

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:

- 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?

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 consid

Your sincerely,

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