

Keith & Lindsay Lambert

2016 Nita Lane

Whistler, BC.,

V8E 0A6

[REDACTED]

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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