

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:

- 1) 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,



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