

5213 Jordan Lane,
Whistler B.C.
V8E 1J5
2nd 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 23rd 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:

1. 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;
2. 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

[REDACTED]

Mrs Joanne Louise Gilvary

[REDACTED]

[REDACTED]

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