

December 1st, 2020

Dear Mayor and Council,

We are writing to you regarding the re-zoning proposal RZ1157.

While we are generally supportive of increased housing at Whistler, especially employee housing, we are against this Zoning Amendment because the current proposal is not good enough for the Whistler community and is not the superior development that the Whistler Council promised. We believe Whistler can do better than this. Furthermore, the increased density for the beautiful site is too much, and the environmental impact needs to be more carefully managed. We feel that the Council and 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. We believe the zoning for this parcel of land should reflect what is in the best interest of all Whistler residents, rather than the best interests of the developer.

We therefore respectfully request that you vote against the zoning amendment and take some more time to further study this proposal to obtain more for the community.

Sincerely,



James Pond and Dianne Zamborsky
36 - 2110 Whistler Road

Sent by email February 26th, 2021

Dear Mayor & Council,

The purpose of this letter is to express my strong support for the proposed rezoning of 5298 Alta Lake Road. The employee housing component and public park amenities included in the proposed development provide substantial public benefit which, in my view, is a valuable opportunity that the community should recognize and not reject.

I am a WHA owner living in Creekside and am deeply grateful for the privilege of becoming a long-term resident and employee in Whistler and support any effort to extend this privilege to others. Creekside is Whistler's most transit oriented, mixed-use neighbourhoods and I am generally in favour of decision making by the RMOW which would encourage the development of affordable housing and increased density in this part of the community. Creekside has almost all essential commercial services (grocery store, bank, liquor store) as well as shops, restaurants and cafes and access to public parks. It is the only neighbourhood in Whistler that is entirely within walking distance to local transit, regional transit, gondola transit (summer and winter) and the paved multi-use valley trail. The public pedestrian bridge at Nita Lake will provide pedestrian and cycling access to Creekside's commercial center and transit facilities to residents of 5298 Alta Lake Road, making it a truly pedestrian-oriented development which is consistent with the community values outlined in Whistler's OCP.

Assuming that RMOW staff is confident that employee housing units and public amenities have been maximized within the latest development proposal, I encourage council to vote in support of the rezoning application.

Respectfully submitted,

Emily Amirault

2408 Dave Murray Place, Whistler V8E 0M4

████████████████████

██████████

To Mayor and Council,

I am emailing in regard to the rezoning of 5298 Alta Lake Rd. and asking that you ensure appropriate community benefits in exchange for rezoning. There needs to be an increase in availability for employee housing in exchange for the increase in market zoning. The current proposal is not adequate. The sustainability of our community depends on those that live and contribute to Whistler making insufficient employee housing in this rezoning application a major oversight. Furthermore, upon the completion of this project proposal the increase in traffic and lack of adequate parking for residents and their guests is concerning. There is already significant congestion south of Whistler and this will add fuel to the fire to a long-standing issue that is growing year after year.

In addition, substantial clear cutting is required of 5 acres of land which is sensitive habitat for Nita Lake's ecosystem. Any steps taken to reduce this clear cutting to preserve the habitat should be taken seriously. I am asking you to consider these revisions for the long-term benefit of our community,

Sincerely,

Emily Kane

PO Box 2

Whistler, BC

V0N 1B0

Marius Miklea

From: Claire Buchar [REDACTED]
Sent: Saturday, February 27, 2021 9:09 AM
To: corporate
Subject: 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:

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,

Claire Buchar
8115 Meadow Lane, Whistler BC



Marius Miklea

From: Bryce Rositch <bryce@rharchitects.ca>
Sent: Sunday, February 28, 2021 5:26 PM
To: corporate
Subject: Support for 5298 Alta Lake Road

I express my strong support for the OCP Amendment and Zoning Amendment for 5298 Alta Lake Road.

This is the sort of well balanced proposal that should be welcomed by the community.

Bryce Rositch
First Tracks 518 2202 Gondola Way
[REDACTED] O: 604-669-6002

Marius Miklea

From: Keesler Cronin [REDACTED]
Sent: Sunday, February 28, 2021 2:29 PM
To: corporate
Subject: re-zoning of 5298 Alta Lake Rd

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.
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. Council needs to have and communicate a clear vision for the future of this beautiful lake: not just the Hillman Site, but also the neighboring properties. Now that the Tyrol Lodge has jumped on the bandwagon and publicized the possibility of developing parcels of its land, this is more important than ever. The cumulative effect of these decisions may have unintended consequences.
6. 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,

Keesler Cronin
3546 Falcon Cres
Whistler

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.
- 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) Council needs to have and communicate a clear vision for the future of this beautiful lake: not just the Hillman Site, but also the neighboring properties. Now that the Tyrol Lodge has jumped on the bandwagon and publicized the possibility of developing parcels of its land, this is more important than ever. The cumulative effect of these decisions may have unintended consequences.
- 6) More development means more traffic woes on local roads and the intersection of Highway 99 and Alta Lake Road.
- 7) This is clearly a market real estate development with minimal community benefit from a proponent with conflict issues. It is appalling that this proposal has made it this far.

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,

Alan Sailer
3361 Osprey Pl.
Whistler BC
V8E0B8

Dear Mayor and Council,

Re: 5298 Alta Lake Road

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 because I believe that the guiding principle for any rezoning is whether the change will enhance the community. Over the past ten years of economic boom I have seen many examples of developments that benefit the developer but do not provide a commensurate community enhancement. This is patently the situation with the 5298 proposal.

Please take the time to determine what YOUR vision is for this property. Whether it is increased employee housing, preservation of greenspace or any other community objective, this proposal is not good enough for Whistler. We need to create a better balance between delivering community benefits and allowing the developer a reasonable profit. The citizens of Whistler deserve a rezoning process that will get the best deal and will protect our most precious assets, holding any lakeside developments to the highest standards.

I respectfully request that you vote against the zoning amendment.

Yours truly,

Greg Gardner
222-2036 London 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.
- 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

Marius Miklea

From: Andrea Raye [REDACTED]
Sent: Tuesday, March 2, 2021 11:44 AM
To: corporate
Subject: Do not clear cut and develop Nita Lake - Council vote against!

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.
- 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) Council needs to have and communicate a clear vision for the future of this beautiful lake: not just the Hillman Site, but also the neighboring properties. Now that the Tyrol Lodge has jumped on the bandwagon and publicized the possibility of developing parcels of its land, this is more important than ever. The cumulative effect of these decisions may have unintended consequences.
- 6) 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,

Andrea Raye

1055 Shaman Cres.

Delta, BC V4M 2L6

Marius Miklea

From: Colleen Almrud [REDACTED]
Sent: Tuesday, March 2, 2021 7:41 AM
To: corporate
Subject: RZ1157 - 5298 Alta Lake Road

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 fully oppose this Zoning amendment.

We understand that Employee Housing is urgently needed throughout Whistler. However, this current proposal will ruin one of the most beautiful sites in all of Whistler while being hidden under the umbrella of “employee housing”. The Private Developer Guidelines clearly state the conditions for developers to deliver Employee Housing. These conditions are not being met. We are very concerned that this rezoning, as it is currently proposed, is not in the best interests of the entire Whistler community.

Developing site sensitive areas surrounding our lakes should not be taken lightly by Council. There is a duty to protect this environmental habitat as outlined by the current zoning “site sensitive”. We believe approving this development as currently proposed would be irresponsible of Council. We need Council and private developers to work together to find new ways to protect our landscapes, wildlife and waters. This current proposal fails to meet those standards.

We urge you not to allow another “Rainbow” development on the side of this is pristine lake.

Kind regards,

Colleen & Rob Almrud
7-2301 Taluswood Place
Whistler, BC
[REDACTED]

Mayor and Council

Re: Rezoning Proposal RZ1157

We have been coming to Whistler every year for over two decades and are disappointed we cannot join you in 2020/21.

Although we own a home in Big Sky, Montana, we have long enjoyed what Whistler/Blackcomb has been able to offer: a first-class skiing and outdoor experience. We have been drawn to Whistler by the beauty of the natural West Coast setting and your awe-inspiring views and vistas, the mountains and the lakes. Even the drive from Vancouver showcases the beauty of BC. And now we have two grandchildren (and a son and daughter in law) in Vancouver – which adds to our interest in visiting and skiing in Whistler.

Over the years, however, we have noticed significant changes to Whistler and an ever-increasing scale of development. During our visits to Whistler, we are fortunate to be able to get out of the village setting into the less disturbed corners. Over the past several years, we have chosen to stay at the Nita Lake Lodge area and very much enjoy the small lake and treed surroundings.

Last year, we learned about the proposed development on the west side of Nita Lake. It is disappointing that that your municipality would allow such a development in that location with the resulting clear-cutting. Whistler, however, appears unconcerned with taking care of its natural assets such as the lakes, vistas and green spaces that draw international tourists like ourselves. We have no need to stay at Nita Lake Lodge simply to look out over clear cut and yet more townhouses. If this over-development continues, we may abandon Whistler as an annual destination as it ceases to be the wonderful place we fell in love with all those years ago.

We urge you in the strongest terms to vote against the proposed rezoning and help preserve the character of Nita Lake.

Name: David Cleveland and Carol Stack

Address: 685 Linwood Avenue, St. Paul MN 55105 USA
255 Buck Ridge Trail, Big Sky, MT 59716 USA

Dr. Andreas Beyer, Schweigerstrasse 2, 82541 Munich, Germany

To Mayor and Council of Whistler/BC (via email to corporate@whistler.ca)

Re: Rezoning Proposal RZ1157

Dear Mayor and Council,

I have been coming to Whistler almost every year since 2001. Due to the current pandemic, I will unfortunately not be able to come to Whistler this year, but already look forward to visiting Whistler again in 2022.

I have long enjoyed what Whistler/Blackcomb has been able to offer: a first-class skiing experience, combined with that particular Canadian flavor. What has drawn me to Whistler is the beauty of the natural West Coast setting and your awe-inspiring views and vistas, the mountains and the lakes. Over the years, however, I have noticed significant changes to Whistler and an ever-increasing scale of development. When I come to Whistler, I always have a rental car on disposal, and so was able to get out of the village setting into the less disturbed and more natural corners of the Whistler area. Over the past several years, I have chosen to stay in the Nita Lake Lodge region and very much enjoy the picturesque lake and treed "Canadian" surroundings, if you know what I mean.

Last year, I was quite shocked to learn about a proposed development on the west side of Nita Lake and could not believe that your municipality would allow such a development in that location. In Europe, the lakes are preserved for all to enjoy; Whistler, however, appears unconcerned with taking care of the lakes, vistas and green spaces that draw international tourists like myself.

I hurts to imagine that staying at for example the Nita Lake Lodge in the future may involve having to look out over clear cut and yet more townhouses. If this over-development continues, I will regretfully have to look for another more environmentally conscious ski destination, and I know from speaking to friends that I would not be the only regular visitor to abandon Whistler as it ceases to be the treasured place we fell in love with all those years ago.

In what I believe to be the very best interest of Whistler, I strongly urge you to vote against the proposed rezoning and help preserve the character of Nita Lake as one of the natural assets of Whistler, which if and once ruined by over-development will be lost forever.

Munich, 3 March 2021



Name: Dr. Andreas Beyer
Address: Schweigerstr. 2
82541 Munich
GERMANY