property from the lake itself, the VT on the opposite side of the lake, Nita Lake Lodge, and the private properties adjacent to the lake. The current experience is one of a near-wilderness type of setting.

Staff have concerns regarding the increased amount of market value tourist accommodation development (from 1,900 m<sup>2</sup> to 4,400 m<sup>2</sup>) through the conversion of hotel support facilities, and note that the increase in proposed employee housing is significantly less (from 800 m<sup>2</sup> to 1110 m<sup>2</sup>).

This parcel is limited to 64 BU's for tourist accommodation uses per covenant BT125121. Your math indicates that the BU allocation for the TA component would rise to 88. Whistler's current Official Community Plan requires a significant community benefit when creating additional bed units.

While staff appreciate that the overall area of proposed development may be decreased somewhat by the concept Under RZ1157 as shown on A-1.3 (Murdoch and Company 18/10/02), staff are very concerned that the revised development scheme will not be able to maintain the existing treed nature of the site and the concentration of development would require extensive

clearing. Staff are concerned that the amount of proposed development may be too great for the site and that concentrating this increased density as indicated will largely denude the development portion of the site, making it highly visible with reduced experiential values to the public and resort.

Staff are very concerned about the considerable manipulation of grade proposed in this concept. The proposal doesn't seem to respond to the existing grades, but rather intends to build up the terrain (in some cases this change is greater than 5 metres), making the development more visible from other parts of the valley. Staff also note that the Resort Municipality is already in receipt of letters expressing concerns from members of the community.

Review of the title documents indicates that certain conditions in covenant BT215121 need to be realized prior to any development as noted in sections 2.1 and 2.2 ("Prerequisites") of that document as shown below:

#### Prerequisites for Construction on the Lands

- 2.1 No building or structure shall be constructed or placed on the Lands, no building permit or development permit need be issued by the Municipality with respect to the Lands, no trees shall be removed from the Lands and the Lands shall not be excavated or altered until the Owner has provided the following to the Municipality to the satisfaction of the Manager of Planning, acting reasonably:
  - a) Plans and specifications for a transit bus pullout and transit bus shelter to be located on Alta Lake Road in accordance with the Municipality's standard transit bus shelter for residential areas
  - b) Plans and specifications for trail construction and lighting to municipal trail standards for all public trails within the Lands as required by the Manager of Planning and an off-site trail to connect the south boundary of the Lands through the adjacent BC Rail right of way to Lake Placid Road in Whistler Creek
  - *c)* Plans and specifications for any off-site infrastructure works needed to satisfy building permit requirements
  - d) Security for the completion of all the works referred to in Sections 2.1(a) through 2.1(c) in the form of a letter of credit acceptable to and in an amount acceptable to the Municipality
  - a) Confirmation of registration of an access easement or right of way over the property legally described as Lot I, District Lot 4749, Plan 15154, Group 1, New Westminster District (Parcel

Identifier: 007-720-556) from Alta Lake Road to the Lands

- b) A heritage report providing recommendations for the rehabilitation of the existing historical cabin and barn
- c) A covenant in favour of the Municipality under Section 219 of the Land Title Act, registered against title to the Lands in priority to any financial charges, which covenant shall:
  - *i.* Establish appropriate floor areas for all nonaccommodation uses that may be developed and used on the Lands
  - ii. Restrict the combined density of all tourist accommodation units that may be developed and used on the Lands to an amount that translates to no more than 64 Bed Units
  - *iii.* Require environmental monitoring during construction of all improvements and all site works on the Lands
  - *iv.* Require the installation and maintenance of oil/water separators in conjunction with the construction and use of any building on the Lands
  - v. Require installation of automatic fire sprinklers in all buildings and structures that may be developed and used on the Lands
  - vi. Provide access by way of easement to the nonaccommodation lodge facilities for the owners and occupants of the cabins that may be developed and used on the Lands

#### Prerequisites for Occupancy Permit

2.2 The Municipality need not issue an occupancy permit for any building or structure constructed or placed on the Lands until the Owner has completed the following to the satisfaction of the Manager of Planning:

- a) Substantially completed construction of a minimum of five cabins on the Lands for use as Employee Housing plus two artist-in-residence cabins on the Lands
- *b)* Substantially completed rehabilitation of the existing historical cabin and barn in accordance with the heritage report referenced in Section 2.1(f)
- c) Registered a covenant in favour of the Municipality under Section 219 of the Land Title Act, in registrable form, in priority to any financial charges, in respect of the existing historical cabin and barn and of one cabin that may be constructed on the Lands, which covenant shall restrict the use of these buildings for community purposes and set out an artist-in-residence program jointly managed by the Municipality (or the Whistler Community Arts Council) and the Owner
- d) Registered statutory rights of way in favour of the Municipality under Section 218 of the Land

|  | Existing TA17 Zone   | RZ1157 Proposal   |
|--|--|---|
| Tourist Accommodation<br>Gross Floor Area                          | 1400 m2 contained in<br>cabins* plus 500 m2<br>contained in a<br>boutique hotel.<br>Total GFA: 1900 m2 | 22 3-B/R (plus garage) TA units @<br>200 m2 ea. Contained in 5<br>buildings.<br>Total GFA: 4400 m2<br>One 6-plex at 1200 GFA          |
| Hotel support facilities   | 1,600 m2   | Four 4-plexes at 800 GFA<br>Hotel Use deleted.  |
| Gross Floor Area for<br>Employee Housing<br>contained in "cabins"* | 800 m2   | 10 3-B/R (plus garage) employee<br>restricted townhomes @ 111 m2<br>contained in two 5-plexes at 555<br>m2 each<br>Total GFA: 1110 m2 |
| Max GFA for arts facility  | 250 m2   | 250 m2  |
| Ancillary uses   |  | 76 m2   |
| Total max GFA for parcel   | 4,600 m2   | 5,836 m2  |

\*"Cabin" is defined as containing a maximum of 120 m2 GFA.

In terms of technical review of the proposal, Municipal Staff can provide the following comments, which would need to be addressed for a rezoning to be considered:

- Please be advised that proposals for significant new development are required to quantify future GHG emissions and energy consumption impacts (including transportation-based) and incorporate measures to minimize and/or mitigate projected increases, as per CECAP.
- 2. The RMOW will require STEPCODE 3.
- 3. Staff support the IER. A RAR assessment, Geotechnical Report and Preliminary Field Reconnaissance would be required to proceed. A RAR assessment for Gebhart Creek would also be required.
- 4. Development proposals require a storm-water management plan balancing pre and post storm-water runoff.
- 5. The proposed 5m spacing between buildings could impact construction requirements and unprotected openings between buildings; particularly if you choose to reduce to less than 5m.
- 6. The tandem parking indicated is contrary to the Zoning Bylaw, which only allows for tandem parking in the case of dwelling units requiring three or more spaces.
- 7. There are some concerns regarding provision of adequate snow dump areas.
- 8. There are some concerns regarding the size and location of the recycling building as it seems to be quite far from the rest of the development.
- The proposal shows considerable retaining. Any walls should be minimized in height, be sloped rock stack, and include multiple terraces sufficiently sized to accommodate mature native or near native coniferous trees and deciduous understory.
- Trees in this zone as well as at the bottom of the walls should be in some type of protective covenant to ensure their long term well-being and grow to a mature height.
- 11. The building architecture, materials, colours and lighting should also seek to blend with the natural landscape and minimize visual disruption.
- 12. Please clarify the indicated 15m riparian setback from the 30m CN ROW.
- 13. Please clarify the 30m railway setback toward the lake beyond the 30m CN ROW.
- 14. The long term intent for the Valley Trail (VT) is for it to circle Nita Lake (it is included in the draft 2018 OCP).
  - a. As part of any rezoning proposal on these lands the RMOW will require the VT be constructed to the northernmost property line with Tyrol Lodge. Staff prefer a lower trail as noted in item 15.
  - A 2.5m wide strata trail could connect the Valley Trail to the proposed development's strata road. All should be illuminated to encourage pedestrian use.
- 15. RMOW preference is to maintain VT alignment nearer the Railway ROW, this may require bridging of the wetland or compensation works if crossing at grade, alignment should continue thru designated "remainder" space terminating at adjacent property line to the north.
- 16. The proposed VT in the western portion of the development is better served as a strata pathway that connects to the Nita Lake Estates strata pathways (misidentified as existing)

Valley trail in the top left of sheet A-1.0). Strata pathways require public access as is established for Jordan Lane Estates.

- 17. VT grades not to exceed 5% and to meet new design guidelines.
- 18. Please clarify what is proposed to be done with the northern parcel with the two existing buildings. If this is to become publically accessible lands then the developer should be responsible for fire smarting the lands.
- 19. Please clarify how the two existing buildings on the north portion are to be accessed if this rezoning were to proceed.
- 20. The proposed Remainder Parcel requires further clarity. Do you intend for this green space on the north side of the property become public or remain private property?
- 21. A site servicing schematic for water, sanitary and storm will be required along with cross sections showing adequate cover.
- 22. As discussed in the Binnie Servicing report (Oct 4/18) the sanitary and water demand for the other amenities will need to be taken into consideration.
- 23. A full study to ensure that the current infrastructure meets the demand of the new development will also be required.
- 24. Have you explored a road connection to Tyrol Lodge?
- 25. Attention should be paid to CN rail's permitting requirements for the sanitary crossing.
- 26. A traffic study should also take place to prescribe if/what road improvements are required with increased volume.
- 27. At the north end of the property there is potential to update the bridge.
- 28. In addition to the already proposed VT loop the VT could also be extended to through to 5302 Alta Lake Road (Tyrol Lodge).
- 29. What will the site specific zoning for the Hillman Cabin and Barn or would be included in TA17?
- 30. What are the bylaws around draining hot tubs and pools? Plumbing code
- 31. Please submit a preliminary subdivision plan to run concurrently

Thank you for your time on this project.

Roman Licko

PLANNER

Resort Municipality of Whistler



**RESORT MUNICIPALITY OF WHISTLER** 

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April 2, 2019 Caroline Lamont, **Bethel Land Corporation** Via email:

#### RE: RZ1157: 5298 Alta Lake Road

Dear Caroline,

Thank you for your submission of Rezoning Application RZ1157 for the property at 5298 Alta Lake Road. Staff have considered this proposal relative to existing zoning, the previously supported development concept, existing site conditions, current community needs, and tests for rezoning and community benefit requirements.

Under the proposal approved previously under RA309 ("London Mountain Lodge"), which created the existingTA17 zoning, the approved development concept was for a low impact development scheme intended to create an enclave of "old Whistler", with a series of small cabins tucked into the treed hillside with a meandering laneway leading to a small (old world) lodge. The intention was always to maintain the existing natural setting. This scheme found support as a site sensitive development.

## **Proposed Development Concept**

Staff review indicates that RZ1157 proposes:

- An increase of 2,500 m<sup>2</sup> for tourist accommodation dwelling units from 1,900 m<sup>2</sup> to 4,400 • m<sup>2</sup> (230%)
- An increase of 310 m<sup>2</sup> for employee housing from 800 m<sup>2</sup> to 1,110 m<sup>2</sup> (38%), and
- An overall increase in the density on the site of 1,236 m<sup>2</sup> from 4,600 m<sup>2</sup> to 5,836 m<sup>2</sup> (27%).

Given the increase in density and change in form and programming of development, there are concerns regarding the sensitivity of the site, views from across the lake and impacts on the natural character of the site. This is a highly visible parcel that forms part of the treed hillside along the west side of the lake. Staff are very concerned about views to the property from the Valley Trail and recreational corridor on the opposite side of the lake, Nita Lake Lodge, the private properties adjacent to the lake and from the lake itself. The current experience is one of a nearwilderness type of setting.

While staff appreciate that the overall area of proposed new development may be decreased somewhat by the concept Under RZ1157 as shown on A-1.3 (Murdoch and Company 18/10/02), staff are very concerned that the revised development scheme will not be able to maintain the existing treed nature of the site and the concentration of development would require extensive clearing and land alteration. Staff are concerned that the amount of proposed development is too



# great for the site. Concentrating this increased density as indicated will largely denude the development portion of the site with unacceptable impacts.

Staff is also very concerned about the considerable manipulation of grade proposed in this concept. The proposal doesn't sensitively respond to the existing grades, but rather intends to build up the terrain (in some cases this change is greater than 5 metres), making the development more impactful.

The impacts on the site are primarily attributable to the change in form of development and additional density, 75% of which is attributable to in an increase in market tourist accommodation.

#### **Community Benefit Contribution**

The subject site is limited to 64 bed units for tourist accommodation uses per covenant BT125121 where the allocation calculated for the proposed development is 88. The Official Community Plan requires a significant community benefit when creating additional bed units. Staff have concerns regarding the increased amount of market value tourist accommodation development (from 1,900 m<sup>2</sup> to 4,400 m<sup>2</sup>) through the conversion of hotel support facilities and additional density, relative to the proposed increase in employee housing which is significantly disproportionately less (from 800 m<sup>2</sup> to 1110 m<sup>2</sup>).

Staff is not supportive of the development as proposed. Staff is of the opinion that there needs to be a better balance between an appropriate level of density and impact on the site, and with respect to the relative value of the rezoning between the developer and community benefit.

Other more detailed comments have been identified for the proposed development, many of which are contained within the existing covenant registered on the title of the property. These comments are premature given the higher level concerns identified above.

Thank you for your rezoning submittal. We appreciate your consideration of staff's comments.

Roman Licko

PLANNER

Resort Municipality of Whistler

The following is a summary of the our discussions with the RMOW on April 11th regarding the Hillman rezoning application.

#### In Attendance:

RMOW: Jan Jansen, Jake Belobaba, Roman Licko Empire Club: Michael Hutchison, Caroline Lamont

**Density** - There was some discussion about staff not applying the hotel service GFA in their letter which resulted in the market density proposed to seem much higher that it actually was. Jan indicated that he thought the density proposed was reasonable - Michael indicated that the additional market units (675 m2 of density) could become employee units.

**Community Amenities** - Jan indicated that the RMOW would need a proforma to ensure that the development was reasonable.

- Resident Housing Michael indicated that he could provide rent and sale prices in accordance with WHA requirements.
- THe RMOW sees value in the park as a public amenity, but was okay with bringing the Valley Trail through the park site to allow for lesser grades and site impacts. The park dedication should include the riparian setback areas as identified around the creek/lake and the small pond near the rail line.
- The undeveloped portion of the site on the west side of the road, just at the entrance should be dedicated as a future housing site in the revised plan.

**Site Impacts** - The primary concern was with the retaining walls and design of the townhome units. The reworked townhome design should minimize site disruption and ensure tree buffers to the proposed development. Note there was concern with the development exposing the major transmission lines just west of the site, there was discussion that we purposely preserve large trees to buffer as well do some planting. As well it appears that there is a lot of filling on the site, rather than a more balanced cut and fill.

**Neighbourhood Concerns** - Roman is checking again about the letters, we indicated that redacted letters were okay. We are not concerned about who sent the letters but how their contents impacted the staff comments.

FireSmart - This is important.

#### **Next Steps:**

- 1. Empire Club (EC) rework the design, focusing on the items above
- 2. EC prepare proforma on community amenities, affordable housing and market development
- 3. RMOW get copies of letters

# QUESTION: Would it be possible to get a copy of the format that the RMOW needs the proforma to be?

Please let us know if you note any errors or omissions in this summary. Thanks,

С

Caroline Lamont | Land Development Manager | Cornerstone Developments |604-898-1901 | clamont@bethelcorp.ca

#### **Roman Licko**

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| From:        | Roman Licko   |
|--------------|---|
| Sent:        | Tuesday, April 16, 2019 4:11 PM                     |
| То:          | Jake Belobaba                                       |
| Cc:          | Jan Jansen  |
| Subject:     | Draft letter regarding RZ1157 - 5298 Alta Lake Road |
| Attachments: | April 16 draft letter to Caroline Lamont.docx       |

#### Good Afternoon Jake,

Please find my preliminary draft of RMOW staff's new letter to the RZ1157 applicant team. Per our discussions, this letter speaks to:

- Changes in uses
- Increased density
- Building siting, grading, and development footprint
- Pro forma/ financial implications
- Community amenities (land acquisition)
- Public correspondence
- FireSmart
- Development Covenant BT215121 (registered under the previous development concept).

Please review and provide comment as to anything that may be unclear or has been overlooked.

Thank you so much,

R.

## Roman Licko

PLANNER Planning & Development

#### **RESORT MUNICIPALITY OF WHISTLER**

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Whistler was the proud Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games

April 16, 2019

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Caroline Lamont,

Bethel Land Corporation

Via email

#### Draft follow up with Caroline Lamont RE-RZ4157

Dear Caroline,

Thank you for coming in to meet with staff last week to discuss the rezoning application for 5298 Alta Lake Road. This letter is intended to summarize that discussion and clarify some of staff's comments.

Private Sector Employee Housing Guidelines:

As you know, Council ratified revised Guidelines for Private Sector Employee Housing applications at their March 26<sup>th</sup> meeting. The revised Guidelines are attached to this letter for your convenience. This project will be reviewed against these guidelines.

#### **Proposed Changes to Zoning:**

The table below summarizes existing and proposed uses:

| Existing TA17                                       | Proposed RZ1157                                     |
|---|---|
| employee housing contained in cabins;               | employee housing contained in townhomes;            |
| tourist accommodation contained in cabins;          | tourist accommodation contained in                  |
| ,   | townhomes;  |
| hotel;  | indoor and outdoor recreation;                      |
| indoor and outdoor recreation;                      | arts facility;                                      |
| arts facility;                                      | park and playground; and                            |
| park and playground; and                            | auxiliary buildings and auxiliary uses to the above |
| auxiliary buildings and auxiliary uses to the above | employee housing contained in townhomes;            |

#### **Building Siting and Development Footprint:**

As discussed in the meeting, staff have some concerns with the extent of the development proposed under RZ1157. Staff would like to see a reduced development footprint that increases the treed buffers to neighbouring properties.

Additionally, staff have concerns regarding the extent of site manipulation. Cross sections associated with the proposal show a considerable amount of fill would be required (as much as five metres in some cases). Staff recommend a more balanced approach to the cut/ fill ratio. Further staff recommend that the buildings be set as low as possible relative to the grades to minimize impacts, reduce the extent of retaining, and preserve views to the site from other parts of the valley.

As you noted in your recent email, consideration should be given to maintaining/ improving the tree buffer to the overhead power lines.

#### **Density:**

RZ1157 proposes:

- An increase of 900 m<sup>2</sup> for tourist accommodation (from 3,500 m<sup>2</sup> to 4,400 m<sup>2</sup>).
- An increase of 310 m<sup>2</sup> for employee housing, (from 800 m<sup>2</sup> to 1110 m<sup>2</sup>) and
- An overall increase in the density on the site of 1236 m<sup>2</sup> (from 4,600 m<sup>2</sup> to 5,836 m<sup>2</sup>)

Staff would like to review a revised development concept that responds to comments (above) regarding siting and footprint. Once this is received/ reviewed, staff will be a better position to comment on the proposed increase in density.

#### Pro forma:

Per revised Guidelines for Private Sector Employee Housing applications, receipt of a detailed Pro forma outlining the financial implications would improve staff's understanding regarding the requirements for a successful project. Also this may help to clarify the rental to purchase ratio for the proposed employee housing component. Per your recent email, you indicate a willingness to utilize the proposed increase in market unit density for creation of additional employee units. Unfortunately, the RMOW does not have a Pro forma template.

#### Community Amenities - WHA/ RMOW Land Acquisition:

Staff are interested in further exploring your suggestion regarding acquisition of the lands at the upper portion of the site adjacent to the existing employee housing townhomes at 5151 Nita Lake Drive.

Staff are interested in further exploring your suggestion regarding acquisition of the lands on the lower portion of the site as parkland. The park dedication should include the riparian setback areas associated with the creek and lake and the small pond at the lower portion of the site.

#### Correspondence Regarding RZ1157:

As you know, correspondence has been received regarding RZ1157. Legal advice has indicated that this cannot be released without permission. Staff continue to correspond with the letter writers to permit release of redacted letters.

#### FireSmart:

A FireSmart assessment will be required as part of the ongoing review regarding development of this site.

#### **Development Covenant BT215121:**

This document was registered on the lands the Depner rezoning application and provides for a series of requirements to be satisfied prior to development of the site. This document will need to be revisited and addressed through this proposal.

Thank you,

Ľ

Roman Licko

Planner

Resort Municipality of Whistler.



 RESORT MUNICIPALITY OF WHISTLER

 4325 Blackcomb Way
 TEL
 604 932 5535

 Whistler, BC Canada V8E 0X5
 TF
 1.866 932 5535

 whietler.ca
 FAX
 604 935 8109

April 18, 2019 Caroline Lamont, Bethel Land Corporation Via email

## RE: RZ1157 - 5298 Alta Lake Road

Dear Caroline,

Thank you for coming in to meet with staff last week to discuss the rezoning application for the above noted property. This letter is intended to summarize that discussion and staff's most recent review of the file.

## Private Sector Employee Housing Guidelines:

As you know, Council ratified revised Guidelines for Private Sector Employee Housing applications at their March 26<sup>th</sup> meeting. The revised Guidelines are attached to this letter for your convenience and will be considered as a part of staff's review of this project.

## Proposed Changes to Zoning:

The table below compares existing uses permitted in the TA17 Zone to uses proposed in the application:

| Existing TA17                                       | Proposed RZ1157                                     |
|---|---|
| Employee housing contained in cabins;               | Employee housing contained in townhomes;            |
| Tourist accommodation contained in cabins;          | Tourist accommodation contained in townhomes;       |
| Hotel;  | Indoor and outdoor recreation;                      |
| Indoor and outdoor recreation;                      | Arts facility, associated with potential park area; |
| Arts facility;                                      | Park and playground; and                            |
| Park and playground; and                            | Auxiliary buildings and auxiliary uses to the above |
| Auxiliary buildings and auxiliary uses to the above |   |

## Building Siting and Development Footprint:

As discussed in the meeting, staff have some concerns regarding the proposed extent of development. Staff would like the applicant to explore means by which the current scheme's site impacts could be reduced while maintaining the proposed density. If adequate adjustments cannot be achieved a reduction in density will need to be considered.



Similarly, staff have concerns with the extent of site disturbance proposed under RZ1157. Staff would like to see a reduced development footprint that increases the vegetation cover and provides for a more extensive treed buffer to the neighbouring property to the south. As noted in your recent email, particular consideration should be given to maintaining/ improving the tree buffer adjacent to the Hydro ROW. The current plan does not accurately identify tree the extent of retention within the riparian buffer.

i ......

Additionally, staff have concerns regarding the extent of site manipulation and the elevated nature of the proposed buildings. Cross sections associated with the proposal show a considerable amount of fill would be required (as much as five metres in some cases) resulting In tall retaining areas. Staff recommend that the buildings be set as low as possible relative to the grades to minimize impacts, reduce the extent of retaining, and preserve views to the site from other parts of the valley.

## **Density:**

RZ1157 proposes:

- An increase of 900 m<sup>2</sup> for tourist accommodation (from 3,500 m<sup>2</sup> to 4,400 m<sup>2</sup>)
- An increase of 310 m<sup>2</sup> for employee housing, (from 800 m<sup>2</sup> to 1110 m<sup>2</sup>) and

• An overall increase in the density on the site of 1,236 m<sup>2</sup> (from 4,600 m<sup>2</sup> to 5,836 m<sup>2</sup>) Prior to reviewing the proposed density changes, staff would like to review a revised development concept that responds to comments (above) regarding siting and footprint. Once this is reviewed, staff will be a position to comment on the appropriateness of the proposed increase in density.

## Pro forma:

As noted in your recent email and in our meeting on April 11th, we acknowledge that you have indicated a willingness to utilize the proposed increase in market unit density for creation of additional employee units and to provide significant portions of the site to the RMOW for parkland and housing. Please submit a detailed project pro forma prepared in accordance with the RMOW's revised Guidelines for Private Sector Employee Housing applications. This will help staff to understand the economic rationale, and more fully inform the rental to purchase ratio for the proposed employee housing component and associated purchase /rental options presented. Unfortunately, the RMOW does not have a Pro forma template.

# Community Amenities - WHA/ RMOW Land Acquisition:

Staff are interested in further exploring your suggestion regarding transferring ownership of the lands at the upper portion of the site adjacent to the existing employee housing townhomes at 5151 Nita Lake Drive for employee housing and the lands on the lower portion of the site for parkland. The parkland dedication could include the riparian setback areas associated with the creek and lake and the small pond at the lower portion of the site.



## Correspondence Regarding RZ1157:

As you know, correspondence has been received regarding RZ1157. Legal advice has indicated that this cannot be released without permission. Staff continue to correspond with the letter writers to permit release of redacted letters. They have indicated some willingness to meet with you to discuss concerns; therefore, staff have given them your contact information and suggested they contact you directly. Staff have also requested that they permit the RMOW to provide their contact information to you.

## FireSmart:

Incorporating FireSmart principles into the proposed design will be required as part of the ongoing review of the proposed development and will provide an early understanding of a fuel management prescription that would help inform the effectiveness of proposed tree buffers.

We encourage you to review FireSmart Canada guidelines as linked below:

<u>https://www.firesmartcanada.ca/</u>

#### Development Covenant BT215121:

This document was registered on the lands through the Depner rezoning application and provides for a series of requirements to be satisfied prior to development of the site. This document will need to be revisited and addressed through this proposal.

In closing, we felt our meeting was productive and there was a general receptiveness to the comments as captured in this letter. Please let me know if you have any questions and we look forward to receiving revised plans and requested information.

Thank you,

Roman Licko

.....

Planner

Resort Municipality of Whistler,

Cc: Jan Jansen, General Manager of Resort Experience

Jake Belobaba, Senior Planner

# **Roman Licko**

| From:           | Caroline Lamont <clamont@bethelcorp.ca></clamont@bethelcorp.ca> |
|-----------------|---|
| Sent:           | Monday, June 03, 2019 12:31 PM                                  |
| To:             | Jake Belobaba; Roman Licko                                      |
| Cc:             | Jan Jansen; Michael Hutchison; David Fujimagari; Jon Dietrich   |
| Subject:        | Hillman Property Updated Information                            |
| Attachments:    | 2019 06 03 Revised Submission Hillman Complete.pdf              |
| Follow Up Flag: | Follow up   |
| Flag Status:    | Flagged   |

Attached please find a cover letter, updated plans and pro forma for the Hillman property. We look forward to reviewing this information with you, at your earliest convenience.

Thanks,

С

Caroline Lamont | Land Development iVianager | Bethel Land Corporation | 604-898-1901 | clamont@bethelcorp.ca

# **Empire Club Developments**

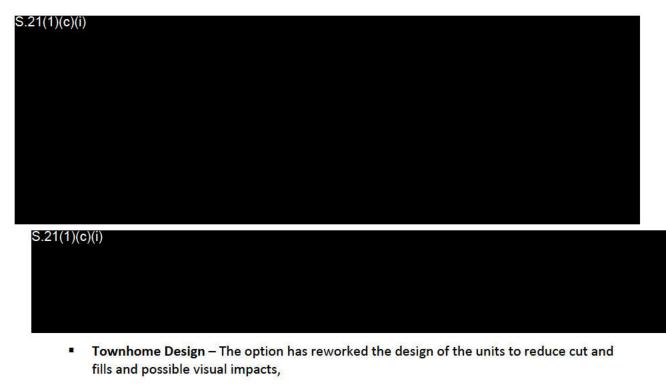
June 3, 2019

Resort Municipality of Whistler 4325 Blackcomb Way Whistler, B.C. V8E 0X5

Subject: RZ1157 - 5298 Alta Lake Road

Attention: Roman Licko, Planner Jake Belobaba, Senior Planner

Further to our April 11<sup>th</sup> meeting at your offices, please accept this correspondence as a preliminary response to municipal staff's initial direction. This submission presents two options for consideration, as it is understood that the municipality's site density is dependent on site impacts as well as the pro forma.



- Updated Site Sections and Visual Impact Analysis The site sections have been updated to more accurately reflect the height of vegetation in the buffer areas. An updated visual impact analysis will be provided pending additional feedback from staff on the preferred approach to the two options provided.
- S.21(1)(c)(i)

- Park Dedication The application includes a park dedication for the lands north of the townhomes (which includes the Hillman house) as well as the riparian areas and setback from rail line. In 1999, the property owner dedicated an additional 0.5 acres on the east side of the railway tracks to the municipality as riparian park. Note the RMOW will need to approve the Valley Trail constructed within the riparian setback.
- Housing Site The application includes the dedication WHA site transfer at the entry to the development (uphill side).
- Neighbourhood Setbacks The option has moved the units outside a 7.6 m setback to Nita Lake Estates consistent with the current zoning. Of note, the adjacent RM-50 zoned property has a 7.6 m setback, while similarly the RedSky project in Baxter has 7.6 m setbacks and thus the proposed + 7.6 m property setback is consistent for the RMOW's multifamily zoning.

The owner of Strata Lot 13 has constructed unapproved landscape improvements on our property.

- Road Design The site includes a significantly reworked road design, which will include the relocation of the water line to help reduce site impacts of the new road/units. The detailed engineered road design will follow in a subsequent submission.
- Adjacent Property Buffering The revised site plan has set aside a buffer setback area to the adjacent major transmission line.

*Option #2* - The second option proposes 22 market units, but with a reduction in the GFA of each of the units, whereby the total market GFA is consistent with the 3800 m<sup>2</sup> of GFA permitted in the current TA17 zoning. No increase in employee restricted units from the current zoning which permits 7 units and 800 m<sup>2</sup> of GFA.

| OPTION #2 – EXIST ING<br>MARKET DENSITY<br>AND RESIDENT RATIO | #<br>UNITS | # BED<br>UNITS | TOTAL GFA<br>(PER UNIT<br>GFA)               | TOTAL UNIT<br>FOOTPRINT<br>(PER UNIT )    | EXISTING<br>ZONING GFA |
|---|------------|----------------|--|---|------------------------|
| Market Townhomes  | 22         | 88             | 3800<br>m²(172m²)                            | 1980 m2 (90 m <sup>2</sup> )              | 3800 m <sup>2</sup>    |
| Employee Townhomes  | 7          | 28             | 800 m <sup>2 (</sup> 114<br>m <sup>2</sup> ) | 800 m <sup>2</sup> (114 m <sup>2</sup> )* | 800 m <sup>2</sup>     |
|   | 29         | 116            | 4542 m <sup>2</sup>                          | 2780 m <sup>2</sup>                       | 4600 m <sup>2</sup>    |

\*it was understood the cabins were single storey.

The overall site development ratio is 3800m<sup>2</sup> to 700 m<sup>2</sup> which is for every one square metre of market GFA granted, there would be 0.21 of employee restricted square metre of GFA (1:0.21). The site plan for Option #2 has not been included, but can be understood by looking at Option #1 and lighting up the market townhome footprint slightly and removing 8 of the employee units and the WHA site. If the municipality prefers this option, the new site plan can be prepared.

- Townhome Design The option will also provide a reworked the design of the units to reduce cut and fills and possible visual impacts,
- Site Development Pro forma A pro forma for this option has not been included as new market density is being requested.
- Park Dedication This option also includes a park dedication for the lands north of the townhomes (which includes the Hillman house) as well as the riparian areas and setback from rail line. In 1999, the property owner dedicated an additional 0.5 acres on the east side of the railway tracks to the municipality as riparian park. Note the RMOW will need to approve the Valley Trail constructed within the riparian setback.
- Housing Site The option does not include the dedication WHA site.
- Neighbourhood Setbacks The option will require a 7.6 m side yard setback to Nita Lake Estates. The owner of Strata Lot 13 has constructed unapproved landscape improvements on our property, as shown on the site plan.

The two options and supplemental information included in this submission are for staff's review and comment. Please let us know if you have any questions or require any additional information.

Sincerely,

Caroline Lamont Land Development Manager

copies:

Jan Jansen, RMOW General Manager of Resort Experience

Attachments:

Cover Page (Development Statistics) Proposed Parcel Areas Overall Site Plan Site Sections (2 pages) Survey of Strata 13 Encroachment Confidential Pro forma Nov 25<sup>th</sup> 2020

# Dear Mayor and Council.

# Re Rezoning 5298 Alta Lake Road.

It seems to me that the vast majority of letters that you have received on this rezoning have either not supported it or at least questioned some of its key proposals. This is a clear signal to the Council that a lot more work needs to be done on this application and that some of its key designs need to be questioned and challenged.

While it is great that we are getting more Employee Housing, let us take the time to "get this right" and get a great deal (not a good deal) for the Whistler Community.

**One issue that needs to be challenged is density**. The current zoning was approved (in 2002), in order to create a "site sensitive" development in a forested lakeside setting and the density was approved to respect this objective. Since 2002 lots has changed in Whistler; two of these changes are particularly relevant to this rezoning and to thinking about the right density for this site:

1. Whistler has grown substantially, providing many benefits and now many "growth" challenges. This means there is now MORE (not less) of a need to preserve and protect our "special" outdoor spaces in Whistler, otherwise the creeping negative impacts of growth will start to affect our daily Whistler lives (I think they already have!). Nita Lake remains one of those special places and therefore we should do all we can to ensure that the lake and its neighbourhood is well preserved and protected. This does not mean no development but it means not too much density and respecting the density of the current zoning, rather than massively changing it. It also means making sure the Nita Lake neighbourhood character is preserved. If we get Nita Lake "wrong" surely we will have got the balance of "good growth" and " bad growth" wrong for the Whistler community as a whole. 2. In 2002, there was no Provincial Riparian legislation, and so all of the 5298 Alta Lake land could be built on (approx. 39,000 sqm). Since then the Riparian Legislation has been passed so that Lakes and Creeks can be protected. 5298 is on a Lake and has a Creek running through it, so that this Riparian legislation has significantly reduced the land available to be built on. However, this legal requirement to protect our environment seems to have had little effect on the proposed density. The buildable land has been reduced by -51% (largely due to the Riparian zones) and yet the total building density has been increased by + 37% and the Market home density increased by a massive + 123% (compared to the original zoning). In FSR terms (total building density/buildable land) the increase is over 2.5x. Why is the beauty of Nita Lake being compromised because the developer bought expensive land, and where a large portion of it he cannot build on.? The Council should acknowledge that the environmental legislation has reduced the available buildable land and the density should be adjusted accordingly. This is a good starting point for the Council to negotiate in order to provide a great deal for Whistler.

In February 2019, the RMOW planning report questioned the proposed increased density and suggested that it was not appropriate for the site. Perhaps they were thinking of the points above. Either way it seems as if this issue disappeared off the radar for no good reason. Why was this? A curious change in direction that does little do build confidence that the density issue has been carefully and correctly debated.

I respect that the council has many issues to deal with and that this is a multidimensional issue. But surely density is a fundamental issue and one that we need to get right and need to have very good answers for.

I thank you for your thoughtfulness and your consideration

Respectfully

Richard Durrans 5200 Jordan Lane Whistler V6E 1J5

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Heidi Rode 37-1500 Spring Creek Drive Whistler , BC V8E0L2

# Lucy Wyn-Griffiths

From: Sent: To: Subject: Rachael Lythe Saturday, Dece corporate re-zoning proposal RZ1157

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment.

Let's take the time to get this right!

Yours sincerely,

Rachael Lythe

2120 Drew Drive,

Whistler, BC,

V8E0B3

Rachael Lythe

## Lucy Wyn-Griffiths

From: Sent: To: Carla van messel Tuesday, December 15, 2020 3:23 PM corporate

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Carla van Messel 1981 West 19<sup>th</sup> Ave Vancouver, BC V6J 2P2

Homeowner in Whistler for 18 years, seasons pass at Nita Lake Lodge for 3 years, Active resident of Creekside ¼ of the year.

# Lucy Wyn-Griffiths

From: Sent: To: Subject: Jed Shiff Tuesday, December 15, 2020 3:33 PM corporate re-zoning proposal RZ1157.

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Jedidiah shiff 2200 taylor way

5213 Jordan Lane, Whistler B.C. V8E 1J5 22<sup>nd</sup> December 2020

By EMAIL: corporate@whistler.ca

Attention: Mayor and Council Resort Municipality of Whistler

## Subject: Rezoning Proposal No. RZ001157 5298 Alta Lake Road

Dear Mayor & Councillors,

We last wrote to council on 17<sup>th</sup> June 2020 highlighting our reservations and concerns related to the above development.

The municipality website is clear that membership of the municipal council brings with it huge responsibility – you represent the citizens of Whistler, provide community leadership and most importantly stewardship of the public assets of the community and the well-being of the community.

We fear the above development has gathered such pace and momentum, the council may expose itself to questions of how effectively they have discharged their accountabilities to all of the questions raised by those most affected – the neighbourhood and surrounding lake amenities this will impact most. Please each consider the following question – would whistler residents welcome this development as proposed within their neighbourhoods?

Designed right, this development should be welcomed by the neighbourhood, enhancing the overall experience for the broader community good. That is clearly not the case based on feedback you have received.

The genesis of this original rezoning application was focused on providing employee housing which we wholeheartedly support – indeed we understand the developer was active within the municipality, in encouraging more developments supporting employee housing. This application, as submitted, may now be weighted too far towards reward for the developer at the expense of local environmental impacts on areas such as density and access.

We request, in considering this application for rezoning, that council please address the following areas:

- Access there is no way the current road access will cope with a winter nor summer season with this development – traffic through this area is already restricted with the existing volume of traffic in the winter and the huge increase we have seen this summer. We therefore request this development can only go ahead if a new access route is utilised from Alta Lake Road;
- Density this development has gone beyond the existing zone density and the incorporation of nightly rentals will have a detrimental impact on the surrounding areas – please consider reducing or eliminating nightly rentals and rebalance back to employee housing (the main reason for the rezoning) and residential;
- 3. Ensure the benefits accrued in this development are not solely for the developer, in particular addressing the issues already raised around impacts on at risk animals, plant species and ecosystems. The surrounding neighbourhoods, environment and wildlife should benefit too.

The role of council is truly a heavy responsibility and we completely understand you have to balance all of the aspects of this application.

However, we request that 'balance' leans on the side of the long term interests of the community and not the short term interests of the developer in your final considerations on this matter.

We thank you for considering our views on this matter.

Yours Sincerely

Dr Brian Gilvary

Mrs Joanne Louise Gilvary



# Keith and Heather Jones

#6 – 2030 Squaw Valley Cr. Whistler, BC V0N 1B2

Via email: corporate@whistler.ca

December 14, 2020

The Council and Mayor Whistler, BC

## Regarding: re-zoning application RZ1157 (5298 Alta Lake Rd.)

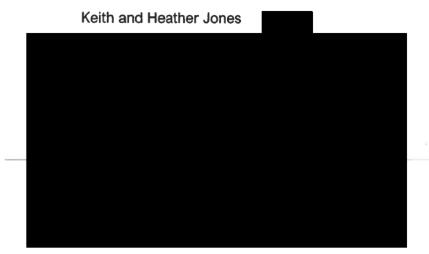
To the Council and Mayor Whistler:

We have been long time members of the Whistler community. In our opinion, the redevelopment proposal at 5298 Alta Lake Rd. has not been well considered and is not in the best interests of the Whistler community. We oppose it.

Specifically, it is too dense and will vastly alter the environment at Nita Lake. Further, nightly rentals via AirBNB or VRBO or such other platform is not in the community's best interests.

Why the rush to rezone something that could be much better?

Sincerely,



Page 48 of 66

# Lucy Wyn-Griffiths

| From:    |
|----------|
| Sent:    |
| To:      |
| Subject: |

gloria Eden Friday, January 8, 2021 9:34 AM corporate Nita lake development

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I think it is a shame to clearcut one of the final vestiges of Whistler's beauty for yet another real estate project. When employee housing is required there are plenty of suitable locations- across from Montebello for example, walking distance to the village

I am against this Zoning Amendment for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

GLoria Eden 6272 Bishop Way

# Lucy Wyn-Griffiths

From: Sent: To: Subject: Greg Williamson Monday, January 11, 2021 2:44 PM corporate Re: Rezponing Application - RZ1157

To Mayor and Council,

Tree removal with respect to the above noted rezoning application and development can be an acceptable outcome of progress if at least the following recommendations are considered.

1) Trees should be removed at the onset of development to allow roads, services and right of ways only. Services should be within the right of ways.

2) No trees should be removed from any lots until purchased, and a development plan is presented.

3) A strategic plan for green space retention and tree removal allowances needs to be implemented before any permits are granted whether for site prep or construction.

This area of the resort needs to retain its beauty at all costs.

Respectfully, Greg Williamson 2037 Karen Cres Whistler, BC V8E 0A9

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. Re-zoning is a privilege, not a right. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Karen Flavelle and Jamie McTavish 2301 Boulder Ridge, Creekside, Whistler

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

ABHISHEK FRANCIS 2121 NITA LAKE ROAD January 13, 2021

Dear Mayor and Council Re: Rezoning Proposal No. RZ001157 5298 Alta Lake Road

As you can imagine, I and many of my neighbours around Nita Lake remain concerned about the proposed site and development of 5298 Alta Lake Road, and therefore have spent considerable time familiarizing ourselves with the present proposal and the TA17 zoning granted in 2002. We believe that Council is proceeding under the mistaken assumption that the current proposal represents a concession extracted from the Empire Club, a "good deal" when compared to the spectre of a hotel on the site which would be less desirable to the community. In fact, as admitted by the developer, the hotel for which the zoning was granted 18 years ago could not be economically built today, and it instead is the developer who is coming to Council with their hat in their hands. I am surprised, then, that you and your colleagues, holding this position of strength, seem poised to grant every desire to the developer without addressing the objections of your community.

Although I can understand council's approach to the issue, I think it is based on the erroneous assumption that the owner of 5298 Alta Lake Road could economically build a hotel on the property without input from Council and the community would have no say. The fact is that the development of the property is governed by the London Mountain Lodge Comprehensive Development Covenant, registered against title, which binds the current owner of the property. Among other things it restricts the combined density of all tourist accommodation units to 64 bed units. The existing TA17 zoning further restricts the maximum floor area used for tourist accommodation within a hotel to 500 square metres (20 bed units as defined in the covenant, i.e. 10 hotel suites). Under the current zoning and development covenant therefore the hotel could accommodate at most 10 suites or 20 guests. The London Mountain Lodge development proposed in 2002 was based on tourist accommodation being primarily in 25 cabins, but changes in riparian setbacks and Firesmart regulations would require changes to what was proposed for the London Mountain Lodge. As the developer advised the planning department in an email dated 4 February 2019 (attached), "We would also like to meet at your earliest convenience to fully understand your calculation of density and recognition of the current environmental conditions that did not exist with the London Mountain Lodge zoning and development approval. I trust you appreciate that the London Mountain Lodge could not be built in its current form given the changing riparian situation of the site and regulations."

As stated by the developer, the London Mountain Lodge development, to which the TA17 zoning and development covenant were tailored, could not be built today as designed given the riparian setbacks now required and the FireSmart guidelines that would apply to each cabin. The developer has specifically relied on that argument in support of its proposal for more density. Moving the locations of the cabins into a smaller area might get around the riparian setback and Firesmart problems. But to make a hotel on the property <u>economically feasible</u> today would require more density and a new plan to go before Council and the community to amend the TA17 zoning and Covenant BT215121, just as the property owner has done in arguing for the proposed tourist accommodation townhouses. In fact, the other owners before have not built the development as zoned as it is not economically viable.

Yes, the developer does have some development rights on the property, however, they surely would have done their due diligence and realized that the current TA17 zoning was not financially viable and were well aware that the proposal under the TA17 zoning could not be built but decided to purchase the property anyway. With the change of use with the deletion of the hotel, the RMOW staff were advising that the starting position for the market accommodation was only 1900m2 (one could argue that it should only be 1400m2) but now the

developer is receiving 4202m2 which translates into substantial profit for the developer. What an incredible gift.

I hope I am wrong, but it seems from the previous council meetings that statements from councillors suggests that a misunderstanding of these points has led to a misguided fear that this development could be built as a hotel today without any rezoning or Council approval. That is likely impacting the Council's judgement over approval of such a high density development, overlooking that the proposed development gives the developer a huge profit in return for very little for the community.

Sincerely,

Paul Wood 5164 Nita Lake Drive, Whistler, BC

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely, Rita Dodge Your Name

Whistler, V8E0B2 Your Address

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Yours sincerely,

**Michael Artiss** 

Whistler

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Yours sincerely,

Your Name Your Address

MORLEY FORSYTH,

I am writing to you regarding the re-zoning proposal RZ1157.

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I respectfully request that you vote against the zoning amendment.

Let's take the time to get this right!

Yours sincerely,

Lisa Di Tosto

Whistler BC

## **Marius Miklea**

From: Sent: To: Subject: Daniel Tyndall < Monday, January 18, 2021 8:40 PM corporate Nita Lake

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Dan Tyndall

Whistler, BC

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Amy Romano

Whistler bc

amy

I am writing to you regarding the re-zoning proposal RZ1157.

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## Whistler Council – You Can Do Better !!

The proposed development on the west side of Nita Lake is unacceptable in its current form The community will not come out on top with this development !

- 25% increase in density is outrageous !
- Conservation has much less to do with protecting ecological systems and wildlife. Conservation is seeing land as a resource to be managed with care.
- Conservation vs development: Re-zoning is a privilege not a right!
- Conservation and sustainability; recreation and the preservation of land for parks
- Wildlife and ecosystems must be considered please do not repeat past mistakes this time we do not need another rainbow south disaster!
- There are already city level traffic problems throughout whistler!!

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Brenda Fraser

Whistler, BC

| From:    | Brandon Green  |
|----------|--|
| To:      | <u>corporate</u>                                     |
| Subject: | 5298 Alta Lake Road: Stand up for your constituents! |
| Date:    | Wednesday, January 20, 2021 4:36:49 PM               |

Dear Mayor Crompton and Councillors,

I write this letter sitting on the patio of the Nita Lake Lodge (an example, perhaps, of a successful, thoughtful development that continues to contribute to the lives of Whistler residents) overlooking one of my favourite places in the world. I walk along the east side of Nita Lake almost every day; this year as every year it has been a pleasure to watch the seasons change along its shores, to see ice form, melt and reestablish itself, to pass families fishing at the mouth of Whistler Creek, and to smile at my various neighbours (and their dogs!) walking the Valley Trail. It remains, for the moment, a shared good of our community and, in a municipality where so much lakefront property is in private hands, a special asset. I always think of it as Our Communal Backyard.

It is therefore with some frustration that I have heard about the proposed rezoning and development on Nita Lake West. From what I've gathered, Council appears to be bending over backwards to grant the developer *carte blanche* for whatever is most appropriate/profitable for them. To be clear, I have always assumed that the role of my elected officials was to advocate for the interests of their constituents, NOT to champion the endeavours of private enterprise. The uncritical cheerleading of you and your fellow councilmembers at the Dec 1 Regular Council Meeting was disheartening, and in my view you have failed to hear (let alone fight for) the concerns of your community. In particular, I believe that this rezoning application provides a clear opportunity to pressure the developer to address the following issues:

i) Aesthetics/Environment: in what ways can the developer be encouraged to reduce density and deforestation to preserve one of Whistler's last unoccupied lakesides?
ii) Traffic: could alternate access avoid pile-ups and accidents at Nita Lake Drive? This intersection off Alta Lake Road is already perilous (just off a curving section down a steep hill) and has seen several accidents in recent weeks. Council should make alternate access off Alta Lake Rd a condition of any rezoning.

I am by no means against development (the beautiful patio on which I'm sitting now is evidence of the value to the community such endeavours can produce); nor do I subscribe to well-meaning but overstretched rhetoric about the "untouched" lakeside view (the railway and hydro lines are already quite prominent!). Nonetheless, I am incensed at the capitulation of the RMOW, which should realize that at the moment it holds all the card. If the developer would like to proceed with construction according to the current zoning (the zoning under which they purchased the property!) my best wishes to them; however, if they seek new zoning and new permissions from our community—as they now do—I hope that in return they will make concessions to the concerns of residents and neighbours in exchange for such privilege.

# Why should my community give up its backyard to line the pockets of some private developer?

I look forward to your response and your shared advocacy regarding this issue.

With deepest sincerity, Brandon Stuart Green

Whistler, B.C.

I am writing to you regarding the re-zoning proposal RZ1157.

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We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

Please consider only making this parkland, a heritage site with the Hellman cabin and a new Valley Trail access along the westside of the Lake.

I respectfully request that you vote against the zoning amendment.

Let's take the time to get this right!

Yours sincerely,

Colleen Fraser

| From:        | <u>claudie</u>  |
|--------------|---|
| To:          | <u>corporate</u>  |
| Subject:     | 5298 Alta Lake Road   |
| Date:        | Wednesday, January 13, 2021 5:54:36 PM                      |
| Attachments: | Letter+to+Mayor+and+Council+re+RZ1157 2.pages<br>ATT00001.c |

To the Mayor and Council at Whistler,

Please take few minutes to read this letter and to take action accordingly.

Thank you

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

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I respectfully request that you vote **against** the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Claudie Warner

2017 Squaw Valley Crescent Whistler, BC V8E 0B1

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Yours sincerely,

**Estelle Fraser** Whistler, BC

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Brent L Nichols

As a Whistler teen who has spent my life living beside Nita Lake, I am opposed to the rezoning of this property (5298 Alta Lake Road) No. 2283, 2020 I am writing to you regarding the re-zoning proposal RZ1157.

The proposal is not good enough for the Whistler environment and community. There has not been appropriate traffic and environment assessments done. Now is not the time to be adding development to the community (there's a pandemic).

The claim that this would be a walkable community is unreasonable. It takes 15-20 minutes to get to Creekside for a public bus or 10 minutes in the dark in winter up to Alta Lake Road for a school bus. Parents will end up driving their kids to schools and daycares increasing traffic on the road.

Nita Lake is home to many animal species that are already impacted from the increased the amount of foot traffic and access to the lake. We need to be focusing on protecting the delicate riparian zones, not increasing the access for people and their pets to these essential biomes. The environment needs to be the focus of your decision not how the developer and the community will best profit.

I may not be old enough to vote yet, but the choices you are making are the ones that will affect my future in Whistler.

I'm asking you to vote against the re-zoning and reconsider the negative impact developing this green space will have on my future and my community's.

Thanks you,

Brooke Romano

From: Sent: To: Subject: Mallory mallory Saturday, January 23, 2021 2:44 PM corporate Nita Lake

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Mallory Mellor

--

From: Sent: To: Subject: Tiana Hauschka Saturday, January 23, 2021 2:35 PM corporate Re-zoning of Nita Lake

Dear Mayor and Council,

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I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Tiana Hauschka

From: Sent: To: Subject: Thomas Kanitz Rasmussen Saturday, January 23, 2021 2:35 PM corporate Nita Lake Clearcutting

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Thomas Kanitz Rasmussen

Sent from my iPhone

January 24, 2021

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I have been a property owner of #3-2026 Karen Crescent since 1990 – over 30 years. I live across the street from Whistler Creek and within a 5 minute walk of Nita Lake.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

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I respectfully request that you vote against the zoning amendment.

Let's take the time to get this right!

Yours sincerely,

Dennis Ross Rose

Vancouver, B.C., V6R 4J1

| From:    | Genieve Carolyn Burley           |
|----------|----------------------------------|
| Sent:    | Sunday, January 24, 2021 8:54 PM |
| То:      | corporate                        |
| Subject: | Rezoning around Nita Lake        |

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Dr. Genieve Burley and Mr. Beau Howes

Whistler, BC



From: Sent: To: Subject: Attachments: Tom Savage Sunday, January 24, 2021 7:49 AM corporate Re-zoning proposal RZ1157 Letter+to+Mayor+and+Council+re+RZ1157.docx

Dear Mayor and Council,

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I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Tom Savage

| From:    |
|----------|
| Sent:    |
| To:      |
| Subject: |

Esa-Jane Rapaport Monday, January 25, 2021 3:06 PM corporate Re: Nita Lake Development

My name is Esa-Jane Rapaport,

Whistler V8E0A9

From: Esa-Jane Rapaport [mailto: Sent: Sunday, January 24, 2021 9:34 AM To: corporate Subject: Nita Lake Development

Dear Mayor and Council

I recently became aware of the proposed development around Nita Lake. I have been coming to Whistler for many years and own a property down the street from Nita Lake. It is such a pristine gem at all seasons of the year. It is quiet, peaceful and serene. I am concerned about losing the forested ambience of this area if development moves forward. There are many other areas of Whistler that could be developed as part of my concern is increased human encroachment on the lake itself. Noise level will increase, litter will increase, effluent will increase and in general the tone of the area will be changed and disturbed forever. I do not know in detail about the animals and fish that inhabit the area, but they will undoubtedly be affected as well.

With Nita Lake being such a small secluded area, I advise keeping it the way it is. I would be deeply disappointed and concerned if the shores of this lake are developed for housing. I implore you to consider the neighbourhood's reaction to any development along the shores of Nita Lake, now and into the future.

Esa\_Jane Rapaport

Whistler BC V8E0A9

This e-mail is a public record of the Resort Municipality of Whistler and is subject to public disclosure unless exempt from disclosure under the Freedom of Information and Protection of Privacy Act legislation. This email is subject to the Resort Municipality of Whistler's Corporate Records Bylaw and Retention Schedule. The information contained in this email is intended only for the named recipients to whom it is addressed. Its contents, including any attachments, may contain confidential or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. Disclosure of this email to an unintended recipient does not constitute waiver of privilege. If you have received this email in error, please notify the sender immediately, and delete or destroy the message, including any attachments.

From: corporate Sent: Monday, January 25, 2021 10:59 AM To: Esa-Jane Rapaport Subject: RE: Nita Lake Development

From: Sent: To: Subject: Holly Adams Monday, January 25, 2021 2:20 PM corporate Nita Lake development

Dear Mayor and Council,

I am against the re-zoning proposal RZ1157. This is a tranquil and peaceful part of Whislter. My main concern about the proposed development at 5298 Alta Lake Road is that it's being built on natural green space. Once it's gone it's gone for ever. There is already significant development around this small lake. There aren't many parks in Creekside and taking away this wooded area and developing it as proposed will create more density, traffic, noise and light pollution and change Creekside for the worse. It would be sad to see this land destroyed.

Thanks for taking the time to read this. Holly

Holly Adams

Whistler, BC V8E0M4

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Jennifer Jackson

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Your Name Your Address

Regards, Laura Wallace 104-2400 Dave Murray Place Whistler, B.C.

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Paul Brian Whistler BC January 26, 2021

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am opposed to the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

- I have read all the reports and there has not been an appropriate environmental assessment as was recommended by AWARE. There are 4 delicate riparian zones at Nita Lake that need to be properly protected before any rezoning is even spoken

about.

- The traffic assessment that was done is not realistic and needs to be done at a time when people are actually using the road.

I have lived in employee housing for 20 years so I am very supportive of the WHA. This is not a good place for employees to live.

There is no public transit available within a reasonable walk.

The services people require are not easily accessible on the west side of the valley.

Living amongst rentals and Air B and B is not conducive to creating close community.

The rezoning being proposed is not at all appropriate for the site and will be detrimental to the environment and the community will not benefit.

I am asking very strongly that you vote No to the rezoning

Yours sincerely,

Susan Hamersley

Whistler BC

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Stephanie Reesor

Whistler BC

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Maria and Simon Fillion

104 - 3050 Hillcrest Drive, V8E0T8, Whistler

#### 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"?
- 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

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The proposed changes increase the density FAR BEYOND the zoning in place when the developer purchased this land. The intent of this parcel was never to include townhomes and this proposal should not even be considered by Mayor and council. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community and consider the original spirit of the zoning prior to this proposal coming forward.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site is a must and would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Your Name Dave Beattie

Your Address PO Box 1523 Whistler, BC. VON 1B0

From: Sent: To: Subject: Emma Ertel Wednesday, January 27, 2021 1:06 PM corporate RZ1157 new Nita Lake development

To Mayor and Council,

I'm in favour of more affordable housing for locals and this proposal is a significant improvement on previous ones but any new development in Whistler needs careful consideration.

I don't think the traffic or parking issues have been addressed sufficiently in this proposal. The current intersection of Alta Lake Rd and the highway is already an issue during moderate-heavy traffic (both turning left out of Alta Lake Rd onto the highway, and turning left from the highway into Alta Lake Rd). Pedestrians walking from that bus stop to Westside staff housing/ Tamarisk have no safe place to walk. There is no walking path or shoulder on the hill between Nita Lake Dr and the railway which means no safe walking access to the valley trail to Function. Alta Lake Rd is often one of the last to be cleared of snow and that hill section is narrow, windy and steep enough to be a hazard. There is no bus route along Alta Lake Rd. The existing WHA development has insufficient parking and relies partly on street parking on Nita Lake Dr which has been reduced in the last 18 months. The new development doesn't appear to have sufficient parking either. Realistically most locals will use the garage for storage and the drive to park one vehicle, but the average 2-3 bed local household will have more than one car, especially considering the lack of transit and valley trail connections. Where is the guest parking? Where will parking for the planned park go?

Most of these are existing issues but the new development and increased traffic will exacerbate them. Whether by the muni or the developer, they should be addressed before moving forward. High density doesn't need to sacrifice livability. Whistler has a lot of poorly planned developments—let's do better moving forward. This needs to be good, not just 'good enough'.

Emma Ertel 27-5151 Nita Lake Dr Whistler, BC V8E1J6

On Wed, Jan 27, 2021 at 11:46 AM corporate <<u>corporate@whistler.ca</u>> wrote:

From: Sent: To: Subject: Jen Bridges Wednesday, January 27, 2021 2:08 PM Jack Crompton; corporate Re-zoning Proposal RZ1157

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am very much for the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020, as I believe it will be extremely beneficial for the local population of Whistler to add so many more affordable, employee housing units, in an area that has the space and availability to build, with much less of the traffic issues of the Nordic proposals.

The proposed employee buildings, plus the acre given for WHA housing to also be built (hopefully these will also be purchase units) would give those of us struggling to find homes in Whistler the opportunity to buy at an affordable price and to continue making this beautiful town our home. My husband has lived in Whistler for 20 years, and myself for 13 years, and with our current rental now being put up for sale and our position on the WHA purchase list barely moving, we are at the point that we will have to consider whether it is time to leave if affordable housing does not start being built. We know of many friends and locals in similar positions.

The proposed park would also help relieve some of the pressure on the other parks in Whistler, and the restoration of the Hillman Cabin, would be a nice historical gain.

I respectfully request that you vote for the zoning amendment and help more of us stay and make our permanent homes in this beautiful place that we all love!

Yours sincerely,

Jennifer Bridges 13-2720 Cheakamus Way Whistler V8E 0M1

Sent from my iPhone

From: Sent: To: Subject: Natasha Oswald Wednesday, January 27, 2021 9:23 PM corporate Nita Lake

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Natasha Oswald 2204 Whistler Ridge Mailing: PO Box 10129 Langley, BC V4W 3Z5

From: Sent: To: Cc: Subject: Caroline Haselden Thursday, January 28, 2021 10:46 AM corporate Stuart Haselden Re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020

#### Caroline and Stuart Haselden

5233 Jordan Lane Whistler, BC V0N1B2

January 27, 2021

Mayor Jack Crompton Whistler Council

Dear Mayor and Council,

We are writing to you regarding the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020. We are against this Zoning Amendment for the following reasons:

First, we are concerned with the environmental impacts and clear cutting. Unspoiled mountain surroundings should be protected for preservation of the wildlife and sensitive ecosystems. At-risk species have been identified on this land, and the proposed development does not address the environmental reviews and guidelines which are crucial to preventing the destruction of this habitat. Protections must also be put in place in order to protect tourism in our town. Whistler is a favoured destination because of the natural beauty of areas such as those surrounding Nita Lake, and if those areas are over-developed and forested areas are clear cut, fewer tourists will see the benefits in traveling to Whistler. Therefore, the development of 5298 Alta Lake Road should have strict oversight and involvement from environmental agencies and arborists to ensure maximum natural surroundings and habitats are retained and preserved and that the incredible views above Nita Lake are not destroyed, both for the lives of residents and to ensure Whistler remains a desired tourist destination.

Secondly, we are concerned with the density of this development. This proposal of 43 townhomes is an increase of 275% and contains far too many units for a lakeside development in a sensitive environmental area. As mentioned above, building this number homes would require massive clear cutting, which would drastically impact the entire area around Nita Lake. Additionally, the development does not include enough employee housing. The negatives of this development are nowhere close to being offset by the small number of employee housing units offered. We understand the importance of and need for employee housing in Whistler and would like to see this development keep the proposed employee housing and significantly reduce the market housing.

Lastly, the increased traffic for Alta Lake Road and Nita Lake Drive is problematic. The future residents of this development will need to rely on cars for most daily transportation. This is not a walking neighbourhood. It is therefore significant to note that Nita Lake Drive is a narrow, winding road, and it was not built to sustain the volume of traffic that it would service with this development. This increase in vehicles also creates a safety issue for the residents in the neighbourhood, especially those with young families. The Official Community Plan (OCP) clearly states that a new development should not negatively impact current neighbourhoods. As such, it is a necessity that the developer put in their own entrance from Alta Lake Road. Simply put, the community does not get enough out of this deal. Whistler's wildlife, ecosystems, residents, employees, and visitors should not be sacrificed for the profits of this developer. Without rezoning, this developer would not be able to build on this land. Once the shovels hit the ground, it will be too late. Right now, you have the ability to act. It is up to you to protect this community and future generations from the irreversible destruction of natural environments and ensure that all are able to appreciate and enjoy the immense beauty and important ecological habitat that this land

Sincerely,

provides.

Caroline and Stuart Haselden

From: Sent: To: Subject: Janel Ryan Thursday, January 28, 2021 12:13 PM corporate Nita Lake Clear Cut

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Janel Ryan 6934 Crabapple Drive

Sent from my iPhone

From: Sent: To: Subject: Alan Linsley Saturday, January 30, 2021 11:06 AM corporate 5298 Alta Lake Road

Dear Mayor and Council,

I am writing to you today to express my concern about the rezoning proposal RZ1157 (5298 Alta Lake Road at Nita Lake).

I have reviewed the information that has been posted to <u>https://www.nitalake.ca/home</u> and feel that the website raises some significant concerns.

I do not have an issue with the Developer making a profit, and I recognize the need for additional Employee Housing. I therefore feel that some form of development is appropriate for this site.

However, based on the information provided, it would appear that this development is not appropriate for the community in its current form.

I would expect that the approved development will fully address the concerns raised by the environmental consultants report. Apparently this has not been done. <u>https://www.nitalake.ca/environmental</u>

I would expect that the approved development will fully address the concerns raised by RMOW's Planning Department. Apparently this has not been done. <u>https://www.nitalake.ca/density</u>

I would expect that RMOW require the developer to properly and completely address the Transportation Demand Management Plan (promotion of alternate forms of traffic, bicycle parking and facilities, pedestrian facilities and car sharing) as set out on page 18 of the current traffic study. I would also propose that RWOW limit the number of vehicle parking on site to 1 spot per residence as a way of further reducing the traffic impact (as well as the development footprint). <u>https://www.nitalake.ca/traffic</u>

Thank you for your time, and I look forward to seeing this development move forward in a way that meets the expectations of a wider stakeholder group.

Alan Linsley 2224 Whistler Ridge Road.

I am writing to you regarding the re-zoning proposal RZ1157 on behalf of my wife Wendy Carter and myself. We have a townhouse in Whistler Creek Ridge on Gondola Way in Creekside. We regularly walk and bike near the Proposed Development and feel that the plan must not be approved as proposed.

We are against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

This is a a beautiful part of Whistler and to the extent possible the present should be preserved as much as possible for future generations.

The current proposal is not what was promised when development of this property was initially proposed. We agree with those who say we can do better. The density should be decreased, environmental impacts decreased, and and the aesthetics improved.

Please send this project back to the drawing board with a strong signal requiring a better balance of community and developer interests.

Yours sincerely,

Brian Wallace and Wendy Carter

#31 - 2240 Gondola Way, Whistler BC

January 29, 2021

To RMOW Mayor and Council.

#### Re: 5298 Alta Lake Road Development.

Trust everyone is doing well and staying safe.

I am concerned about additional traffic on Nita Lake Road as a result of the above proposed development:

Existing parking for Residences at Nita Lake have been an ongoing problem for it's residents and parking on Nita Lake Road is not an ideal option, as it creates a multitude of related safety issues. In fact owner & guest parking along with road safety, snow removal and other concerns will likely increase if access to the proposed development is not redirected.

RMOW Council has an opportunity to ensure risk elements to the community are mitigated accordingly.

In my honest opinion the only logical solution is to have the proposed development of 5298 Alta Lake Road make good use of it's rightful address off Alta Lake Road and such in keeping with the existing easement, that I understand is already in place. Vehicle traffic accessing directly from Alta Lake Road would alleviate many of the problematic issues related to additional traffic on Nita Lake Road. It would also be an appropriate entrance for the Park & Recreational Area being proposed and resulting parking requirements.

As an additional feature to the Park & Recreational Area being proposed, improved access would also provide a year-round roadway for the **RMOW FIRE DEPARTMENT** in case of an emergency at Tyrol lodge and help reduce the risks associated with potential fire hazards to adjacent forests. Tyrol Lodge has already stated in Letters to RMOW Council that in exchange for road access, they would dedicate land for an extension to the valley trail at the north end of the 5298 Alta Lake Road property and that in itself would obviously be a "Win Win".

Therefore, an alternate access should be included in this project's development plans.

In ending, approving the continuation of the originally planned access road to 5298 Alta Lake Road will be a huge benefit to neighbourhoods on either side of the proposed development as well as accommodate all residents of Whistler wishing to visit this new Park & Recreational Area. I trust RMOW Council will consider these recommendations, in order to reach a decision that is in the very best interest of our community.

Respectfully,

Guy George Lever 5221 Nita Lake Drive Whistler, BC V8E 1J5

From: Sent: To: Subject: Amanda Shaw Sunday, January 31, 2021 3:02 PM corporate Proposed Nita Lake development

Dear Council Members:

I am writing to express my hope that the proposed development on Nita Lake will not be approved. For these reasons:

1. We simply do not need more traffic in the Whistler area.

2. We do not need a development with such high density in this pristine area of Whistler. Surely there are areas that are not so special and natural where such development could be put, if indeed, more development is needed.

3. Nita Lake is a little gem within Whistler - it is kept this was as it is not overly developed and offers locals and visitors a quiet refuge from the hustle and bustle of the other built-up areas of Whistler.

4. Residences such as this would likely be purchased by non residents which more and more takes away from the special place that Whistler is. This is bad deal for Whistler.

5. Such a development destroys the beautiful vistas from the hotel for locals and guests.

6. There would be increased light and noise pollution and possible water pollution.

I hope in the wisdom of council they will agree that Whistler needs these special spots and developments such as this would be better off in less pristine areas.

Thanks for taking the time to read my email

Kind Regards

Amanda Shaw 1245 Mount Fee Road Whistler, BC V8E 0T2

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Joanne C. Scott 4224 Oxford Street Burnaby, BC V5C 1E1 Lisa Di Tosto 2208 Whistler Ridge Whistler, BC V8E 0B2

January 31, 2021

Dear Mayor and Council,

## Re: Re-zoning proposal RZ1157 - Whistler, BC

I am AGAINST the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

## **Residential Traffic and Construction Vehicles**

The current townhouse development near this site is already over run with traffic and cars. There are not enough parking spots to currently accommodate the units on Nita Lake Drive and traffic in and out on Alta Lake Road is busy and dangerous. Being that there is one way in and out this will only exacerbate an already existing problem. This is a "don't ask and don't tell" strategy.

Additionally, construction vehicles would need access along Nita Lake Drive and Alta Lake Road for an extended period of time. This would include large excavators, dump trucks hauling dirt and huge landscaping blocks in and out and numerous employee vehicles. Heavy weighted vehicles with such loads can easily damage roadways during this process. Is this accounted for in the plan? Again, this makes the current neighbourhood a dangerous place to be walking in or riding your bike to and from work as many residents do.

#### Waste Management

With no garbage collection in the Municipality of Whistler how will the garbage be managed for this development once inhabited? Where is the sewage treatment facility going to be located and where will it hook into the Municipality's system?

#### Light and Noise Pollution

Nita Lake Lodge has already contributed to more light and noise pollution than is desired on and around the lake. The lights of the lodge trees and dock and hum of the air conditioners are on 24/7. A new clear cut open development would add

glaringly bright lights and noise would travel across the lake. As nice as the new valley trail would be, it would be a shame to see more lights along that side of the lake all the time. As to the noise, the construction process of building retaining walls, blasting and drilling out rock faces to level off building ground would be damaging to the pristine beauty and tranquility of the area. For several fairly recent summers it was impossible to enjoy any time at Lakeside Park while the lots for new buildings on Lakecrest Lane were being jackhammered and blasted out to level.

## Wild Life

We have seen problems with wild life in Whistler on the rise in recent years and to encroach further on lands that bears and other animals can find respite is going to add to this problem. In the past couple of years there have been several Grizzlies returning to the Whistler and Squamish area. This is an environmental wonder and an example of what a "live and let live" ideal can allow. To introduce this type of clear cut and construction will once again upset the wildlife flow. As above, the noise pollution – pile driving, jack hammering, drilling etc., which would likely continue until weather makes it absolutely impossible, can disrupt and hamper a bear's ability to hibernate soundly and in a timely manner. This could sadly lead to bears having to be destroyed.

## Integrity of Site

The concern is that the slope of the site will lose stability once all the trees are clear cut. The report state that the grade is steep and needs to be addressed but has not been at this time. There very well could be a continuing water runoff or mud problem on the site. This would not only affect the homes but could potentially affect the valley trail planned and the train tracks below. What happens if the rail line is damaged or blocked?

## **General Overall Lifestyle**

As an owner of property on Nita Lake, I do appreciate the pristine beauty it has to offer. Currently the lake is an extended outdoor frozen playground with a LOT of traffic. During the summer the only public dock serves as a small piece of beach to local residents and many guests to the area. The lake is most often full of people all day and into the evening all year long. Swimming is crowded near the dock with people and their dogs crowding on. Dog excrement is a huge problem with the snow covered valley trail and lake edges revealing mounds of it and in summer doggie bags littered everywhere (and some not collected piles). Adding to this population would only add more stress to this otherwise barely sustaining lake. Every summer we are fishing more and more beer cans and garbage out of the lake. More tourist units added to the access of this lake would be unreasonable.

In closing I would like to reiterate my opposition to this proposal for new development. Let's not lose site of what Whistler is and has been for so many years. It is a place to enjoy what nature has to offer. We should gratefully take that offer.

I wholeheartedly vote AGAINST the zoning amendment set out.

Sincerely / NA. Lisa D Tosto .

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Patricia Custance 4107 Trinity Street Burnaby BC V5C 1N9

From: Sent: To: Subject: Rob Follows Wednesday, January 27, 2021 10:51 AM corporate 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**

#### Whistler, BC. VON 1B5 Canada



Whistler, BC V0N 1B5

Via email: corporate@whistler.ca

January 19, 2021

To the Mayor and Council Whistler, British Columbia

Re-zoning application: RZ1157 (5298 Alta Lake Rd.)

The above noted rezoning application has been, in my opinion, rushed, ill-considered and is not in the community's best interests. I oppose it.

As proposed, the rezoning will access Alta Lake Rd. at Nita Lake Dr. Increasing traffic at this turn would be dangerous and the developer apparently knows this as they conducted their traffic survey (i) during the shoulder season and (ii) in the middle of the week (Wednesday October 9, 2019) when traffic would have been minimal.

Nita Lake Dr. serves a total of 56 units at present, 44 units at the Residences at Nita Lake and 12 at the Estates at Nita Lake, there are another two empty lots. The new development, if approved, will add a total of 43 units - many of which will be short-term rentals. This will increase traffic at the Nita Lake Dr. intersection by at least 75% and perhaps as much as 100%.

Not to state the obvious, but this intersection is at a *blind corner on a hill*. You could not pick a worse spot to almost double traffic.

Someone will get hurt.

I live in the immediate neighbourhood as my home is also accessed from Alta Lake Rd. I would like to see this development, if approved, connect to Alta Lake Rd. from a different point.

Sincerely,

Sarah MacDonald

| From:        | Caroline Lamont <clamont@bethelcorp.ca></clamont@bethelcorp.ca> |
|--------------|---|
| Sent:        | Wednesday, January 27, 2021 3:56 PM                             |
| То:          | Melissa Laidlaw; corporate                                      |
| Subject:     | Fw: Information to Mayor and Council                            |
| Attachments: | 2021 01 26 Summary of Project Evolution with Site Plans.pdf     |

Mayor and Council

A councillor requested that we provide an overview of the proposed development over time. Please see a summary of the development as well as the corresponding site plans.

The intent is that this be provided to Mayor and Council, I believe in advance of the public hearing if at all possible.

Thanks,

Caroline Lamont PO Box 174 Whistler BC VON1B0

#### RZ1157 – THE HILLMAN PROPERTY October 2018-February 2021

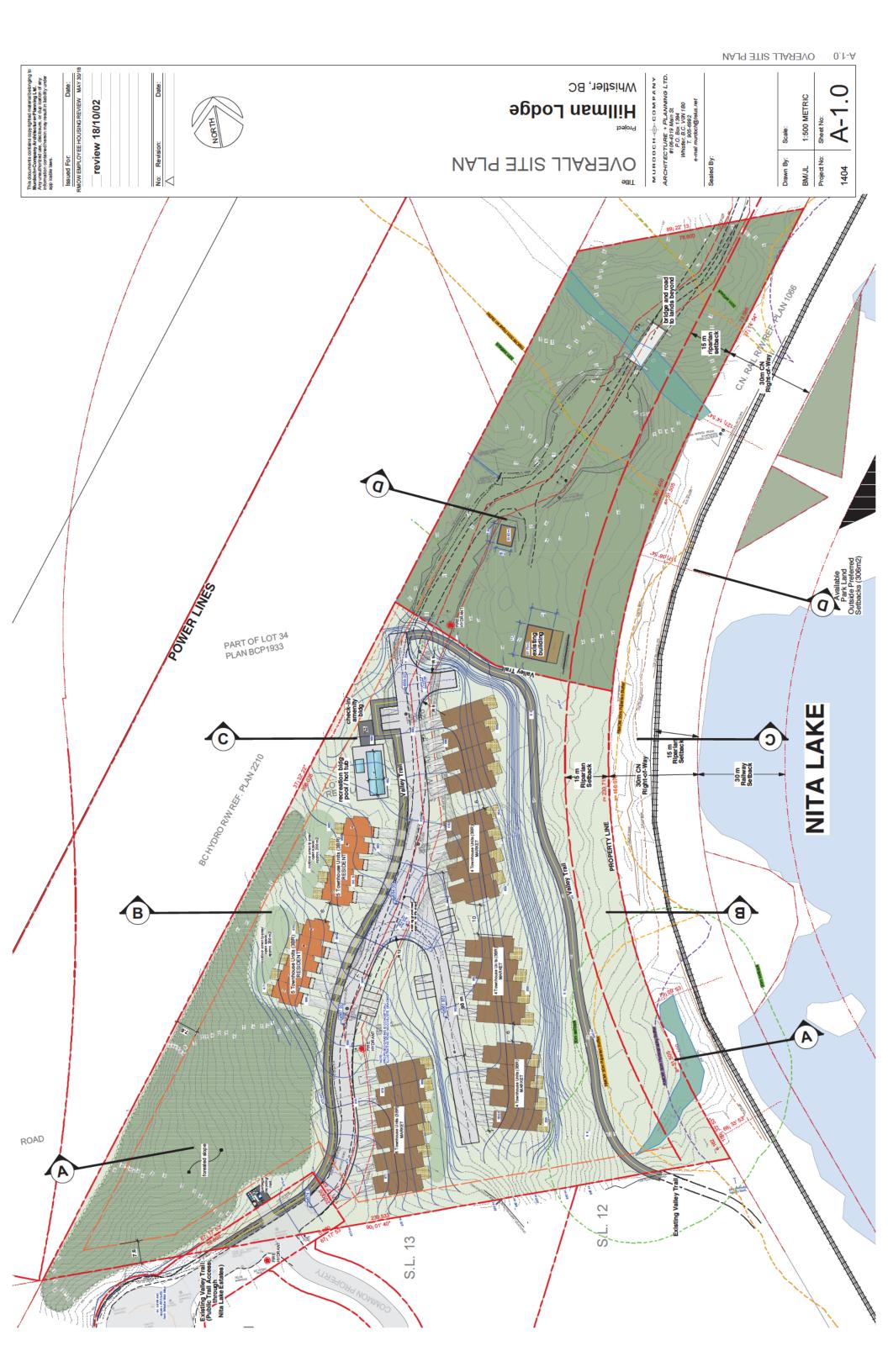
| Date of   | Total                 | Total                             | Total                               |                   |                    |             | AMENITI   | ES                  |                                   |  |
|---|-----------------------|-----------------------------------|-------------------------------------|-------------------|--------------------|-------------|---|---------------------|-----------------------------------|--|
| Submission  | Market<br>Units (GFA) | Employee<br>Rental Units<br>(GFA) | Employee<br>Purchase<br>Units (GFA) | Employee<br>units | Park<br>Dedication | WHA<br>Site | Valley<br>Trail                                       | Cabin<br>Renovation | Valley<br>Trail<br>Bridge         | Park Plan and<br>Development             |
| October 2017<br>(part of<br>Employee<br>Housing<br>Proposal Call) | 22<br>(4398 m2)       | 10<br>(1105 m2)                   |                                     | 10                | 1.07 ha            |             | loop  |                     |                                   |  |
| June 2019*  | 22<br>(4400 m2)       | 15<br>(1590 m2)                   |                                     | 15                | 1.57 ha            | 0.486 ha    | loop  |                     |                                   |  |
| <b>January 2020*</b><br>(current bylaw<br>amendments)             | 22<br>(4190 m2)       |                                   | 21<br>(1991 m2)                     | 22                | 1.91 ha            | 0.49 ha     | loop and<br>connecti<br>on to<br>northern<br>property | Move and<br>reno    | Bridge to<br>northern<br>property | Detailed park<br>plan and<br>development |

In addition to the increased amenities, the project also responded to neighbours with regard to the coverage of the development, buffers and increased setbacks. The market units were reduced in size in the 2020 submission (current bylaw amendments). The market units had initially comprised 22 tourist accommodation units, but now only 11 of the units are tourist accommodation. Note that Nita Lake Estates is zoned tourist accommodation and was zoned that way to provide some single-family tourist accommodation stock (so that traditional residential neighbourhoods would not have tourist accommodation).

#### **EXISTING TA-17 ZONING AND DEVELOPMENT AGREEMENT**

|                | Total Market Units (GFA)   | Total        | Total Employee | AMENITIES |             |            |              |              |
|----------------|----------------------------|--------------|----------------|-----------|-------------|------------|--------------|--------------|
|                |                            | Employee     | Purchase Units | Employee  | Rehab Cabin | Artists in | Transit Pull | Valley Trail |
|                |                            | Rental Units | (GFA)          | Units     | as Arts     | Residence  | out and      |              |
|                |                            | (GFA)        |                |           | Facility    | Cabins     | shelter      |              |
| Existing TA 17 | 25 cabins                  | 7            |                | 7*        | Two of the  | 2 of the   | loop         | To site      |
| Zoning         | (1400 m2)                  | (800 m2)     |                |           | cabins for  | proposed   |              |              |
|                | 7 hotel rooms, restaurant, |              |                |           | artists in  | employee   |              |              |
|                | lobby, spa                 |              |                |           | residence   | cabins     |              |              |
|                | (2100 m2)                  |              |                |           |             |            |              |              |
|                | Total GFA 4600 m2          |              |                |           |             |            |              |              |

\*The employee cabins were in response to the Employee Service Bylaw to house the employees generated by the hotel. There were no park dedications.







5213 Jordan Lane, Whistler B.C. V8E 1J5 2<sup>nd</sup> February 2021

By EMAIL: corporate@whistler.ca

Attention: **Mayor and Council** Resort Municipality of Whistler

#### Subject: Rezoning Proposal No. RZ001157 5298 Alta Lake Road

Dear Mayor & Councillors,

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

We last wrote to council in December 2020 highlighting our reservations and concerns related to the above development. As we understand there will now be a Public hearing on the 23<sup>rd</sup> February, we thought it was important to re-iterate our position.

We are against this zoning amendment for the reasons discussed below.

The municipality website is clear that membership of the municipal council brings with it huge responsibility – you represent the citizens of Whistler, provide community leadership and most importantly stewardship of the public assets of the community and the well-being of the community.

We fear the above development has gathered such pace and momentum, the council may expose itself to questions of how effectively they have discharged their accountabilities to all of the questions raised by those most affected – the neighbourhood and surrounding lake amenities this will impact most. Please each consider the following question – would whistler residents welcome this development as proposed within their neighbourhoods?

Designed right, this development should be welcomed by the neighbourhood, enhancing the overall experience for the broader community good. That is clearly not the case based on feedback you have received.

The genesis of this original rezoning application was focused on providing employee housing which we wholeheartedly support –

indeed we understand the developer was active within the municipality, in encouraging more developments supporting employee housing. This application, as submitted, may now be weighted too far towards reward for the developer at the expense of local environmental impacts on areas such as density and access.

We request, in considering this application for rezoning, that council please address the following areas:

- Access there is no way the current road access will cope with a winter nor summer season with this development – traffic through this area is already restricted with the existing volume of traffic in the winter and the huge increase we have seen this summer. We therefore request this development can only go ahead if a new access route is utilised from Alta Lake Road;
- Density this development has gone beyond the existing zone density and the incorporation of nightly rentals will have a detrimental impact on the surrounding areas – please consider reducing or eliminating nightly rentals and rebalance back to employee housing (the main reason for the rezoning) and residential;
- 3. Ensure the benefits accrued in this development are not solely for the developer, in particular addressing the issues already raised around impacts on at risk animals, plant species and ecosystems. The surrounding neighbourhoods, environment and wildlife should benefit too.

The role of council is truly a heavy responsibility and we completely understand you have to balance all of the aspects of this application.

However, we request that 'balance' leans on the side of the long term interests of the community and not the short term interests of the developer in your final considerations on this matter.

We thank you for considering our views on this matter.

Yours Sincerely

Dr Brian Gilvary

Mrs Joanne Louise Gilvary

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Carolyn Hill 2841 Clifftop Lane, Whistler BC

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

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Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

S. Jane Justice William Russell 2062 Squaw Valley Crescent Whistler, BC VON 1B2

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

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Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Diane Hanna 7115 Nancy Greene Drive. Whistler, BC V8E 0E7



To: Mayor Jack Crompton and Councillors Arthur De Jong, Jen Ford, Ralph Forsyth, Duane Jackson, Cathy Jewett and John Grills

Re: Environmental Concerns of the Whistler Lakes Conservation Association (WLCA") regarding the proposed Development at 5298 Alta Lake Road.

One of our members, Russ Quinn, has sought the support of the WLCA regarding his concerns about the above proposed development adjacent to Nita Lake. His letter is attached.

For your information, the WLCA, is a Registered Society with 75 individual members each of whom has an "eligible" property on one of the Whistler's Lakes (Alpha, Nita, Alta and Green). The WLCA is also concerned with Lost Lake although there is no development on it.

Mr. Quinn's letter sets out one of the key purposes of the WLCA in Section 2 (c) of our Constitution which provides:

"to take any appropriate actions to promote and practice conservation and environmental protection on the Whistler Lakes"

Our concerns are raised in Mr. Quinn's letter when he states:

le

"I believe that Whistler Staff also had concerns about the environmental impact. I have two concerns: what were the issues brought up by PGL Environmental Consultants that the project should not go ahead until those issues are resolved and were further studies ever completed."

To repeat, our mission is to promote and practice conservation and environmental protection of the Whistler Lakes. If we ignore what happens on the land base, whether shoreline erosion from wake boats, fertilizer application on golf courses or upland condo development, we do so at our peril and that of the lakes. Simply put, what happens on the land affects the water.

We look forward to you addressing our concerns prior to making any further decisions regarding the proposed development at 5298 Alta Lake Road.

Whistler Lakes Conservation Association By its\_\_\_\_\_\_ and \_\_\_\_\_ and \_\_\_\_\_\_ Chair, Roger McCarthy President, Michael Blaxland cc. The Pique, Letters to the Editor January 28, 2021

To: WLCS Directors

#### Re: Development at 5298 Alta Lake Road

As a property owner on Nita Lake, I am writing to ask for the support of the Whistler Lakes Conservation Association (WLCA). The development proposal for the above property raises issues that relate to the future condition of Nita Lake, a gem in the Whistler Lakes group. Residents around the lake have expressed concerns about the project, namely: density, traffic and environment.

Of these concerns the most relevant to the WLCA is the environment as your Constitution provides in:

Section 2 (c): "to take any appropriate actions to promote and practise conservation and environmental protection on the Whistler Lakes;" and

Section 2 (f): "to do all such other things as are incidental to or conducive to the attainment of the purposes of the Association."

We know what happens on the land beside the lakes will also impact the lakes. Lost Lake is a good example of how much enjoyment a lake offers when there is no development around it.

In this regard, the Initial Environmental Report by PGL Environmental Consultants listed many environmental concerns and recommended further studies for the site before rezoning be approved. I believe that Whistler Staff also had concerns about the environmental impact.

I have two concerns:

- 1. What were the issues brought up by PGL Environmental Consultants that the project should not go ahead until those issues are resolved?
- 2. Were further studies ever completed?

Maintaining a healthy environment is one of the significant objectives for all of our Lakes of Whistler.

The 5298 Alta Lake Road development is the first of three potential developments on the west side of Nita Lake. The other two properties lie along the shore to the north of the property. What the environmental impact on Nita lake will look like at such time as these properties are developed has to be considered and is relevant to the future of the proposed development.

I look forward to your support.



Russ Quinn

From: Sent: To: Cc: Subject: Veronica Ross Thursday, February 4, 2021 1:16 AM Jack Crompton; corporate Veronica Ross Development Proposal at 5298 Alta Lake Road - please vote against the re-zoning proposal RZ1157

#### Dear Mayor and Council,

I am writing to express my concern regarding the development proposed at 5298 Alta Lake Road. I am against the Zoning Amendment Bylaw No. 2283, 2020. My concerns are related to the traffic, the environment and the density and how this proposal will negatively affect the livability of our Neighbourhood. Please vote against the re-zoning proposal RZ1157.

#### Traffic

At present access to the site is contemplated through the Nita Lake Estates residential neighbourhood, which raises issues about safety as the road is quite narrow. This problem is more of a concern in winter when there is snow on the road. One suggestion that has merit is that the site should have its own access road from Alta Lake Road. There is a "summer" gravel road already there and yet upgrading and using it does not seem to have been seriously considered. Another concern relates to Highway 99 and access from Alta Lake Road. This junction has become a significant bottleneck and the new development will add approximately 70 cars to the neighbourhood.

#### Environmental

There was an Initial Environmental Report completed in October 2018 by PGL Environmental Consultants which made recommendations for several further studies to be carried out before approval be given to the new proposal. The IER lists many environmental concerns that have yet to be addressed or investigated. Nor has this issue been debated by Council. This is strange since this is a beautiful site next to Nita Lake which should have the highest environmental standards considered.

#### **Density**

This site was originally intended to be low impact and is considered to be "site sensitive" by the Whistler Planning Department. Original and current zoning was for a boutique, Spa-like hotel set in a forested neighbourhood next to the lake. It allowed for 1,900 square meters of Tourist Accommodation and 800 square meters of Employee Housing, (plus a hotel, which is now not part of the new plan.) The developer is seeking to increase density to 4,200 square meters of Residential Housing and 2,000 square meters of employee housing. This means overall density moves from 4,600 Sqm (the original zoning) to over 6,300 sqm, almost a 40% increase on "site sensitive"

land. In a letter to the developer dated April 2, 2019 Whistler staff expressed a concern about such a large increase on a "site sensitive" location. Mysteriously and without any debate from Council this was overruled. The Official Community Plan (OCP) requires a significant amount of Community Benefit when creating more bed units. This Community Benefit appears to be missing. Staff expressed concern that the amount of proposed development may be too great for the site in a letter dated February 21, 2019 and that the increased density will largely denude the development portion of the site.

My family owns and enjoys property on Nita Lake (#1 and #12 Whistler Ridge) so your decision will greatly affect us.

Best regards,

Veronica Ross 2204 Whistler Ridge Whistler BC V8E 0A9

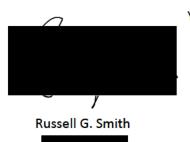
2117 Drew Drive Whistler, B.C. VON 1B2

6<sup>th</sup> February 2021

Dear Mayor and Council Members,

#### 5298 Alta Lake Road

We are writing to express our concern about the above planned development. With live in the same area so we have a vested interest in the planning process. We are lucky enough to have had our plans for our home accepted by the Council in 2015. Our intention is not, therefore, to prevent any development in this area in the future as that would be hypocritical. However we do believe all planning requests should pass the test of being judicious, prudent and thoughtful. We think that the proposed plans for 5298 Alta Lake Road fall far short of passing this test; and we hope it will be rejected as it stands until a plan is proposed which is more modest and less environmentally impactful on this beautiful area.



Yours sincerely,

Gillian M. B. Smith

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council, please ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

James and Elisa McLaren 2020 Watson Way

From:James McLarenSent:Saturday, February 6, 2021 8:19 PMTo:corporateSubject:Empire Club Development. RZ001157

Dear Mayor, Council and Planning Department

As residents of 32 years, happily living directly across Nita Lake from the proposed Empire Club Development (ECD) we are deeply concerned about their re-zoning application RZ001157.

We recognize that further development in Whistler is inevitable.

We strongly support all initiatives to provide a generous amount of employee housing throughout the valley provided that it is immediately adjacent to public transportation routes and is affordable.

The information available on this proposed development raises serious concerns about DENSITY AND DESIGN.

It is essential the density and design reflect the "Mountain Resort Aesthetic" of the area.

We do NOT APPROVE of this application if it becomes an urban style housing complex as seen at Rainbow. Adequate green space and mature trees are abundant throughout Creekside neighbourhoods and must be a feature of this proposed new development. The general ambience is much more important than a specific small park space. Most of Whistler is a park. The imperative is for housing to be in a park like setting as is the adjacent established neighbourhood and all of Creekside.

We trust the Council and Planning Department will properly address all environmental and aesthetic issues and ensure that access to the site will not have a negative impact on the neighbouring properties.

The issues of density and design are of vital importance to maintain the "Spirit of Creekside".

Regards James and Elisa McLaren 2020 Watson Way February 7<sup>th</sup>, 2021 Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157. (for Nita Lake).

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Brenna King and Robert Haliburton #41-42, 2020 Watson Way, Whistler, BC.

From: Sent: To: Subject: Fran Sloan-Sainas Sunday, February 7, 2021 11:55 AM corporate Nita Lake re-zoning proposal RZ1157

Dear Mayor and Council,

I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

## My family has been owners of our cabin since 1965 and have witnessed the development and change within our community. Please maintain sustainable growth.

I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Fran Sloan-Sainas

#### Owner

Unit 33 2020 Watson Way

Whistler, BC V0N 1B0



I am writing to you regarding the re-zoning proposal RZ1157.

I am against the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 for the following reasons:

This proposed project will have unacceptable negative impacts on environmentally sensitive lands as it will be essentially clear cut. By 2021 surely we understand the importance of our forests and riparian zones, and that their protection should be paramount. Why is Whistler Council not acting on the recommendations made by the environmental consultants in their report ?

The current proposal is not good enough for the Whistler Community and is not the superior development that the Whistler Council promised. We can do better than this; the increased density for the beautiful site is too much, the added traffic makes no sense and the environmental impact needs to be more carefully managed. **Re-zoning is a privilege, not a right**. The Council & Mayor should ask for a great deal more to benefit our community.

We need to create a better balance between delivering Employee Housing, allowing the developer a reasonable profit and having an environmentally responsible site. Reducing the density on this site would go a long way to achieving this better balance. The proposed density is too much for the site and will be highly visible forever damaging the beauty of the Nita Lake area for all.

Mayor and Council ensure it is the right type of zoning for this parcel of land and it is in the best interest of all Whistler residents, not just maximize the profits for the developer.

I respectfully request that you vote against the zoning amendment. Let's take the time to get this right!

Yours sincerely,

Margaret King Whistler Alpine Village # 41-42

Jan 29 2021

David Krasny 1385 Alpha Lake Road Whistler, B.C.

Mayor & Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, B.C.

Dear Mayor & Council:

On behalf of Slope Side Supply Ltd, I am writing to support the housing project consisting of 43 townhome units, 21 of which are designated for employee purchase, on Alta Lake Road. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce, and we believe this project is a good example of how private development can supplement the housing provided by the Whistler Housing Authority.

Slope Side Supply Ltd has operated in Whistler since 1995 and we currently have over 11 employees. For the first time we are beginning to struggle to attract and retain key employees to run our business, due to the lack of housing that is both appropriate and affordable. Our belief is that the proposed development will be ideal for technically skilled, supervisory, and management employees. This will help not only help our business, but will ensure all businesses can attract and retain key employees.

I have read criticism of the development by some current residents in the area, including some who have concerns over having employee housing in their neighbourhood. Whistler currently has employee housing mixed with market housing though out the valley. I understand this is a best practice in urban planning, and I believe this has been a win for our community.

I can draft a multi-page list of wonderful people who have widely contributed to the success of Whistler who live in employee housing. We need to move forward on housing solutions like this to ensure the long-term success of our businesses and to keep our community vibrant.

Sincerely,

David Krasny Co-Owner Slope Side Supply Ltd.

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:

- 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.
- 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.

Judi Hess 221-2202 Gondola Way Whistler B.C. VON 1B2

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:

- 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.

Name: Michael Joy

Address: #221 - 2036 London Lane, Whistler, BC

Ab 9,202/

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:

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I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Sharon Lee Mitchell #18 – 2544 Snowridge Circle Whistler, BC. VON 1B2

From: Sent: To: Subject: Winnie Wiggs Wednesday, February 10, 2021 9:44 AM corporate Correspondence for Public Hearing RZ117

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:

- 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.
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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.

Winnie Wiggs 8472 Matterhorn Drive Whistler BC V8E 0G1

Regards,

Winnie Wiggs

#### February 13, 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.
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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

P. Belperio 2178 Sarajevo Drive Whistler, BC V8E 0P6

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:

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- 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.
- The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Name akiko takemoto Address 3285 arbutus dr. whistler V8E0B8 I live in Whistler and working for Whistlerblackcomb since 2000. I believe this 43 town homes is too much for our beautiful lakeside. I really hope we could have better plan for our environment.

### 02/13/21

# MAYOR AND COUNCIL

I am not generally compelled to write letters of concern to Mayor and Council as I feel the majority of community issues are dealt with in a reasonable manner with the best interests of the citizens of Whistler in mind. I wrote to you earlier expressing my concerns with access to the site but felt compelled to write again during the public hearing process as I have seen a recent campaign on social media painting the adjacent neighbors as a group of NIMBY naysayers against the development. I am <u>not</u> against the development of the land, and in fact quite supportive of the employee housing component. As an owner of a WHA property I am fully aware of the opportunity it has provided me to remain in Whistler.

Nita Lake Drive / Jordan Lane is already a conflict zone with parking issues and safety concerns as residents of both Nita Lake Estates and The Residence at Nita Lake park on the street, as well as visitors, hikers, dog walkers, mountain bikers and occasional campers. Adding additional traffic of heavy equipment and material transport during construction and new resident traffic will push traffic safety issues further as the narrow road will be beyond its comfortable carrying capacity.

My understanding is that at least two traffic assessments were conducted in the area, however I feel a random sample, no matter how well targeted, does not capture the reality we see every day. Even if Nita Lake Drive was identified as capable of handling the traffic, it is the merge point with Alta Lake Road that poses the biggest concern. During snow storms or when HWY99 southbound volume has people driving around the west side hoping to bypass the jam, we see issues likely not captured in a survey. Just this week on a single snow event there were six cars simultaneously stuck in the ditch on Alta Lake Road 500m south of Nita Lake Drive, requiring

residents to navigate through the mayhem to get home. In addition, this season we have seen the local school bus and a large GFL garbage truck slide into the oncoming lane and end up stuck in the ditch requiring residents to close the road and flag down approaching motorists. During the summer months traffic volume actually increases with hikers, bikers and beach goers who frequently park on the shoulder and travel with excessive speed which the RMOW clearly attempted to control with the addition of removable speed bumps further north in 2020.

Though these two neighborhoods are considered walkable, the residents who make the trek to the bus in Creekside report close calls with drivers on the road and safety issues with bears / darkness on the unlit path. The reality is that both neighborhoods require a vehicle, particularly when transporting kids to activities and picking up groceries or other necessities.

I am supportive of this project if the developer gains access to the site from Alta Lake Road to the north where a better merge onto Alta Lake Road is possible as cars are not as likely to be speeding up or down the steep hill and there is not a blind corner on approach.

I appreciate the public consultation for this project and hope staff will take into consideration the issues brought up by residents. I hope council will see these concerns not as a barrier to development, but as criteria the developer must meet in order to proceed. There will no doubt be higher costs to his project, yet these measures will ultimately benefit the new residents we would welcome to the neighborhood, as the road issues if not addressed will become theirs too.

Thanks for your consideration.

Sincerely,

B.Finestone

Nita Lake Resident

From: Sent: To: Charlotte Abrary Monday, February 15, 2021 5:23 PM corporate

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:

- 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 thehuge 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.

I myself owner at Highpointe (since 1987) which appears to have been taken over by developers having majority on strata. Not good for the community when developers take charge as all they care about is opportunity to develop land and build as many units as possible. In our case they are

trying to say we don't own land and squeeze owners out adding costs/creating leans on properties/changing titles-typical developer strategy when getting rid of owners. They are planning to further develop the location currently having 22 units.

Sincerely, Charlotte Henriksson Highpointe #14 2101 Whistler road

Re: Strong rejection of the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

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 and marring the lakefront for the current residents of the area.

2) Significant loss of value to current property owners due to the proposed high-density housing. 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.

3) 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.

4) The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.

5) The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return. The developer is disproportionately advantaged at the expense of current residents.

6) More development adds to traffic on local roads and the intersection of Highway 99 and Alta Lake Road.

7) The proposed buildings are situated directly under power lines which are understood to be hazardous to long term health.

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 proposed zoning amendment.

Yours sincerely.

Carolyn Cross 501-4557 Blackcomb Way, Whistler BC V0N 1B0

| From:    | Crosland Doak   |
|----------|---|
| Sent:    | Monday, February 15, 2021 2:45 PM   |
| То:      | corporate   |
| Cc:      | Jack Crompton; Duane Jackson; Ralph Forsyth; Cathy Jewett; Jen Ford; John Grills; |
|          | Arthur De Jong  |
| Subject: | Support for RZ 001157- 5298 Alta Lake Road  |

#### Dear Mayor & Council,

A a full time resident and business owner of Whistler, for over 17 years, I am writing to support the rezoning of 5298 Alta Lake Road for the following reasons:

- These lands have higher density development rights that exist back to 2002, granted by a previous council,
- The project provides much needed resident housing within walking distance to Creekside Village,
- The project is a reduction in tourist accommodation and an increase in restricted and non-restricted housing,
- The contribution of housing and parkland are substantial in comparison to the current zoning,
- The RMOW started a Private Sector Employee Housing initiative (PSEH)- this project is an excellent example of the PSEH. Unfortunately that policy has yet to produce any significant housing- this is an opportunity.

To address opposition concerns:

- Traffic at Hwy 99 and Alta Lake Road is an issue, but that is a ongoing problem. Improvements to that intersection are the responsibility of the Province and the RMOW with or without this approval. The current zoning would also cause further intersection failure and neighbourhood traffic.
- Loss of greenspace- the proposed dedication of park and riparian lands far exceed the current zoning. The area to be cleared is approximately 1/10 the area cleared at Cheakamus Phase 2, also a mix of resident and unrestricted housing. Both sites are waterfront second growth forest.

Given existing zoning, this is a very reasonable and highly beneficial application for the community. We need more housing through out the valley, close to places of work and leisure.

Council, please support this application and place confidence in your PSEH policy.

Regards, Crosland Doak

3121 Alta Vista Road Whistler BC

| From:        | Caroline Lamont <clamont@bethelcorp.ca></clamont@bethelcorp.ca> |
|--------------|---|
| Sent:        | Monday, February 15, 2021 1:58 PM                               |
| То:          | corporate   |
| Cc:          | Roman Licko; Melissa Laidlaw                                    |
| Subject:     | RZ 1157 - Public Hearing  |
| Attachments: | 2021 02 15 Letter to Editor.pdf; FACT CHECK.pdf                 |

Could you please include the attached letter and supporting documentation to Mayor and Council as part of the proposed Public Hearing for RZ1157.

Thanks,

Caroline Lamont | Land Development Manager | Bethel Land Corp |604-898-1901 | clamont@bethelcorp.ca 7323 Spruce Grove Lane PO Box 174 Whistler, BC VON 1B0 604 966 8463

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS   |   |                     | FACT                       |                       |                   |
|--|---|---------------------|----------------------------|-----------------------|-------------------|
| DEVELOPMENT PROPOSAL   | The information contained below is within the RMOW staff reports or other                         |                     |                            |                       |                   |
|  | municipal re  | sources (i.e., emp  | loyee housing projects     | and history)          |                   |
| A new bridge across Gebhart Creek to RMOW                            | INCORRECT: The bridge (estimated value \$500,000 by RMOW parks dept) was added                    |                     |                            |                       |                   |
| Valley Trail Standards (this would need to be                        | to the negotiations in January 2020 and not part of the London Mountain Lodge                     |                     |                            |                       |                   |
| done as part of the original commitment to extend the valley trail). | amenity pac   | kage. This can be   | confirmed by municipal     | staff.                |                   |
| A marginal increase of 1200m2 of Employee                            | INCORRECT: The London Mountain Lodge employee housing was 7 units totalling 800                   |                     |                            |                       |                   |
| Housing but this is in exchange for an increase of                   | m <sup>2</sup> . This housing was for service employees of the hotel (employer-controlled rental) |                     |                            |                       |                   |
| 2290m2 of market housing. The ratio of 2:1                           | and included two units for artist-in-residence. The proposal is for 21 employee units             |                     |                            | oloyee units          |                   |
| Market to Employee housing is not a good deal                        | comprising 1991 m <sup>2</sup> , one will be retained for on-site maintenance.                    |                     |                            |                       |                   |
| for Whistler. Why is this a bad deal?                                | ? The increase in employee vs. market development rights is as follows:                           |                     |                            |                       |                   |
|  |   | Existing Zoning     | Proposed Zoning            | Net New GFA           |                   |
|  | Employee  | 800 m2              | 1991 m2                    | 1191 m2               |                   |
|  | Market  | 3500 m2             | 4190 m2                    | 690 m2                |                   |
|  | The ratio to  | market to employe   | ee, considering existing   | development rights    | s is <b>1 new</b> |
|  | market unit   | to 1.7 employee ι   | units. This is confirmed i | in the RMOW staff     | reports.          |
| In virtually all similar re-zonings involving both                   | INCORRECT:  | The market to en    | nployee ratio in Whistle   | r has varied over tir | me, subject       |
| market accommodation and employee housing,                           | to development interests and need. Early in the 1990s projects like Millar's Pond,                |                     |                            |                       |                   |
| the massing or density ratio has always been at                      | Spruce Grove (1:1 unit ratio), Barnfield, Panorama Ridge, and Spring Creek provided               |                     |                            |                       |                   |
| 1:1 or better in favour of the employee housing                      | market rights in exchange for employee housing. The Employee Service Charge                       |                     |                            |                       |                   |
| (e.g., Lorimer Ridge, Brio, Millar's Pond, Barnfield                 | Bylaw subsidized the affordability of rents/pricing for Beaver Flats, Nesters Pond,               |                     |                            |                       |                   |
| and Nita Lake Estates)   | Nordic Drive  | and Lorimer Cour    | t.                         |                       |                   |
|  |   | -                   | subsidies as the Olympic   |                       |                   |
|  | million dollars and a further subsidy from the hotel tax. Despite all the subsidies,              |                     |                            |                       |                   |
|  | market units comprise approximately 10% of the overall project. Future projects have              |                     |                            |                       |                   |
|  | received senior government subsidies on rental projects through BC Housing.                       |                     |                            |                       |                   |
|  | Rainbow had   | d 51 market units a | and significant commerc    | ial development.      |                   |

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS                                      | FACT   |
|---|--|
| Here the proponent started out with a           | INCORRECT: This again fails to recognize existing development rights on the site of            |
| proposal for 22 large 220m2 market              | 3500 m <sup>2</sup> . The number of employee housing units proposed is 21, but the one unit is |
| townhomes but only 7 small 106 m2               | reserved for the onsite management of the rental units, which was requested by                 |
| employee housing units for a ratio of 6:1. In   | neighbours. The size of the market units was reduced by 210 m <sup>2</sup> in late 2019.       |
| subsequent negotiations the number of           | The ratio of new market to new employee is 1:1.7 NOT 2:1.                                      |
| employee housing units were increased to 20     |  |
| but there was nothing done to reduce the        |  |
| number of market townhouses (the cash           |  |
| crop), still leaving it at a ratio of 2:1.      |  |
| The market townhouses are assumed to be         | INCORRECT: A detailed pro forma has been submitted to the RMOW. The price per                  |
| very similar to the developer's earlier project | square foot reflects market conditions as well as costs for the significant amenities.         |
| and sale of 40 townhouses in Baxter Creek       |  |
| above Rainbow of which individual units are     | The amenities proposed are estimated to be approximately \$1.3 million exclusive of the        |
| selling over 2.6 million. This indicates that   | employee housing subsidy on sale price, the proposed 1.21-acre future housing site and         |
| this new development proposal could             | the 3-acre park dedication. The subsidy to build the townhomes is approximately \$2.23         |
| reasonably be expected to achieve a gross       | million. It is likely the value of the WHA lot would be at least the price of a single-family  |
| selling price of anywhere between \$44 million  | lot in Whistler (\$2 million).   |
| and \$57.2 million.                             |  |
| Land title records show that in 2003, the       | INCORRECT: The purchase price of the land in 2018 was \$10 million although this is            |
| subject lands were purchased by 36063           | irrelevant in the pro forma value of the land in 2021. The current appraised value is          |
| Yukon Inc. (later renamed the Empire Club)      | more than \$13 million given the existing development rights.                                  |
| for \$3.9 million. These lands were refinanced  |  |
| in 2018 with a \$5million mortgage from the     | Rumours are not tangible facts.  |
| Toronto Dominion Bank. Rumour has it that       |  |
| the shares of the corporation were purchased    |  |
| by the current principal of the company and     |  |
| his associates for \$5million to give them      |  |
| control of the corporation and thus the         |  |
| lands. Unfortunately, the cost of the shares    |  |
| cannot be included as part of the project       |  |
| development costs.                              |  |

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS  | FACT  |
|---|---|
| Lands for future development of employee<br>housing: 1.3 acres. The notion that the<br>developer is being granted bonus density in<br>exchange for gifted future housing<br>development land is simply a raw deal for the<br>RMOW. The subject area is not financially<br>developable given the terrain, slope and<br>geology make up. This is undoubtedly a<br>throwaway and ethically questionable. | INCORRECT: A 1.21 acre (0.49 ha) of land has value in Whistler but this cannot be realized until the use and density of the site is established through rezoning. The RMOW or WHA will have to rezone the site through their own process. The area of the site is equal to at least two single family homes (or 1.5 of the lots at Nita Lake Estates). The land has value as it has access and servicing at the doorstep, which has been proven out to the RMOW, the terrain is similar to Nita Lake Estates. |
| The website indicates that the development is within sensitive Nita Lake habitat.   | The building setback of the Hillman project is<br>imposed with the green line on other existing<br>developments along Nita Lake. The proposed<br>project has a significantly greater development<br>setback than Nita Lake Lodge, Jordan Lane,<br>Whistler Ridge, Beaver Flats and Boulder Ridge.<br>The entire riparian area of the development will<br>be dedicated public land, to ensure protection.  |

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS   | FACT  |
|--|---|
| THE ENVIRONMENTAL REPORT   | The following responses have been (copied verbatim) from an email from Katharine<br>Scotton of PGL Environmental, which are qualified environmental professionals. The<br>email has been copied to the RMOW.  |
| To date, none of the recommendations have<br>been considered and/or followed through by<br>the developer's proposal.<br>PGL clearly states, "that the Initial<br>Environment Review was only a broad survey<br>of potential constraints and environmental<br>features". They recommended a more<br>thorough review be done after this initial<br>assessment. That has NOT been done. They<br>also stressed the report is for now (2018) and<br>that the conclusions can quickly become<br>dated and the report should not be used after<br>that without PGL review/approval. | <ul> <li>UPDATE:</li> <li>PGL has visited the site several times since the initial field review in May 2018 and during different seasons. The report is still valid from PGL's perspective and is suitable for use in the development proposal. Additional surveys that have been conducted include: <ul> <li>Riparian Areas Protection Regulation assessments of watercourses (two separate surveys);</li> <li>Tree survey of tree retention areas and the Valley Trail; and</li> <li>Site walkthrough with RMOW.</li> </ul> </li> </ul> |
| Why is the Municipality not acting on these guidelines?  | RESPONSE FROM PGL:<br>The development has met the requirements of guidelines provided by RMOW and best<br>management practices for the stage of the project.  |
| Why have the follow up reviews and assessments not been done?  | RESPONSE BY PGL:<br>Follow-up site visits have been undertaken, and until development approvals are in<br>place, no additional surveys are required.  |
| The new riparian setbacks (since the project<br>was previously approved) would not permit<br>any development in the proposed park<br>dedications.  | RESPONSE BY PGL:<br>No development will occur within the Riparian Assessment Area (RAA) of 30m from<br>high water mark of Gebhart Creek. This area, and beyond the 30m RAA, will be<br>dedicated as a park. This provides sufficient protection of the watercourse and the<br>riparian habitat.   |
| Why has this re-zoning proposal been<br>through so many approval stages without<br>questioning the environmental impact of this<br>development?  | RESPONSE BY PGL:<br>The project has met the requirements of RMOW.   |

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS  | FACT  |
|---|---|
| If there is any clearing of the property – will the<br>developer be held responsible to respect these<br>guidelines? How will these be enforced?  | RESPONSE FROM PGL:<br>The developer has been engaged with the environmental consultant throughout the<br>process and has been receptive to recommended surveys and best management practices.<br>The preparation of a Construction Environmental Management Plan (CEMP) will guide the<br>development and clearing of vegetation to meet applicable bylaws, provincial and federal<br>regulatory guidance/laws, and best management practices. The developer will be required<br>to adhere to RMOW Bylaws No. 2000, 2052 and 2018 (consolidated as the Environmental<br>Protection Bylaw 2000, 2012). This includes tree cutting permits and protection of<br>watercourses. |
| Species specific studies would be required to determine the presence of at-risk animals and plants at the Site.   | <b>RESPONSE BY PGL:</b><br>The IER is meant to be an overview report of the general environmental features of a site.<br>This report meets the needs of the RMOW for the purpose of a development permit<br>application.  |
| Veteran trees (over 250 years old) and danger<br>trees should be surveyed by a professional arborist<br>to determine individuals for preservation and<br>potential hazard trees and map locations   | <b>RESPONSE BY PGL:</b><br>The PGL arborist conducted a survey of the tree retention area and the Valley Trail to guide<br>the placement of the trail to avoid veteran trees. ( <i>Also, a documented height and location</i><br><i>survey was prepared by Bunbury Land Surveyors and has been submitted to the RMOW. The</i><br><i>view analysis prepared by Murdoch and Co. referenced this site-specific work</i> ). A hazard tree<br>survey may still be required as a condition in the CEMP as the development moves forward<br>but is not required at this time.  |
| A raptor nest survey should be conducted to<br>determine the presence of any raptor nests on Site<br>prior to development.  | <b>RESPONSE FROM PGL:</b><br>This will be a condition in the CEMP and is not required at this time. No raptor nests were observed during any of the field surveys, but a specific survey should be undertaken at the appropriate time of year prior to tree clearing.   |
| Fish sampling in the pool in Polygon 4 should be<br>conducted to determine the species presence and<br>population of the fish in the pool, and an<br>assessment of the water connection to Nita Lake<br>is recommended to determine sensitivities and<br>constraints to development near the Polygon 4. | <b>RESPONSE FROM PGL:</b><br>The development will not impact the pool, and disturbance to the fish by way of sampling is<br>not required. Fish were observed in the pool in September 2019, and water levels were<br>noted to be lower than May 2018, consistent with water levels in Nita Lake. No further<br>action is required.<br><i>Note: 5241 Jordan Lane currently encroaches on the riparian setback of the pool.</i>   |
| Steeps, rocky outcrops, and the wetland should be<br>surveyed for rare and endangered plants for the<br>purpose of determining rare plant presence and<br>suitability for salvage and transplant.   | <b>RESPONSE BY PGL:</b><br>Follow-up site visits did not identify any rare plants or species of concern, and this item is<br>not required at this time. A pre-clearing survey for any rare plants of salvage potential will<br>be included in the CEMP.   |

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS   | FACT  |
|--|---|
| A geotechnical survey of the proposed development areas should be conducted by | A geotechnical survey is required prior to development permit and building permit.            |
| a qualified professional.  |   |
| List of requirements for Mitigation PGL  | RESPONSE BY PGL:  |
| states "Of concern is that "detailed surveys                                   | This is a general assumption which is appropriate for the IER level of report. While          |
| for focal wildlife, plant, and ecosystems of                                   | Species at Risk (SAR) MAY occur, the likelihood remains low. Follow-up surveys at the site    |
| conservation concern (i.e., listed by the CDC                                  | did not identify any specific habitats for potential SAR with the exception of coastal tailed |
| and/or protected under the Species at Risk                                     | frog, northern red-legged frog and western toad. Coastal tailed frog habitat will be          |
| Act) were not included in the scope of this                                    | adequately protected by the protection of the Riparian Assessment Area of 30m on              |
| screening-level assessment. Therefore, it is                                   | Gebhart Creek. Potential northern red-legged frog and western toad habitat was                |
| assumed that the listed species and  | identified in and around the area of the small pool, which is also to be retained. Species    |
| ecosystems that use habitat types provided                                     | specific surveys for SAR are not a requirement for this site.                                 |
| in or around the Site may potentially occur                                    |   |
| in this area."   |   |
| The report lists some very specific guidelines                                 | RESPONSE BY PGL:  |
| for any clearing of the property.  | Pre-clearing mitigation measures and surveys will be covered in the CEMP prior to             |
|  | development. No further action is required at this time.                                      |

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS  | FACT  |
|---|---|
| TRAFFIC REPORT  | The questions/statements have been referred to Howe's Technical Advantage, a transportation consulting firm located in North Vancouver. Donna Howes P Eng (Civil) prepared the response below (which have been provided to the RMOW).   |
| The date that data was collected. A mid-<br>weekday in the "shoulder season" would not<br>appear to reflect the high peak traffic<br>demands experienced in the winter and<br>summer months, especially weekends.<br>This data was then used to extrapolate the<br>traffic conditions into the future which<br>would not be an accurate projection. The<br>report does not take into account the large<br>undeveloped parcels on Alta Lake Road that<br>will also affect the traffic at Alta Lake Road<br>and Highway 99 which includes the Prism<br>Lands, the proposed undeveloped parcel at<br>the south property line of 5298 Alta Lake<br>Road which is reserved for future WHA<br>development, the large parcel of land owned<br>by a company of which councillor Duane<br>Jackson is a director and officer, PID 025-<br>519-956 to the north of 5298 Alta Lake road<br>and the possible re-development of the<br>Tyrol Lodge lands. | <b>RESPONSE BY HTA:</b><br>The reports include background growth on Alta Lake Road which allows for growth of other developments. The existing traffic was increased by 3% per year which was cross checked against historical growth. This equates to an additional 12% traffic for opening day (2023) and, for 2033, an additional 30% traffic was added to the 2023 scenario.  |
| Estimations of the number of car trips used.<br>This is a car dependent neighbourhood If<br>you live on the west side, you are car<br>dependent and it is a pain to get anywhere.<br>The report does not take into account<br>current and future bicycle and pedestrian<br>traffic which council is promoting.  | RESPONSE BY HTA:<br>The trip generation rates used for the development are higher than the standard to<br>provide a conservative approach.<br>The traffic report does not directly address off-road pedestrian and cycling traffic. The<br>traffic report does consider the capacity of the roadway, for all forms of transportation<br>modes. The Nita Lake Estates project was approved in part due to the pedestrian and<br>cycling link between Creekside and Alta Lake Road. |

# The following provides corrections to objecting information as it concerns the project know as 5298 Alta Lake Road - RZ1157

| OBJECTIONS   | FACT   |
|--|--|
| The safety concerns of traffic along Nita Lake   | RESPONSE BY HTA:   |
| Drive expressed by owners of the Residences<br>at Nita Lake and the Nita Lake Estates have<br>not been addressed and the contractor for<br>the traffic report has provided no comment                              | The safety concerns raised were in relation to the geometric design of the road and operational issues such as snow removal. Some of these were noted in the report but the responsibility for these items is with the RMOW. |
| about the increased traffic, or the impact on<br>Nita Lake Drive in relation to the proposed<br>development as well as the yet to be<br>developed WHA parcel and there is no<br>discussion about the safety risks. | Nita Lake Drive is a municipally approved road. RZ1157 existed prior to Nita Lake Estates<br>and Residences and part of the Nita Lake approval, had to be sure to accommodate the<br>future Hillman site rezoning (TA17).    |

From: Sent: To: Subject: katy fahey Monday, February 15, 2021 2:14 PM corporate Alta Lake development 5298

To Mayor and Council

Please include this email as an approval vote for the development on Alta Lake rd .

As a local family who is currently on the WHA list to buy the need for additional WHA purchase units is immense .

We have already been waiting over 4 years with probably a few more years ahead of us to be able to finally buy a home which will enable us to stay and comfortable live in Whistler . Without this , in this current market it makes it extremely hard and difficult for families to continue to call Whistler home with the amount of rent we all are currently paying .

We desperately need more affordable housing as many local families have had to leave or others are squeezing into 1 and 2 bedroom rentals which is so undersized for their family but with no other options is just the reality.

Please approve this development and give the much needed and required additional housing units to our locals, as without a strong local community this town would not survive.

Once again this email is a strong yes to approve this development and build us more WHa units !!!

Thank you Katy FACCIO 6155 eagle drive Whistler BC V8e0c6

Sent from my iPhone

From: Sent: To: Subject: KATHY MASON Monday, February 15, 2021 11:07 AM corporate Nita Lake Development -public hearing Feb 23rd

To Mayor and Council,

I am in agreement with **previous**, that this development, as currently presented, will be too much for this small, precious lake, nor am I against appropriate development.

I believe that all concerns should be fully addressed and resolved in the best interest of the environment and preserving the natural beauty that makes Whistler the community and international resort destination that it is. I believe there can be a more thoughtful proposal that will be a big win for everyone, as Jennifer has expressed.

I would like to add my voice to those who propose revision to this development on Nita Lake due to its current potential to cause irreversible damage to the lake , and Whistler itself .

Kathy Mason, 3155 Lakecrest Lane Whistler. BC V8E 0T7

Sent from my iPhone

February 15, 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:

- 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.
- 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.

*Lynne Hume* 2239 Aspen Drive Whistler, B.C. V8E 0A6

To: The Mator + Council FAX Feb 15/21 Whistler B.C. FAX To be read before the Heeting on Feb 23/21 Re: Hillden Property Development after attending a meeting a while back + chaldn't Stay til the end + ask Mike H. a few Questions -. What environment Company is doing the Study? Is it "Cascade"? I lived on fita Lake for 5 years from 81-86- Kil we built our louse in alpine Mds. 12 Aillman was a dear friend, as Deing our closest neighbe Here the woods. I also attended the meeting re: the 10-15? Small cabins Hat were being put forth at that times and thought it then (what a wonder ful Spot for a community of Small houses) Mr. Hillman would have had one. The then Mr. Hillman would have had built hisland. Durchased a condo, after Selling hisland. I am all for employee Louising as We have had tenants in our Suite since '8t When have had tenants in our Suite since '8t His house, where he had built a beach below his house, where he had built a Sunker dock. It's all grown in now There is a cross wired to a tree near the There is a cross wired to a tree near the

M+E. Rick( 8300 Valley ALP The house (it's a heritage site) should Semain in place Back in 68, it was The only place locals i weekenders could Party. I was at the John Netherington's B.D. Thure, The THRON SKI ONT. CLUB, VERY Close I being a member there beginning (sp) in 66 when it was Duilt; could wander down the tracks to a "local" purty (getaway FROM THE YODELING) HA'. WA distance of easement between the Late? The HillMan property, So those trees eta Should not be Houched by development (re - Kiparian impacts from run-off ellesion exc. When we moved to apine North, our neighborshood Danded Logether to form S. P.C.L Society for Preserving CROWN LAND) after much Dack Horth with RHOW T 2010 land exchange With First Mations" - That 300 acres (?) is now stated for future housing for employees living in whistler. It may be far into the duture, But the blueberries, walk-paths-Sliding duture, But the blueberries, walk-paths-Sliding area for Rids on sleds-bemains to day. Thanks area for Rids on sleds-bemains to day. Thanks to the vote from our council at the time third the third be placed at THE I THINK A DAYCARE FACILITY Should be placed at THE the top (green space for future) Kind Regards 47. Rickle house (near Koad) 3300 Valley Dr.

From: Sent: To: Subject: andrea padovani Tuesday, February 16, 2021 7:01 AM corporate NITA LAKE

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.

Name ANDREA PADOVANI

Address

6187 EAGLE DR. WHISTLER BC

From: Sent: To: Subject: Bronwen Hill Tuesday, February 16, 2021 9:37 AM corporate Re: RZ1157 - Opposition

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.

There are a few points that I would like to bring to councils attention that I have concerns about.

While not against developing this property and I fully agree that Employee Housing is urgently needed, I am very concerned that this rezoning, as it is currently proposed, is not in the best interests of the Whistler community. The council and community can do a lot better to provide an excellent development.

Three key points that need to be addressed:

1) The developer is getting a particularly good deal at the expense of the Whistler Community. The developer is getting a substantial increase in density for providing a few Employee Houses. The Private Developer Guidelines clearly state the conditions for developers to deliver Employee Housing. These conditions are not being met. Why is this developer being treated differently (even after taking into account their existing zoning rights)?

2) It is particularly important that we develop our lake side sites to take care of our natural beauty and the outdoor spaces that we all love in Whistler. Nita Lake in particular is one of the prettiest sites in Whistler, so that the Council have a substantial responsibility to ensure we get this right. This property is described in the current zoning as "site sensitive"; so why is a Clearcut with a significant increase in density thought of as the right way to proceed. We do not want Rainbow south on the side of our Lakes. If we don't protect our Lakes in Whistler, what happens to the rest of our community?

3) Traffic congestion at the highway and Alta Lake Road. How will this be addressed given the Friday and Sunday jams, but also just trying to turn left back to the village, is so slow at this intersection.

The Council have a responsibility to the Community to fully and in public address and debate of these issues. The rezoning needs to be significantly revised in order to provide a better deal for the Whistler community. Let us take our time to get this right.

Thank you for your consideration

Your sincerely,



**Bronwen Hill** 

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.
- 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.

Lauren Hetherington F104 1400 Alta Lake Road Whistler V8E0G9 –

# Rita Rice & Mitchell Sulkers

#### #30-5151 Nita Lake Drive, Whistler, B.C., V8E1J6

Dear Mayor and Council:

#### Re: 5298 Alta Lake Road, Whistler, BC Proposed Development

We are writing to express our concerns with the rezoning development at 5298 Alta Lake Road, specifically traffic impacts. We are however, in favour of WHA housing as we have lived in existing WHA housing since 2007 at Nita Lake Drive.

We have personally experienced heavy traffic and congestion on these roads during peak season weekdays, most weekends throughout the year, and during school holidays. Increased traffic will create safety concerns for the families living in the area, particularly in the areas without sidewalks (which is everywhere in the winter months).

We are a two car household and use our vehicles to drive to and from the village and the ski hill (winter) and lakes (summer). We also use our vehicles to access recreation on our days off, and grocery shop weekly, at a minimum. We have witnessed nightly rental guests in our neighborhood drive in and out an average of 6 times a day. Particularly in the winter, when snowbanks obscure views, there are multiple near misses as people unfamiliar with the road speed past the parking entrance for 5151 Nita Lake Drive or pull out without stopping at the entrance of Nita Lake Drive and Alta Lake Road.

We propose that the developer of 5298 Alta Lake Road pave the original access to the Hillman Site from Alta Lake Road on the north end of the property, to use as an access and egress from the development. The access from Nita Lake Drive should not be used by the developer or the residents of the new development, as the drastic increase in traffic will negatively impact the existing narrow road.

Further, as the road leads to a proposed park at Nita Lake, which will attract more visitors, we are concerned about sufficient parking and increased traffic pressures. As an example, the traffic increased dramatically this past summer 2020 on Alta Lake Road (referred to as Westside Road) where Rainbow Park was full every day causing traffic and parking issues that at times extended to the Chaplinville entrance to the south and past the Rainbow Lake trailhead to the north. Many people also use the shoulder of Nita Lake Drive for parking when they access the mountain bike trails for Sproatt and Flank.

As there are no bus services or free shuttles (similar to Lost Lake) to the Westside Road, people will use their cars to access the proposed park. A one way in/out road could be a solution if the developer paves the north end. In winter, the Westside Road traffic increases especially on the weekends for people who are returning to the city who try to beat the highway traffic going south on Highway 99. Two weeks ago, we took 10 minutes to count southbound traffic past Nita Lake Residences. There were 100 vehicles southbound in 10 minutes!

On several occasions during the winter, traffic comes to a standstill on the Westside Road, especially after a snowstorm, where, as residents, we are forced to wait for tow trucks to remove the summer tire club from Cardiac Hill so we can access our homes.

Given that the Westside Road is clearly quite far down the priority list for winter clearing during storms, some thought must also be given to the extra residents who will at times be unable to leave their homes or return home due to the condition of Cardiac Hill in particular.

If a second entrance/exit is established at the north end near the Tyrol parking lot, this would take some of the pressure off, as people would have the option of heading north on the Westside Road when the current single entrance is blocked by the summer tire club...

Sincerely, Rita Rice & Mitchell Sulkers

February 17th ,2021

#### **Mayor and Council**

#### **Resort Municipality of Whistler**

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. Nita Lake Drive is not an appropriate access point in relation to the amount of proposed density. Access to this site needs to be in relation to the civic address, from Alta Lake Road.
- 2. The proposed FSR far exceeds the existing zoning when properly calculated by excluding the gifted future housing area lands. The RMOW is getting very little in return from the developer for this up zoning as the future housing lands are not economically feasible for development given the slopes and terrain.
- 3. There is no clear visitor parking on the proposed plan, any development of such nature requires visitor parking to further prevent congestion and over parking as we currently see on Nita Lake Drive.

Yours truly,

Chris Sherry 5229 Jordan Lane 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:

- 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.

Dear Mayor and Council,

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

We spend a lot of quiet time at Nita lake, we even do cold ice plunges off the dock in the winters and in the summer after long hikes or bike rides lounge on the docks and meditate. The lake is our tranquil spot for R&R and it is very special for us and many of our neighbours and friends at Creekside.

We are against this Zoning Amendment for the following reasons:

- 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.
- 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.

We respectfully request that you vote against the zoning amendment.

Yours truly,

Nigel and Rieko Bennett #5-2250 Nordic Dr. V8E 0P4 Whistler

From: Sent: To: Subject:

Wednesday, February 17, 2021 9:50 AM corporate re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

Dear Council,

I am opposed to the current form of the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020.

I request that you vote against the amendment.

Regards,

Patrick Smyth Address on file

Please consider the environment before printing this email.

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.
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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.

Name Alkarim Tejani & Shelina Lalani Address: 5233 Jordan lane

I would also add to the above letter composed by the neighbourhood that this is in my opinion is not the right scale and development for this site. It is right for the right area and modified could be appropriate for this site.

I will use a more extreme example to illustrate my point. I don't know if you have rented a room In the many hotels in the village itself for yourself for a few nights or extra guests that needed to be accommodated visiting you. You would be woken up many times during the night with people

screaming and coming back home to their rooms at all hours. You can hear them in the room from outside on the plazas. They have no "investment" in their neighbours and are more concerned about their own world and night or weekend out. I don't suggest behaviour from this new development would be that extreme but more on that side of the scale, not appropriate for the site unless modified

Thank you for your time in hearing our input

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:

While we are not against developing this property and we fully agree that Employee Housing is urgently needed, we are very concerned that this rezoning, as it is currently proposed, is not in the best interests of the Whistler community. The council and community can do a lot better to provide an excellent development.

Two key points that need to be addressed:

- The developer is getting a particularly good deal at the expense of the Whistler Community. The developer is getting a substantial increase in density for providing a few Employee Houses. The Private Developer Guidelines clearly state the conditions for developers to deliver Employee Housing. These conditions are not being met. Why is this developer being treated differently (even after taking into account their existing zoning rights)?
- 2) It is particularly important that we develop our lake side sites to take care of our natural beauty and the outdoor spaces that we all love in Whistler. Nita Lake in particular is one of the prettiest sites in Whistler, so that the Council have a substantial responsibility to ensure we get this right. This property is described in the current zoning as "site sensitive"; so why is a Clearcut with a significant increase in density thought of as the right way to proceed. We do not want Rainbow south on the side of our Lakes. If we don't protect our Lakes in Whistler, what happens to the rest of our community?

The Council have a responsibility to the Community to fully and in public address and debate both of these issues. The rezoning needs to be significantly revised in order to provide a better deal for the Whistler community. Let us take our time to get this right.

Thank you for your consideration

Your sincerely,

Name Elizabeth Chaplin Address Box 1418 Whistler BC VON 1B0

From: Sent: To: Subject: Karen Flavelle Thursday, February 18, 2021 5:19 PM corporate Nita Lake Development

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:

- 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.

#### Karen Flavelle

#### 2301 Boulder Ridge, Creekside

Please Note: The information contained in this email is confidential, may be legally privileged and intended only for the named addressee. Any distribution, use or copying of this email or the information it contains by anyone other than the intended is unauthorized. If you have received this email in error, please delete it from your system and kindly inform me of the error. Purdys Chocolatier From: Kirk Fyffe

Sent: Thursday, February 18, 2021 12:31 PM

**To:** Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth **Cc:** Erin Marriner

**Subject:** Comment on Re-Zoning Proposal RZ1157 and Zoning Amendment Bylaw No 2283, 2020 (5298 Alta Lake Road)

Dear Mayor and Council,

I am writing to strongly oppose the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw No 2283, 2020 (5298 Alta Lake Rd).

Municipal councils of Whistler over the years seem to have adopted an approach to development planning primarily driven by objectives to "solve" the largely self-inflicted crises of employee housing, and "affordable housing" (yet undefined), mitigate traffic congestion, increase tourist accommodation, all while reducing the carbon footprint. Objectives not only in conflict, but also achievable without compromising arguably the most important objective of all – preservation of the community's natural aesthetic beauty, not least of which are its few valuable pristine lakeshores and vistas. To create a sustainable future anchored on this core value requires other objectives be achieved within that context.

Just ask any Swiss or Austrian whose small alpine villages have been protected for centuries from any development that would adversely impact their inherent natural beauty. Grindelwald has a population of about 4,000 which is only marginally higher than a century ago. It is one of dozens of villages that inspire admiration from their citizens and visiting tourists for enduring beauty and a sustainability culture.

Our community jewel, Nita Lake, with already significant development around it will be tarnished forever if this development is permitted to proceed. The narrowly focused employee housing and tourism objectives may be served, as will lining the pockets of the developer, but a more important objective to preserve for generations to come a unique natural resource – the lake with its views, its quiet, pristine ambiance - would be sacrificed.

One need only look at the appalling destruction of the westward views over Green Lake by a housing development a few years back that began by clear cutting the entire hillside and ended with the construction of dozens of unsightly "box-like" homes, and a large gas station. A developer makes a good profit, the supply of housing is increased – but Green Lake vistas are destroyed. Is that how Whistler should measure progress ?

I urge the Mayor and Council to act in the broader best interests of the community by taking a step back and consider protecting Nita lake rather than exploiting it. We need to recognize that Whistler has reached, if not exceeded, its population and development limits and exceeding these have become the root cause of many of our other problems. The last thing Whistler needs is more tourist accommodations to exacerbate the problems created by an implied "growth for growths sake" strategy. There are other viable employee and low-cost housing solutions that can be developed if the Council devotes their energy and resources into innovative planning that does not destroy our natural lakeside surroundings. I respectively request that you vote against the zoning amendment and consider instead a plan to implement a moratorium on any increased development around Nita Lake.

Kirk Fyffe #14 2324 Taluswood Place Whistler B.C. V8E0R1 To Mayor and Council, Re: Zoning amendment Bylaw 5298 Alta Lake Road

I am writing in response to the above-mentioned zoning amendment.

My family has lived at the Nita Lake Residences since 2007. In that period of time, we, along with our neighbours have experienced first-hand the increase traffic volume on Alta Lake Road living in a unit that backs onto the road.

I will echo the statements made in other letters addressed to you on this subject that Alta Lake Road has become a main local road and the junction of Nita Lake Drive and Alta Lake road is precarious. The condition of the road and lack of a road shoulder on the hill from the flats below Old Gravel Road to Stonebridge have contributed to unexpected outcomes. Environmental conditions, at times coupled with ill equipped vehicles or drivers unfamiliar with this particular stretch of the road, cause accidents as well as notable worry to residents who are commuting to and from home.

In the winter months, I have watched or driven behind dozens of vehicles unable to drive up Alta Lake Road towards Nita Lake Drive and beyond towards Stonebridge. I have witnessed or come upon other vehicles who have slid into the ditch traveling southbound, including my children's school bus, loaded with kids on their morning commute. There are days where the school bus is unable to stop at Nita Lake Drive due to the slope, driving further north to drop the children off. Elementary school kids then walk south along Alta Lake road, unaccompanied, to get home.

We have experienced the glow of brake lights coming into our home from the steady stream of traffic heading south on weekends after a day of skiing. In the summer months, we have experienced a steady line of vehicles parking along Alta Lake Road to access the alpine bike trail network and all things that come with people setting up or returning from their day's excursion. I have listened to bears get struck by southbound traffic unable to stop due to the down sloping grade and obscured vision. I have equally watched countless cyclists ride in the centre of the road at high speeds travelling southbound because of the road conditions.

My concerns with increasing traffic at this junction is there will be an increased likelihood of additional incidents because with additional housing come additional vehicles. This will be further exacerbated because a percentage of those additional vehicles will be unfamiliar with the road.

Several of the letters have described the challenges with Nita Lake Drive, including the lack of sufficient parking for Nita Lake Residences. With the current proposal, in the event of an emergency, first responders would only have one access point from Nita Lake Drive to any of the residences. Taking into consideration the challenges with Alta Lake Road, having a second entrance from the north would provide first responders with an alternate route. As density increases, it is a prudent piece to consider.

I ask you to support the idea of an entrance from the north, where Alta Lake Road is flatter and the shoulder is wider where the variables can be better managed.

On the topic of pedestrian access to Creekside, when we first moved to Nita Lake Residences, there was a public transit route along Alta Lake Road. This allowed us to be a single vehicle household. When the route was cancelled after we had children, our only option to get children to daycare or daily programs ourselves to work and complete our weekly shopping in a time sensitive manner meant using our vehicle.

Walking or cycling to Creekside is a regular recreational activity for us, which often includes picking up a few items. The distance and slope we need to walk or cycle with equipment and supplies, on a section of trail that is not always maintained are barriers to making this part of our day to day. It is less of a concern when the snow has melted, though there is a weight limit to what can be carried uphill from Creekside.

5-10 years ago I was not shy to push a stroller with a toddler and groceries along this route, and resorted at times to having to dismantle the stroller and carry it in parts to get past the unmaintained trail. I also tried using a toboggan in the hopes of being more efficient. These efforts were the equivalent of a high output cardio workout.

The reality is that the residents of our neighbourhood continue to use their vehicles regularly because we have no other reasonable options. I believe that this will carry on unless you reintroduce a regular transit route that services resident needs.

Finally, on employee housing, we are in a position to directly benefit from this proposed development.

we are not trusting that this development has the community's employee interest at heart. We are questioning how affordable it will be once built.

I sincerely appreciate the time and effort that has been put into this proposal. I ask that Mayor and Council ensure the proposal meets Whistler's community goals and give as much forethought to the future as it does to meeting current employee housing needs.

Respectfully,



Miriam Bougie 9-5151 Nita Lake Drive Whistler, B.C. V8E 1J6

From:Rex McLennanSent:Thursday, February 18, 2021 10:43 AMTo:corporateSubject:Letter to Mayor and Council on Re-Zoning Proposal RZ1157 and Zoning Amendment<br/>Bylaw No 2283, 2020 (5298 Alta Lake Road)

The Mayor and Council, Resort Municipality of Whistler, Whistler, BC

Dear Mayor and Council,

I am writing to strongly oppose the re-zoning proposal RZ1157 and the Zoning Amendment Bylaw No 2283, 2020 (5298 Alta Lake Rd).

Municipal councils of Whistler over the years seem to have adopted an approach to development planning primarily driven by objectives to "solve" the largely self-inflicted crises of employee housing, and "affordable housing" (yet undefined), mitigate traffic congestion, increase tourist accommodation, all while reducing the carbon footprint. Objectives not only in conflict, but also achievable without compromising arguably the most important objective of all – preservation of the community's natural aesthetic beauty, not least of which are its few valuable pristine lakeshores and vistas. To create a sustainable future anchored on this core value requires other objectives be achieved within that context.

Just ask any Swiss or Austrian whose small alpine villages have been protected for centuries from any development that would adversely impact their inherent natural beauty. Grindelwald has a population of about 4,000 which is only marginally higher than a century ago. It is one of dozens of villages that inspire admiration from their citizens and visiting tourists for enduring beauty and a sustainability culture.

Our community jewel, Nita Lake, with already significant development around it will be tarnished forever if this development is permitted to proceed. The narrowly focused employee housing and tourism objectives may be served, as will lining the pockets of the developer, but a more important objective to preserve for generations to come a unique natural resource – the lake with its views, its quiet, pristine ambiance - would be sacrificed.

One need only look at the appalling destruction of the westward views over Green Lake by a housing development a few years back that began by clear cutting the entire hillside and ended with the construction of dozens of unsightly "box-like" homes, and a large gas station. A developer makes a good profit, the supply of housing is increased – but Green Lake vistas are destroyed. Is that how Whistler should measure progress ?

I urge the Mayor and Council to act in the broader best interests of the community by taking a step back and consider protecting Nita lake rather than exploiting it. We need to recognize that Whistler has reached, if not exceeded, its population and development limits and exceeding these have become the root cause of many of our other problems. The last thing Whistler needs is more tourist accommodations to exacerbate the problems created by an implied "growth for growths sake" strategy. There are other viable employee and low-cost housing solutions that can be developed if the Council devotes their energy and resources into innovative planning that does not destroy our natural lakeside surroundings.

I respectively request that you vote against the zoning amendment and consider instead a plan to implement a moratorium on any increased development around Nita Lake.

Rex J McLennan Unit 1 – 2324 Taluswood Pl Whistler, B.C. VON 1B2

From: Sent: To: Subject: Sylvia Taylor Thursday, February 18, 2021 3:23 PM corporate Nita Lake is a treasure

Hello,

I am writing to express my opposition to any development around Nita Lake. It's a lovely small lake and has the charms of making locals and visitors alike feel the peace and beauty of a resort town.

The unique undeveloped shore lines should be protected at all costs.

The profit of a few will not benefit any future generations.

Green space is Whistler. Don't do it!

Thank you,

Sylvia and John Taylor

8461 Matterhorn Dr,

Whistler

Sent from my iPhone

# Mayor and Council

4325 Blackcomb Way- Whistler, B.C.

By e-mail to- corporate@whistler.ca

I can imagine Mayor and council patting themselves on the back for all the employee housing created during their term in office. Whistler has always had an employee housing problem- and developers have consistently used that to their advantage.

I always knew that the site would be developed but really hoped for more. The staff report shows that the developer will gain 2300m2 of market housing, hardly a small increase- and not two units as stated by the developer in a letter to the newspaper. Whistler has an over-tourism and a global warming problem. Whistler does not need more market housing.

These buildings will be there a long time and the energy consumption of these buildings is significant. The proposed energy standard for this development is only level 3, the lowest possible level permitted by code. Surrounding municipalities demand higher standards(lower energy consumption). RMOW has dragged their feet on environmental issues including building energy use. Council should demand an increase in the energy standards of these buildings.

Councils job is to create the best whistler possible-not rubber stamp inferior proposals like this one. While there is some additional employee housing created, this rezoning benefits the developer much more than the community of Whistler.

I would support the proposal if the additional 2300m2 gifted to the developer was constructed as employee housing.

It should be rejected in its current format.

Sincerely,

Craig Koszman #44- 5151 Nita Lake drive

Whistler, B.C.

#### February 19, 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:

- 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.
- 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.
- The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
- 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,

Donna & Doug Baird 2050 Lake Placid Road Whistler, BC VON 1B2 Corporate@Whistler.ca Feb. 19, 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:

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I respectfully request that you vote against the zoning amendment.



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I am against this Zoning Amendment for the following reasons:

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- 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.
- 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.
- 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 this zoning amendment until some of the concerns are further address.

Yours sincerely.

Alastair Miller

Name Alastair Miller Address 1 – 2109 Nordic Dr Whistler BC

From: Sent: To: Subject: Blair Russel Friday, February 19, 2021 5:39 PM corporate 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) 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) 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: lakefront and forests. The current proposal before Council will result in irreversible damage to Nita Lake views, forests, and natural habitat. It will be remembered by future generations as a tragedy.

I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Blair Russel 2304 Boulder Ridge Whistler BC, VON 1B2

| From:    | Jennifer Munro  |
|----------|---|
| Sent:    | Saturday, February 20, 2021 11:19 AM  |
| То:      | corporate   |
| Subject: | re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road)<br>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) 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.

Jennifer Munro 2304 Boulder Ridge Whistler,BC

From: Sent: To: Cc: Subject: kari koskela Saturday, February 20, 2021 5:14 PM corporate Nita Lake re-zoning proposal

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:

- 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.
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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.

Kari Koskela 5-2247 Sapporo Dr Whistler, BC, V8B 0B5

Sent from my iPhone

Keith & Lindsay Lambert

2016 Nita Lane

Whistler, BC.,

V8E 0A6



February 20, 2021

Mayor & Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC

Dear Mayor & Council Members,

### Development at 5298 Alta Lake Road on Nita Lake RZ 001157

We write to you again voicing our objections to this development.

As community members we are concerned about the dubious value in any municipality plan which incentivizes building of employee housing in return for oversized development so developers can profit. It is a quid pro quo, cozy arrangement between municipality and developer. In return for building 21 employee homes a developer, in this case, gets to build 22 market town homes which will sell for over \$2 million each. Does this make any sense for our community and what does it do to our neighbourhoods? Is it good for existing resident taxpayers? The EH contribution is relatively minor but the impact to neighbouring residents and on the small Nita Lake is huge. You look at the upset and fury at the Garibaldi EH proposal and others and one asks is any community in Whistler safe? Other than maybe Stonebridge & Kadenwood, we'd say no.

What have the poor people on the eastern lake side and Nita Lake Estates done to deserve this? Consider what will become of their views and way of life. This will not be good for them. The planners and council have clearly bent over backwards justifying this while turning a blind eye to concerns in allowing this development and access to 5298 Alta Lake Road through Nita Lake Drive, is particularly bad. It should at least be required to have its own road access. The traffic light situation at Hwy 99 & Alta Lake Road has not been sensibly or objectively considered from adding this much more traffic to the problem. Would you please at least accommodate the requests of our neighbours in approving this rezoning? To be less impactful, can't the development be scaled back?

As for boasting to us the virtues of tree preservation and the "riparian zone" protection of the unsightly development, dream on we say. That the development needs to be hidden from view by the trees proves how bad it is. Now that the CN rail line is shut down, these trees will be rapidly thinned out one way or another leaving an unattractive waterfront development for all to see while owners of these units will gain coveted lake front views.

The lack of overall planning for our precious few lakes has been sad to see. 20 years ago Nita Lake surrounds, all zoned residential, could have been developed into something really special, but it turned the wrong way. We have on it an oversized 80 room hotel with a checkered past from the day it was proposed, very nice homes in the Nita Lake Estates and Chateau du Lac offering the only green space to the entire lake, coming is the oversized town home development of 43 homes and heaven knows what the next developer and RMOW will do to us when Tyrol Lodge comes up! We have ended up with a mixed bag, hodgepodge neighbourhood, nothing flows, no consistency, a planning consequence of the cozy relationship of each individual developer eventually getting what it wants in return for EH and other amenities for RMOW approval. This is not community planning.

We expect more foresight from our community lawmakers in developing our precious lake fronts.

Thank you for your consideration.

Sincerely,

Keith & Lindsay Lambert

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:

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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 this zoning amendment until some of the concerns are further address.

Yours sincerely.

Sherry Baker

Name Sherry Baker Address 2 – 2109 Nordic Dr Whistler BC February 22, 2021

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, B.C. V8E 0X5

Re: Rezoning application RZ001157

Dear Mayor and Council,

I first sent a letter of support for this rezoning in October 2019. I am resending a modified version of that letter as I am still in support of the rezoning. The current application is much better than the original application and I applaud all parties involved in arriving at the current proposal.

At first glance I was not supportive of the above rezoning application because I do not think Whistler needs more tourist accommodation, especially in that location. However, once I learned more about the proposal and realized that most of the zoning and bed units for the proposal are already attached to the parcel, including the TA zoning, I've moderated my opinion and welcome the employee housing community that this proposal envisions.

I live below the Red Sky townhomes in Baxter Creek and so can imagine what the market townhomes will look like and have no objections to the design.

I've lived in Rainbow for over ten years and understand the need that local families have for townhomes. They allow space for growing families that want to continue living in and contributing to this great community. Families that don't want to be forced out of town because they have no space for their children. Families that can only stay because of the opportunity that WHA offers.

There appears to be a lot of negative comments from the residents of Nita Lake Estates. That is unfortunate, as I remember the controversy around their development, especially the large estate lots that were created. They are now able to enjoy their own 'piece of Whistler' as many other community residents aspire to.

The current rezoning proposal 001157 is infinitely better than what the developer is allowed to build and I encourage Council to support the rezoning so we can see more employees and families find stability and suitable home.

Your truly, Anne Townley

| From:    | Tyrol Vice President <vp@tyrolskiclub.com></vp@tyrolskiclub.com>                                |
|----------|---|
| Sent:    | Friday, February 19, 2021 6:41 PM   |
| То:      | corporate   |
| Subject: | Rezoning Application RZ1157, the Hillman Lodge development, 5298 Alta Lake Road,<br>Whistler BC |

Dear Mayor Crompton and Members of Council

My name is Bruce Gunn. I live at 1015 Condor Place, Squamish, BC. I am the Vice President of the Tyrol Ski and Mountain Club.

We have operated the Tyrol Lodge at 5302 Alta Lake Road for the last 55 years and plan to continue doing so for many more.

Our 5 acre property is located immediately North of the Hillman property.

We support Rezoning Application RZ1157, the Hillman Lodge development, because it will provide much needed employee housing, add park space along Nita Lake and extend the Valley Trail through the Hillman property to the South end of our property. We understand that it is the municipality's goal to extend the Valley Trail all the way around Nita lake. We propose 2 options that could help make that happen and are directly related to the Hillman development.

The Tyrol property has road access across a right of way from Alta Lake Road in the summer only but not in the winter because the roadway is too steep. We have looked at building a road down to our property from Alta Lake Road but found that the cost is prohibitive. We have provided a detailed cost review to the Planning Department that is available to you. The other alternative is to provide road access through the Hillman property, along the existing roadway. If and when the Hillman property is subdivided for the development, the province and the municipality, under the BC Land Titles Act, may consider providing access to the "Lands Beyond," that being the Tyrol property. There are 2 ways this could be done.

### **Option One**

From our 5 acre property, we would provide a parcel of land to the municipality for park or employee housing and would allow the Valley Trail to be extended through our property. In return, we would be allowed single lane road access through the Hillman property, including shared use of the bridge that is proposed for the Valley Trail to cross the Gebhart Creek.

### Option Two

We would subdivide and rezone our 5 acre property and use 2 acres to create 2 lots to sell for market housing and build 2 units of employee housing and park space. We would also provide Valley Trail access through our property. The sale of the lots would provide funds for a road to municipal standards and additional bridge costs. As a non profit, member funded society, we do not have the financial resources to do this without being able to sell the lots.

In both options, even though the Valley Trail would end at the edge of our property, people would be able to continue hiking or mountain biking along existing walkways all the way around Nita Lake.

We ask that you consider this in your review of the Hillman development and welcome the opportunity to discuss it with the planning department.

Sincerely,

Bruce Gunn Vice President, Tyrol Ski and Mountain Club

From: Sent: To: Subject: Barb Kentwell Sunday, February 21, 2021 12:34 PM corporate Nita Lake Development

I couldn't download the prepared letter for the proposed development on Nita Lake. I am vehemently OPPOSED to any development on this location. Barb Kentwell #126-3309 Ptarmigan Place Whistler, BC V8E 0V6

Callum Beveridge 3318 Panorama Ridge, Brio Whistler

February 21, 2021

Dear Whistler Mayor and Council,

I have just learnt about the proposed re-zoning RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020. I was surprised at the extent of the proposal. Does Whistler really need another significant development such as this? Why are we continually expanding the municipality? Bigger is not always better. Continued development brings many additional problems – pressure on the environment, municipal services and traffic to name a few.

Perhaps now is the time to sit back and ask what is best for Whistler and its current residents. I doubt that many would say that this is the correct path to follow. While I support affordable employee housing, the proposed 20 units as part of this development are inadequate compared to what others are offering.

In particular, I am against this Zoning Amendment for the following reasons:

- Given the employee housing crisis in Whistler, especially during the pandemic which will have a lasting impact on our lives, the limited employee housing being built in exchange for this rezoning is totally inadequate and not commensurate with the huge number of market townhomes proposed. A reset needs to take place on this and we need to make sure that adequate employee housing is the number 1 priority.
- 2) The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return. It is time to stop being pro development and focus on what is the best for the Whistler community as a whole not just what benefits developers whose sole purpose is to make a financial return.
- 3) More development means more traffic woes on local roads and the intersection of Highway 99 and Alta Lake Road. Traffic is dreadful and Creekside is definitely a bottle neck. Adding to this serves no purpose and I strongly oppose it.
- 4) 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. Destroying this beautiful area is not warranted. Is this what we want Whistler visitors to think that we don't care about our amazing natural environments.

5) 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.

We (the community and its elected officials) need to create a better balance between delivering employee housing, protecting the natural appearance of this site, and allowing the developer a modest profit. Reducing the density of the proposal would go a long way to balancing these competing objectives. Cancelling it completely would be the preferred outcome.

I respectfully request that you whole heartedly vote against the zoning amendment.

Yours sincerely.



Callum Beveridge 3318 Panorama Ridge Brio Whistler

259 Watkins Rd Wangi Wangi NSW 2267 AUSTRALIA

Mayor and Council

Re: Rezoning Proposal RZ1157

My Partner and I commenced skiing late in life and had our first ski adventure together in 2001 at Mount Perisher in Australia. We were later kindly invited by some Canadian friends who have a home in Whistler to come and try Whistler in 2003. Since then we have travelled to the Northern Hemisphere, without exception, every year to ski. This has included trips to Europe, US, Japan and other Canadian resorts, all of which are wonderful. But we have travelled to Whistler from our home in Australia nearly every year since our first visit in 2003. In some years we have visited Whistler more than once and on every occasion our visit has lasted at least a week and often 10 days or longer. We have also brought other family members with us on a number of occasions. In the case of grandbaughter, she has accompanied us 3 times and in the process achieved her CSIA Level 1 certification and subsequently returned to be employed by Whistler ski school for 2 years.

We are extremely disappointed that due to Covid travel restrictions we are not able to visit Whistler in the 2020/21 season, as we had a plan in progress to bring a total of 8 children, grandchildren and their partners for a special family holiday. Those plans are currently on hold but may still eventuate in 2022, if the world cooperates.

We first visited Whistler as very novice skiers and have long enjoyed what Whistler/Blackcomb has been able to offer: a first-class skiing experience.

The Natural beauty of the West coast of Canada is simply amazing with views and vistas that are so different to the Australian wilderness experience. Whistler gives us the opportunity to combine these natural wonders with our love of skiing in a town that offers a little bit of everything that one could ask for when on holiday and it is these things that bring us back year after year. The skiing in Whistler is great but not everyone wants to ski every day. Whistler offers other wilderness experiences that you can enjoy, or you can just enjoy the view. These are also the reasons that we encourage our skier and non-skier friends to include Whistler in their travel itineraries.

Over the years, however, we have noticed significant changes to Whistler and an ever-increasing scale of development. We are fortunate to have many friends in Whistler who have helped us to find attractive alternatives to the main village for our stays. Nita Lake Lodge has become our favourite place to stay over the past few years, where we always enjoy the wonderful outlook over lake and trees. Being able to enjoy the views across the lake on one of those non-skiing days, or indeed after skiing, is exquisite.

When we were in Whistler in February 2020, we were told of the proposed development on the west side of Nita Lake. This news was very disappointing and we found it difficult to believe that the municipality could even consider such destruction of this wonderful location. We have visited numerous European countries and in our travels it is our experience that forests and lakes are preserved for all to enjoy. Developers in Whistler, however, appear unconcerned with taking care of the lakes, vistas and green spaces that draw international tourists like ourselves. Nita Lake is very small and will be overwhelmed by over development. I cannot imagine that the development of the Western shore of Nita Lake could be anything short of disastrous for the environment of the lake and I believe that it will severely detract from the ambiance of the location.

If the proposed development were to proceed, and the vista from Nita Lake Lodge became one of cleared land and yet more townhouses, I seriously doubt that Nita Lake Lodge would hold the appeal to us that it currently does. If this environmental destruction were to eventuate, I have to think that we would be forced to consider other ski destinations, and I doubt that we will be alone. It would truly be a shame if Whistler ceased to be the wonderful place we fell in love with all those years ago.

As dedicated fans of Whistler, we urge you in the strongest terms to vote against the proposed rezoning and help preserve the character of Nita Lake.

Yours Sincerely, Chris Owens

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:

- 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.
- 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.

Ernestine Chan 202-2050 Lake Placid Road, Whistler BC 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:

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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

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

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:

- 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.
- The current proposal does not provide enough for the Whistler Community in exchange for what the developer is receiving in return.
- 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.

Paul and Janet Nietvelt 12-2250 Nordic Drive Mayor and Council, Resort Municipality of Whistler, 4325 Blackcomb Way, Whistler, BC V8E 0X5

Dear Mayor and Council,

I am writing to voice my concerns regarding the development proposal at 5298 Alta Lake Road.

My family and I have enjoyed the Whistler Valley for more than 40 years. For the last 25 years we have been property owners at 1200 Alta Lake Road. We have spent many quiet moments over the years fishing, walking and cycling along the shoreline of Nita Lake.

The last few years we have seen dramatic traffic increases in our community, including on Alta Lake Road and especially noteworthy at the junction of Highway 99.

My concerns with this project are:

1) the environmental impact of this development on the land and the pressure on such a small lake.

2) the increased density of the site will lead to traffic volume increase on Alta Lake Road. The challenging road access to Nita Lake Drive on a steep downhill curve will lead to further traffic incidents.

We need more employee housing and I am not opposed to development. However, this project will greatly increase traffic and housing density on a beautiful parcel of land, adjacent to a small pristine valley lake. We need to carefully manage our natural resources if we are to preserve what makes Whistler special.

Yours sincerely, Leslie Turcotte

1200 Alta Lake Road Unit#28 Whistler, BC V8E 0H4 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:

- 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.
- 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.

Riccarda Willi 790-999 Canada Place Vancover, BC V6C 3E1 Hello Mayor Compton and Council members: We are twenty year owners of property across the lake from this proposed development; we are at Whistler Mountain Ventures, otherwise known as Alpine 68. We have watched the development of Nita Lake over many years, and while it has been steady, this is the first time that such a large townhouse project with such a significant footprint has been proposed. We are in full agreement with the objections and concerns in the attached letter. Whistler deserves to have a superior balance of housing and environmental protection, and this proposal gives inadequate weight and protection to the lakeshore and the surrounding natural lands. We also consider that the proposed staff housing component is not a good solution to the ongoing problem, as there is currently no adequate transit for the staff. Please consider this email as a signed copy of the attached document.

Barbara Fulton and Dennis Farrell Unit #9- Alpine 68 2010 Nita Lane, Whistler, B.C.

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.
- 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.

Name Address

From: Sent: To: Subject: Gary Cadman Monday, February 22, 2021 5:27 PM corporate Re-zoning proposal RZ1157 - 5298 Alta Lake Road

Dear Mayor and Council,

I am writing to you regarding the 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.

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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Gary Cadman & Patricia Browne C17 – 2050 Lake Placid Road. Whistler, BC

Gary Cadman The Cadman Group

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

am against this Zoning Amendment for the following reasons:

- 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.
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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.

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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Name Jocelyn Machiel Address #7-2010 Nita Lane, Whistler, VSEOA6.



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:

- This appears to be a very high density development on lakeside property that will undoubtedly
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  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.
- 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.
- The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.
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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

| Name    | BELIN & Juscqueline Trattere |
|---------|------------------------------|
| Address | 2017 Koren Creecent          |
|         | Whitter BC-                  |
|         |                              |
|         |                              |
|         |                              |
|         |                              |

I am writing in against the re-zoning proposal RZ1157. The developer would have you believe that if you are against the development, that you are against any type of additional employee housing in Whistler. I am completely for housing more employees of Whistler, but not at the cost of this proposal or its impact on Nita Lake.

The lake itself has become increasingly overused since the construction of Nita Lake Lodge and the general rise of summer tourists. On any given summer weekend, the Valley Trail surrounding the lake can be seen with a steady stream of plastic floating devices heading towards the small spit with 2 picnic tables and no services. On the Lodge side of the lake, weekends bring a constant barrage of wedding guests, drones, patio bands and fireworks. The thought of developing a park behind railroad tracks on the non-developed side of the lake to add even more volume of people to the water is not sustainable or ecologically sound.

For the sake of just a few housing units, we are also allowing another neighborhood of weekender McMansions, another batch of additional nightly rentals and really just a few employee units that could easily be added with infill housing. Please do not allow yet another developer to profit from changing the density of our not so tiny town and negatively impacting the environment while doing it.

Thanks for your consideration,

Kim Clarke 2418 Dave Murray Place Whistler, BC V8E0M4

| From:    |
|----------|
| Sent:    |
| To:      |
| Subject: |

Lennox McNeely Monday, February 22, 2021 7:00 PM corporate; Lennox McNeely Proposed Alta lake development

Mayor and Council

February 22, 2020

I would like to make four points regarding the proposed development.

In Australia they do not allow residential developments within 100 meters of Power lines as it is inconclusive whether such power lines contribute to child leukemia--are we risking this condition on children as the development appears to be adjacent to substantial Hydro Lines, reference arpansa.com.aus.

Nita Lake is free of the Duck Itch. An increase in swimming will contribute to the Duck Itch becoming endemic in Alta Lake. This is because when women who are on "the pill" urinate in a lake they will alter the male tadpoles to become hermaphrodites --the tadpole population will decline and the tadpoles feed on duck waster--the duck waster produces the itch prevalent in Alta and Lost Lake.

The Wedgewood proposal for employee housing was rejected on the expected contribution to highway congestion. I have lived in Emerald for 20 years and have never run into the problem inherent south of the village. So this development will contribute much more to the bottleneck south of the village we all know about. If residents head north to avoid the traffic jam then the drive will to the village will be close to the distance that Wedgewood is from the village.

Whistler could develop the site of the current Whistler Golf Club driving range to likely to provide a couple of hundred employee housing units --the driving range could be moved to the top of such building or to the golf course by shortening the par 5 number 3 hole to a par 4 or building on top of the site used for employee parking and the course's utility machinery.

lennox mcneely <u>9325 Autumn</u> Place, Whístler V8E OG5



February 22, 2021

Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC V8E 0X5

Dear Mayor and Council;

#### Re: RZ001157 5298 Alta Lake Road

With regard to the lands at 5298 Alta Lake Road, Tourism Whistler understands that this property is currently zoned for tourism accommodation, however, it does not have the Resort Land designation.

As part of this rezoning Tourism Whistler requests that Resort Land designation be applied to the tourist accommodation zoned properties as part of this development. We believe that these lands qualify for this designation under the Resort Municipality of Whistler Council Policy G-12 section 1.3.

Sincerely,

». Peatfelar.

Maureen Peatfield, CPA, CMA Vice President, Finance and Operations



# COUNCIL POLICY

POLICY NUMBER: G-12 DATE OF RESOLUTION: APRIL 3, 1995 Re-Affirmed on
RESORT LANDS DESIGNATION

- 1.0 The following lands which should be required to be designated as Resort Lands, and maintain membership in the Whistler Resort Association:
  - 1.1 lands in the commercial core areas such as Village, Village Expansion and Whistler Creek Base area;
  - 1.2 development outside of the commercial core areas which is zoned for commercial uses including office, retail, restaurant, licence premises, and personal service;
  - 1.3 lands outside of the commercial core areas which are developed for tourist accommodation purposes, including any development which has a Section 215 Rental Pool Covenant registered against title; and
  - 1.4 lands developed for pension use.
- 2. The following lands are recommended to be exempted from mandatory requirement for Resort Lands designation:
  - 2.1 all residential housing either under lease agreement or housing agreement with the Municipality;
  - 2.2 bed and breakfast rezoning which are voluntary members of the Whistler Resort Association;
  - 2.3 all residential development outside of the core areas, and areas outlined in Schedule "B" of the <u>Resort Municipality of Whistler Act</u> which are zoned for residential purposes under "Zoning and Parking Bylaw No. 303, 1983"; and

G-12 – Resort Lands Designation – April 3, 1995 Page 2 ...

> 2.4 all lands within a commercial service station zone, a commercial heliport zone, a commercial float plane zone, an industrial service zone, a light industrial zone, an industrial processing zone, a leisure park zone, a leisure recreation zone primarily permitting hostel use, or any like zone.

Certified Correct:

Brenda Sims, Municipal Clerk

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:

- 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.
- 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.

Nigel Parish #36-2010 Nita Lane Whistler

| ingrid abbott                              |
|--|
| Monday, February 22, 2021 9:24 AM          |
| corporate                                  |
| Nita Lake Development/ 5298 Alta Lake Road |
|  |

Dear Mayor and Council,

I am writing with regards to 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.
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I respectfully request that you vote against the zoning amendment.

Your sincerely,

The Roza family 2112 Drew Drive Whistler, V8E 0B3

Tony Roza Hannelore Roza

Mark Roza, Ingrid Roza

Caelin Roza Maya Roza Etienne Roza

| From:    | Shalissa Forestell                       |
|----------|--|
| Sent:    | Monday, February 22, 2021 11:00 PM       |
| То:      | corporate                                |
| Subject: | Against the Nita Lake re-zoning proposal |

Dear Mr 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:

- the wildlife and ecosystem of Nita Lake, will be ever affected and disrupted by this development;

this will cause a significant increase in traffic and safety concerns for Alta Lake road (Nita Lake Dr. will need a significant amount of construction/redevelopment to allow for the traffic that this development will create);
clearcutting will completely change the serenity and landscape around Nita Lake, an area that for years has

been so tranquil and home to plenty of wildlife;

- we as a community need to know how the developer plans to give back to the environment AND the community, as he profits immensely from this;

All year round I walk/bike/run the Valley Trail that surrounds Nita Lake, and I have always appreciated such a beautiful, natural landscape. It saddens me to imagine that a massive development will be zoned for building in this area, and in turn the Nita Lake community (including its wildlife) will endure years of construction, noise, and pollution, with little to no real benefit to the community; 50% WHA units doesn't make up for the disturbance this development will cause to the ecosystem and wildlife.

I have so many questions regarding the placement of this development, and why it is even being considered in this area... besides the obvious, mountain views, lake view, lucious forest landscape, etc. Considering the lack of infrastructure to support 43 townhomes (a 275% increase!), it's a bit of a shock as to why this land is being proposed as a place to build. The Whistler/Nita Lake community deserves better than this.

I hope that you, Mr Mayor, and Council hear the voice of the community that does not support this rezoning proposal, and do the right thing. I respectfully request that you vote against the zoning amendment.

Yours (concerned) sincerely,

Shalissa Forestell

Hillcrest Dr, Alta Vista Whistler

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

I have written to Council previously (Re: 5298 Alta Lake Road-RZ1157 – Development Proposal by Empire Club Development Corp. - Nov. 13, 2019), stating my opposition to the proposal. I join with a large number of Whistler home owners in saying that it has still not been brought to a reasonable solution. I think the following points are something that Council should consider before going ahead with the proposal as it has been presented.

I am against this Zoning Amendment for the following reasons:

- 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.
- 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.
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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,

Name: Sally Quinn Address: Box 8, Roberts Creek, BC, VON 2W0 Whistler home: 2309 Boulder Ridge, Whistler, BC

From: Sent: To: Cc: Subject: Linda Holland Monday, February 22, 2021 1:55 PM corporate Terry Holland Proposed Nita Lake Development

February 22, 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:

- 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.
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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Terry & Linda Holland 2020 Karen Crescent Whistler, BC

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:

- 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
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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Name

Address Alan Burns Box 8, 3527 Beach Avenue, Roberts Creek, B.C. VoN 2Wo citizen for over 30 years at 2309 Boulder Ridge

From: Sent: To: Subject: Brian Eby Tuesday, February 23, 2021 5:14 PM corporate RZ1157

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 concerned about the impact this project will have on the appearance of Nita Lake and the surrounding area. The beauty of our surroundings is a major reason we live here.

While I am not against development I should say that as long as the bottle necks along highway 99 past function remain unaddressed I am concerned about adding to our traffic issues with additional development.

Thanks for your consideration on this matter

Brian Eby 2437 Los Lenas Place

From: Sent: To: Subject: Hana Turner Tuesday, February 23, 2021 10:41 PM corporate Nita Lake Development Concerns

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.

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I respectfully request that you vote against the zoning amendment.

Yours sincerely,

Hana Turner

8601 Drifter Way VON 1B8

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

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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Joanna Srebniak 7-2007 Karen Cresc Whistler, BC, V8E 0B3

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.

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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Jennifer White 9607 Emerald Place Whistler, BC V8E 0G5

| From:    | Scott Redenbach  |
|----------|--|
| Sent:    | Tuesday, February 23, 2021 1:09 PM   |
| То:      | corporate  |
| Subject: | re-zoning proposal RZ1157 and the Zoning Amendment Bylaw (5298 Alta Lake Road) |
|          | No. 2283, 2020.  |

Scott, Grace, and Mei-Lin Redenbach 12-1375 Cloudburst Drive

Dear Mayor and Council

We are against this Zoning Amendment as the development does not conform to the Whistler OCP.

The three of us use Nita Lake, the Valley trail in between Alpha Lake/Nita Lake, Alta Lake road to access Rainbow park multiple times a week, during winter and summer. We are very familiar with the area and the issues that have already been created by the poor planning and construction of the current Nita Lake Development(accessed by Alta Lake Road) and the Nita Lake Lodge.

Here are our main issues with this rezoning:

- Increasing the density on the property
- Insufficient parking and access to the development (Alta Lake Road already has major issues of congestion and illegal parking from the current Nita Lake development. Alta Lake Road has no sidewalks or a proper shoulder, the road already has problems with cyclists, pedestrians, dogs, is very winding, and unforgiving.)
- Lack of bus route along Alta Lake road and access to transit within a reasonable walking distance
- The distance from the railway line and density will increase the amount of people crossing and walking down the railway tracks. (This is already a huge issue with people traveling along and crossing the rail line all along the area from Alta Lake Road to Nita Lake)

Please take our concerns seriously and do not approve this rezoning application in its current form.

Thank you

Scott, Grace, and Mei-Lin Redenbach

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

From: William Caulfield 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.

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:

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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Brian Southam Unit owner Alpine 68, 2010 Nita Lane

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• The limited employee housing being built in exchange for this rezoning is inadequate and not commensurate with the huge number of market townhomes proposed.

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I respectfully request that you vote against the zoning amendment.

Yours sincerely.

Name D Browning

Address

206 8300 Bear Paw Trail Whistler V8E1M3

From: Sent: To: Subject: James Turner Wednesday, February 24, 2021 9:53 AM corporate Nita re-zoning proposal RZ1157

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:

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Yours sincerely.

James Turner 8611 Drifter Way Whistler BC