PUBLIC HEARING OF MUNICIPAL COUNCIL
AGENDA

Tuesday, November 29, 2022, 5:00 p.m.

Remote Meeting via Zoom

For information on how to participate: https://www.whistler.ca/business/land-use-and-development/planning/active-applications

1. PUBLIC HEARING - "ZONING AMENDMENT BYLAW (7104 NANCY GREENE DRIVE) NO. 2370, 2022"

This Public Hearing is being held electronically pursuant to s.465 of the *Local Government Act* and Council Procedure Bylaw No. 2207, 2018.

The Public Hearing can be accessed via online video or phone conferencing:

https://whistler.zoom.us/j/62496216472
Phone: +1-778-907-2071 or +1-647-374-4685 or +1-647-558-0588
Webinar ID is: 624 9621 6472

2. CALL TO ORDER

The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Líl̓wat People, known in their language as Líl̓wat7úl, and the Squamish People, known in their language as Sḵwx̱wú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in “Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022” (the “proposed Bylaw”).

Mayor J. Crompton to announce the procedure for the Public Hearing.

3. PURPOSE OF "ZONING AMENDMENT BYLAW (7104 NANCY GREENE DRIVE) NO. 2370, 2022"

Purpose and Subject Lands: As stated in the Notice of Public Hearing, the purpose of the proposed Bylaw is to rezone 7104 Nancy Greene Drive (the subject lands) from Residential Single Estate One (RS-E1) Zone to Residential Multiple 75 (RM-75) Zone, a site specific multi-family zone to permit a 36-unit employee-restricted rental apartment building. The proposed Bylaw specifies density, building height, size, and siting, and minimum parking requirements, and restricts the building use to employee rental on the subject lands.

4. STAFF PRESENTATION

A presentation by municipal staff regarding the proposed Bylaw.

5. SUBMISSIONS FROM THE PUBLIC

Submissions by any persons concerning the proposed Bylaw.

6. ADJOURNMENT

Mayor J. Crompton to adjourn the public hearing for the proposed Bylaw.

7. MOTION TO CLOSE THE PUBLIC HEARING

That Council close the Public Hearing for "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022".

Public Hearing Document Index: RZ001146 – 7104 Nancy Greene Drive

Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022			
BOOKMARK	**DOCUMENT TYPE**	**DATE**	**DETAILS**
1	Public Hearing Document Index		
2	Notice of Public Hearing	2022-11-18	Notice of Public Hearing (Scheduled for November 29, 2022)
3	Notice of Public Input Opportunity	2020-05-28	Notice of Public Input Opportunity (May 28, 2020 – June 28, 2020)
4	Proposed Bylaw	2022-09-20	Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022
5	Council Report 22-129	2022-09-20	Administrative Report to Council: Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022 No. 22-129 File No. RZ001146
6	Council Report 20-043	2020-05-05	RZ1146 – 7104 Nancy Greene Drive – Private Sector Employee Housing
7	Council Report 19-043	2019-03-26	Private Employee Housing Proposals – Revised Evaluation Guidelines and Consideration of Rezoning Applications
8	Council Report 18-117	2018-09-18	Administrative Report to Council: Private Sector Employee Housing Initiative Recommendations
9	Council Report 18-075	2018-06-19	Private Sector Employee Housing Initiative
10	Council Report 17-133	2017-12-05	Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing
11	Presentation Slides	2022-09-20	Presentation slides for Administrative Report to Council
12	Presentation Slides	2020-05-05	Presentation slides for Administrative Report to Council
13	Presentation Slides	2019-03-26	Presentation slides for Administrative Report to Council

14	Presentation Slides	2018-09-18	Presentation slides for Administrative Report to Council
15	Presentation Slides	2018-06-19	Presentation slides for Administrative Report to Council
16	Presentation Slides	2017-12-05	Presentation slides for Administrative Report to Council
17	Council Minutes	2022-09-20	Minutes of the Regular Meeting of Council of September 20, 2022
18	Council Minutes	2020-05-05	Minutes of the Regular Meeting of Council of May 5, 2020
19	Council Minutes	2019-03-26	Minutes of the Regular Meeting of Council of March 26, 2019
20	Council Minutes	2018-09-18	Minutes of the Regular Meeting of Council of September 18, 2018
21	Council Minutes	2018-06-19	Minutes of the Regular Meeting of Council of June 19, 2018
22	Council Minutes	2017-12-05	Minutes of the Regular Meeting of Council of December 5, 2017
23	Advisory Design Panel Minutes	2021-11-17	Minutes of the ADP meeting of November 17, 2021
24	Advisory Design Panel Minutes	2021-06-02	Minutes of the ADP meeting of June 2, 2021
25	Correspondence received January 19, 2018 - May 27, 2020		
26	Correspondence received as part of public input opportunity May 28-June 28, 2020		
27	Correspondence received after June 28, 2022 and before Public Hearing notice was published		
	Correspondence Received	2022-11-03	J. Thomson
28	Correspondence received after Public Hearing notice		
	Correspondence Received	2022-11-23	R. and E. Dewhirst
	Any correspondence received after the publication of the Public Hearing package and before the 3 pm deadline on Nov 29, 2022 will be added to the Public Hearing package at whistler.ca (insert the /name) and delivered to Council ahead of the Public Hearing.		

Notice of Public Hearing

Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022 (the "proposed Bylaw")

Tuesday, November 29, 2022 @ 5:00 p.m.
Via Zoom Online/ Telephone

Purpose and Subject Lands: The purpose of the proposed Bylaw is to rezone the subject lands from Residential Single Estate One (RS-E1) Zone to Residential Multiple 75 (RM-75) Zone, a site specific multi-family zone to permit a 36-unit employee-restricted rental apartment building. The proposed bylaw specifies density, building height, size, and siting, and minimum parking requirements, and restricts the building use to employee rental.

Bylaw Readings: Council gave the proposed Bylaw first and second readings on September 20, 2022.

To learn more: A copy of the proposed Bylaw is available for review from November 17, 2022 to November 29, 2022 at:

- Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., Monday to Friday (statutory holidays excluded)
- Online on the Resort Municipality of Whistler (RMOW) website at: **whistler.ca/RZ1146**

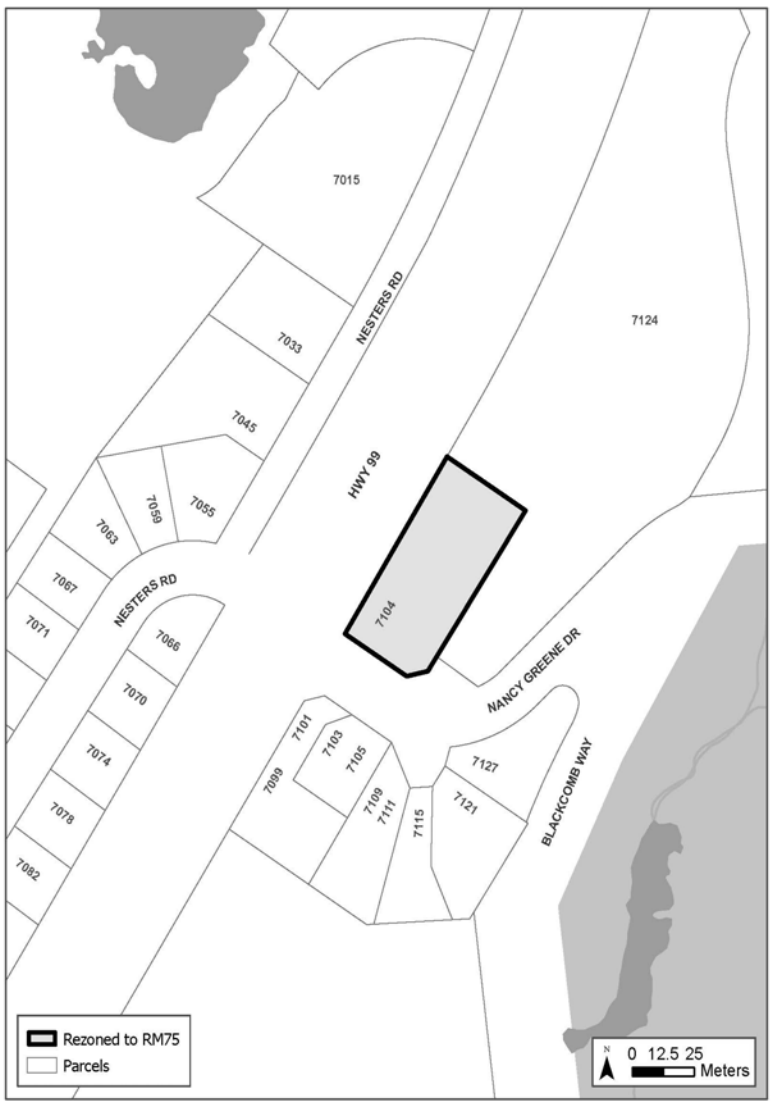
How to provide input: All persons who believe that their interest in property is affected by the proposed Bylaw will be given an opportunity to provide written and verbal comments that will be considered by Council as follows:

1. **Submit written comments to Council via email:** corporate@whistler.ca (must be received by 3:00 p.m. on November 29, 2022) include "Public Hearing for RZ1146" in the subject line, address the comments to "Mayor and Council", and include your name and mailing address in the email); and/or
2. **Submit written comments to Council via mail/hand delivery:** Resort Municipality of Whistler, Legislative Services Department, 4325 Blackcomb Way, Whistler BC V8E 0X5 (must be received by 3:00 p.m. on November 29, 2022) (include "Public Hearing for RZ1146" in the subject line, address the comments to "Mayor and Council", and include your name and mailing address in the letter); and/or
3. **Provide verbal comments at the Public Hearing via online video or phone conferencing:** Visit **whistler.ca/RZ1146** or scan the QR code below for instructions on how to access and participate in the Public Hearing. The Public Hearing link and phone numbers are also below.

After the conclusion of this Public Hearing, Council cannot receive further input from the public on the proposed Bylaw.

For more information visit:
whistler.ca/RZ1146

SCAN THE QR CODE FOR A COPY OF THE PROPOSED BYLAW AND BACKGROUND DOCUMENTATION



Public Hearing Meeting Instructions

Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022 (the "proposed Bylaw")

Tuesday, November 29, 2022 @ 5:00 p.m.
Via Zoom Online/ Telephone

If you wish to make verbal representations to Council on the proposed Bylaw by online video or by phone, please use the Public Hearing web link or one of the phone numbers (including Webinar ID) provided below.

- The web link for the Public Hearing online video option is:
https://whistler.zoom.us/j/62496216472
- The phone numbers to access the Public Hearing phone conferencing option are as follows:
  +1-778-907-2071 or
  +1-647-374-4685 or
  +1 647 558 0588
- The Webinar ID is: **624 9621 6472**

Instructions for Participating via Zoom Online Video or Phone Conferencing

The Public Hearing will be conducted using Zoom and can be accessed via either online video or phone conferencing. No registration is required.

The following are the instructions for participating:

- **Online video:** It is possible to access the Public Hearing on a computer, tablet or smartphone using the web link above. Your camera will not be available, but your microphone will need to be enabled. To indicate that you wish to make a verbal representation, click on the 'raise hand' feature. The moderator will allow each person to speak in turn. When it is your turn to speak, your microphone will be unmuted and you will be asked to provide your name and address for the public record. Please be patient as there may be others in the queue before you.
- **Phone conferencing:** To access the Public Hearing by phone, use one of the phone numbers above along with the Webinar ID as prompted. To indicate that you wish to make a verbal representation, use the 'raise hand' feature by dialing [*9]. When it is your turn to speak, the moderator will announce the last three digits of your phone number, and your line will be unmuted. You will be asked to provide your name and address for the public record. Please be patient as there may be others in the queue before you.

THE RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
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NOTICE OF ONLINE PUBLIC INFORMATION AND INPUT OPPORTUNITY REGARDING REZONING APPLICATION RZ1146

A PROPOSAL TO REZONE PLAN 13243 BLOCK D LOT 1 DISTRICT LOT 4753 NEW WESTMINSTER DISTRICT GROUP 1, SITE WHISTLER (7104 NANCY GREENE DRIVE)

The Resort Municipality of Whistler invites interested members of the public to participate in an online public information and input opportunity for this rezoning application. In-person public open houses have currently been paused during the COVID-19 pandemic.

RZ1146 proposes to rezone the lands located at 7104 Nancy Greene Drive from RS-E1 (Residential Single Estate One) to a new zone that would allow for development of 38 units of employee restricted rental housing in a new three-storey apartment building.

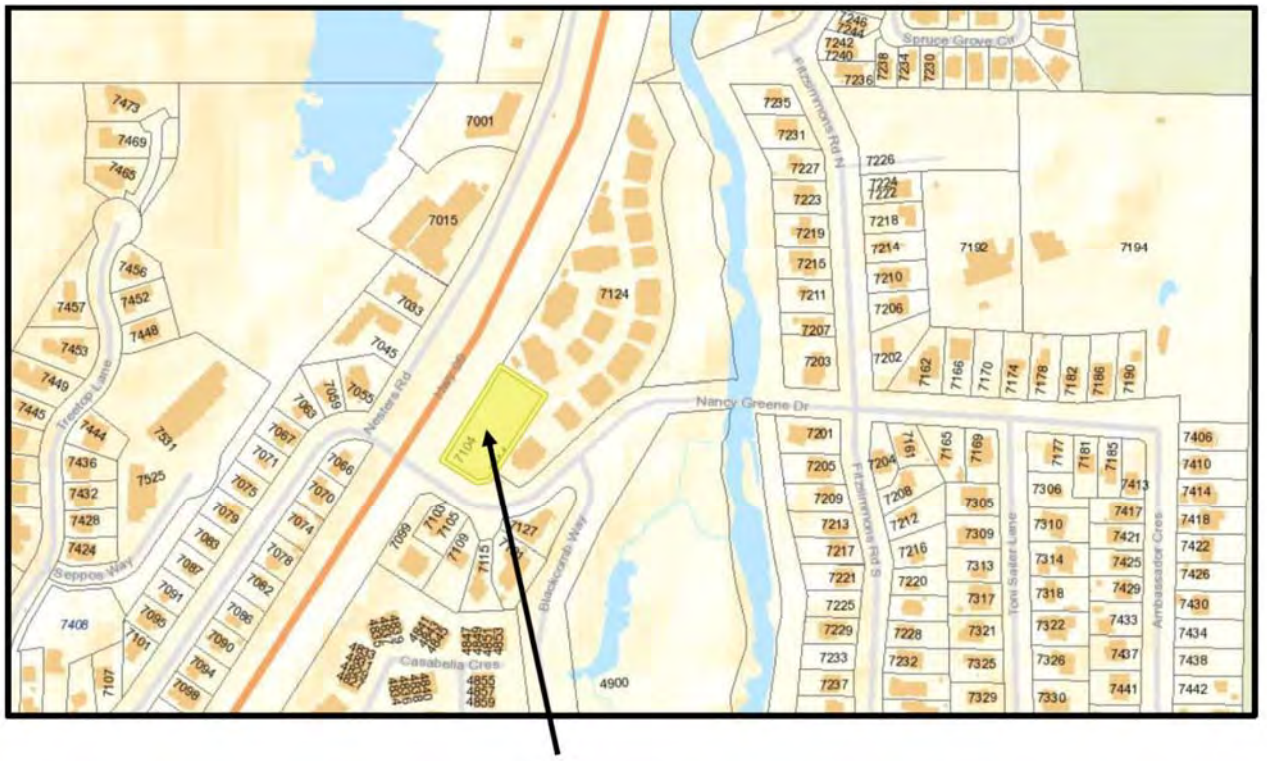
The purpose of this online public information and input opportunity is to provide the public with information about Rezoning Application RZ1146, and the opportunity to provide input in the form of written comments, prior to Council's further consideration of the application.

For information on Rezoning Application RZ1146, refer to the RMOW website www.whistler.ca/RZ1146 or contact the Planning Department at 604-935-8170 / planning@whistler.ca.

To provide input on the application members of the public are asked to provide written comments. Your name(s) and residence address (or business address if applicable) must be included. Please note that your comments will form part of the public record for this rezoning application. Comments can be submitted via email to planning@whistler.ca or by mail to the RMOW at 4325 Blackcomb Way, Whistler BC V8E 0X5 c/o the Planning Department.

To ensure the consideration of your input, your written comments must be received on or before June 28, 2020.

Rezoning Application RZ1146 – 7104 Nancy Greene Drive



Subject Lands – 7104 Nancy Greene Drive

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (7104 NANCY GREENE DRIVE) NO. 2370, 2022

A BYLAW TO AMEND THE ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS the Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and may, pursuant to section 525 of the *Local Government Act* require the provision of parking spaces and loading spaces for uses, buildings, and structures;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022" (Bylaw).

AMENDMENTS

2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:

    a) Part 7 "Creation and Definition of Zones", Section 1(1) is amended by adding "RM75 Zone (Residential Multiple Seventy-Five)" in alphanumerical order;

    b) Part 6 "Parking and Loading Regulations" sub-section 2. (7) is amended by inserting "RM75 Zone (Residential Multiple Seventy-Five)" before "Rural Resource Zones";

    c) Part 13 "Multiple Residential Zones" is amended by inserting as Section 75 the RM75 Zone (Residential Multiple Seventy-Five), attached as Schedule "1" to this Bylaw;

    d) The zoning designation of the land shown shaded in grey and outlined in heavy black on the sketch attached to this Bylaw as Schedule "2" which land is more particularly described as PID 004-358-589; LOT 1 BLOCK D DISTRICT LOT 4753 PLAN 13243 is changed from RSE1 (Residential Single Estate One) to RM75 Zone (Residential Multiple Seventy-Five); and

    e) In Part 24, Schedule "A" Legend of Zones is amended by adding "Multiple Seventy-Five RM75" in alphanumerical order under the "Residential Zones" heading, and Schedule "A" Zoning Maps is amended to reflect the zoning change under 2(d) of this bylaw.

3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND READINGS this 20th day of September, 2022.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this this ___ day of ___, 202_.

GIVEN THIRD READING this __ day of _____, 202_.

Approved by the Minister of Transportation and Infrastructure this __ day of _____, 202_.

ADOPTED by the Council this ___ day of _____, 202_.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022".

Schedule 1

75. RM75 Zone (Residential Multiple Seventy-Five)

Intent

(1) The intent of this zone is to provide rental employee housing.

Permitted Uses

(2) The following uses are permitted an all other uses are prohibited:
(a) Apartments for employee housing;
(b) Auxiliary buildings and uses.

(3) The tenure of all apartments for employee housing in the RM75 Zone is restricted to residential rental tenure, and for this purpose "residential rental tenure" means occupied as a residence, pursuant to a tenancy agreement, by individuals other than an owner.

Maximum Density

(4) The total gross floor area for all buildings on a parcel shall not exceed 2,750 square metres.
(5) The maximum number of dwelling units is 36.

Height

(6) The maximum permitted height of an employee housing building is three storeys, to a maximum of 10.5 metres.

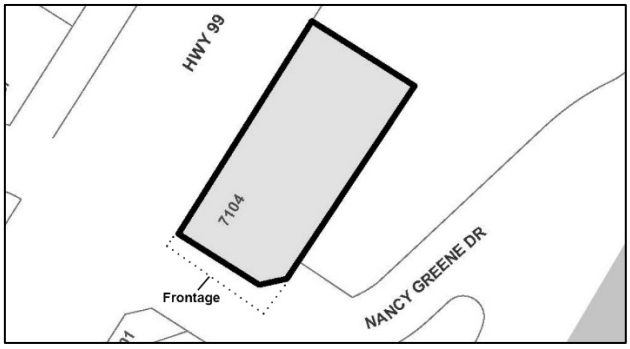
Parcel Dimensions

(7) The minimum parcel area is 2,900 square metres.

(8) The minimum parcel frontage is 40 metres.

Setbacks and Siting

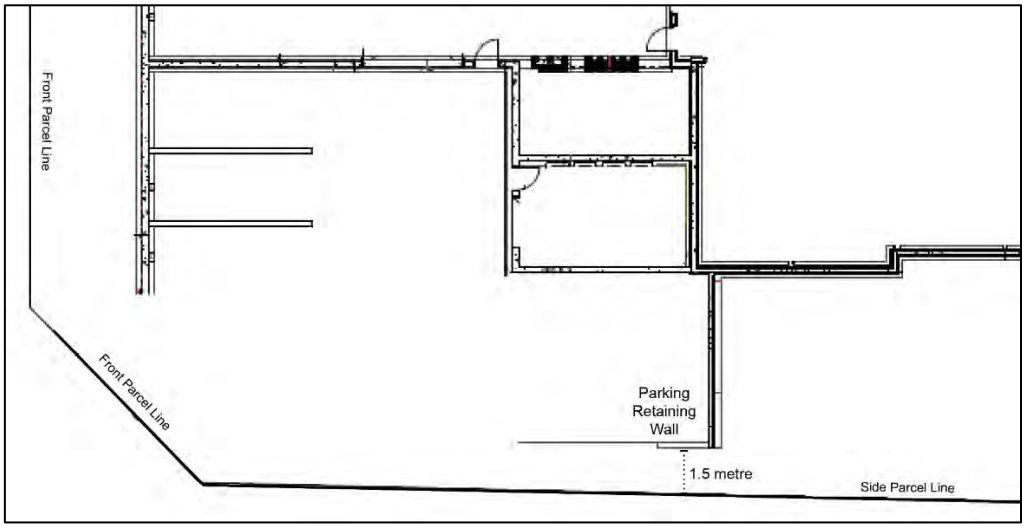
(9) For the purpose of this section the frontage is labeled on the diagram below



(10) No building or structure shall be located within 3 metres of a front parcel line.

(11) No building or structure shall be located within 6 metres of a rear parcel line.

(12) No building or structure shall be located within 7 metres of the east side parcel line except for the area for surface parking can be located at 1.5 metres as shown in the diagram below:



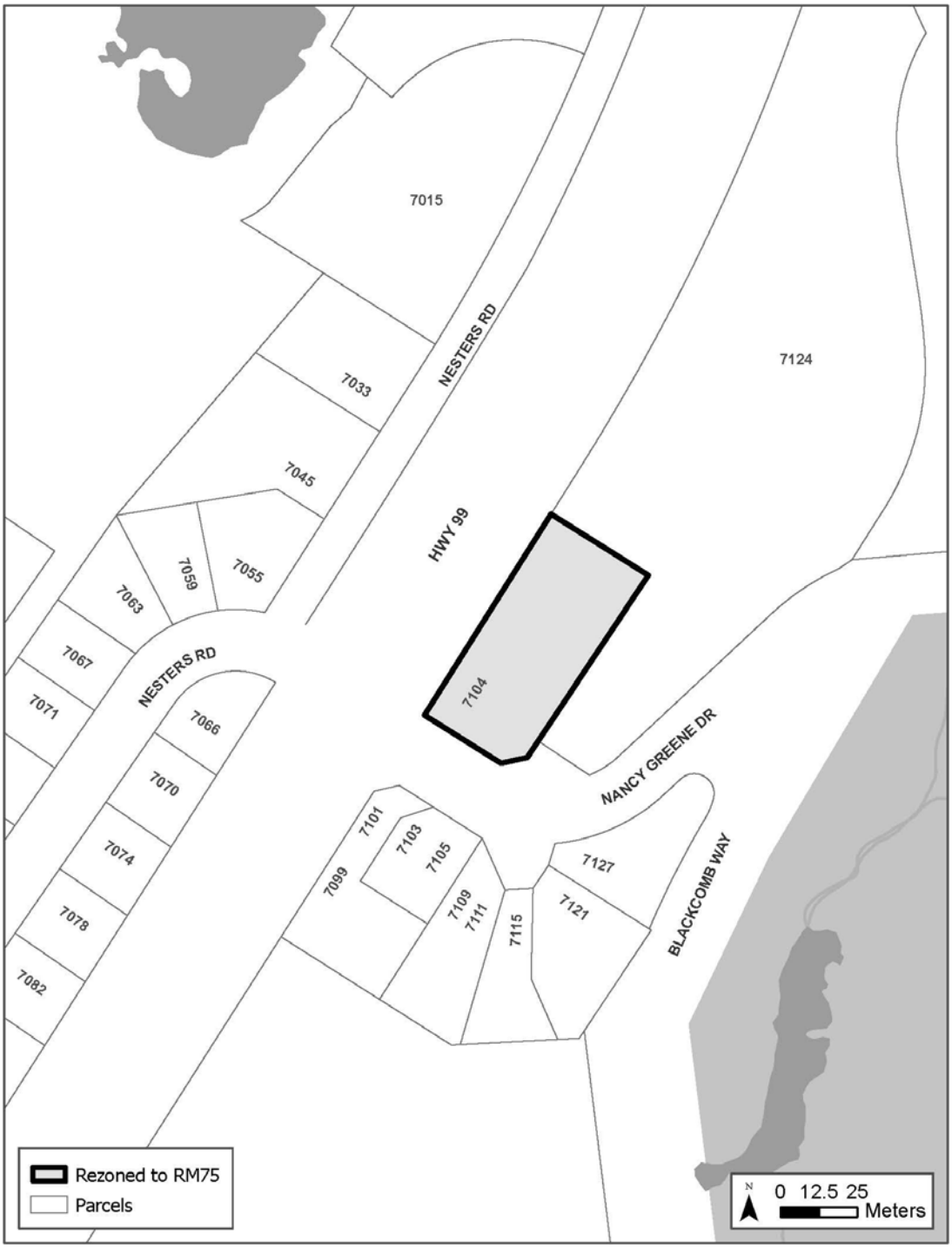
(13) Notwithstanding any other regulation in this zone, no building or structure shall be located with 4.5 metres of the side parcel line boundary shared with Highway 99.

Off-Street Parking and Loading

(14) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that despite table 6-A, a minimum of one parking space is required per dwelling unit, regardless of the size of the dwelling unit.

Schedule 2

Lands to be Rezoned from RSE1 (Residential Single Estate One) to RM75 Zone (Residential Multiple Seventy-Five)



RESORT MUNICIPALITY OF WHISTLER
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STAFF REPORT TO COUNCIL

PRESENTED:	September 20, 2022	**REPORT:**	22-129
FROM:	Planning - Development	**FILE:**	RZ001146
SUBJECT:	ZONING AMENDMENT BYLAW (7104 NANCY GREENE DRIVE) NO. 2370, 2022		

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION(S)

That Council consider giving first and second readings to Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022; and

That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022; and further

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a development covenant in favour of the Resort Municipality of Whistler (RMOW) to:
    a. Secure development on the lands consistent with supported development plans to be finalized prior to adoption; and
    b. Secure a green building commitment consistent with current municipal policies and including provision of a Level 1 charging plug at each parking stall plus four Level 2 Electric Vehicle chargers; and
    c. Secure a parking management plan outlining the use of resident and visitor parking in conjunction with rental tenancy.
2. Registration of a fire suppression covenant;
3. Registration of a housing agreement in favour of the RMOW to set the maximum initial rents as proposed by the applicant and summarized in the report, and to define terms for employee rental housing consistent with that presented in RMOW Standard Housing Agreements for Affordable Employee Housing Developments Report No. 21-122;
4. Confirmation from the Ministry of Transportation and Infrastructure that the development has been reviewed and accepted;
5. Provision of an updated Preliminary Site Servicing Plan and Design Brief that reflects the development and includes all required infrastructure and any infrastructure upgrades; and
6. Submission of a waste and recycling plan consistent with “Solid Waste Bylaw No. 2139, 2017”.

PURPOSE OF REPORT

This report requests Council's consideration of first and second readings to "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022" (proposed Bylaw). The proposed Bylaw is necessary to advance the employee rental development proposed for 7104 Nancy Greene Drive, an application being considered under the municipality's Private Employee Housing Initiative.

The proposed Bylaw is to rezone the lands from Residential Single Estate One (RS-E1) Zone to RM75 (Residential Multiple 75) Zone, a site specific multi-family zone to provide for 36 rental apartment units for employee housing.

This report also recommends that Council direct staff to schedule a Public Hearing for the proposed Bylaw, and identifies items to be resolved prior to adoption of the proposed Bylaw.

☐ Information Report ☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

The employee rental housing development proposed at 7104 Nancy Greene Drive is being considered under the municipality's Private Employee Housing Initiative, one of the recommended actions of the Mayor's Task Force on Resident Housing to allow the private development of resident restricted housing on underdeveloped private lands. The subject lands are a rectangular undeveloped parcel of 0.28 hectares, located at the intersection of Nancy Greene Drive and Highway 99 in the White Gold neighbourhood. The land is currently zoned RSE1 (Residential Single Estate One) which provides for low density detached dwelling residential use.

Figure 1: Location

Since the original application was submitted, the proposal has evolved significantly. The original proposal was for a four-storey, 67-unit multi-family building. The current proposal includes 36 units in a three-storey building.

On May 5, 2020 Council authorized further review and processing of RZ001146 and preparation of a zoning amendment bylaw for the proposed development, and directed staff to schedule a 30-day online public information and input opportunity. A summary of the input received during the 30-day public information and input opportunity is provided in the Analysis section of this report, and the correspondence is attached as Appendices D, E, and F.

Since Council reviewed the file in September 2018, the applicant has submitted updated plans, elevations, renderings, an updated pro forma, and preliminary studies addressing traffic and services. The application has undergone review by the Advisory Design Panel (ADP) on June 2, 2021 and November 7, 2021.

The pro forma received sets out development costs, operating costs, projected revenues, projected return on investment, and proposed rental rates for the project. This confidential information has been reviewed with an independent third party, and has been used to verify that the proposed development is feasible and rental rents and returns are reasonable.

Analysis

Online Public Information and Input Opportunity

A 30-day online information and input opportunity was provided from May 28, 2020 to June 28, 2020. A total of 147 pieces of correspondence were received over the input period. Reasons for support included addressing the community's need for rental employee housing and the central, walkable location of the site close to amenities and employment areas. Reasons for concern included parking and traffic impacts, setback and siting, impacts on privacy, and the potential of damage to the natural rock bluff feature on the site.

Proposed development

The revised application for RZ001146 proposes 36 employee-restricted rental dwelling units from studio to 3-bedroom within a 3-story apartment building. All units have in-suite laundry, a balcony, and a dining area. The revised application submission materials, including project rationale and architectural and landscape plans dated March 18, 2022 are attached in Appendix A.

The proposal has evolved since the original application was submitted, to address the Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing (Appendix C), neighbour concerns, livability, and Whistler's Multi-Family Residential Development Permit Area (DPA) guidelines (Appendix G).

The current proposal has evolved from previous proposals to address feedback from staff review, the ADP, and the 30-day information and input period. The revised design has:

- introduced roofline and building articulation;
- evolved building design to conform with the existing neighbourhood character;
- reduced the density and height to be more compatible with the neighbourhood;
- increased vegetative screening and landscaping between the building and highway; and
- increased the amount of parking proposed to provide a minimum of one stall per dwelling unit.

Overall, the size and massing of the proposed development has been reduced significantly, with a decrease in gross floor area and floor space ratio by approximately one half of that initially proposed. This has also impacted the total number of employee housing units that may be realized, however, the development will continue to deliver 36 units with massing and form considered more compatible with the site and its location. The evolution of the project statistics are presented below:

Submission Date	Unit Count	GFA (sq. m)	FSR	Storeys	Bed Units
May 2018	67	6490	1.8	4	184
Aug 2018	47	3523	1.3	4	122
March 2020	38	2676	0.95	3	104
March 2021	36	2597	0.92	3	99
October 2021	**36**	**2,586**	**0.92**	**3**	**99**

The form and character of the design has evolved to align with Whistler's Multi-Family Residential DPA design guidelines.

Green Building Commitments
The proposal includes several green building commitments that will be registered as a covenant on title. The proponent committed to build to Step Code Level 4 with no natural gas included on-site, all parking spaces will be electric vehicle (EV) ready with level one chargers and four spaces to be level 2 chargers, and a stormwater management plan utilizing best environmental practices.

Landscaping
The revised proposal includes landscaped areas for communal activities at the north and south ends of the building. An accessory workshop/shed is proposed. Lower floor units have private patios, and all upper storey units except one have a balcony.

As the rezoning proceeds, further assessment of the setback of underground structures and rock stack retaining wall are recommended to ensure adequate screening. The applicant is engaged a geotechnical engineer to ensure that the project causes minimal damage to the rock bluff along the south east property edge.

Traffic and Servicing
A traffic study has been submitted and reviewed by the Ministry of Transportation (MOTI). No substantial issues have been raised regarding traffic impacts, although a right-in/right-out driveway may be required. Further discussions with MOTI will take place should the zoning amendment process continue. A preliminary servicing brief indicates that substantial servicing upgrades will not be required for the proposed development.

Neighbouring properties
Fitzsimmons Walk is a multifamily townhouse development with market and employee housing. Other neighbouring parcels opposite the subject property on Nancy Greene Drive are developed with duplex and single family dwellings. Development across Highway 99, opposite the property development is characterized by single family and townhouse developments, with Nesters Market located to the north.

Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing
The revised application submittal for the proposed development has been evaluated based on the revised evaluation guidelines endorsed by Council, as shown in Appendix C.

Bed Units

The proposal totals 99 bed units contained in 36 dwelling units, ranging from studio to three-bedroom. All bed units will be employee-restricted, with half the units offered at market rent, and the other half secured at affordable rental rates in alignment with Council Policy K-01 Employee Rental Housing Policy (K-01) and Official Community Plan to allow additional bed units to address Whistler's current critical shortage of employee housing. Refer to Appendix G for OCP evaluation.

Proforma

An independent third party was retained and has reviewed the necessary confidential proforma to verify that the proposed development and rental prices are feasible, and returns are reasonable as reflective of the employee housing initiative. Rents (including hydro) for the price-restricted units are proposed to range from $1,497 for a studio to $3,627 for a three-bedroom unit in alignment with the affordable rates outlined in Council Policy K-01. Rents for market units are proposed to range from $1,728 for a one-bedroom to $3,443 for two-bedroom units.

The proposed rents are reasonable when compared with other projects contemplated in the Private Employee Housing Initiative and current costs of development. These unit types are an important product type within the spectrum of employee housing needed in Whistler.

Advisory Design Panel Review

The project was reviewed and supported by the ADP at their meeting held on November 7, 2021. The ADP was unanimous in their support of the proposal, and offered comments relating to:

- site context and circulation, including the interface with Highway 99 and Nancy Greene Drive;
- form, character and building massing, including the hierarchy of windows for the front elevation to match the neighbourhood;
- the design of stairwell and façade materials have the opportunity to create more visual interest; and
- landscaping needs to be sensitive to Highway 99, the hydro lines and adjacent properties and avoid shading out lower units.

The minutes of the November 7, 2021 meeting are attached as Appendix B.

Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022

"Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022" has been prepared to rezone the subject lands to reflect the proposed development. Specifically, the proposed Bylaw will rezone the subject lands from Residential Single Estate One (RS-E1) Zone which allows for one large (up to 465m^2) detached dwelling to a height of 7.6 metres along with a garage and auxiliary buildings, to RM75 (Residential Multiple Seventy Five) Zone, a site specific multi-family zone to provide for a three-storey, 36-unit employee-restricted rental building.

The proposed Bylaw will regulate the permitted uses, density, building height, site coverage, parcel dimension, setback and parking requirements. The RM75 zone permitted uses are rental employee

housing apartment, with maximum gross floor area of 2,750 square metres and height of 10.5 metres reflecting the proposal. The zone establishes front, rear, and side yard setbacks with adequate space for landscape screening and to minimize overlook, as well as to protect the natural rock bluff feature along the east property line. Parking provisions require a minimum of one parking space is required per dwelling unit or are otherwise in accordance with the standard parking and loading requirements in the zoning bylaw.

Legal Considerations

Some details related to development of the lands, green building, and best environmental practices are beyond the scope of zoning regulations and need to be secured by means of agreements with the property owner and registered on title.

Prior to adoption of "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022", the owner must register a development covenant in favour of the RMOW to:

a) Secure development on the lands consistent with the plans finalized prior to adoption;
b) Secure a green building commitment consistent with current municipal policies, including provision of a Level 1 charging plug at each parking stall plus four Level 2 Electric Vehicle chargers; and
c) Secure a parking management plan outlining the use of resident and visitor parking.

Housing Agreement
The proposed building is intended to be a mix of both rent restricted and market-rate housing. Consistent with the requirements of the Private Sector Employee Housing Initiative, a housing agreement is to be registered on the title of the property to restrict the use to eligible employees and to restrict the maximum rents.

The maximum rents for the rent-restricted units will be secured through a housing agreement. Staff will bring forward the housing agreement bylaw needed to authorize the housing agreement provisions separately.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

September 18, 2018: Administrative Report No. 18-117 (page 12 – 642) – Private Sector Employee Housing Initiative Recommendations

June 19, 2018: Administrative Report No 18-075 (page 212 – 226 – Private Sector Employee Housing Initiative – Update

May 5, 2020: Administrative Report No. 20-043, RZ001146 – 7104 Nancy Greene Drive – Private Employee Housing Report presented a revised application. Council endorsed staff to further review and process the revised application, conduct an online public information and input opportunity and authorized staff to prepare the zoning bylaw amendment.

Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

Council Focus Areas

☐ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☒ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☐ Not Applicable

Community Vision and Official Community Plan

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

Whistler's existing OCP outlines specific items for review with respect to rezoning applications. A detailed evaluation against these criteria was provided in Administrative Report to Council 18-117, Private Employee Housing Initiative Recommendations, September 18, 2018. The initial proposal of a 4-storey 67-unit building has been refined over time to the currently proposed 3-storey, 36-unit building to address the evaluation criteria as well as comments from staff and the community. The current proposal is consistent with Whistler's rezoning evaluation criteria contained in section 4.1.2 of the OCP.

This application is consistent with the Growth Management Goals, Objectives and Policies identified in Chapter 4 of Whistler's Official Community Plan. The existing bed unit allocation for this property is six bed units. Subsection 4.1.6.3 of the OCP provides criteria for evaluation of rezonings that would increase bed unit capacity. Staff consider that the proposal under RZ001146 satisfies these requirements as noted:

	Section 4.1.6.3 Criteria	Comment
a)	Provides clear and substantial benefit to the community and the resort.	Resident housing has been identified as a top priority for the resort community and is considered to provide clear and substantial benefit.
b)	Is supported by the community in the opinion of Council.	Data from the Taskforce, the Community Housing Survey, and the Community Forum indicate strong community support for private restricted housing projects. Council endorsed consideration of the rezoning application in May 2020.
c)	Will not cause unacceptable impacts on the community, resort, or environment.	No significant environmental, social, or economic impacts are expected to result from the proposal.

		This will be confirmed through further processing of RZ001146.
d)	Meets all applicable criteria set out in the Official Community Plan	The proposal under RZ001146 is considered consistent with OCP policies.

The subject property is located within the Multi-Family Residential Development Permit Area and is subject to the applicable development permit area guidelines. The design proposed generally meets the Guidelines for form and character and wildfire prevention under the existing OCP. Should this project proceed beyond the rezoning stage, it will return to Council for consideration of Development Permit issuance, and the DPA guidelines will be reviewed at that point.

Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

The proposal has been evaluated based on the Private Sector Employee Housing guidelines endorsed by Council. This evaluation is attached as Appendix C, and demonstrates that the proposed development and recommendations of this report are in compliance with the Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing.

BUDGET CONSIDERATIONS

Costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees will be paid by the applicant.

LÍL̓WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl̓wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

A sign describing the details of rezoning application R001146 is posted on the property and RZ001146 is identified in the Active Development Applications portal on the RMOW website.

A 30-day online information and input opportunity was provided from May 28, 2020 to June 28, 2020. This opportunity was advertised with two advertisements in consecutive issues of the *Pique Newsmagazine* and posted on the RMOW's website. In addition, development information was

provided in a mail-out to properties within 100 metres of the subject site. All letters received have been included as Appendix F.

The proposed Bylaw is subject to a Public Hearing adhering to statutory public notice requirements prior to Council consideration of third reading.

REFERENCES

Appendix A – Architectural and Landscape Plans
Appendix B – ADP Meeting Minutes, November 17, 2021
Appendix C – Evaluation relative to Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing
Appendix D – Correspondence Summary
Appendix E – Correspondence
Appendix F – Attachments Received with Correspondence
Appendix G – OCP Evaluation

Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022 (included in Council Package)

SUMMARY

This report requests Council's consideration of first and second readings to "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022". The proposed Bylaw has been prepared to enable the development of a three-storey, 36 unit employee-restricted rental building. The proposed Bylaw is considered under the municipality's Private Employee Housing Initiative, one of the recommended actions of the Mayor's Task Force on Resident Housing to allow the private development of resident restricted housing on underdeveloped private lands. The provision of the 36 employee restricted dwelling units is considered to provide clear and substantial benefit to the community and resort. This report further recommends that Council direct staff to schedule a Public Hearing for the proposed bylaw, and that the matters described in this report be resolved prior to consideration of adoption of the proposed Bylaw.

SIGN-OFFS

Written by:

Megan Mucignat,
Planning Analyst

John Chapman,
Manager of Planning

Reviewed by:

Mike Kirkegaard,
Director of Planning

Jessie Gresley-Jones,
General Manager of Resort Experience

Virginia Cullen,
Chief Administrative Officer

7104 Nancy Greene Drive

7104 is designed as a home to live an affordable sustainable lifestyle in Whistler. The design emphasis is on liveability, social interaction and creating a healthy home. The community garden, outdoor living spaces and community workshop will be the social focal points of the building. Casual social interactions are key in design to create a sense of community and belonging. **7104** is designed around these principles. We want to build homes not just apartments.

7104 features ground floor apartments which all have their own private yard with a patio and small garden area. Upper floor apartments all have private decks. The workshop will be equipped with a work bench for home projects, a bike stand with bike repair tools, a ski tuning bench with tools and garden tools. The community spaces have places to gather, garden, have a BBQ or simply enjoy being outside. We know from our experience with our buildings that the community garden is the most appreciated and used amenity, followed by the workshop.

7104 is a model for building a sustainable community. It will be the most energy efficient building in Whistler. We now have the data from 4 years of monitoring our buildings with the help of BCIT proving our systems approach to building works as designed in real world conditions. **7104** is our 7th building designed to far exceed Passive House Standards and the highest level of the BC Step Code.

It takes a lot more than an energy efficient building to be truly sustainable community. A walkable, bikeable community that does not rely on single occupant cars is the true goal of building a sustainable town. **7104** achieves this by being a small apartment style project on 5 transit routes in a

walkable/bikeable location where one can easily live well without a car. Usually, great walkable neighborhoods are only available to the wealthy as their desirable locations quickly become high priced housing for wealthy people. **7104** instead is designed for people of lower incomes who will benefit the most from living in this walkable neighborhood. **7104** will become one of the most desired locations to live car free in Whistler and not contribute to our congestion problems. We expect to be quickly be converting some of our parking to other uses as Whistler transitions away from single occupant cars as the primary method of transportation.

7104 is designed in a modular fashion allowing the building to have multiple unit configurations without changing the exterior of the building or the structure and engineering. We can if desired have more studios and 1-bedroom units and less 3-bedroom apartments if this is a preferred choice of Council at this location. However, the parking is limited to what is show on the plans without making major structural and engineering changes adding substantial costs. We can adapt the building easily to Whistler's most urgent housing needs.

7104 is future proofed and designed for our changing climate. The ventilation system filters out wildfire smoke. All heating/cooling is done with 100% fresh air. The fresh air is provided by a central ERV at 3 times the rate prescribed by Passive House Standards and the BC Building code. The mechanical systems are designed to a 2050 climate model and already proven to be able to handle last summers heat wave with lots of spare capacity. Heating is no longer a design concern as our buildings heat for $40 per unit per year using less than 50% of the heating capacity. The high-performance building envelope with triple pane, triple weather-stripped windows keep out the noise, cold and summer heat. Operationally **7104** will have a 98% reduction in GHG of a standard building built to the current BC Building Code. **7104** will be a model for Whistler buildings to meet our GHG goals. **7104** will not have gas connection contributing to GHG and indoor air pollution. Hot water is provided by highly efficient CO2 air to water heat pumps proven to work in our cold climate.

We design, build, and maintain buildings in Whistler and other mountain communities. We have done a lot of repair work and costly upgrades on buildings in the last 30 years. We know the issues, maintenance problems and the costs of poor design choices for construction and finishes. We have applied all our hard-earned lessons to **7104** to build a durable, resilient, and low maintenance building. We have designed these problems out of all our buildings. We want **7104** to look as good as new in 30 years without costly repairs and maintenance. All our finishes are selected to be great looking and durable.

Affordability in housing is our greatest challenge. Our systems approach to building with optimum value framing techniques has proven to be one of the best ways to cost effectively build and lower the embodied carbon footprint of all our buildings. The lower operation costs of a high-performance building are usually not available to tenants in apartment buildings as they have no control over them. **7104** includes all the costs of heating/cooling, hot water, ventilation, and general Hydro in the rent. This

stabilizes the cost of living for people living in our buildings. The only additional costs will be internet or your phone.

7104 will be a great addition to housing in Whistler. We would like Mayor and Council to support our progressive approach to high performance housing, sustainability and improving the quality of life for Whistlerites who rent homes in Whistler.

Sincerely

Rod Nadeau

Vidorra Developments Ltd. &

Innovation Building Group Ltd.

Site location & context plan

Parking Provided	
Secure Garages	20
Covered Parking	12
Covered Accessible Parking	1
Uncovered Spaces	3
Loading Space	1
Total Parking	37

SHEET INDEX

Aerial View

Occupancy Load

Unit Type	Description	Qty	Bedrooms Per Unit	Total Bedrooms
Unit A	1 Bedroom + Den + Flex	8	1	8
Unit A+	1 Bedroom + Den + Flex	3	1	3
Unit B	Studio	4	1	4
Unit B+	Studio	2	1	2
Unit C	2 Bedroom	6	2	12
Unit D	1 Bedroom	3	1	3
Unit E	2 Bedroom + Den + Flex	1	2	3
Unit F	2 Bedroom	2	2	4
Unit F+	2 Bedroom	1	2	2
Unit F++	2 Bedroom	1	2	2
Unit G	1 Bedroom	1	1	1
Unit H	1 Bedroom + Den	2	1	2
Unit I	1 Bedroom Accessible	2	1	1
		36		47
Occupant Load				
2 Persons Per Bedroom	= (47) x (2) = 94			

Unit List 36 Units

Unit Number	Unit Type	Bedrooms	Flex	Bathrooms	Gross Unit Area Sq m
101	Unit I	1	0	1	59 86
102	Unit B	1	0	1	36 56
103	Unit B	1	0	1	36 56
104	Unit A	1	2	1	70 19
105	Unit G	1	0	1	49 36
106	Unit C	2	0	1	59 86
107	Unit D	1	0	1	43 54
108	Unit C	2	0	1	59 86
109	Unit A	1	2	1	70 19
110	Unit A	1	2	1	70 19
111	Unit A+	1	2	1	72 99
112	Unit B	1	0	1	36 56
113	Unit I	1	0	1	59 86
201	Unit C	2	0	1	59 86
202	Unit B	1	0	1	36 56
203	Unit B	1	0	1	36 56
204	Unit A	1	2	1	70 19
205	Unit H	1	1	1	59 17
206	Unit C	2	0	1	59 86
207	Unit D	1	0	1	43 54
208	Unit C	2	0	1	59 86
209	Unit A	1	2	1	70 19
210	Unit A	1	2	1	70 19
211	Unit A+	1	2	1	72 99
212	Unit B	1	0	1	36 56
213	Unit C	2	0	1	59 86
214	Unit D	1	0	1	43 54
301	Unit F+	2	0	1	83 44
302	Unit E	2	2	2	106 74
303	Unit H	1	1	1	59 17
304	Unit F	2	0	1	81 63
305	Unit F	2	0	1	81 63
306	Unit A	1	2	1	70 19
307	Unit A	1	2	1	70 19
308	Unit A+	1	2	1	72 99
309	Unit F++	2	0	1	85 89
	36				2,216 38 m²

Project Statistics

Site Data	Current Zoning Standard	Proposed Zoning Standard	Project/Site Information
Zoning	RS E1	S te Specific	S te Specific
Site Area (m²)	2816 54 m²	2816 54 m²	2816 54 m²
Existing Usable Site Area (m²)		2816 54 m²	2816 54 m²
Site Coverage (Buildings above grade)	<35%	<38%	(1000 66 m²)/2816 54 m² 36%
Open Site Space (%)	>65%	>62%	64%
Gross Floor Area (GFA, m²)	465 m²	2900 m²	2586 95 m²
Frontage (m)	29 588 m	29 588 m	29 588 m
Floor Space Ratio (Density, %)	35%	95%	2586 95 m²/2816 54 m² 92%
He ght of Building (m)	7 6 m	10 5 m	9 8 m
Number of Stor es		3	3
Is the property located within 30m of a watercourse?	No	No	No
SETBACKS			
Ma n Building			
Front (Nancy Greene Drive)	7 6 m	7 6 m	22 73 m
Rear (North F tzsimmons Walk)	7 6 m	7 6 m	12 5 m (10 9 m to wing walls)
Side (Highway 99)	6 m	4 5 m	4 9 m
Side (East Fitzsimmons Walk)	6 m	6 m	7 6 m
Underground Parkade			
Front (Nancy Greene Drive)	7 6 m	3 0 m	4 m and 3 14 m (angled PL line)
Rear (North F tzsimmons Walk)	7 6 m	6 0 m	6 57 m
Side (Highway 99)	6 m	4 5 m	4 57 m
Side (East Fitzsimmons Walk)	6 m	3 0 m	7 6 m (1 5m to parking retaining wall)
Workshop			
Front (Nancy Greene Drive)	7 6 m	7 6 m	15 63 m
Rear (North F tzsimmons Walk)	7 6 m	7 6 m	54 22 m
Side (Highway 99)	6 m	6 m	24 36 m
Side (East Fitzsimmons Walk)	6 m	4 m	4 57 m
PARKING			
Parking stalls on site		36 + 1 Loading Space	36 + 1 Loading Space
Bicycle Parking (public)		34	34
BUILDING DATA			
Total number of units		36	36
Unit Type		1BR, 2BR	1 BR, 2BR
Ground oriented units w th private yard		minimum 6	13
Minimum unit floor area (m²)		35 0 m²	36 6 m²
Total net residential area (m²)			2216 4 m²

BUILDING CODE SUMMARY

REFERENCED DOCUMENT
BRITISH COLUMBIA BUILDING CODE 2018 PART 3

BUILDING DESCRIPTION
3 Storey Building Parking Garage Below 3 Storey Residential

BUILDING CLASSIFICATION
3 2 2 50 Group "C" Up To 6 Stor es, Sprinklered

Building Area is less than 3,000 m² if 3 storeys in building height
Combustible Construction Permitted
Floor Assembl es to be 60 min FRR
Loadbearing Walls and Columns to be not less than 60 min FRR
Parkade Floor Assemblies and Walls to be 90 min FRR

PROJECT DESCRIPTION

CIVIC ADDRESS
7104 Nancy Greene Dr ve, Whistler, BC, V8E 0E7

LEGAL DESCRIPTION
PLAN 13243,
Block D,
Lot 1,
District Lot 4753,
New Westminster District Group 1, Site Whistler

PID 004 358 589

Parcel Area 2816 54 Sq m

Existing Site

REGISTERED OWNER	SURVEYOR	STRUCTURAL	ELECTRICAL / MECHANICAL	CIVIL	BUILDING ENVELOPE	BUILDING CODE CONSULTANT	LANDSCAPE ARCHITECT
Vidorra Developments Ltd Rod Nadeau tel +1 604 932 3807 ext 226 fax +1 604 932 3804 #15 1005 Alpha Lake Road, Whistler, BC, V0N 1B1	Doug Bush Survey Services Douglas J Bush tel +1 604 932 3314 email dougb@dbss ca #18 1370 Alpha Lake Road, Whistler, BC, V0N 1B1	Cha ten Engineering Ltd Sebastian Guerrero P Eng, M Eng tel +1 604 902 1404 email chaltenengineering@shaw ca P O Box 1527, Whistler, BC, V0N 1B0	SRC Engineering Consultants Ltd Bil Khangura tel +1 604 268 9091 email bil@src eng com #205 4180 Lougheed Hwy , Burnaby, BC, V5C 6A7	RF Binnie & Associates Rob Dos Santos tel +1 604 892 8222 email RDosSantos@binnie com	Richard Kadulski Architect Richard Kadulski tel +1 604 689 1841 email kadulski@direct ca	Evolution Building Science Ltd Geoff Triggs tel +1 604 318 3489 email ebsl@shaw ca	Tom Barratt Ltd Landscape Architects Tom Barratt tel +1 604 932 3040 email tom@tbla com

GNAR

BIM CONSULTANT:
GNAR Inc
#206 1420 Alpha Lake Road
Whistler BC V8E 0R8
+1 604 962 1611
www GNAR inc com

ARCHITECT:
DENNIS MAGUIRE ARCHITECT
Dennis Maguire
#34 1005 Alpha Lake Road
Whistler BC V0N 1B1
+1 604 902 0702
dmaguire7777@gmail com

CLIENT:
Vidorra Developments
#15 1005 Alpha Lake Road
Whistler BC V0N 1B1
+1 604 932 3807 ext 226
rnadeau@innovat onbuild ing com

PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"
Prints on 11"x17" are at 50% scale

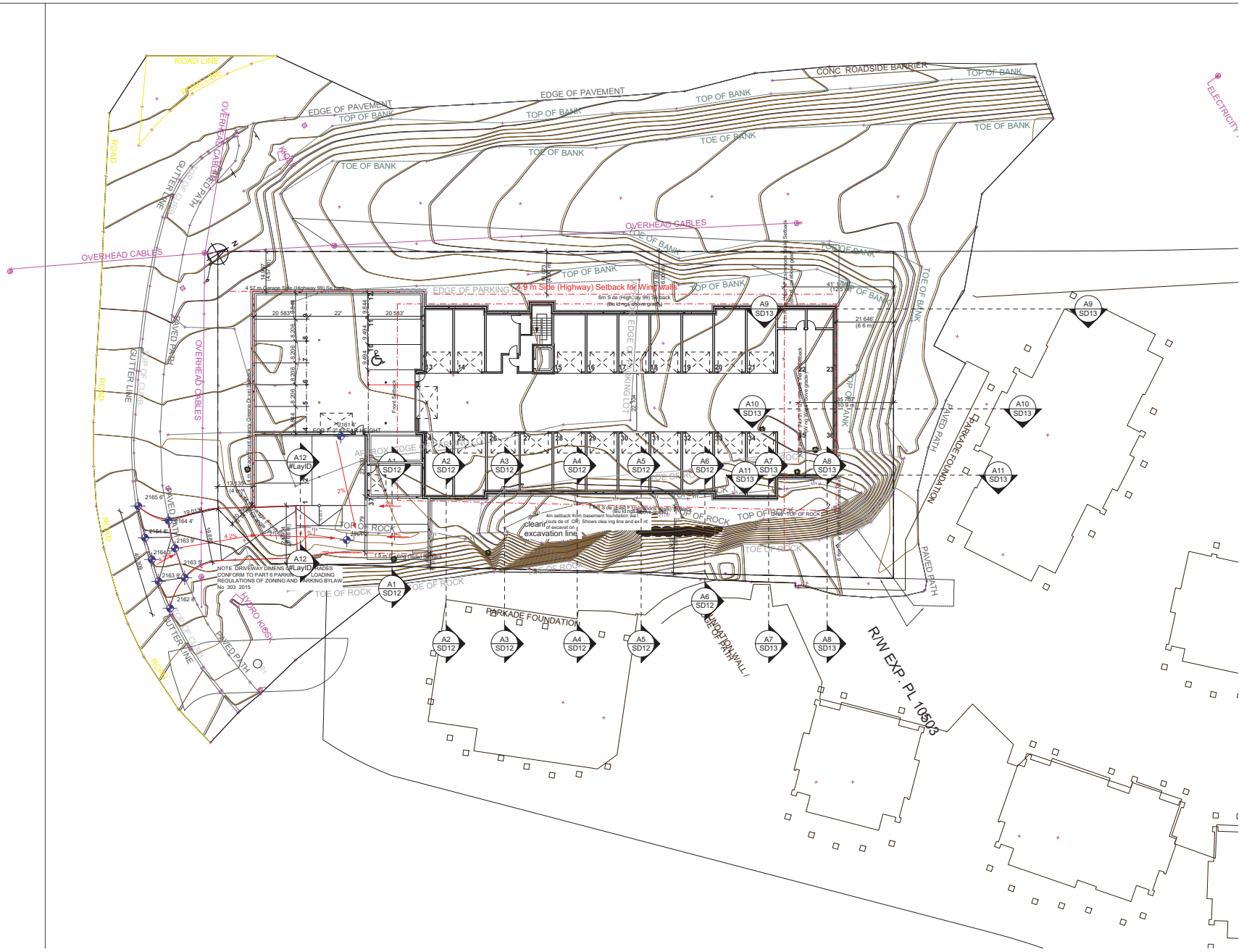
This submission is provided for rezoning purposes For construction refer to the Issued for Construction version of these plans and supporting documents

REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:
2022-03-16
1 44 PM

SHEET TITLE:
Cover Sheet

SHEET ID:
SD1



Architectural Site Plan

SCALE: 1/16" 1' 0"

GNAR

BIM CONSULTANT:
GNAR Inc
#206 1420 A pha Lake Road
Whistler BC V8E 0R8
+1 604 962 1611
www GNAR nc com

ARCH TECT:
DENNIS MAGUIRE ARCHITECT
Dennis Maguire
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Whistler BC V0N 1B1
+1 604 902 0702
dmaguire7777@gmail com

CLIENT:
Vidorra Developments
#15 1005 Alpha Lake Road
Whistler BC V0N 1B1
+1 604 932 3807 ext 226
rmadeau@innovat onbui ding com

PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22"x34"
Prints on 11"x17" are at 50% scale

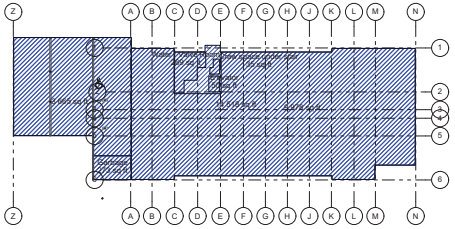
Th s submission is prov ded for rezon ng purposes For construction refer to the Issued for Construction version of hese p ans and supporting documents

REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:
2022-03-16
1 44 PM

SHEET TITLE:
Architectural Site Plan

SHEET ID:
SD2



Basement

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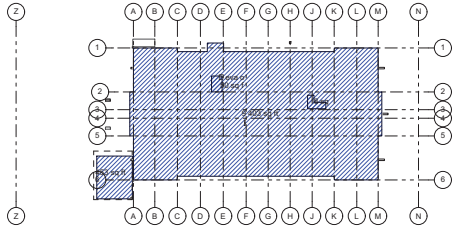

First Floor

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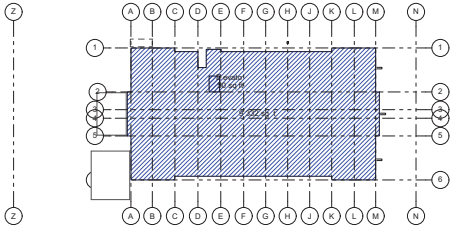

Second Floor

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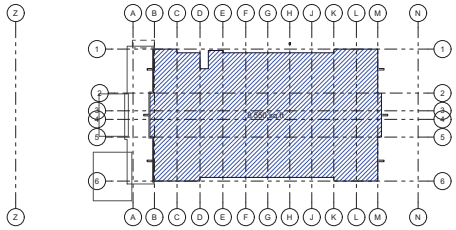

Third Floor

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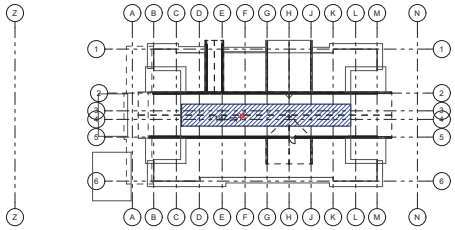
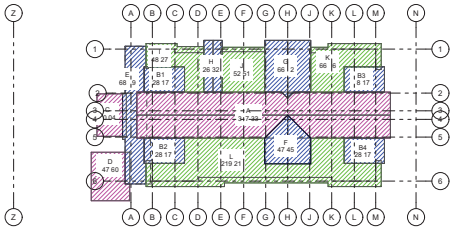


Mechanical Room

SCALE: 1 32" 1' 0"

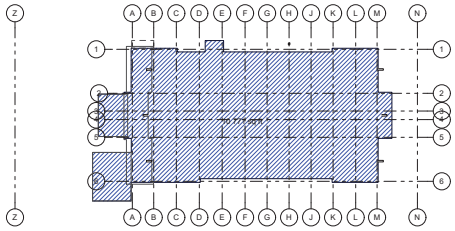


Roof Plan

SCALE: 1/32" 1' 0"

AREAS	AREA PROPOSED	
BASEMENT AREA	14518 sq ft	1348.77 sq m
FIRST FLOOR AREA	9403 sq ft	873.57 sq m
SECOND FLOOR AREA	9332 sq ft	866.97 sq m
THIRD FLOOR AREA	8550 sq ft	794.32 sq m
ROOF/ MECH. ROOM AREA	1107 sq ft	102.84 sq m
WORKSHOP	453 sq ft	42.09 sq m
TOTAL AREA	**43363 sq ft**	**4028.55 sq m**

EXCLUSIONS TO G.F.A.	AREAS	
UNDERGROUND PARKING (BASEMENT)	3665 sq ft	340.49 sq m
WASTE / RECYCLING (BASEMENT) UP TO 20m²(215ft²)	273 sq ft	20.00 sq m
WATER / VALVE ROOM (BASEMENT)	269 sq ft	24.99 sq m
VOID (BASEMENT UNDER STAIR)	35 sq ft	3.25 sq m
GARAGE (BASEMENT)	9978 sq ft	926.99 sq m
ELEVATOR SHAFT (BASEMENT)	50 sq ft	4.65 sq m
ELEVATOR SHAFT (FIRST FLOOR)	50 sq ft	4.65 sq m
VOID (FIRST FLOOR UNDER SECONDARY STAIR)	48 sq ft	4.46 sq m
ELEVATOR SHAFT (SECOND FLOOR)	50 sq ft	4.65 sq m
ELEVATOR SHAFT (THIRD FLOOR)	50 sq ft	4.65 sq m
MECHANICAL ROOM (ROOF/MECH. ROOM)	1107 sq ft	102.84 sq m
TOTAL EXCLUSIONS	**15575 sq ft**	**1441.60 sq m**
TOTAL G.F.A. (Building)	**27335 sq ft**	**2544.87 sq m**
TOTAL G.F.A. (Building and workshop)	**27788 sq ft**	**2586.95 sq m**



Site Coverage

SCALE: 1 32" 1' 0"

West Elevation Roof Calculation

SCALE: 1/32" 1' 0"

ROOF	HIGH POINT ELEVATION	LOW POINT ELEVATION	MEAN (M) ELEVATION	AREA SQ FT	AREA %	TOTAL
A	42.89	36.60	39.74	3308.11	28.10%	11.17
B1	33.75	33.75	33.75	303.25	2.58%	0.87
B2	33.75	33.75	33.75	303.25	2.58%	0.87
B3	33.75	33.75	33.75	303.25	2.58%	0.87
B4	33.75	33.75	33.75	303.25	2.58%	0.87
C	12.03	12.03	12.03	323.38	2.75%	0.33
D	11.67	11.67	11.67	512.34	4.35%	0.51
E	19.10	19.10	19.10	739.4	6.28%	1.20
F	42.89	36.60	39.74	510.72	4.34%	1.72
G	38.28	31.99	35.13	720.34	6.12%	2.15
H	36.57	34.06	35.32	283.3	2.41%	0.85
I	30.07	30.07	30.07	519.58	4.41%	1.33
J	30.07	30.07	30.07	565.24	4.80%	1.44
K	30.07	30.07	30.07	717.54	6.10%	1.83
L	30.07	30.07	30.07	2359.54	20.04%	6.03
			SUBTOTAL	11772.49	100.00%	

ROOF HEIGHT PROPOSED = 32.04 ft 9.8 m
ROOF HEIGHT ALLOWED = 10.5 m
(under new zoning)

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CLIENT:
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rnadeau@innovat onbui ding com

PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22"x34"
Prints on 11"x17" are at 50% scale

Th s submission is prov ded for rezon ng purposes For construction refer to the Issued for Construction version of hese p ans and supporting documents

REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A001 FOR REVISION DETAILS)

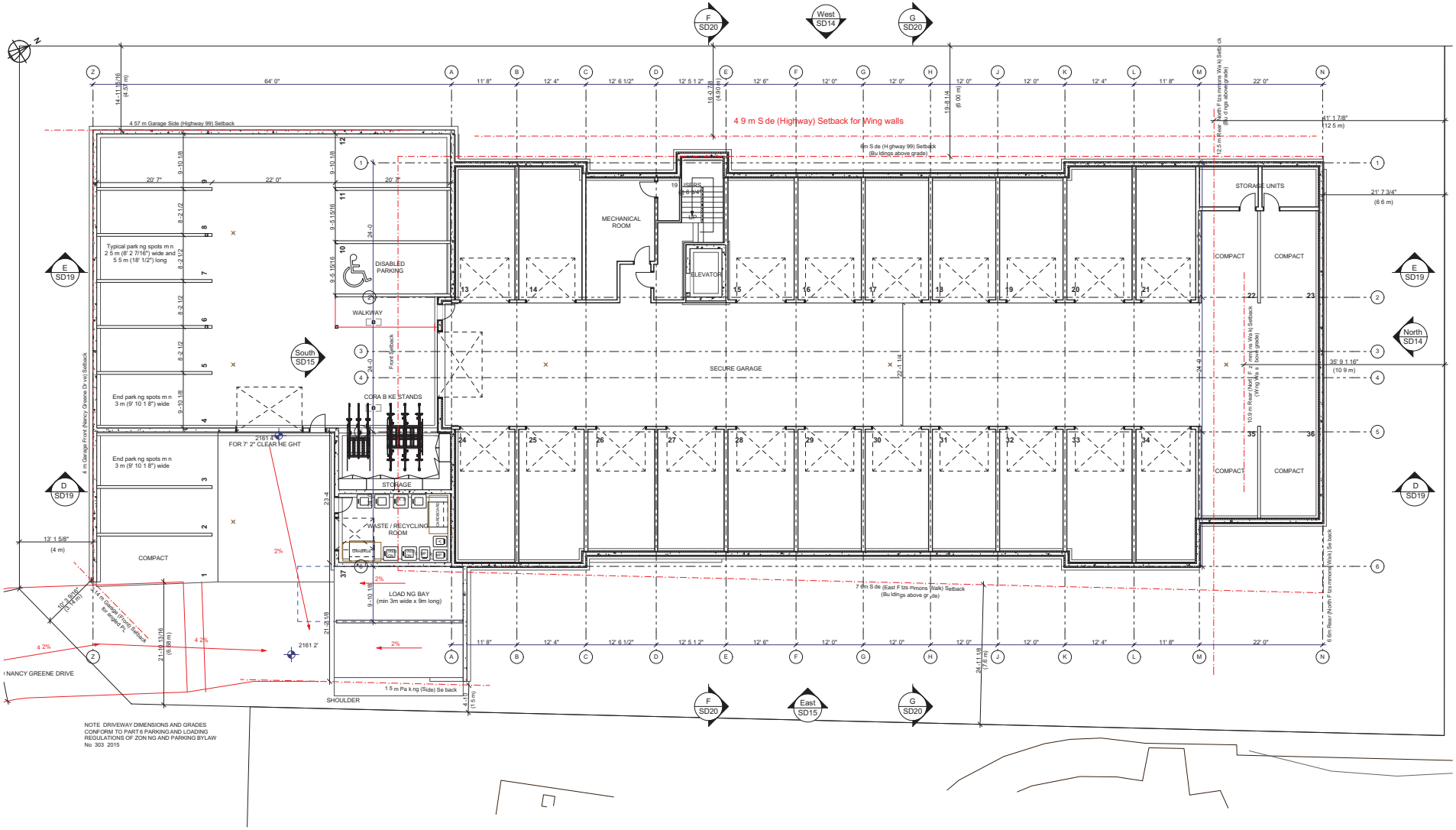
ISSUE:
2022-03-16
1 44 PM

SHEET TITLE:
Floor Area and Roof Height Calculations

SHEET ID:
SD3

PARKING COUNT
12 X COVERED SPACES (4 COMPACT)
1 X COVERED ACCESSIBLE PARKING
20 X SECURE RES DENT GARAGES
3 X UNCOVERED SPACES (1 COMPACT)
1 X LOADING BAY

TOTAL: 37 PARKING SPACES NCL 1 LOADING BAY



NOTE DRIVEWAY DIMENSIONS AND GRADES CONFORM TO PART 6 PARKING AND LOADING REGULATIONS OF ZON NG AND PARKING BYLAW No 303 2015

Basement Plan

SCALE: 1/8" 1' 0"

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rmadeau@innovat onbui ding com

PROJECT:
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PROJECT NUMBER: G45

Draw ng size is 22"x34"
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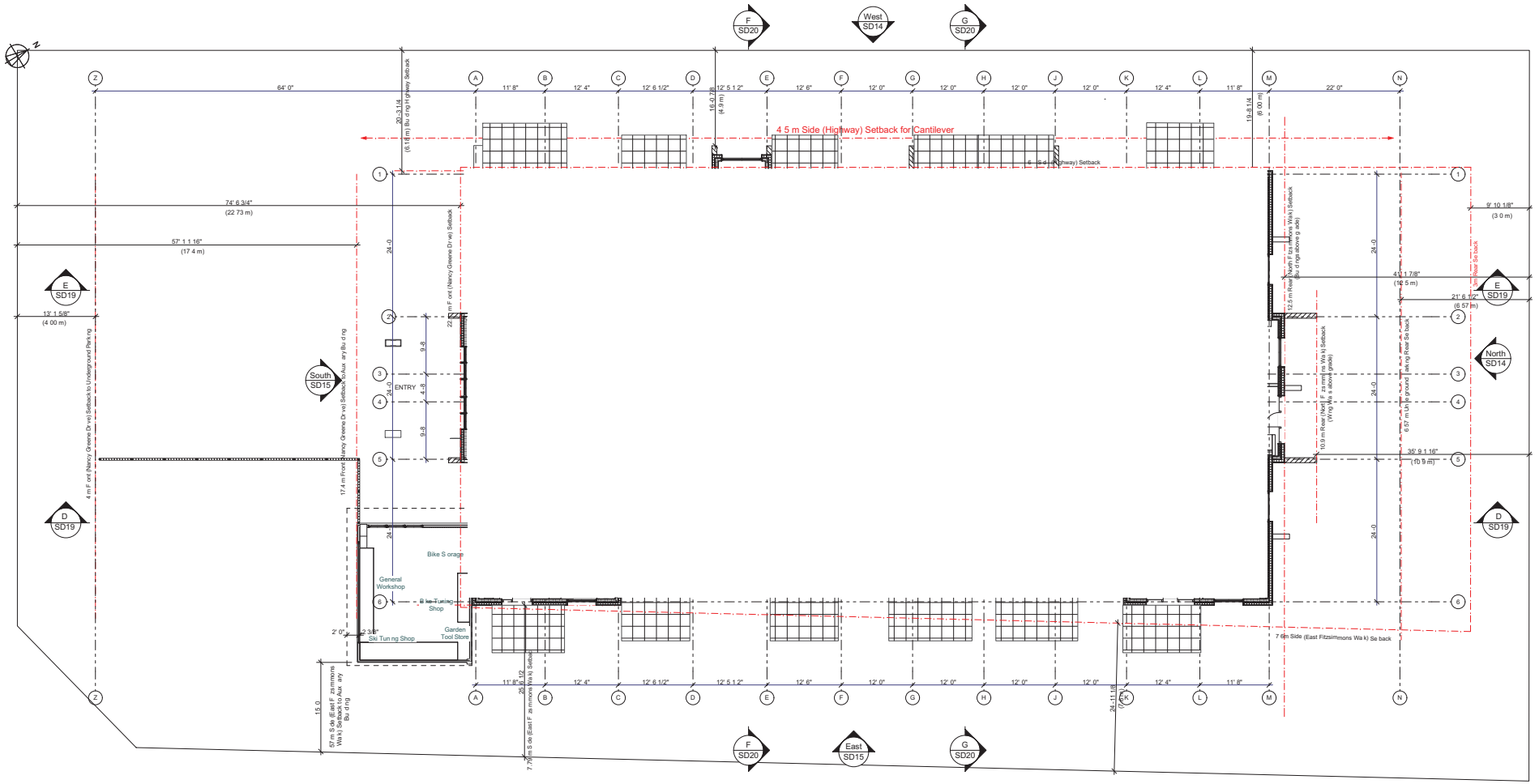
ISSUE:
2022-03-16
1 44 PM

SHEET TITLE:
Basement Plan

SHEET ID:
SD5

F RST FLOOR UNIT COUNT:
TOTAL: 13 UNITS



First Floor Plan
SCALE: 1/8" 1' 0"

BIM CONSULTANT:
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PROJECT:
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7104 Nancy Greene Drive
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PROJECT NUMBER: G45

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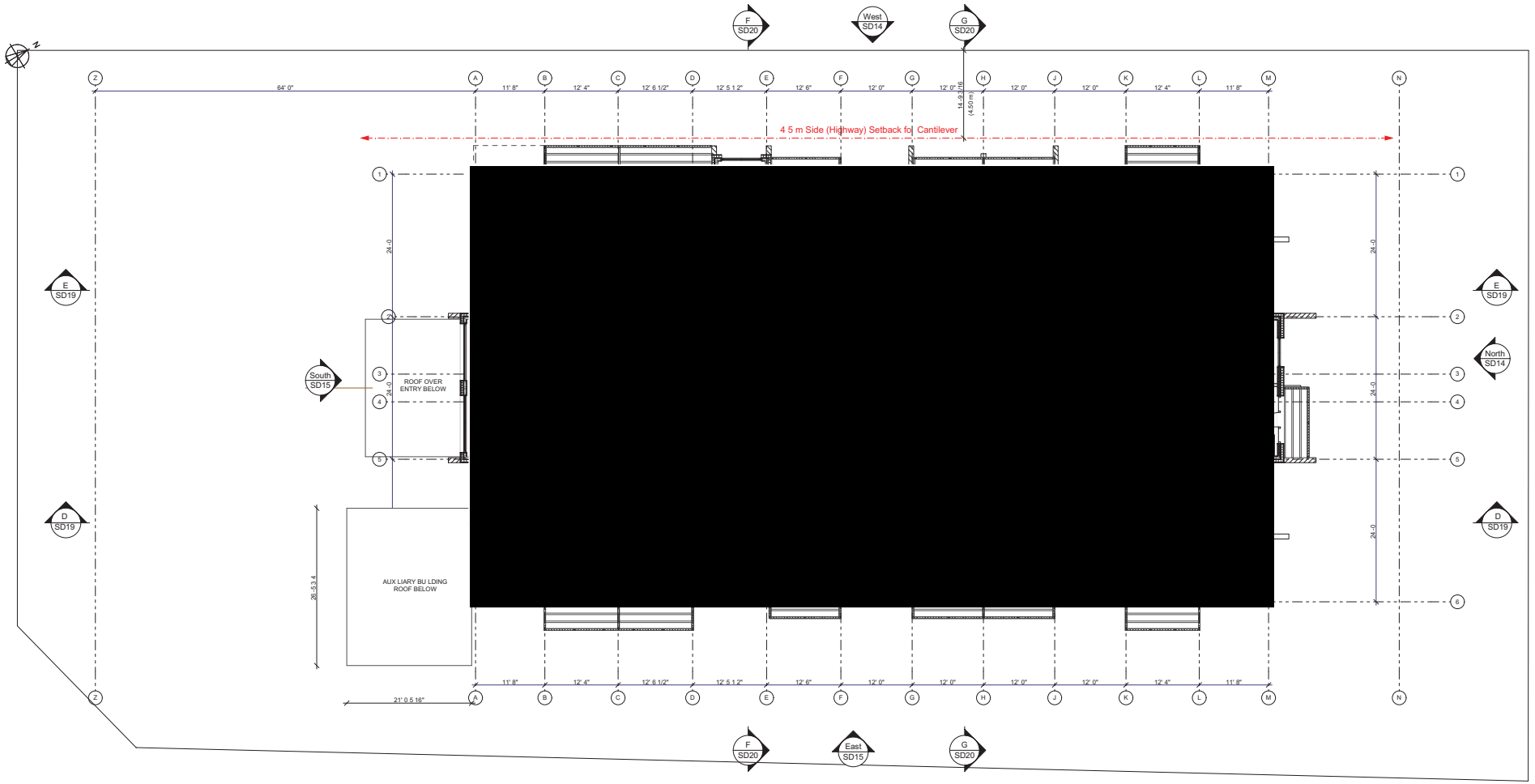
SSUE:
2022-03-16
1 44 PM

SHEET TITLE:
First Floor Plan

SHEET ID:
SD6

SECOND FLOOR UNIT COUNT:
TOTAL: 14 UNITS



Second Floor Plan

SCALE: 1/8" 1' 0"

BIM CONSULTANT:
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PROJECT NUMBER: G45

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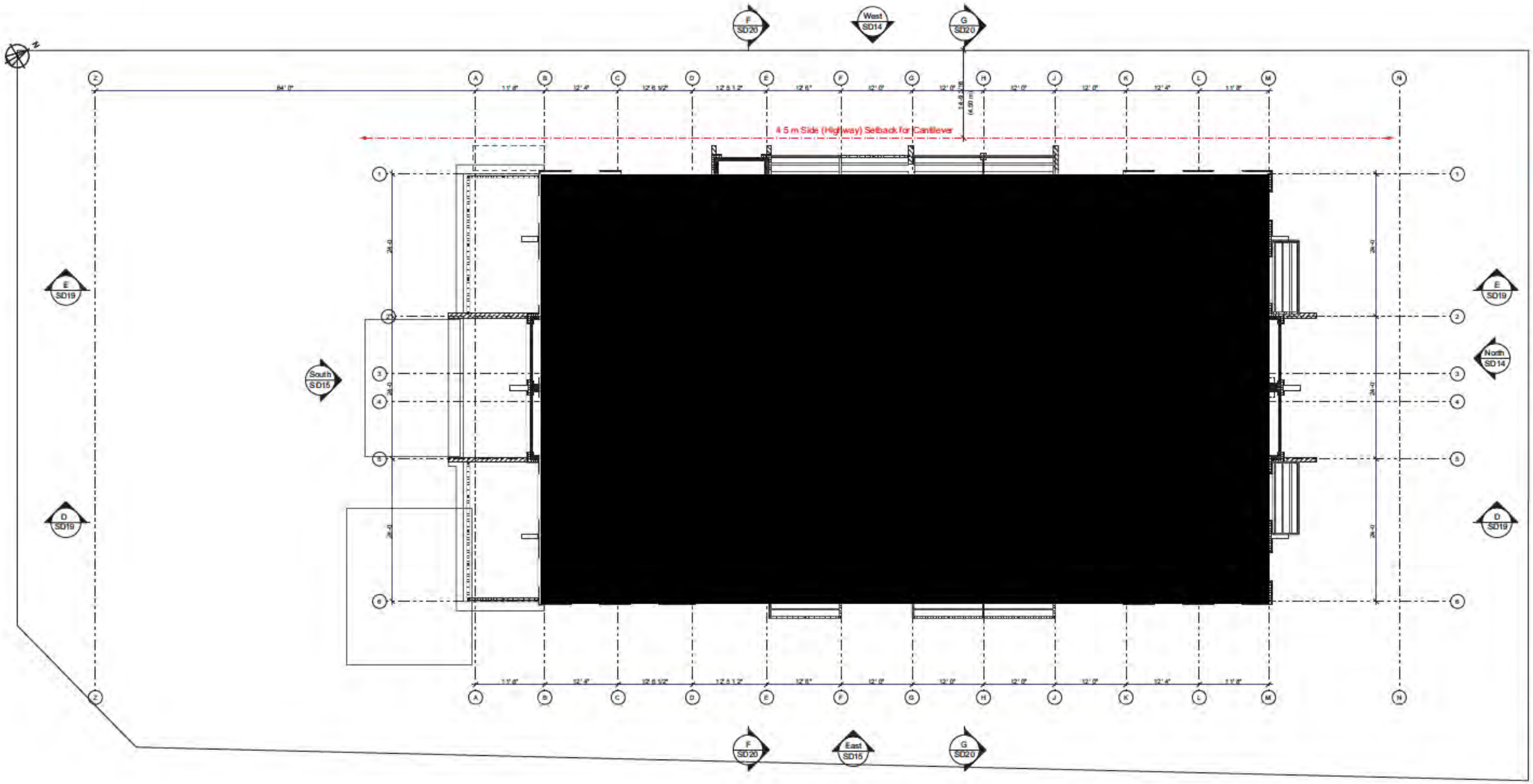
ISSUE:
2022-03-16
1 44 PM

SHEET TITLE:
Second Floor Plan

SHEET ID:
SD7

THIRD FLOOR UNIT COUNT:
TOTAL: 9 UNITS



[redacted]

Third Floor Plan

SCALE: 1/8" = 1'-0"

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+1 604 932 3807 ext 226
[illegible]

PROJECT:
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7104 Nancy Greene Drive
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PROJECT NUMBER: G45

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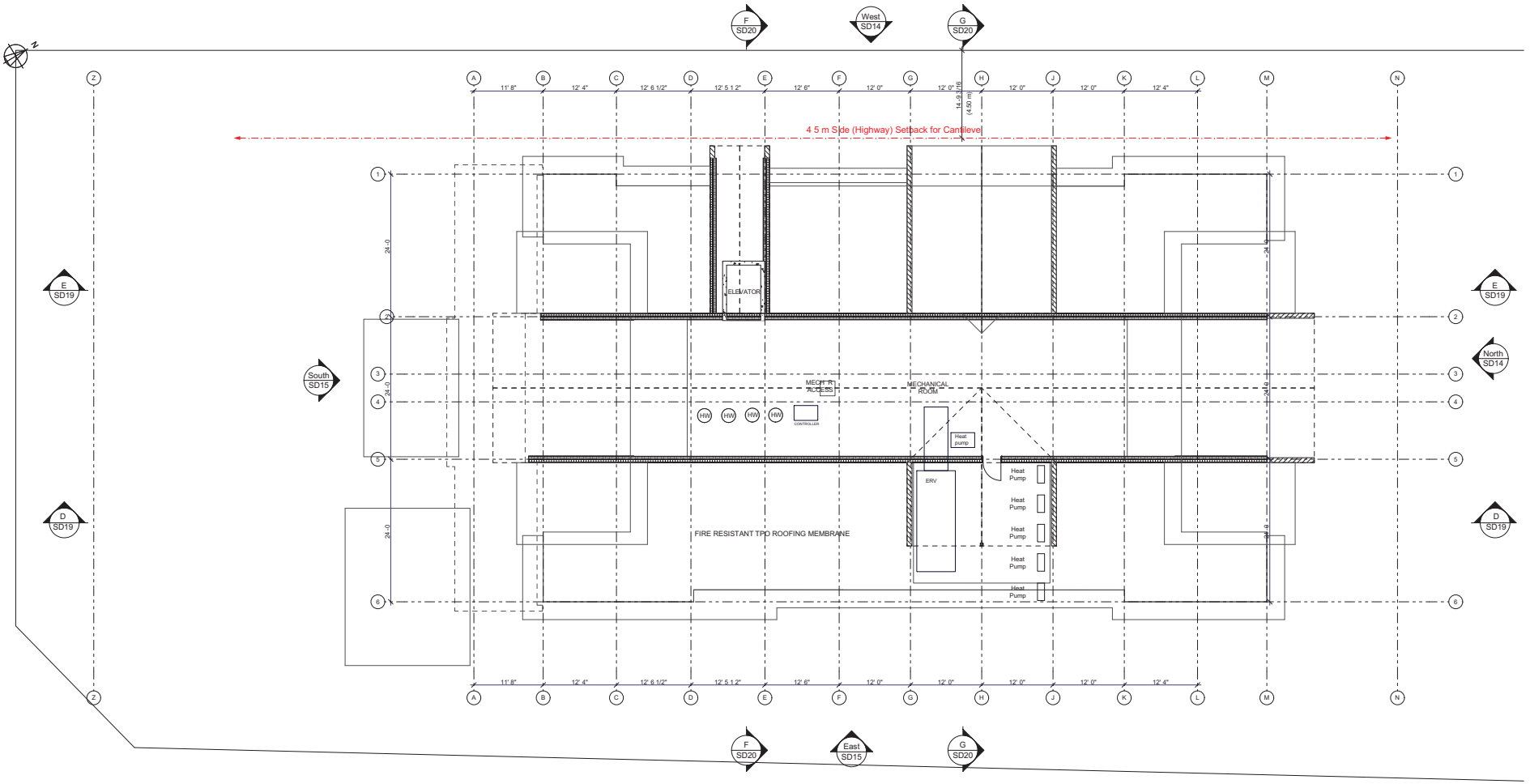
1:44 PM

SHEET TITLE:
Third Floor Plan

SHEET ID:
SD8



Roof / Mechanical Room

SCALE: 1/8" 1' 0"

GNAR

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PROJECT:
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PROJECT NUMBER: G45

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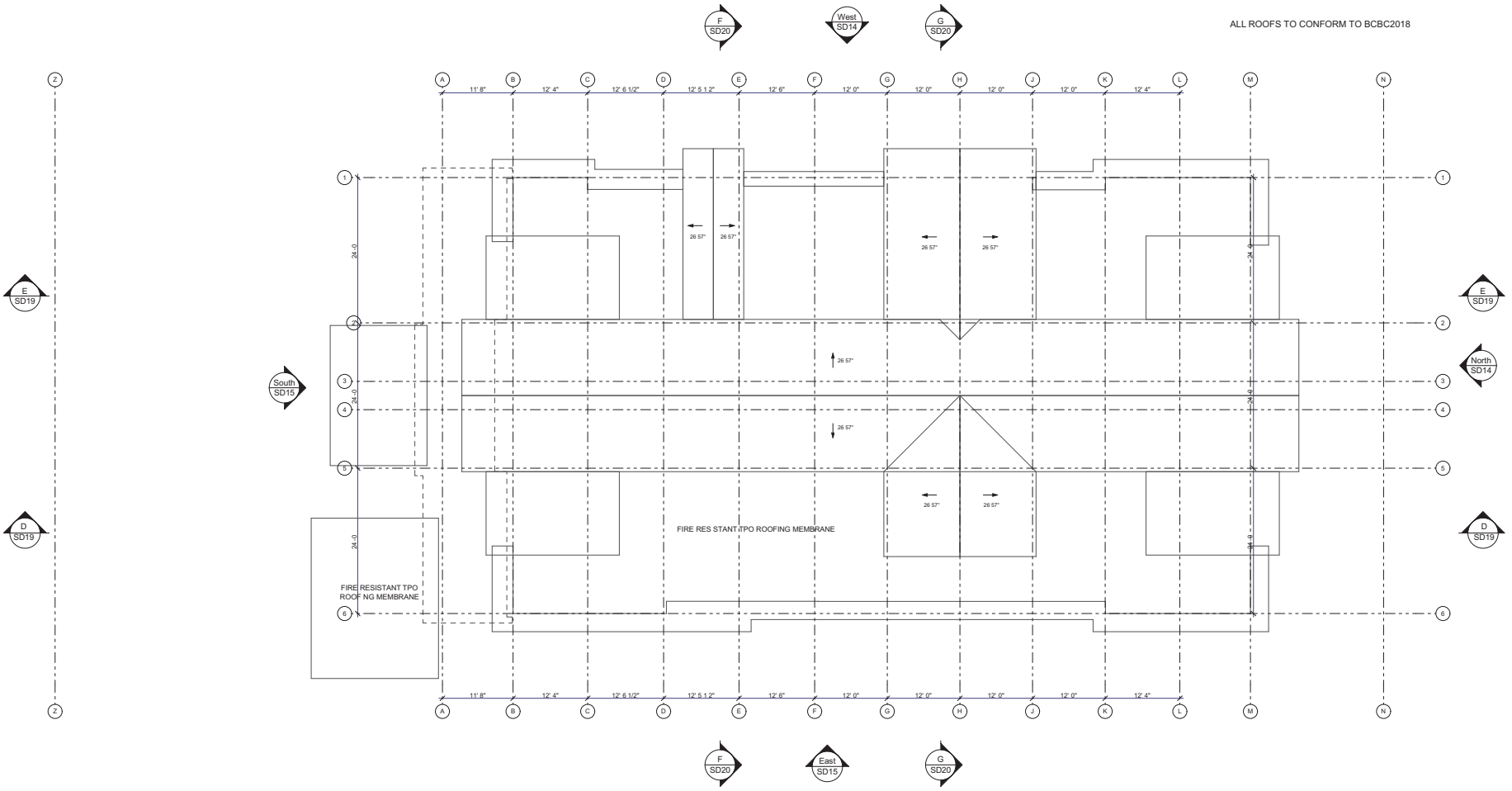
SSUE:
2022-03-16
1 44 PM

SHEET TITLE:
Roof / Mechanical Room

SHEET ID:
SD9



Roof Plan

SCALE: 1/8" 1' 0"

GNAR

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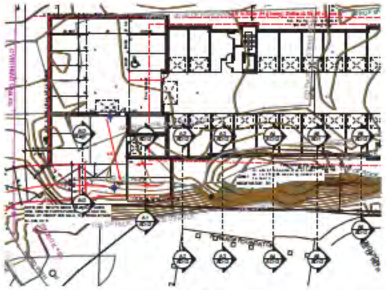
SSUE:
2022-03-16
1 44 PM

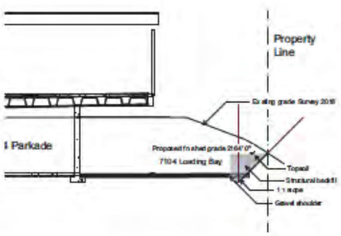
SHEET TITLE:
Roof Plan

SHEET ID:
SD10



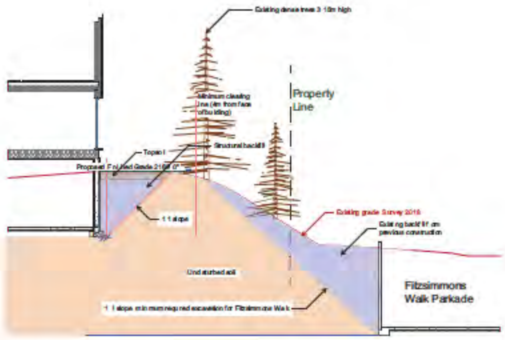
Section Cuts Key Plan 1

SCALE: 1:32" 1' 0"



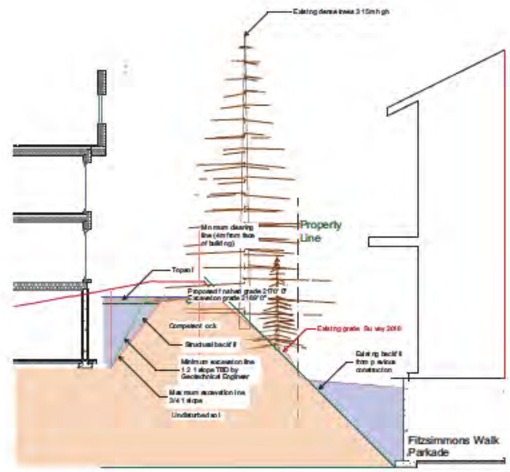
Building Site Section A1

SCALE: 1:8" 1' 0"



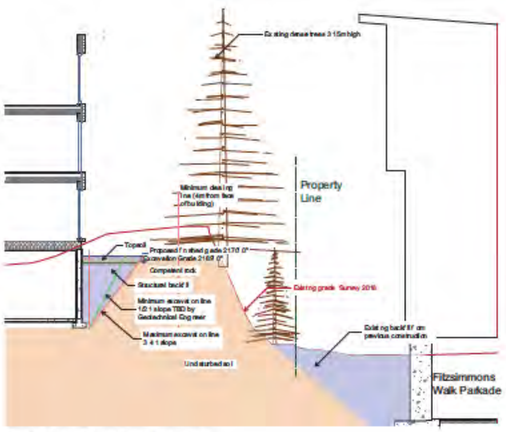
Building Site Section A2

SCALE: 1/8" 1' 0"



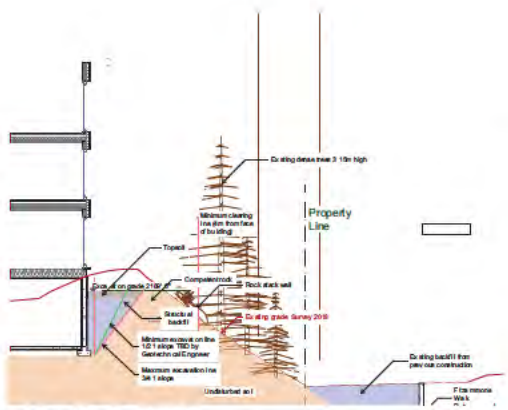
Building Site Section A3

SCALE: 1:8" 1' 0"



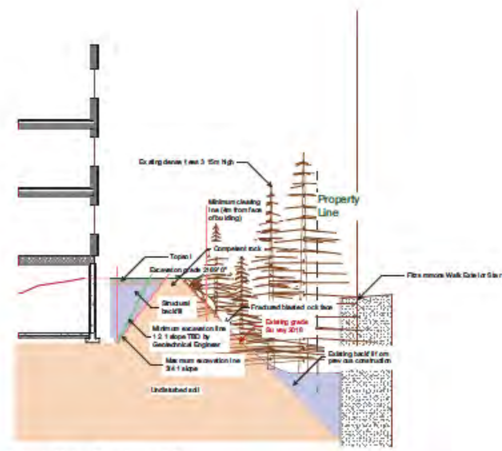
Building Site Section A4

SCALE: 1/8" 1' 0"



Building Site Section A5

SCALE: 1/8" 1' 0"



Building Site Section A6

SCALE: 1/8" 1' 0"

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PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

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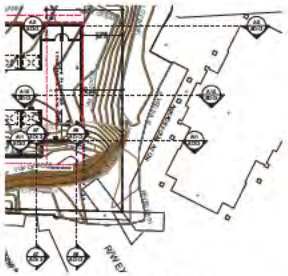
ISSUE:
2022-03-16
1:44 PM

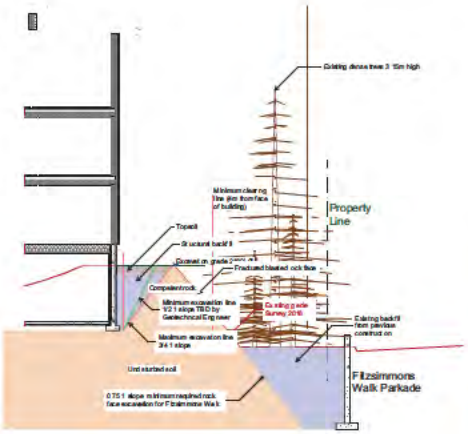
SHEET TITLE:
Section cuts

SHEET ID:
SD12



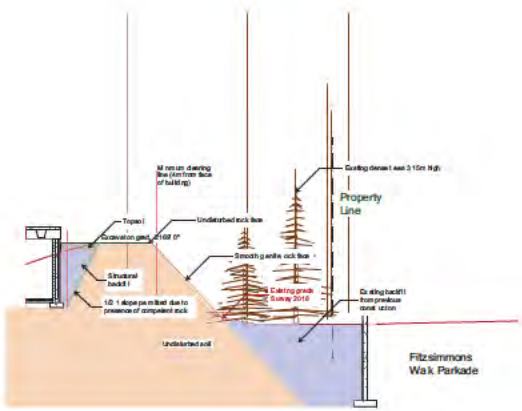
Section Cuts Key Plan 2

SCALE: 1/32" 1' 0"



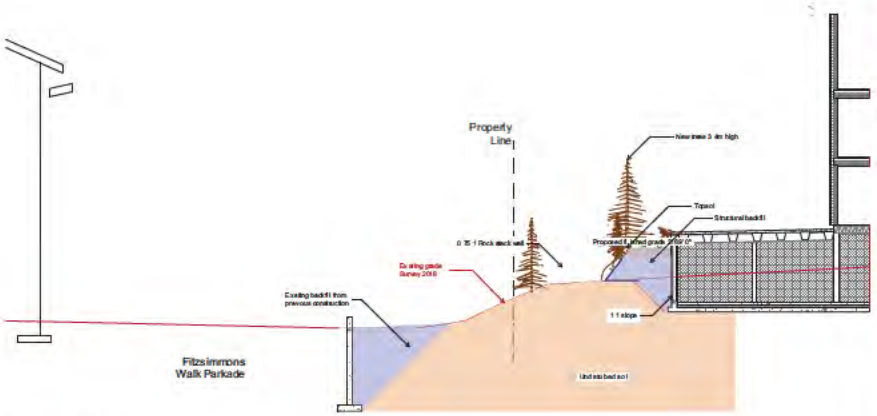
Building Site Section Fractured Rock Face A7

SCALE: 1/8" 1' 0"



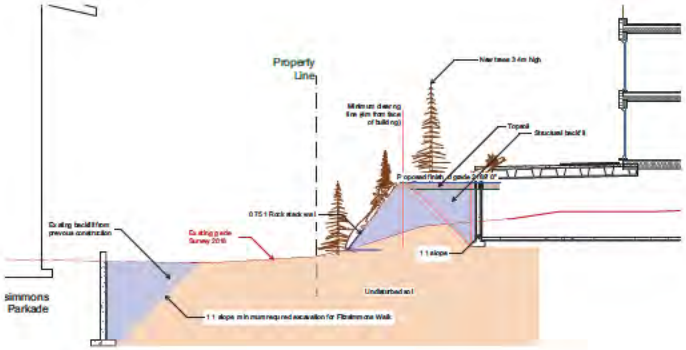
Building Site Section Smooth Granite Face A8

SCALE: 1/8" 1' 0"



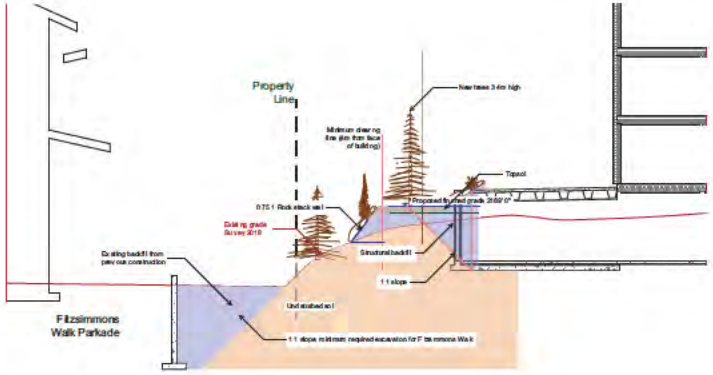
Building Site Section A9

SCALE: 1/8" 1' 0"



Building Site Section A10

SCALE: 1/8" 1' 0"



Building Site Section A11

SCALE: 1/8" 1' 0"

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PROJECT:

Whistler Affordable Housing

7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: 645

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ISSUE:

2022-03-16

1 44 PM

SHEET TITLE:

Section cuts

SHEET ID:

SD13

EXTERIOR FINISHES
1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
4 ROOF AND WALLS STANDING SEAM GUN METAL
5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 34
6 ALUMINUM PICKET RAILING IRON ORE
7 FASCIA AND FLASHINGS METAL IRON ORE
8 SOFFITS FORMA PLANK CASCADIA 1 ROW VENTED
9 WINDOWS JUSTA TRIPLE GLAZED SOFTLINE 82 GOLDEN OAK
10 ALUMINUM FRONT ENTRY DOOR JUSTA TRIPLE GLAZED CHARCOAL
11 ROOF DECK, ENTRY AND WORKSHOP FASCIA CASCADIA ESPRESSO BELOW 4" CHARCOAL ROOF FLASHING
12 GARAGE DOORS METAL ROLL UP ELEPHANT EAR
13 DECK FINISH ALUMINUM DECKING CRAFT BILT DESERT SAND
14 FLAT ROOF FINISH TPO FIRE RESISTANT ROOFING WHITE
15 MOTIFS LASER CUT ALUMINUM PAINTED BLACK
16 BALCONY SCREEN BETWEEN ADJACENT UNITS BLACK ALUMINUM FRAMED OBSCURED GLASS
17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
18 TRELLIS IN GABLE

West Elevation

SCALE: 1/8" 1' 0"

EXTERIOR FINISHES
1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
4 ROOF AND WALLS STANDING SEAM GUN METAL
5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 34
6 ALUMINUM PICKET RAILING IRON ORE
7 FASCIA AND FLASHINGS METAL IRON ORE
8 SOFFITS FORMA PLANK CASCADIA 1 ROW VENTED
9 WINDOWS JUSTA TRIPLE GLAZED SOFTLINE 82 GOLDEN OAK
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14 FLAT ROOF FINISH TPO FIRE RESISTANT ROOFING WHITE
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17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
18 TRELLIS IN GABLE

North Elevation

SCALE: 1/8" 1' 0"

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PROJECT NUMBER: G45

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ISSUE:
2022-03-16
1 45 PM

SHEET TITLE:
Exterior Elevations

SHEET ID:
SD14

EXTERIOR FINISHES
1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
4 ROOF AND WALLS STANDING SEAM GUN METAL
5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 34
6 ALUMINUM PICKET RAILING IRON ORE
7 FASCIA AND FLASHINGS METAL IRON ORE
8 SOFFITS FORMA PLANK CASCADIA 1 ROW VENTED
9 WINDOWS JUSTA TRIPLE GLAZED SOFTLINE 82 GOLDEN OAK
10 ALUMINUM FRONT ENTRY DOOR JUSTA TRIPLE GLAZED CHARCOAL
11 ROOF DECK, ENTRY AND WORKSHOP FASCIA CASCADIA ESPRESSO BELOW 4" CHARCOAL ROOF FLASHING
12 GARAGE DOORS METAL ROLL UP ELEPHANT EAR
13 DECK FINISH ALUMINUM DECKING CRAFT BILT DESERT SAND
14 FLAT ROOF FINISH TPO FIRE RESISTANT ROOFING WHITE
15 MOTIFS LASER CUT ALUMINUM PAINTED BLACK
16 BALCONY SCREEN BETWEEN ADJACENT UNITS BLACK ALUMINUM FRAMED OBSCURED GLASS
17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
18 TRELLIS IN GABLE

East Elevation

SCALE: 1/8" = 1'-0"

South Elevation

SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES
1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
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17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
18 TRELLIS IN GABLE

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[illegible]

PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"
Prints on 11"x17" are at 50% scale

This submission is provided for rezoning purposes. For construction, refer to the Issued for Construction version of these plans and supporting documents

REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:
2022-03-16
1 45 PM

SHEET TITLE:
Exterior Elevations

SHEET ID:
SD15

Coloured West Elevation

SCALE: 6" 1'-0"

Coloured East Elevation

SCALE: 6" 1'-0"

Coloured North Elevation

SCALE: 6" 1'-0"

Coloured South Elevation

SCALE: 1:2.27

GNAR

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PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"
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REVISION:
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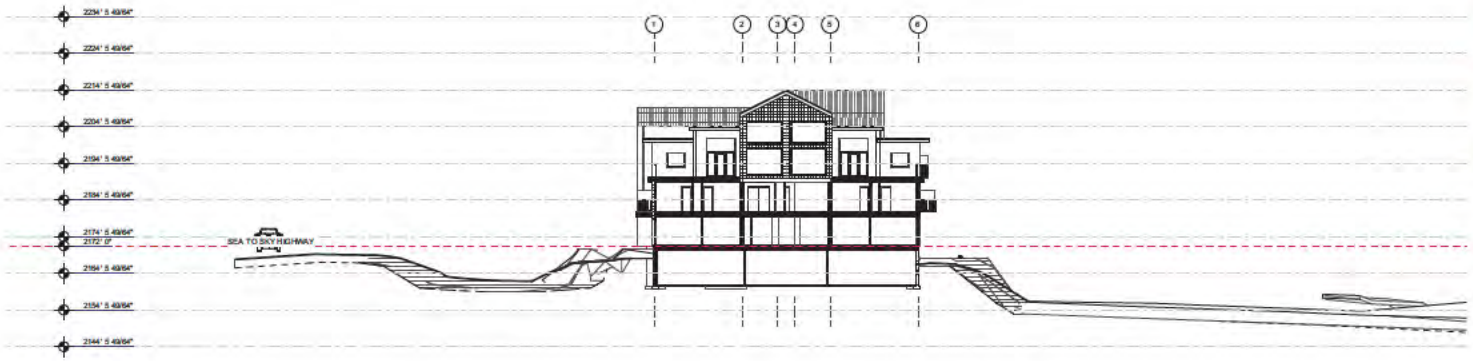
ISSUE:
2022-03-16
1:45 PM

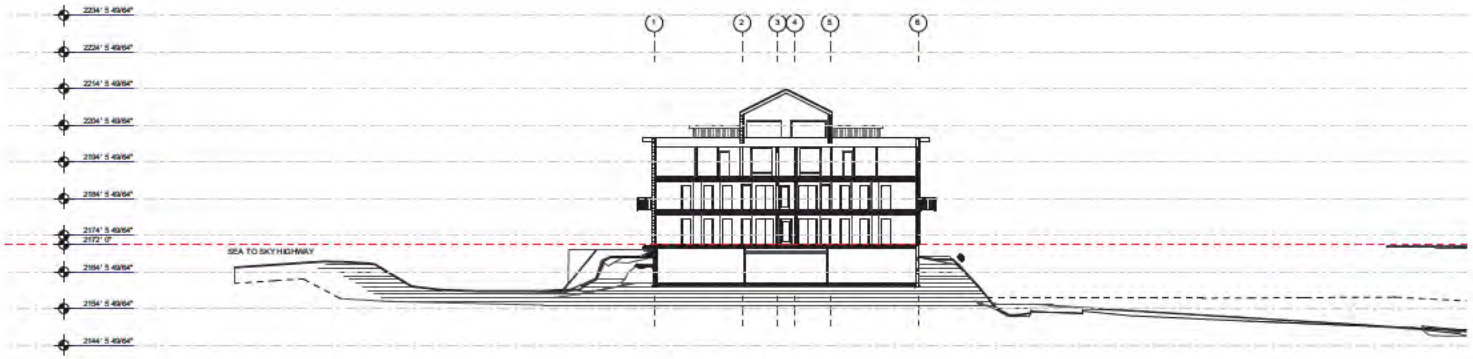
SHEET TITLE:
Coloured Elevations

SHEET ID:
SD16



Building Site Section A

SCALE: 1/16" = 1'-0"

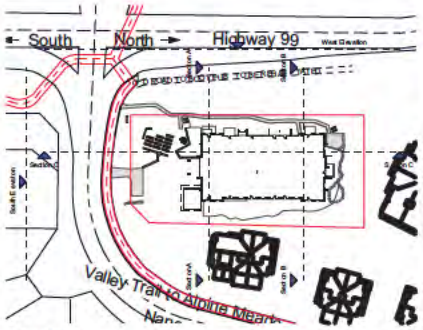


Building Site Section B

SCALE: 1/16" = 1'-0"

Building Site Section C

SCALE: 1/16" = 1'-0"



Key Plan

SCALE: 1/64" = 1'-0"

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PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: 645

Drawing size is 22"x34"
Prints on 11"x17" are at 50% scale

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REVISION:
#1.0 ISSUED FOR INFORMATION
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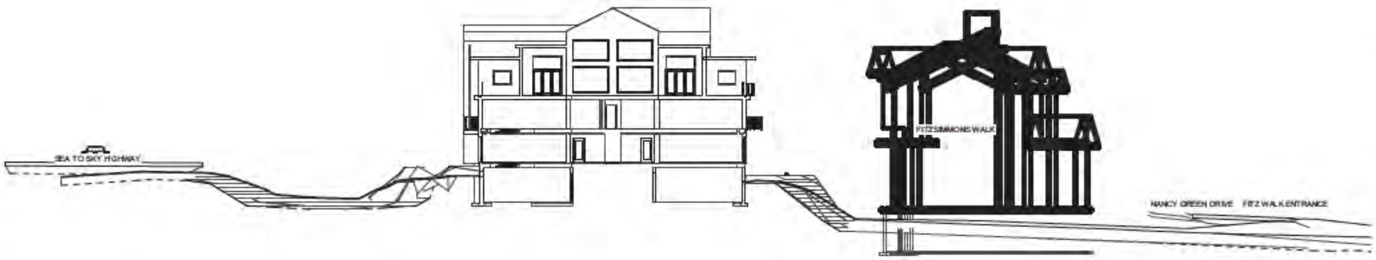
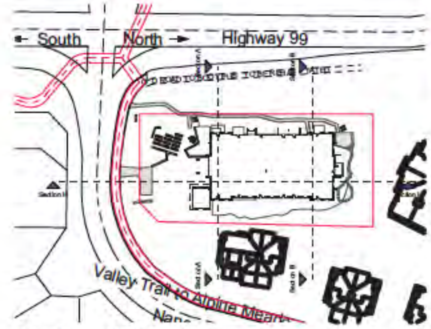
ISSUE:
2022-03-16
1:45 PM

SHEET TITLE:
Site Sections

SHEET ID:
SD17

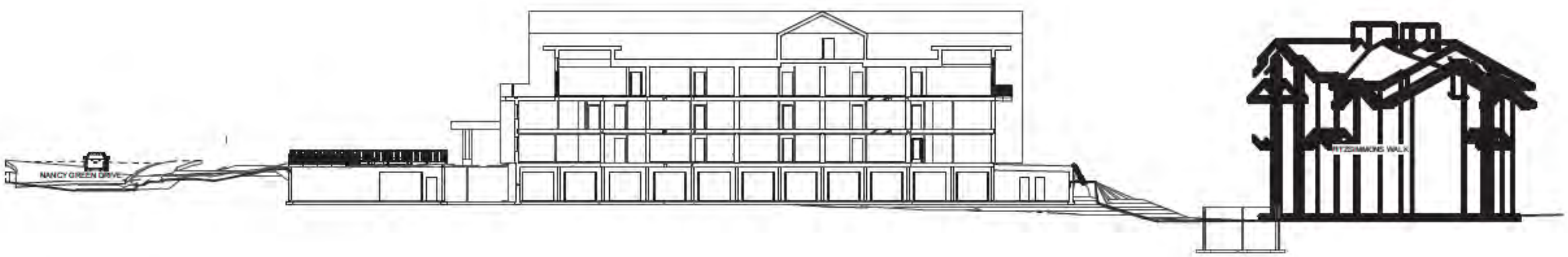


Building Site Section A with Fitz Walk Context
SCALE: 1/16" = 1' 0"



Key Plan with Fitz Walk
SCALE: 1/64" = 1' 0"

Building Site Section B with Fitz Walk Context
SCALE: 1/16" = 1' 0"



Building Site Section H with Fitz Walk Context
SCALE: 1/16" = 1' 0"

GNAR

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mcdeau@innovatbuilding.com

PROJECT:
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7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"
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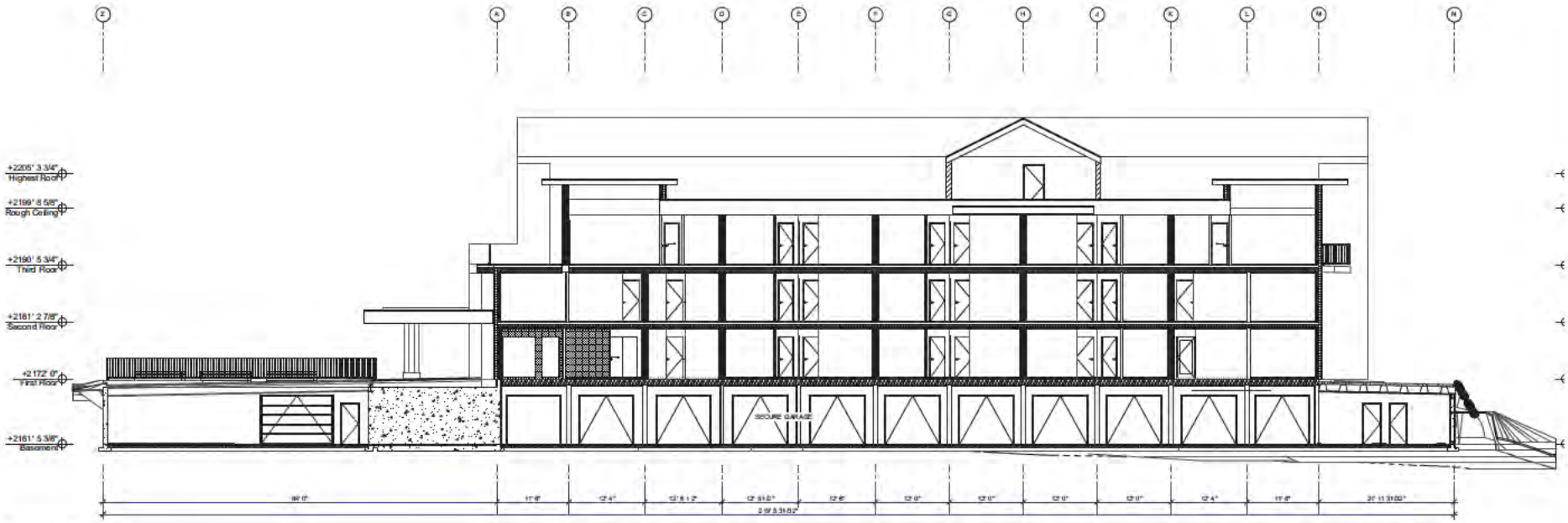
ISSUE:
2022-03-16
1:45 PM

SHEET TITLE:
Site Sections with Fitz Walk for Context

SHEET ID:
SD18



Building Section D

SCALE: 1/8" = 1'-0"

Building Section E

SCALE: 1/8" = 1'-0"

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PROJECT:
Whistler Affordable Housing
7784 Nancy Greene Drive
Whistler BC V8E 0R7

PROJECT NUMBER: 1045

Drawing size is 22"x34"
Prints on 11"x17" are at 50% scale

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REVISION:
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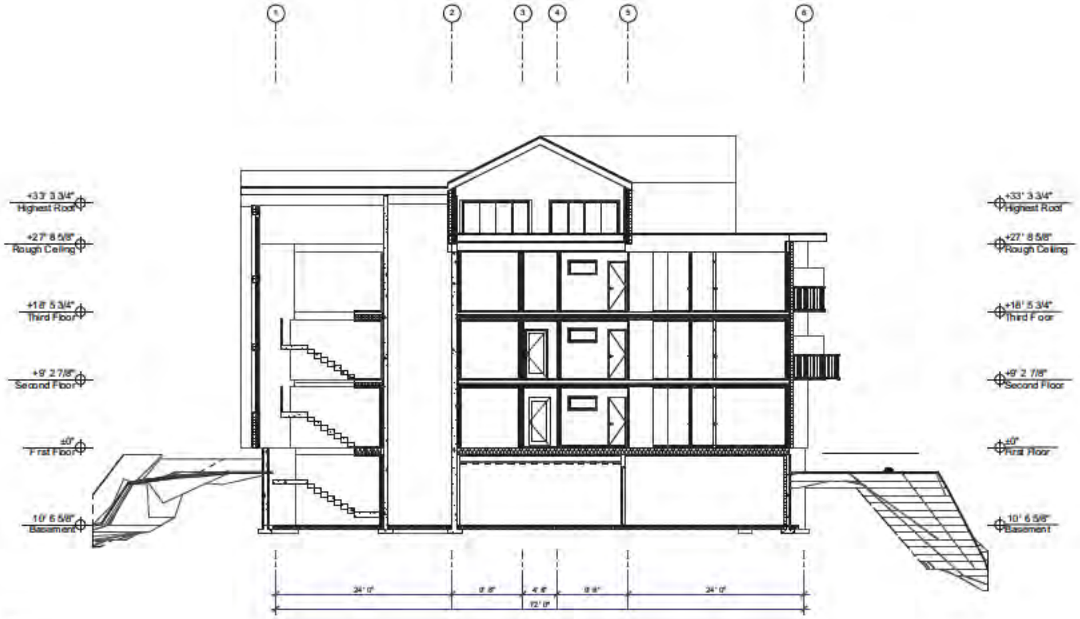
ISSUE:
2022-03-16
1:45 PM

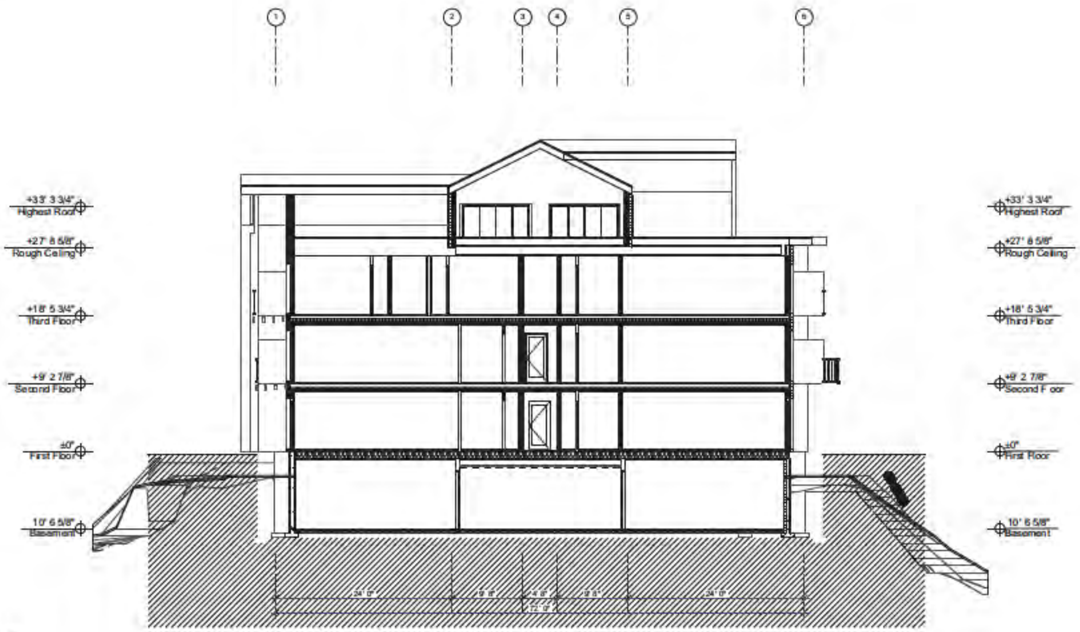
SHEET TITLE:
Building Sections

SHEET ID:
SD19



Building Section F

SCALE: 1/8" = 1' 0"



Building Section G

SCALE: 1/8" = 1' 0"

GNAR

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PROJECT:
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7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"
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REVISION:
#1.0 ISSUED FOR INFORMATION
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ISSUE:
2022-03-16
1:46 PM

SHEET TITLE:
Building Sections

SHEET ID:
SD20

[redacted]

Unit A (755.5 sq ft)
SCALE: 1/4"   1'0"

[redacted]

Unit A+ (785.7 sq ft)
SCALE: 1/4"   1'0"

[redacted]

Unit B (393.5 sq ft)
SCALE: 1/4"   1'0"

[redacted]

Unit C (644.3 sq ft)
SCALE: 1/4"   1'0"

[redacted]

Unit D (468.7 sq ft)
SCALE: 1/4"   1'0"

[redacted]

Unit E (1149.0 sq ft)
SCALE: 1/4"   1'0"

[redacted]

Unit F (878.7 sq ft)
SCALE: 1/4"   1'0"

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7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

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REVISION:
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ISSUE:
2022-03-16
1:46 PM

SHEET TITLE:
Unit Layouts

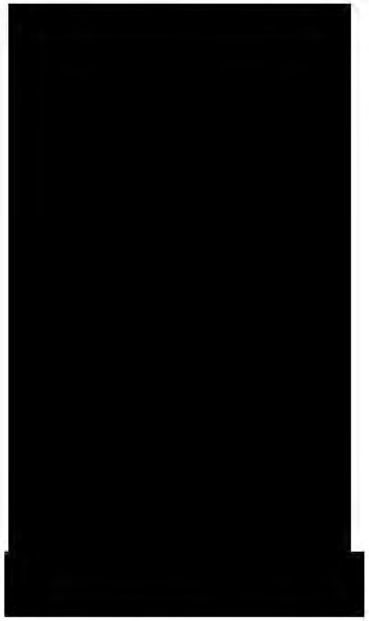
SHEET ID:
SD21

Unit F+ (898.1 sq ft)

SCALE: 1/4" = 1'-0"

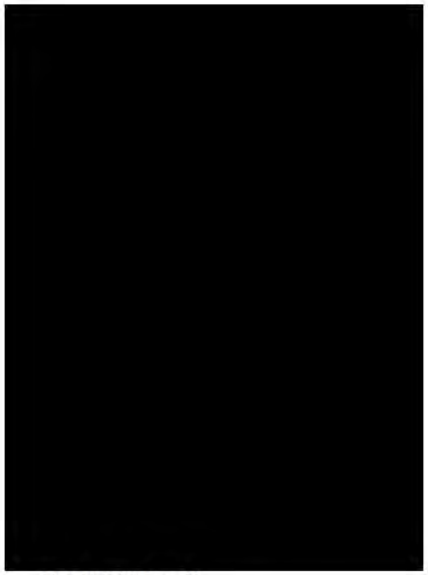
Unit F++ (924.5 sq ft)

SCALE: 1/4" = 1'-0"



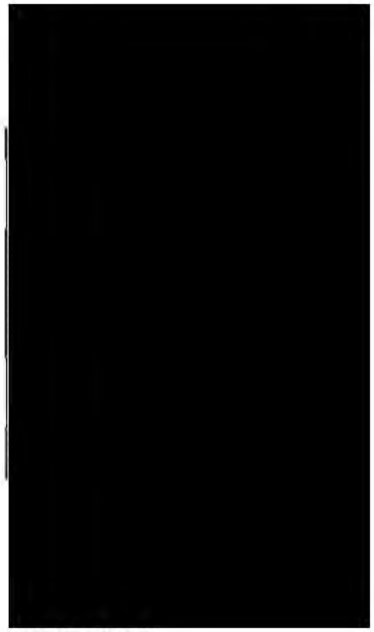
Unit G (531.3 sq ft)

SCALE: 1/4" = 1'-0"



Unit H (636.9 sq ft)

SCALE: 1/4" = 1'-0"



Unit I (644.3 sq ft)

SCALE: 1/4" = 1'-0"

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PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: 645

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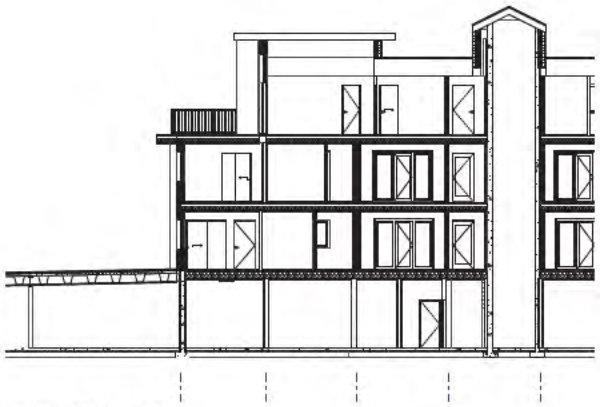
REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A0-1 FOR REVISION DETAILS)

ISSUE:
2022-03-16
1:46 PM

SHEET TITLE:
Unit Layouts

SHEET ID:
SD22



Building Section E

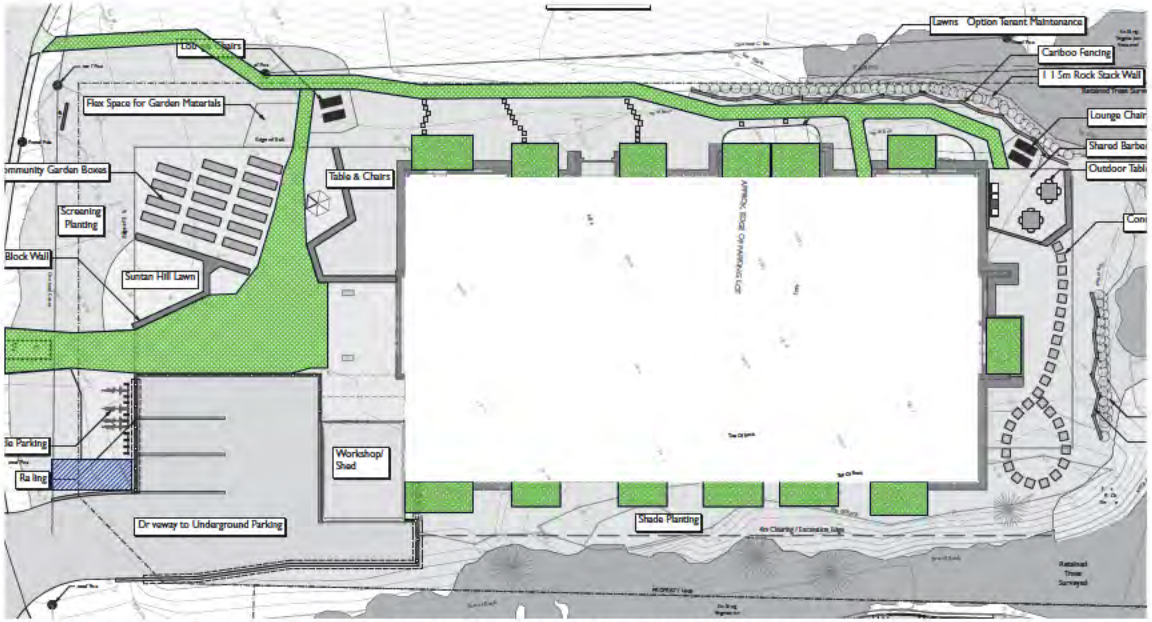
SCALE: 1/8" 1'-0"

NOTE
THERE ARE FOUR GABLE ROOFS IN THE BUILDING, AND THE SNOW IS INTENDED TO SLIDE DOWN THE WING WALLS. WING WALLS ARE TYPICALLY LOCATED AWAY FROM EGRESS AREAS

NOTE THE GENERAL "CASCADING" FORM OF THE ROOF PREVENTS SNOW FALL (IF ANY FROM THE FLAT ROOF) ON IMMEDIATE EGRESS POINTS, AND THE MAIN EGRESS ROUTES ARE POSITIONED AWAY FROM THE EDGE OF THE ROOF

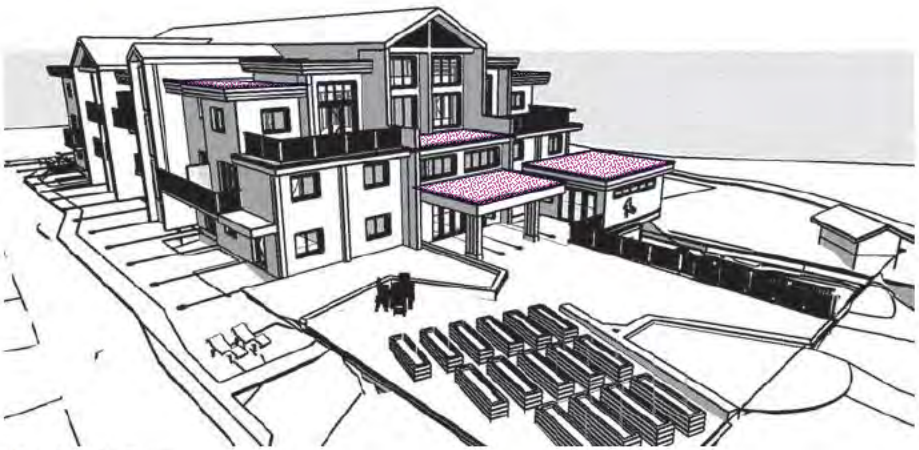
KEY

- FLAT ROOF
- SNOW DUMP
- EGRESS ROUTE



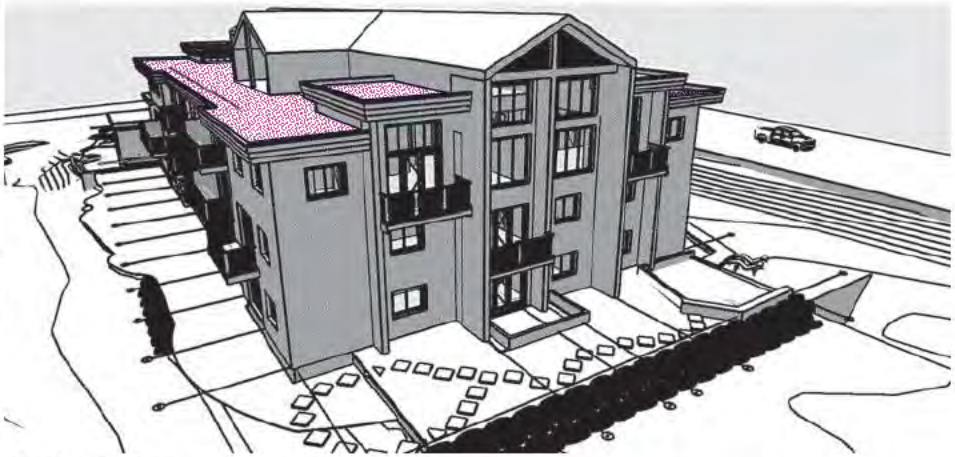
Grading Plan from Tom Barratt Ltd Drawings for 7104 Nancy Greene Drive Sheet L2 Dated September 28, 2021

NOT TO SCALE



White Model Front

SCALE: 3 16" 1'-0"



White Model Rear

SCALE: 1 61 54

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PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawing size is 22"x34"
Printed on 11"x17" ans at 50% scale

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REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:
2022-03-16
1 46 PM

SHEET TITLE:
Snow Shed Analysis

SHEET ID:
SD23

First Floor Key Plan

SCALE: 1/8" = 1'-0"

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PROJECT:
Whistler Affordable Housing
7164 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: 645

Drawing size is 22"x34"
Prints on 11"x17" are at 50% scale

The submission is provided for rezoning purposes. For construction refer to the issued for Construction version of these and subsequent supporting documents

REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:
2022-03-16
1 47 PM

SHEET TITLE:
Key Plan - First Floor

SHEET ID:
SD24

Second Floor Key Plan

SCALE: 1 8" 1' 0"

GNAR

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rmadeau@innovat onbui ding com

PROJECT:

Whistler Affordable Housing

7104 Nancy Greene Drive

Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22"x34"
Prints on 11"x17" are at 50% scale

Th s submission is prov ded for rezon ng purposes For construction refer to the Issued for Construction version of hese p ans and supporting documents

REVISION:

#1 0 ISSUED FOR INFORMATION

(SEE SHEET A001 FOR REVISION DETAILS)

SSUE:

2022-03-16

1 47 PM

SHEET TITLE:

Key Plan - Second Floor

SHEET ID:

SD25

Third Floor Key Plan

SCALE: 1 8" 1' 0"

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PROJECT:
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7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22"x34"
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REVISION:
#1 0 ISSUED FOR INFORMATION
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SSUE:
2022-03-16
1 47 PM

SHEET TITLE:
Key Plan - Third Floor

SHEET ID:
SD26

1. 7127 Nancy Greene Drive Contemporary Design; flat roof with roof elements coming to the ground; metal fascia with wood soffit.

2. Same as Photo 1.

3. Cypress Place Standing seam metal roofing on wall to the ground and wood soffit.

4. White Gold Property Gabled, standing seam metal roof extending down the wall.

5. White Gold Property Similar Roof and Wall to proposed 7104.

6. 8071 Cypress Place combination of gabled roof and flat roof.

7. Cheakamus Multi Family 1 Standing seam angled roof, wood soffit, standing seam wall.

8. Cheakamus Multi Family 2 Standing seam angled roof, wood soffit, standing seam wall, together with post and beam.

9. 8350 Bear Paw Trail Contemporary multi family building with roof elements carried to the ground.

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rmadeau@innovat onbui ding com

PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22"x34"
Prints on 11"x17" are at 50% scale

Th s submission is prov ded for rezon ng purposes For construction refer to the Issued for Construction version of hese p ans and supporting documents

REVISION:
#1 0 ISSUED FOR INFORMATION
(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:
2022-03-16
1 47 PM

SHEET TITLE:
Neighborhood Context

SHEET ID:
SD27

Fig. 1 Front view of building with community garden and seating area.

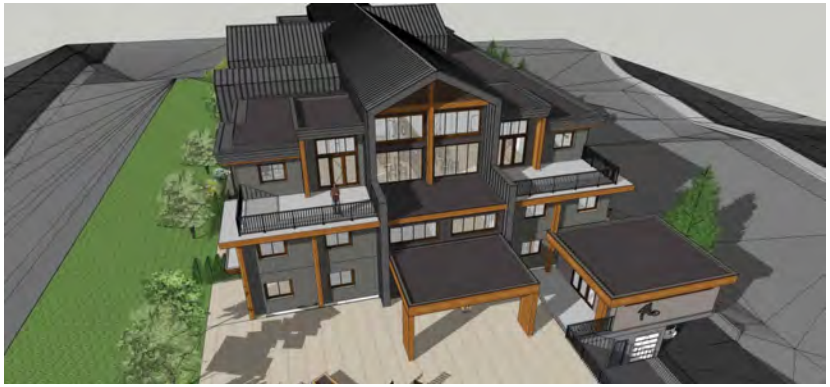

Fig. 2 Drone view of the front of the building.

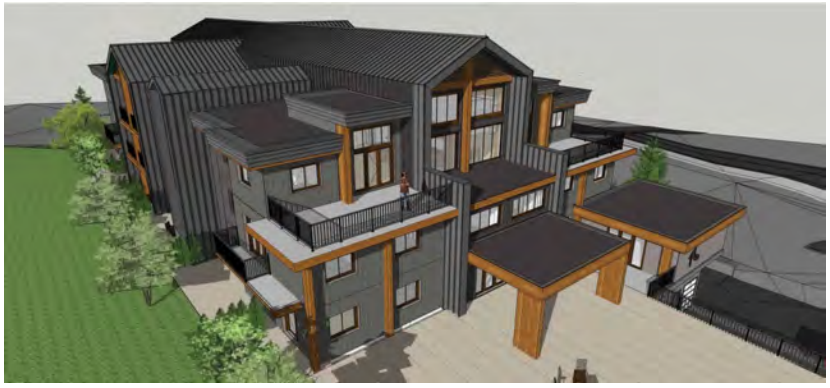

Fig. 3 Drone view of the front and west side of the building.

Fig. 4 Non landscaped view of the building from Highway 99 after the traffic lights.

Fig. 5 Side view from Highway 99 with landscaping only within the property boundary.

Fig. 6 View of the west side of the building, taken from Highway 99 looking south.

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ISSUE:
2022-03-16
1 47 PM

SHEET TITLE:
3D Perspective View

SHEET ID:
SD28

Fig. 7 Drone view of the west side of the building, showing only landscaping within the property boundary.

Fig. 8 View of the east side of the building and workshop from Fitzsimmons Walk buildings.

Fig. 9 Higher view of the west side of the building from Highway 99.

Fig. 10 Close view of typical unit balcony.

Fig. 11 View of the west side of the building from Highway 99.

Fig. 12 Higher view of the north side of the building as viewed from Fitzsimmons Walk North.

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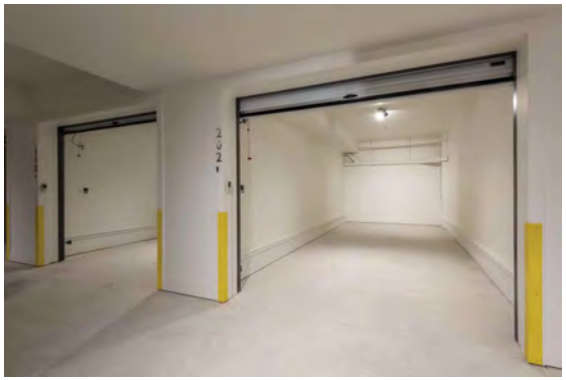
2022-03-16
1 47 PM

SHEET TITLE:
3D Perspective View

SHEET ID:
SD29



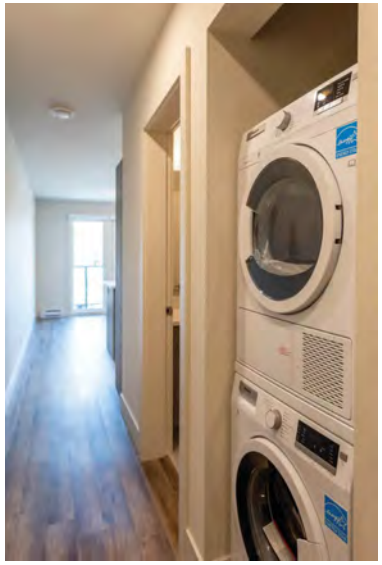
1. Individual garages lots of storage

2. Typical unit interior Unit C. Vinyl plank flooring, hard surface countertops

3. Typical unit interior big patio door and windows for lots of natural light

4. Typical unit interior

5. Typical unit interior



6. High efficiency washer dryer

7. Typical unit bathroom

8. Typical unit bedroom

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Whistler BC V8E 0E7

PROJECT NUMBER: G45

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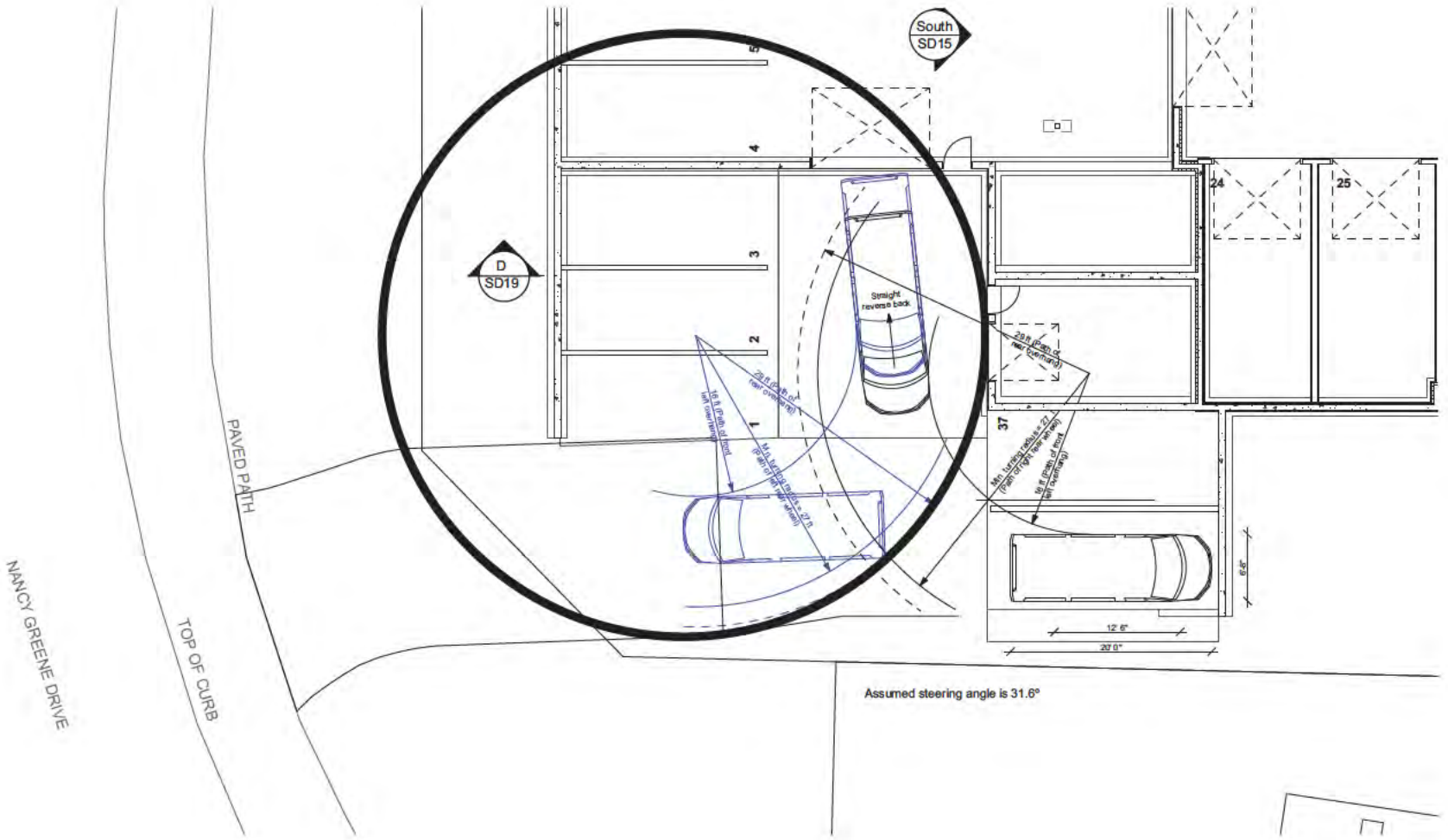
SSUE:
2022-03-16
1 47 PM

SHEET TITLE:
Interior Finishes

SHEET ID:
SD30



Sprinter Van Turning Radius

SCALE: 3/32" = 1'-0"

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PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: GA1

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REVISION:
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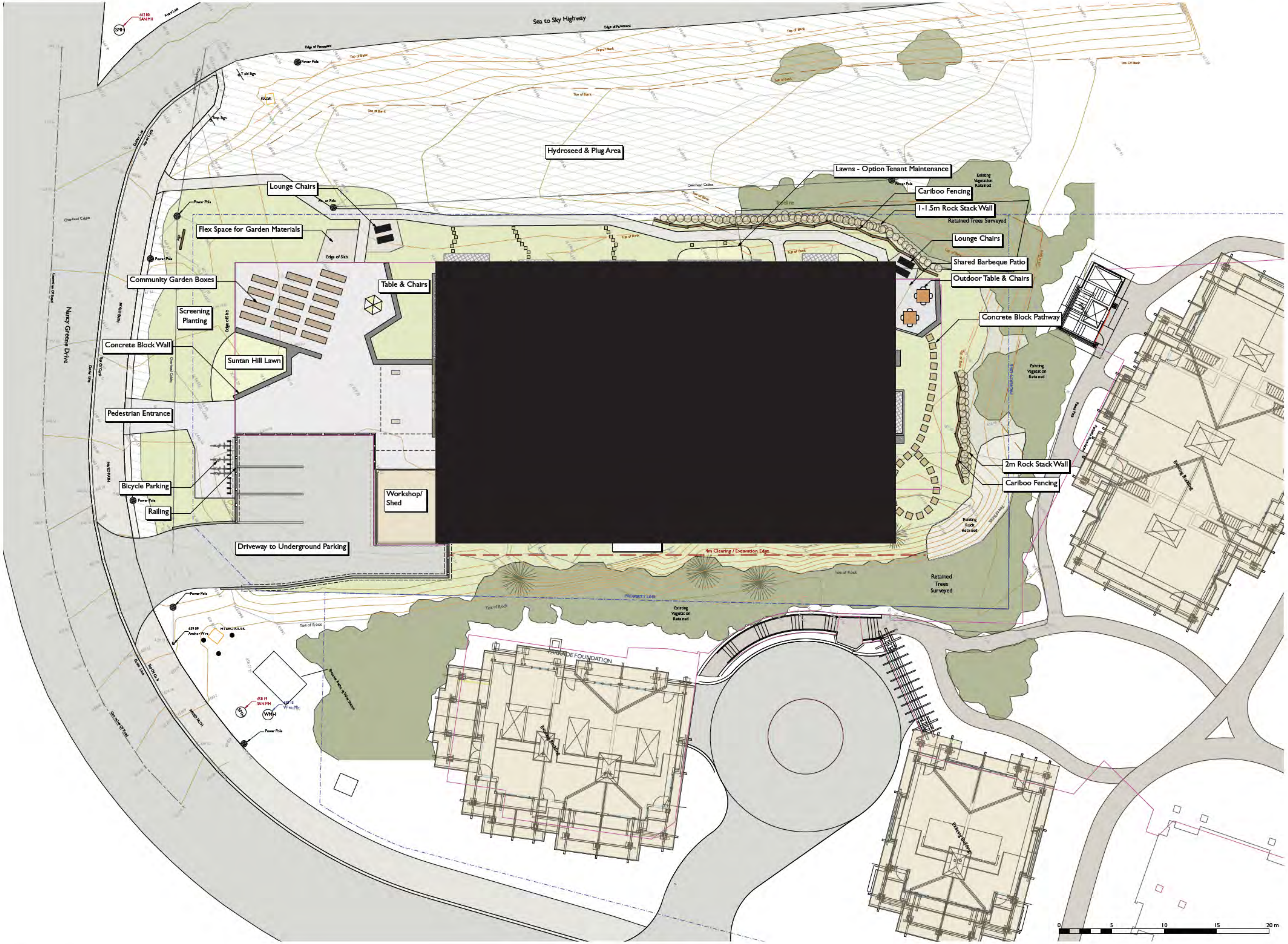
ISSUED:
2022-03-16
1:48 PM

SHEET TITLE:
Vehicle Turning Radius

SHEET ID:
SD31



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2. March 29, 2021 DP Submission
1. February 5, 2020 Municipality Staff Meeting

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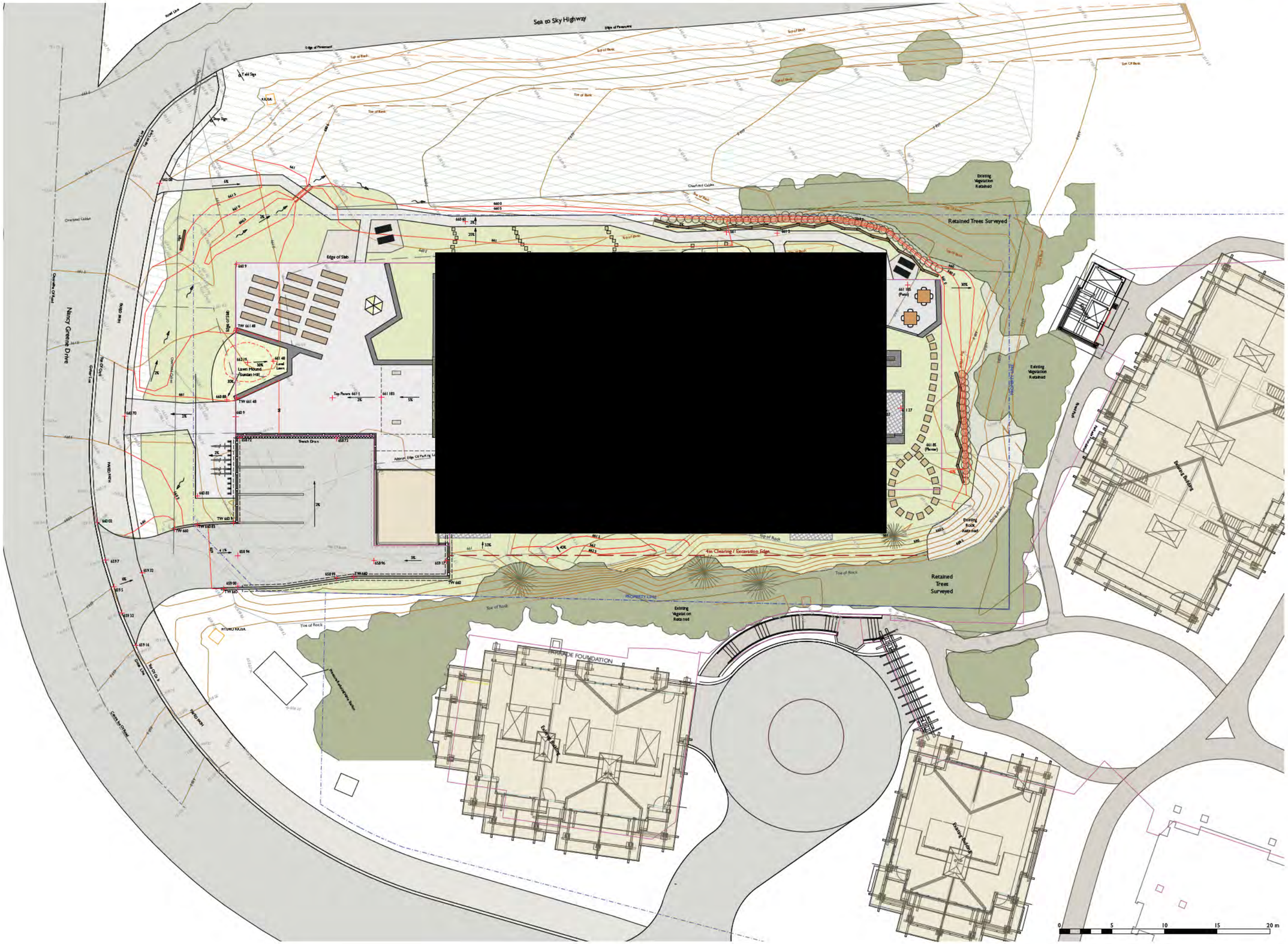
PROJECT
7104 Nancy Greene Drive

DRAWING TITLE
Layout Plan

DATE	September 28, 2021	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	3	SHEET	L1



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PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Grading Plan

DATE September 28, 2021	SCALE 1:150
PROJECT # 945	ITEM
REVISION # 3	SHEET L2

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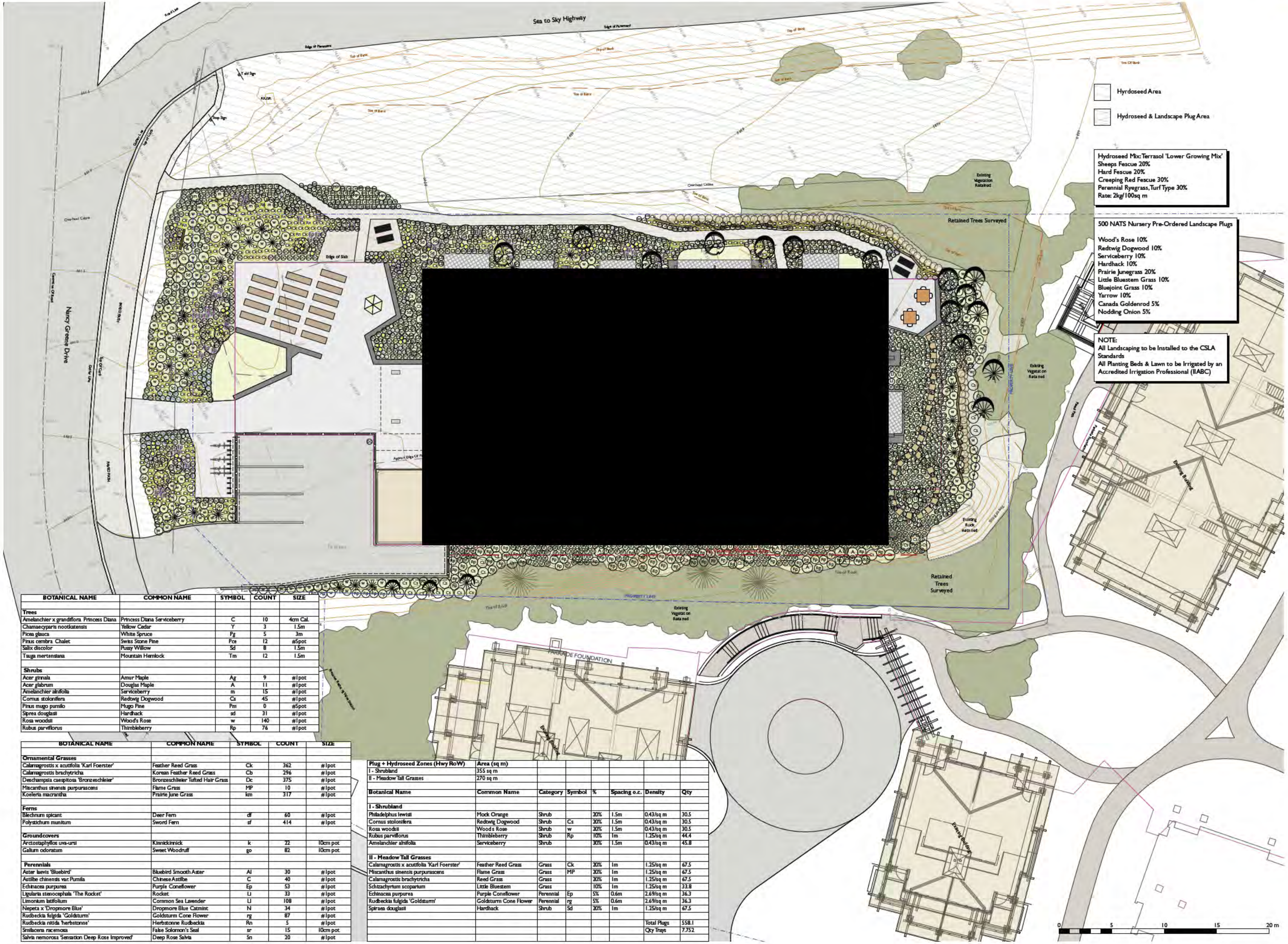
PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Existing Conditions

DATE	September 28, 202	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L3



Hydroseed Mix: Terrasol 'Lower Growing Mix'
Sheeps Fescue 20%
Hard Fescue 20%
Creeping Red Fescue 30%
Perennial Ryegrass, Turf Type 30%
Rate: 2kg/100sq m

500 NATS Nursery Pre-Ordered Landscape Plugs

Wood's Rose 10%
Redtwig Dogwood 10%
Serviceberry 10%
Hardhack 10%
Prairie Junegrass 20%
Little Bluestem Grass 10%
Bluejoint Grass 10%
Yarrow 10%
Canada Goldenrod 5%
Nodding Onion 5%

NOTE:
All Landscaping to be Installed to the CSLA Standards
All Planting Beds & Lawn to be Irrigated by an Accredited Irrigation Professional (IIABC)

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Trees				
Amelanchier x grandiflora Princess Diana	Princess Diana Serviceberry	C	10	4cm Cal.
Chamaecyparis nootkatensis	Yellow Cedar	Y	3	1.5m
Picea glauca	White Spruce	Pg	5	3m
Pinus cembra Chalet	Swiss Stone Pine	Pce	12	#5pot
Salix discolor	Pussy Willow	Sd	8	1.5m
Tsuga mertensiana	Mountain Hemlock	Tm	12	1.5m
Shrubs				
Acer ginnala	Amur Maple	Ag	9	#1pot
Acer glabrum	Douglas Maple	A	11	#1pot
Amelanchier alnifolia	Serviceberry	m	15	#1pot
Cornus stolonifera	Redtwig Dogwood	Cs	45	#1pot
Pinus mugo pumilo	Mugo Pine	Pm	0	#5pot
Siprea douglasii	Hardhack	sd	31	#1pot
Rosa woodsii	Wood's Rose	w	140	#1pot
Rubus parviflorus	Thimbleberry	Rp	76	#1pot

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Ornamental Grasses				
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	Ck	362	#1pot
Calamagrostis brachytricha	Korean Feather Reed Grass	Cb	296	#1pot
Deschampsia caespitosa 'Bronzeschleier'	Bronzeschleier Tufted Hair Grass	Dc	375	#1pot
Miscanthus sinensis purpurascens	Flame Grass	MP	10	#1pot
Koeleria macrantha	Prairie June Grass	km	317	#1pot
Ferns				
Blechnum spicant	Deer Fern	df	60	#1pot
Polystichum munitum	Sword Fern	sf	414	#1pot
Groundcovers				
Arctostaphyllos uva-ursi	Kinnickinnick	k	22	10cm pot
Galium odoratum	Sweet Woodruff	go	82	10cm pot
Perennials				
Aster laevis 'Bluebird'	Bluebird Smooth Aster	Al	30	#1pot
Astilbe chinensis var. Pumila	Chinese Astilbe	C	40	#1pot
Echinacea purpurea	Purple Coneflower	Ep	53	#1pot
Ligularia stenocephala 'The Rocket'	Rocket	Li	33	#1pot
Limonium latifolium	Common Sea Lavender	Ll	108	#1pot
Nepeta x 'Dropmore Blue'	Dropmore Blue Catmint	N	34	#1pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	rg	87	#1pot
Rudbeckia nitida 'herbstonne'	Herbstonne Rudbeckia	Rn	5	#1pot
Smilacena racemosa	False Solomon's Seal	sr	15	10cm pot
Salvia nemorosa 'Sensation Deep Rose Improved'	Deep Rose Salvia	Sn	20	#1pot

Plug + Hydroseed Zones (Hwy RoW)	Area (sq m)						
I - Shrubland	355 sq m						
II - Meadow Tall Grasses	270 sq m						
Botanical Name	**Common Name**	**Category**	**Symbol**	**%**	**Spacing o.c.**	**Density**	**Qty**
I - Shrubland							
Philadelphus lewisii	Mock Orange	Shrub		20%	1.5m	0.43/sq m	30.5
Cornus stolonifera	Redtwig Dogwood	Shrub	Cs	20%	1.5m	0.43/sq m	30.5
Rosa woodsii	Woods Rose	Shrub	w	20%	1.5m	0.43/sq m	30.5
Rubus parviflorus	Thimbleberry	Shrub	Rp	10%	1m	1.25/sq m	44.4
Amelanchier alnifolia	Serviceberry	Shrub		30%	1.5m	0.43/sq m	45.8
II - Meadow Tall Grasses							
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	Grass	Ck	20%	1m	1.25/sq m	67.5
Miscanthus sinensis purpurascens	Flame Grass	Grass	MP	20%	1m	1.25/sq m	67.5
Calamagrostis brachytricha	Reed Grass	Grass		20%	1m	1.25/sq m	67.5
Schizachyrium scoparium	Little Bluestem	Grass		10%	1m	1.25/sq m	33.8
Echinacea purpurea	Purple Coneflower	Perennial	Ep	5%	0.6m	2.69/sq m	36.3
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	Perennial	rg	5%	0.6m	2.69/sq m	36.3
Spiraea douglasii	Hardhack	Shrub	Sd	20%	1m	1.25/sq m	67.5
						Total Plugs	558.1
						Qty Trays	7.752

0 5 10 15 20 m

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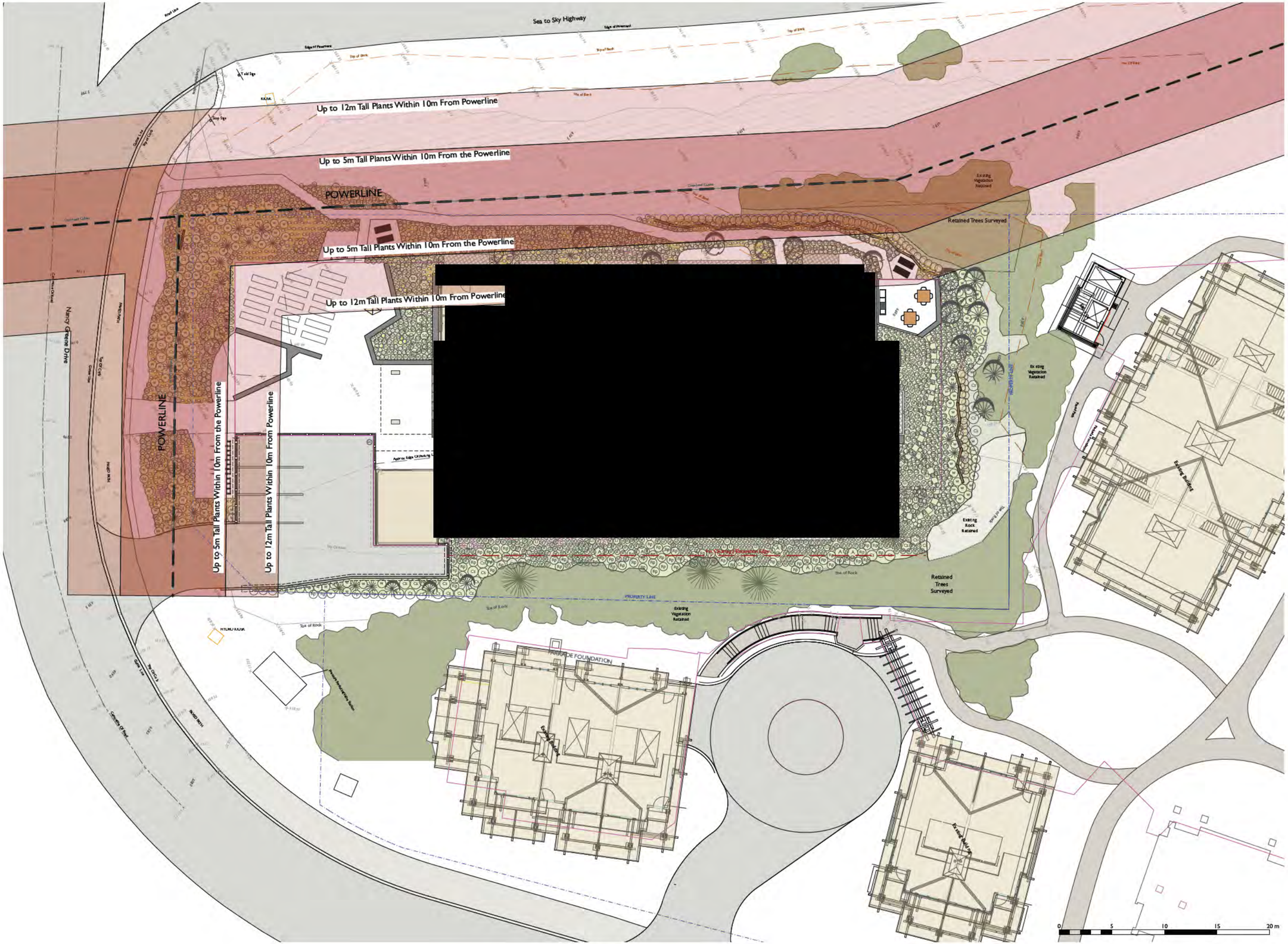
PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Planting Plan

DATE September 28, 2021	SCALE 1:150
PROJECT # 945	ITEM
REVISION # 1	SHEET L4



Up to 5m Tall Plants

Up to 12m Tall Plants

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PROJECT

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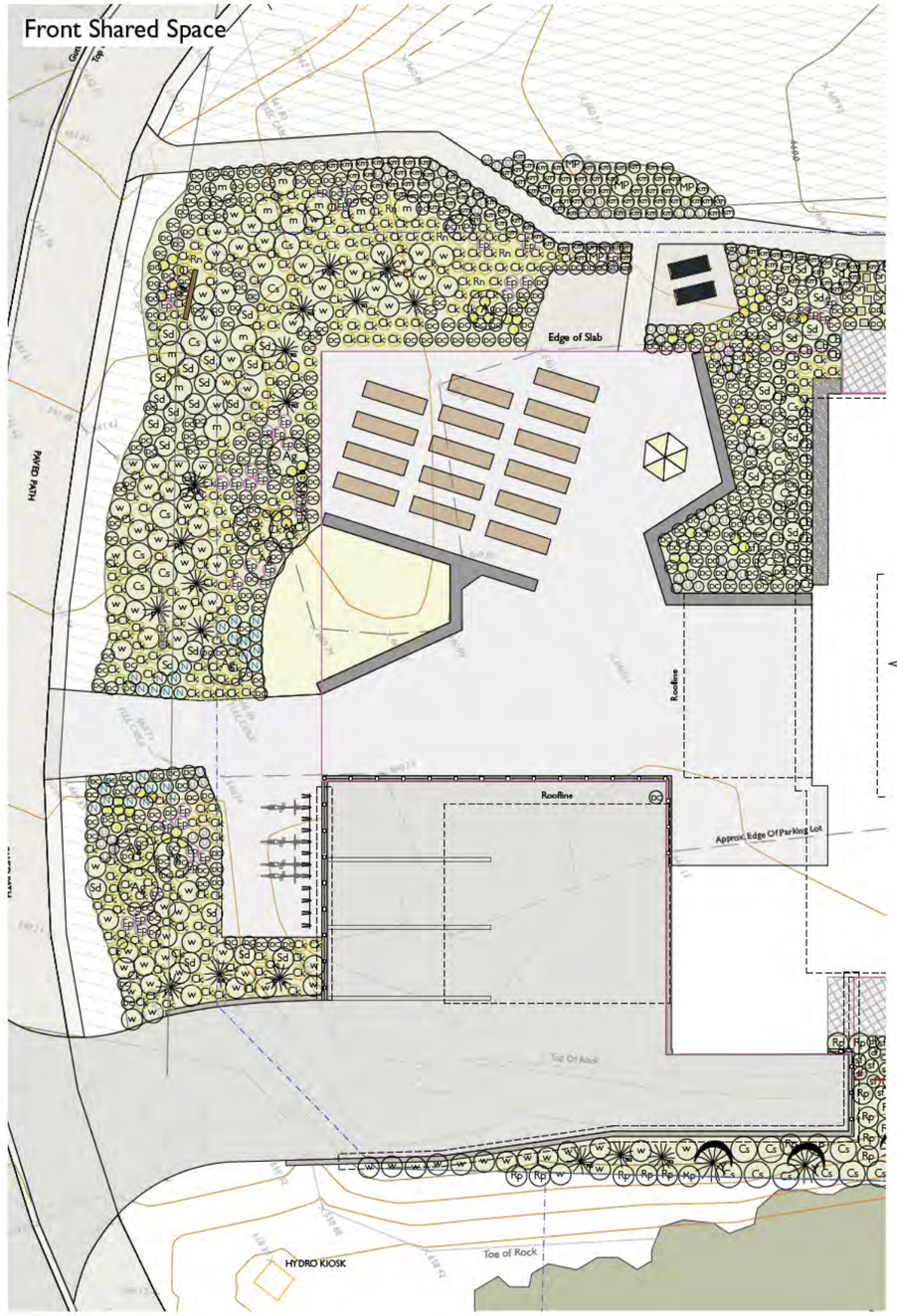
DRAWING TITLE

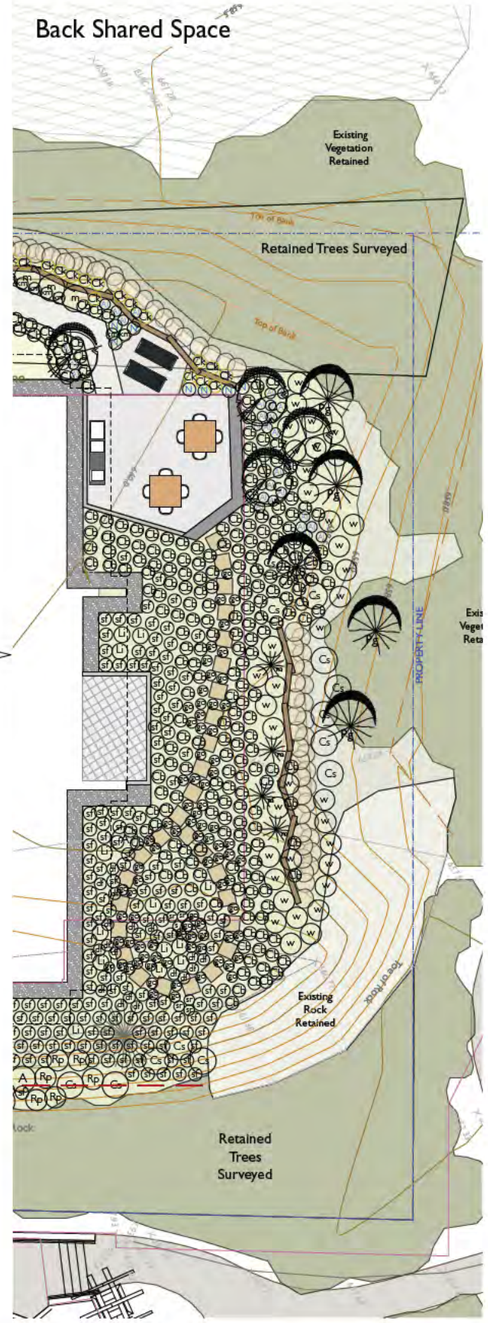
BC Hydro Restrictions

DATE September 28, 2021	SCALE 1:150
PROJECT # 945	ITEM
REVISION #	SHEET L4.1

Front Shared Space



Back Shared Space



0 5 10 15 20 m

Planting Style


Mixed Grasses


Chalet Swiss Stone Pine - Low Conifer


Amelanchier 'Princess Diane'


Mountain Hemlock


Kinnikinnick


Mixed Perrenial Plants


Amur Maple


Pussy Willow Screen


Natural Regeneration


Native Hydroseed Mix - Grasses & Shrubs


Ornamental Grasses


Mountain Hemlock


White Spruce


Mixed Shrubs for Screening To Footpath


Shade Planting North & East of Building

Landscape Features


Community Garden Beds


Allan Block - Aztec Collection

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PROJECT

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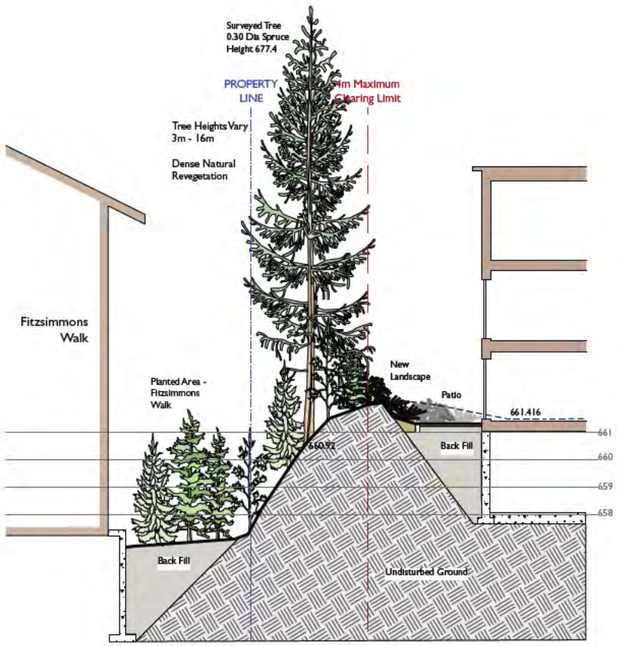
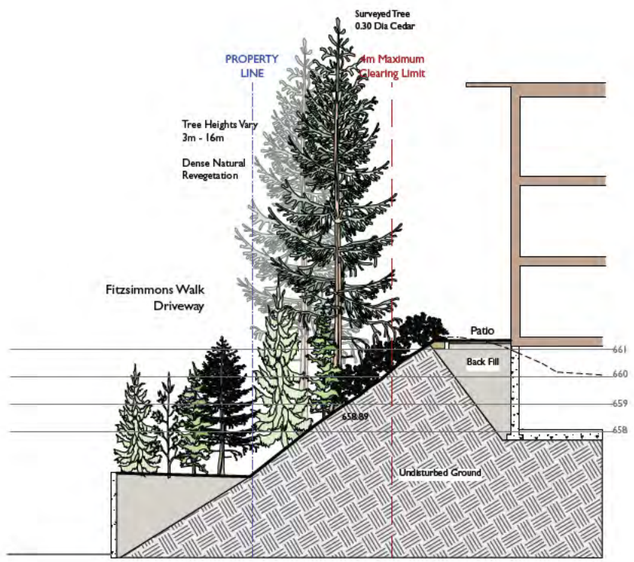
Front & Back Shared Spaces

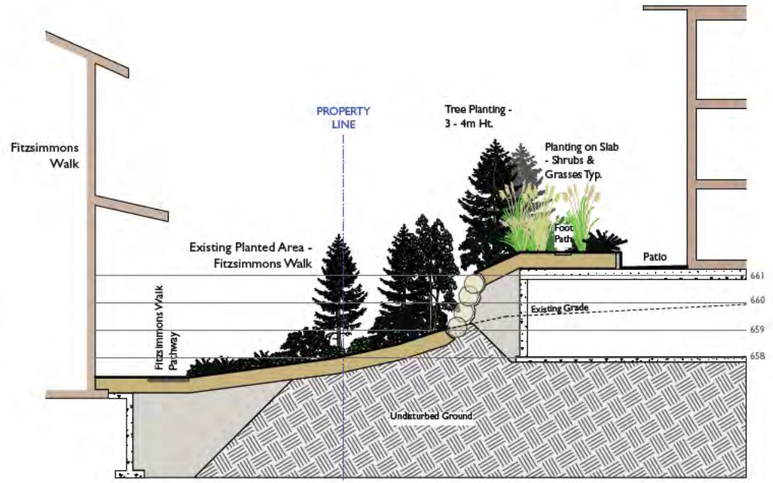
DATE September 28, 202	SCALE 1:100
PROJECT # 945	ITEM
REVISION # 0	SHEET L5



A3 Section Along East Property Line
Scale: 1:100



A5 Section Along East Property Line
Scale: 1:100



A10 Section Along North Property Line
Scale: 1:100

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PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Site Sections

DATE	September 28, 202	SCALE	1:100
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L6

Appendix C - RZ1146 - PSEH Evaluation Criteria

Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

Guideline	*Staff Comment*
Occupancy and Rent Restrictions	
1. Projects shall optimize the amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to occupancy, price and rent restrictions secured through a Housing Agreement Bylaw and Housing Covenant registered on title in favour of the Resort Municipality of Whistler.	*Revised project proposes 36 employee restricted rental units* *Project considered compliant to Guideline 1.*
2. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development.	*Proposal includes only employee-restricted rental units. Studio, 1-, 2-, and 3-bedroom units are offered.* *Project considered compliant with Guideline 2.*
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	*Occupants of employee restricted units will be restricted to eligible employees as defined by the RMOW employee rental housing policy.* *Project considered compliant to Guideline 3*
4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.	*The site is centrally located, within walking distance to services and amenities. This leveled site will require minimal disturbance to develop.* *Project considered compliant to Guideline 4.*
5. For a project to be considered, proposed employee unit sales prices and rents must be less than for comparable unrestricted market	*A revised project pro forma is pending. This confidential document will be reviewed by an*

Guideline	*Staff Comment*
housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, sales prices or rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed sales prices and monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.	*independent third party for verification.* *Project considered compliant to Guideline 5, subject to pro forma review.*
6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Sales prices and rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).	*A revised project pro forma is pending. This confidential document will be reviewed by an independent third party for verification.* *Rents would be capped per Council's PSEH Guidelines.* *Project considered compliant to Guideline 6, subject to pro forma review.*
7. For rental properties, rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.	*Rental agreements, rent rolls, and unit occupancy will be required on an annual basis.*
8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.	*Project proposes a mix of unit sizes. The proposed housing type, unit mix and sizes are considered appropriate for this location.* *Project considered compliant to Guideline 8.*
Community Planning Considerations	

Guideline	*Staff Comment*
9. Proposed developments shall be located within an area designated for development of residential accommodation.	*Project is located in a designated area for residential development under the OCP.* *Project considered compliant to Guideline 9.*
10. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023)	*Project would provide additional bed units of employee restricted housing.* *Project considered compliant with Guideline 10.*
11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.	*Project is located in the existing White Gold neighbourhood on a previously disturbed site.* *Project considered compliant with Guideline 11.*
12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized.	*Project has gone through several iterations. The proposal has an FSR of 0.92, which staff considers to be appropriate for the site context. The location of the building on site has been selected to maximise privacy, create adequate space for landscape screening.* *The 20 metre highway buffer and visual corridor will be protected with landscaping and screening.* *Project considered compliant with Guideline 12.*
13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.	*Project is adjacent to the Nestor's commercial node, the valley trail, and transit stops.* *Project considered compliant with Guideline 13.*

Guideline	*Staff Comment*
14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.	*Preliminary servicing report had been received and indicates viability. Project is accessed from existing Nancy Greene Drive.* *Project considered compliant with Guideline 14.*
15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.)	*Site has been previously disturbed and levelled. Extensive regrading is not required.* *Project considered compliant with Guideline 15.*
16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.	*An initial environmental review has been received. IER does not indicate any areas of concern.* *Project will conform to OCP Development Permit Guidelines. Project considered compliant with Guideline 16.*
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.	*Traffic study completed for proposal indicated that it would not exceed capacity of adjacent roadways*
Development Standards	
18. Proposed developments shall achieve quality design, construction, finishing, and livability. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. Site landscaping shall be consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles.	*The proposal includes outdoor amenity areas, patios, balconies, and storage.* *Project considered compliant with Guideline 18.* *Staff will ensure compliance through the Rezoning and Development Permit processes*

Guideline	***Staff Comment***
19. Proposed developments must meet RMOW green building standards.	*Staff will ensure compliance through the Rezoning and the Development Permit.*
20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303, 2015. Any proposed reduction in parking requirements must provide a detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.	*The proposal requests a reduction in the number of parking stalls required by the Zoning and Parking Bylaw. One parking stall per unit is proposed, with an additional visitor parking stall and loading space. The request for variance could be supported due to site constraints and proximity to transit and amenities including Nesters Market and Whistler Village.* *Project considered generally compliant with Guideline 20.*

Summary of May 28, 2020 – June 30, 2020 Input Opportunity Community Correspondence Received

The following provides a summary of written correspondence for RZ001146 – 1147 Nancy Greene Drive received during and after the community input period. The summary is not intended to transcribe or replicate all of the comments received. The following provides summary of the themes and topics heard in the community correspondence received.

There were 147 written submissions received during the input opportunity period.

Support	Concerns or questions
• High level of community support for adding affordable and employee-restricted units • Location supports local-employees who want to live close to the Village • The design has evolved to reflect comments on the initial input and site context • Higher and better use for the site over the current use and previously proposed use (as a gas station) • Adding supply for employee housing will help to meet the growing demand and support local employees who want to live in Whistler • The building is an appropriate size and design to fit into the community context	• Questions about how parking will be impacted in the neighbourhood as the site currently functions as a parking lot leased by Nesters • Concerns that the proposed number of parking stalls will not be enough to serve the needs of residents • Desire for parking should be maximized on site • Density and the number of units being proposed for the site is a large increase from the previous zoning • The proposed site setbacks and height are out of scale • Increase traffic volume on Nancy Greene Drive and an increased number of vehicles turning off of Highway 99 into a residential neighbourhood • Potential impacts to the rock bluff and natural landscape features that run along the southeastern parcel line • Concerns over the amount of person storage on site to meet the needs for locals who have a lot of gear to store (bikes, skis equipment etc.) • Potential impacts to privacy for the neighbouring building • Loss of trees and vegetation

From: chaltenengineering@shaw.ca
To: Planning
Subject: Support letter for RZ1146
Date: Tuesday, June 09, 2020 10:02:22 AM
Attachments: image002.png

I have worked with Vidorra in some of their recent buildings in Pemberton and I will strongly support the opportunity to have one of Vidorra's buildings in our community .
Vidorra's is an example of building energy efficient buildings in our area, and at the same time offer reasonable priced units to the market.
We live in a place where is extremely difficult to find reasonable and proper accommodation, 7104 by Vidorra will provide some relief to this situation
Regards.

Sebastian Guerrero P.Eng, M.Eng
Principal

Chalten Engineering

81-1500 spring creek drive
Whistler B.C. V0N 1B0
T + 1 604 902 1404
www.chalten.ca

From:	Andrew Ellott
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 13, 2020 10:49:28 AM

Hi
This is to confirm my support for the development proposed at 7104 Nancy Green Drive to add more rental properties to Whistler's housing stock.

As a business owner in Nesters and a resident of Nesters Road this development is good use of the highway location. My only comment is that this parcel has been critical to help reduce congestion at Nesters by being used as an employee parking lot for people who work at Nesters.

While this is not a reason to vote against the development, it would be great if the development could somehow maximize parking spaces (for more than are needed for the residents) to provide an opportunity for extra spaces to be leased to Nesters businesses.

Regards
Andrew

Andrew Ellott
7138 Nesters Road
Whistler BC V8E 0E2
[redacted]

From:	Luis Eduardo Garcia
To:	Planning
Subject:	RZ1146
Date:	Monday, June 15, 2020 9:03:02 AM

Good morning, As a resident of Whistler, I support the construction of the new rental building to be located at Hwy 99 and Nancy Green Drive.

Once our town goes back to normal, we will be in the same position as before where we had shortage of staff housing.

Having more initiative like this one helps local businesses secure housing for their employees.

Regards,

Luis García
8501 Rope Tow Way
Whistler BC. V8E0G7

From:	Bob Dewhirst
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	RZ1146 - Proposed 7104 Nancy Greene Drive development
Date:	Monday, June 15, 2020 12:09:24 PM
Attachments:	2020 06 Letter to Council 2.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf The Coops on 7104 Nancy Greene Drive (1).pdf 2019 - Community Life survey results.pdf

Hi Mayor and Councillors,

Please find attached numerous concerns of ours as neighbours to the proposed development. There are four attachments and they concern storage, parking and especially traffic issues relating to the proposed project.

Sincerely,
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst
7124 Nancy Greene Drive
Unit 15
Whistler, BC V8E 0W9
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community, I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development is not only being too dense for the parcel of land it will be on but, it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated five rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., require the use of equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles required for work, to access hikes around the valley, to travel along highway 99 and to visit friends. As residents of Fitzsimmons Walk, we would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with one occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As residents living on Nancy Greene Drive, we observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove and branching in two directions along Blackcomb Way and beside highway 99. Vehicles also travel down the hill from highway 99 (usually with considerable speed) with bikes, strollers pedestrians, e-bikes and school children making this transition along the valley trail. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet these criteria.

As you can see, this proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Robert and Elizabeth Dewhirst

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing
The Coops transposition

From:	Jason Bond
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Objection to Density Fitzsimmons Area
Date:	Monday, June 15, 2020 10:02:25 AM
Attachments:	Whistler Letter to Council FitzDev 150620 docx.docx

Dear Mayor and Council Members,
Please see my attached letter, I implore you consider our perspective on this over-densification matter as long-time residents, owners and tax payers in Fitzsimmons Walk.
Sincerely,
Jason.

Jason Bond
7124 Nancy Greene Drive
Unit 25
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Jason Bon

Sincerely,
Jason Bond
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Don Middleton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Roman Licko; Mike Kirkegaard; Stephanie Johnson
Subject:	Comment on application for RZ1146-7104 Nancy Greene Drive
Date:	Monday, June 15, 2020 8:26:29 AM
Attachments:	Let 1.PDF Let 2.PDF Let 3.PDF

Dear Mayor, Council and staff,

Please find attached a letter with my comments about the proposed application RZ1146.
In addition, I would like to highlight another concern. Nester's has such limited parking that it now leases the lot for employee parking. I am very concerned that should an employee restricted complex proceed, that the developer will lease some of the new building's parking back to Nesters. This could then limit the amount of parking available to the building's residents.I would ask that a covenant be in place that restricts all parking at the new building be solely for the use of the guests and residents of the building.
Thank you,
Don Middleton
7109 Nancy Greene Drive,
Whistler

Don Middleton
7109 Nancy Greene Drive
Whistler, BC

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

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Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Don Middleton

[redacted]

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	Stephanie Johnson
To:	Monica Urbani
Subject:	FW: RZ1146
Date:	Thursday, June 18, 2020 9:39:51 AM

From: Keith Lambert [redacted]
Sent: June 9, 2020 12:44 PM
To: corporate@whistler.ca
Subject: RZ1146

Mayor & Council,
RZ1146 7104 Nancy Green Drive
I write referring to the 38 unit employee rental housing proposal.
This development has my support and is consistent with the objectives of the Mayor's Taskforce on (employee) Residential Housing. The location is entirely suitable for employee housing and the building is visually very attractive.
As many of us have experienced, neighbours don't always like large employee housing developments in their own backyards, and I note there are some nice homes in the immediate vicinity who might be so minded, but it seems to be Whistler's way. So if you are intent on providing non market housing for virtually all employees, this one should certainly be approved and go ahead.
I also point out the location is likely unattractive as an RSE1 development, as currently zoned, so a land use change to facilitate employee housing makes a lot of sense.
Thank you for your consideration.
Keith Lambert
[redacted]
2016 Nita Lane
Whistler, BC., Canada
V8E 0A6

From:	Alexander
To:	Planning
Subject:	7104 Nancy Greene Way RZ1146
Date:	Thursday, June 18, 2020 1:37:24 PM

To Whom it may concern,

This email is to voice that I support the proposal at 7104 Nancy Greene Way RZ1146.

Whistler is in dire need of resident restricted housing and this project emphasises exactly that. Our town is losing the fabric upon which it was created as locals continue to leave to other towns with more affordable housing options. We need more affordable housing ASAP.

Sincerely,

Alex Relf
6436 Toad Hollow, Whistler BC, V8E0C5

From:	Vincent Martin
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 18, 2020 10:22:05 AM

Vincent Martin
2084 Squaw Valley Crescent, Whistler

I support the proposal at 7104 Nancy Greene Way RZ1146.

It is high time Whistler built some resident housing apartments to provide locals with affordable housing. The more the better.

Sincerely,
Your Name

Vincent Martin

From: Doug Benville
To: Planning
Subject: RZ001146 (Rezoning Application)–7104 Nancy Greene Drive
Date: Thursday, June 18, 2020 3:10:13 PM

Hi,

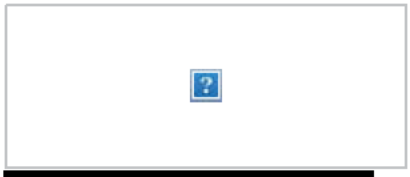
I am writing to you in support of the housing project being proposed by Innovation Building Group. At 7104 Nancy Green Drive

I have lived in whistler for the last 22 years and watched the need for affordable housing grow almost completely unchecked. I read article after article on the dire need for affordable local housing, for the people who make this town work, and see no action being taken to remedy the problem. I am a local business owner and have many friends that own their own businesses. We all struggle to find staff. Forced shut down days due to an inability to find staff, while dealing with the extremely high overhead local whistler business have to pay is no longer acceptable.

This project seems like a great step in the right direction. And, will find great support and praise from the local community.
Please strongly consider approving this project. It's what Whistler needs.

Kind regards

--
Doug Benville



From:	[redacted]
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted] Elizabeth Chaplin"; Douglas Bowlby
Subject:	Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)
Date:	Friday, June 19, 2020 8:38:22 AM
Attachments:	Bowlby letter re 7104 NGD.pdf

The attached letter is in relation to the proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146).

Kind regards,
Amy & Doug Bowlby
39 – 7124 Nancy Greene Drive
[redacted]

Amy & Douglas Bowlby
39 – 7124 Nancy Greene Drive
Whistler, BC
V8E 0W9

June 18, 2020

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC
V8E 0X5

Dear Mayor and Council,

Re Proposed Redevelopment of 7104 Nancy Greene Drive (Proposed Redevelopment)

We are owners of a townhouse at Fitzsimmons Walk, located at 7124 Nancy Greene Drive adjacent to the Proposed Redevelopment. We are very concerned about the Proposed Redevelopment and the impact that it will have on the safety, enjoyment and value of our neighbourhood and the community in general.

When we purchased our townhome in the fall of 2017, just prior to the announcement of the Proposed Redevelopment, we never would have expected, given its size and location, that this single family lot would be rezoned and developed into a high density multi-family housing complex. We are not opposed to development per se and are sympathetic to the need to make quality affordable housing available to Whistler residents; but we fear the Proposed Redevelopment fails to satisfy a number of very important criteria for developing such a site.

For example, we are concerned with:

- The density of the Proposed Redevelopment and insufficient setbacks – they are trying to cram too many units into a small site resulting in unacceptable destruction of natural environment and loss of privacy for the neighbouring properties;
- The safety of increased traffic at the intersections of Nancy Greene Drive and Blackcomb Way (which is uncontrolled) and Nancy Greene Drive and the Highway, and in particular with a high-traffic property access being located so close to the intersection with the Highway – this is a recipe for disaster;
- The lack of sufficient parking for residents and their guests – this will exacerbate an already existing lack of sufficient parking in the neighbourhood once the parking on the existing site is no longer available; given the lack of sufficient "overflow" parking in the surrounding area, it is absolutely essential that the Proposed Redevelopment provides sufficient parking for its own residents and guests, and the Council's assumption that people will simply not have vehicles if there is no parking available is completely unrealistic;
- The lack of sufficient storage for residents for bikes and other gear – this will inevitably lead to balconies full of stuff that will be plainly visible from Fitzsimmons Walk;

- The proposed destruction of the surrounding environment (blasting and tree removal) which will directly affect the privacy and character of neighbouring properties and Fitzsimmons Walk in particular;
- Inconsistency with the developer's prior commitments regarding preservation of trees and rock in which they committed not to remove the large trees and rock face between the Proposed Redevelopment and Fitzsimmons Walk – we want these buffers which provide a natural privacy screen and enhance the character of our property to be maintained;
- Inconsistency with RMOW's own Guidelines for evaluating such proposals and the Summary Report from the Comparative Evaluation of this site in 2004 which concluded that a development of five townhome units would be suitable for the site; and
- The proposed design – the design and construction should be high quality in keeping with the surrounding properties given its prominence on the corner as the gateway to the community.

If you allow the Proposed Redevelopment as currently proposed, this will undoubtedly have an adverse impact on the safety, character, enjoyment and value of the neighbourhood and surrounding properties like Fitzsimmons Walk. We urge you to please carefully consider these criteria when determining whether to approve the Proposed Redevelopment or not and on what terms and conditions. Something more like "The Coops" development in Creekside would be much more suitable to this site.

If you approve the Proposed Redevelopment, please ensure that it is right-sized for the lot, and designed with safety, quality, practicality and aesthetics in mind to provide sufficient parking and storage for its residents and guests and to maintain sufficient setbacks and privacy for all neighbours.

Yours truly,

From: EBike Ash [redacted]
To: Planning
Subject: RE: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 6:22:34 AM

Awesome project ♥
The very type of housing most needed at a location that makes sense.

I support the proposal at 7104 Nancy Greene Way RZ1146.

Please fast track this and othe projects like this. Not all if us can afford multi-million estates.
Lets get back to modest sensible housing please!!

Sincerely,

eBikeAsh ☮
Chief Fun Officer
[redacted]
4652 Blackcomb Way
Whistler, BC V8E 0Y8

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100's of 5 Star Reviews♥ ♀
https://www.tripadvisor.ca/Attraction_Review-g154948-d7064244-Reviews-Whistler_EBikes-Whistler_British_Columbia.html?m=19905

Always remember:
Its nice to be important, but it is more important to be nice we

From:	Matthew Prosdocimi
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Monday, June 22, 2020 6:25:57 PM

From:
Matthew Prosdocimi

Whistler Address
2400 Dave Murray Pl, Whistler, BC V8E 0M3

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146. I operate a small business in Whistler and I always have trouble finding accomodation for the contractors that work for me. I have been living here for 8 years and have a large circle of connections and I still find it extremely difficult to find accommodation. This is why I support more housing development!

Sincerely,

Matthew Prosdocimi

From: Dee Raffo
To: Planning
Subject: RE: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 9:46:24 AM

To whom it may concern,

I am writing to you today in support of the proposal at 7104 Nancy Greene Way RZ1146. It would be great to see more resident housing go up to support the workers in Whistler, especially one that is energy efficient and close enough to the Village that utilizing the public transport links would be practical for its residents.

Sincerely,

Dee Raffo
8168 Crazy Canuck Drive, Whistler
[redacted]
linkedin.com/in/deeraffo
@deeraffo
instagram/deeraffo
www.deeraffo.com

From: Nia Cote
To: Planning
Subject: RE: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 6:08:23 AM

From: Nadia Cote
1116 plateau crescent
Squamish BC

To whom it may concern,

I'm emailing you today in regards to the Nancy Greene project.

I support the proposal at 7104 Nancy Greene Way RZ1146.

I believe it would be so good to have some awesome secure permanent housing in whistler for locals. I lived 13.5 years in whistler but had to move to Squamish due of housing situation .. Now I have to drive to whistler everyday which I hope I wasn't .. This project looks exactly what we need!

Sincerely,
Nadia

Sent from my iPhone

From:	Randy Smith
To:	Planning
Cc:	[redacted]
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 18, 2020 11:01:49 AM

To: planning dept

From: Randy Smith
1375 -#3 Alpha lake road
Whistler, BC
V8E 0R7

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.

I've reviewed the proposal for this property and I'm in support of building low cost employee housing in Whistler. As a response to the great need for housing in this town. This property is a great spot for something like this.

Regards,

Randy Smith

From: Vincent Martin
To: Planning
Subject: RZ1146
Date: Thursday, June 18, 2020 10:07:20 AM

I was made aware of this exciting project and would love Whistler to have a bigger stock of resident apartment.

From:	Stebeleski 1
To:	Planning
Subject:	RZ1146
Date:	Friday, June 19, 2020 6:06:22 PM

Hello,

I am writing this letter in support of the White Gold Resident Housing proposed for 7104 - re: RZ 1146.

Whistler needs more secure permanent rental housing, specifically designed for Whistler's long term locals. This project will provide space for residents of the village, in a well built, efficient complex. Personally knowing the building company involved, I feel strongly that this project would be a significant asset to the community.

Please consider this an official support letter toward RZ1146.

Thank-you,
Brad Stebeleski
Owner, 2709 Sproatt Drive
Whistler, BC
V8E 0A8

From: Elizabeth Chaplin
To: amybowlby@gmail.com; corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc: bronwen.k.hill@gmail.com; Douglas Bowlby
Subject: RE: Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)
Date: Friday, June 19, 2020 10:07:57 AM
Attachments: image001.png
image002.png

Excellent. TX Amy

Regards,

Elizabeth Chaplin
The Whistler Real Estate Co.
Licensed Sales Associate
[redacted]

CHAPLIN+ ASSOCIATES
17-4308 Main Street
Whistler, BC V8E 1A9
realestateatwhistler.com
@elizabethchaplinwhistler

From: amybowlby@gmail.com [redacted]
Sent: June-19-20 8:38 AM
To: corporate@whistler.ca; planning@whistler.ca; jcrompton@whistler.ca; adejong@whistler.ca; cjewett@whistler.ca; djackson@whistler.ca; jford@whistler.ca; jgrills@whistler.ca; rforsyth@whistler.ca; sjohnson@whistler.ca; mkirkegaard@whistler.ca; rlicko@whistler.ca
Cc: [redacted]; Elizabeth Chaplin <[redacted]>; Douglas Bowlby <[redacted]>
Subject: Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)

The attached letter is in relation to the proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146).

Kind regards,

Amy & Doug Bowlby
39 – 7124 Nancy Greene Drive
[redacted]

From:	Jillian Maguet
To:	Planning
Subject:	RZ 1146
Date:	Friday, June 19, 2020 6:00:00 PM

Hello,

I am writing this letter in support of the White Gold Resident Housing proposed for 7104 - re: RZ 1146.

I believe the village of Whistler needs to have more environmentally built, local housing options. Knowing the construction company involved, I strongly support this project moving ahead. They have been building sound, energy efficient building exceeding BC standards. We all know that quality is often lacking in many of Whistler homes and complexes and I think it is wonderful to have an option that will be incredibly efficient, and is 100 % for Whistler residents.

Thank-you for your consideration. I look forward to watching this project advance.

Jillian Maguet
Owner, 2709 Sproatt Drive
Whistler, BC
V8E 0A8

My company has been at the forefront of energy efficient building and **7104** will be built to standards beyond anything being constructed in BC today. We have a perfect location for this groundbreaking building that will make embracing a green lifestyle easy for residents as they will be within walking distance to Whistler Village, Nesters Market and bus stops. Plus the rental rates are reasonable and permanently capped below market rates

From:	Adam Schroyen
To:	Planning
Subject:	7104 Nancy Greene Way RZ1146
Date:	Friday, June 19, 2020 4:08:21 PM

To: planning@whistler.ca

From:
Adam Schroyen
#43-1500 Spring Creek Dr

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.

I have reviewed the information regarding this proposal supplied from Innovation Building Corp. on their website and feel that it is a good fit for Whistler.

The building height looks very appropriate for the site and appears to be even shorter then some of the surrounding buildings. I appreciate the underground parking, wide range of shared facilities for the buildings occupants and aesthetics. The views of the project from the highway look very suitable with what appears to be natural materials, subdued colour palette and sufficient landscaping to make this building fit in with the "Whistler look."

In my opinion, this project looks like a very good asset to Whistler's resident housing inventory.

Sincerely,
Adam Schroyen

From:	m
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	brian bennett
Subject:	7104 Nancy Greene Drive Development request; Set-backs and Height
Date:	Sunday, June 21, 2020 7:27:45 PM
Attachments:	2020 06 Letter to Council Set-backs and Height.docx

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett
Makiko Miyake

Sent from Mail for Windows 10

Brian Bennett
Makiko Miyake
7124 Nancy Greene Drive
Unit #45
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Kindly,

Brian Bennett
Makiko Miyake
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Yukiko Tanaka
To:	corporate; Planning; Jack Crompton
Cc:	Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Concern about the development application RZ 1146 – 7104 Nancy Greene Drive
Date:	Saturday, June 20, 2020 1:15:34 PM
Attachments:	2020 06 Letter to Council 01.pdf 2020 06 Letter to Council 02.pdf 2020 06 Letter to Council 03.pdf

Dear Mayor and Council,
I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.
While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.
I would like to bring the attention of the Council to the following points of concern: (Please find the attached documents.)

- Density of the proposed project
- Privacy issues with the current proposal
- Storage & Parking
- Set-backs & Height

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Yukiko Tanaka

Yukiko Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Yukiko Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Yukiko Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The

increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Yukiko Tanaka

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Yukiko Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Yukiko Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	Yusaku Tanaka
To:	corporate; Planning; Jack Crompton
Cc:	Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Concern about the development application RZ 1146 – 7104 Nancy Greene Drive
Date:	Saturday, June 20, 2020 11:45:09 AM
Attachments:	2020 06 Letter to Council 1.pdf ATT00001.htm 2020 06 Letter to Council 2.pdf ATT00002.htm 2020 06 Letter to Council 3.pdf ATT00003.htm

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Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following points of concern: (Please find the attached documents.)

- Density of the proposed project

- Privacy issues with the current proposal

- Storage & Parking

- Set-backs & Height

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Yusaku Tanaka

Yusaku Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

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I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a Venetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

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Regards,
Yusaku Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Yusaku Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The

increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Yusaku Tanaka

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Yusaku Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

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Height

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What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Yusaku Tanaka

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	Dale Marcoux
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 11:44:51 PM
Attachments:	2020 06 Letter to Council 1.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf 2004 study for development sites - see Appendix B.pdf

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Please see attached.

Thank-you for your time and energy.

Jane Nielsen
7124 Nancy Greene Drive
Unit 60
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

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While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
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Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Jane Nielsen
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	m
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	brian bennett
Subject:	7104 Nancy Greene Drive Development request; Storage, Parking, Traffic
Date:	Sunday, June 21, 2020 7:24:55 PM
Attachments:	2020 06 Letter to Council ,Storage, Parking, Traffic.docx

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett
Makiko Miyake

Sent from Mail for Windows 10

Brian Bennett
Makiko Miyake

7124 Nancy Greene Drive
Unit #45
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

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The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
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Council must reject this proposal and only consider a much smaller development!

Kindly,

Brian Bennet
Makiko Miyake

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From: adela smazilova
To: Planning
Subject: 7104 Nancy Greene Drive RZ1146
Date: Tuesday, June 23, 2020 6:14:44 PM

Adela Smazilova

6801 Crabapple Dr, Whistler, BC V0N 1B6, care-taker suite

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Drive RZ1146.

As a long time local resident I strongly support the proposal to build more affordable housing in this particular area. In order for Whistler to thrive, we need more affordable housing. Businesses need staff who can afford to live here - be it doctors, nurses, store managers, hotel supervisors - you name them. Affordable housing is key to heal hy and thriving communities. Please make this proposal a reality soon. Thank you.

Sincerely,

Adela S

From:	Elizabeth Chaplin
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	7104 Nancy Greene Drive Development site
Date:	Monday, July 20, 2020 12:57:42 PM
Attachments:	image001.png image002.png

Hello fellow Fitzsimmons Walk Owners and Neighbours,
As you maybe aware, your Strata Councils and 7104 Nancy Green Development Committee, have been working hard to reduce the size of the WHA Development, requested for this single family lot, just behind Fitzsimmons Walk.
The other goal has been to ensure there is quality design and construction from any Developer, making the principal residents housing project being suggested, cost effective and suitable for long term accommodation. A good life style for its residence is what Whistler needs more of.
We have suggested to Planning, the Mayor and Council, that a 5-10 unit building is more in keeping with what the WHA mandate has been, over a 38 unit site with bad design, poor layouts, no parking and or storage!
We need your support!
Please write the members letters that address your concerns and present to them your positive ideas.
Catherine and Jennifer have a mandate to improve housing for the WHA. It should not be at the expense of the neighbours or Whistler as a community. It needs to be attractive and well maintained on a corner that is very visible to the world.
It also needs to have a plan to address traffic and the higher density that already, as it is, has many issues and difficulties.
Using the base information that I will send you in my next email please address the Mayor, Council and Planning directly and as often as you can. Ask your friends to participate, to be positive and look for a great out come.

To: corporate <corporate@whistler.ca>; Planning <planning@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Arthur De Jong <adejong@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>; Duane Jackson <djackson@whistler.ca>; Jen Ford <jford@whistler.ca>; John Grills <jgrills@whistler.ca>; Ralph Forsyth <rforsyth@whistler.ca>; Stephanie Johnson <sjohnson@whistler.ca>; Mike Kirkegaard <mkirkegaard@whistler.ca>; Roman Licko <rlicko@whistler.ca>

Please email and call your Council Members and take them to the site to discuss the best plan for the property and WHA alike.
Thank you for your help and participation.

Regards,

Elizabeth Chaplin
The Whistler Real Estate Co.
Licensed Sales Associate

[redacted]

CHAPLIN+ ASSOCIATES
17-4308 Main Street
Whistler, BC V8E 1A9
realestateatwhistler.com
@elizabethchaplinwhistler

From:	Sonia Kniehl
To:	Roman Licko; Mike Kirkegaard; Stephanie Johnson; Ralph Forsyth; John Grills; Jen Ford; Duane Jackson; Cathy Jewett; Arthur De Jong; Jack Crompton; Planning; corporate
Subject:	Development and rezoning application for RZ1146 - 7104 Nancy Greene Drive
Date:	Tuesday, June 23, 2020 11:55:11 PM
Attachments:	2020 06 Letter to Council 3.docx

Please see attached letter.

Thank you for your time and consideration.

Sonia K.

Sonia Kniehl
7124 Nancy Greene Drive
Unit #70
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,
Sonia Kniehl
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

From: Gordon Wiber
To: Planning
Subject: I support the proposal at 7104 Nancy Greene Way RZ1146.
Date: Monday, June 22, 2020 8:34:31 AM
Attachments: image001.png

Gordon Wiber, CPA, CA, CFP
Gordon J. Wiber & Associates Inc.
Chartered Professional Accountants
10 – 1006 Lynham Road, Whistler, BC V8E 0S3
[redacted]
Fax: 604-935-1154

From:	Namgil Woo
To:	Planning
Date:	Saturday, June 20, 2020 7:56:55 AM

To:
planning@whistler.ca

From:

Namgil Woo

101-1020 Legacy way, BC, Whistler V8E1N5

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.

Many people are still waiting to have a house at a reasonable price. We still need accommodation for the Whistler worker.

Sincerely,

Namgil woo

From:	Stephen List
To:	Planning
Subject:	Nancy Greene Drive
Date:	Monday, June 22, 2020 11:20:56 AM

Dear Sir/Madame,

From: Stephen List
Whistler Address: 8248 Alpine Way.

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Drive RZ1146.

Trying to find affordable rental properties has been a huge life stress since moving to Whistler 2 years ago. Paying over the top for poor quality housing is a massive downside to living here, and ultimately force a lot of people to leave. Any proposal to build more affordable rental property for young professionals should be welcomed and supported fully.

Sincerely,
Your Name

Steve

From:	Mélinda Cart
To:	corporate; Planning
Subject:	Letters sent to council and mayor
Date:	Thursday, June 25, 2020 9:06:12 PM
Attachments:	2020 06 Letter to Council 3.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (2).pdf 2020 06 Letter to Council 2 - V3.docx 2019 - Community Life survey results.pdf The Coops on 7104 Nancy Greene Drive.pdf

Hello,
Please find attached letter 2 and 3 of 3 and attachments sent to different council members and mayor.
Thank you,

Mélinda Cart
Unit 64
7124 Nancy Greene Drive
Whistler BC

Mélinda Cart
7124 Nancy Greene Drive
Unit 64
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

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See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

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Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

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What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Mélinda Cart

Sincerely,
Mélinda Cart
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Sonia Kniehl
To:	Mike Kirkegaard; Roman Licko; Stephanie Johnson; Ralph Forsyth; John Grills; Jen Ford; Duane Jackson; Cathy Jewett; Arthur De Jong; Jack Crompton; Planning; corporate
Subject:	Development and rezoning application for RZ1146 – 7104 Nancy Greene Drive.
Date:	Tuesday, June 23, 2020 11:39:02 PM
Attachments:	20.06.23. council letter 2.docx The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Hello,

Please see attached letter.

Thank you for your time and consideration.

Sonia K.

Sonia Kniehl
7124 Nancy Greene Drive
Unit #70
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there are 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage as well as the units themselves, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. All of this space is used to its full capacity. And we still regularly deal with storage issues. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis, tires for cars etc...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99, transport a pet, and to visit friends. As a resident of Fitzsimmons Walk, I bike regularly for work, for social, to get groceries etc. but I still use a car for travel in inclement weather, transporting a paddle board to the lake and for traveling with my pet, I cannot travel anywhere on public transit with a dog.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use all of these spaces and still regularly encounter parking issues within the complex. The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces in not enough. This lack of parking will result in people attempting to use the Ftizsimmons walk guest parking along with 'street parking', I could see parking on Nancy Greene dr. and on Blackomb way becoming an issue. Honestly during peak times there are people who work in the village, that may live in alpine, emerald, pemberton etc. who park in this vicinity and walk in, because they can't park anywhere in the village.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians. I think it already is a safety concern.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Sonia Kniel

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	Thomas Yiu
To:	Planning
Subject:	Rezoning Application RZ1146 - 7104 Nancy Greene Drive
Date:	Sunday, June 14, 2020 11:54:31 PM

To: Planners of Resort Municipality of Whistler

I am an owner at the Fitzsimmons Walk at 7124 Nancy Greene Drive.

I have recently received a Notice of Online Public Information And Input Opportunity concerning the captioned rezoning application and would like to provide you with my input.

- In general, I am supportive of having more affordable housing projects in Whistler but I seriously do not think this is the right location for it; especially given the change of zoning (which is always a very serious matter) and the increase in density that is being applied for this project.
- This has always been a quiet neighbourhood consisting of mainly detached and semi-detached houses of very high quality and standards. An employee residential complex in this location will create a huge negative impact to all this; not to mention the various traffic, noise, and may other environmental issues that are expected to come along with such level of density.
- This site was zoned under RZ-E1 which was intended for a single-detached house. Re-zoning from a single house to a 38-unit employee housing complex is way out of proportion and shouldn't be taken lightly. The development has to benefit the neighbourhood and the community at large but I don't see it from reading the current plans.
- Inadequate car parking space, noise and waste management will be some of the serious issues with this project. Underground parking (with a minimum space to unit ratio of 1-to-1) will definitely be needed.
- Suggest there's a lump sum payment/tax to be levied by the City and certain commitments to be made to the neighbours in mitigating the issues and all the negative impact coming out from this project.
- Overall, from my experience as a developer/ real estate investors for 13 years, such employee housing projects should be considered, managed and developed on a larger scale basis by the Resort Municipality and not by allowing private developers to do this piece meal.

Thank you for your attention.

Regards,

Thomas Yiu

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	RZ1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:02:44 PM
Attachments:	2019 - Community Life survey results.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:
Inadequate storage for residents of the complex
Inadequate availability of parking for residents and visitors
It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

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Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion
As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jen Ashton

From: Stephanie Johnson
To: Monica Urbani
Subject: FW: White gold residence building
Date: Tuesday, June 09, 2020 1:41:31 PM

Hi Monica,

Please see the update re: name and address for correspondence related to RZ1146. It would appear that the Joanne would like her submission included as part of the public record.

Thanks,

Steph

Stephanie Johnson
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8169

-----Original Message-----
From: Joanne Blaxland [redacted]
Sent: Tuesday, June 09, 2020 11:42 AM
To: Stephanie Johnson <sjohnson@whistler.ca>
Subject: Re: White gold residence building

My full name is Joanne Blaxland
9455 Emerald drive

Sent from my iPad

> On Jun 9, 2020, at 10:31 AM, Stephanie Johnson <sjohnson@whistler.ca> wrote:
>
> Hi Joanne,
>
> Thank you kindly for your email submission. To update you, planning staff seek additional information about the intent of your email. To clarify, are you emailing about RZ1146 a rezoning application for 7104 Nancy Greene Drive?
>
> To clarify, for public submissions to be included in the Council correspondence package your name(s) and residence address (or business address if applicable) must be included. Please note that your comments will form part of the public record for this rezoning application.
>
> Should you wish to have your comments included as part of the public record, can you please re-submit in accordance with the above? Thank you kindly once again for your participation.
>
> Cheers,
>
> Stephanie
> Stephanie Johnson
> RESORT MUNICIPALITY OF WHISTLER
> TEL: 604-935-8169
>
> -----Original Message-----
> From: Joanne Blaxland [redacted]
> Sent: Tuesday, June 09, 2020 8:32 AM

> To: Planning <planning@whistler.ca>
> Subject: White gold residence building
>
> I have looked at the plans for this white gold building, I know Whistler well and think this building is a good idea for locals and the area is well suited for its function.
> I also have been in other buildings built by this developer and have been pleased with what I have seen and with his endeavors to develop eco friendly buildings.
>
> I would very much like to see this project proceed.
>
> Joanne
>
> Sent from my iPad
>
> _____
>

From:	Roger Bing-Wo
To:	Planning
Subject:	Letter of Support (re: proposed 7104 apartment building)
Date:	Tuesday, June 09, 2020 11:13:05 AM

Hello,

I am writing to voice my support for the captioned project. Affordable rental housing is badly required within Whistler and this project will meet this need. Moreover, the developer has the experience to successfully complete the project.

Regards,

Roger Bing-Wo
102-8300 Bear Paw Trail, Whistler
Reference number RZ1146

From: Dan Nakagawa
To: Planning
Subject: 7104 Nancy Greene Drive
Date: Tuesday, June 09, 2020 12:45:29 PM

To whom this may concern,

We are writing to express our support for the employee housing project proposed for 7104 Nancy Greene Drive - RZ1146. We have reviewed the submission to Council by municipal staff and the 7104 website. The support the project as it is innovative and provides a number of amenities of interest to employee renters. The project is the best located rental project in Whistler. The variety of suite sizes will provide accommodation for a wide range of tenants. The proposed rental rates are reasonable and comparable to current WHA rents. The standard of construction will facilitate a reduction in the emission of greenhouse gases as the quality of construction will exceed BC Building Code Step Level 5 and the Passive House Standard. The cost of heating these units will be minimal.

Sincerely,

Dan and Rury Nakagawa
6488 Balsam Way

From: tom demarco
To: Planning
Subject: 7104 proposal @ White Gold
Date: Tuesday, June 09, 2020 11:23:06 AM

As a long-time resident of Whistler, I think this is a brilliant proposal, just the kind of thing that we desperately need. I particularly favour its location, which will permit its residents to live car-light or car-free. We must not allow NIMBYism to continue to delay projects such as this that are so valuable to the community as a whole.

Thomas DeMarco

From:	cheryl Young
To:	Planning
Subject:	Asking for this residential housing to be approved
Date:	Tuesday, June 09, 2020 11:19:08 AM

Hello,

My name is Cheryl Young and my home is at 9412 Dearborn Place in Whistler.

I have been following the Innovative Building Group for some time and am always impressed by their attention to sustainability and tasteful design.
I have become aware that their new project is under review and I want to ask you to allow it to be approved.

Rental housing in Whistler (in normal non covid times) is always at such a shortage and young people struggle to find affordable places to call home.
Slum landlords pack them into tiny spaces and charge a small fortune.
"RZ1146" is an great solution to ease this from continuing.

Thank you for your consideration.

Cheryl

From: [redacted]
To: Planning
Subject: 7104 Nancy Green Drive
Date: Tuesday, June 09, 2020 11:11:48 AM

Re:
Ref. # RZ1146

We fully support this application for permanent rental resident housing which is needed in our community.

Regards,
Bob and Sue Adams
8136 Muirfield Crescent
Whistler

From:	DOUG OMARA
To:	Planning
Subject:	7104 Employee rental housing
Date:	Tuesday, June 09, 2020 10:55:04 AM

Dear Planning

I am writing this letter to support the project at 7104 Fitsimmons. The developer has reduced the overall size and impact to be in context with the neighborhood.

It meets or exceeds the municipal requirements for employee rental housing.

Given the close proximity to the village, the site should have a minimal impact on vehicular traffic and increase pedestrian and bicycle use.

In short, we support this project and respectfully request that it moves forward as soon as possible

Thank you

Doug O'Mara
One of the original founders of the Whistler Housing Society
8493 Matterhorn Drive, Whistler B.C.

From:	Paul Krainer
To:	Planning
Subject:	RZ1146
Date:	Tuesday, June 09, 2020 10:04:40 AM

To whom it may concern,

We support the plan to develop 7104. The attractive and energy efficient design of the building make it a great addition to Whistler's need for resident rental apartments.

Regards
Sylvia and Paul Krainer
2200 Aspen Dr. Whistler BC
V0N 1B2

From:	Bronwen Hill
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Opposition to current proposal at 7104 Nancy Greene Drive
Date:	Wednesday, June 10, 2020 5:05:48 PM
Attachments:	GIS Mapping of FitzWalk WHA property size.PNG 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf 2004 study for development sites - see Appendix B.pdf

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler'. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned

about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Bronwen Hill
47-7124 Nancy Greene Drive
Whistler, BC
V8E0W9
[redacted]

Attachments/Links

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler - 2004 Study
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Michele Parkes
To:	Roman Licko; Mike Kirkegaard; Stephanie Johnson; Ralph Forsyth; John Grills; Jen Ford; Duane Jackson; Cathy Jewett; Arthur De Jong; Jack Crompton; Planning; corporate
Subject:	Plan 13243 Block D Lot 4573
Date:	Wednesday, June 10, 2020 11:42:31 AM
Attachments:	2020 06 Letter to Council 3.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Michele Parkes
7124 Nancy Greene Drive
Unit 76
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Michele Parkes

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	Michele Parkes
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Project proposal 7104 Nancy Greene Drive
Date:	Wednesday, June 10, 2020 11:24:26 AM
Attachments:	2020 06 Letter to Council 1.pdf
Importance:	High

Michele Parkes
7124 Nancy Greene Drive
Unit 76
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

Being a long-time resident of our community, I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation as a buffer yet it will take over 10 years for this to grow in. This is unacceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Michele Parkes

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Michele Parkes
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Proposed building plan Plan 13243
Date:	Wednesday, June 10, 2020 11:32:31 AM
Attachments:	2020 06 Letter to Council 2 - V3.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Michele Parkes
7124 Nancy Greene Drive
Unit76
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The

increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Michele Parkes

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	N B
To:	Planning
Subject:	project at 7104 Nancy Greene Drive.
Date:	Wednesday, June 10, 2020 1:27:12 PM
Attachments:	2020 06 Letter to Council 1[12107].docx 2020 06 Letter to Council 2 - V3[12112].docx 2020 06 Letter to Council 3[12110].docx

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Sent from Mail for Windows 10

Nicolas Bouvier
7124 Nancy Greene Drive
Unit 54
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

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Regards,
Nicolas Bouvier

Sincerely,
Nicolas Bouvier
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

7124 Nancy Greene Drive
Unit 54
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

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- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

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The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

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As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Nicolas Bouvier

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Nicolas Bouvier
7124 Nancy Greene Drive
Unit 54
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Nicolas Bouvier

Sincerely,
Nicolas Bouvier
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From: Elizabeth Chaplin
To: corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc: [redacted]
Subject: 7104 Nancy Greene Drive Development request
Date: Wednesday, June 10, 2020 2:52:52 PM
Attachments: image001.png
image002.png
Scanned from a Xerox Multifunction Printer.pdf

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Regards,

Elizabeth Chaplin
The Whistler Real Estate Co.
Licensed Sales Associate
[redacted]

CHAPLIN+ ASSOCIATES
17-4308 Main Street
Whistler, BC V8E 1A9
realestateatwhistler.com
@elizabethchaplinwhistler

Elizabeth Chaplin
7124 Nancy Greene Drive
Unit 22
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the setbacks and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

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Regards,
Elizabeth Chaplin

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Elizabeth Chaplin
7124 Nancy Greene Drive
#22 Fitzsimmons Walk Box 1418
Whistler, BC V0N 1B0
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

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For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Elizabeth Chaplin [redacted]

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Elizabeth Chaplin
7124 Nancy Greene Drive
Unit #22 Box 1418
Whistler, BC V0N 1B0
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Elizabeth Chaplin [redacted]

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	reiko kagawa
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Development Proposal
Date:	Thursday, June 11, 2020 1:34:07 PM

Dear Council members

Please see attached documents.
Thank you.

Reiko Kagawa

Letter to Council 1

2019.03.26_guidelines_for_evaluating_private_se...

2004 study for development sites - see Appendix...

From:	Steve Brooks
To:	Jack Crompton
Cc:	Planning; Cathy Jewett; Duane Jackson; John Grills; Stephanie Johnson; Roman Licko; Arthur De Jong; Jen Ford; Ralph Forsyth; Mike Kirkegaard; corporate
Subject:	7104 Nancy Greene Proposed WHA Development
Date:	Thursday, June 11, 2020 1:07:57 PM

Stephen Brooks
7124 Nancy Greene Drive
Unit 44
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs
The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping! Or, major disturbances through blasting which could affect the existing concrete foundation structure which could then lead to large repair/insurance costs for owners of 7124.
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any differently. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be a model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
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Regards,
Stephen Brooks

Sincerely,
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Cc: RMOW General Manager of Resort Experience
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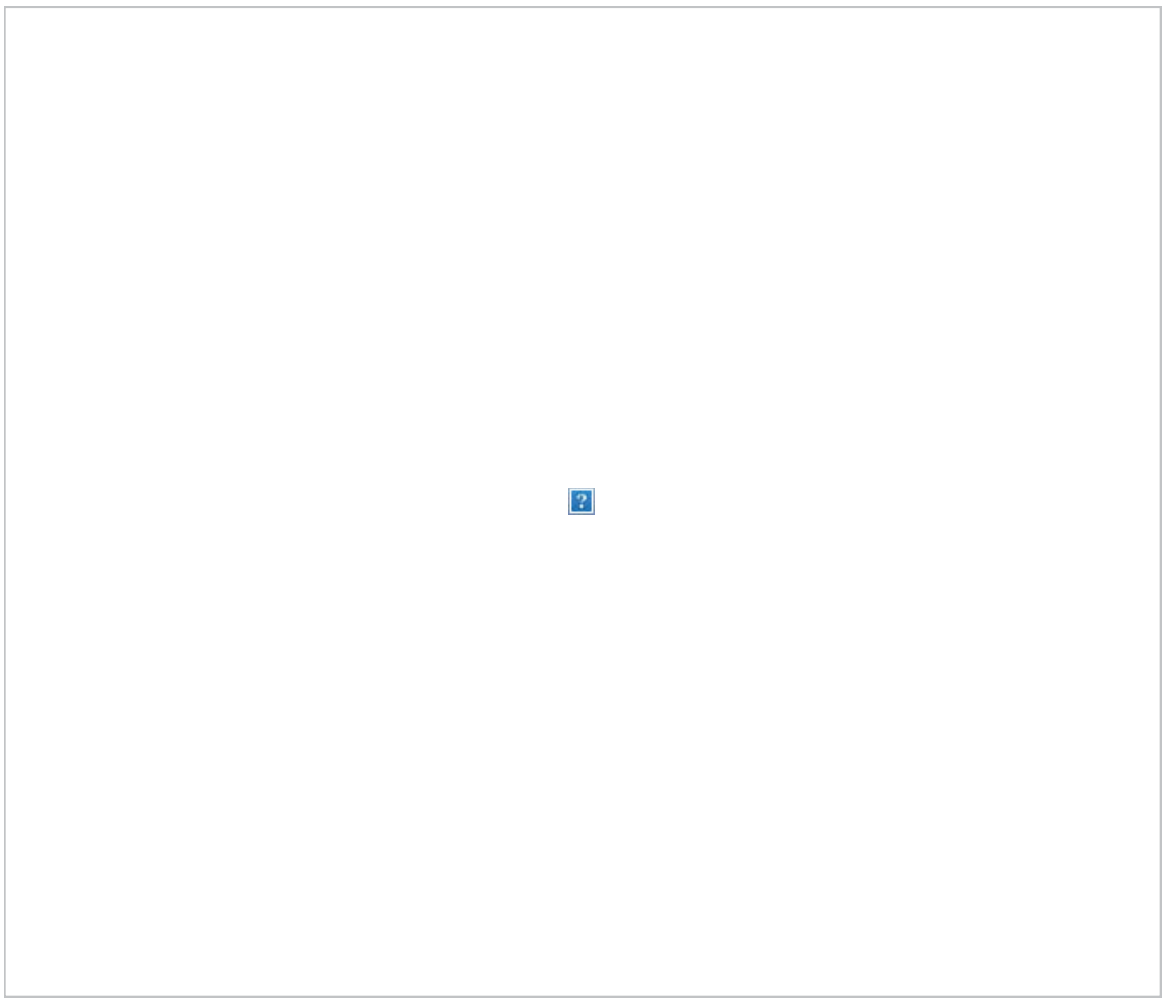
Attachments:

Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

Zoning of Surrounding properties to the development



From:	Doug Wylie
To:	Planning
Subject:	7104 Nancy Greene Drive - RZ1146
Date:	Friday, June 12, 2020 10:11:24 AM

Re: Invitation for public input on the above rezoning application

I have watched with interest the various proposals for employee housing initiatives. Many of these only provided employee housing if there was an increase to market housing to go along with it. I do not support projects which increase our market bed units beyond the current level.

This particular project was originally going to be a gas station. It has gone through three iterations of employee housing, each time the unit number has been reduced. The location is ideal: walking distance to village, close to bus stops, Nesters market nearby etc.

We think that it is a well thought out project which is not too dense for the site. We also think that the architecture is very attractive. We are told that it meets and exceeds the 5th step of the future 2032 building permit requirements. It also provides some garages as well as a separate bike repair/storage building.

This project meets and exceeds the parameters that Council should be considering in order to approve the rezoning and we hope that it gets their approval.

thank you, Doug and Karin Wylie
#201- 8300 Bear Paw Trail
Whistler, BC

From:	[redacted]
To:	corporate; Planning; Jack Crompton; Adam Jung; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Dr. project opposition
Date:	Saturday, June 13, 2020 7:41:27 AM
Attachments:	2020 06 Letter to Council 1.docx 2020 06 Letter to Council 2 - V3.docx 2020 06 Letter to Council 3.docx

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Dear municipal members,

As an owner at 7124 Nancy Greene Drive, I am writing to express my concerns to the proposed project at 7104 Nancy Greene Drive. Please see attached documents.

Thank you,
Robert Lee

Robert Lee
7124 Nancy Greene Drive
Unit #43
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the

neighborhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Robert Lee

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Robert Lee
7124 Nancy Greene Drive
Unit #43
Whistler, BC
Phone
Email

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Robert Lee

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Robert Lee
7124 Nancy Greene Drive
Unit #43
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Robert Lee

Sincerely,
Robert Lee
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Bob Dewhirst
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Proposed RZ1146 - 7104 Nancy Greene Drive development
Date:	Sunday, June 14, 2020 6:41:04 PM
Attachments:	2020 06 Letter to Council 1.docx 2004 study for development sites - see Appendix B (1).pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf

Hello Mayor and Councillors,

Please find attached a letter regarding the density and privacy issues relating to the proposed 7104 Nancy Greene Drive development.

Respectfully,
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst
7124 Nancy Greene Drive,
Unit 15
Whistler, BC V8E 0W9
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

We are long-time residents of our community, and are writing to express our concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While we understand there is a great need for resident housing in Whistler, this must be as the Whistler Official Community Plan (OCP) states, "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following two points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is very high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too high a density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of 7124 Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would-be single-family home or something comparable built as per the zoning. We believe that the council is not using their best judgement in considering a four-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on our quality of life and privacy as neighbours to such a development. This proposal would mean that everyone in this building will be overlooking our property. The developer may be proposing a vegetal buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Robert and Elizabeth Dewhirst
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

From: Stevi & Damon
To: Planning
Subject: Development application RZ1146-7104 Nancy Greene Drive
Date: Sunday, June 14, 2020 2:28:36 PM
Attachments: 2020 06 Letter to Council 1.docx

Stevi Williams
7124 Nancy Greene Drive
Unit 27
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

We originally spent our weekends renting hotels when visiting from our North Vancouver home but consistently found the noise level of the village at night and especially on the weekends intolerable. I know a lot of this was due to tourists partying while on holiday but it was also partly due to the youthful element of many locals also happily (and loudly) joining in. This is one of the reasons we bought our town home at Fitzsimmons Walk; it was close enough to be a part of Village life but far enough away we didn't need to worry about being kept up at night by loud parties. I fear that due to the generally youthful and temporary nature of staff housing residents we would be susceptible to those same issues again if the proposed development was approved for 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

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Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Sincerely,
Stevi Williams
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Tom Thomson
To:	Planning; Rod Nadeau; Clare Ogilvie
Subject:	7104 Nancy Greene Dr.
Date:	Monday, June 15, 2020 10:27:08 AM

Mister Mayor and Council

I have been a resident and owner in White Gold Estates since 1970.
7104 Nancy Green Dr. had always provided the neighbourhood with a kick.

When the Boot's sole replacement was a proposed Standard Oil gas station I spoke to Mayor and Council of the day, as a neighbour in strong opposition to placing a gas station on the sight. Primarily because of environmental concerns. Standard has since established a few kilometres to the north.

The Innovation Building Group has now in 2020 a proposal before The Mayor's Task Force On Residential Housing, "7104 White Gold Resident Housing."
I am today in strong support of I.B.G.'s proposal to place "essential residential housing for Whistler" on this sight.

Tom Thomson
White Gold Estates
[redacted]

--

From:	Jenny Citherlet
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - Density and Privacy Comments
Date:	Monday, June 15, 2020 9:10:46 AM
Attachments:	7104 Nancy Green Drive _ Density and Privacy.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm 2004 study for development sites - see Appendix B.pdf ATT00003.htm

---

Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive.

Kind regards,

Jenny Citherlet

#59-7124 Nancy Greene Drive
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

I am a 20 yrs long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

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Sincerely,
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

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- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
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From:	Jenny Citherlet
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - storage, parking, traffic Comments
Date:	Monday, June 15, 2020 9:15:26 AM
Attachments:	2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00001.htm The Coops on 7104 Nancy Greene Drive.pdf ATT00002.htm 2019 - Community Life survey results.pdf ATT00003.htm 7104 Nancy Green Drive_Storage_Parking_Traffic.pdf ATT00004.htm

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Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive and the issue of storage, parking and traffic.

Kind regards,

Jenny Citherlet
59-7124 Nancy Greene Drive
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from

either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From: alvaro mu?oz
To: Planning
Subject: 7104 Nancy Greene Drive RZ1146
Date: Thursday, June 18, 2020 10:18:37 PM

Alvaro munoz santos
8177 crazy Canuck drive

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.
I think is a great idea that nobody else is doing and its really needed for the community and all the workers on minimum wage that make this town keep growing every year.

Sincerely,
Alvaro munoz

Thank you

From:	Holly Adams
To:	Planning
Subject:	7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 12:32:18 PM

Hello planning department,

This project 7104 Nancy Greene Drive is in such a favourable location, across from Nesters Plaza, close to the village and mountains and is energy efficient. Innovation Building Group has a great track record, has been rewarded for its' buildings, AND it’s a local company. I support this project.

I have am fortunate to be living in WHA restricted housing and it will be great to see more Whistler residents have affordable housing.

Holly

Holly Adams
2416 Dave Murray Place
Whistler, BC
V8E0M4

From:	Sven Gabora
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 18, 2020 10:42:41 AM
Attachments:	RZ1146_Letter of Support.pdf

Please find enclosed my letter of support for the rezoning application at 7104 Nancy Greene Drive.

Sven Gabora
8416 Read Alley
Whistler

Resort Municipality of Whistler
Attn: Planning Department
planning@whistler.ca

RE: 7104 Nancy Greene Drive RZ1146

To Whom It May Concern:

I am writing to support the Rezoning proposal at 7104 Nancy Greene Drive RZ1146.

Covid seems to be providing a breather from the housing crisis. We all know the problem is going to come roaring back once business resumes. This project is a great opportunity to deliver rental housing to the community without requiring market housing to support it.

There could not be a better location for a rental housing project. It's close to the village, right across from Nesters and on a transit route. That means for a lot of trips people either won't have to use their cars, or it will enable them to live without a car, which is a key element to live affordably.

If Whistler wants to house its population, we need to build higher density housing close to the center. In most neighbourhoods, people aren't that keen on a 3-story apartment building going up next to them, so this seems like the perfect location at the neighborhood entrance. Plus, the adjacent Fitzsimmons Walk development is already comprised of 3 and 4 story buildings, so it's really filling in a missing piece in the neighborhood. Once the building is finished it will look better than the gravel parking lot now.

The design looks great and integrates the building into the surrounding area. The building is tucked away behind landscaping, it is lower than the neighbouring buildings and the parking is underground.

If this is not the perfect location for rental housing, where else is?

Sincerely,

Sven Gabora

From:	Bronwen Hill
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - Development height and Set-backs
Date:	Thursday, June 18, 2020 1:50:12 PM
Attachments:	image.png 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf The Coops on 7104 Nancy Greene Drive.pdf

Dear Mayor, council and staff

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and

be undisturbed,

- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Bronwen Hill
47-7124 Nancy Greene Drive
Whistler, BC
V8E0W9

Attachments:

Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

Zoning of surrouding properties for reference

From: darren boyd
To: Planning
Subject: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 7:44:26 AM

I Darren Boyd support the proposal at 7104 Nancy Greene Way RZ1146.

I would love to see this project to move forward and make use of this lot which just seems to be a parking lot for cars for the last 5 years . This would also help many of my Whistler friends to stay in the town they love and not have to move out due to expensive private rentals that are grossly overpriced. I like the location especially as it is close to the main village to walk and right across from the nester market making it ideal for non car owners.

Sincerely,
Darren

Sent from my iPhone

From:	Denise Brown
To:	Planning
Subject:	7104 Nancy Green Drive, Whistler RZ1146
Date:	Friday, June 19, 2020 12:43:16 PM

To Mayor and Council

re: 7104 Nancy Green Drive Whistler DP:RZ1146

I am a long time resident of Whistler having arrived in 1991. I have both owned market and resident restricted property. I have been renting in Whistler for the past 6 years. I have two children who are now 16 and 20 who have grown up in Whistler and have been educated through the Whistler School System. We have worked, played, socialized and lived Whistler for these 30 years. I have never lived in Pemberton or Squamish as I made Whistler my home and I have made financial sacrifices to do so. I did not move from Australia to live in Pemberton or Squamish. I moved from Australia to live in Whistler.

I have also worked as a Licensed Realtor since January 2001 and was the listing agent for Rod Nadeau at Innovation Building for the sale of Solana at Rainbow in 2017. I believe I have a well rounded perspective of the housing market from living in the rental and purchase market as well as helping both locals and non-residents/second home owners purchase and sell properties in Whistler.

I reviewed the documents available to the public for 7104 Nancy Green Drive RZ10046 from original submission to the most recent proposal being put before council of 38 employee covenanted rental units units over 3 stories with under building parking, visitor space, in suite storage, elevator, bike storage, garbage room, extensive landscaping and a design that will fit the quality of the neighborhood.

I feel that Innovation Building has taken the concerns of Council and neighbors into consideration and has made the adjustments requested to make this a successful rental complex which is well needed in our Resort. I support their application and hope that the Mayor and Council Members will give them their yes vote.

Demand for affordable rental and purchase properties has supply and demand fluctuations similar to market conditions. In 1991 when I first came to Whistler, rental properties were in great demand and rents were high in proportion to the minimum wage paid. Then more rental properties came available. Then affordable purchase housing was in demand. And the RMOW/WHA worked to solve that problem and so on. Today, we are back to high rental demand and Innovation is helping add rental property to a very scarce inventory.

As recently as this past winter, individuals have had to pay up to $1000

per bed (not per room... per bed) in order to secure a place to sleep, so that they can secure a job in Whistler. At minimum wage, that is more than 50% of their monthly salary. Limited supply and high demand has driven rental rates up higher than what is reasonable. More recently since COVID-19 (est March 15) when employers had to shut their doors, their employees were laid off, a lot of renters went home and more properties became available. As well, with travel being prohibited AirBNB properties were not able to do nightly rentals and a good number of these properties came available for long term rental. This increase in properties available for long term rental has given people more options and in some cases a slight reduction in cost, however, a considerable number of properties are only available until November as Landlords are hoping that Whistler/Blackcomb Mountain will open as usual and nightly rental bookings will resume. If so, we are back to the limited number of properties available for rent and purchase again at the end of 2020 and I don't see any reduction in rental rates coming soon

While the above discussion is not specifically relevant to the 7104 Nancy Green Drive RZ1146 application, observing the ups and downs of the Whistler rental and purchase housing market over the past 30 years, I would respectfully request that Council look further into the future than the latest crisis and proactively plan purchase and rental projects beyond those already slated for Cheakamus Crossing. By the time we reach their finished build and move in time, Whistler will again be at capacity and further crisis decisions will need to be made. You want to keep Whistler families in Whistler. Plan now beyond Cheakamus Crossing. Families in Pemberton or Squamish who work in Whistler deserve the right to have the option to purchase or rent in Whistler. If there are no affordable options then they will leave, and it may be further away than the Sea to Sky Corridor.

Again, 7104 Nancy Green Drive will offer more rental housing within walking distance of the village and I support their application.

Respectfully
Denise Brown
2837 Clifftop Lane
Whistler BC V8E 0A8

DENISE BROWN
BBA | Associate Broker
RE/MAX Sea to Sky Real Estate

[redacted]

Whister-RealEstate.ca

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From:	reiko kagawa
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Development Proposal RZ1146 (Storage, Parking and Traffic)
Date:	Thursday, June 11, 2020 2:26:47 PM
Attachments:	2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019 - Community Life survey results.pdf

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Reiko Kagawa
7124 Nancy Greene Drive
Unit 44
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
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At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60 sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home. Also if you have family you will take your kids soccer game or Hockey game to the city. I love to be green but on some occasions I really need a car.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't be considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

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As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Reiko Kagawa

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
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From:	Bronwen Hill
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Development application at 7104 Nancy Greene Drive - opposition
Date:	Friday, June 12, 2020 1:07:27 PM
Attachments:	2004 study for development sites - see Appendix B.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019 - Community Life survey results.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

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Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to

happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid. It is already an accident waiting to happen, do not increase this risk!

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Bronwen Hill

47-7124 Nancy Greene Drive
Whistler, BC
V8E0W9

From:	Jenny Citherlet
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - set-back and height Comments
Date:	Monday, June 15, 2020 9:23:04 AM
Attachments:	2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00001.htm 7104 Nancy Green Drive_Set backs and heightB.pdf ATT00002.htm

Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive and the issue of set-backs and height.

Kind regards,

Jenny Citherlet

59-7124 Nancy Greene Drive
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Bob Dewhirst
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	RZ1146 Proposed 7104 Nancy Greene Drive development
Date:	Monday, June 15, 2020 12:29:20 PM
Attachments:	2020 06 Letter to Council 3.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf

Hi Mayor and Councillors,

Please consider the attached letter regarding the proposed development for 7104 Nancy Greene Drive. It pertains to the set-backs and the height of the proposed building. There is also an additional attachment referred to in the letter.

Sincerely,
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst
7124 Nancy Greene Drive
Unit 15
Whistler, BC V8E 0W9
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As neighbours to the proposed 7104 Nancy Greene Drive development, we are writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high-density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
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Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

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Reducing the set-backs so drastically will result in:

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Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example, 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
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Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be no different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself has also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons Walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference, this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a two-story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,
Robert and Elizabeth Dewhirst
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From: Julie-Anne Roy
To: Planning
Subject: letter of support
Date: Thursday, June 18, 2020 2:06:19 PM

From:
Julie-Anne Roy

8200 bear paw trail

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Drive RZ1146.

I support the proposal for the apartment building on Nancy Green Drive. I believe there is an urgent need for resident restricted housing and this a step forward to the solution of the housing crisis.

Sincerely,

Julie-Anne Roy

“

From: [redacted]
To: Planning
Subject: Re: White Gold Resident Housing
Date: Thursday, June 18, 2020 7:14:03 AM

Hi

I support the proposal at 7104 Nancy Greene Way RZ1146

Thanks,

Martin Stockley
9151 Emerald Drive Whistler BC

From:	Laurissa Stebeleski
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 20, 2020 6:51:58 AM

I am writing today in support of project RZ1146. Whistler is in dire need of affordable housing for its workers. This is a beautifully designed, energy-efficient property walking distance from the village and other amenities. It would be a great asset to our community. I hope to hear it gets approved.

Laurissa Stebeleski
8429 Bear Paw Trail, Whistler, BC V8E 0G7

From: Kayla Cadham
To: Planning
Subject: Support Letter for RZ1146 - 7104 Nancy Greene Drive
Date: Friday, June 19, 2020 4:35:43 PM
Attachments: Support Letter - RZ1146 7104 Nancy Greene Drive.pdf

Good Afternoon,

Please find the attached letter of support for the project at 7104 Nancy Greene Drive (RZ1146) from Whistler resident and business owner, Ann Chiasson.

Thank you.

Kayla Cadham
Executive Assistant
RE/MAX Sea to Sky Real Estate

[redacted]
www.myseatosky.com
38261 Cleveland Avenue, Squamish, BC, V8B 0A6, Canada

June 19th, 2020

ATTN: Whistler Planning Department

RE: RZ1146 - 7104 Nancy Greene Drive

I am writing to support the development of 7104 Nancy Green Way. The Innovation Building Group has worked diligently to build high quality buildings with highly efficient systems.
The location of this property is exceptional for Resident Housing and with the need for long term focused rental properties, this is an opportunity for the RMOW to provide something special to the benefit of the community.

Best regards,

Ann Chiasson
Broker Owner
RE/MAX Sea To Sky Real Estate

From:	Heather Odendaal
To:	Planning
Subject:	Support Letter for #RZ1146 - 7104 Nancy Green Drive
Date:	Friday, June 19, 2020 7:15:00 PM

To whom it may concern,

I write this letter to show my support of Project #RZ1146 - 7104 Nancy Green Drive, the housing project by Innovation Building.

I have been a Whistler resident for 17 years and have seen the strength and need for Housing Projects up and down the Whistler corridor. Employee housing serves and supports the crucial workforce that our resort community relies on. This particular project is tastefully planned and strategically located close to public transportation, grocery stores and village amenities.

I have recently seen a flood of older homes in Whistler that previously provided rental housing for Whistler employees, hit the market during COVID-19 and I am concerned about the long term implications to an already dire rental housing situation. There is a need to approve these projects as soon as possible.

Please feel free to contact me for any additional input.

Heather Odendaal
8181 Crazy Canuck Drive, Whistler
CEO, Bluebird Strategy
Director, Whistler Chamber of Commerce

Heather Odendaal
CEO
Bluebird Strategy Ltd.

[redacted]

From:	Ben Thomas
To:	Planning
Subject:	RZ1146- 7104 Nancy Greene Drive
Date:	Sunday, June 21, 2020 12:19:50 AM

From: Ben Thomas- 6296 Piccolo Drive, Whistler BC V8E 0C5

To Whom It May Concern,

I am writing to support the proposal for the employee housing project at 7104 Nancy Greene Drive. I think the project is a very responsible project and fits the interests of the Mayor's Task Force. I love that the project is 100% rental housing, is built with green initiatives and is located close enough to the village that residents can avoid having a car.

I think this is exactly the type of project that Whistler should be supporting and encouraging.

Sincerely,

Ben Thomas

From:	Jamie Thomson
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	Colleen Smith
Subject:	RZ-1146 - 7104 Nancy Greene Drive Rezoning & Parking Variance Application Opposition
Date:	Tuesday, June 23, 2020 5:17:13 PM
Attachments:	RZ1146 7104 NGD Opposition JT CS Letter Density Privacy.pdf RZ1146 7104 NGD Opposition JT CS Letter Setbacks Height.pdf RZ1146 7104 NGD Opposition JT CS Letter Storage Parking Traffic.pdf

Mayor Jack Crompton, Councillors & Planning Dept

Attached for the record are 3 opposing letters - 1) on Density & Privacy, 2) on Setbacks & Height and 3) on Storage, Parking & Traffic Congestion. These letters all conclude that a significantly smaller project can only fit onto this small piece of land. Then existing rock and forest privacy buffer along the Fitzsimmons Walk property line can remain undisturbed.

Sincerely,

James Thomson & Colleen Smith

James Thomson & Colleen Smith

7124 Nancy Greene Drive
Unit 3
Whistler, BC V8E 0W9
[redacted]

June 22, 2020

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept.

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighborhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a coniferous mature tree buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Yours truly,

James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

James Thomson & Colleen Smith

7124 Nancy Greene Drive
Unit 3
Whistler, BC V8E 0W9

[redacted]

June 22, 2020

Mayor, Council and Planning Dept
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

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Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15-20 meters from property line to preserve undisturbed the existing rock and coniferous trees.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

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Yours truly,

James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

James Thomson & Colleen Smith
7124 Nancy Greene Drive
Unit 3
Whistler, BC V8E 0W9
[redacted]

June 22, 2020

Mayor, Council and Planning Dept
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept.

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bring to your attention would not be issues.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households – this will be no different for people moving into this development. On average a whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

The neighboring Fitzsimmons Walk property, all WHA has in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting for a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping soley done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Lenency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property - that is just as close to the village and Nesters as the proposed development has 46 vehicles, where at any one time there is 67 persons living onsite. The developer is suggesting 2 persons per bedroom, equally 128 people and only 42 parking spaces – that is 0.3 parking spaces per person. Severely lacking!

The 2019 Community Life Survey of Whistler (attached) residents, that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Yours truly,

[redacted]

James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	philippe dugas
To:	Planning
Subject:	Re RZ1146
Date:	Monday, June 22, 2020 2:45:57 PM
Attachments:	Support letter 7104.pdf

Please find attached support letter for the project.

Regards

Phil Dugas

Sent from my iPhone

Sent from my iPhone

From: Anna Piekarczyk
To: Planning
Subject: RZ001146 - Letter of Support
Date: Wednesday, June 24, 2020 11:44:23 AM

I support the proposal at 7104 Nancy Greene Way RZ1146

My name is Anna Piekarczyk . I would like to support the Nancy Green project for many reasons. As a Whistler employee, I was struggling a lot to get a stable affordable apartment here. Through the last 3 years, I was traveling between Pemberton where I was living, and Whistler where I worked. It was extremely difficult to commute every day and live far from the place where your whole life is concentrated. Fortunately, I was lucky enough and got the WHA apartment and live now in the 1020 Legacy Way building. I was extremely lucky. I would like to support the Nancy Green project because I hear a lot from my colleges at work that they still struggling with the affordability and condition they live in. I know now that living in a new dedicated rental building improves the quality of life. Unfortunately, the places around the village are not only overpriced to the offered conditions but also not stable. A Project like Nancy Green will guarantee the stability, affordability, and will be located in the most desirable space. Close to stores and walking distance to the village and this is the key for many people working in here. Elimination of the car numbers used will only help the environment. This is also something that we should consider facing climate change. This project is built by a very experienced company and it is guaranteed that it will be one of the best quality buildings in Whistler. The project checked all the important marks. I would like to see that the RMOW will also look towards advantages the project brings and by going forward send a message for all the struggling employees that they could live in the heart of Whistler in an affordable dedicated rental building.

Best Regards

Anna Piekarczyk

From: Berneta Asato IEG
To: Planning
Cc: Pepe Barajas IEG
Subject: Letter of Support for 7104 reference number "RZ1146"
Date: Wednesday, June 24, 2020 4:55:57 PM
Attachments: 27A5A7888E9A4FD893FBE440AB6BB702[57350312].png
Letter of Support for 7104 reference number "RZ1146.pdf

Good Afternoon,

I hope this finds you well and I am submitting this letter of support for building 7104 in White Gold Estates, on behalf of Pepe Barajas, CEO/President of Infinity Enterprises group. The reference number is "RZ1146".

Thank you,
Berneta

BERNETA ASATO
EXECUTIVE ADMINISTRATIVE ASSISTANT
INFINITY ENTERPRISES GROUP
205E-1200 Alpha Lake Rd
Whistler, BC V8E 0H6
[redacted]
www.infinityenterprises.ca

June 24, 2020

To whom it may concern,

I am writing this letter to you in support of 7104 Nancy Greene Drive in Whistler Gold Estates, building reference number RZ1146. As a long time, Whistler resident (over ten years), and owner of multiple businesses in Whistler, I have seen firsthand, of how residents of this town constantly struggle to find long term permanent housing that is affordable. From my employees to friends, it is a constant battle to find housing. The result of which is almost always, relocating away from Whistler. The stress and uncertainty of constantly having to find housing every 6 months/season or having landlords change their minds of on rentals especially during the winter season is such a disruption to quality of life.

I, myself, rent out anywhere from 4-6 houses each year to ensure that I have employees for all of my companies. And every year, we must find new homes as leases expire or landlords decide they want to move back in, or go the vacation rental route. I am not alone in this, many of my colleagues that own restaurants in Whistler go through the same thing every year.

The housing shortage in Whistler, is a crisis that is here to stay and without projects like 7104 we will continue to struggle to find and keep employees in our workforce, that will support our economic growth.

The success of this project is in alignment with the mayor's taskforce on resident housing initiative and it is wonderful to hear that an amazing building like this will be 100% Whistler resident restricted rental apartments. This is the perfect location for a project of this scope as it is within walking distance to Whistler Village, Nesters Market and bus stops.

I fully support the development of this project and would be happy to converse with you should you have any questions or would like me to elaborate on anything in this letter. Please feel free to reach out to me at [redacted]

Yours truly,

[redacted]

Infinity Enterprises Group LTD
Pepe Barajas, CEO/President

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	RZ1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:02:44 PM
Attachments:	2019 - Community Life survey results.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

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Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:
Inadequate storage for residents of the complex
Inadequate availability of parking for residents and visitors
It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including

members of council, own and need to store! Storage is an issue in this proposal!

Parking
The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

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Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

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Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jen Ashton

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	RZ1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:23:50 PM
Attachments:	Letter to Council .pages 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	application RZ 1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:06:41 PM
Attachments:	2004 study for development sites - see Appendix B.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

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Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:
Density of the proposed project; and
Privacy issues with the current proposal

Density:
The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:
A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "… locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy
With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Jen Ashton

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
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Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

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Council must reject this proposal and only consider a much smaller development!

Regards,
Jen Ashton

From:	Martin Karnik
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 25, 2020 10:09:48 AM

Martin Karnik
B406 - 8200 bear Paw Tail
Whistler, BC
V8E 1M2

I support the proposal at 7104 Nancy Greene Way RZ1146.
I would like to see this development to go ahead, we need more family friendly places like this in Whistler. This one would be great for us, its close to village so no car needed and for reasenable price.

I hope this new development give us opportunity to live and enjoy Whistler for Manny years to come.

Thank you Martin, Sarka and son Alex

From:	Lynette Graham
To:	Planning
Subject:	Support for RZ1146 - 7104 Nancy Greene Dr
Date:	Friday, June 26, 2020 11:15:22 AM

To whom it may concern,

This project addressing the ever-present "housing crisis" in Whistler and its proximity to the village has positive environmental impacts in terms of minimising the use of cars. The building's standard of high efficiency sets a solid benchmark for new developments everywhere in Whistler and beyond, and Whistler should be proud to have a building of this calibre easily accessible from the village.

Kind regards,

LYNETTE GRAHAM

[redacted]
Add. 2116 Lake Placid Road, Whistler, BC

From:	charla maclean
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 9:50:21 AM

Hi there.

I’m writing my support of affordable housing and employee housing being built across from nestors.

It is disgusting that this town caters more to the tourists, then it does to the people who work here to allow the ability for tourists to enjoy it.

It has come to my attention that this project is in jeopardy of being cancelled because the elite of whistler doesn’t want it.

Hopefully covid has shown you that to run this town properly. We need to not just rely on seasonal workers. To keep long term workers. We need to provide opportunities for people to build a long term life, that doesn’t include having to work 3 jobs to afford living here.

7104 Nancy green needs to be employee rent restricted property. It needs to be fair priced.

Charlie Mack

From: Ryan Powell
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 10:54:26 PM

To whom it may concern,

I support the proposed rezoning of 7104 Nancy Green Drive, Whistler BC for the purpose of much needed affordable staff housing. This continues to be one of the biggest issues this community faces year after year.

Sincerely,

Ryan Powell

Phil Dugas
8417 Read Alley
Whistler, BC
2020-06-17

Whistler Planning Department
Whistler BC.

To whom it may concern

Please accept this letter in support of the propose project at 7104 Nancy Greene Way RZ1146. Our community has been in dire need of affordable housing for years. Although some progress has been made, the efforts must be sustained in order the match and balance the continuous and increasing problem of unaffordable living, sometimes feeling predestined to only leave room for the wealthy. Every year we see projects being approved involving oversized homes which goes against every definition of sustainable living with little to no resistance from the public. Why is it that when an actual viable project comes to the table it seems to find more challenges in its path? Maybe the fact that the people who need it the most are from all walks of life, active and most likely too busy trying to make the best out of their time in Whistler or feed a family meaning that keeping the pulse on development proposals is not always on their radar. However the fact of the matter is, these are the same people who supports many of the local businesses through the slow times like we've all witnessed in the last few months but also who step up to the plate when the busy prosperous times come again. They are the people we hire, who serve food and drinks to our visitors, build our homes, drive our cabs, they are the work force we all so desperately need to make it all run smoothly while staying competitive with the rest of the world.

7104 Nancy Green Drive is a project which will provide a place for our friends and worker to call home. It is about providing them with a quality of life which for someone could be as simple as not having to go home to 6 noisy roommates after completing a 12-hour shift. The central location of the building means walking or biking to work within minutes and many more basic needs which too often feel like luxury. This project should be supported and moved forward for the community and as an example for future proposals.

Sincerely,

Phil Dugas

From:	David Evans
To:	Planning
Subject:	Rental property proposal at 7104 Nancy Greene
Date:	Saturday, June 20, 2020 4:42:09 PM

From:
David Evans
3-8082 Timber Lane

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene WayRZ1146.

I support this project. Whistler has become an expensive place to live, even with the employee housing projects. There isn't very many rental housing authority properties and it is clear there is more rental units needed.

Sincerely,
David Evans

From: Dave
To: Planning
Subject: Rezoning Application RZ1146 - 7104 Nancy Greene Dr. Public Input
Date: Wednesday, June 24, 2020 8:21:38 AM

To whom it may concern,

I would like to express my support of rezoning application RZ1146 at 7104 Nancy Greene Drive. I think staff and council have done a great job of addressing all of the initial concerns around size, form and character. More employee housing in Whistler is sorely needed, especially in the form of rental inventory and I would like to see this project go ahead.

Sincerely,

Dave Den Duyf
President
Sabre Rentals Ltd.
8021 Mons Road Whistler, BC V8E 1K8
[redacted]

From:	Paul Sauvé
To:	Planning
Subject:	Rezoning application RZ1146
Date:	Tuesday, June 23, 2020 6:49:51 PM

To the planning department,

Please reconsider this rezoning proposal, for a few reasons:

1. The current WHA neighbourhood next door (Fitz Walk) is an owned residential neighourhood with many families with young children. We do not think a high density & rented building is consistent with the current neighbourhood. We do not object to a development similar to the ones currently nearby. In other words, fewer units that are owned (not rented) makes sense to us. Given the size (extremely small), profit model (rental), and density of the units proposed, we are certain that these units will be a revolving door of transient neighbours. We do not feel that this is consistent with the WHA's historic mandate. The WHA is not akin to Whistler Blackcomb staff housing, but for other businesses. And we hope it has not come to see itself as such due to pressure from certain developers or lobby groups. The greatness of the WHA has always been in its opportunity for young locals to afford ownership. Creating more opportunity for transience does not help our community in the long term. Please work with the developer to find a model that has ownership, not rental, as well as more space per unit for family growth. Admittedly, we don't know what that looks like. Is it 15 units instead of 38? Is the cost 500K to own, or 600K? Regardless, it is this avenue that we think strikes a compromise between the necessity of building more affordable housing and keeping the spirit of our community and the WHA strong.

2. The storage & parking situation: Examples of the consequences of such small units in a very sporty town abound from Tamarisk to The Vale to even Beaver Flats. Inevitably everyone's stuff ends up on their deck (especially bikes). In Whistler this is a massive thief attractant. The Fitz Walk parkade has been a bike theft target on many occasions, so we are acutely sensitive to becoming more of a haven for thieves. We know that stratas & landlords are terrible at enforcing their own "messy" bylaws (for example, bbQs or bikes on decks), so we feel that developers in Whistler should not have proposals approved when they don't account for the adequate storage needs of our typical resident (2 sets of skis each, 2 bikes each, etc...). The indoor space in the units proposed is simply not livable if one needs to keep all their toys in it as well.
Which is why parking & storage go together in this concern. There is also no way that resident toys won't overwhelm the parking proposal, which is already meagre (in terms of available stalls for number of residents). We know that the developer would like to encourage a new kind of carless tenant. Of course this is a developer's dream scenario. They will use the proximity of the development to the village (and Nester's) to promote the idea of carless living being an attainable reality. Recent history has shown us that carless living is not a goal among Whistlerites, who increasingly get larger trucks and bigger bike racks for their adventures. No matter how good the transit is, they don't take it. Also, many locals don't work in the Village anymore, so the proximity argument fails. Adding salt to the wound is our increasing reliance on adding E-power to everything from bikes to scooters to skateboards, which just necessitates more parking & storage. This proposal completely fails the "reality" test when it comes to how people here actually live (to play).

To conclude, please do keep considering proposals (don't let developers fold their tent). But please keep the developers to the standard that the WHA used to have: Ever better developments creating awesome neighbourhoods for ownership by the future families of the town. This may cost more. The Rainbow development was no slouch, price-wise, but certainly became popular. The market is there for a development done right.

Thanks for listening. Sincerely,

Paul Sauvé & Wendy Robinson
62 - 7124 Nancy Greene Drive
Whistler BC V8E 0W9
[redacted]

From:	Dale Marcoux
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Second letter - 7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 11:48:06 PM
Attachments:	2020 06 Letter to Council 2.docx The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Please see attached.

Thank-you for your time and energy.

Jane Nielsen
7124 Nancy Greene Drive
Unit 60
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jane Nielsen

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From: [redacted]
To: Planning
Cc: Rod Nadeau; Ryan Nadeau; "Candice Bennett-Bush"
Subject: Support for Ref. No. RZ1146
Date: Saturday, June 20, 2020 3:34:49 PM

To whom it may concern,

I am writing this email to offer my support to the Resident Housing Project proposed by Innovation Building Group at 7104 Nancy Greene Drive.
This rental housing project meets the high demand for permanent rental housing. The proposed units are designed to nicely blend in with the strata units located adjacent to the development.

As a small business owner, we have been providing employment in the valley for close to twenty-four years with the number of staff varying from six to twelve people.
Our staff usually have university or technical school education and become valuable members of our society.
They choose to make their homes in Whistler because of the healthy life style offered. Even though they are in an above average wage scale, it takes many years to be able to save enough money to move into the housing market.
In the shorter term the only solution is the rental housing market and for many, the rental housing market is the only solution for an extended period of time.
At least have my staff have always had to rely on rental accommodations in either Squamish or Pemberton with a couple managing to get into the housing market in Pemberton.

From an environmental point of view, it would be good to see the workers of Whistler spending less time commuting and to be around to support the local economy in the area they work.

Best regards,
Doug

Doug Bush AScT, RSIS
Doug Bush Survey Services Ltd.
Unit 18 - 1370 Alpha Lake Road
Whistler, B.C. V0N 1B1
[redacted]

From:	Dale Marcoux
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Third letter - 7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 11:50:08 PM
Attachments:	2020 06 Letter to Council 3.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf

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Please see attached.

Thank-you for your time and energy.

Jane Nielsen
7124 Nancy Greene Drive
Unit 60
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
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RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,
Jane Nielsen
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	Mark Richards
To:	Planning
Subject:	development of 7104 Nancy Greene Drive RZ1146
Date:	Tuesday, June 23, 2020 9:27:30 PM

From:
Mark Richards

56-2704 Cheakamus Way

RE: 7104 Nancy Greene Drive RZ1146

As long as the housing market and local economy requires this development,

I support the proposal at 7104 Nancy Greene Way RZ1146.

Sincerely,

Mark

From:	wakako miura
To:	corporate
Cc:	Planning; Jen Ford; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Roman Licko; Stephanie Johnson; Ralph Forsyth; Mike Kirkegaard; John Grills
Subject:	#1 - Density and Privacy #2 - Storage, Parking and Traffic #3 - Set-backs and Height
Date:	Tuesday, June 23, 2020 5:21:58 PM
Attachments:	2020 06 Letter to Council 1.pages.pdf 2020 06 Letter to Council 2 - V3.pages.pdf 2020 06 Letter to Council 3.pages.pdf

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Hello,
Please see attached.
Thank you.

Wakako

Wakako Miura
7124 Nancy Greene Drive
Unit 46
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Wakako Miura

Sincerely,
Wakako Miura
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Wakako Miura
7124 Nancy Greene Drive
Unit 46
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

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The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

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For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

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As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Wakako Miura

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Wakako Miura
7124 Nancy Greene Drive
Unit 46
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

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Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Wakako Miura

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Mélinda Cart
To:	Planning
Subject:	proposed development at RZ 1146 – 7104 Nancy Greene Drive. 1 of 3
Date:	Thursday, June 25, 2020 8:52:18 PM
Attachments:	2020 06 Letter to Council 1.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf 2004 study for development sites - see Appendix B.pdf

---

Hello,
Please find attached letter 1 of 3 and attachments sent to different council members and mayor.
Thank you,

Mélinda Cart
Unit 64
7124 Nancy Greene Drive
Whistler BC

Mélinda Cart
7124 Nancy Greene Drive
Unit 64
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings and is not designed to be sensitive to its surrounding environment.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Mélinda Cart

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	m
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	brian bennett
Subject:	7104 Nancy Greene Drive Development request; Density and Privacy
Date:	Sunday, June 21, 2020 7:21:34 PM
Attachments:	2020 06 Letter to Council Density and Privacy.docx

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett
Makiko Miyake

Sent from Mail for Windows 10

Brian Bennett
Makiko Miyake
7124 Nancy Greene Drive
Unit [45]
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Kindly,

Brian Bennett
Makiko Miyake
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	kenneth Chan
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Concerns over Development application RZ1146-7104 Nancy Greene Drive
Date:	Thursday, July 23, 2020 5:43:19 PM

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler , BC V8E 0X5

Dear Mayor and Council,

I owned a property along Nancy Greene Drive (#33-7124 Fitzsimmons Walk) and I write to express my concern over the recent discussion and council meeting about proposed development of 7104 Nancy Greene Drive.

When we purchased the house of Fitzsimmons Walk, we have taken into account that 7104 Nancy Greene Drive site would be used as single homes or something comparable built as per the zoning and the property is currently zoned for a single residential home.

I fully appreciate that housing shortage is now a big challenge to the Whistler community and we need more land/space to grow the community to make Whistler a better place to live in. However, rezoning a single residential home to a multi-storey building will jeopardize the Nancy Greene Drive neighbourhood for the below reasons.

Density - The current proposed density of the 7104 Nancy Greene Drive is far too high for such a small site esp when you compared it with other land lots in the neighbourhood, eg the Fitzsimmons Walk WHA land and 2077 Garibaldi Way. High density not only affect the outlook in that area, but also the living environment.

Traffic congestion / Risk - Currently there is high traffic in the area including Blackcomb Way, Nancy Greene Drive, Nesters and Highway 99. The proposed 7104 development is simply adding more people (as drivers, bikers, pedestrians, shoppers) and create huge usage to that junction area and hence more risk to the residents and road users in that area.

Parking spaces - The small site is not able to accommodate parking spaces for the proposed number of new units. To be realistic, each unit needs at least one car in Whistler for daily use and how can such land lot accommodate sufficient parking space without adversely impact the environment and residents in the area.

While we need to solve the housing shortage problem in Whistler, we also need to consider the impact on the existing residents as a result of any new development. It is better to have a holistic approach to solve the problem, but not to create another new problem while we are trying to solve the housing shortage issue.

KIndly reconsider the rezoning proposal and make the ideal use for the vacant land lot for the sake of all the residents in Whistler.

Regards

Chan King-leung

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning - M Kirkegarrd
Senior Planner - Roman Licko
Planner - Stephanie Johnson

From:	Kate Turner
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 11:13:51 PM

Hello,

I would like to voice my support for Whistler's need for more affordable employee-restricted rental housing. The last thing we need are more Airbnb units or second homes sitting empty as Whistlerites struggle to find a home.

Sincerely,
Kate Turner

From:	Jessica Chen
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Sunday, June 28, 2020 11:39:48 PM

To:
RMOW Planning Department

From:
Ying-Ju Chen
265-4314 Main Street
Whistler, BC V8E 1A8

RE: 7104 Nancy Greene Drive RZ1146

I am writing to support the proposal at 7104 Nancy Greene Drive RZ1146 as I believe this can be part of the solutions to Whistler's housing crunch for the following reasons:

- The proposed building will create 38 units for Whistler residents.
- It is in walking distance to life essentials such as grocery and liquor stores, restaurants, café and the mountains, and further reduces the need for a car and lessens the traffic.
- The project is right by the entrance of White Gold, which would not disturb much of the neighborhood.
- Based on the proposal, the 3-story building will fit into the neighborhood really well and will be comparable to the 3- and 4-story Fitzsimmons Walk buildings.
- The parking is underground and no surface parking which would not have any visual impact.

I look forward to seeing this project coming to fruition and provide more housing to Whistler residents.

Best regards,
Ying-Ju Chen

From: Cayley Fee
To: Planning
Subject: RZ001146 (Rezoning Application)–7104 Nancy Greene Drive
Date: Sunday, June 28, 2020 8:59:57 AM

Whistler needs affordable housing for full-time residents.

From: info
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 8:20:20 AM

To whom it may concern,

I'm writing in support of the rezoning of 7104 Nancy Green Drive to affordable housing.

Whistler is in desperate need of reasonably priced accomodation.

Please put this through, council and Mayor.

Regards,

Micah Cianca
Evergreen Whistler Property Services
[redacted]
Please forgive errors from voice to text

From: Stacey Campbell
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 11:18:19 PM

Dear who it may concerns I would like to show my support the 7104 Nancy Green Drive rezoning for affordable staff housing. I believe more affordable housing is needed for Whistler. Thank you!

From:	Steve Andrews
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 10:20:08 PM

I would like to express my support for the development proposed at Nancy Greene drive. this will provide much-needed resident rental accommodation, of which I am on the waiting list. Please allow this project to go through and provide housing for some long-term locals who desperately need it.

Thank you,

Steve Andrews

From:	Michael Beliveau
To:	Planning
Subject:	Rz1146
Date:	Saturday, June 27, 2020 11:41:35 PM

Hi! Thanks for taking the time to read this!

My name is Michael Daigle-Beliveau, I live at 8440 matterhorn drive. Been living in Whistler since 2008

I totally support this project and would love to see locals living in there. Please make it happen!

Thanks

From:	Steve Brooks
To:	Jack Crompton
Cc:	Planning; Arthur De Jong; Cathy Jewett; corporate; Duane Jackson; Jen Ford; John Grills; Mike Kirkegaard; Ralph Forsyth; Roman Licko; Stephanie Johnson
Subject:	Development Plans for 7104 Nancy Greene Dr.
Date:	Saturday, June 27, 2020 1:07:10 PM

Stephen Brooks
7124 Nancy Greene Drive
Unit 44
Whistler, BC
[redacted]
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:
The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site

when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind the council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy
With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and chose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be a single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Lastly, when I moved to Whistler in the fall of 1994 my first accommodation was at the Shoestring. I have fond memeories of walking to the left of the cold beer and wine store in front of the Boot to get to Nester's Market and my first employer, Wild Willies. The most stand out feature directly in front of our property today is the large boulder that was also the main feature/attraction close to the then cold beer and wine store. We must save this feature/attraction. It would be devastating to lose what Mother Earth created. Save the rock…..
Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Stephen Brooks

Sincerely,
Stephen Brooks

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Steve Brooks
To:	Jack Crompton
Cc:	Planning; Arthur De Jong; Cathy Jewett; corporate; Duane Jackson; Jen Ford; John Grills; Mike Kirkegaard; Ralph Forsyth; Roman Licko; Stephanie Johnson
Subject:	Development Plans for 7104 Nancy Greene Dr.
Date:	Saturday, June 27, 2020 12:56:04 PM

Stephen Brooks
7124 Nancy Greene Drive
Unit [44]
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for

people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking
The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion
As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to

happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Stephen Brooks

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	David Buzzard
To:	Planning
Subject:	RZ1146 - Nancy Green Road Housing Project
Date:	Saturday, June 27, 2020 11:48:19 PM

To Whom it May Concern,

Please take this note as my support for the proposed rental housing project located on Nancy Green Road, across the highway from the Nesters Shopping Centre.

This property has a long history of commercial development, being part of the old Ski Boot Hotel site before it was developed into the current housing units. Later the property was considered for a potential gas station.

There is also a dire need in the community for employee rental accommodation, and this is an ideal spot for it. It's within easy walking distance to the Whistler Village, and located on current transits routes.

Regards,

David Buzzard,
9295 Emerald Drive,
Whistler BC,
V8G 0G5,
(604) 938-4105

David Buzzard Photography
604-938-4105
www.davidbuzzard.com
Stock Photos
dbuzzard.photoshelter.com
Instagram
instagram.com/david_buzzard_photography/

From: Stacey Campbell
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 11:18:19 PM

Dear who it may concerns I would like to show my support the 7104 Nancy Green Drive rezoning for affordable staff housing. I believe more affordable housing is needed for Whistler. Thank you!

From: Perry Drapkin
To: Planning
Subject: Rz1146
Date: Saturday, June 27, 2020 11:57:20 PM

I’m in favor of this staff housing project to pass and be built Asap.

Sent From My iPhone4

From:	Kyle Graham
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Saturday, June 27, 2020 10:57:29 PM

From: Kyle Graham
2007 Nordic Pl RE: 7104 Nancy Greene Drive RZ1146 I support the proposal at 7104 Nancy Greene Way RZ1146. After reading the well thought out plan for 7104 Nancy Greene Way, it's a building that compliments the community well and feel it'll really help push the community forward in a positive way. Sincerely, Kyle Graham

From:	Tessa Harrison
To:	Jack Crompton; corporate; Planning; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Rezoning application for RZ1146 – 7104 Nancy Greene Drive
Date:	Friday, June 26, 2020 4:55:20 PM
Attachments:	2019 - Community Life survey results.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm

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Paul Harrison

7124 Nancy Greene Drive

Unit # 2

Whistler, BC

[redacted]

Mayor and Council

Resort Municipality of Whistler

4325 Blackcomb Way

Whistler, BC V8E 0X5

Dear Mayor and Council,

As a home owner and resident of the Whistler community, I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. I respectfully am writing to urge Council to reject this proposal now and consider a much smaller development.

This proposed development is, not only too dense for the parcel of land it will be on, but also has the following flaws:

--[if !supportLists]-->• <!--[endif]-->Inadequate storage for residents of the complex

--[if !supportLists]-->• <!--[endif]-->Inadequate availability of parking for residents and visitors

--[if !supportLists]-->• <!--[endif]-->It will significantly increase traffic congestion

e high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!**Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the

most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

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Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Please Council, reject this development for the sake of the entire community.

Regards,

Paul Harrison

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

From:	Tessa Harrison
To:	Planning
Subject:	development application RZ 1146 – 7104 Nancy Greene Drive
Date:	Friday, June 26, 2020 4:12:11 PM
Attachments:	2004 study for development sites - see Appendix B.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm

Paul Harrison

7124 Nancy Greene Drive

Unit 2

Whistler, BC

[redacted]

[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

My family and I have been part of the Fitzsimmons Community for over a decade and have had many wonderful memories here. We are not a wealthy family but we chose to live more modestly in the city in order to be able to have the privilege of vacationing in the natural, scenic beauty of this area of Whistler. Which is why we are deeply concerned about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While we agree that there is a great need for resident housing in Whistler, we also believe that this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to

the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

Density of the proposed project; and

Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.

Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to

the surrounding environment' nor does it consider the "...locational characteristics..." of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Paul & Tessa Harrison

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

GIS Mapping of Fitzsimmons Walk WHA buildings

Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Susan Marcelino
To:	Planning
Subject:	Nancy Greene drive development
Date:	Saturday, June 27, 2020 9:41:38 PM

To whom it may concern,

I would like to write to support the construction of WHA housing at the Nancy Greene site. I hear that there have been emails of opposition so I would like to say that I am for the building of affordable housing for whistler locals on this site.

Thank you

Get Outlook for Android

From:	Sue Maxwell
To:	Planning
Subject:	Regarding RZ1146
Date:	Saturday, June 27, 2020 5:42:16 PM

Dear Planning Department,

I am writing to voice my support of the project proceeding at 7104 Nancy Greene Drive. This project would provide much needed rental accommodation for employees in a central location near other multifamily buildings. I have toured another project that Vidorra has built in Pemberton and appreciated the thought put into energy efficiency, liveability and durability. The access to a community garden is another bonus and will help create a sense of community in the building along with the workshop.

Of all of the projects submitted for employee housing, I thought that this one was the one that made the most sense and so was surprised to see letters of opposition. I was also saddened that the original version with more units and less parking did not proceed. This location is ideal for car-free residents. It is across the highway from a grocery store, near transit and a short walk from the village. If we want our community to be less car-dependent, let's start building buildings that way -more space for people, less space for cars. The inclusion of a car share system is a great idea. If nearby residents are worried about parking, make sure that new residents are aware of the limited parking within the building and change the street parking to resident permit only. Where possible, see if the rent can be lowered by reducing parking requirements.

Please support this building as this is the kind of solution that can help with the long-term housing issues that Whistler will continue to face.

Sincerely,
Sue Maxwell
9571 Emerald Dr.
Whistler, BC

DATE: June 27, 2020

TO: Resort Municipality of Whistler (RMW)
Director of Planning - Mike Kirkegaard
Mayor - Jack Crompton

CC: Resort Municipality of Whistler (RMW)
Council Members
Senior Planner - Roman Licko
Planner - Stephanie Johnson

FROM: Hugh & Pamela McKinnon - Unit 5 - 7124 Nancy Greene Drive
Whistler, BC V8E 0W9

SUBJECT: 7104 Nancy Greene Drive Rezoning Application RZ1146

As residents at 7124 Nancy Greene Drive we are writing to you in response to rezoning application RZ1146 - 7104 Nancy Greene Drive.

We understand and respect the need for non-market rental properties in the Whistler municipality and applaud the Private Employee Housing Initiative. However, as relatively new owners at Fitzsimmons Walk we are discouraged to see an application for development that will add value to this proposed site at the detriment to the value and community of the adjacent properties.

We are owners of Unit 5, Building J in Fitzsimmons Walk, one of the primary buildings that would be most impacted by this proposed development. When we purchased our property we did so with the expectation that the rezoning of this adjacent site would be of reasonable density and a good fit in our existing neighbourhood.

Our most significant concerns with this application include:

- The magnitude and density of the building being proposed based on the site size and make up of the existing community. The developer is requesting rezoning from RSE-1 to that of a new custom zone which would establish the permitted uses, maximum density of development, building heights and setbacks for the property. As this is currently unestablished zoning could we express our request that the zoning be unique to the variables defined by this site taking into consideration a good and reasonable fit to the existing neighbourhood and adjacent properties. The proposed 38 unit apartment building far surpasses the appropriate density deemed suitable for this site in past studies.

- In all likelihood the established green belt and the rock bluff on the south east sector between our developments will be removed or significantly impacted, effectively eliminating the privacy we currently have and that of other units adjacent this development within Fitzsimmons Walk. This development would be conspicuous from every angle, including its interaction with our view corridor, and our neighbours in other buildings bordering this development within Fitzsimmons Walk.

- This proposal falls 20% short of parking requirements as specified in ROWM Zoning and Parking Bylaws by proposing 42 parking stalls, a reduction from the required 52. We feel that it is short-sighted to approve this parking variance as there is no additional or overflow parking anywhere in the area.

In summary, we are not against a new WHA rental development providing it fits in with the surrounding neighbourhood, is of lower density, has setbacks that do not negatively influence our privacy or property values at Fitzsimmons Walk, provide adequate underground parking and storage as is consistent with RMOW bylaws and with neighbouring properties and is a quality built structure as it is a very visible location.

We respectfully ask for your careful and diligent consideration of all parties who would be impacted by this development proposal.

Sincerely,

[redacted]

[redacted]

Hugh McKinnon

[redacted]

Pamela McKinnon

[redacted]

From: Lisa Miravitchi
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 10:09:36 PM

SUPPORT!!

Get Outlook for iOS

From:	Bridgit Muldoon
To:	Planning
Subject:	RZ1146 - I support this rezoning
Date:	Saturday, June 27, 2020 10:57:38 PM

Dear RMOW and Council,

Our Whistler community WANTS and is ASKING for more affordable employee housing. I support the development plans for 7104 Nancy Green Drive (the parking lot across from Nesters) to be built.

Our community has been struggling for far too long and we are going to be losing (and have lost) some valuable community members because locals can't afford to live here.

I fully SUPPORT the rezoning of this land for affordable staff housing.

Sincerely,
Bridgit Muldoon
Community member since 2005
[redacted]

From:	Ryan Nugent
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 10:28:15 PM

Hello,
My name is Ryan Nugent, and I have lived in Whistler for 9 years.
I would like to support RZ1146 for the 36 unit affordable housing complex at 7104 Nancy Green Drive.
Finding affordable housing in Whistler is hard for newcomers and after living in this great town I want to settle down and make a family but right now there are little affordable options for myself. I moved here for one reason and I stayed for the community, this would help me build a family in this amazing town.

Thank you,
Ryan Nugent
8132 ALDER LANE
Whistler, BC
V8E 0G3

Colleen Smith & James Thomson
3-7124 Nancy Greene Drive
Whistler, BC V8E 0W9
[redacted]

June 27, 2020

Mayor, Council & Planning
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Ref: RZ1146 Rezoning Application - 7104 Nancy Greene Drive – Keep Rock Trees Undisturbed

Dear Mayor, Council and Planning Dept.

The developer's current proposal calls for too high a density building with very short setbacks which will negatively impact the surrounding residential area.

As the saying goes 'a picture is worth a thousand words', the pictures below highlight the extent to which the developer will have to remove the existing rock face outcrop and many mature trees to accommodate his high density proposal, despite saying otherwise.

In 2018 and 2019 the residents of Fitzsimmons Walk wrote several letters to RMOW opposing the developer's plan to demolish all the existing rock outcrop and trees on the rock and to the property line along Fitzsimmons Walk. At that time he was planning to build the parking garage and building 1.5 to 3.0 meters from the property line. The developer responded specifically as follows to the opposition letters concerns on the existing trees and rock buffer. He wrote in his reply **"I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124"**. He also said **"We can also use a 6m setback from 7124 on our South property line to preserve more trees."** His current proposal to remove existing trees and rock outcrop is contrary to his prior undertakings as stated above and in the developer's web site in 2018/2019 which said **"the existing trees we are planning to leave in place will screen almost the entire building from the rear of Fitzsimmons Walk buildings"**. The following was added to the developer's web site at that time **"we are proposing to leave the mature 71ft full trees that border our two developments in place and these are taller than both buildings and already block the view corridor our building occupies"**. The developer commits to preserving the existing rock and forest undisturbed between all Fitzsimmons Walk and his project.

The 1st picture below shows the Surveyor's orange marker (& our tape measure to identify it) where all the above rock and trees will be demolished by the developer's RZ1146 application.

At the highest part, the rock face behind Building H of the Fitzsimmons Walk complex measures a total of 18 feet approx. The orange mark on the rock was put there by the developer's surveyor who confirmed that the plan is to demolish the entire portion of the rock face above this mark which measures 10 feet approx. That represents about 55% of the rock face demolished. In addition, all the large trees on and behind the rock would also have to be removed which should be unacceptable by RMOW. There's also the strong possibility that the rock demolition process will cause damage to the trees in the foreground of the picture #2 which are on Fitzsimmons Walk Strata property. What happens if there's damage to those trees? Destruction of any trees on the Fitzsimmons Walk Strata property line is not allowed.

The 2nd picture above shows the total 18 foot high rock face facing townhome #3 Fitzsimmons Walk, the orange demolition marker at 10 feet from the top of the rock face and the existing trees on the property line and inside Fitzsimmons Walk property line that may be destroyed with proposed rock demolition by developer. This rock & tree demolition should not be allowed by RMOW. RMOW must reduce RZ1146 density, equally increase the setbacks and leave undisturbed existing rock & tree forest from Fitzsimmons Walk property lines.

Yours truly,

[redacted]

Colleen Smith & James Thomson
#3 Fitzsimmons Walk

From:	Three Below Restaurant
To:	Planning
Subject:	Rz1146
Date:	Saturday, June 27, 2020 10:14:07 PM

With many of my employees wanting affordable housing desperately I am in support of this housing project. I feel we need more employee restricted housing.

Pri

From:	Kate Turner
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 11:13:51 PM

Hello,

I would like to voice my support for Whistler's need for more affordable employee-restricted rental housing. The last thing we need are more Airbnb units or second homes sitting empty as Whistlerites struggle to find a home.

Sincerely,
Kate Turner

From:	wardsl10
To:	Planning
Subject:	Support for RZ1146
Date:	Saturday, June 27, 2020 11:00:15 PM

Dear Sir/Madam,

The rezoning application for 7104 Nancy Green Drive was recently brought to our attention. We would like to put our opinion forward that we strongly support this application.
We have lived and worked in Whistler, me for 5 years and Graham for 9 years, and we have had so many struggles with housing since the days we arrived here and still struggle now. We are 35 and 39 respectively and currently sharing a small town house with 2 other couples and a single. We are currently waiting for our citizenship exams to be re-scheduled due to covid. We work hard full time in hospitality and tourism (I work for Fairmont and Graham for Whistler Bungee). We have worked hard to get to our current positions but still find ourselves priced out of even a one bedroom apartment. We want to stay in Whistler and our employers value us and pay us as well as they can, but the options to move on from shared housing are still out of our price range and often if something goes come up the competition is so high we don't even get a viewing because we don't know the landlord or one of their friends.

Applications like this give us a glimmer of hope that we can stay in the place we want to call home and have a family. We feel we deserve more opportunities to choose somewhere we would be able to live without 7 adults in their 30s sharing a small kitchen and two bathrooms, and where we can potentially grow and have a private family life. Whistler loses so many amazing workers over this and we will unfortunately be joining them if we cannot find somewhere soon.

Thank you for the proposal, we hope it can be approved along with others in the future to help the people that serve the tourists in this town every day and make their holidays in Whistler so special. We have so much to give to the community but cannot do it without our basic needs for a small private living space being met.

Yours Sincerely,
Sarah Ward and Graham Winslet

Sent via the Samsung Galaxy S8 Active, an AT&T 4G LTE smartphone

From: Derek Abel
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 11:26:12 AM

To whom it may concern,

I am in support of the proposal of the building at 7104 Nancy Green Drive. Whistler is in dire need of more employee restricted housing and this looks like a place I would love to live. I honestly cannot believe this building hasn't already been approved and built. This building concept is what the WHA should be building, we need garages and bike/ski tuning facilities.

I am of the firm belief that every square inch of undeveloped land in Whistler should be zoned for employee or resident restricted housing. We need to house people who work and actually live here. Who knows when another pandemic will hit and locals will prop up the local economy and save our towns small businesses.

Kind regards,

Derek Abel
Whistler resident since 2005

From:	Sharon Audley
To:	Planning; Council
Subject:	REZONING APPLICATION RZ1146
Date:	Sunday, June 28, 2020 1:11:13 PM

I am writing in support of this rezoning application. As a community, for several reasons, we fell behind on employee housing. This quieter period we find ourselves in is an opportunity to correct this.
While Cheakamus Crossing is an excellent amenity, it's important to have housing throughout the valley. Part of what has made Whistler unique is the combination of neighbours- local, weekenders, international and employees living together.
It is critical to have housing where people can walk to work, groceries and school. In particular, those that work early or late and the transit is not an easy option. There is currently employee housing that this will be adjacent to. The plans provide storage for bikes, ski and bike work areas and gardens. I think that this be attractive, fill a strong need and replace an ugly parking lot. This is an excellent location for people to have a wonderful car free life.
Best wishes,
Sharon

Sharon Audley
38-2544 Snowridge Circle,
Whistler, BC [redacted]

From:	Sarah Barry
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 2:25:48 AM

To whom it may concern,

I am in support of the proposed Nestor's area housing unit. With the shortage of housing for long term locals, I welcome this plan and I believe that the local communities opinions should be more heavily weighted than the second home owners whom only visit Whistler on occasions.

Kind regards,

Sarah Barry

From:	Liz Berkley
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 10:37:48 PM

Hi there!

I support the proposal in building affordable housing for Whistlers workforce.

Thanks!
Liz Berkley

June 28, 2020

Dear Planning Department and Council,

I am writing in support of RZ1146 at 7104 Nancy Green Drive. I spent a full afternoon reviewing the reports, proposals, amendments, letters from 2018 to present, as well as the recent Council presentation.

Thank you all for doing the work for this project. After absorbing as much as I could, I am 100% in support.

But as I learned about this proposal, many questions were raised for me – for everyone involved with this application:

- What is the real, true reason we are still waiting for this rezoning to be approved? Is it *really* about setbacks? Trees? Landscaping? Lifestyle? Parking? Storage? Pet ownership concerns?
- Has Council been brave in the face of frivolous opposition letters from second homeowners, or appeased and legitimized them in this process?
- Has Council sent a clear message to this community, in alignment with the Mayor's Housing Task Force that narrow-minded, privileged, and materialistic issues will no longer be considered legitimate reasons to stall and impede future employee housing developments?
- Should we consider the weight and validity of luxury homeowners who only oppose affordable housing setbacks, tree cutting and design proposals, yet are routinely silent when their wealthy neighbours do the exact same type of work/development on multi-million dollar homes?
- Are the letters of opposition really about lifestyle concerns and design issues or could it be an act to stall this proposal and others like it to de-incentivise developers from choosing wealthy Whistler neighbourhoods as a viable place to submit affordable housing proposals?
- Is it fair that with every month an employee housing proposal is delayed, the poorest of our community will have to foot the bill through higher rent, due to the ever-increasing construction and material costs?
- Is it really a good use of our planning and professional staff and tax dollars to have to re-visit proposals, designs and landscaping plans for items that can be conditionally modified and approved by Council in earlier proposal phases?
- Why are form letters and letters with non-disclosed addresses published and considered in this public process?

We will never be able to build enough affordable rental housing. There will *always* be a need.

Council has an impossible job in front of them. Balancing the wants and needs of two completely different classes of people. On one hand, it's the second/luxury homeowners who pay taxes (and vote), and on the other hand it's Whistlers workforce who keep this resort operating and vibrant (who *also* vote).

So, let it be clear that I am not pointing my finger at Council, I am directing this letter to the people in opposition, and to those people I say this:

If this employee housing development is truly going to impact your overall enjoyment of your life and lifestyle, I will happily switch you lives.

Whenever there is an opportunity presented for low-income people and families to slowly crawl themselves out of poverty, especially in this community, there is always a privileged handful of people who flex their power and tell us we want too much, or we're too close, or we're too soon. Always about their impacts, their lifestyles, their losses. But we don't want the same things. We want much less. We want stability. We want one place to call home, that is safe, affordable and secure. It's hard to have a lifestyle when you're always in survival mode.

If you are one of the people who wrote an opposition letter, please find it in your heart to stop and consider what you're really doing and saying when you choose to oppose something that would greatly impact the livelihoods of countless people in this small community. The people that serve you, wash your dishes, clean your house, drive you home and watch your kids. These people deserve a lifestyle too, don't they? You may think that this one proposal is not that big of a difference, but unfortunately, all housing proposals are going through this nonsense – no one wants them near their nice homes. If not now, when? If not here, where? If not you, who?

Nikki Best
2-3102 Panorama Ridge
Whistler, BC V8E0V3

From: Gabriel Blais-Fredette
To: Planning
Subject: Rz1146
Date: Sunday, June 28, 2020 12:54:18 PM

This messsage is to support the project of afffortable housing across the nester area whistler is in urgent needs of affordable housing and do not needs anymore luxury to be built my is Gabriel Blais fradette whistler resident for 13 year

From:	Jeanette Bruce
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 3:01:36 PM

Hi there,

I'm getting in touch to voice my support for the proposed affordable employee housing unit at 7104 Nancy Green Drive. My partner and I have lived in Whistler since 2012 and are #304 on the WHA rental housing list. We both work full-time in the Village, and would be keen to see these WHA rental units built in White Gold, so close to our workplaces but also so close to our favourite recreation areas!

I believe that rezoning this area is the right decision if the RMOW wants to support local workers who need affordable housing options to stay in this community. This precarious time has proven that, more than ever, Whistler needs to support its workforce if it will bounce back from COVID-related setbacks and closures.

Thanks for receiving this feedback, and please let me know if I can voice my support in any other way.

Best,

Jeanette Bruce

From:	Beau Bruder
To:	Planning
Subject:	RE: 7104 Nancy Green Drive RZ1146
Date:	Sunday, June 28, 2020 10:32:56 AM

Hi there,

I'm writing to voice to my support for the affordable employee housing proposed at 7104 Nancy Green Drive.

I have lived in Whistler for almost 10 years now, and like so many who first move to Whistler, I began my journey living in staff housing working for the mountain. Were it not for the existence of affordable housing, I would never have been able to make it in this town with it's absolutely insane rent and cost of living.

It seems that most people agree that a person should not have to work two or three jobs just to scrape by in this town, and it also seems that most people, including local politicians, agree that we are in serious need of significantly more employee housing to help those struggling to get by. Unfortunately, in the past decade I have seen next to no increase in affordable housing, while the unchecked rise of Airbnb continued to propel rents to new, unforeseen heights.

It's time to stop paying lip service to the issue. It's time to actually *do something.* Please support affordable housing and develop 7104 Nancy Green Drive. Thank you.

Beau Bruder

From:	Jessica Chen
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Sunday, June 28, 2020 11:39:48 PM

To:
RMOW Planning Department

From:
Ying-Ju Chen
265-4314 Main Street
Whistler, BC V8E 1A8

RE: 7104 Nancy Greene Drive RZ1146

I am writing to support the proposal at 7104 Nancy Greene Drive RZ1146 as I believe this can be part of the solutions to Whistler's housing crunch for the following reasons:

- The proposed building will create 38 units for Whistler residents.
- It is in walking distance to life essentials such as grocery and liquor stores, restaurants, café and the mountains, and further reduces the need for a car and lessens the traffic.
- The project is right by the entrance of White Gold, which would not disturb much of the neighborhood.
- Based on the proposal, the 3-story building will fit into the neighborhood really well and will be comparable to the 3- and 4-story Fitzsimmons Walk buildings.
- The parking is underground and no surface parking which would not have any visual impact.

I look forward to seeing this project coming to fruition and provide more housing to Whistler residents.

Best regards,
Ying-Ju Chen

From: info
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 8:20:20 AM

To whom it may concern,

I'm writing in support of the rezoning of 7104 Nancy Green Drive to affordable housing.

Whistler is in desperate need of reasonably priced accomodation.

Please put this through, council and Mayor.

Regards,

Micah Cianca
Evergreen Whistler Property Services
[redacted]
Please forgive errors from voice to text

From:	Rick Clare
To:	Planning; corporate
Subject:	RZ1146
Date:	Sunday, June 28, 2020 10:59:26 AM

Dear Mayor and Council,

I would like to state my support for the project at 7104 Nancy Greene way. Whistler BC

In my opinion we need more variety in employee housing to bring the cost of rental into a more affordable option. Also this project appears to be working on decreasing its long term environmental footprint which is a great initiative to encourage.

Rick Clare
Emerald Drive
Whistler BC

From:	Mary Ann Collishaw
To:	Council; corporate; Planning
Subject:	RZ001146 - 7104 Nancy Greene Dr.
Date:	Sunday, June 28, 2020 2:25:54 PM

Dear Mayor and Council,

I am in full support of this housing project. The location and layout are ideal and will benefit the neighbourhood and our community as a whole.

This is a secure rental that allows residents to have their own space, in an innovative, safe, clean, progressive building with community space. This building is ideal for key members of the community who live, work and play in Whistler to grow and flourish as respected members of society.

Purpose-built micro suites are more liveable than many of the modified dwellings that our residents are living in currently, and allow for relative affordability and safety.

In this location, it is environmentally-conscious and highly reasonable that some residents would not have a car and can rely on active transportation instead. The location is ideal for walkability to the village and Nesters. The parking allocation is very reasonable.

This plan has evolved, respectfully of all of the comments and feedback that have delayed the process since it was initially proposed.

I would love to live in this building, and have been excited about it since I first heard about it. I hope that it will be approved and will become a model for new builds within Whistler.

Please allow this project to move ahead as soon as possible so that the pricing does not get increased even more.

With respect and thanks for your leadership and hard work,

Mary Ann Collishaw
23-3262 Archibald Way
Whistler, BC, V8E 0T3

From:	pete@leadingdigital.ca
To:	Planning
Subject:	Need for RZ1146
Date:	Sunday, June 28, 2020 1:18:42 AM
Attachments:	image001.png

Hello,

My name is Pete Crutchfield and I live at 23-3262 Archibald Way, Whistler, BC.

We have all known for many years that one of the main threats to our beautiful Whistler community is the lack of affordable housing, which is why I was so heartened to see the wonderful proposal from a developer who is a long term local. The Nadeaus have designed an excellent plan for an environmentally efficient building built with the needs of the Whistler community in place.

Whistler needs affordable housing with easy access to the village where many of the residents will be employed. This housing project will be a boon for the businesses that will be able to employ and retain the type of quality, well rested employees who will be happy to provide the best guest experience for our many visitors.

I've looked through their website to examine the plans and I see many benefits but didn't see any flaws. I'm sure there will be some "N.I.M.B.Y's, but we can't allow that to derail a project that is so essential to Whistler's positive growth. Quite frankly, never mind the growth, at this stage I believe this project will help prevent Whistler's shrinkage. With everything going on in the world today, the waters are getting cold. Whistler NEEDS this affordable housing project.

Thank you,

LEADING DIGITAL
BRINGING CUSTOMERS TO YOU

Pete Crutchfield, Owner
[redacted]
3262 Archibald Way, Whistler, BC V0N 1B3

From: Chris Dennstedt
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 3:14:26 PM

I'm am writing in support of the affordable housing development below being built at 7104 Nancy Green drive. I support this rezoning for affordable staff housing in whistler.
Sincerely,
Christine dennstedt

7104 - Innovation Building Group

https://www.whistler.ca/business/land-use-and-development/planning/active-applications/rz001146-rezoning-application-7104-nancy-greene-drive

Sent from Yahoo Mail for iPhone

From:	Olivier Do Ngoc
To:	Planning; corporate; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 3
Date:	Sunday, June 28, 2020 6:05:58 PM
Attachments:	20200628 Letter to Council 3.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm 7104.pdf ATT00003.htm

Please find attached in reference to your recent notice.

Best regards
Olivier

Olivier Do Ngoc

Director, W2 Investments Group Limited
506 - 221 West Esplanade,
North Vancouver, British Columbia,
V7M 3J3 Canada

[redacted]

From: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
[redacted]

To: Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high-density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors and dramatic increase of noise pollution which will impact the health and well-being of current Fitzsimmons Walk residents especially young children

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference, this states that: "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2-story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Best Regards,

[redacted]

Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

From:	Olivier Do Ngoc
To:	Planning; corporate; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 2
Date:	Sunday, June 28, 2020 6:05:51 PM
Attachments:	20200628 Letter to Council 2 W2G.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm The Coops on 7104 Nancy Greene Drive.pdf ATT00003.htm 2019 - Community Life survey results.pdf ATT00004.htm 7104.pdf ATT00005.htm

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Please find attached in reference to your recent notice.

Best regards
Olivier
Olivier Do Ngoc

Director, W2 Investments Group Limited
506 - 221 West Esplanade,
North Vancouver, British Columbia,
V7M 3J3 Canada

[redacted]

From: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
[redacted]

To: Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler own cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians which should concern the municipality.

Refer to your 'Guidelines for Evaluating Private Sector re-zoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Best Regards,

[redacted]

Olivier Do Ngoc
Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector re-zoning Proposals for Employee Housing
The Coops transposition

From:	Olivier Do Ngoc
To:	Planning; corporate; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 1
Date:	Sunday, June 28, 2020 6:05:14 PM
Attachments:	20200628 Letter to Council 1 W2G .pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm 2004 study for development sites - see Appendix B.pdf ATT00003.htm 7104.pdf ATT00004.htm

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Please find attached in reference to your recent notice.

Best regards
Olivier

Olivier Do Ngoc

Director, W2 Investments Group Limited
506 - 221 West Esplanade,
North Vancouver, British Columbia,
V7M 3J3 Canada
[redacted]

From: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
[redacted]

To: Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1,000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighborhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be a single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a "green" buffer, but it will take over 10 years for this to grow in and will not remedy the sheer impact of the overly dense development on the neighboring community. This is not acceptable.

Please take the time to really consider what is being proposed here. This very high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. It would create a precedent that will undoubtedly not only impact the overall development of Whistler which the long-time residents and City Council have been so careful about for decades. The council must reject this proposal and ask the developer to consider a smaller and much more reasonable and appropriate development on this site which would already go a long way in creating more residential units for the community, anything beyond that is just motivated by pure profiteering and should not be allowed at the expense of the public good.

Best Regards,

[redacted]

Olivier Do Ngoc
Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
- Director of Planning – Mike Kirkegaard
- Senior Planner – Roman Licko
- Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From: charlotte farr
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 8:10:28 AM

To whomever this may concern,

I SUPPORT this rezoning for affordable staff housing.

In my five years living and working in whistler, living has gotten less and less affordable. Something needs to be done to make it more realistic for locals to be able to stay living here long term.

Kind regards,

Charlotte Farr

Sent from my iPhone

From: Cayley Fee
To: Planning
Subject: RZ001146 (Rezoning Application)–7104 Nancy Greene Drive
Date: Sunday, June 28, 2020 8:59:57 AM

Whistler needs affordable housing for full-time residents.

From:	Sarah Fenwick
To:	Planning
Subject:	RZ1146 - 7104 Nancy Green Drive
Date:	Sunday, June 28, 2020 1:37:41 PM

Hello,

I am emailing you in support of the rezoning for the housing development at 7104 lNancy Green Drive.

As a resident of Whistler for the last 6 years I have witnessed the struggles personally for myself, my friends and colleagues to find affordable housing. There have been so many who have had to leave town as a result of this situation and good people and good workers have been lost to other towns/countries.

After spending almost 6 years on the WHA rental list, this week I have finally received accommodation through this. 6 years is a crazy amount of time to wait on this list, and I know I am not the only person to have to wait this length of time.

Having affordable accommodation so business can retain good staff and so people don't need to work 3 jobs just to be able to pay rent should be the highest priority, I am astounded that this project has received so many delays.

This building project will be beneficial to so many individuals and businesses, I only hope that sense will prevail and this project will finally be given the go ahead, I also hope that projects like this will continue to happen to truly help our town and economy thrive.

Kind Regards
Sarah

From: joe filler
To: Planning
Subject: Rz1146
Date: Sunday, June 28, 2020 4:13:46 AM

I am very much in favour of the proposal for staff housing on Nancy Greene

Sent from my iPhone

From:	Amedeo Gadotti
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 11:16:00 PM

We all agree, that Whistler needs more affordable, employee-restricted, rental housing - and the only way to get it is to SUPPORT applications like this and ensure the support greatly outweighs the opposition. We cannot be the silent majority and let squeaky wheels dismantle a great proposal. This is a great application and they have mitigated all issues, and have more great things to offer than any other developer I have seen. Please send in a letter of support Whistler.

From:	dina Goldfarb
To:	Planning
Subject:	RZ001146
Date:	Sunday, June 28, 2020 6:24:41 AM

I support this 7104 Nancy green project for affordable employee local longterm housing!!!! Not private second home ownership
I'd like to be updated
The BobyFix
Dina goldfarb Rmt
5634 Alta lake rd
V0N1b5
[redacted]

Sent from my iPhone

From: Alfonso Montellano
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 6:52:39 PM

Hello RMOW Council,

I SUPPORT this rezoning for affordable staff housing.

Please make it happen!

Diego Herrera

From: [redacted]
To: Planning
Subject: RZ1146 Support for Staff Housing
Date: Sunday, June 28, 2020 7:35:20 AM

Hi there,

Having reviewed documentation pertaining to this application to rezone for staff housing I wish to express my support for it.

Being a renter in Whistler and long term member of the community the supply of quality secure staff housing is vital to my quality of life. If the rental housing supply Is greater then it allows people like myself to actually save for a deposit on a house etc. Without the opportunity to do so then me and my peers will be forced to move away to the detriment of the fabric of Whistler's community.

Best regards

Joe Howard
[redacted]

From:	Kandis Hughes
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 9:46:20 AM

Mayor and Council of Whistler Municipality

I support the application for 35 units to be built on Nancy Green Way, Whistler.

Whistler needs more affordable housing to ensure the sucessful growth of our tourism town. We are losing too many incredible residents who simply cannot afford housing or to raise a family. Approving this application will be a step in the right direction.

Best regards,

Kandis Hughes
[redacted]

From:	Leanna Hutchins
To:	Planning
Subject:	Support letter for 7104 Nancy Greene Drive
Date:	Sunday, June 28, 2020 9:26:24 AM

RE: 7104 Nancy Greene Drive RZ1146

To whom it may concern,

I support the proposal at 7104 Nancy Greene Drive RZ1146.

This development is long overdue. Whistler needs more affordable housing options and it is time to optimize the land available in order to house more of Whistler's work force. I highly support the rezoning of this property. I am also very impressed by the green building capacity of the developer. Vidorra Developments has gone beyond passive house standards in their design. They have a proven track record of building green buildings, and I strongly believe this is a project all of Whistler will be proud of. Please allow this development to go ahead without any further delays.

Sincerely,

Leanna Hutchins
8177 Crazy Canuck Drive
Whistler, BC, V8E 0G8

Sent from my iPhone

From:	Ruth Jagger
To:	Planning
Subject:	support for 7104 Nancy Green Drive: RZ1146
Date:	Sunday, June 28, 2020 12:56:49 PM

To whom it may concern,

My name is Ruth Jagger, a long term local and resident of Whistler.
Throughout the years I have grown to understand the difficulty within this town to find affordable and suitable accommodation.

It has recently come to my attention of the plans to build affordable staff accommodation at the site mentioned in the subject title above.

I want to express my full support for this to go ahead. It is very much needed in this town and is the perfect location to allow working individuals, who serve our community to easily commute to and from work.

Throughout the years, accommodation has got more and more expensive and it has simply become too costly for those trying to make a living here.
Without housing for staff, we will struggle to maintain the quality of service provided in our businesses throughout Whistler which is becoming more and more popular for tourists.

Thank you for taking the time to read my letter and I hope this project can go ahead for the good of our Whistler community.

Kind regards,

Ruth Jagger

From:	Tanya Kong
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 4:20:20 PM

Dear Planning Dept of the Resort Municipality of Whistler,

Id like to state on the record that I am in full support of this rezoning application for new affordable housing for Whistler locals. Whistler desperately needs more accommodation options just like this. Accommodations that are built specifically to benefit the local community. Afterall, locals are the ones that drive this economy to be the success that it is!

Many thanks,

Tanya Kong
Owner of Kong Law in Function Junction

From:	Hannah McIntyre
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:25:36 AM

Hello,

As a long-time resident of Whistler, I want to email my support for this planned affordable housing. Goodness knows we need it.

Thank you,

Hannah McIntyre

From:	Rachel Meaney
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:52:26 AM

Hey,

I support the rezoning for the affordable/ staff housing on Nancy Green drive.

Thanks

Rachel

Get Outlook for Android

From:	veronica merighi
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 11:11:06 PM

We all agree, that Whistler needs more affordable, employee-restricted, rental housing - and the only way to get it is to SUPPORT applications like this and ensure the support greatly outweighs the opposition. We cannot be the silent majority and let squeaky wheels dismantle a great proposal. This is a great application and they have mitigated all issues, and have more great things to offer than any other developer I have seen. Please send in a letter of support Whistler.

From:	Ben Mier
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 10:10:28 AM

To mayor and council,

I support the rezoning for affordable staff housing at 7104 Nancy Green Drive. We need much more of this in Whistler and it is extremely vital to the long lasting economy of Whistler that it provides affordable staff housing.

It is so hard to live in Whistler and in my 7 years here I have seen skilled labourer after skilled labourer leave as they don’t want to pay this much to live here. In comes the next 19 year old looking to party for one season.

Please, we need your help.

Thanks,

Ben Mier

From: Helen Mitchell
To: Planning
Subject: RZ1146 - Letter of Support
Date: Sunday, June 28, 2020 10:41:06 PM

This letter is in support of the rezoning of 7104 Nancy Green Drive for the affordable housing project. These plans look both pleasing to the eye and practical. This type of housing is so desperately needed in our town if we want to continue to be a resort that prides ourselves on inclusivity and accessibility. So many hard working people that contribute to our community are not to continue living in Whistler due to the lack of housing like this project will provide.

Kind regards,
Helen.

From: [redacted]
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 7:49:50 AM

Dear council,

I am 100% in support of 7104 Nancy Green Drive to be built. We need cheap staff housing. Banfield, Spruce Grove detached houses and most of Rainbow was a huge mistake to solve our affordable hosing problem.

I am 100% against Alta Lake development and it's developer. Another developer that is trying to scam WHA.

Thanks,
Florin Moldovan
[redacted]

From: Madison Perry
To: Planning
Subject: RZ1146 - In Support
Date: Sunday, June 28, 2020 8:57:16 AM

I highly support this housing project.

I'm not sure how this CANT make sense. This area has been undeveloped & it's prime real estate for a new development.

The fact that this is also a green build is by far the best part about it. The units look amazing & I would personally be putting myself on the list for a unit. I think this is an amazing opportunity for Whistler & it would be silly for us not to go for it.

I hope this initiative is approved.

Thank you for your time.

Cheers,

Madison Perry
REALTOR®
[redacted]

'The referral of your family and friends is the greatest compliment you can give me. Thank you for your trust.'

From:	Beric Pocklington
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:54:11 AM

To Whom it May Concern,

I support the proposal for affordable employee housing at 7104 Nancy Green Drive.

Sincerely,
Beric Pocklington
Whistler, BC

From: Janice Power
To: Planning
Subject: Re: RZ001146
Date: Sunday, June 28, 2020 10:27:45 AM

Hi there,

I want to express my interest in this project going ahead. I have been living in Whistler for 3 years and intend on staying here much longer. However, affordable housing in this community it a huge concern (which all locals are aware of). The people that actually keep this town running can not afford to live here easily, and the rental units that they do have access to are either exorbitantly expensive, completely run down, or require sharing with multiple people. This is not a way to live.

More affordable housing is needed in this community. The proposition for the affordable housing at 7104 Nancy Greene Drive should go ahead for the sake of all of the people trying make a life and a home in this beautiful town.

Thank you for hearing me out.

Best,
Janice

From:	Peter Shrimpton
To:	Planning
Subject:	RZ1146 Nancy Greene Drive
Date:	Sunday, June 28, 2020 11:51:54 AM

I wish to express my support for the captioned Re-Zoning application.
Thank you.

Peter Shrimpton, Lawyer & Notary
Mountain Law Corporation
[redacted]

From:	Erik smeets
To:	Planning
Subject:	Re: RZ001146
Date:	Sunday, June 28, 2020 10:29:55 AM

Hi there,

I want to express my interest in this project going ahead. I have been living in Whistler for 3 years and intend on staying here much longer. However, affordable housing in this community it a huge concern (which all locals are aware of). The people that actually keep this town running can not afford to live here easily, and the rental units that they do have access to are either exorbitantly expensive, completely run down, or require sharing with multiple people. This is not a way to live.

More affordable housing is needed in this community. The proposition for the affordable housing at 7104 Nancy Greene Drive should go ahead for the sake of all of the people trying make a life and a home in this beautiful town.

Thank you for hearing me out.

Best,
Erik

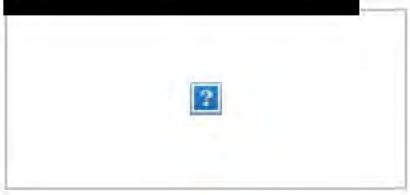
From: Cafe Shop Velvet Underground
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 3:08:42 PM

Hello,
I'm writing in regards to the proposed employee housing unit for 7104. I wanted to express my utmost support for this building.

Owning a business here in Whistler my biggest challenge is finding reliable employees, for management roles and I believe a big reason for this is the lack of respectable and affordable places to live for mature professionals. More housing like this would greatly benefit the town's businesses and thus have a hugely positive effect on the economy.

I hope you will approve this application and any other applications similar.
Have a great Sunday
Warm Regards Amy Rafferty
--

The Velvet Underground
5-1208 Alpha Lake Road, Whistler BC
[redacted]



Hatsune Tsunetomo/Martin Petit
7124 Nancy Greene Drive
Unit 42
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Hatsune Tsunetomo/MartinPetit

Sincerely,
Hatsune Tsunetomo/Martin Petit
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Hatsune Tsunetomo / Martin Petit
7124 Nancy Greene Drive
Unit 42
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Hatsune Tsunetomo / Martin Petit

Sincerely,
Hatsune Tsunetomo / Martin Petit
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Hatsune Tsunetomo
7124 Nancy Greene Drive
Unit 42
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Hatsune Tsunetomo/MartinPetit

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	Eduardo Vazquez-Vela
To:	Planning; Council; corporate
Subject:	RZ1146
Date:	Sunday, June 28, 2020 1:43:45 PM

RMOW,

After reading the available material regarding the application RZ1146, I totally SUPPORT this much needed affordable employee housing developement.

Kind Regards,

Eduardo Vazquez-Vela
8745 Idylwood Place
Whistler, BC
V8E 0G1

[redacted]

From:	Shelagh Weightman
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:11:22 AM

To RMOW:
I am writing to show my support for the redevelopment to support resident rental housing.
Shelagh Weightman
8457 Bear Paw Trail
Whistler
V8E0G7

From:	sarah williamson
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 6:22:05 AM

To whom it may concern,

I would very much like you to know that I am in support of this rezoning for affordable staff housing.

I am a Scottish Canadian who has been paying taxes for 16 Years now in BC and affordable housing is what has allowed me to remain in this town.

I am a sole proprietor of a successful home hair salon business in my 678 square foot Condo in Millars Ridge Bayshores!

I pay my $100 every year to stay on that list so that I can move into a Larger home and pay more tax dollars! My plan moving forward post COVID-19 shut downs is to Pay the Canadian Government more tax dollars in the next few years than I have in the last 16 combined! Canada looked after me when I had lost my job and now that she's given me my job back I am on a mission to EARN BIG!

I am a success story of the WHA!

If you give Whistler Locals the chance to stay in this town. If you give them help at the start you will be amazed, you probably already have been amazed at what some of them will do with that Chance!

The people that need these homes to be built are the people that truly CARE about this town!

We are the future of this town! And if you help us out by giving us a chance, a start, an opportunity. The return on that investment will PAY and she's talking Dividends!

I know! Because that's exactly what I am in the process of making happen!

If my voice and letter has any sway whatsoever in the making of this decision then I am so glad I spoke up!

Yours Hopefully, kindly and gratefully,

Sarah Williamson
Whistler BC

Sent from my iPhone

From:	Amanda Wilson
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 1:20:36 PM

Hi
I am writing as I support this rezoning for affordable staff housing. I am a local and we need more staff housing! The complaints by second home owners are frivolous and elitist.
We must continue to support our workers who live here, and think of local concerns over those of tourists and second home owners.
Sincerely
Amanda Wilson
6385 Corral Pl, Whistler

From: Dan Wilson
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 9:06:03 AM

Hello,

I would like to express my support for rezoning 1146. We need more affordable housing in Whistler. The location, building type and design will make this a wonderful addition to Whistler's housing stock.

The only improvement I would suggest for this project is to allow more density in order for the proponent to afford lower categories on the WHA rent scale.

The first proposal was clearly too large for the site and I feel the latest proposal while a very strong proposal in its own right is a bit of a lost opportunity.

That said, the project in its current form is a valuable addition to the Whistler community.

Regards,
Dan Wilson
3-3065 Hillcrest Dr
Whistler, BC

>
>
> Sent from my iPhone

From: [redacted]
To: Planning
Subject: Fwd: Support for the 7104 Nancy Green Drive with Subject RZ1146
Date: Monday, June 29, 2020 10:31:08 AM

Sent from AOL Mobile Mail
[redacted]

On Sunday, June 28, 2020, corporate@whistler.ca planning@whistler.ca <corporate@whistler.caplanning> wrote:

Dear Mayor & Council and Planning department

I am writing this email to show my support for the 7104 Nancy Green Drive with Subject RZ1146

I believe subject RZ1146 is an ideal housing solution for Whistler and its growing permanent local work force. Proving more affordable restricted employee housing will in the future help whistler recover strongly from the Covid-19 pandemic and when the resort gets back to full swing will be one of many needed projects to help us not go back to pre-covid times of short work force, potentially reduced hours of operations and also a lesser than ideal resort experience for our guests visiting out local community business that are stretched beyond means to deliver the best product and services we pride our town and resort experience on. Not to mention the project will create local jobs for our local construction workers.

I would imagine the current WHA owners of Fitzsimmons walk would support this as they once where looking for this same opportunity to make Whistler a sustainable permanent home so I can only guess that these opposition letters are from 2nd home owners or people using their properties to generate revenue off of our towns success.

The people that will benefit from this project are the people that Whistler will need and require to continue to grow and develop while maintaining its position as the best ski resort in North America through our amazing local businesses, excellent service and offerings, which create the world class resort experience we know and love.

Thank you for your consideration

Regards

Terry Clark
2-3102 Panorama Ridge
Whistler, BC
V8E 0V3

From:	charlotte dubois
To:	Planning
Subject:	RX1146
Date:	Monday, June 29, 2020 11:15:00 AM

Dear planning committee,

I just wanted to send a quick email to show my support for the act of re-zoning areas for local/affordable staff housing. As being a long term 12 year local resident I believe this kind of housing is vitally essential for the prosper of our community. Plain and simple- it's also just the right thing to do! Locals are slowly being pushed out of housing for million dollar estates/ big money business! We need councils such as yourself to help keep as many local people in town!

Thanks for your time!

Charlotte DuBois

Sent from my iPhone

From: Carlo Rahal
To: Planning
Subject: Fwd: 7104 Nancy Greene Drive Whistler BC WHA Project
Date: Monday, June 29, 2020 9:41:36 AM

To whom it may cocern

First and foremost, I believe this project is far too large for the size of this property and location. There are a number of practical considerations I believe RMOW has not considered or overlooked.
-DENSITY
The number of units is simply too high thus increasing problems concerning density, envelope, parking, traffic, architecture, neighbouring set backs and habitat destruction among others. Our single family residences, for example, conform to a relative density of .35, Fitz Walk is higher at approximately .60 but this is accommodated as a townhome development, the size of the property and it's ability to accommodate all parking under ground including beneath walkways and internal open space. This new proposed development would require a relative density of about .90. This represents a balance totally out of line with the property size and location and existing zoning parameters.
-PARKING
This should be a significant concern to us all. The developer is suggesting not all parking need be satisfied as some tenants would not want or need a vehicle due it's proximity to the village. Our village stretches along some 18km and to suggest some living there needing to visit family, friends, the hardware store in Function or ski from Creekside would chose to take a bus, walk or ride their bike? This ideology is so out of tune with reality, it's preposterous. For evidence, this same theory was applied to developed areas in lower Rainbow and Chekamus. I would invite anyone to take a drive though these areas after 5:00pm or weekends and see the quantity of cars and trucks lining the streets, driveways and public park areas. They are packed and chaotic. The same will apply here...but where?
-TRAFFIC
The entrance/exit to this development will be a another significant issue. The proximity to the flashing light intersection, Nancy Greene Dr., Blackcomb Way and the anticipated volume especially during winter ski season, will result in a traffic mess. It's obvious a fully operational traffic light will be required but the ensuing traffic volume will be both chaotic and potentially dangerous. Again, the proposed relative density of this project and the ensuing parking problems will fuel this problem and I really wonder if council is clear on this.
-ARCHITECTURE
I'm a big believer in architectural creativity and function. Simply

erecting a big tenement style box so visible along the highway to our village and an entrance to our community needs careful thought, creativity and consideration.
-ECONOMICS
I don’t see the economic viability as my concern. I prefer to stick to issues that impact me/us. This property is zoned single family and most likely sold for its zoning value and I have trouble believing a 35 unit project is justifiable for a ‘reasonable’ return on investment. The developers primary concern is maximizing ROI, thus increasing density and minimizing development costs.

In conclusion I see this development as far too large to adequately address all of the above concerns. I also fully understand RMOW’s concern for addressing the need for additional housing, and I agree. There is however, todays situation we’re living with which will most likely result in a less panicked housing dilemma. I believe a much smaller development, perhaps a building consisting 15-20 units, or a cluster of duplexes, fourplexes or any mixed development accommodating adequate parking, traffic flow and design can be accomplished .

Thank you

Carlo Rahal

7105 Nancy Greene Dr .
Whistler, BC

From:	Jamie Thomson
To:	Jack Crompton; corporate; Planning; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	RZ1146 Rezoning and Parking Variance Application - 7104 NGD
Date:	Monday, June 29, 2020 12:24:23 AM
Attachments:	2020 06 Letter to Council 4 7127 NGD.pdf

Mayor Jack Crompton, Councillors, Planning Dept

Attached please find for the record attached opposing & recommendation letter from 7127 Nancey Greene Drive.

7127 Nancy Greene Drive
Whistler, BC, Canada

Luciano Fadi
7127 Nancy Greene Drive
c/o 3-7124 Nancy Greene Drive
Whistler, BC V8E 0W9
[redacted]

June 27, 2020

Mayor, Council & Planning
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept,

I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development & parking variance application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of Council & Planning Dept to the following 5 points of concern:

- Density
- Privacy
- Setbacks
- Height
- Parking/traffic congestion

Density:

The current proposed density of the RZ1146 project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters (SM) and the developer is proposing 38 units and a Floor Space Ratio of 0.95. By comparison this is:

- a significantly smaller lot size than the neighbouring Fitzsimmons Walk WHA land of 3,912 square meters where there are only 36 units – see attached GIS Mapping,
- triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. RZ1144 land area is 8,841 SM, much greater than RZ1146. Please remember Council rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too much density for the neighbourhood.

Based on the above Council and Planning should reject this project or require developer to downsize it considerably.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for

Employee Housing'. This small site of 2,816.6 SM would be better suited to a WHA town home project of 10-12 units similar to the Coops close to the HYW 99 in Creekside.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, in addition to especially those in Building A and H of Fitzsimmons Walk.

Home owners on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that Councilors are not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on quality of life and privacy as a neighbour to such a development. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable for privacy. Why destroy any of the mature existing coniferous forest on Nancy Greene Drive and especially along the Fitzsimmons Walk complex property neighbours?

Setbacks

The set-backs being proposed in the May application from a 38 unit apartment building RZ1146 are significantly less than what the surrounding properties were required to meet. RZ1146 is proposing only:

- 1.5 meters Nancy Greene Dr front setback to garage structure,
- 4.57 meters HWY 99 side setback to garage structure,
- 1.5 meters Fitzsimmons Walk town home building H side setback to garage structure,
- 3.0 meters Fitzsimmons Walk WHA building A back setback to garage structure.

Reducing the set-backs, especially on Nancy Greene Dr front setback and Fitzsimmons Walk townhome building side setback will result in:

- Most existing large coniferous trees being removed from the Fitzsimmons Walk Townhomes side setback and Nancy Greene Drive front setback, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for all neighbours

Setbacks should be increased to leave the existing forest and rock on Nancy Greene Dr and along the Fitzsimmons Walk property lines to ensure an existing tree & rock buffer for privacy and force the proposed RZ1146 to be reduced in size .

Height

Proposed RZ1146 height increase to 8.5 meters for 3 floors of 38 apartments and 1 floor underground garage compared to neighbours of 7.6 meters height zoning is too high. The proposed property needs to be less dense, less height and must have more setbacks to keep existing forest, rock etc. and not be allowed a zoning bylaw parking reduction variance.

Parking/traffic congestion

To my knowledge the developer, RMOW Planning and Council have not mandated the requirement for a full engineering traffic study to be included in the RZ1146 rezoning application & parking reduction variance application. Why? The current zoning is RS-E1 Zone (Residential Estate One) and is located at the intersection of HWY 99 and Nancy Greene Dr. This is currently a difficult traffic intersection with Nesters and other commercial market stores, White Gold and Blackcomb Way traffic to and from Whistler Village (short cut from Lorimor Road). A full independent engineer traffic study is required with a RZ1146 rezoning and parking variance application.

This RZ1146 proposed 38 unit apartment building on a small lot of 2,816.6 SM should provide more parking according to the RMOW parking bylaw not less as applied for. As a guideline for RMOW to follow, Fitzsimmons Walk WHA of 36 condo units underground parking is 57 WHA parking plus 16 visitor parking spaces = 73 total parking. If a parking reduction variance is granted there will be a big problem illegal parking on the NGD roads because of this RZ1146 significant traffic increase.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the Mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Luciano Fadi

[redacted]

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings

From:	Holly Kerruish
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Tuesday, June 30, 2020 6:01:52 PM

From:

Holly Kerruish
6244 Piccolo Dr, Whistler, BC V8E 0C5

I support the proposal at 7104 Nancy Greene Way RZ1146.

I personally believe that this town needs more affordable housing options and this one looks ideal.

Sincerely,

Holly Kerruish

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	May 5, 2020	**REPORT:**	20-043
FROM:	Resort Experience	**FILE:**	RZ1146
SUBJECT:	RZ1146 – 7104 NANCY GREENE DRIVE – PRIVATE EMPLOYEE HOUSING		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATIONS

That Council endorse further review and processing of RZ1146 a revised application from Vidorra Developments to replace the RS-E1 zone at 7104 Nancy Greene Drive with a custom multi-family zone to provide for 38 units of rental employee housing; and

That Council direct staff to conduct an online public information and input opportunity, as described in this Report, for the proposed development; and further,

That Council authorize staff to prepare a zoning amendment bylaw for the proposed development for Council consideration.

REFERENCES

Location:	7104 Nancy Greene Drive
Legal Description:	Plan 13243 Block D Lot 1 District Lot 4753 New Westminster District Group 1 Site Whistler
Owners:	White Gold Properties Ltd. (c/o Vidorra Developments)
Appendix “A” –	Location Map
Appendix “B” –	Architectural Plans dated March 12, 2020
Appendix “C” –	Landscape Plans dated March 12, 2020
Appendix “D” –	Evaluation of Proposed Development Re: Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

PURPOSE OF REPORT

This Report provides an update and revised application submittal for RZ1146, a rezoning application brought forward by Vidorra Developments under the Private Employee Housing Initiative. The application requests an amendment to the permitted uses and density at 7104 Nancy Greene Drive in the White Gold neighbourhood. (See Appendix “A” - Location) The proposed zoning amendment would provide for 38 units of employee rental housing in a new three-story apartment building. The revised proposal has been evaluated for Council consideration relative to the Council endorsed Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing, as well as other applicable municipal policies and regulations.

This Report recommends that Council endorse further review of the application, authorize staff to schedule an online public information and input opportunity, and authorize staff to bring forward a zoning amendment bylaw for Council consideration.

DISCUSSION

Background

RZ1146 was received in 2018 as part of the Private Employee Housing Initiative (PEHI), an initiative to encourage private development of rental housing for Whistler employees with below-market rental rates (see Administrative Report to Council 18-117, Private Employee Housing Initiative Recommendations, September 18, 2018). On September 18, 2018 Council reviewed nine applications that came forward through the PEHI and authorized further review and processing of several applications including RZ1146.

On March 26, 2019 Council received an update on the PEHI and endorsed revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing. The revised guidelines provided for greater flexibility with respect to tenure of housing, flexibility for a market component, and for the form of housing. The revised guidelines introduced some flexibility for consideration of variances to parking requirements and additional guidelines regarding the character and fit of proposed developments to surrounding conditions. The revised guidelines apply equally to any current rezoning application for employee housing and any received by the municipality following March 2019.

Since that time the applicant has been working to address previous concerns that were expressed by Council and staff on the proposed development. The applicant has provided a revised application submittal for RZ1146 that was received on March 12, 2020. This revised proposal is presented in this report and has been reviewed by staff based on the revised evaluation guidelines endorsed by Council.

Existing Conditions

The land at 7104 Nancy Greene Drive is 0.28 hectares in size and currently cleared and leveled. There is a treed section on the south east edge of the property, as well as rocky outcrops and a rock slab that border onto the neighbouring parcel, Fitzsimmons Walk. The 20 metre buffer along Highway 99 was cleared of vegetation in the past, similar to many of the parcels surrounding the Nesters commercial node. Fitzsimmons Walk is a multifamily townhouse development with market and employee housing. Other neighbouring parcels opposite the subject property on Nancy Greene Drive are developed with duplex and single family dwellings. Development across Highway 99, opposite the property development is characterized by single family and townhouse developments, with Nesters Market located to the north.

RZ1146 Revised Development Proposal

The revised application for RZ1146 proposes 38 employee-restricted rental dwelling units within a 3-story apartment building. A mix of units are proposed: one-bedroom, one-bedroom with a flex room (i.e. a study or storage room), two-bedrooms, two-bedrooms with a flex room, and a single three-bedroom unit. All units have in-suite laundry, a balcony, and a dining area. The revised architectural and landscape plans dated March 12, 2020 are attached in Appendices “B” and “C”.

The current proposal has been downsized from previous proposals to address staff and Council comments, in particular the new application submittal has:

- reduced the density and height to be more compatible with the neighbourhood;
- increased landscaped areas for socializing and screening the building; and
- increased the amount of parking proposed.

The following table provides an overview of the development statistics for RZ1146, comparing the existing zoning, previous application proposals, and the March 2020 proposal.

Table 1. RZ1146 Development Proposal and Current Zoning Requirements

	Dwelling Units	Bed Unit Allocation	Height	Floor Space Ration	Gross Floor Area
Current Zoning (RS-E1 Zone (Residential Single Estate One)	1 single family dwelling	6	Maximum 7.6 m	0.35	465 m^2 maximum
May 2018 Proposal	65 apartment units	184	14.0 metres (5 stories + under-ground parking)	1.8	4, 954 m^2
August 2018 Proposal	47 apartment units	122	11.0 metres (4 stories + under-ground parking)	1.3	3,411 m^2
March 2020 Proposal	38 apartment units	104	8.5 metres (3 stories + under-ground parking)	0.95	2, 676 m^2

Table 2 below indicates that the building setbacks proposed are largely consistent with other multifamily developments in Whistler, such as, the RM1 (Residential Multiple One) zone, which has a 7.6 metre front and rear setback and a 3.0 metre side setback. The neighbouring Fitzsimmons Walk development has a 4.5 metre setback from all property lines above ground.

Table 2. Building Setbacks Proposed

	Above Grade Building	Below Grade Parking
Front setback	20.53 m	1.5 m
Rear setback	14.78 m	3.0 m
Side setback (Highway 99)	6 m	4.57 m
Side setback (Fitzsimmons Walk)	7.6 m	1.5 m

The proposed parking has been revised to include a minimum of one stall per dwelling unit, with guest parking and a loading bay. The proposal now has 41 underground parking stalls, one uncovered parking stall, and one uncovered loading bay, for a total of 42 stalls plus loading. Two of the parking stalls are accessible. Each of the proposed dwelling units will have the opportunity to rent a locked or open garage (there are 38 stalls available for 38 units). Four parking stalls will be set aside for visitor parking. The full parking requirement under Zoning Bylaw 303 is 52 stalls. A parking variance of 10 stalls is requested by the applicant in consideration of site constraints to provide additional parking and the favorable location of the development in close proximity to transit and easy walkability to Nesters

Market and Whistler Village. Out of the 42 parking stalls shown, 22 include secure storage space, and the development is proposed to have a secured bike storage accessory building.

A traffic study has been submitted and reviewed by the Province's Ministry of Transportation and Infrastructure (MoTI). No substantial issues have been raised regarding traffic impacts, although a right-in-right-out driveway may be required. Further discussions with MoTI will take place should the zoning amendment process continue. A preliminary servicing brief indicates that substantial servicing upgrades will not be required for the proposed development. A complete servicing study is outstanding.

The proposal has also been revised to include additional green space and social areas. Both the front and rear of the building have social areas. Lower floor units have private patios. The above ground portions of the building have been pulled back from the property line to allow for adequate landscape screening. As the rezoning proceeds, further assessment of the setback of underground structures and rock stack retaining wall are recommended to ensure adequate screening. The rock bluff and the mature trees on the south east edge of the property will be impacted by construction. A detailed remediation plan is also recommended as a requirement.

The proposed building is also planned to be built to a net zero energy ready standard, exceeding the RMOW's green building standards.

A pro forma has been received for this proposal. The pro forma sets out development costs, operating costs, projected revenues, projected return on investment, and proposed rental rates for the project. The proposed rents are $1,307 to $2,277 per month for one-bedroom units ranging in size from 378 ft^2 to 637 ft^2, and $2,236 to $2,742 per month for two-bedroom units ranging in size from 644 ft^2 to 940 ft^2 in square feet in area, plus utilities. The one three-bedroom unit proposed is 1,180 ft^2 in size with a proposed rent of $3,014 per month. The proposed rents are considered to be below market and comparable to category five of WHA employee housing. This confidential pro forma information will be reviewed with an independent third party and will be used to verify that the proposed development is feasible and rental rents and returns are reasonable prior to Council consideration of a zoning amendment bylaw.

Zoning Amendment Bylaw

The proposed development would require Council approval of a zoning amendment bylaw that would replace the existing RSE-1 zone with a new custom zone establishing the permitted uses, maximum density of development, building heights, and setbacks for the property. These would be developed based on the proposed application and further review including consideration of public input on the revised proposal (as describe in the Community Engagement and Consultation section below), review by the Advisory Design Panel, and the third party evaluation of the development pro forma. Subsequent to this process a recommended zoning amendment bylaw would be presented to Council for consideration. Staff also recommend that consideration be given to the Province's new rental only zoning regulations. Since 2018, BC's planning legislation has provided local governments with a new authority to zone for rental units. Local governments can:

- set different rules in relation to restricting the form of tenure of housing units for different zones and locations within a zone; and,
- require that a certain number, portion, or percentage of housing units in a building be rental.

Prior to any consideration of zoning amendment bylaw adoption, the proposed development would be subject to applicable public hearing requirements, and the following additional details would be implemented through the zoning process:

- The employee housing use would be secured by a housing agreement placed on title restricting the total gross floor area of the apartment building (2676 m^2) to below market, price restricted employee housing at set rental rates, with appreciation restricted to CPI, consistent with other private employee housing proposals.
- Eligible employees may come from the Whistler Housing Authority (WHA) waitlist, or other eligible employees meeting current employee definitions. These details will be specified in the housing agreement.
- A development covenant would be placed on title prior to bylaw adoption establishing the approved design concept.

WHISTLER 2020 ANALYSIS

See Administrative Report to Council 18-117, Private Employee Housing Initiative Recommendations, September 18, 2018 for an analysis of the proposal against Whistler 2020 strategies. As the length of the economic disruption due to the COVID-19 pandemic and recovery is uncertain at this time, staff are bringing forward this rezoning application since it represents an opportunity to add to Whistler's employee housing stock.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

Compliance with Zoning and Parking Bylaw No. 303, 2015 regulations and other RMOW policies will continue to be assessed as part of the zoning amendment process.

Official Community Plan

Whistler's existing OCP outlines specific items for review with respect to rezoning applications. A detailed evaluation against these criteria was provided in Administrative Report to Council 18-117, Private Employee Housing Initiative Recommendations, September 18, 2018.

The subject property is located within development permit area (DPA) No. 19 – Residential Estate Lands under the existing Official Community Plan, and is subject to the applicable development permit area guidelines for protection of the natural environment and protection of development from hazardous conditions. The design proposed generally meets the Guidelines for form and character and wildfire prevention under the existing OCP.

Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

The revised application submittal for the proposed development has been evaluated based on the revised evaluation guidelines endorsed by Council, as shown in Appendix D. Based on the evaluation criteria and the staff analysis to date, staff recommend that this application be considered for further review and processing.

BUDGET CONSIDERATIONS

All costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees will be paid by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

At the time a rezoning application is submitted and received by the Planning Department, a rezoning application sign must be posted on the property within seven days. Consistent with standard practice, these applications are also identified in the applications register posted on the municipal website. Any correspondence received from members of the public becomes part of the rezoning application file for staff and Council consideration. On September 18, 2018 Council reviewed nine applications that came forward through the PEHI and authorized further review and processing of several applications including RZ1146. Correspondence in that staff report included letters of support and opposition for this proposed rezoning. No public input has been received on the current revised proposal.

For this type of proposal, a public information meeting would normally be conducted, the purpose being to provide the public with information on the proposed development and an opportunity for input. Given the current Covid-19 pandemic and restrictions on public meetings, staff propose that an online information and input opportunity be provided. This opportunity would be advertised in the newspaper and posted on the municipality's web-site and would be held in advance of bringing forward a zoning amendment bylaw for consideration by Council. Development information would be provided in a mail out to all adjacent properties within 100 metres of the subject site; and there would be two consecutive advertisements in the Pique Newsmagazine. All application information that has been presented to Council for consideration, including previous public correspondence to Mayor and Council, is available on the RMOW Active Development Toolbox. This Council report and the staff presentation that will be made will also be made available for public review as part of the development application information. Staff propose a 30-day period to allow for public review and submission of any public comments. All correspondence received and a summary of public input received would then be provided in a follow-up Council report along with recommendations for a proposed zoning amendment bylaw.

Any proposed zoning amendment bylaw would be also be subject to Public Hearing requirements, adhering to provincial regulations.

SUMMARY

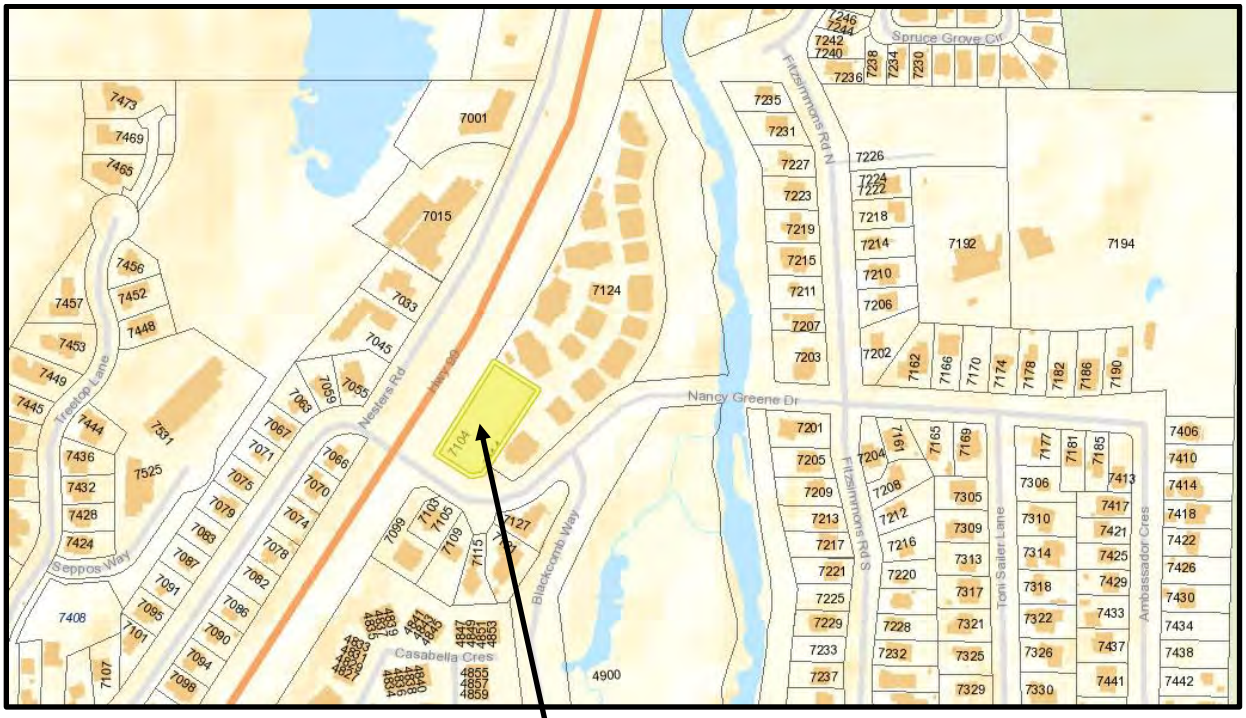
This Report provides an update on RZ1146 a rezoning application brought forward by Vidorra Developments under the Private Employee Housing Initiative. The application requests an amendment to the permitted uses and density at 7104 Nancy Greene Drive in the White Gold neighbourhood. The proposed zoning amendment would provide for 38 units of rental employee housing in a new three-story apartment building.

This Report recommends that Council endorse further review of the application, authorize staff to schedule and conduct an online public information and input opportunity for the proposed development and rezoning, and authorize staff to bring forward a zoning amendment bylaw for Council consideration.

Respectfully submitted,

Stephanie Johnson
PLANNER

for
Toni Metcalf
GENERAL MANAGER OF RESORT EXPERIENCE



Subject Property

Site location & context plan

Parking Provided	
Secure Garages	22
Covered Parking	18
Covered Accessible Parking	1
Uncovered Parking	1
Loading Space	1
Total Parking	43

SHEET INDEX

Aerial View

Occupancy Load				
Unit Type	Description	Qty	Bedrooms Per Unit	Total Bedrooms
Unit A	2 Bedroom + Flex	9	2	18
Unit A+	2 Bedroom + Flex	3	2	6
Unit B	Studio	6	1	6
Unit C	2 Bedroom	7	2	14
Unit C+	2 Bedroom + Flex	1	2	2
Unit D	1 Bedroom	4	1	4
Unit E	3 Bedroom + Flex	1	3	3
Unit F	2 Bedroom	1	2	2
Unit F+	2 Bedroom + Flex	1	2	2
Unit G	1 Bedroom	1	1	1
Unit H	2 Bedroom	2	2	4
Unit I	1 Bedroom Accessible	1	1	1
Unit I+	1 Bedroom Accessible + Flex	1	1	1
		38		64
Occupant Load				
2 Persons Per Bedroom	= (64) x (2) = 128			

Unit List 38 Units					
Unit Number	Unit Type	Bedrooms	Flex	Bathrooms	Gross Unit Area Sq. ft.
101	Unit I	1	0	1	643.95
102	Unit A+	2	1	1	786.98
103	Unit B	1	0	1	377.75
104	Unit A	2	1	1	755.50
105	Unit G	1	0	1	531.32
106	Unit C	2	0	1	643.95
107	Unit D	1	0	1	468.77
108	Unit C	2	0	1	643.95
109	Unit A	2	1	1	755.50
110	Unit A	2	1	1	755.50
111	Unit B	1	0	1	377.75
112	Unit B	1	0	1	377.75
113	Unit I+	1	1	1	704.80
201	Unit C	2	0	1	643.95
202	Unit A+	2	1	1	786.98
203	Unit B	1	0	1	377.75
204	Unit A	2	1	1	755.50
205	Unit H	2	0	1	636.91
206	Unit C	2	0	1	643.95
207	Unit D	1	0	1	468.77
208	Unit C	2	0	1	643.95
209	Unit A	2	1	1	755.50
210	Unit A	2	1	1	755.50
211	Unit B	1	0	1	377.75
212	Unit B	1	0	1	377.75
213	Unit C+	2	1	1	704.80
214	Unit D	1	0	1	468.77
301	Unit F	2	0	1	878.72
302	Unit E	3	1	2	1,180.47
303	Unit A	2	1	1	755.50
304	Unit H	2	0	1	636.91
305	Unit C	2	0	1	643.95
306	Unit D	1	0	1	468.77
307	Unit C	2	0	1	643.95
308	Unit A	2	1	1	755.50
309	Unit A	2	1	1	755.50
310	Unit A+	2	1	1	786.98
311	Unit F+	2	1	1	939.58
	38				24,667.13 sq ft

Project Statistics			
Site Data	Current Zoning Standard	Proposed Zoning Standard	Project/Site Information
Zoning	RS-E1	Site Specific	Site Specific
Site Area (m^2)	2816.54 m^2	2816.54 m^2	2816.54 m^2
Existing Usable Site Area (m^2)		2816.54 m^2	2816.54 m^2
Site Coverage	<35%	<35%	(871.24 m^2+41.53 m^2)/2816.54 m^2=32%
Open Site Space (%)	>65%	>65%	68%
Gross Floor Area (GFA, m^2)	465 m^2	2676 m^2	2643 m^2
Frontage (m)	29.588 m	29.588 m	29.588 m
Floor Space Ratio (Density, %)	35%	95%	2643 m^2/2816.54 m^2= 94%
Height of Building (m)	7.6 m	10.5 m	8.5 m
Number of Stories		3	3
Is the property located within 30m of a watercourse?	No	No	No
SETBACKS			
- Main Building			
Front (m)	7.6 m	7.6 m	20.53 m
Rear (m)	7.6 m	7.6 m	14.78 m
Side (highway)	6 m	6 m	6 m
Side (Village)	6 m	6 m	7.6 m
- Underground Parkade			
Front (m)	7.6 m	1.5 m	1.5 m
Rear (m)	7.6 m	3.0 m	3.0 m
Side (highway)	6 m	4.5 m	4.57 m
Side (Village)	6 m	1.5 m	1.5 m
- Workshop			
Front (m)	7.6 m	7.6 m	8 m
Rear (m)	7.6 m	7.6 m	7.6 m
Side (highway)	6 m	6 m	6 m
Side (Village)	6 m	6 m	6.83 m
PARKING			
Parking stalls on site		42	42
Bicycle Parking (public)		60	60
BUILDING DATA			
Total number of units		38	38
Unit Type		1BR, 2BR, 3BR	1 BR, 2BR, 3BR
Ground oriented units with private yard		8	13
Minimum unit floor area (m^2)		35.0 m^2	35.1 m^2
Total net residential area (m^2)			2292 m^2

BUILDING CODE SUMMARY

REFERENCED DOCUMENT:
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

BUILDING DESCRIPTION:
4 Storey Building - Parking Garage Below 3 Story Residential

BUILDING CLASSIFICATION:
3.2.2.50 Group "C" Up To 6 Stories, Sprinklered

Building Area is less than 3,000 m^2 if 3 storeys in building height
Combustable Construction Permitted
Floor Assemblies to be 60 min FRR
Loadbearing Walls and Columns to be not less than 60 min FRR
Parkade Floor Assemblies and Walls to be 90 min FRR

PROJECT DESCRIPTION

CIVIC ADDRESS:
7104 Nancy Greene Drive, Whistler, BC, V8E 0E7

LEGAL DESCRIPTION:
PLAN 13243,
Block D,
Lot 1,
District Lot 4753,
New Westminster District Group 1, Site Whistler

PID: 004-358-589

Parcel Area: 2816.54 Sq.m

Existing Site

REGISTERED OWNER
Vidorra Developments Ltd.
Rod Nadeau
tel: +1 604 932 3807 ext 226
fax: +1 604 932 3804
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PROJECT:
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7104 Nancy Greene Drive,
Whistler, BC, V8E 0E7

PROJECT NUMBER: G45

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ISSUE:
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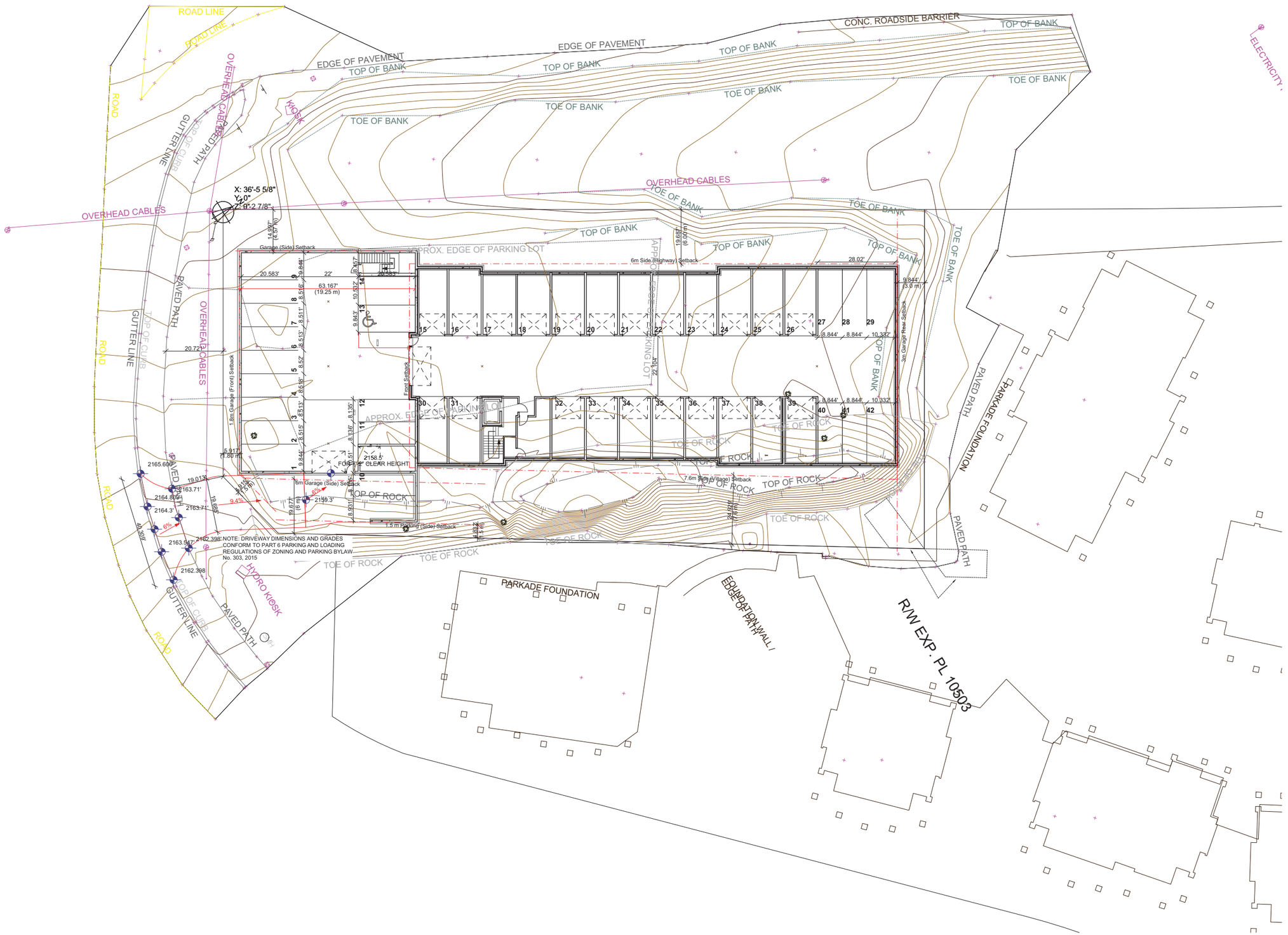
Rev A
2020-03-12

SHEET TITLE:
Cover Sheet

SHEET ID:
SD1



Architectural Site Plan

SCALE: 1/16" = 1'-0"

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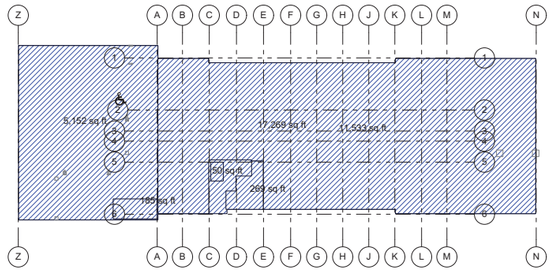
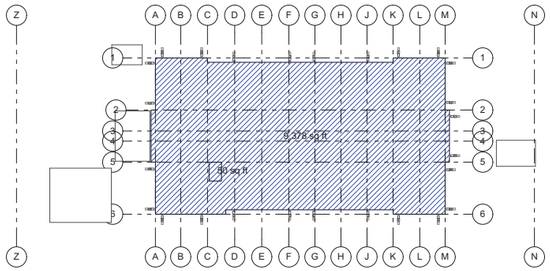
SHEET TITLE:
Architectural Site Plan

SHEET ID:
SD2



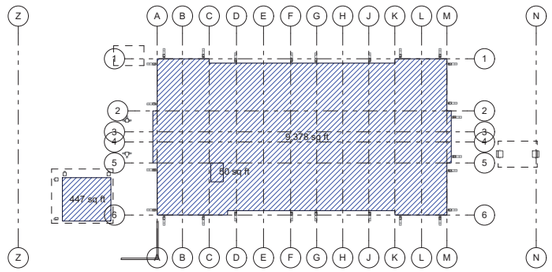
Basement

SCALE: 1/32" = 1'-0"



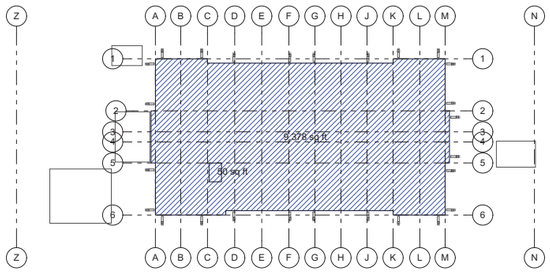
Second Floor

SCALE: 1/32" = 1'-0"



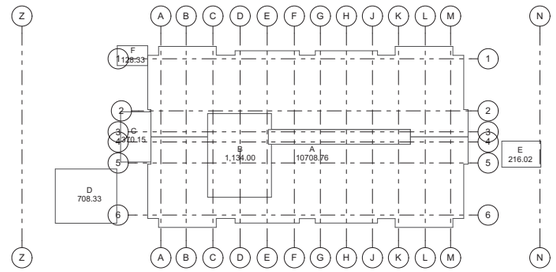
First Floor

SCALE: 1/32" = 1'-0"



Third Floor

SCALE: 1/32" = 1'-0"

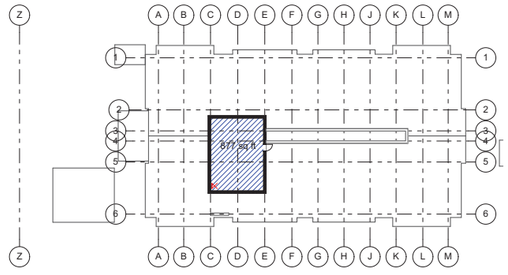


Roof Plan

SCALE: 1/32" = 1'-0"

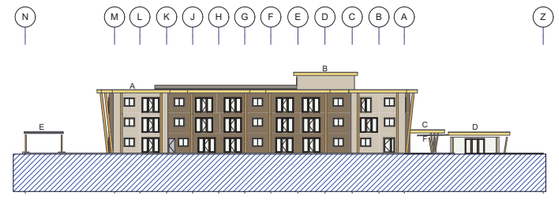
AREAS		AREA PROPOSED
BASEMENT AREA	17269 sq ft	1604.34 sq m
FIRST FLOOR AREA	9378 sq ft	871.24 sq m
SECOND FLOOR AREA	9378 sq ft	871.24 sq m
THIRD FLOOR AREA	9378 sq ft	871.24 sq m
ROOF/ MECH. ROOM AREA	877 sq ft	81.48 sq m
WORKSHOP	447 sq ft	41.53 sq m
TOTAL AREA	**46280 sq ft**	**4299.55 sq m**

EXCLUSIONS TO G.F.A.	AREAS	
UNDERGROUND PARKING (BASEMENT)	5152 sq ft	478.64 sq m
WASTE / RECYCLING (BASEMENT) UP TO 20m² (215ft²)	185 sq ft	17.19 sq m
WATER / VALVE ROOM (BASEMENT)	269 sq ft	24.99 sq m
VOID (BASEMENT UNDER STAIR)	41.29 sq ft	3.84 sq m
GARAGE (BASEMENT)	11533 sq ft	1071.45 sq m
ELEVATOR SHAFT (BASEMENT)	50 sq ft	4.65 sq m
ELEVATOR SHAFT (FIRST FLOOR)	50 sq ft	4.65 sq m
VOID (FIRST FLOOR UNDER SECONDARY STAIR)	23.66 sq ft	2.20 sq m
ELEVATOR SHAFT (SECOND FLOOR)	50 sq ft	4.65 sq m
ELEVATOR SHAFT (THIRD FLOOR)	50 sq ft	4.65 sq m
MECHANICAL ROOM (ROOF/MECH. ROOM)	877 sq ft	81.48 sq m
TOTAL EXCLUSIONS	**18281 sq ft**	**1698.36 sq m**
TOTAL G.F.A. (Building)	**27999.1 sq ft**	**2601.2 sq m**
TOTAL G.F.A. (Building and workshop)	**28446.1 sq ft**	**2642.72 sq m**



Mechanical Room

SCALE: 1/32" = 1'-0"



North-West Elevation - Roof Calculation

SCALE: 1/32" = 1'-0"

ROOF	HIGH POINT ELEVATION	LOW POINT ELEVATION	MEAN (M) ELEVATION	AREA SQ FT	AREA %	AVG HEIGHT	TOTAL
A	29.22	29.22	29.22	10708.76	80.73%	29.22	23.59
B	37.22	37.22	37.22	1134	8.55%	37.22	3.18
C	10.74	10.74	10.74	370.15	2.79%	10.74	0.30
D	9.69	9.69	9.69	708.33	5.34%	9.69	0.52
E	9.68	9.68	9.68	216.02	1.63%	9.68	0.16
F	8.53	8.25	8.39	128.33	0.97%		
			SUBTOTAL	13265.59	100.00%		
					ROOF HEIGHT PROPOSED =	27.74 ft	8.5 m
					ROOF HEIGHT ALLOWED =		10.5 m

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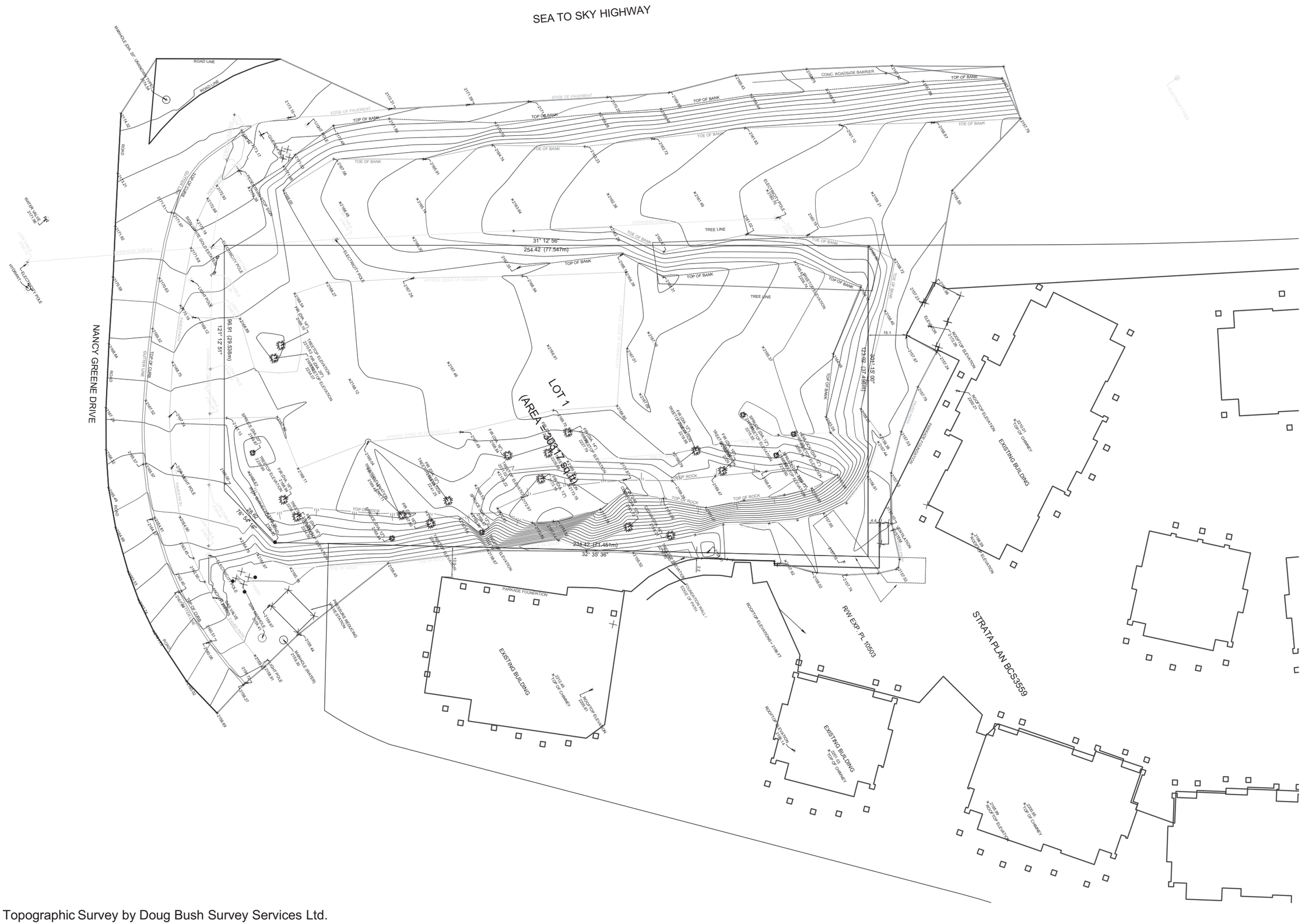
SHEET TITLE:
Floor Area and Roof Height Calculations

SHEET ID:
SD3



Topographic Survey by Doug Bush Survey Services Ltd.

SCALE: 1/16" = 1'-0"

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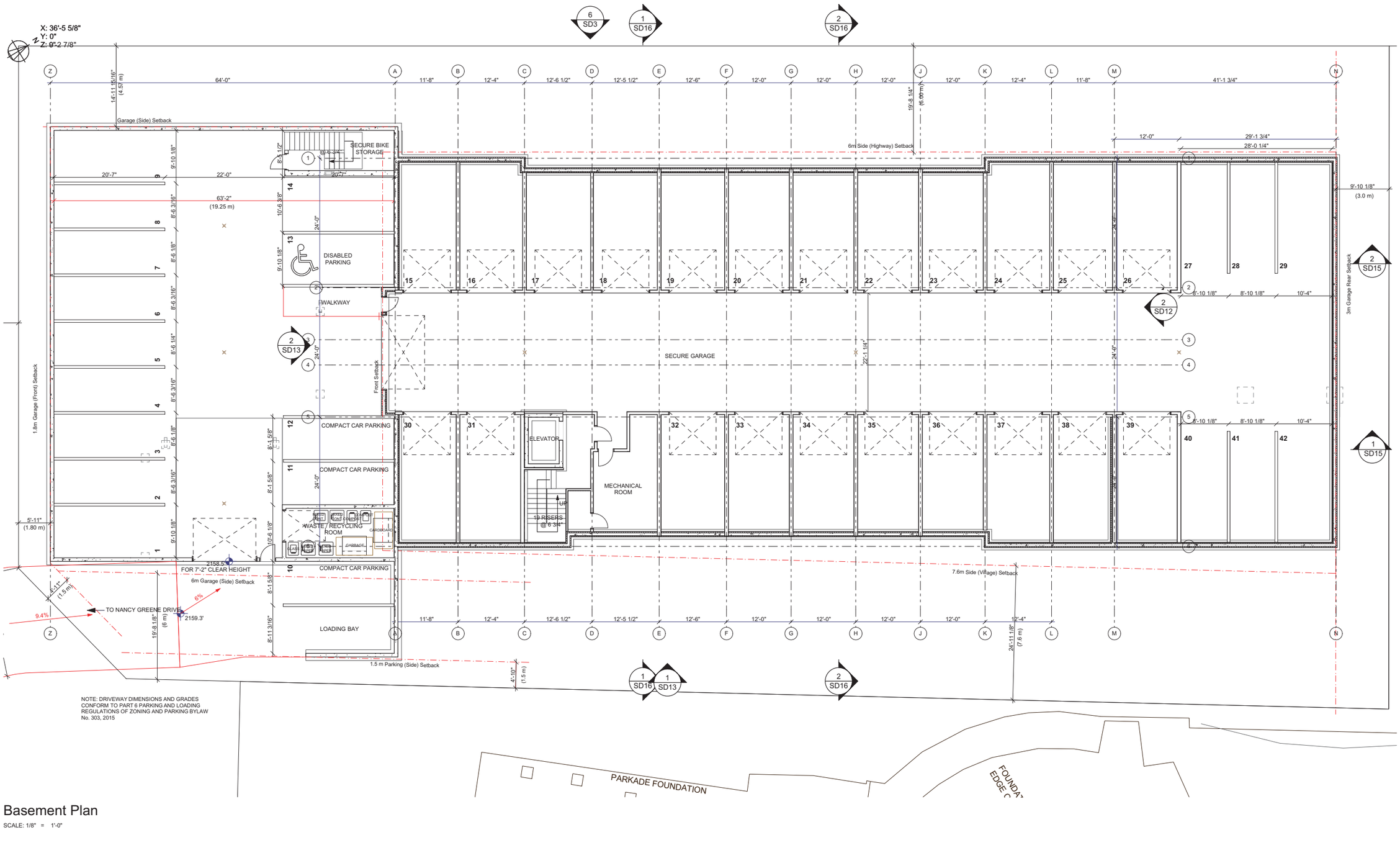
SHEET TITLE:
Site Topography Plan

SHEET ID:
SD4

PARKING COUNT
19 X COVERED SPACES
1 X UNCOVERED SPACE
22 X SECURE RESIDENT GARAGES
1 X LOADING BAY

TOTAL: 42 PARKING SPACES + 1 LOADING BAY



Basement Plan

SCALE: 1/8" = 1'-0"

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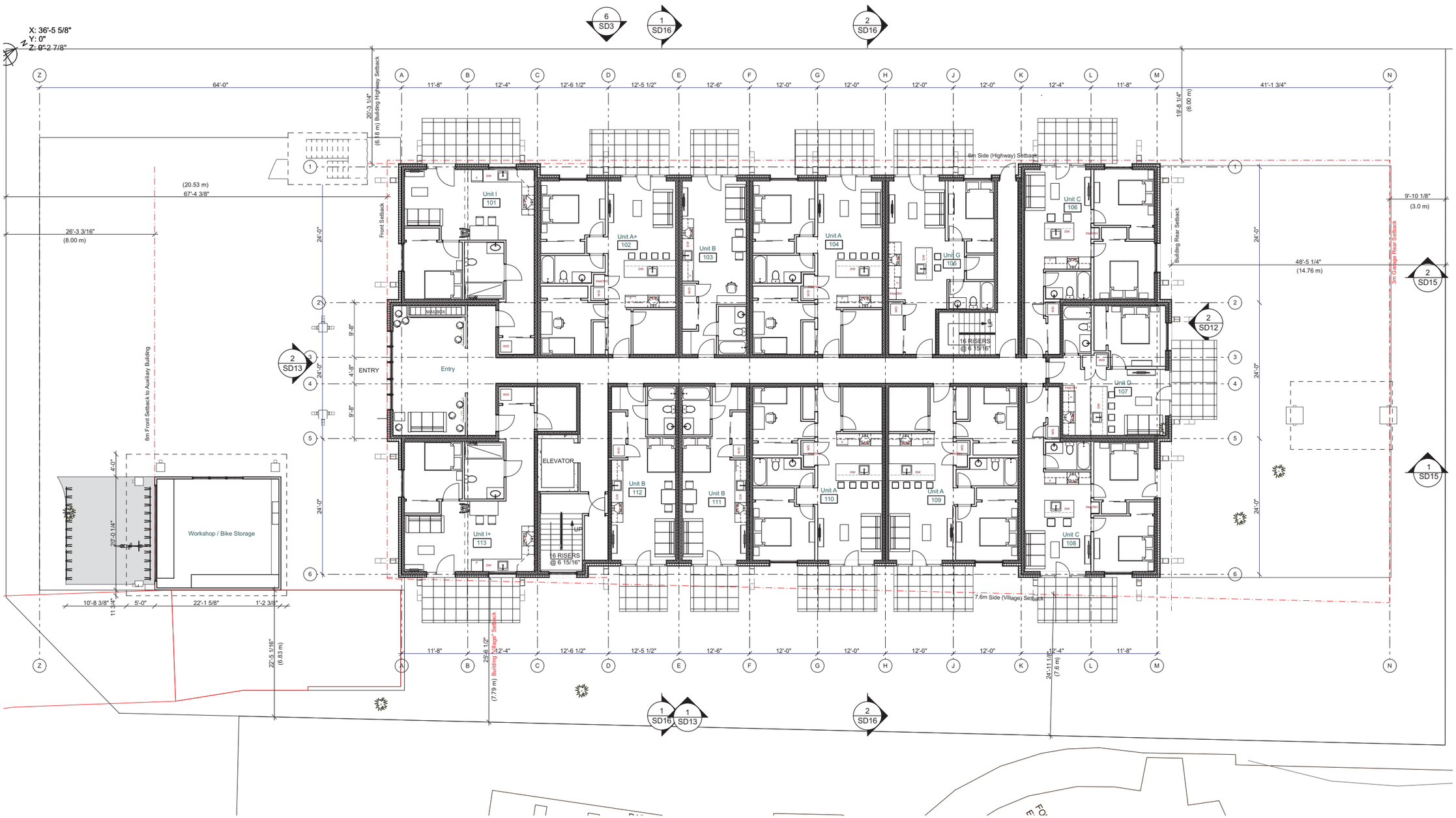
SHEET TITLE:
Basement Plan

SHEET ID:
SD5

FIRST FLOOR UNIT COUNT:

TOTAL: 13 UNITS



First Floor Plan

SCALE: 1/8" = 1'-0"

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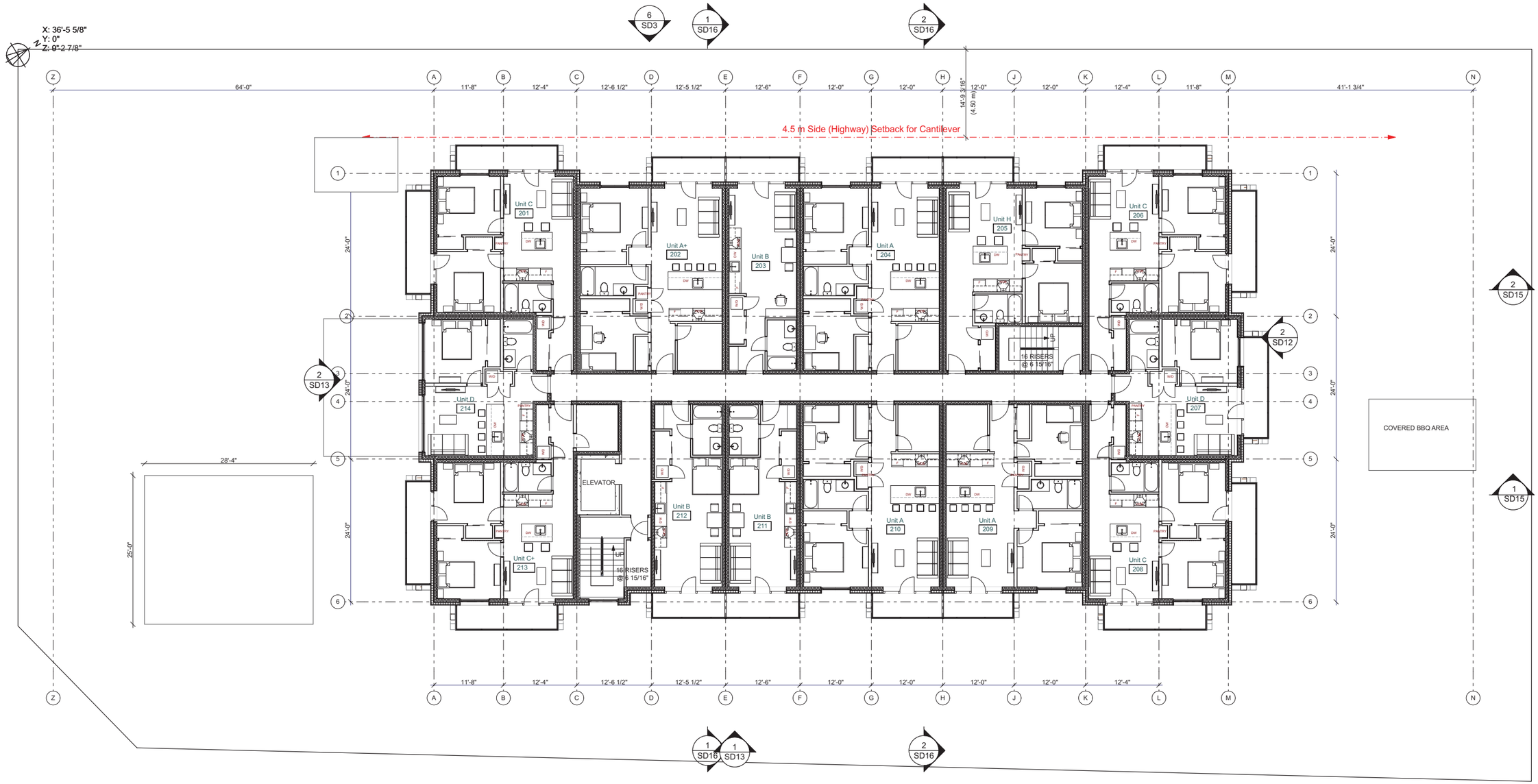
SHEET TITLE:
First Floor Plan

SHEET ID:
SD6

SECOND FLOOR UNIT COUNT:

TOTAL: 14 UNITS



Second Floor Plan

SCALE: 1/8" = 1'-0"

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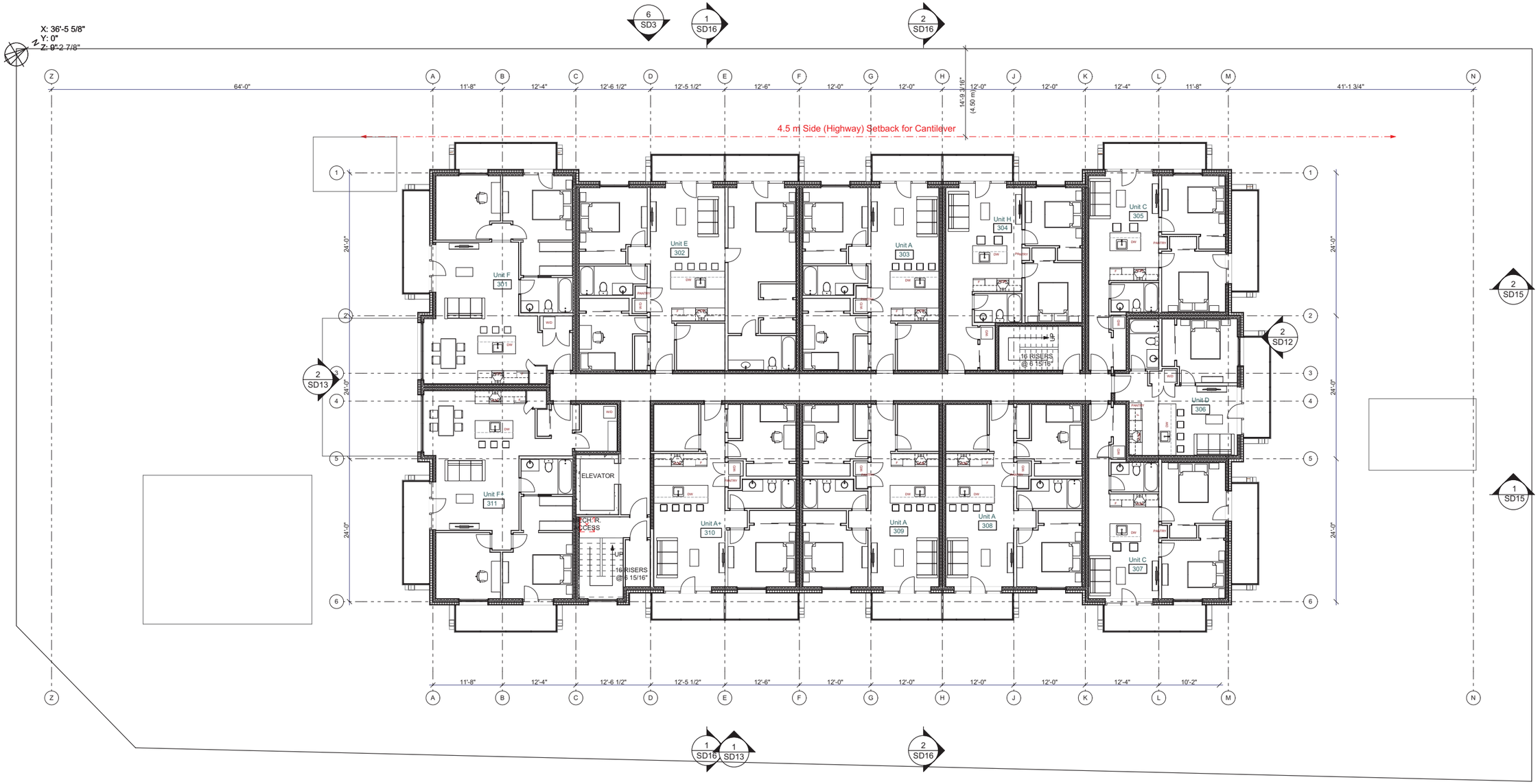
SHEET TITLE:
Second Floor Plan

SHEET ID:
SD7

THIRD FLOOR UNIT COUNT:

TOTAL: 11 UNITS



Third Floor Plan

SCALE: 1/8" = 1'-0"

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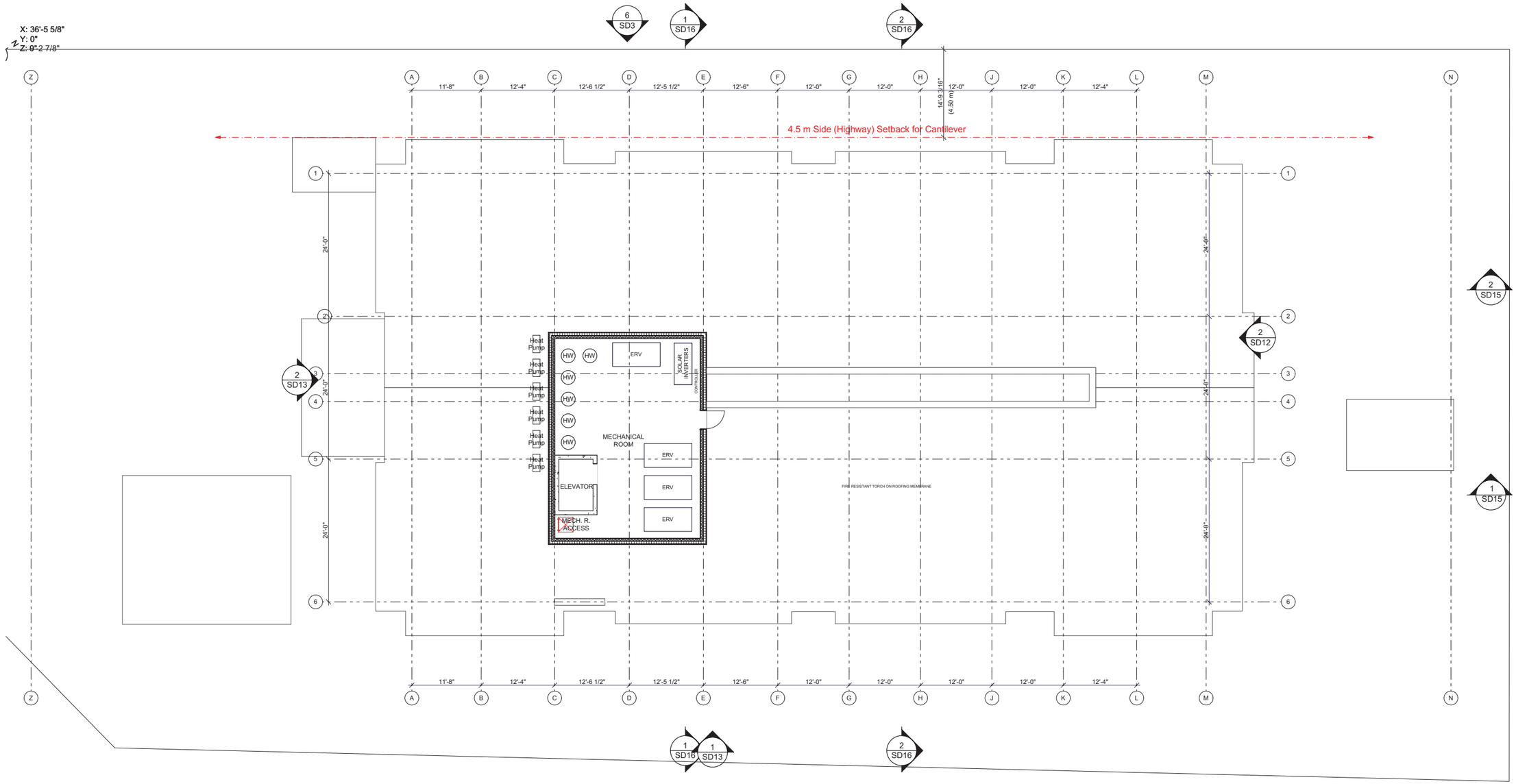
SHEET TITLE:
Third Floor Plan

SHEET ID:
SD8



Roof / Mechanical Room

SCALE: 1/8" = 1'-0"

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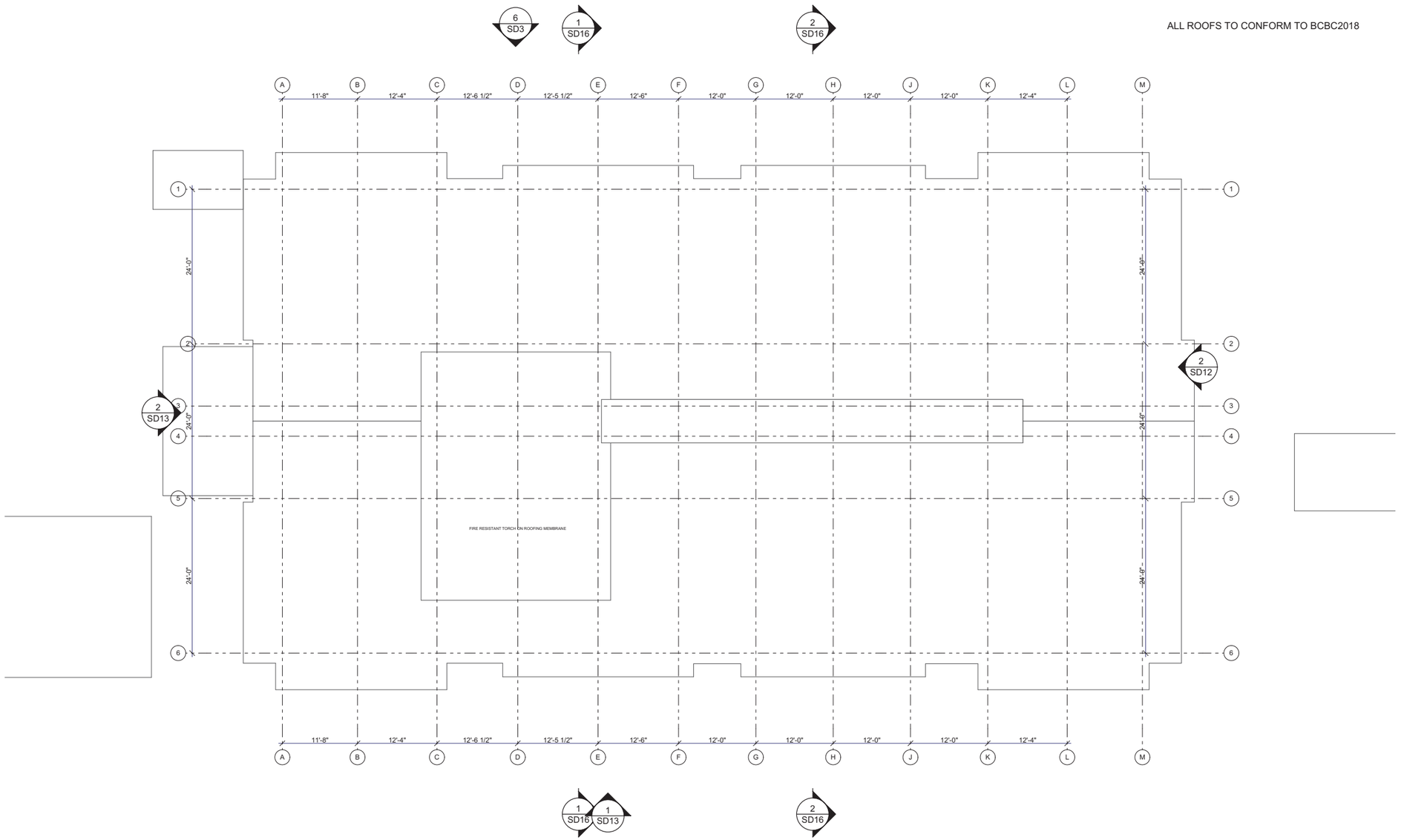
SHEET TITLE:
Roof / Mechanical Room

SHEET ID:
SD9



Roof Plan

SCALE: 1/8" = 1'-0"

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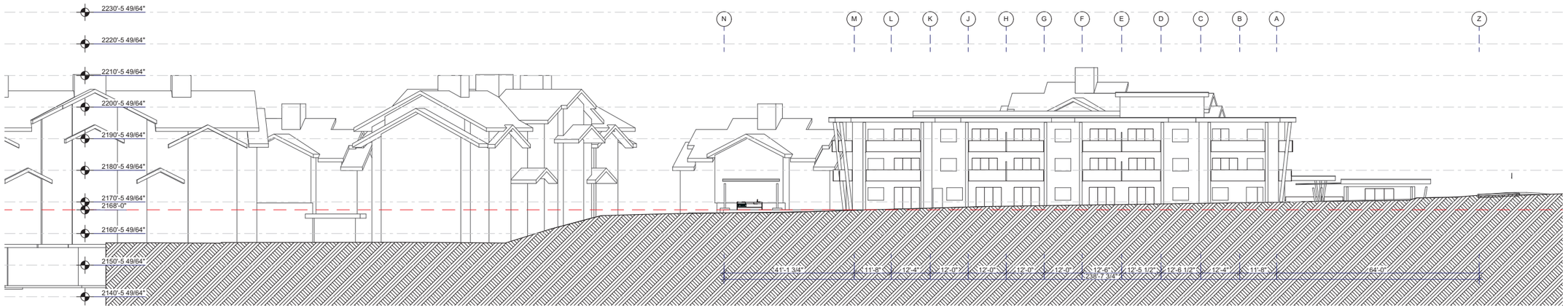
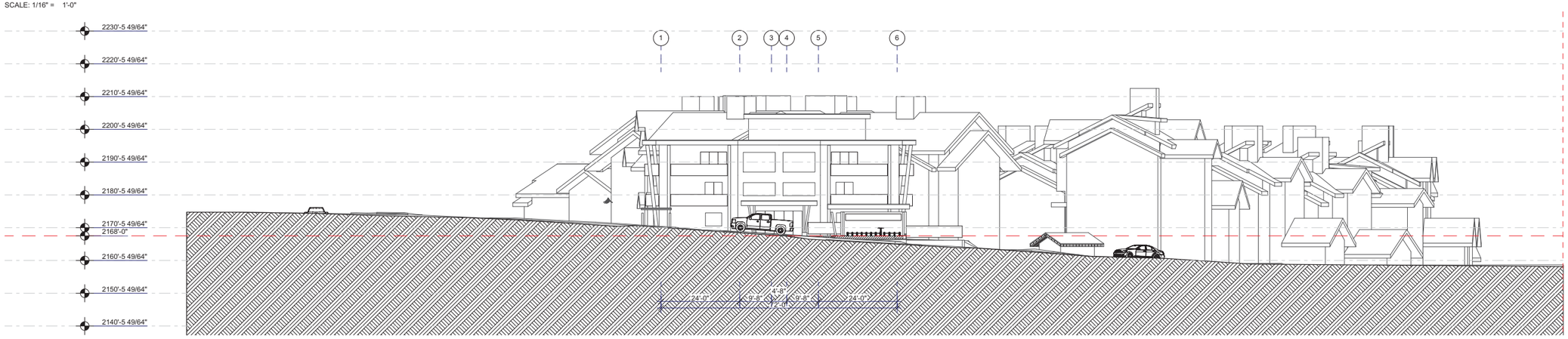
SHEET TITLE:
Roof Plan

SHEET ID:
SD10



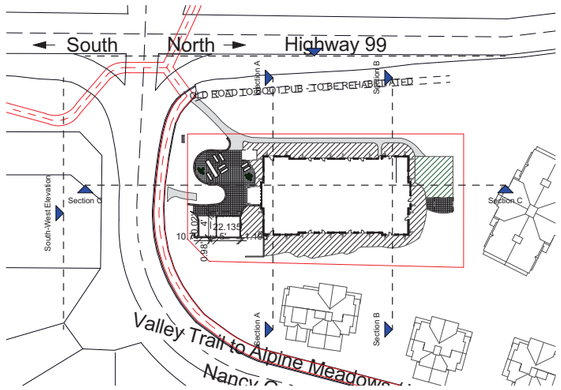
North-West Elevation

SCALE: 1/16" = 1'-0"



South-West Elevation

SCALE: 1/16" = 1'-0"



Key Plan

SCALE: 1/64" = 1'-0"

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SHEET TITLE:
Site Elevations

SHEET ID:
SD11

North-West Elevation

SCALE: 1/8" = 1'-0"

North-East Elevation

SCALE: 1/8" = 1'-0"

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rnadeau@innovationbuilding.com

PROJECT:
Whistler Affordable Housing
7104 Nancy Greene Drive,
Whistler, BC, V8E 0E7

PROJECT NUMBER: G45

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUE:
ISSUED FOR INFORMATION
Rev A
2020-03-12

SHEET TITLE:
Exterior Elevations

SHEET ID:
SD12

South-East Elevation

SCALE: 1/8" = 1'-0"

South-West Elevation

SCALE: 1/8" = 1'-0"

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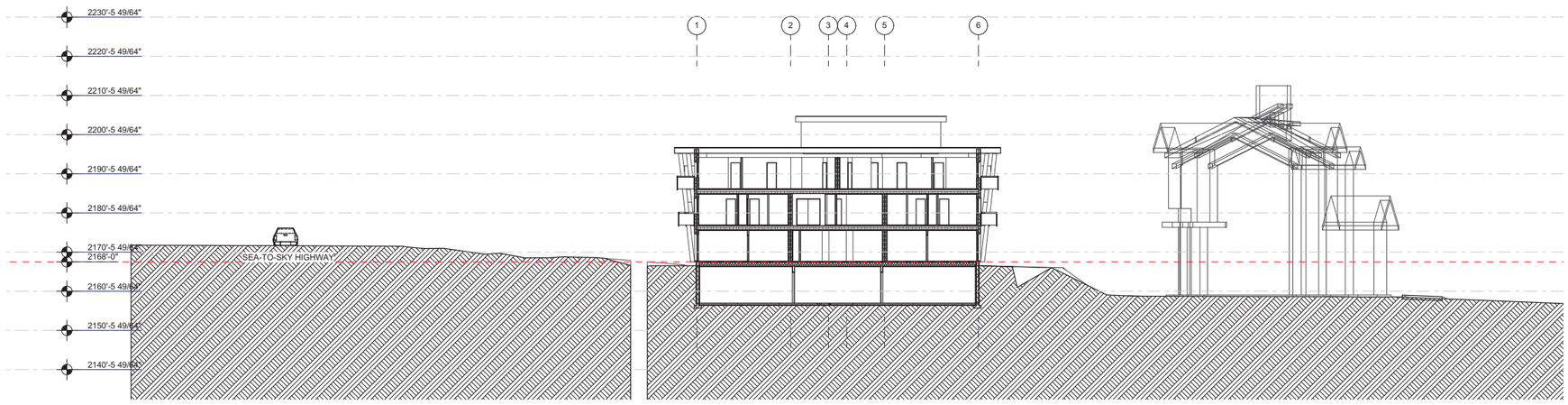
2020-03-12

SHEET TITLE:
Exterior Elevations

SHEET ID:
SD13

Building Site Section C

SCALE: 1/16" = 1'-0"

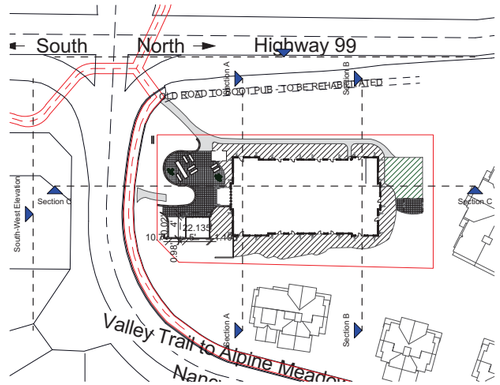


Building Site Section A

SCALE: 1/16" = 1'-0"

Building Site Section B

SCALE: 1/16" = 1'-0"



Key Plan

SCALE: 1/64" = 1'-0"

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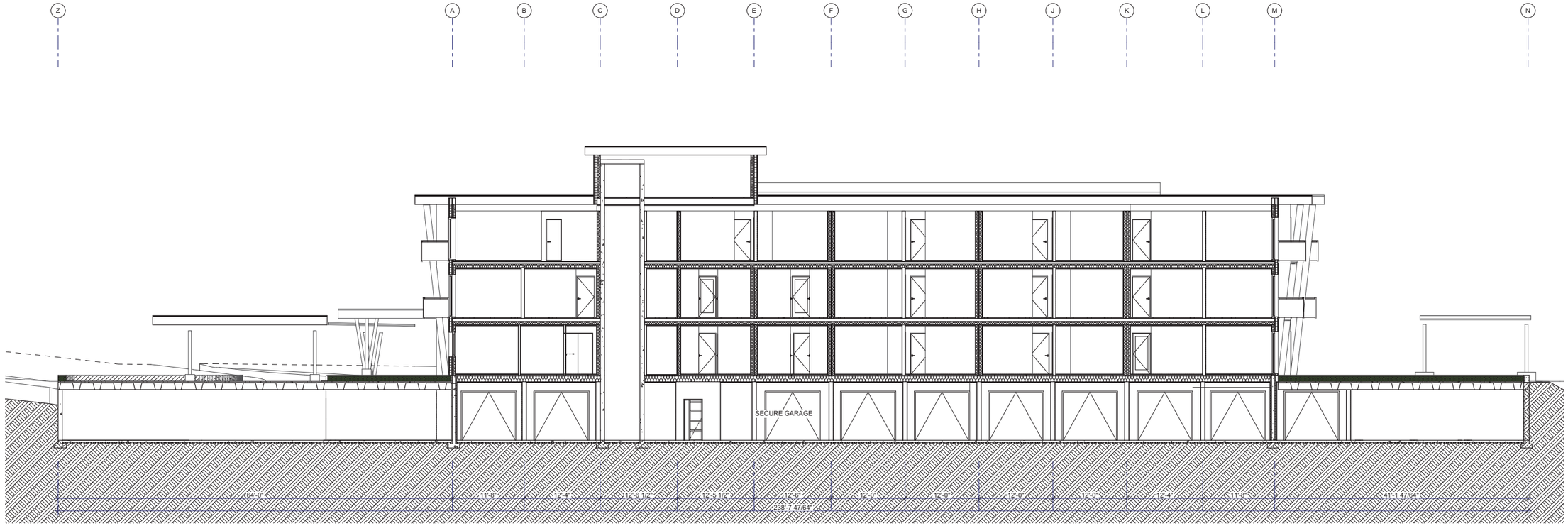
SHEET TITLE:
Site Sections

SHEET ID:
SD14



Building Section A

SCALE: 1/8" = 1'-0"

Building Section B

SCALE: 1/8" = 1'-0"

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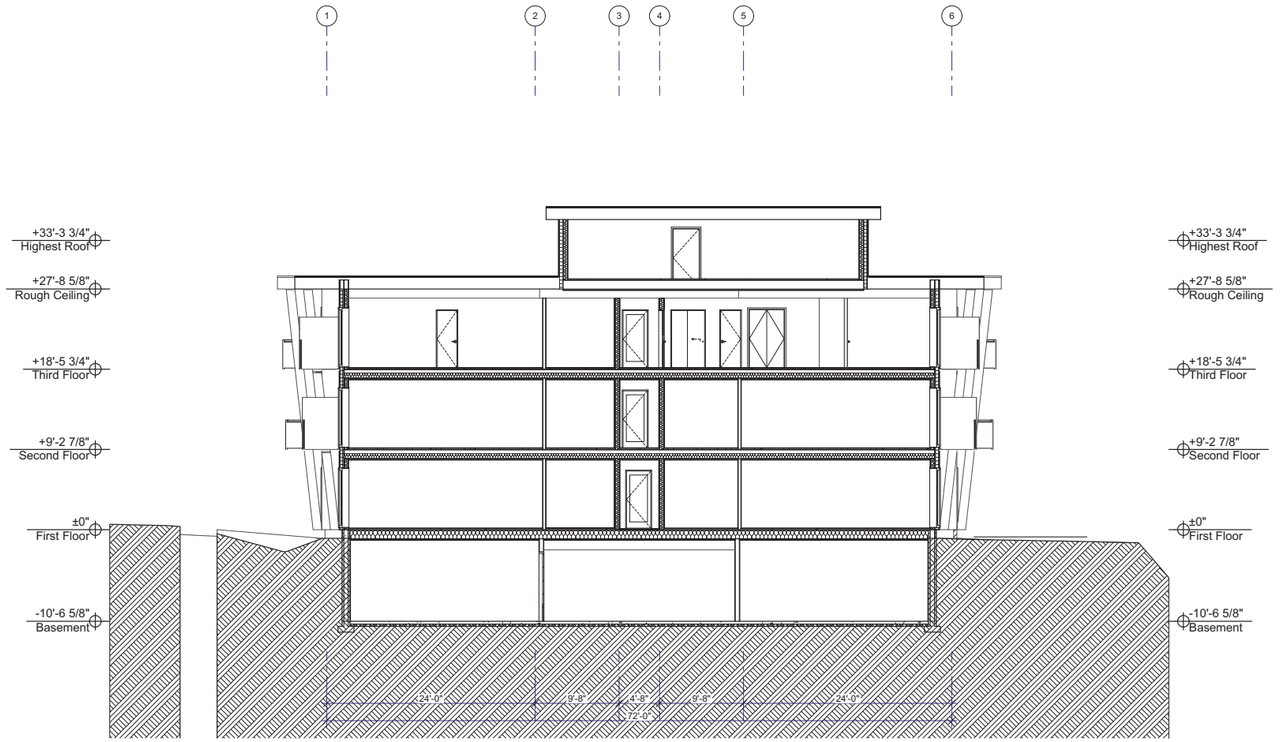
SHEET TITLE:
Building Sections

SHEET ID:
SD15



Building Section C

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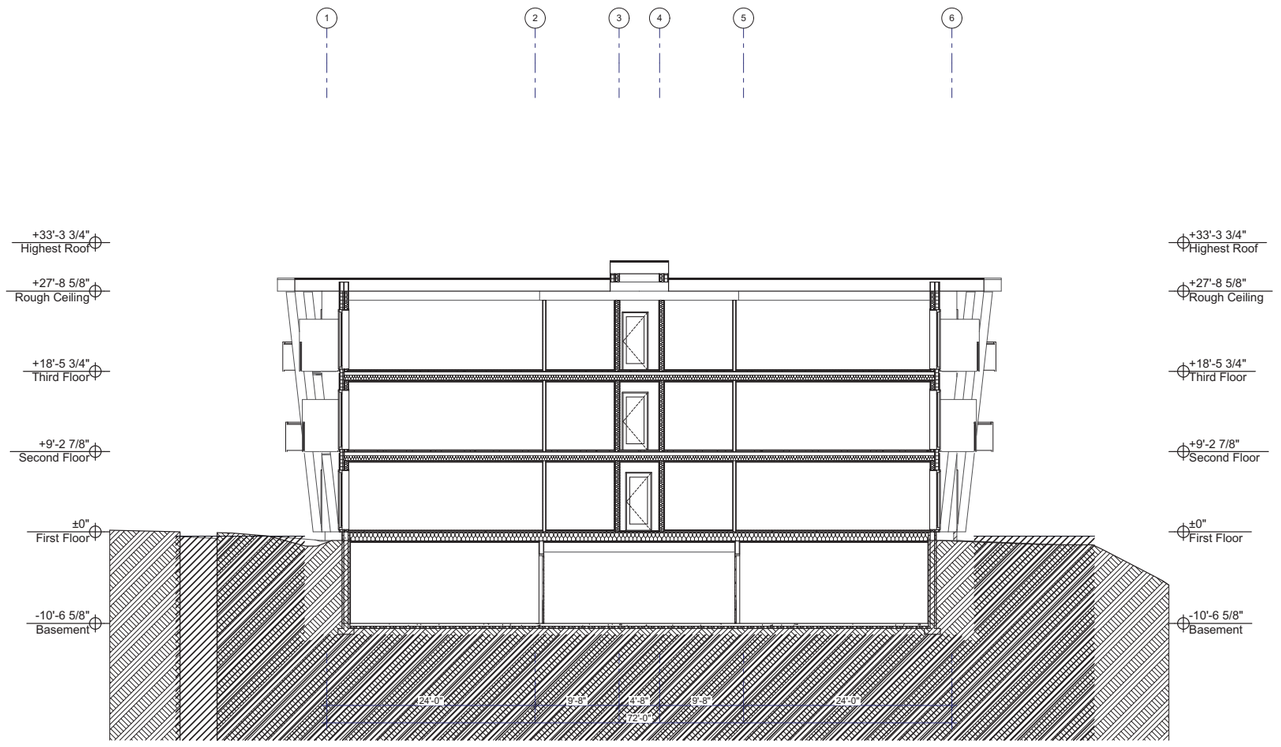

Building Section D

SCALE: 1/8" = 1'-0"

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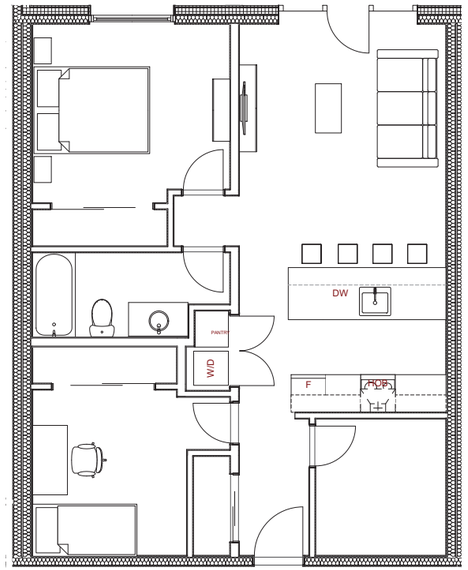
2020-03-12

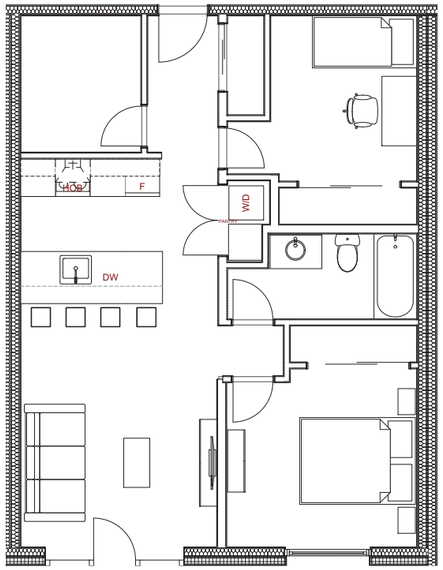
SHEET TITLE:
Building Sections

SHEET ID:
SD16



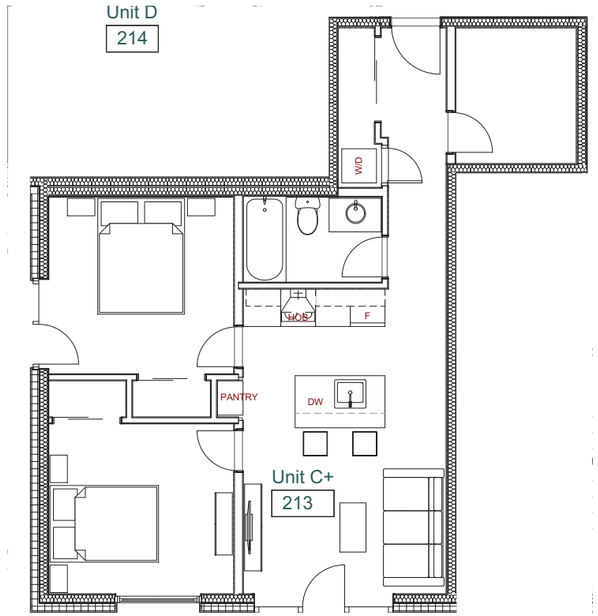
Unit A+ (787.0 sq ft)

SCALE: 1/4" = 1'-0"



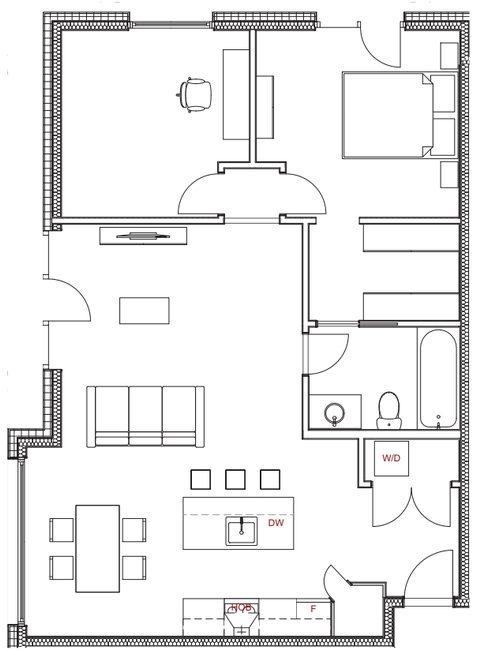
Unit A (755.5 sq ft)

SCALE: 1/4" = 1'-0"



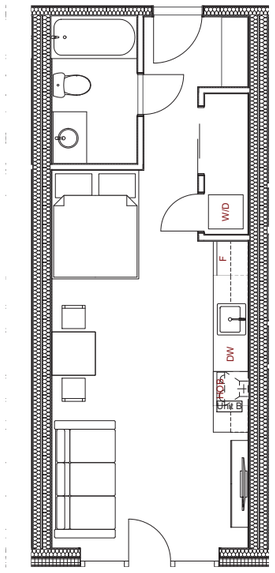
Unit C+ (704.8 sq ft)

SCALE: 1/4" = 1'-0"



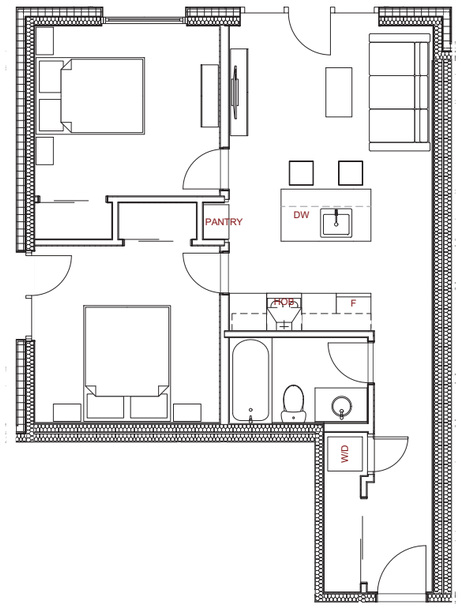
Unit F (878.7 sq ft)

SCALE: 1/4" = 1'-0"



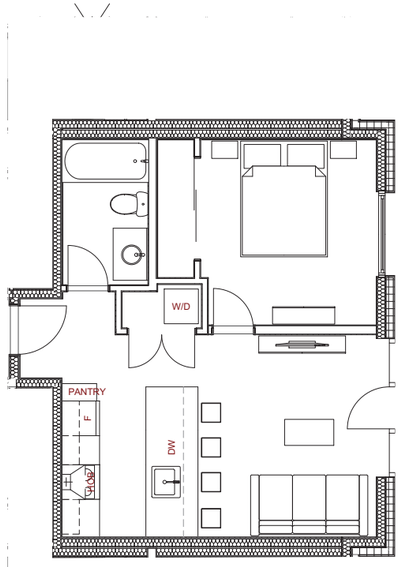
Unit B (377.8 sq ft)

SCALE: 1/4" = 1'-0"



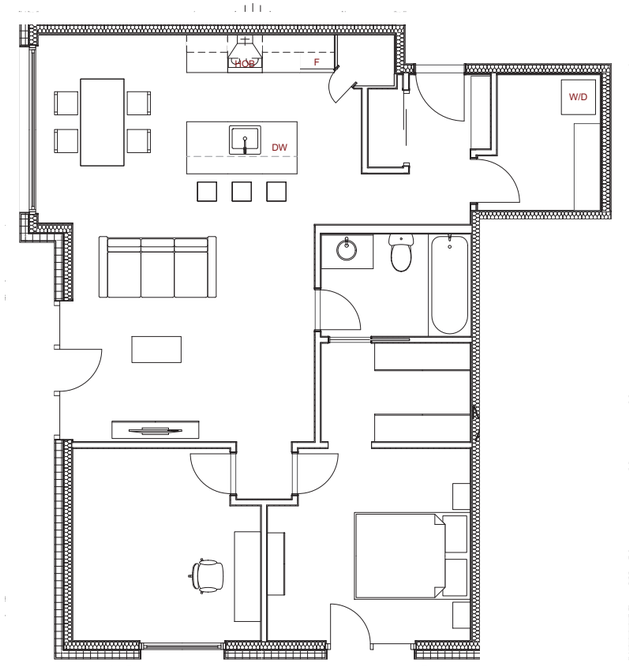
Unit C (644.0 sq ft)

SCALE: 1/4" = 1'-0"



Unit D (468.8 sq ft)

SCALE: 1/4" = 1'-0"



Unit F+ (939.6 sq ft)

SCALE: 1/4" = 1'-0"

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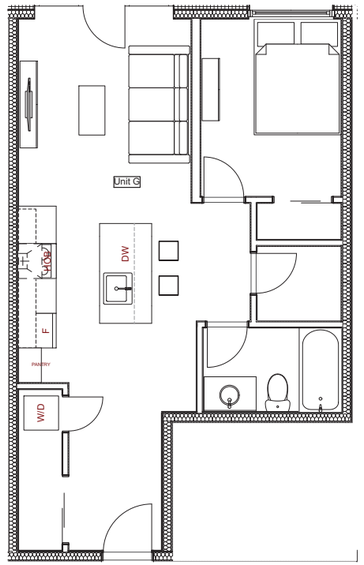
2020-03-12

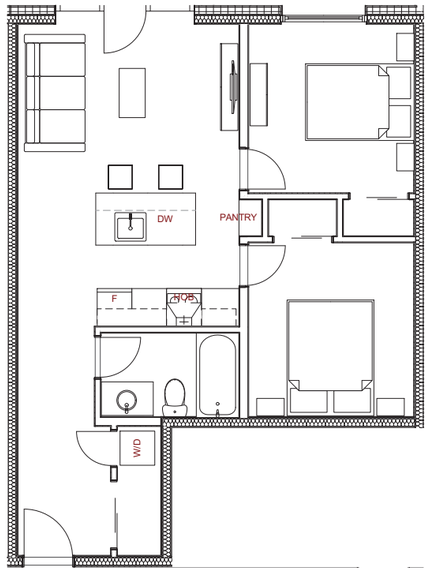
SHEET TITLE:
Unit Layouts

SHEET ID:
SD17



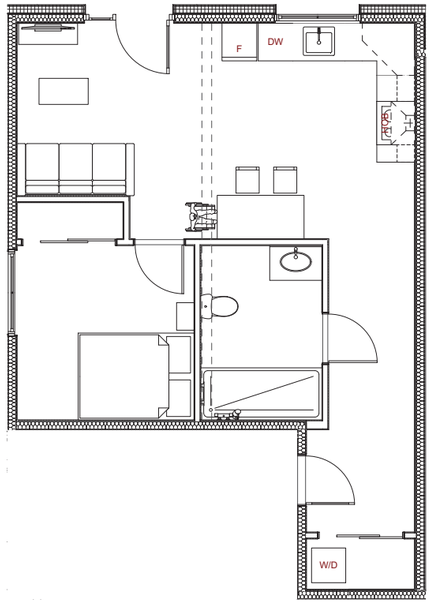
Unit G (531.3 sq ft)

SCALE: 1/4" = 1'-0"



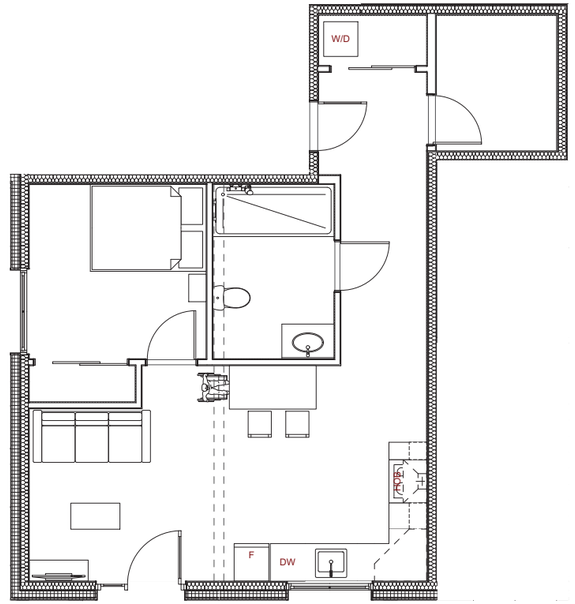
Unit H (636.9 sq ft)

SCALE: 1/4" = 1'-0"



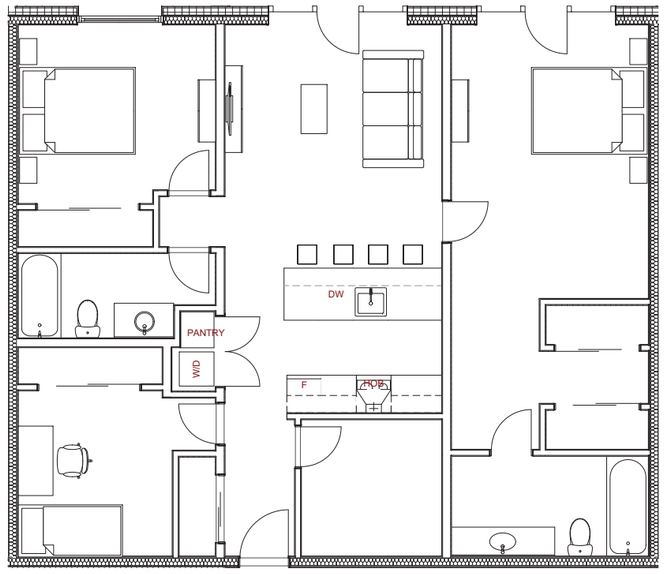
Unit I (644.0 sq ft)

SCALE: 1/4" = 1'-0"



Unit I+ (704.8 sq ft)

SCALE: 1/4" = 1'-0"



Unit E (1180.5 sq ft)

SCALE: 1/4" = 1'-0"

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Unit Layouts

SHEET ID:
SD18

Appendix C

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Trees				
Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	C	14	4cm Cal.
Chamaecyparis nootkatensis	Yellow Cedar	Y	10	1.5m
Picea glauca	White Spruce	Pg	4	3m
Betula nigra	River Birch	B	1	4cm Cal.
Tsuga mertensiana	Mountain Hemlock	Tm	32	1.5m
Shrubs				
Amelanchier alnifolia	Serviceberry	m	5	#1pot
Cornus stolonifera	Redtwig Dogwood	Cs	15	#1pot
Pinus mugo pumilo	Mugo Pine	Pm	24	#5pot
Rosa explorer 'Simon Fraser'	Simon Fraser Rose (med pink - 2')	RS	7	#1pot
Rosa woodsii	Wood's Rose	w	66	#1pot
Rhododendron PJM	Rhododendron	Rh	11	#1pot
Rubus parviflorus	Thimbleberry	Rp	37	#1pot
Spiraea douglasii	Hardhack	Sd	81	#1pot

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Ornamental Grasses				
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	Ck	422	#1pot
Deschampsia caespitosa 'Bronzeschleier'	Bronzeschleier Tufted Hair Grass	Dc	367	#1pot
Helictotrichon sempervirens	Blue Oat Grass	H	167	#1pot
Miscanthus sinensis purpurascens	Flame Grass	MP	87	#1pot
Ferns				
Blechnum spicant	Deer Fern	df	106	#1pot
Polystichum munitum	Sword Fern	sf	312	#1pot
Groundcovers				
Arctostaphyllos uva-ursi	Kinnickinnick	k	44	10cm pot
Perennials				
Hosta 'august moon'	August Moon Hosta	HA	24	#1pot
Astilbe chinensis Pumila	Chinese Astilbe	C	38	#1pot
Echinacea purpurea	Purple Coneflower	Ep	141	#1pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	rg	167	#1pot
Rudbeckia nitida 'herbstonne'	Herbstonne Rudbeckia	Rn	41	#1pot
Ligularia stenocephala 'The Rocket'	Rocket	Li	90	#1pot
Nepeta x 'Dropmore Blue'	Dropmore Blue Catmint	N	112	#1pot
Salvia nemorosa 'Sensation Deep Rose Improved'	Deep Rose Salvia	Sn	32	#1pot

Hydroseed Mix: Terrasol 'Lower Growing Mix'
Sheeps Fescue 20%
Hard Fescue 20%
Creeping Red Fescue 30%
Perennial Ryegrass, Turf Type 30%
Rate: 2kg/100sq m

NOTE:
All Landscaping to be Installed to the BCSLA Standards
All Planting Beds & Lawn to be Irrigated by an Accredited Irrigation Professional (IIABC)

2 South East Boundary - Elevation
Scale 1:150

2. March 10, 2020 Garbage Room & Loading
1. February 5, 2020 Municipality Staff Meeting

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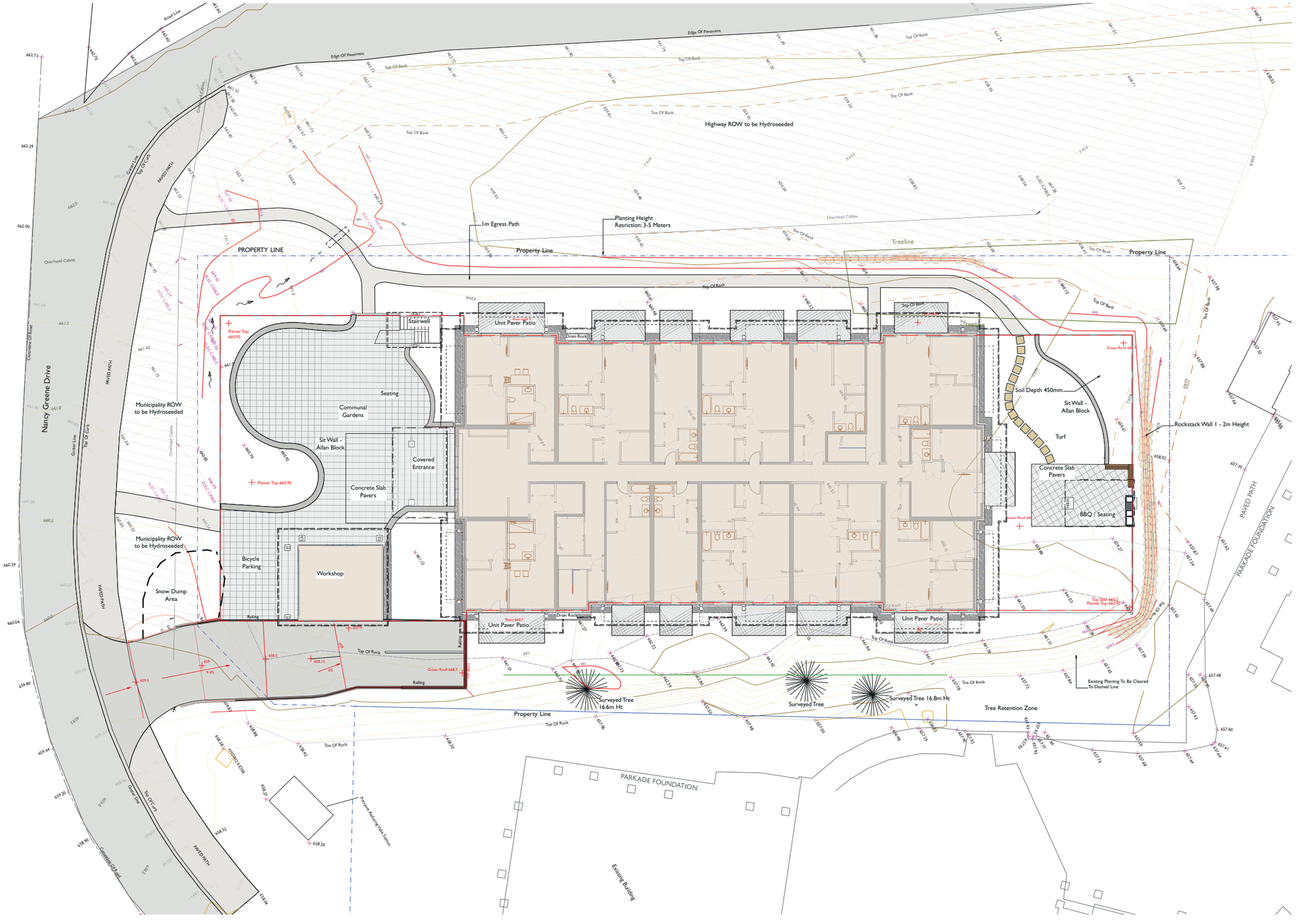
PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Planting Plan

DATE	January 29,2020	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L1



2. March 10, 2020 Garbage Room & Loading
1. February 5, 2020 Municipality Staff Meeting

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PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Grading Plan

DATE	January 29,2020	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L2

2. March 10, 2020 Garbage Room & Loading
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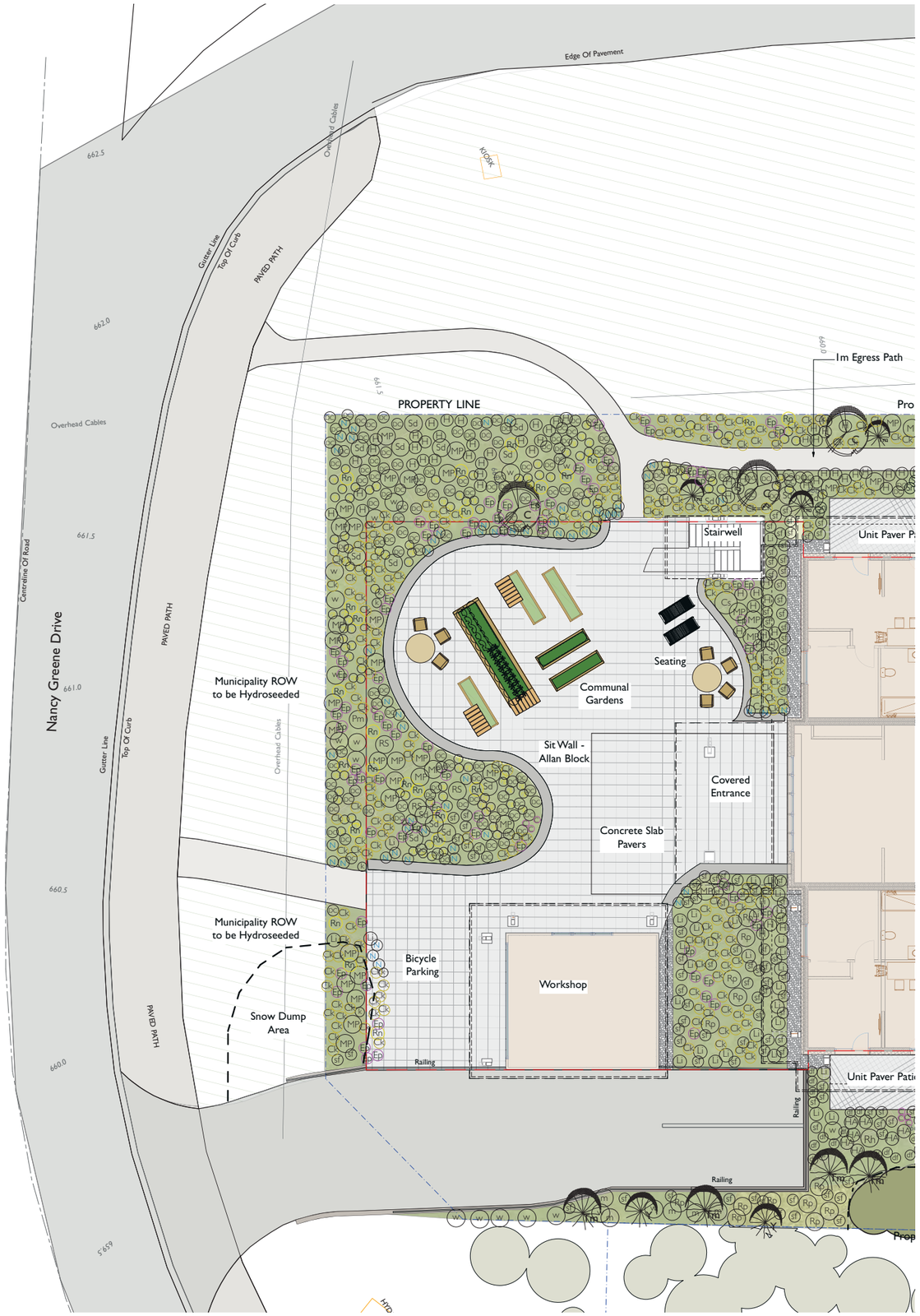
PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Existing Conditions

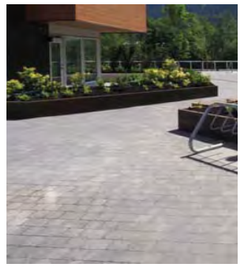
DATE	January 29,2020	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L2.2



Landscape Features

Community Garden Beds

Allan Block Walls



Paving Style

Patio Seating

Planting Style

Highway Right of Way Planting Style

2. March 10, 2020 Garbage Room & Loading
1. February 5, 2020 Municipality Staff Meeting

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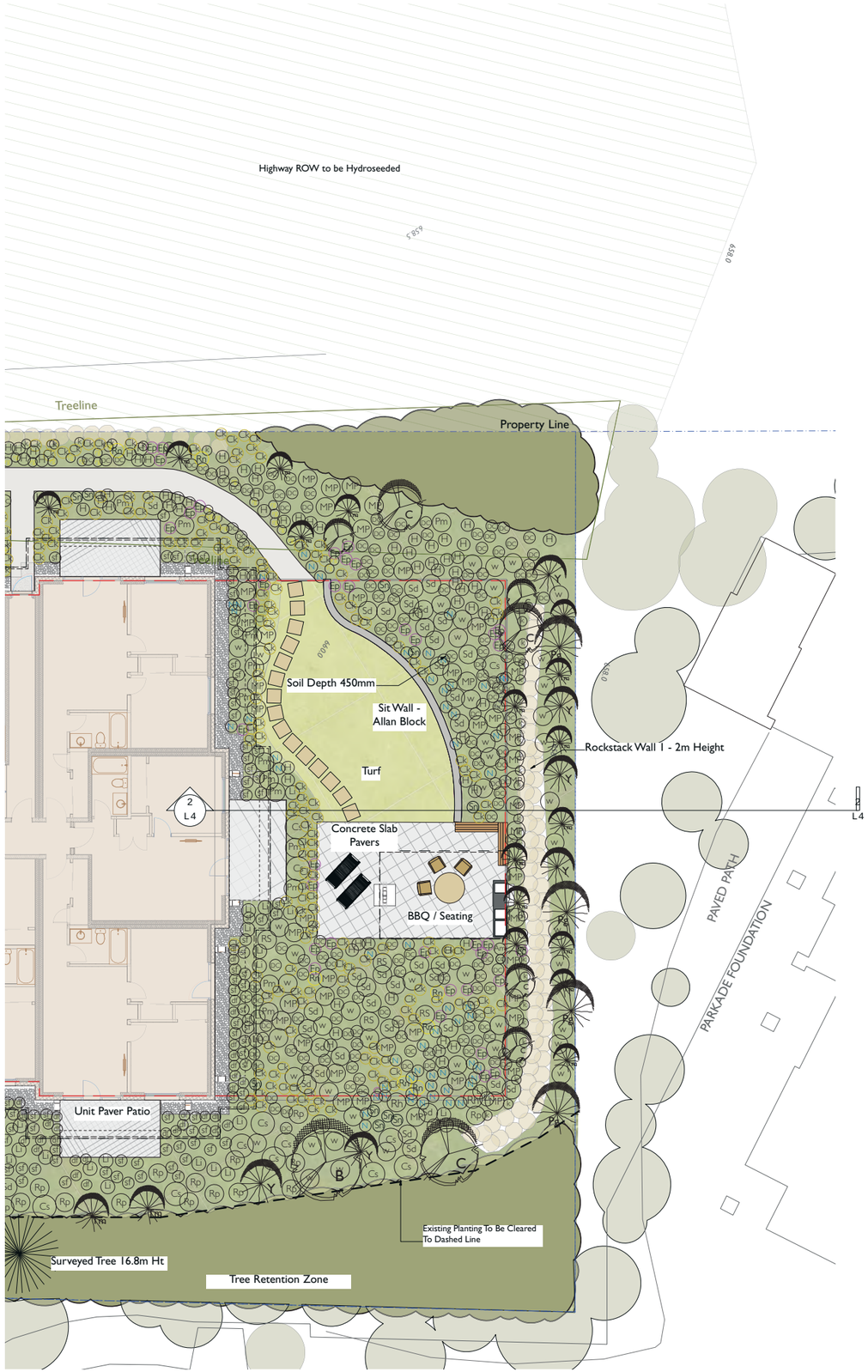
PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

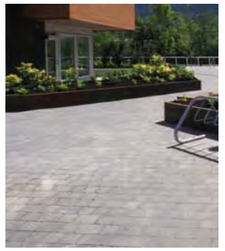
Front Courtyard

DATE	January 29,2020	SCALE	1:100
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L3



Landscape Features


Allan Block Walls


Concrete Pavers


Covered Communal BBQ Area


Maglin Seats

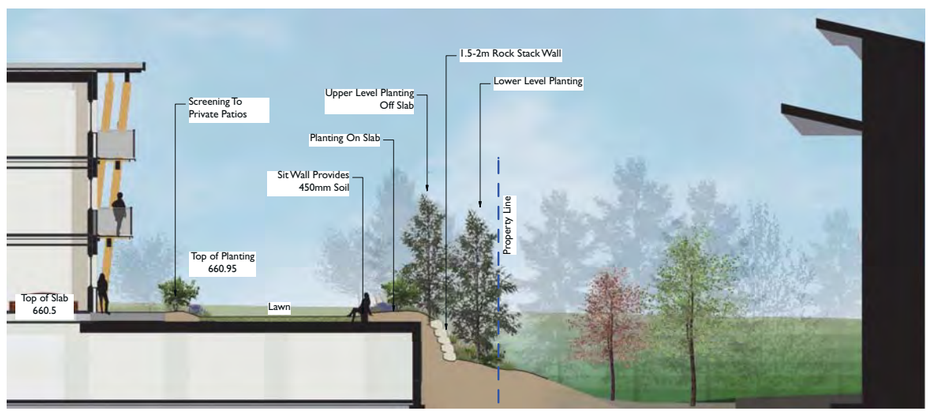
Planting Style


Ornamental Grasses


Mountain Hemlock


Mixed Shrubs for Screening To Footpath


Mixed Perrenial Plants



2 Site Section
Scale 1:100

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1. February 5, 2020 Municipality Staff Meeting

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PROJECT

7104 Nancy Greene Drive

DRAWING TITLE

Landscape Plan
Back Garden

DATE	January 29,2020	SCALE	1:100
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L4

APPENDIX "D" - RZ1146 - PSEH Evaluation Criteria

Employee Housing Requirements - Occupancy and Rent Restrictions	
1. Projects shall optimize the amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to occupancy, price and rent restrictions secured through a Housing Agreement Bylaw and Housing Covenant registered on title in favour of the Resort Municipality of Whistler.	✓ Complies Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions. The proposal is for 100% employee restricted rental housing.
2. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development.	✓ Complies The proposal is 100% rental and proposes 104 bed units.
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	✓ Complies
4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.	✓ Complies Proposed rental rates are 20-40% below market value. A mix of units are proposed to meet demand identified by the WHA.
5. For a project to be considered, proposed employee unit sales prices and rents must be less than for comparable unrestricted market housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, sales prices or rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed sales prices and monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.	✓ Complies Proposed rental rates are below market value and comparable to category five.
6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Sales prices and rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).	✓ Complies Rentals would be capped per Council's PSEH Guidelines.

7. For rental properties, rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.	✓ Complies
8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.	✓ Complies A mix of units are proposed to meet demand identified by the WHA.
Community Planning Considerations	
9. Proposed developments shall be located within an area designated for development of residential accommodation.	✓ Complies Parcel located within the White Gold neighbourhood in a designated development area for residential development.
10. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).	✓ Partially Complies
11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.	✓ Complies
12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized.	✓ Complies. The revised proposal has significantly reduced the size of the proposed building, and is now three stories and consistent with the maximum height of the adjacent Fitzsimmons Walk development. The building scale and massing is still larger than the individual Fitzsimmons Walk

	buildings and is an apartment building form. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site. Further review of the proposed building massing, form and character will be subject to ADP review and further design development through the rezoning and development permit process.
13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.	✓ Complies The lands are located 115 m from transit and 180 m from services in a highly walkable location.
14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.	✓ Will Comply The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.
15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.	✓ Complies Site has been previously disturbed

16. An Initial Environmental Review (IER) must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.	✓ Partially Complies An IER must be conducted
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.	✓Partially Complies A traffic study has been submitted. No substantial issues have been raised. A right-in-right-out driveway may be required.
Development Standards	
18. Proposed developments shall achieve quality design, construction, finishing, and livability. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. Site landscaping shall be consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles.	Staff will ensure compliance through the Rezoning and Development Permit processes.
19. Proposed developments must meet RMOW green building standards.	The building will be built to a net zero energy ready standard. Staff will ensure compliance through the Rezoning and Development Permit processes.
20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303, 2015. Any proposed reduction in parking requirements must provide a detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.	X Does Not Comply 52 parking spaces are required, with 42 parking stalls proposed. Staff support the parking variance requested to reduce the parking by 10 stalls since: one stall per unit; and, four additional visitor spaces are proposed. This site is centrally located with excellent walking options, in close proximity to Nesters

	market, transit and Whistler Village. Tenants will also be given the option to rent a stall if needed, which should free up some additional stalls if some tenants choose not to have a stall.

Evaluation Criteria	RZ1146 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	√
100% rental housing.	Proposal complies with requirement.	√
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 20-40% below market value. A mix of units are proposed that meet the housing demand identified by the WHA: one-bedroom, one-bedroom with a flex room, two-bedrooms, and two-bedrooms with a flex room.	√
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	√
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located within the White Gold neighbourhood.	√
Densities and scale consistent with neighbourhood.	Although the revised proposal reduced the proposed building by one floor to be consistent with the maximum height of the adjacent Fitzsimmons Walk development, the building scale and massing is still larger than the individual Fitzsimmons Walk buildings. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site, however, further review of building scale and massing is warranted should the proposal proceed for further consideration.	Partial
Walking distance to transit, trails, amenities, and services.	The lands are located 115 m from transit and 180 m from services.	√
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed.	√
Views and scenery are preserved.	Views from adjacent buildings are preserved. The treed buffer on the east edge of the property will be preserved to the greatest extent possible. A small landscaped buffer will be planted between the building and Highway 99.	√
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.	√
Additional traffic volumes do not exceed service capacity.	The immediately adjacent highway intersection is signalized. A traffic impact assessment by the applicant's engineer will be required to confirm additional traffic volumes do not exceed service capacity.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	√
Site Planning		

Adequate green space is provided.	Approximately 280 m^2 of green space is provided. This is at the lower end of green space provided relative to the six other proposals received. There is limited potential to expand on this, however, if the proposal moves forward staff would work with the applicant to increase the amount of green space to the greatest extend possible.	Partial
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. 62 parking stalls are provided.	√
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	√
20 m buffer on Hwy 99 is preserved.	The 20 m buffer along Highway 99 was cleared of vegetation in the past, similar to many of the parcels surrounding the Nesters commercial node. Given this context and the location on the corner of the Highway 99 intersection staff support the proposed reduction to the highway buffer, with landscaping provided to screen the development as much as possible. Staff note that the adjacent multi-family development, Fitsimmons Walk, also has a reduced highway buffer.	X
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Each unit has in-suite laundry.	√
Achieves RMOW green building standards.	A high standard of energy efficiency is proposed. If the proposal moves forward staff would work with the applicant to have green building commitments appended to title via covenant, as per the Green Building Policy.	√

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	February 26, 2019	**REPORT:**	19-043
FROM:	Resort Experience	**FILE:**	7734
SUBJECT:	PRIVATE EMPLOYEE HOUSING PROPOSALS – REVISED EVALUATION GUIDELINES AND CONSIDERATION OF REZONING APPLICATIONS		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATIONS

That Council endorse the revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing, dated March 26, 2019, attached as Appendix "A".

REFERENCES

Appendix "A": Private Employee Housing Guidelines, revised March 26, 2019

Appendix "B": Private Employee Housing Guidelines, revised March 26, 2019, Tracked Changes Version

PURPOSE OF REPORT

The purpose of this Report is to present Council with revised guidelines for evaluation and consideration of proposed rezoning applications for private sector employee housing projects. These guidelines serve in addition to the policies of the Official Community Plan. The guidelines are intended to support the Private Employee Housing Initiative.

DISCUSSION

On February 26, 2019 Council received an update on Private Sector Employee Housing rezoning applications that had been authorized for further review and processing by Council, through the Private Employee Housing Initiative. The update was presented in Information Report to Council No. 19-023.

During the Council deliberations on the update report, the applications under consideration were further discussed with comments from individual Council members on the various attributes of the individual applications. Council provided clear support for further processing of RZ1147 (1315 Cloudburst Drive) and RZ1152 (2028 Rob Boyd Way).

From the Council comments made, staff also understood the other development sites proposed had merit, however, each had significant outstanding concerns to address and that other potential options should be considered, primarily related to the tenure, form of housing and development density. Staff

understood there was some desire to provide greater flexibility in the applicable guidelines and in particular with respect to the limitation that all proposals had to be for 100 per cent employee rental housing with rents below market rates. There was still a clear indication that the development should be predominantly for employee housing, however, owner-occupied units and some limited amounts of unrestricted market accommodation may be supported to enhance project viability, affordability, livability and compatibility with surrounding neighbourhood conditions.

In response to Council's comments, staff reviewed the current guidelines which were adopted by Council in December 2017. These had initially been presented as a draft, and it was understood at the time that the guidelines may need further refinement, or need to evolve, in response to changing conditions or new information learned as they were applied to proposals as they came forward.

Staff has prepared proposed revised guidelines for Council consideration, which are included in Appendix "A". A tracked changes version that highlights the proposed revisions is provide in Appendix "B". In general, the revised guidelines provide for greater flexibility with respect to tenure of housing, flexibility for a market component, and for the form of housing. Some flexibility has also been introduced for consideration of variances to parking requirements. Some revisions have also been made to clarify guidelines regarding the character and fit of proposed developments to surrounding conditions.

It is recommended that the revised guidelines would apply equally to any current rezoning application and any that may be received by the municipality that proposes employee housing as a community benefit to realize a change of use, increase in density or increase in the accommodation capacity for a property. Rezoning applications proposals would be evaluated and considered as they are received, subject to Council's full discretion and decision-making authority for rezonings.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Applicable OCP policies address limits to growth and the revised guidelines speak to meeting employee housing needs and priorities.
	Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services	The OCP policies and revised guidelines support this DOS.
	Continuous encroachment on nature is avoided.	Existing disturbed sites are preferred for employee housing development and impacts on nature and the natural environment from proposed developments are addressed through the evaluation process and rezoning review and processing.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	The proposals that best meet these guidelines will be invited for further review.

Partnership	Partners work together to achieve mutual Benefit.	The Private Employee Housing Initiative and consideration of rezoning applications for employee housing supports this DOS.
Resident Housing	Resident Restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.	The revised guidelines address these descriptions of success.
	The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.	
	Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.	
	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.	
	Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents.	
Transportation	Whistler policy, planning and development prioritizes preferred methods of transportation in the following order: 1. pedestrian, bicycle and other non-motorized means, 2. transit and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology)	The revised guidelines address these descriptions of success.
	Whistler's transportation system is safe and enjoyable.	

OTHER POLICY CONSIDERATIONS

Compliance with "Zoning and Parking Bylaw No. 303, 2015" regulations and other RMOW policies, including the Official Community Plan, are assessed as part of the zoning amendment process.

BUDGET CONSIDERATIONS

All costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees are paid by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

At the time a rezoning application is submitted and received by the Planning Department, a rezoning application sign must be posted on the property within seven days. Consistent with standard practice, these applications are also identified in the applications register posted on the municipal website.

Any correspondence received from members of the public becomes part of the rezoning application file for staff and Council consideration.

The municipality's practice is to conduct a public information meeting for significant rezonings in advance of bringing forward a zoning amendment bylaw for consideration of first and second readings by Council. This practice has been adopted for any proposed private employee housing projects.

Any proposed zoning amendment bylaw would be also be subject to a Public Hearing, adhering to statutory public notice requirements, prior to Council consideration of third reading of the Bylaw.

SUMMARY

The purpose of this Report is to present revised guidelines for evaluation of private employee housing rezoning applications for Council consideration. The report recommends revisions to the current guidelines as presented in Appendix "A".

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A
GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING, revised March 26, 2019

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall optimize the amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to occupancy, price and rent restrictions secured through a Housing Agreement Bylaw and Housing Covenant registered on title in favour of the Resort Municipality of Whistler.

2. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development.

3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

5. For a project to be considered, proposed employee unit sales prices and rents must be less than for comparable unrestricted market housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, sales prices or rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed sales prices and monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Sales prices and rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7. For rental properties, rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.

Community Planning Considerations

9. Proposed developments shall be located within an area designated for development of residential accommodation.

10. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.

12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.

Development Standards

18. Proposed developments shall achieve quality design, construction, finishing, and livability. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. Site landscaping shall be consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles.

19. Proposed developments must meet RMOW green building standards.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303, 2015. Any proposed reduction in parking requirements must provide a detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.

APPENDIX B
~~DRAFT~~ GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING, revised March 26, 2019

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall optimize the ~~be 100 percent~~ amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to ~~with~~ occupancy, price and rent restrictions ~~registered~~ secured through a Housing Agreement Bylaw and Housing ~~covenant~~ Covenant registered on title in favour of the Resort Municipality of Whistler. ~~Rezonings proposing new unrestricted market accommodation as part of the project are not supported.~~

2. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development. ~~To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.~~

3. ~~Occupancy~~ Eligibility for employee housing ~~eligibility~~ is restricted to Whistler Employees as defined by the Whistler Housing Authority.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

5. For a project to be considered, proposed employee unit sales prices and rents must be less than ~~unrestricted market rents~~ for comparable unrestricted market housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, sales prices or rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed sales prices and monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through ~~the~~ a Housing Agreement Bylaw and Housing Covenant. Sales prices and rents ~~Rents~~ will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7. For rental properties, ~~Rental~~ rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee

occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

8. Proposed housing types, unit mixes and sizes ~~shall~~ should meet identified housing needs in consultation with the RMOW/WHA.

~~9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.~~

Community Planning Considerations

~~10.~~9. Proposed developments shall be located within an area designated for development of residential accommodation.

~~11.~~10. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

11. Sites ~~that are~~ located within or adjacent to existing neighbourhoods and developed areas are preferred.

12. Proposed densities ~~and~~, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.

Development Standards

18. Proposed developments shall achieve ~~a~~ quality ~~of~~ design, construction, finishing, and livability ~~consistent with WHA standards for similar developments~~. Outdoor spaces and amenity areas

should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. Site landscaping shall be consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles.

19. Proposed developments must meet RMOW green building standards.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303, 2015. Any proposed reduction in parking requirements must provide a detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	September 18, 2018	**REPORT:**	18-117
FROM:	Resort Experience	**FILE:**	7734
SUBJECT:	PRIVATE SECTOR EMPLOYEE HOUSING INITIATIVE RECOMMENDATIONS		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATIONS

That Council authorize further review and processing of Rezoning Applications RZ1144 (2077 Garibaldi Way), RZ1146 (7104 Nancy Greene Drive), RZ1147 (1315 Cloudburst Drive), and RZ1152 (2028 Rob Boyd Way).

REFERENCES

Appendix "A" – Overview Map of Proposal Locations

Appendix "B" – Proposal Evaluation Tables

Appendix "C" – Evaluation Summary Table

Appendix "D" – Application materials for RZ1144

Appendix "E" – Application materials for RZ1146

Appendix "F" – Application materials for RZ1147

Appendix "G" – Application materials for RZ1151

Appendix "H" – Application materials for RZ1152

Appendix "I" – Application materials for RZ1153

Appendix "J" – Application materials for RZ1155

Appendix "K" – Correspondence received

PURPOSE OF REPORT

The purpose of this Report is to provide Council with an overview of the revised preliminary rezoning applications received August 2018 for the Private Sector Employee Housing Initiative and provide recommendations on applications for further review.

DISCUSSION

On April 24, 2018 Council endorsed a process and timeline for implementing Recommendation No. 6 of the Mayor's Task Force on Resident Housing, which is to allow for development of up to 500 bed units of employee restricted rental housing on private lands over the next five years (2018 – 2023).

To initiate the project in April 2018, staff notified the public and interested parties of the initiative. Nine preliminary applications were received by the due date of May 31, 2018. Staff reviewed the applications against Official Community Plan (OCP) policies and the Council endorsed guidelines for the review of private sector employee housing (see Administrative Report No.18-040 for a full listing of the policies and evaluation criteria). An interdepartmental referral process was carried out and staff comments were forwarded to the applicants. The applicants were given the opportunity to revise their applications to better meet the evaluation criteria, with a due date for revised submissions of August 7, 2018. Seven revised applications were received by the August due date. These applications are summarized in Table 1 below. The two applicants that withdrew their proposals determined that one or more of the evaluation criteria did not fit with their development goals for the property.

Table 1. August 2018 Updated Proposals

File Number - Address	Dwelling Units Proposed	Bed Units Proposed
RZ1144 - 2077 Garibaldi Way	48 apartments	144
RZ1146 - 7104 Nancy Greene Dr.	47 apartments	122
RZ1147 - 1315 Cloudburst Dr.	56 apartments	~78
RZ1150 - 5298 Alta Lake Road	*Application withdrawn*	-
RZ1151 - 8629 Forest Ridge Dr.	2 market townhomes & 2 employee restricted townhomes	16
RZ1152 - 2028 Rob Boyd Way	2 shared apartments (or 1 dormitory)	8 (or 2)
RZ1153 - 8975 Highway 99 ('Rainbow Ridge')	99 apartments & 48 dorm beds	339
RZ1154 - 1525 Highway 99 ('Zen Lands')	*Application withdrawn*	-
RZ1155 - 2671 Highway 99 ('Interlakes')	69 apartments	~173
Total		~880

See Appendix "A" for an overview map of the project locations.

The updated submittals received in August included cover letters, site plans, elevations, renderings, pro formas, and preliminary studies addressing traffic, services, and environmental protection. The pro formas set out development costs, operating costs, projected revenues projected return on investment, and proposed rental rates for each project. This confidential information is currently under review with an independent third party, and will be used to provide certainty that those projects that are authorized to proceed are feasible and will be able to achieve the proposed rental rates, and that the returns and rents are reasonable.

Analysis and Recommendations

The seven revised applications were reviewed against the guidelines previously endorsed by Council and OCP policies. These guidelines and policies were synthesized into 18 criteria. For each criterion, the proposal was assigned one of three values:

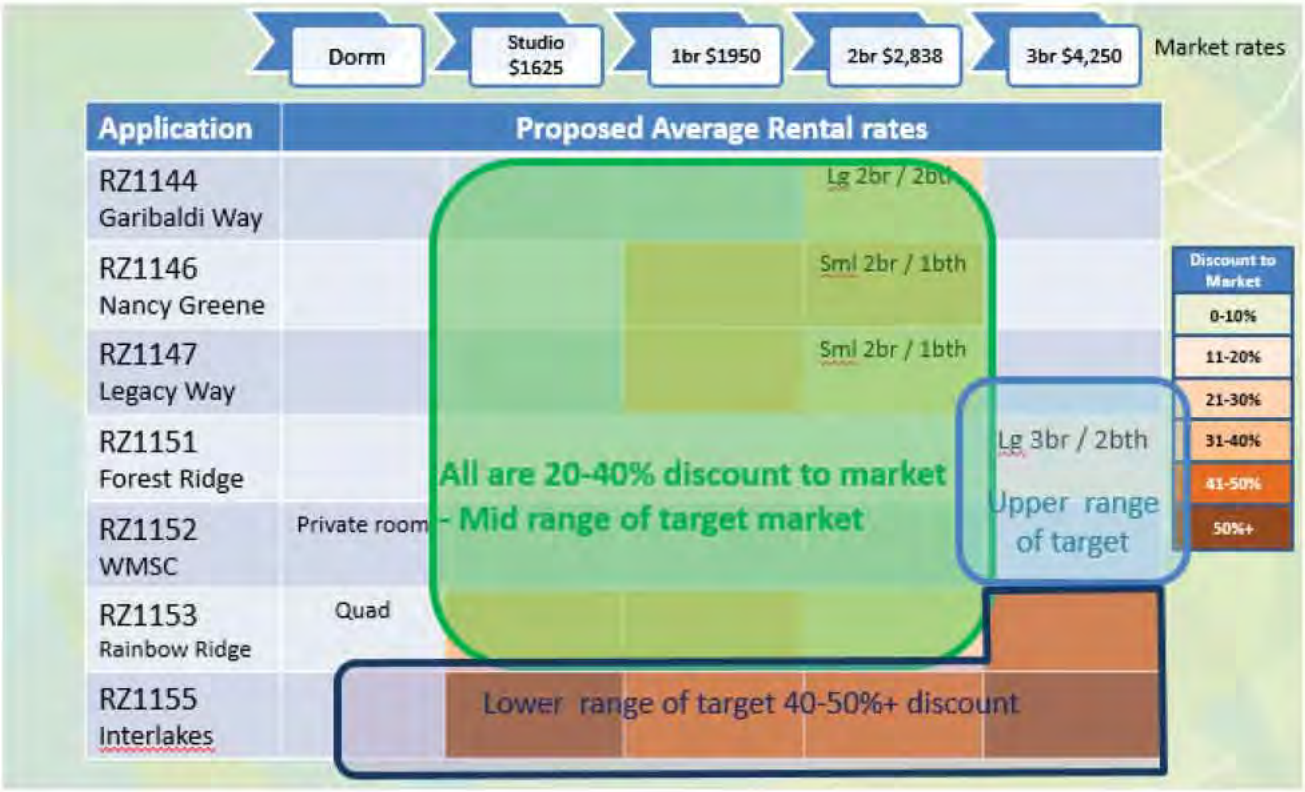
Table 2. Interpretation

Value	Interpretation
√	Meets the criterion.
Partial	Meets some aspects of the criterion.
X	Does not meet the criterion.

Proposed rental rates for each of the seven private employee housing proposals were assessed against current advertised market rents in Whistler. The proposed rental rates are categorized as follows:

- 0 - 20% discount from market rates (upper target range),
- 20 - 40% discount from market rates, and,
- 40 - 55% discount to market.

The diagram below shows how each of the unit types offered under the seven private employee housing proposals falls into the three affordability categories. (Insufficient information was available to categorize the dorm units.)



The most recent Census data indicates that there are a significant number of Whistler households who currently live in rental homes and would fall into each of these affordability categories, evidencing the potential demand for the various products.

The paragraphs below summarize the seven development proposals received under the Private Employee Housing Initiative and the staff recommendations for each of the proposals. Appendix "B" provides additional detail on the staff analysis, including proposed project development statistics and the review of the proposals relative to the evaluation criteria. Appendix "C" provides a comparative overview of all seven proposals relative to the criteria and a summary of bed units and staff recommendations.

RZ1144 - 2077 Garibaldi Way

RZ1144 is a proposal for two 24-unit, 3-story apartment buildings in the Nordic neighbourhood. All units have two-bedrooms, two bathrooms, in suite washer and dryer, storage, and a balcony. The proposal features both surface and underground parking, and a small green space in the southeast corner of the property. Seventy-seven parking stalls are provided, which meets the requirements of the Zoning Bylaw. No variances are requested as part of the preliminary application materials.

The following table provides an overview of the development statistics for RZ1144. (The May 2018 proposal was the initial submission. The August 2018 submission reflects changes in the proposal to better meet the evaluation criteria and address staff comments.)

Table 3. RZ1144 Development Proposal

	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed	Height	Floor Space Ratio (FSR)
May 2018 Proposal	RS-E1 Zone (Residential Single Estate One)	0.98	74 apartments	222	14.5 m (4 stories + under-ground parking)	0.72
August 2018 Proposal			48 apartments	144	10.6 m (3 stories + under-ground parking)	0.4

See Appendix "B", Table 1 for a detailed staff evaluation of the proposal, and Appendix "D" for the preliminary plans, renderings, and elevations for this application. For comparison, the submittal materials include a map showing the distribution of density within the surrounding neighbourhood.

The proposed development is in close proximity to transit and services, provides a 20 metre forested buffer on Highway 99, has limited visual impacts for neighbouring properties, and has proposed rents in the range of 20-40 percent less than market rates. The density of the proposal is consistent with the density of other multifamily developments in the Nordic neighbourhood, and local roads have sufficient capacity to accommodate the additional traffic.

A concern identified is related to traffic and access to the southbound lane on Highway 99 from Nordic Drive. The preliminary traffic study submitted by the applicant, conducted for peak hour traffic, suggests that the proposed development will not affect the current level of service at the intersection of Nordic Drive and Highway 99, and for the three local road intersections in the vicinity of the proposed development. However, the wait time for the southbound turn movement onto Highway 99 from Nordic Drive is currently performing below a desirable level of service, and the wait time is expected to increase with the proposed development. The traffic study recommends further review to provide improved left turn access to Highway 99 and mitigate impacts to the neighbourhood. Another concern

identified with the proposal is the limited usable green space provided, although there will be a significant green buffer area that is to be re-vegetated and maintained within the 20 metre highway buffer along the highway corridor. There appears to be some potential to revise the site plan and expand the green space provided.

Based on the evaluation criteria and staff analysis, staff recommend that this application be considered for further review and processing.

RZ1146 - 7104 Nancy Greene Drive

RZ1146 is a proposal for a 47-unit, 4-story apartment building in the White Gold neighbourhood. A mix of units are proposed: one-bedroom, one-bedroom with a flex room (i.e. a study or storage room), two-bedrooms, and two-bedrooms with a flex room. All units have in-suite laundry and a balcony. The one-bedroom units will have access to a storage room outside of their unit.

The proposal features both surface and underground parking, and a small community garden area above the parkade. Sixty-two parking stalls are provided, which meets the requirements of the Zoning Bylaw. The proposed development is located within the 20 metre buffer adjacent to Highway 99, in a previously disturbed area. The 20 metre buffer along Highway 99 was cleared of vegetation in the past, similar to many of the parcels surrounding the Nesters commercial node. Given this context and the location on the corner of the Highway 99 intersection staff support the proposed reduction to the highway buffer, with landscaping provided to screen the development as much as possible. Staff note that the adjacent multi-family development, Fitzsimmons Walk, also has a reduced highway buffer.

The following table provides an overview of the development statistics for RZ1146.

Table 4. RZ1146 Development Proposal

	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed	Height	FSR
May 2018 Proposal	RS-E1 Zone (Residential Single Estate One)	0.28	65 apartments	184	14.0 m (5 stories + under-ground parking)	1.8
August 2018 Proposal			47 apartments	122	11.0 m (4 stories + under-ground parking)	1.3

See Appendix "B", Table 2 for a detailed staff evaluation of the proposal, and Appendix "E" for the preliminary plans, renderings, and elevations.

The proposed development is in close proximity to transit and services for residents utilizes a previously disturbed site located in very close proximity to the Village core, and proposes affordable rents in the range of 20-40 percent less than market rates.

Issues identified for the proposal include the scale and massing of the proposed building and the limited green space with minimal opportunity for buffering along Highway 99. Although the revised proposal reduced the proposed building by one floor to be consistent with the maximum height of the adjacent Fitzsimmons Walk development, the building scale and massing is still larger than the individual

Fitzsimmons Walk buildings. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site, however, further review of building scale and massing is warranted should the proposal proceed for further consideration.

Based on the evaluation criteria and staff analysis, staff recommend that this application be considered for further review and processing.

RZ1147 - 1315 Cloudburst Drive

RZ1147 requests an increase in the maximum gross floor area (GFA) of the property to allow for approximately 78 additional employee bed units beyond what is currently permitted (an increase from 2500 m^2 to 4046 m^2 GFA). The property is zoned AC3 Zone (Athletes' Centre Three). The permitted uses are: Athletes' Centre, Athletes' Centre accommodation, auxiliary buildings and uses, and parks and playgrounds.

The applicants propose a 48-unit, 4-story apartment building and an 8-unit 2-story multipurpose building in the Cheakamus neighbourhood. (Depending on the final unit sizes, the incremental density requested amounts to approximately 24 units.) A mix of one-, two-, and three-bedroom units are proposed. All units have in-suite laundry and a balcony. The proposal features both surface and underground parking, and a variety of green space, and social and recreation areas. Seventy-seven parking stalls are provided, which meets the requirements of the Zoning Bylaw. As part of the preliminary application materials, a variance is requested to accommodate parking closer than 1.5 m from the parcel line.

The following table provides an overview of the development statistics for RZ1147.

Table 5. RZ1147 Development Proposal

	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed	Height	FSR
May 2018 Proposal	AC3 Zone (Athletes' Centre Three)	0.66 ha	56 apartments (48 in 4-story building, and 8 units in 2-story building)	~78 (of 156 in total)	14 m & 7 m	0.63
August 2018 Proposal			same	same	same	same

See Appendix "B", Table 3 for a detailed staff evaluation of the proposal, and Appendix "F" for the preliminary plans, renderings, and elevations.

The proposed development is in close proximity to transit, is a previously disturbed development site with capacity for additional development, includes generous green space and social areas, and has proposed rents in the range of 20-40 percent less than market rates. The density of the proposal is consistent with the density of other multifamily developments in the neighbourhood
Based on the evaluation criteria and staff analysis, staff recommend that this application be considered for further review and processing.

RZ1151 - 8629 Forest Ridge Dr.

RZ1151 is a proposal for two market townhomes, and two employee restricted townhomes in the Alpine neighbourhood. All units have three-bedrooms, in suite washer/dryer and storage, and a balcony or terrace. The proposal features underground parking for residents, surface parking for visitors, and landscaped areas around the buildings. Ten parking stalls are provided, which meets the requirements of the Zoning Bylaw. No variances are requested as part of the preliminary application materials.

The following table provides an overview of the development statistics for RZ1151.

Table 6. RZ1151 Development Proposal

	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed	Height	FSR
May 2018 Proposal	RI1 Zone (Residential Infill One)	0.13 ha	2 market townhomes, 2 employee restricted townhomes	16 (8 employee restricted)	7.55 m	0.40
August 2018 Proposal			same	same	same	same

See Appendix "B", Table 4 for a detailed staff evaluation of the proposal, and Appendix "G" for the preliminary plans, renderings, and elevations.

The proposal is an innovative approach to applying gross floor area to the parcel, at a similar density to what is currently permitted under existing zoning. The proposed FSR (0.40) is similar but greater than that permitted under the existing zoning (0.35). The proposed four townhouse units compares with the potential for two detached dwellings with auxiliary suites under existing zoning. However, the development potential under existing zoning also permits a gross floor area exemption for in-ground basement area which generally contributes to building massing. As a result, the total floor area under existing zoning for the property could potentially be the same as that proposed.

The primary issue identified with this proposal is that two of the four townhouse units are not rent restricted employee housing units which is inconsistent with the criteria that proposed developments be 100 percent employee housing.

Based on the evaluation criteria and staff analysis, staff recommend that this application not be considered for further review and processing. However, the proposal does have potential for further consideration through the Infill Housing Initiative.

RZ1152 - 2028 Rob Boyd Way

RZ1152 requests to amend the existing zoning to permit employee housing for employees of the Whistler Mountain Ski Club, located adjacent to the existing Ski Club Cabin on the same property. The project relies on donated funds for both the planning and building stages of the project. Depending on available funding, RZ1152 proposes two options for development of the site:

- Renovating the existing ski patrollers cabin to accommodate a new dormitory with up to four double beds, or,

- Building a new chalet containing two apartments, each with shared cooking and living areas and four private bedrooms with ensuite bathrooms.

Up to twenty-six parking stalls can be provided on the site, which would meet the requirements of the Zoning Bylaw for both proposals. No variances are requested as part of the preliminary application materials. The preliminary application materials do not include a landscape plan.

The following table provides an overview of the development statistics for RZ1152.

Table 7. RZ1152 Development Proposal

	Current Zoning	Parcel Area	Dwelling Units Proposed	Bed Units Proposed	Height	FSR
May 2018 Proposal 1 (recommission existing cabin)	CC2 (Commercial Core Two)	0.57 ha	1 dormitory containing up to four double beds	2	Existing 2 storey cabin	Unchanged .016
May 2018 Proposal 2 (multi-unit chalet)	CC2 (Commercial Core Two)	0.57 ha	New 2 storey Building Containing 8 bedrooms with ensuites Total GFA: 240 m^2	8	2 storeys plus a parking level	0.20
August 28 proposal	Unchanged					

See Appendix "B", Table 5 for a detailed staff evaluation of this proposal, and Appendix "H" for the preliminary plans, renderings, and elevations.

The proposed development is in close proximity to transit and services for residents, and proposes rents up to 20 percent less than market rates, and the proposed density under each of the two potential development scenarios is compatible with the neighbourhood.

An issue identified with the proposal is the lack of a landscape plan and limited provision of green space, however, there is potential to work with the applicant and develop this aspect of the proposal. There appears to be sufficient area on the property for green space and social areas. Existing agreements currently registered on the property title would need to be revisited. Based on the evaluation criteria and staff analysis, staff recommend that this application be considered for further review and processing.

RZ1153 - 8975 Highway 99 ('Rainbow Ridge')

RZ1153 is a proposal for three apartment buildings (3 and 4 stories) with 99 apartments and 48 dormitory beds to be constructed adjacent to the Rainbow neighbourhood. A mix of units are proposed: dorm beds, studios, and one-, two-, and three-bedroom apartments. All units have in-suite laundry and a balcony. The proposal features both surface and underground parking, treed buffer areas, multiple trail connections, green space/recreation areas, and protection of the riparian area on the property. 240 parking stalls are provided, which meets the requirements of the Zoning Bylaw. No variances are requested as part of the preliminary application materials.

The following table provides an overview of the development statistics for RZ1153.

Table 8. RZ1153 Development Proposal

	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed	Height	FSR
May 2018 Proposal	RS-E1 Zone (Residential Single Estate One)	5.66	105 apartments + 45 dorms	354	16.4 m (3 stories + parking)	0.24
August 2018 Proposal			99 apartments + 48 dorm beds	339	15.6-19.0 m (3 & 4 stories + parking)	0.23

See Appendix "B", Table 6 for a detailed staff evaluation of the proposal, and Appendix "I" for the preliminary plans, renderings, and elevations.

The proposed development is in close proximity to transit and services for residents, includes generous green space and social areas, preserves the riparian area on the property, provides trail connectivity, and has proposed rents in the range of 20-40 percent less than market rates.

A significant concern with the proposal is the size of the proposed development and number of dwelling units relative to the limited access to the proposed development. Ministry of Transportation and Infrastructure (MOTI) staff have indicated that developing a new access road off of Highway 99 would not be considered. Therefore all traffic associated with this proposal would be routed through the existing Rainbow neighbourhood.

Although the preliminary traffic analysis submitted indicates that the local roads and intersection at Highway 99 have sufficient capacity to handle the additional traffic generated by the proposed development, staff has concerns related to the proposed access points (Ski Jump Rise and Black Bear Ridge) both of which are strata roads. Though these strata roads have easements for access to the Rainbow Ridge site, staff have determined that Black Bear Ridge is too narrow to support the increase in traffic, and that Ski Jump Rise would likely require some type of upgrade in order to function as the primary access. Single access via Ski Jump Rise is a relatively long access route through the Rainbow neighbourhood which would see a relatively significant increase in traffic volumes associated with the proposed development. The proposed development is significant in scale relative to the existing Rainbow neighbourhood with 99 apartment units plus 48 dormitory beds proposed, as compared to approximately 300 total dwelling units for the existing Rainbow neighbourhood at buildout.

Another significant concern identified with the proposal is the disturbance of a green field site, which is not consistent with the evaluation criteria for the Private Employee Housing Initiative which state support for use of previously disturbed sites, and sites that require minimal alteration and disruption. To accommodate the proposed development significant excavation and grading would be required, as well as removal of mature trees, and construction of extensive area of roadway and surface parking. The preliminary engineering brief also indicates that significant upgrades may be required to infrastructure and services for the proposed development.

Based on the evaluation criteria and staff analysis, staff recommend that this application not be considered for further review and processing.

RZ1155 - 2671 Highway 99 ('Interlakes')

RZ1155 is a proposal for a three-story 69-unit apartment building to be constructed adjacent to Highway 99, north of the Creekside neighbourhood. A mix of units are proposed: studios, and one-, two-, and three-bedroom apartments, including some accessible units. All units have in-suite laundry and a balcony. The proposal features two levels of underground parking, a roof top garden area, outdoor terraces, and convenient access to the Valley Trail. Seventy-six parking stalls are provided, which likely meets the requirements of the Zoning Bylaw - the exact parking requirement for the development depends on the size of the units proposed, which is yet to be determined. No variances are requested as part of the preliminary application materials.

The following table provides an overview of the development statistics for RZ1155.

Table 9. RZ1155 Development Proposal

	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed	Height	FSR
May 2018 Proposal	RS-E1 Zone (Residential Single Estate One)	1.73	97 apartments + 1 dorm	246	(5 stories + 3 u/g parking levels)	0.37
August 2018 Proposal			69	~173	10.7 m (3 stories + 2 u/g parking levels)	0.42

See Appendix "B", Table 7 for a detailed staff evaluation of this proposal, and Appendix "J" for the preliminary plans, renderings, and elevations.

The proposed development offers convenient access to the Valley Trail, provides green space and social areas, preserves the riparian areas on the property, proposes a Passive House standard of construction with associated savings on energy costs, and has proposed rents in the range of 40-55 percent less than market rates.

A significant issue associated with the proposal is that MOTI staff have indicated that full, 4-way access off of Highway 99 will not be supported for this development. Limited two-way access to the site (right in and right out) is not supported by staff, considering the scale of development proposed. Highway access remains a significant outstanding issue, and therefore the evaluation criteria of easy access from the adjacent roadway is not met.

Other issues identified include disturbance of the 20 m vegetated buffer along Highway 99. The parcel falls within a section of the Highway 99 corridor that is largely forested, has limited visual impacts from residential development and has considerable scenic value. RZ1155 proposes that a portion of the 20 m buffer be developed (the building sits eight metres from the highway right-of-way), which is not consistent with the character of the treed corridor and the OCP policy of retaining a 20 m vegetated buffer along Highway 99.

Additionally, an amendment of the OCP would be required in order for this proposal to proceed. The parcel does not fall within an area designated for residential development under Schedule B of the OCP, so an amendment to the Schedule would be required. Although the proposed development is located next to the Alpine 68 multifamily complex, the site is largely surrounded by undeveloped lands and is not considered to fall within a recognized neighbourhood area.

Based on the evaluation criteria and staff analysis, staff recommend that this application not be considered for further review and processing.

Summary of Staff Analysis and Recommendations

See Appendix "C" 'Evaluation Summary Table' for an overview of how each proposal meets the 18 criteria. The table indicates that four applications are recommended for further review and processing:

- RZ1144 - 2077 Garibaldi Way,
- RZ1146 - 7104 Nancy Greene Drive,
- RZ1147 - 1315 Cloudburst Drive, and,
- RZ1152 - 2028 Rob Boyd Way,

These four applications represent a total of 352 bed units.

Appendix "J" also indicates that three of the applications have significant areas of inconsistency with the criteria, and/or have significant obstacles to successful completion. These three proposals are not recommended for further review and processing:

- RZ1151 - 8629 Forest Ridge Drive,
- RZ1153 - 8975 Highway 99, and,
- RZ1155 - 2671 Highway 99.

Next Steps

Any applications that receive approval by Council for further consideration would then follow the standard rezoning process.

WHISTLER 2020 ANALYSIS

See Administrative Report No. 18-040 for an analysis of the Private Sector Employee Housing Initiative against Whistler 2020 strategies.

OTHER POLICY CONSIDERATIONS

Compliance with Zoning and Parking Bylaw No. 303, 2015 regulations and other RMOW policies will continue to be assessed as part of the zoning amendment process.

BUDGET CONSIDERATIONS

All costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees will be paid by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

At the time a rezoning application is submitted and received by the Planning Department, a rezoning application sign must be posted on the property within seven days. Consistent with standard practice, these applications are also identified in the applications register posted on the municipal website.

Any correspondence received from members of the public becomes part of the rezoning application file for staff and Council consideration. To date, correspondence has been received respecting RZ1144, RZ1146 and RZ1151 and this correspondence is attached as Appendix “K”.

For any proposals that are recommended for further review and processing, staff also recommend a public information meeting be held respecting each, in advance of bringing forward a zoning amendment bylaw for consideration of first and second readings by Council. Any proposed zoning amendment bylaw would be also be subject to a Public Hearing, adhering to statutory public notice requirements, prior to Council consideration of third reading of the Bylaw.

SUMMARY

The purpose of this Report is to provide Council with an overview of the revised preliminary rezoning applications received August 2018 for the Private Sector Employee Housing Initiative and provide recommendations on applications for further review.

Respectfully submitted,

Amica Antonelli
PLANNER

and
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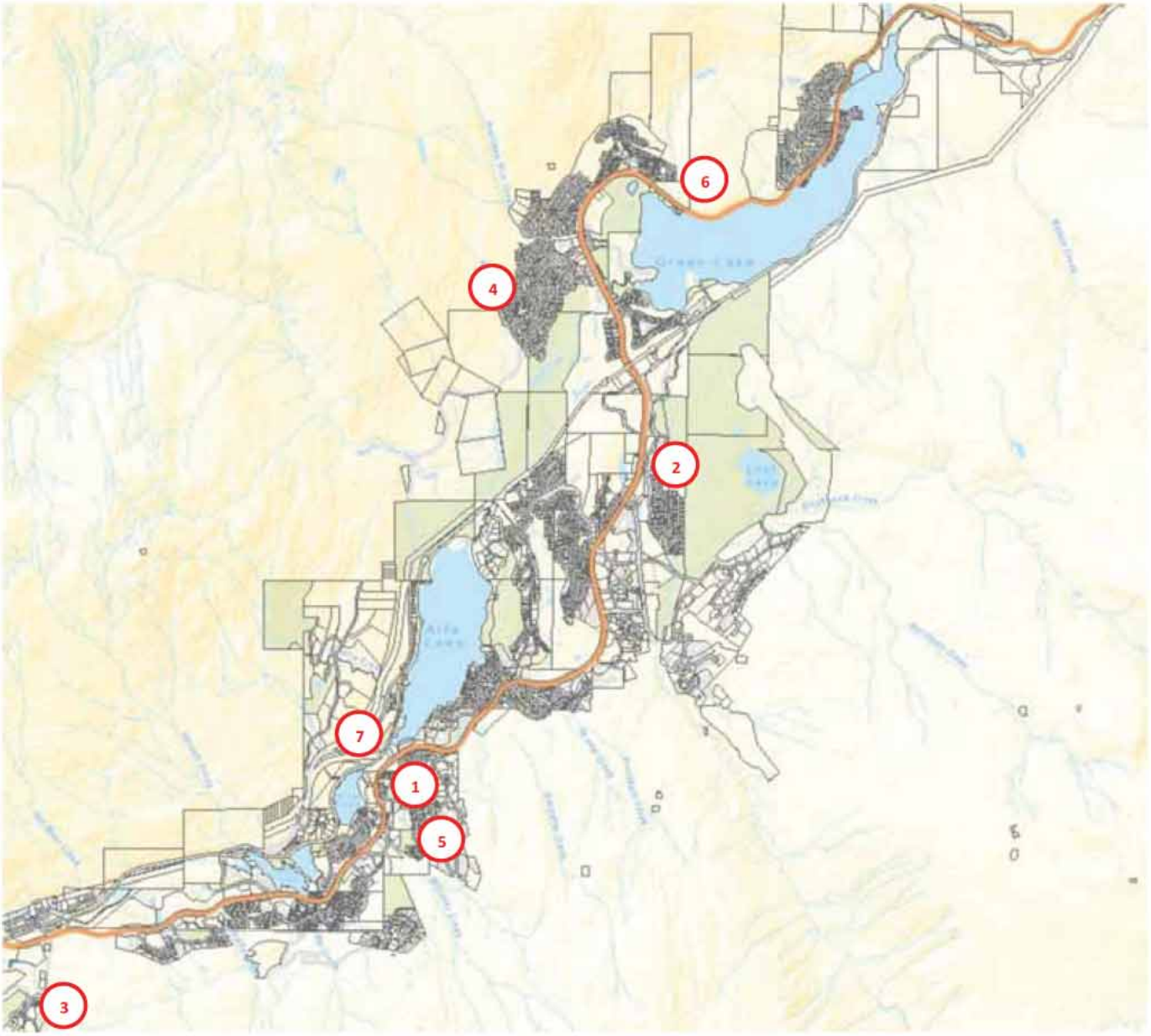
PLANNER

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix "A" – Overview Map of Proposal Locations

1. 2077 Garibaldi Way (RZ1144)
2. 7104 Nancy Greene Drive (RZ1146)
3. 1315 Cloudburst Drive (RZ1147)
4. 8629 Forest Ridge Drive (RZ1151)
5. 2028 Rob Boyd Way (RZ1152)
6. 8975 Highway 99 (RZ1153)
7. 2671 Highway 99 (RZ1155)



Appendix "B" – Proposal Evaluation Tables

Table 1. RZ1144 - 2077 Garibaldi Way - Analysis & Staff Comments

RZ1144 - Summary of Proposed Development	
Number of Dwelling Units	48 Apartments
Number of Bed Units	144
Site Area	8841 m^2
Total Gross Floor Area	3523 m^2
Floor Space Ratio	0.398
Proposed Setbacks	20 m from HWY 99 7.6 m from other two sides
Unit Mix/ Unit Size	48 - 2BR units @ 73.4 m^2 each
Total Parking Provided	77 stalls
Surface Parking	25 stalls
Underground Parking	52 stalls

Evaluation Criteria	RZ1144 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	√
100% rental housing.	Proposal complies with requirement.	√
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 20-40% below market value. All units have two bedrooms & two bathrooms, which meets the housing demand identified by the WHA.	√
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	√
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located within the Nordic neighbourhood.	√
Densities and scale consistent with neighbourhood.	The scale of the proposal (FSR 0.40) is consistent with other multi-family developments in the neighbourhood. The neighbourhood includes a range of multi-family developments with FSRs primarily ranging from 0.3 to 0.4 (Staff note that the Whistler Vale property has an estimated FSR of approximately 1.0)	√
Walking distance to transit, trails, amenities, and services.	The lands are located 310 m from transit and 1020 m from services.	√
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed. The proposed development will include revegetation of the 20 metre highway buffer area	√
Views and scenery are preserved.	The lands are located in a depression, allowing the 3-story building to be constructed with reduced visual impact on the neighbourhood and adjacent properties. The treed buffer on the edge of the property will be preserved and/ or reinstated screening the development from Highway 99.	√

Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer is still required.	√
Additional traffic volumes do not exceed service capacity.	The preliminary traffic impact assessment indicates that the local roads have sufficient capacity to handle the additional traffic generated by the proposed development. However, the intersection at Highway 99 and Nordic Drive is currently performing below a desirable level of service respecting wait times to access the southbound lane on Highway 99 from Nordic Drive during the PM peak hour (4 PM to 5 PM). The study indicates that although wait time for the above will increase with the development, all movements will continue to operate at the same level of service as without the development. Further review to provide improved left turn access from Nordic Drive is warranted.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	√
Site Planning		
Adequate green space is provided.	Approximately 506 m^2 of useable green space is provided. This is at the lower end of green space provided, compared to the six other proposals. If this proposal moves forward, staff would work with the applicant to adjust the parking layout and increase the amount of green space on the site. Note that the usable green space is in addition to the significant tree buffer area within the 20 metre Highway buffer.	Partial
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. 77 parking stalls are provided	√
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	√
20 m buffer on Hwy 99 is preserved.	Proposal complies with requirement.	√
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Each unit has in-suite laundry.	√
Achieves RMOW green building standards.	If this proposal moves forward, staff would work with the applicant to establish green building goals for the development and have these commitments appended to title via covenant, as per the Green Building Policy.	√

Table 2. RZ1146 - 7104 Nancy Greene Drive - Analysis & Staff Comments

RZ1146 - Summary of Proposed Development	
Number of Dwelling Units	47 Apartments
Number of Bed Units	122
Site Area	0.28 ha
Total Gross Floor Area	3412 m^2
Floor Space Ratio	1.3
Proposed Setbacks	22 m from Nancy Green Drive (front) 6.0 m rear 7.5 m side @ Fitzsimmons Walk 3.0 m side @ HWY 99
Unit Mix/ Unit Size	31 - 1BR units ranging from 43 m^2 to 61 m^2 16 - 2BR units @ 68 m^2
Total Parking Provided	62
Surface Parking	18
Underground Parking	44

Evaluation Criteria	RZ1146 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	√
100% rental housing.	Proposal complies with requirement.	√
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 20-40% below market value. A mix of units are proposed that meet the housing demand identified by the WHA: one-bedroom, one-bedroom with a flex room, two-bedrooms, and two-bedrooms with a flex room.	√
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	√
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located within the White Gold neighbourhood.	√
Densities and scale consistent with neighbourhood.	Although the revised proposal reduced the proposed building by one floor to be consistent with the maximum height of the adjacent Fitzsimmons Walk development, the building scale and massing is still larger than the individual Fitzsimmons Walk buildings. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site, however, further review of building scale and massing is warranted should the proposal proceed for further consideration.	Partial
Walking distance to transit, trails, amenities, and services.	The lands are located 115 m from transit and 180 m from services.	√
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed.	√
Views and scenery are preserved.	Views from adjacent buildings are preserved. The treed buffer on the east edge of the property will be preserved	√

	to the greatest extent possible. A small landscaped buffer will be planted between the building and Highway 99.	
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.	√
Additional traffic volumes do not exceed service capacity.	The immediately adjacent highway intersection is signalized. A traffic impact assessment by the applicant's engineer will be required to confirm additional traffic volumes do not exceed service capacity.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	√
Site Planning		
Adequate green space is provided.	Approximately 280 m^2 of green space is provided. This is at the lower end of green space provided relative to the six other proposals received. There is limited potential to expand on this, however, if the proposal moves forward staff would work with the applicant to increase the amount of green space to the greatest extend possible.	Partial
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. 62 parking stalls are provided.	√
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	√
20 m buffer on Hwy 99 is preserved.	The 20 m buffer along Highway 99 was cleared of vegetation in the past, similar to many of the parcels surrounding the Nesters commercial node. Given this context and the location on the corner of the Highway 99 intersection staff support the proposed reduction to the highway buffer, with landscaping provided to screen the development as much as possible. Staff note that the adjacent multi-family development, Fitsimmons Walk, also has a reduced highway buffer.	X
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Each unit has in-suite laundry.	√
Achieves RMOW green building standards.	A high standard of energy efficiency is proposed. If the proposal moves forward staff would work with the applicant to have green building commitments appended to title via covenant, as per the Green Building Policy.	√

Table 3. RZ1147 - 1315 Cloudburst Dr. - Analysis & Staff Comments

RZ1147 - Summary of Proposed Development	
Number of Dwelling Units	56 Apartments
Number of Bed Units	78
Site Area	0.66 ha
Total Gross Floor Area	4046 m^2
Floor Space Ratio	0.63
Proposed Setbacks	9.5 m from Legacy Way (front) 6.0 m from all other lot lines 4.0 m between principal buildings
Unit Mix/ Unit Size	16 - 1BR @ 41 m^2 36 - 2BR ranging from 60 m^2 to 77 m^2 4 - 3BR @ 109 m^2
Total Parking Provided	77
Surface Parking	15
Underground Parking	62

Evaluation Criteria	RZ1147 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions. *(The existing zoning for this property permits 2500 m^2 of employee housing. The total number of bed units proposed is 156, approximately 78 of which are proposed as an incremental increase in density. The applicant commits to employee house restrictions as per the WHA requirements on 100% of the incremental density (~78 bed units).	√*
100% rental housing.	Proposal complies with requirement.	√
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 20-40% below market value. A mix of one, two, and three-bedroom units are proposed, which meets the housing demand identified by the WHA.	√
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	√
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located within the Cheakamus neighbourhood.	√
Densities and scale consistent with neighbourhood.	The scale of the proposal (FSR 0.63, 14 m height) is consistent with other adjacent multi-family developments along Legacy Way in the core of the neighbourhood. (For example, 1020 Legacy Way has a FSR of 1.15 and a height of 15.8 m)	√
Walking distance to transit, trails, amenities, and services.	The lands are located 50 m from transit and 280 m from services.	√
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed. Clearing and grading of the site was approved under a previous development permit.	√

Views and scenery are preserved.	Views from adjacent buildings are preserved. The forest knoll on the north side of the property will be preserved to the greatest extent possible.	√
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.	√
Additional traffic volumes do not exceed service capacity.	The proposed development is considered incremental by staff and the nearest highway intersection is signalized. A traffic impact assessment by the applicant's engineer will be required to confirm additional traffic volumes do not exceed service capacity.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	√
Site Planning		
Adequate green space is provided.	Approximately 1791 m^2 of green space is provided. This is at the higher end of green space provided, compared to the other proposals received.	√
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. 77 parking stalls are provided.	√
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	√
20 m buffer on Hwy 99 is preserved.	N/A	√
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Storage lockers are provided in the underground parking. Each unit has in-suite laundry.	√
Achieves RMOW green building standards.	If the proposal moves forward staff would work with the applicant to establish green building goals for the development and have these commitments appended to title via covenant, as per the Green Building Policy.	√

Table 4. RZ1151 - 8629 Forest Ridge Drive - Analysis & Staff Comments

RZ1151 Summary of Proposed Development	
Number of Dwelling Units	4
Number of Bed Units	16
Site Area	1336 m^2
Total Gross Floor Area	535 m^2
Floor Space Ratio	0.40
Proposed Setbacks	7.6 m from Forest Ridge Drive (front) 6.0 m sides 7.6 m rear
Unit Mix/ Unit Size	2 – 3BR market town homes @ 134 m^2 2 – 3BR employee town homes @ 134 m^2
Total Parking Provided	10 stalls
Surface Parking	2 stalls
Underground Parking	8 stalls

Evaluation Criteria	RZ1151 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal does not comply with the requirements for a Housing Agreement Bylaw and employee restrictions to be registered on title of all units proposed. Two of the townhouse units would be for market-priced sales or rental.	X
100% rental housing.	Proposal does not comply with requirement. Two of the townhouse units would be for market-priced sales or rental.	X
Achieves housing affordability objectives & meets demand for housing type.	The proposed rental rates are 15-20% below market value. All townhouse units have three-bedrooms, which meets the housing demand identified by the WHA.	Partial
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	√
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located within the Alpine neighbourhood.	√
Densities and scale consistent with neighbourhood.	The scale of the proposal (FSR 0.40, height 7.55 m) is similar but greater than what the existing zoning allows for (0.35 FSR). The proposed four townhouse units compares with the potential for two detached dwellings with auxiliary suites under existing zoning. The development potential under existing zoning also permits a gfa exemption for in-ground basement area which contributes to building massing. As a result the total floor area under existing zoning could potentially be the same as that proposed.	Partial
Walking distance to transit, trails, amenities, and services.	The lands are located 300 m from transit, 700 m from Meadow Park Sports Centre and 900 m from Alpine Market.	√
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed. There is an existing cabin on the property. Some mature trees would be removed to accommodate the redevelopment.	√

Views and scenery are preserved.	Views from adjacent buildings and the street would be largely preserved. Trees on the periphery of the property will be retained to the greatest extent possible and landscaped buffers installed as per the plans.	√
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.	√
Additional traffic volumes do not exceed service capacity.	The proposed development is considered incremental by staff and the nearest highway intersection is signalized. A traffic impact assessment by the applicant's engineer will be required to confirm additional traffic volumes do not exceed service capacity.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	√
Site Planning		
Adequate green space is provided.	Due to the density of the proposal, limited green space is proposed. Mature trees and landscaped areas are located at the rear and edges of the parcel.	Partial
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. Eight parking stalls are provided.	√
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	√
20 m buffer on Hwy 99 is preserved.	N/A	√
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Each unit has in-suite laundry and storage.	√
Achieves RMOW green building standards.	If the proposal moves forward Staff would work with the applicant to establish green building goals for the development and have these commitments appended to title via covenant, as per the Green Building Policy.	√

Table 5. RZ1152 - 2028 Rob Boyd Way - Analysis & Staff Comments

RZ1152 Summary of Proposed Development		
	Proposal 1 – Recommission existing old cabin	**Proposal 2** – Develop new cabin
Number of New Dwelling Units	1	2
Number of New Bed Units	2	8
Site Area	5690 m^2	5690 m^2
Total New Gross Floor Area	None (recommissioning existing unused cabin)	240 m^2
Floor Space Ratio	0.16	0.20
Proposed Setbacks	unchanged	5.7 m from new building to northwest parcel line, otherwise unchanged.
Unit Mix/ Unit Size	I dormitory containing up to four double beds	2 - 4BR apartments @ 120 m^2
Total Parking Provided	24	26
Surface Parking	24	22
Underground Parking	0	4

Evaluation Criteria	RZ1152 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	√
100% rental housing.	Proposal complies with requirement.	√
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are potentially 0-20% below market value (comparative data is lacking, so this categorization is an estimate). A dormitory, or two shared four-bedroom apartments are proposed, both of which meet the housing demand identified by the WHA.	√
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	√
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located within the Creekside neighbourhood.	√
Densities and scale consistent with neighbourhood.	The scale of the proposal (FSR 0.20, two stories above ground level parking) is consistent with the development potential of the steep terrain, as well as other multi-family and commercial buildings in the neighbourhood, which have a range of building types and massing.	√
Walking distance to transit, trails, amenities, and services.	The lands are located 50 m from transit and 120 m from the Franz's Trail commercial core.	√
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed (there are two existing buildings on the property). Some mature vegetation would likely be removed to accommodate redevelopment.	√

Views and scenery are preserved.	Views from adjacent buildings and the street are preserved. Mature vegetation on the property will be preserved to the greatest extent possible.	√
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.	√
Additional traffic volumes do not exceed service capacity.	The proposed development is incremental and the nearest highway intersections are signalized. A traffic impact assessment by the applicant's engineer will be required to confirm additional traffic volumes do not exceed service capacity.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	√
Site Planning		
Adequate green space is provided.	Limited green space is proposed. If this proposal moves forward, staff would work with the applicant to increase the amount of green/social space.	Partial
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. Up to ten parking stalls can be provided.	√
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	√
20 m buffer on Hwy 99 is preserved.	N/A	√
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Shared laundry is provided for.	√
Achieves RMOW green building standards.	If this proposal moves forward, staff would work with the applicant to establish green building goals for the development and have these commitments appended to title via covenant, as per the Green Building Policy.	√

Table 6. RZ1153 - 8975 Highway 99 ('Rainbow Ridge') - Analysis & Staff Comments

RZ1146 - Summary of Proposed Development		
Number of Dwelling Units	99 Apartments & 48 Dormitory Beds	
Number of Bed Units	339	
Site Area	5.66 ha	
Total Gross Floor Area	11,417 m^2	
Floor Space Ratio	0.23	
Proposed Setbacks	20 m from HWY 99 10 m from all other sides	
Unit Mix/ Unit Size	21 – Studio @ 36 m^2 33 – 1BR @ 48 m^2 36 – 2BR ranging from 62 m^2 to 71 m^2 9 – 3BR @ 86 m^2 48 Dormitory Beds (80 m^2)	
Total Parking Provided	240	
Surface Parking	115	
Underground Parking	125	
Evaluation Criteria	**RZ1153 - Analysis & Staff Comments**	**Evaluation**
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	√
100% rental housing.	Proposal complies with requirement.	√
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 20-40% below market value. A mix of units are proposed: dorm beds, studios, and one-, two-, and three-bedroom apartments, all of which meet the housing demand identified by the WHA.	√
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	√
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located on the periphery of the Rainbow neighbourhood.	√
Densities and scale consistent with neighbourhood.	The proposed development is of significant scale with 99 apartment units plus 44 dormitory beds proposed, which compares to approximately 300 total dwelling units for the Rainbow neighbourhood at buildout. The buildings proposed have a height of 15.6 to 18.9 m (3 & 4 stories above underground parking, FSR 0.23). The buildings are largely consistent with the scale of the buildings in the commercial core of the neighbourhood (i.e. Lot 9, residential above commercial, maximum height 16 m). However, the neighbourhood has an established gradient of density, with the denser multifamily buildings in the commercial core, and duplexes and single-family dwellings located closer to the periphery of the neighbourhood. The closest neighbouring buildings to the subject parcel are single family homes, which have a maximum FSR of 0.4 and maximum height of 7.6 m.	Partial

Walking distance to transit, trails, amenities, and services.	The lands are located 405 m from transit and 195 m from services.	√
Previously disturbed site or site requiring minimal alteration.	The site is not previously disturbed. Clearing and grading of the site would result in the loss of mature forest.	X
Views and scenery are preserved.	Views from Whistler/Blackcomb and Green Lake would be affected by this proposal. The buildings proposed present the longest façade to the south in order to optimize views and solar exposure, but this will also result in visual impacts from view points across the valley. The proposal does attempt to mitigate these impacts through the retention of forested buffer strips, in widths sufficiently wide to ensure the health of the trees.	Partial
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief indicates that the proposal can be serviced with the water, sewer, and storm drainage infrastructure at lot line, but that significant upgrades may be required.	Partial
Additional traffic volumes do not exceed service capacity.	Ministry of Transportation and Infrastructure (MOTI) staff have indicated that developing a new access road off of Highway 99 would not be considered. The preliminary traffic analysis indicates that the local roads and intersection at Highway 99 have sufficient capacity to handle the additional traffic generated by the proposed development. Two access points are proposed, one via Ski Jump Rise and the second via Black Bear Ridge. Both are strata roads. Staff have determined that Black Bear Ridge is too narrow to support the increase in traffic, and that Ski Jump Rise would likely require some type of upgrade in order to function as the primary access. Single access via Ski Jump Rise is a relatively long access route through the Rainbow neighbourhood which would see a relatively significant increase in traffic volumes associated with the proposed development.	Partial
Site is easily accessible from adjacent roadway.		Partial
Site Planning		
Adequate green space is provided.	Approximately 4330 m^2 of green space is provided. This is at the higher end of green space provided, compared to the other proposals received.	√
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. 240 parking stalls are provided.	√
Minimal impacts on any environmentally sensitive lands.	The proposal would result in the removal of some areas of mature forest. Riparian areas are protected.	Partial
20 m buffer on Hwy 99 is preserved.	Proposal complies with requirement.	√
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Each unit has in-suite laundry.	√
Achieves RMOW green building standards.	If this proposal moves forward, staff would work with the applicant to establish green building goals for the	√

	development and have these commitments appended to title via covenant, as per the Green Building Policy.	

Table 7. RZ1155 - 2671 Highway 99 ('Interlakes') - Analysis & Staff Comments

RZ1146 - Summary of Proposed Development	
Number of Dwelling Units	69 Apartments
Number of Bed Units	173
Site Area	1.73 ha
Total Gross Floor Area	7116 m^2
Floor Space Ratio	0.42
Proposed Setbacks	7.5 m from HWY 99 (front) 7.5 m from sides 15 m rear
Unit Mix/ Unit Size	39 – Bachelor @ 39 m^2 15 – 1BR @ 50 m^2 12 – 2BR @ 79 m^2 3 – 3BR @ 76 m^2
Total Parking Provided	76 plus 2 carwash stations
Surface Parking	0
Underground Parking	76

Evaluation Criteria	RZ1155 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	√
100% rental housing.	Proposal complies with requirement.	√
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 40-55% below market value. A mix of units are proposed: studios, and one-, two-, and three-bedroom apartments, including some accessible units, all of which meet the housing demand identified by the WHA.	√
Neighbourhood		
Land designated for development of residential accommodation.	Parcel does not fall within the area designated for residential development under Schedule B of the OCP. An amendment to the OCP would be required in order for this proposal to move ahead.	X
Context		
Land within or adjacent to existing neighbourhoods.	The proposed site is largely surrounded by undeveloped lands and is located along a section of the Highway 99 corridor that is largely forested with limited development. It does not fall within a recognized neighbourhood area, although the proposed development is located next to the Alpine 68 multifamily complex.	Partial
Densities and scale consistent with neighbourhood.	The scale of the proposed building (FSR 0.42, 10.7 m height, 3 stories + 2 underground parking levels) is consistent with the closest neighbouring buildings to the south (both Alpine 68 at 2010 Nita Lane and Whistler Alpine Village at 2020 Watson Way are permitted FSR 0.40 and height of 10.7 m). There are no buildings directly adjacent to the property line, rather the parcel is situated within a forested section of the Highway 99 corridor that has limited residential development. To the north, the next closest buildings are single family homes.	Partial

Walking distance to transit, trails, amenities, and services.	The lands are located 500 m from transit and 900 m from services. A comfortable walking distance standard is commonly cited as 400 m, so this property is not considered to be highly 'walkable' in terms of distance, however there is immediate access to the Valley Trail, which traverses the property.	Partial
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed. There is now extensive fill on the property. Some mature trees would be removed to accommodate the proposed development. The rock bluff immediately adjacent to the Highway would be preserved.	√
Views and scenery are preserved.	Views from Highway 99 would be impacted by this proposal, as the 20 m vegetated buffer is not preserved, which is inconsistent with the proposed development at 2077 Garibaldi Way located on the other side of the highway. The rock bluff adjacent to the highway does mitigate visual impacts to some extent.	X
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief indicates that the proposal can be serviced with the water, sewer, and storm drainage infrastructure at lot line.	√
Additional traffic volumes do not exceed service capacity.	The preliminary traffic analysis indicates that Highway 99 has sufficient capacity to handle the additional traffic generated by the proposed development.	√
Site is easily accessible from adjacent roadway.	Proposal does not comply with this requirement. The traffic analysis indicates that 4-way access to Highway 99 is possible. There is sufficient space and site lines to accommodate a northbound left turn lane and widening of the driveway to allow for left and right turn lanes out of the property. However, MOTI staff have indicated that these modifications will not be supported. Limited two-way access to the site (right in and right out) is not supported by staff considering the scale of development proposed.	X
Site Planning		
Adequate green space is provided.	Approximately 2400 m^2 of green space is provided. This is at the higher end of green space provided, compared to the six other proposals received.	√
Meets the parking requirements of the Zoning Bylaw	78 parking stalls are provided, which likely meets the requirements of the Zoning Bylaw - the exact parking requirement for the development depends on the size of the units proposed, which is yet to be determined.	√
Minimal impacts on any environmentally sensitive lands.	Riparian areas are protected.	√
20 m buffer on Hwy 99 is preserved.	Proposal does not comply with requirement. The building is located approximately 8 m from the highway right of way. This is not consistent with the neighbouring properties, or the forested nature of this section of the Highway 99 corridor.	X
Building Design		

Adequate storage and laundry facilities.	Proposal complies with requirement. Storage is provided in the underground parking. Each unit has in-suite laundry.	√
Achieves RMOW green building standards.	Passive House standards are proposed, giving this proposal the highest standard of energy efficiency and the highest environmental commitment relative to the six other proposals received. This commitment would be appended to title via covenant, as per the Green Building Policy.	√

Appendix C - Private Employee Housing Initiative - Evaluation Summary Table

Proposal Address		2077 Garibaldi Way	7104 Nancy Greene Dr.	1315 Cloudburst Dr.	8629 Forest Ridge Dr.	Rob Boyd Way	8975 Hwy 99	2671 Hwy 99
Application #		RZ 1144	RZ1146	RZ1147	RZ1151	RZ1152	RZ1153 (Rainbow)	RZ1155 (Interlakes)
Dwelling Units Proposed		48 apartments	47 apartments	56 apartments	4 townhomes	1 dorm or two apts	99 apt & 48 dorm beds	69 apartments
Bed Units Proposed		144	122	78	16	8	339	173
	Criteria for Evaluation							
Affordability	100% employee housing with registered Housing Agreement Bylaw.	√	√	√	X	√	√	√
	100% rental housing.	√	√	√	X	√	√	√
	Achieves housing affordability objectives.	√	√	√	Partial	√	√	√
Neighbourhood Context	Land designated for development of residential accommodation.	√	√	√	√	√	√	X
	Land within or adjacent to existing neighbourhoods.	√	√	√	√	√	√	Partial
	Density and scale consistent with neighbourhood.	√	Partial	√	Partial	√	Partial	Partial
	Walking distance to transit, trails, amenities, and services.	√	√	√	√	√	√	Partial
	Previously disturbed site or and site requiring minimal alteration	√	√	√	√	√	X	√
	Views and scenery are preserved.	√	√	√	√	√	Partial	X
Servicing & Traffic	Easily served by existing infrastructure and services.	√	√	√	√	√	Partial	√
	Additional traffic volumes do not exceed service capacity.	Partial	Partial	Partial	Partial	Partial	Partial	√
	Site is easily accessible from adjacent roadway.	√	√	√	√	√	Partial	X
Site Planning	Adequate green space is provided.	Partial	Partial	√	Partial	Partial	√	√
	Meets the parking requirements of the Zoning Bylaw	√	√	√	√	√	√	√
	Minimal impacts on any environmentally sensitive lands.	√	√	√	√	√	Partial	√
	20 m buffer on Hwy 99 is preserved.	√	X	√	√	√	√	X
Building Design	Adequate storage and laundry facilities.	√	√	√	√	√	√	√
	Achieves RMOW green building standards.	√	√	√	√	√	√	√
Applications Recommendation for Further Review		Recommended	Recommended	Recommended	Not Recommended	Recommended	Not Recommended	Not Recommended
# of Bed Units Recommended		144	122	78	0	8	0	0
Total Bed Units Recommended								352

August 6, 2018

Planning Department
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C. V0N 1B4

Re: **RZ 1144 2077 Garibaldi Way, Proposed Employee Housing Development, Rezoning Application Revised Submission**

We are pleased to provide our revised submission for the development of resident restricted rental housing for Whistler employees. Based on the comments received from the Planning staff, Advisory Design Panel and public we have redesigned the proposal to better align with the density and design of the surrounding neighborhood. The proposed development includes two three story building clusters with 24 units in a stacked townhouse style design. The new proposed development compares to the original proposal as follows:

	Original	Revised	Change	% Change
GFA	68,573	37,920	(30,653)	-45%
FSR	0.72	0.398	(0.322)	-45%
Units	74	48	(26)	-35%
Bed Units	222	144	(78)	-35%

All project setbacks from adjacent properties are 7.6 meters with a 20.0 meter setback from highway 99 and the maximum height has been reduced to 10.6 meters. Those changes bring the overall density and design of the project to within the parameters of neighboring properties.

	2077 Garibaldi Way (RZ1144 Proposal)	RM3 (Lupin Rock & Eva Lake Village)	RM10 (Aspen Ridge)	RM1 (Telemark 1 & Whistler West)
Use	Townhouse	Townhouse	Duplexes	Townhouse
FSR	0.398	0.30	0.40	0.40
Building Height	10.7m	10.7m	10.7m	10.7m
Setbacks F/S/R	7.6m/7.6m/20m	7.6m/7.6m/7.6m	7.6m/3.0m/7.6m	7.6m/7.6m/7.6m

Providing affordable employee housing within our community has been an integral part of our community plan and a key element in Whistler's success to date. The proposed project is a private development that will add much needed rental units for Whistler employees for decades to come. The property is a .98 ha site located in the Nordic Estates subdivision with direct access to RMOW servicing infrastructure. The site is within walking distance to key services and amenities at Creekside, is well serviced by Whistler Transit, and is complimentary to the current multifamily and residential developments within the subdivision.

The proposed project is directly aligned with the targeted outcomes in the recommendation from the Mayor's Task Force on Housing, including:

- Enhanced participation by businesses to accommodate staff
- Targeting 100% resident restricted housing to ensure ongoing availability for employee use
- More long-term security of affordable rentals for permanent resident workforce
- Shares financial risk with the private sector

The revised rezoning application submission includes:

1) Project Description – Appendix A
2) Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing – Appendix B
3) Response (with attachments) to comments received from RMOW Staff prepared by Murdoch & Company

Employee housing is critical to the long-term success of our community and the proposed project will be a positive step in adding to the permanent resident rental inventory. I look to forward to your comments and direction to move this opportunity forward.

Sincerely,

Roberto Velenosi
President
11116130 BC Ltd

Rational

*The project brings affordable employee rental housing to Whistler through a privately funded and resourced model.

*Demand for affordable employee housing in our community has been identified by council, Whistler Chamber of Commerce and the community as a key priority.

*The project will allow businesses to participate in an affordable employee housing solution by securing long term leases for key employees and build a career in our community. However we are open to making units available to the WHA list if required.

*The proposed location is close to key amenities including: Whistler transit route, valley trail, Creekside shops, restaurants and lift access.

*The lot size is unique for the area, being .98 ha., flat and in a depression, which will have minimal impact on adjacent properties. There are many other multi-family properties located in the neighbourhood.

FAQ

1. Why was this site chosen for rezoning? *The property is a .98 ha site within walking distance to the Creekside Gondola and shopping at Franz's Trail and has convenient access to Whistler transit for transportation to Whistler Village or Function Junction/Cheakamus.*

2. Why was the site disturbed prior to this proposal? *An excavation permit was initially taken out for site preparation of a single-family home. A Riparian Areas Regulation Assessment was requested by the RMOW and completed to obtain the excavation permit.*

3. The proposed density of the project appears to be inconsistent with the neighbourhood? *The density of the project was revised substantively to ensure it was consistent with other developments already existing in the neighborhood.*

	2077 Garibaldi Way (RZ1144 Proposal)	RM3 (Lupin Rock & Eva Lake Village)	RM10 (Aspen Ridge)	RM1 (Telemark 1 & Whistler West)
Use	Townhouse	Townhouse	Duplexes	Townhouse
FSR	0.398	0.30	0.40	0.40
Building Height	10.7m	10.7m	10.7m	10.7m
Setbacks F/S/R	7.6m/7.6m/20m	7.6m/7.6m/7.6m	7.6m/3.0m/7.6m	7.6m/7.6m/7.6m

4. Will this be a dorm style building for front-line and seasonal employees? *No, the project is targeted at young professionals, couples and families in supervisory, management and technical roles. The project will have 48 two-bedroom, two-bathroom units with in suite*

laundry, dishwasher, storage and a balcony or patio. The units will have occupancy capacity maximums built into the lease e.g. two-bedroom – 4 people.

5. Who can rent the units? *The concept is to lease units directly to businesses in the Whistler community to allow them an opportunity to provide housing for their mid-level employees within their overall employment packages (including rent subsidies). However, we are willing to make a portion of the units available to the WHA list if required.*

6. How much will it cost to rent a unit? *The lease rates are based on $[redacted] per sq.ft. increasing by inflation based on the RMOW guidelines, which we have anticipated at [redacted] per year. All 48 units are two-bedroom, two-bathroom units with a dishwasher, washer and dryer, storage and balcony or patio. The units are 790 sq.ft. plus a deck/patio and will rent for $[redacted] per month. That compares to market cost per RMOW of [redacted] per month.*

7. How will rates be restricted against future increases? *Rate increases will be limited to an inflationary index in perpetuity as directed by the RMOW.*

8. How will the project increase traffic in the area? *As a requirement of the proposal a traffic study has been commission to determine the impact of vehicle traffic at the Nordic Drive entry to Nordic Estates, the Whistler Road entry to Whistler Highlands. The traffic impact assessment concludes that the proposed development will have little impact on the surrounding roadway network. Furthermore, the location of the property is favourable for walking and biking with its proximity to the valley trail and commercial amenities at Creekside and has convenient access to Whistler transit service.*

9. How will increased parking on the street be managed? *The parking will be self contained on the property with 77 parking stalls for the 48 units.*

10. The Rental rates seem high why? *The rental rates reflect the cost of land and construction in todays environment. Using the affordability benchmark of 30% of income, two individuals living in a unit would have to earn approximately $45,000 each, which is slightly more than the medium income of a single person living alone per the 2015 census and within the range of the medium income of couples both with and without children in the same census. Our rental rates will be affordable to our target market of mid-level managerial or technical employees within the community. Future increases will be limited to an inflation index defined by the RMOW.*

11. Who will be able do afford these units? *We will be targeting businesses with young professionals, couples and families in supervisory, management and technical roles looking to build a career in Whistler.*

APPENDIX A

Project Description

The proposed project is located at 2077 Garibaldi Way on .98 ha of land within the Nordic subdivision. The land is currently zoned RS-E1 and is adjacent to Highway 99 and backing on to an 8-unit townhouse complex and single-family home on Garibaldi Way and Triplex housing units along Aspen Drive and Aspen Court. There is an existing tree buffer on all three sides of the site (see below).

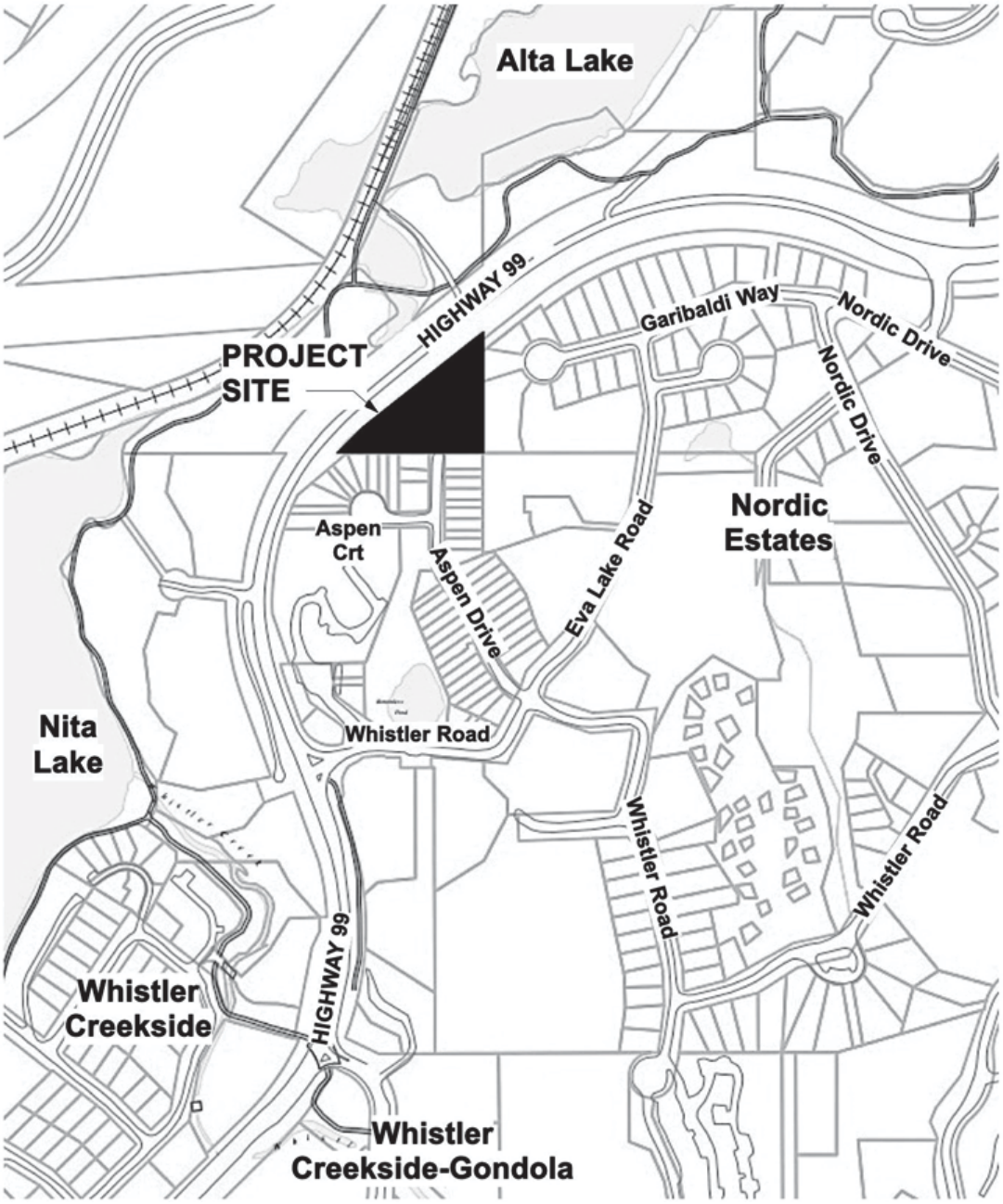
The proposed project is a 3-story stacked townhome style employee housing rental complex with 48 units in two buildings. The location of the property is ideally situated for an employee housing development as it is within walking distance to the Creekside Gondola and shopping at Franz's Trail and has convenient access to Whistler transit for transportation to Whistler Village or Function Junction/Cheakamus (see below).

The concept is to lease units directly to businesses in the community to allow them an opportunity to provide housing for their mid-level managerial and technically skilled employees. The project is targeted at young professionals, couples and families with two-bedroom, two bathroom, in suite washer and dryer, storage and spacious balconies. We are open to making a portion of the units available to the WHA list if required.

The project is consistent with the adopted guidelines for evaluating private sector rezoning applications.

Existing Site

Location Context



APPENDIX B
GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezoning's proposing new unrestricted market accommodation as part of the project are not supported.
    - The project will consist of 48 units of which 100% of the units will be available for housing Whistler employees. The maximum rent will be restricted through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler.

2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.
    - 100% of the housing in the project will be rental housing.

3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.
    - Occupancy will be restricted to Whistler Employees as defined by the Whistler Housing Authority.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.
    - The project is within an existing subdivision and adjacent to all required services.

5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.
    - The project will be targeted at employers within the Whistler Community to make available quality housing units for employees in a technical and/or managerial capacity. Young professionals, couples and families are the focus with spacious two-bedroom, two-bathroom units in the complex. We are open to making a portion of the units available to the WHA if required.
    - Monthly rents will be set at $[redacted] per square foot per month in 2018 dollars. The rate includes in-suite laundry and storage and does not include parking, hydro, cable, telephone, or internet. Parking will initially be set at [redacted] per month underground and [redacted] per month for surface stalls. Employers will have the opportunity to participate in providing affordable housing to their employees through further rate subsidies.
    - Each unit is 790 square feet with two bedrooms, two bathrooms, in-suite laundry, dishwasher, balcony/patio and storage locker.
    - Based on the rental rate of [redacted] per square foot the monthly rental rate for each unit will be [redacted].

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).
    - Initial monthly rents will be established as per section 5, with the rate increasing by the "Consumer Price Index, all-items excluding eight of the most volatile components as defined by the Bank of Canada and excluding the effect of changes to indirect taxes (2002=100)", each year.

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.
    - Documentation will be provided as indicated annually to verify employee occupancy, rent restrictions and rates.

8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.
    - The proposed stacked townhome/condominium units made available directly to Whistler businesses for their mid-level career employee has been identified as a need through discussions with key employers, Whistler Chamber of Commerce and the RMOW.
    - The two-bedroom unit is the most desired unit type as it provides the greatest amount of flexibility for employee needs e.g. family, two roommates or two couples.

9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.
    - The project provides Whistler employers the opportunity to secure housing for their employees. The project target market is for permanent resident employees looking to make a career in Whistler. The project site of .98 ha is currently zoned as RS-E1 is considered underdeveloped and is located within the Nordic sub-division.

Community Planning Considerations

10. Proposed developments shall be located within an area designated for development of residential accommodation.
    - The project is located within the Nordic sub-division which includes single family, duplex, triple and multi-family developments including an "employee restricted development".

11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018- 2023).
    - The proposed development is consistent with the direction of the community and the resort.

12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.
    - The project site is located within the Nordic neighbourhood and adjacent to an 8-unit townhouse complex and single-family home. The project site backs onto Aspen Drive with two Triplex structures adjacent to the north side of the development. The development will have natural elevation and vegetation buffers to protect the current enjoyment of those properties.
    - The proposed density of 0.398 FSR is consistent with the densities for adjacent uses: RS-E1 (Garibaldi Way) 0.35, RM3 (Lupin Rock & Eva lake) 0.30, RM10 (Aspen Ridge) 0.40, RM1 (Telemark 1 & Whistler West) 0.40.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.
    - The project site is approx. 200 meters from the closest transit stop, approx. 500 meters from the Nordic overpass and valley trail system, approx. 700 meters from Wayside park along the valley trail and approx. 800 meters from Franz's Trail amenities and services in Creekside.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.
    - The project location is easily serviced in all facets by existing infrastructure and services.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.
    - The project site is a .98 ha parcel that has been cleared, grubbed and levelled for use as a large estate residence.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.
    - An environmental review was conducted by Cascade Environmental and no concerns identified. An environmental Impact Assessment will be completed if the rezoning application proceeds for further processing.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.
    - A traffic Impact Assessment has been prepared by WATT Consulting Group concluding that the project will have little impact on traffic operations on the surrounding roadway network.

Development Standards

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.
    - The project design, construction, finishing and livability will meet or exceed current WHA standards. Each unit will have a balcony or patio area and outdoor area consistent with the target market will be incorporated into the site. Underground parking and storage is also incorporated for each unit.

19. Proposed developments must meet RMOW green building standards.
    - The project will be designed and constructed to meet or exceed the current RMOW green building standard.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.
    - Parking will be provided in accordance with the requirements specifies in Zoning and Parking Bylaw 303, 2015. There are 72 stalls, 52 underground and 25 surface.

MURDOCH + COMPANY

July 31, 2018 **FILE: RZ001144**

Attn: Roman Licko
Planning Department
Resort Municipality of Whistler

by email: rlicko@whistler.ca

RE: RE: RZ00114 - 2077 GARIBALDI WAY

In response to the comments received from RMOW Staff (received July 4, 2018), please see the following written response and the following attachments:

• Drawings
0.0 Cover Sheet
C-0.1 Neighbourhood Context
C-0.2 Site Context: Transportation/Circulation/Amenities
A-0.1 Site Plan
A-0.1b Site Plan (Underground Parkade)
A-0.2 Site Sections
A-0.3 Site Sections
A-2.0 Unit Plans
L-0.1 Landscape Plan
3D-1 3D Massing
3D-2 3D Massing

• Site Survey (Doug Bush Survey Services Ltd.)

• Traffic Impact Assessment (WATT Consulting Group)

• Memoradum/Site Profile (Cascade Environmental Resource Group)

• Proforma/Financial Model/Assumptions

• Written response (*RMOW comments in italics,* **Murdoch +Co. response in bold**)
1. Submit a site profile as per application submittal requirements.
Please see the attached Site Profile provided by Cascade Environmental Resource Group.

2. Provide a composite legal plan site survey of the entire property with dimensioned boundaries, lot area, legal description and existing rights of ways labeled per rezoning application submittal requirements.
Please see the attached site survey provided by Doug Bush

3. Provide a revised/ reduced development scheme as requested in staff's previous letter and indicated in our recent meeting.

a. The proposal should provide some more useable outdoor space (play area/common area) for the anticipated number of residents.
Please see A1.0 Site Plan and L1.0 Landscape Plan for designated outdoor amenity area.

b. All proposals must provide a balcony or patio for each unit and adequate laundry facilities for the

MURDOCH + COMPANY

building. **Each unit has laundry facilities and a balcony. Please see A2.0 Unit Plan / Floor Plan.**

4. Provide a revised pro forma reflecting the revised development scheme. The pro forma should identify all cost associated with the project, including required infrastructure upgrades. **Please see the attached Financial Model/Assumptions.**

5. Provide the initial rent in 2018 dollars. Provide the $ per square foot and monthly rent by unit type. Confirm what the rent includes (eg. furnishings, parking, laundry, and utilities). Provide any additional rent components. **Please see the attached Appendix B.**

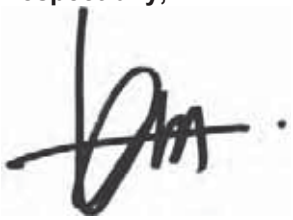
6. The maximum allowable annual rent increase will be "Consumer Price Index (CPI), all-items excluding eight of the most volatile components as defined by the Bank of Canada and excluding the effect of changes in indirect taxes (2002=100)". **UNDERSTOOD**

7. The municipality will retain a third party to review all development pro formas. **UNDERSTOOD**

8. Public comments indicated significant concerns regarding traffic implications. Please submit a traffic impact report from a qualified traffic engineer to address impact of the proposed development on local roads and the Highway 99 intersection. A traffic impact report typically identifies pre and post development level of service at all receiving streets, intersections, highway connections plus address any impacts pertaining to pedestrian and cycling circulation. Since the proposed development site is located within 800 metres of highway 99, the aforementioned report must be to Ministry of Transportation and Infrastructure standards.
Please see the attached Traffic Impact Assessment provided by WATT Consulting Group.

9. There are concerns regarding the changes to water flow resulting from the rough driveway regrading. The RMOW was contacted by Stephanie Russo of the Department of Fisheries and Oceans regarding the driveway work already done on site (effect on the existing seasonal water flow). Per my email of January 31st, you need to apply for a Change Approval to Front Counter BC per Section 11 of the Water Sustainability Act. Please provide confirmation that these steps are being taken.
Please see the attached memorandum/site profile provided by Cascade Environmental Resource Group.

Respectfully,



Brent Murdoch
Architect AIBC, MBCSLA, LEED AP
Murdoch + Company Ltd.

Ec: RMOW Planning: Melissa Laidlaw, mlaidlaw@whistler.ca
Rob Velenosi, Roberto1@telus.net
Dave Brownlie, dbbrownlie@gmail.com

Project Directory

Client:
WHISTLER SPORT LEGACIES — (T) 60 -96 -00 2
1080 Legacy Way — (e) rsoane@whistlersport egac es com
Whis ler, BC — Contact: Roger Soane

Architect & Landscape Architect
Murdoch Co — (T) (60) 905-6992
PO Box 139 , #106- 319 Main Street — (e) murdoch@telus.net
Whistler, BC V0N 1B0 — Contact: Brent Murdoch

Surveyor:
Doug Bush — (T) (60) 932- 331
18-1370 Alpha Lake Road
Whistler, BC V0N 1B1

Environmental
Cascade Environmental Resource Group Ltd — (T) 60 -938-19 9
Unit 3 – 1005 Alpha Lake Road — (e) crosetaylor@cerg ca
Whistler, BC V0N 1B1 — Contact: Candace Rose Taylor

Development Statistics

Revised 18/07/31

Civic Address:	2077 GARIBALDI DRIVE WHIS LER BC	
Legal:	LO 3 D L 8412 GP 1 N W D PLAN 16434	
P I D.:	007 394 101	
Zoning:	RS E1	
SI E AREA:	9841.46 m2 / 2 18 acres	
	96 168 57 sf	
FLOOR SPACE RATIO		
Permitted FSR:		
PROPOSED F SR:	0 388	
	(Total GFA / Site Area) 37920sf / 96168.57 sf	
HEIGH		
Maximum Height 7.6 m PERMITTED (RS-E1)	10.7m PROPOSED (RM)	
SE BACKS:		
7.6m / 25'0 t. (S de parcel line)		
7.6m / 25'0 t. (Rear Parcel Line)		
20m / 65'7 ft. (from hwy 99)		
TOTAL GROSS FLOOR AREA:		
Maximum GFA: 968 sq.ft. / 65m2 perm ted		
Unit C (2BR)	790.0 sq ft	73.39 m2
Building A (24 Units)		
Ground	6320.0 sq ft	587.1 7 m2
Second	6320.0 sq ft	587.1 7 m2
hird	6320.0 sq ft	587.1 7 m2
Corridors/Common (exterior space)	0 0 sq ft	0 m2
otal G F A	18960 0 sq ft	1761. 1 m2
Building B (24 Units)		
Ground	6320.0 sq ft	587.1 7 m2
Second	6320.0 sq ft	587.1 7 m2
hird	6320.0 sq ft	587.1 7 m2
Corridors/Common (exterior space)	0 0 sq ft	0 m2
otal G F A	18960 0 sq ft	1761. 1 m2
Residential GFA	37920 0 sq ft	3522 882 m2
Auxilary GFA		
Garbage / Recycling / Bike Storage (excluded from GFA)	1500 sq ft	139 355 m2
Total GFA	37920 0 sq ft	3522 882 m2
Unit Count (48)		
48 Unit C @790 sf	37920 sq ft	3522 882 m2

Parking Calculation:
Required: 8 x 1.5 = 72 — 1 space per unit 55m2 (592 sf) GFA or less; 0.5 space per addit onal 0m2 to a mx. 2 spaces per unit; Vis tor Parking: 10% of required parking

otal parking required = 72 stalls
(Typ cal Res dent restricted project parking wou d typ cally be @ 75% = 5 stalls)

Total parking provided 77 stalls (approx 52 U/G + 25 on surface)

site location & context

Drawing List

A-0.0	COVER SHEET
C-0.1	Neighbourhood Context
C-0.2	Site Context: Transporta ion/Circu ation/Amenities
A-0.1	Site Plan
A-0.1b	Site Plan (Underground Parkade)
A-0.2	Site Sect ons
A-0.3	Site Sect ons
A-2.0	Unit Plan / F oor Plan
L-0.1	Landscape P an
3D-1	3D MASSING
3D-2	3D MASSING
3D-3	3D MASSING
3D-	3D MASSING
3D-5	3D MASSING

NORTH

existing site

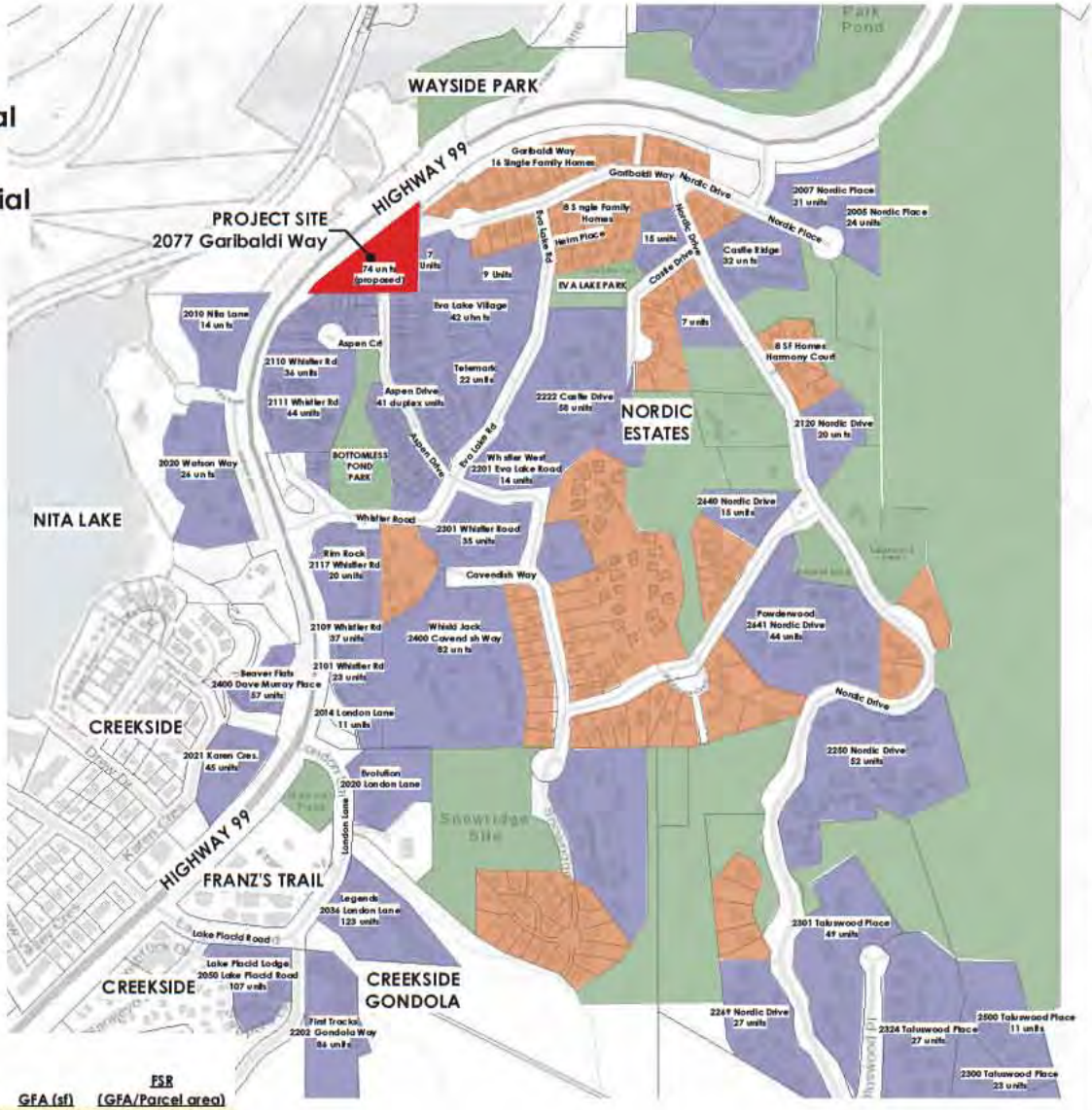
Garibaldi Way Resident Apartments

2077 Garibaldi Way, Whistler
ISSUED FOR REZONING RESUBMISSION JULY 31, 2018

multi-family residential

single-family residential (detached homes)

park/land resource



Comparison to Other Resident Multi-family Developments

	Address	Units	Parcel (m2)	GFA (m2)	GFA (sf)	FSR (GFA/Parcel area)
2077 Garibaldi Way	2077 Garibaldi Way	48	8,841.5 m2	3,522.9 m2	37,920 sf	0.40
Beaver Flats	24 Dave Murray Place	57	4,315.2 m2	3,809.0 m2	41,000 sf	0.88
Vale Inn	2011 Whistler Road	100	14,524.6 m2	6,532.4 m2	70,314 sf	0.45
Fitzsimmon's Walk	7124 Nancy Greene Drive	77	16,980.0 m2	13,774.6 m2	148,269 sf	0.81
Millar's Ridge	2704 Cheakamus Way	86	26,243.7 m2	6,761.5 m2	72,780 sf	0.26
19 Mile Creek	8119 McKeever's Place	60	21,694.2 m2	6,096.8 m2	65,625 sf	0.28

Issued For	Date
REZONING - RESUBMISSION	JULY 31/18

No	Revision	Date

NORTH

Title: NEIGHBOURHOOD CONTEXT

Project: GARIBALDI WAY APARTMENTS
Whistler, BC

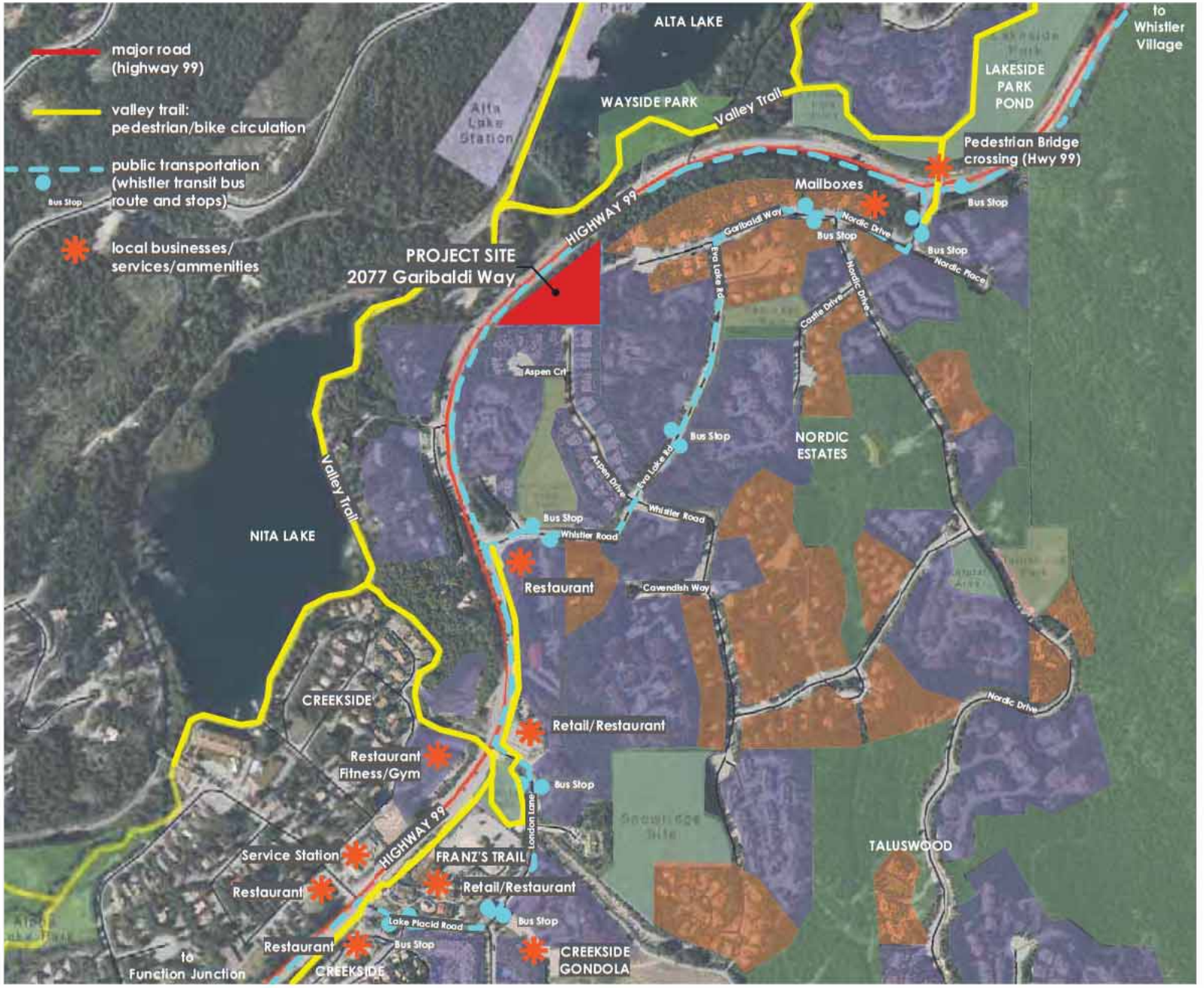
Architecture Planning Ltd.
#105-4319 Main Street
P.O. Box 1334
Whistler, B.C. V0N 1B0
Ph. 905-5992 Fax 905-5993
e-mail murdoch@re.us.net

Sealed By

Drawn By	Scale

Project No	Sheet No
1610	C-0.1

C-0.1 NEIGHBOURHOOD CONTEXT



Issued For	Date
REZONING - RESUBMISSION	JULY 31/18

No	Revision	Date

NORTH

Title: SITE CONTEXT: TRANSPORTATION/CIRCULATION/AMMENITIES

Project: **GARIBALDI WAY APARTMENTS**

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Sealed By

Drawn By	Scale

Project No	Sheet No
1610	C-0.2

C-0.2 SITE CONTEXT:

Issued For	Date
Preliminary Review	August 29/17
ISSUED FOR REVIEW	12 September 2017
ISSUED FOR REVIEW	MARCH 12/18
ISSUED FOR REVIEW	JUNE 28/18
REZONING - RESUBMISSION	JULY 31/18

No	Revision	Date

NORTH

Title: SITE PLAN

Project: GARIBALDI WAY APARTMENTS
Whistler, BC

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Sealed By

Drawn By	Scale
	1 250 metric
Project No	Sheet No
1610	A-0.1

A-0.1 SITE PLAN

Issued For	Date
Preliminary Review	Aug 29/17
ISSUED FOR REVIEW	12Sept.2017
ISSUED FOR REVIEW	MARCH 12/18
ISSUED FOR REVIEW	JUNE 28/18
REZONING - RESUBMISSION	JULY 31/18

No	Revision	Date

NORTH

Title: U/G PARKING PLAN

Project: **GARIBALDI WAY APARTMENTS**
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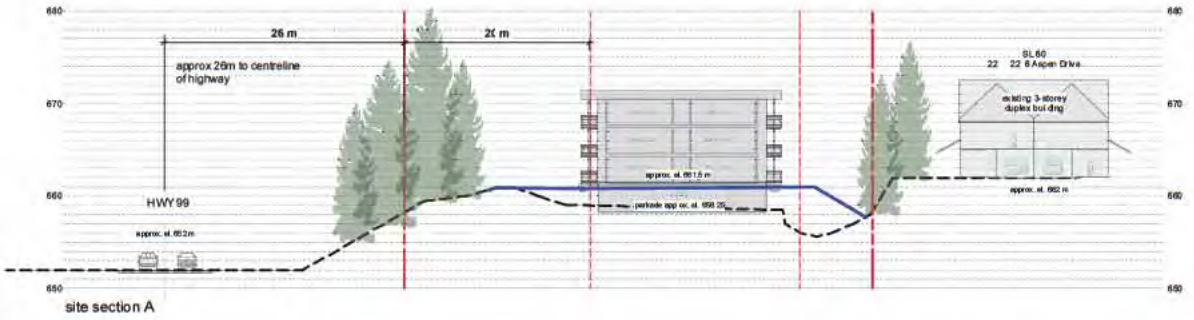
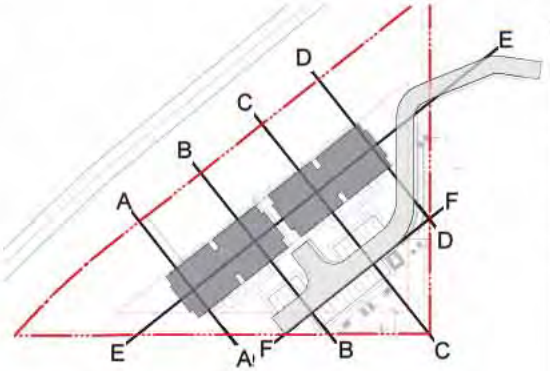
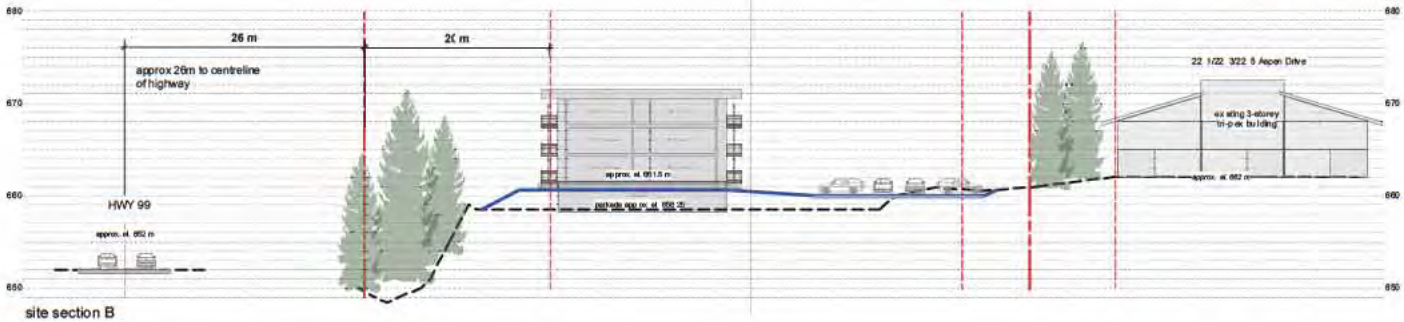
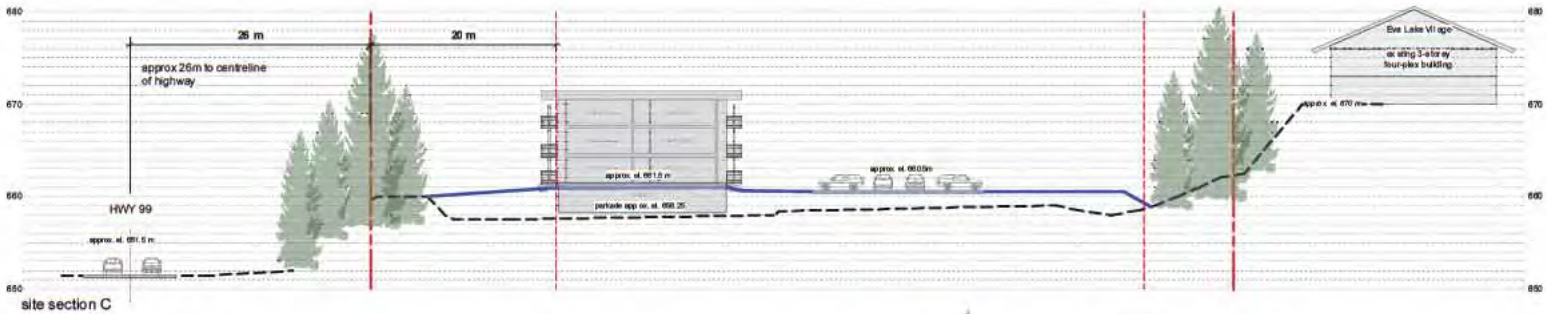
Drawn By	Scale
	1 250 metric
Project No	Sheet No
1610	A-0.1B

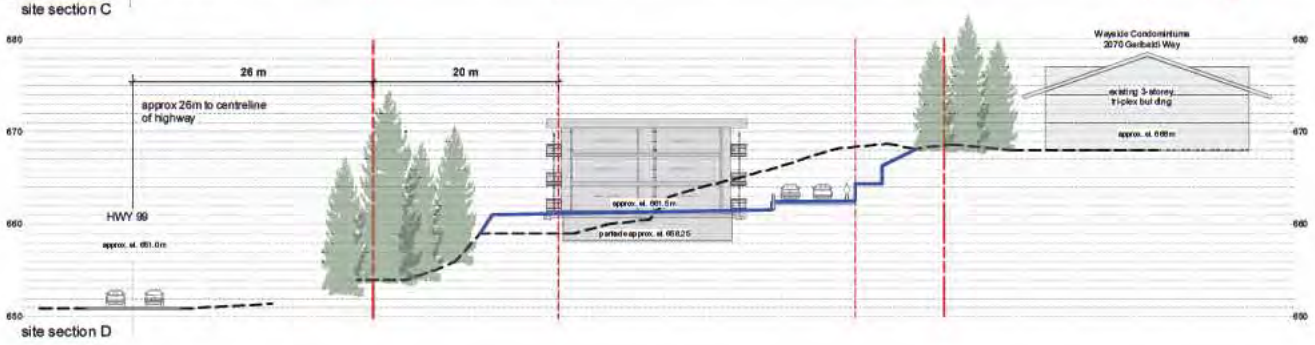
A-0.1B U/G PARKING PLAN











Issued For	Date
ISSUED FOR REVIEW	0 JAN. 2018
ISSUED FOR REVIEW	MARCH 12/18
ISSUED FOR REVIEW	JUNE 28/18
REZONING - RESUBMISSION	ULY 31/18

No	Revision	Date

Title: SITE SECTIONS

Project: **GARIBALDI WAY APARTMENTS** Whistler, BC

Architecture Planning Ltd.
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Sealed By

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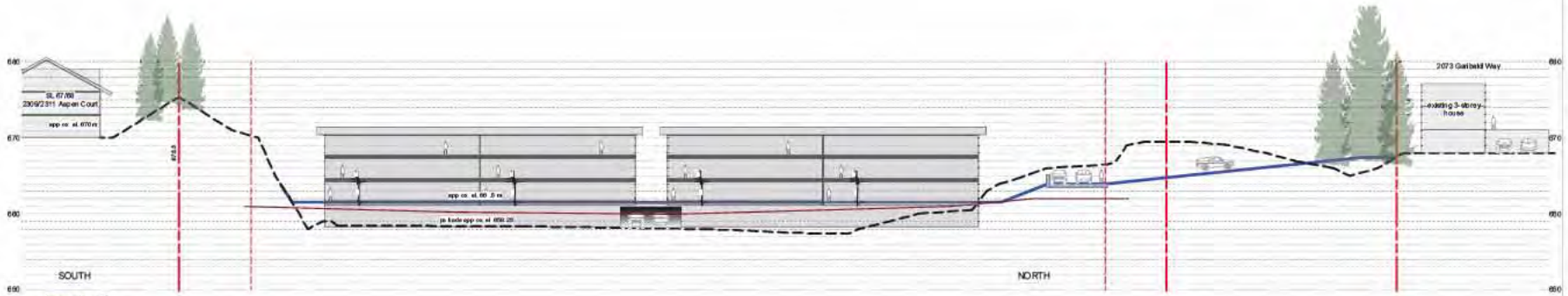
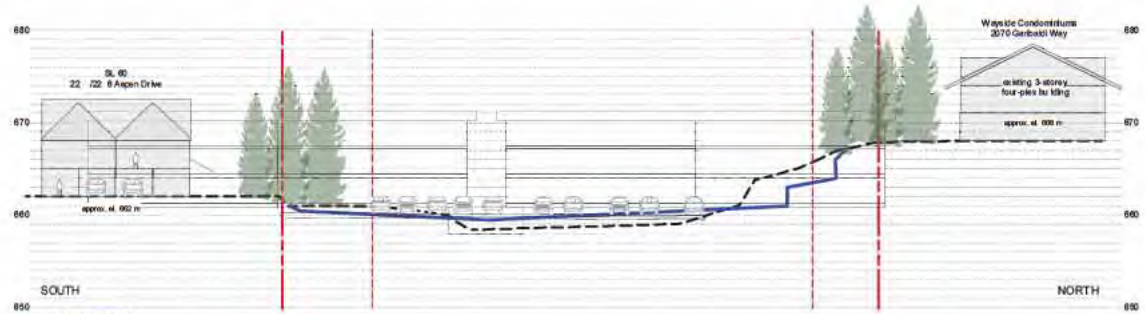
Project No	Sheet No
1610	A-0.2

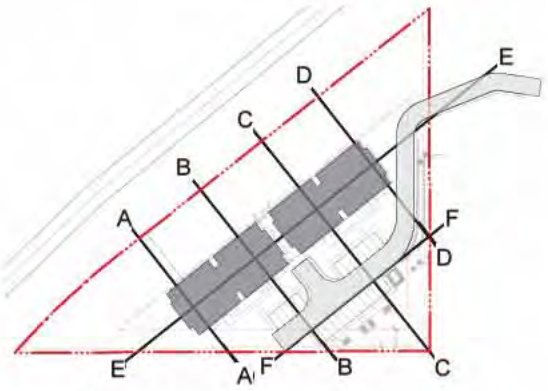
A-0.2 SITE SECTIONS



site section E



site section F



Issued For	Date
ISSUED FOR REVIEW	8 JAN 2018
ISSUED FOR REVIEW	MARCH 12/18
ISSUED FOR REVIEW	JUNE 28/18
REZONING - RESUBMISSION	JULY 31/18

No	Revision	Date

Title: SITE SECTIONS

Project: **GARIBALDI WAY APARTMENTS**
Whistler, BC

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Sealed By

Drawn By	Scale
	1 250 metric
Project No	Sheet No
1610	A-0.3

A-0.3 SITE SECTIONS

Issued For	Date
ISSUED FOR REVIEW	12 Sept 2017
ISSUED FOR REVIEW	MARCH 12'18
ISSUED FOR REVIEW	JUNE 29'18
REZONING - RESUBMISSION	JULY 31/18

No	Revision	Date

NORTH

Title: LANDSCAPE PLAN

Project: **GARIBALDI WAY APARTMENTS**
Whistler, BC

Architecture Planning Ltd.
#106-4319 Main Street
P.O. Box 1284
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e-mail murdoch@telus.net

Sealed By

Drawn By	Scale
	1 250 metric
Project No	Sheet No
1610	L-0.1

L-0.1 LANDSCAPE PLAN

NOTE: All adjacent homes with the exception of two Single Family Dwellings at Garibaldi Way are either Duplex, Triplex, Fourplex, Townhouse or Multifamily.

NORTH

3D MASSING

GARIBALDI WAY APARTMENTS

Whistler, BC

1610

3D-1

NORTH

3D MASSING

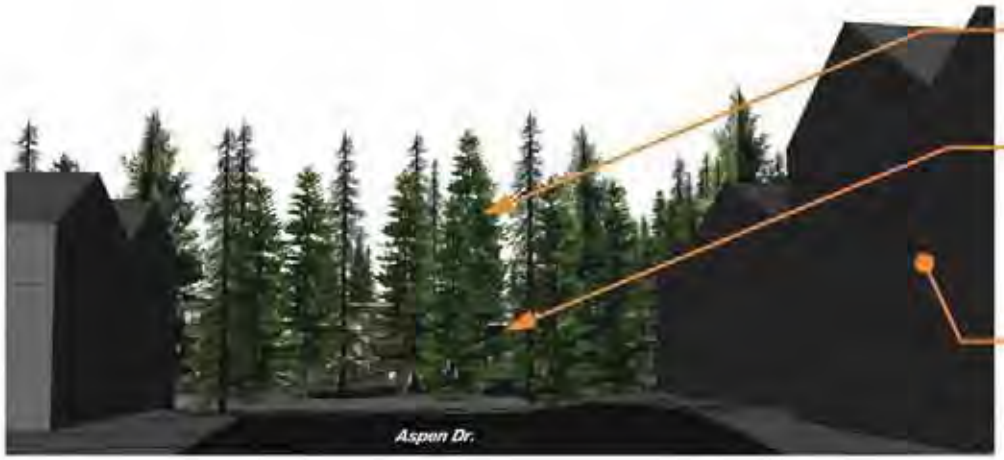
GARIBALDI WAY APARTMENTS
Whistler, BC

1610

3D-2

Note: No adjacent homes have orientations that create significant sight lines for primary views towards site. Primary views of existing building are toward Aspen Dr.

VIEW FROM ASPEN DR - EXISTING



Dense Buffer & Site Depression Concealing Building from adjacent properties

Proposed Resident Housing (Behind Buffer)

VIEW FROM ASPEN DR - PROPOSED

Note: Rooflines of existing buildings are similar or exceed possible roof lines of proposed buildings

NORTH

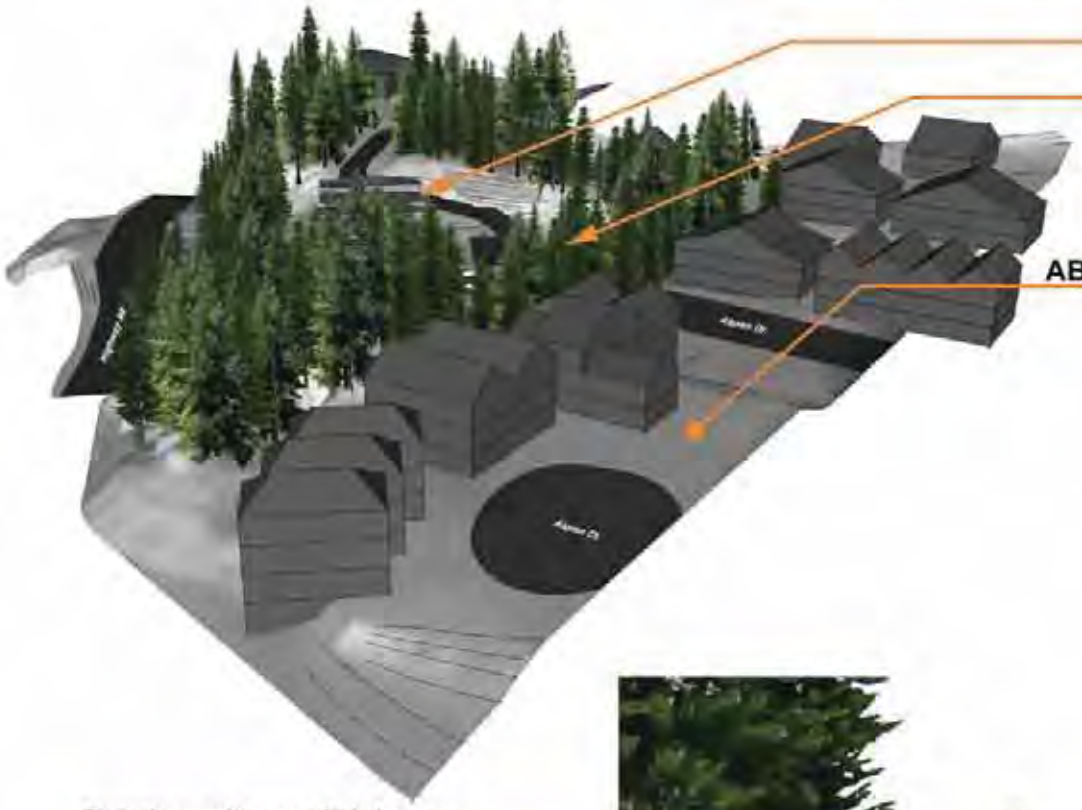
3D MASSING

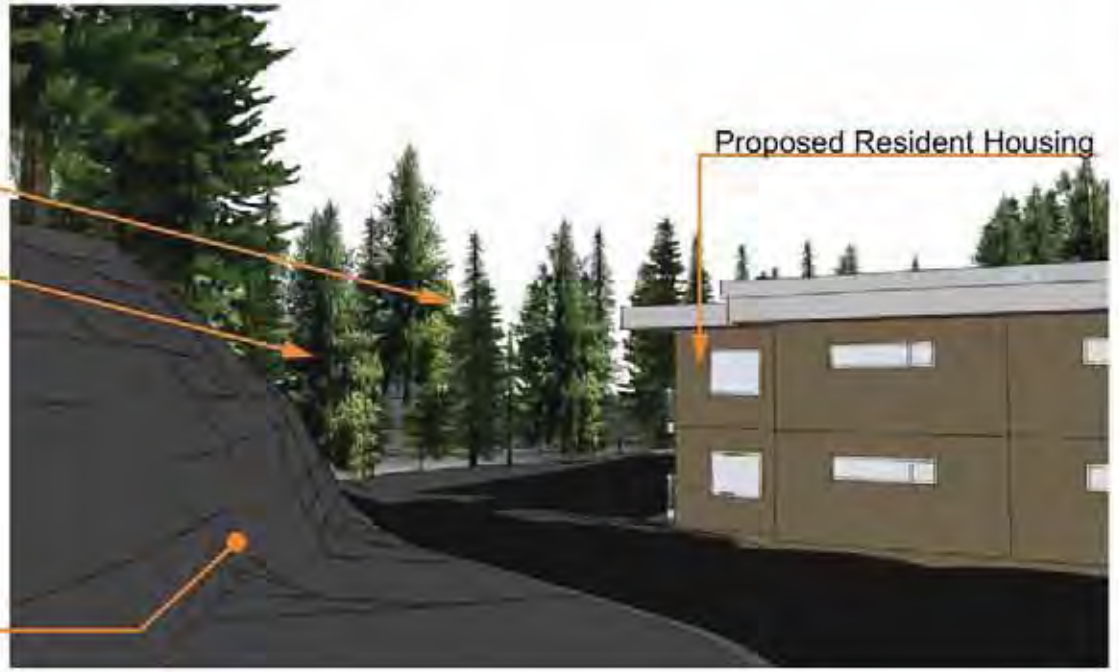
GARIBALDI WAY APARTMENTS

Whistler, BC

1610

3D-3





NORTH

3D MASSING

GARIBALDI WAY APARTMENTS
Whistler, BC

1810

3D-4

LOOKING UP FROM SEA TO SKY - CURRENT

Note: Proposed building has little to no impact on view from Highway 99.

Dense Mature Conifers
Buffer (20m HIghway Setback)

LOOKING UP FROM SEA TO SKY - PROPOSED

ABOVE LOOKING FROM SOUTH-WEST

NORTH

Title: 3D MASSING

Project: **GARIBALDI WAY APARTMENTS**
Whistler, BC

MURDOCH and COMPANY

Drawn By:

Project No: 1610

Sheet No: 3D-5

Innovation Building Group
15-1005 Alpha Lake Road
Whistler, BC, V0N 1B1

August 6, 2018

Resort Municipality of Whistler
ATTN: Amica Antonelli
4325 Blackcomb Way
Whistler, BC, V0N 1B4

Via email: aantonelli@whistler.ca

To Mrs. Amica Antonelli

RE: RZ001146 – 7104 Nancy Greene Drive

Dear Mrs. Antonelli,

Thank you for your letter dated July 4, 2018. We have reviewed the staff comments on our proposal and have made the necessary changes to align our proposal with the RMOW requirements. As a result, we are submitting a proposal that conforms to all guidelines and parking requirements.

Community Planning Considerations

1. We have reduced the density by reducing the number of units from 65 to 47 units. We have reduced the number of stories from five to four to keep the building height in line with the staff recommendation of 11M. We have improved the unit layouts based on our experience with our other projects and provided more storage in the units and better laundry areas.

2. Our setbacks are greater than the adjacent building setbacks. 7124 Nancy Greene Drive RTA26 has a 5.2M setback from Nancy Greene Drive we have a 22m setback to the walkway and 32m to the building. They have a 4.5M setback to our common side, highway 99 side and rear property lines. We are proposing along the East (wide) side of the building a 7.5m setback to preserve some of the existing mature trees and provide good separation between our buildings. We are concerned for our residents because of the noise form the nightly rentals at 7124 Nancy Greene drive. We will have a 5m setback to the main building to Highway 99 and a 3m setback to the posts supporting the entry roof and covered walkway. The rear setback will be 6m from

the 7124 property line as compared to their 4.5m setback.

	7104 Nancy Greene Drive (RZ1146 Proposal)	**7124 Nancy Greene Drive (RTA26)**
Use	Apartment	Duplex & townhouse
FSR	1.3	0.58
Building Height	11m	10.7m
Front setback	22m – 32m	5.2m
Side (HWY99) setback	3m – 5m	4.5m
Side (Between RZ1146 and RTA26) setback	7.5m	4.5m
Rear setback	6m	4.5m - 6.06m

3. In response to staff comments, we have reduced the massing of the building. The building has been reduced in length by 24' and by 3m in height resulting in a building that is similar in scale to the neighboring buildings in Fitzsimons Walk and to conform to staff comments. Our setbacks are greater than those at Fitzsimons Walk.

   To enhance the articulation, we have added cascading gardens down the West corner of the building, facing Highway 99 and Nancy Greene Drive. We have added some lower roofs to the corner of the building and a larger roof over the entry and covered the walkway. These will be green roofs planted with small trees and landscaping to create a tiered look to the corner of the building with a series of cascading green roofs. This sunny private area between the building and the surface parking will feature the community garden, play area and BBQ/picnic area.

Development Standards

1. The building now meets the minimum parking requirements of Part 6 of Zoning and Parking Bylaw 303, 2015 with 62 parking stalls (minimum required: 61 parking stalls). We will have 2 cars from S2S Car Share COOP parked at the building. This will be their home base and the tenants will get preferential rates on use of the cars. On advice from our partner Modo Car Share, these

cars will be available to the public, as they will not get enough use from just the building tenants. If demand increases for these cars we will add more of them. Members of S2S Car Share COOP will have reciprocal membership in Modo Car Share when they travel to Vancouver or Squamish or any other city Modo operates in.

2. Each unit has its own balcony or patio. The ground floor units have private backyards, ideal for families or people with pets. The building is pet friendly. All units have in-suite laundry, some of them in a separate in-suite laundry room.

3. In addition to the lower floor yards, the building has a community garden with communal gardening tools, a bike/ski tuning/workshop with the appropriate communal tools, a bike/car/dog wash station and a common landscaped play area and BBQ and seating area.

4. On the highway 99 side, screening is achieved by landscaping. Noise mitigation is addressed by building in excess of Passive House Standard with double exterior walls and high-quality triple glazed windows. The building has a central ERV ventilation system so that the windows do not need to be open for ventilation, enabling them to be closed for nighttime noise mitigation. We know this works well, as our previous projects are constructed to this standard. We have great (well above BC Building Code standards) noise mitigation between suites, which is one of the most important attributes in a rental building for the quiet enjoyment of your home.

Employee Housing Requirements – Occupancy and Rent Restrictions

1. 100% of the units will be employee housing.

2. As part of this submission, please find enclosed a detailed proforma including all costs for on site works and construction. All Municipal services are already provided to the property line of this parcel. Hydro and Communication are already on site. We have included the cost of the additional underground parking in this updated proposal.

3. The rental proforma includes the rent in 2018 dollars and includes in suite laundry. Utilities are charged at [redacted] per square foot as the building will have highly efficient centralized heating, hot water, cooling and ventilation systems. Parking is charged separately to reflect the real cost of parking and to enable tenants to live car free and enjoy the associated lower cost of not owning a car.

4. We will comply with all provincial and municipal rental requirements. Accordingly, the maximum allowable rent increase will be “Consumer Price Index (CPI).

5. Please treat our enclosed proformas with confidentiality. They are based on buildings we have already built and rented in the Sea to Sky Corridor and we are confident in their accuracy. We will provide our pro formas to the third party the RMOW selects to review them.

OCP Criteria for Evaluating Rezoning Proposals

1. The land is within an area designated for residential development. The site has previously been disturbed. The additional impact due to development is minimal.

Additional Information Enclosed

1. Site profile
2. Site Survey on page 5 of the plans
3. Photos provided
4. Dimensioned site plan on page 6 of the plans
5. Letter from RF Binnie provided. This is one of the best sites in Whistler to provide housing with the least site servicing requirements. The site is surrounded with all services.
6. Addressed by RF Binnie in the site servicing letter.

Affordability

1. CMHC Guidelines
   Based on the latest available CMHC data for Whistler's median income, housing is considered affordable if the monthly rent is below [redacted] 100% of the units in our proposal meet the CMHC affordability criteria.

2. Comparison to WHA and market rental rates
   Our proposed rental rates are well below market rental rates:
   a. The average rent of our 1BR units is [redacted] which is 30% below the market rate of [redacted]
   b. The average rent of our 1BR + Flex is [redacted], which is 41% below the 2BR market rate of [redacted] or 15% below the 1BR market rate of $[redacted]
   c. The average rent of our 2BR + Flex is [redacted], which is 52% below the 3BR market rate of [redacted] or 31% below the 2BR market rate of $2[redacted]

Please don't hesitate to contact us with any questions or comments. Our goal is to work together with the RMOW to deliver affordable rental housing for Whistler.

Yours sincerely,

Rod Nadeau

7104

Sustainable living in Whistler

The future is here. **7104** is designed to a standard that will be in effect in BC by 2032. The new BC Step code will require all homes in BC to be Net Zero ready by 2032. If we are going to live a more sustainable lifestyle, the homes we live in need to make that easier rather than more difficult. **7104** is designed to easily live a sustainable lifestyle. We have refined the work we started in Radius and Orion in Pemberton and improved upon it for **7104**. There is no reason to build a new building today that will be obsolete by 2032, we have the knowledge and technology today to build those buildings now. **7104** will be one of the best places to live in Whistler. Most high-quality homes are high priced single-family homes or condos, **7104** will bring those qualities to a modern rental building in Whistler. The quality of life will be much better for those living in our high-quality units designed for the Whistler lifestyle.

Energy Efficiency & Healthy Living

7104 will produce almost as much energy as it consumes on an annual basis. The key to making this work is to build a very energy efficient building envelope and then add Solar to make up for what we cannot save. **7104** will be one of the most energy efficient buildings in Canada. This will be done passively with a high quality building envelope, triple pane windows and airtight construction. We will not rely on complicated mechanical systems as they are expensive and require energy and maintenance. We can achieve this with design and simple proven mechanical systems. The upside to a well-built building is comfort and quiet, **7104** will never be too cold or hot.

It takes more than energy efficiency to lead a more sustainable lifestyle. A building needs to address health, on going use of resources, maintenance, transportation, recreation, access to food, access to amenities without having to use a car and quality of life. **7104** by virtue of its location meets many of these objectives.

Health in a building is all about indoor air quality and having lots of natural light in the living spaces. **7104** will have an advanced ventilation system with heat recovery that provides fresh air to the bedrooms and living spaces of each apartment. This will operate silently and be designed for the number of people living in each unit for fresh air delivered to where it is needed in the bedrooms and living rooms.

Living Well

7104 is designed for people living well. We have not designed it around cars and commuting. **7104** is within walking and biking distance of schools, Nesters, the library, shops, public transportation, coffee shops, restaurants, jobs and the Valley trail system. We will have a bike storage and workshop area in the underground parking so that you do not have to keep your bike on the deck and repair it in the driveway. The workshop will be set up for general projects, bike maintenance and ski tuning and available to all tenants in the building. It will be stocked with all the basic tools for bike and ski maintenance and will have gardening tools to work in the community gardens.

Security of accommodation

Having quality, safe and secure accommodation is one of the main pillars of healthy living. Insecure accommodation can lead to a host of social and personal problems sometimes leading to homelessness. Accommodation that is too costly can lead to unhealthy living for families. **7104** will have a range of suite sizes from 1 bedrooms at [redacted] per month, 2 bedrooms from [redacted] per month and 3 bedrooms from [redacted] per month. The utilities costs will be low and stable. They will be charged at a fixed rate per month and based off the energy savings from the high-quality energy efficient features of the building. Vidorra has one goal, to be the best Landlord in Whistler providing high quality long term accommodation at a price people can afford. We are leveraging our experience and history of building great buildings and being a landlord in Whistler for the last 40 years.

The Future of cars at 7104

Everything you need to live without a car will be available at **7104**. We will install 2 car charging stations for future electric cars. We are partnering with Modo Car sharing COOP to have 2 electric cars at **7104** (http://modo.coop/). We will own the cars and keep them permanently at the building. Modo will run the program for us and outfit the cars with the hardware and software required. These will be available for the exclusive residents use at first. If they are not being fully utilized, we will expand the number of people who can use them beyond the residents. If they are over subscribed, we will add another car. Cars and parking are not the focus of our building, people and convenience are. The location is one of the few places in Whistler where living without a car works and makes sense. Being able to live without a car is another way **7104** will be a more affordable and sustainable living option.

Location, location, location

The location of **7104** is its greatest amenity. Recreation is one of the reasons we live here. **7104** is in the center of it all. With the bike storage and workshop, you will be able to ride directly from home to the trails. A bike/car/dog wash station will be at the entrance to the parkade so you can clean up before going home and put away a clean bike ready for the next ride. Or you could wash your car. A set up ski tuning bench will make it easy to always have perfect skis.

7104' backyard is Lost Lake Park, the Village, Skate Park and Daycare. A short ride will get you to Lost Lake Park and the Valley Trail starts at the property and across the street.

Living benefits of 7104

The windows will be oversized and placed higher in the wall close to the ceiling. Higher windows allow more natural light to penetrate deeper into the living spaces reducing the need for lights and use of energy. Natural light has proven health benefits and improves the quality of any living or work space.

7104 will use durable materials that will not require a lot of maintenance over their lifespan. **7104** will be net zero ready in its use of energy. Over the long-term **7104** will lower the cost of housing by reducing these costs. Stable housing costs are essential for long term peace of mind and housing affordability.

Access to gardening & food

If you want to grow your own food you need to live on a farm or have access to a community garden. **7104** will have a community garden available to people living in the building. We will have gardening tools available in the workshop so that each person does not need to have their own. The site has an ideal location for a small community garden.

Sustainability

7104 is designed to make sustainable living easy. Quality of life is so much better when you have a secure comfortable home in a great neighborhood. Living in **7104** will allow us to make a positive contribution to our environment and the community.

7104 is a home that is both good for you and the environment. We will source as many materials as we can locally. Made in BC and Canada will feature prominently in **7104**. We have the local talent and technology to build some of the best homes in the world. Innovation Building Group has been leading Green Building in BC for decades. **7104** is the culmination of all we have learned about sustainable building. To ensure we get all the details right we have partnered with the BCIT Building Science Engineering Department. They will do all the advanced energy modelling for us. We are incorporating some new details that we have learned from Building Radius. The goal is to prepare a blueprint that anyone can use to duplicate our building and building techniques. We want to show that building the best is no more expensive or difficult than building a well built BC building Code building. Remember that the BC Building Code is really the worst building you are legally allowed to build. We can do so much better.

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Our Vision

BCIT: Integral to the economic, social and environmental prosperity of British Columbia.

Building Science

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Sustainability + Innovation

The Building Science Graduate Program has a unique, interdisciplinary approach that combines the theory and practical skills needed to deliver durable, healthy, comfortable and energy-efficient buildings. If you are a student interested in sustainability and innovations in building technologies, consider one of these 3 credentials:

Our Team

•Fitsum Tariku, Ph.D.
Bachelor's Degree (Mechanical Engineering)
Master's Degree (Mechanical Engineering)
Ph.D. (Building Engineering)
Director
Canada Research Chair in Whole-Building Performance

Dr. Fitsum Tariku's experimental and computer modeling research program spans from materials and building envelope systems right through to whole-building performance analysis. Currently, he is working on material property measurements and characterizations; hygrothermal modeling and measurements of building envelope systems; and integrated analysis of whole-building performances. He aims to develop a comprehensive building optimization and decision-making tool that integrates whole-building simulation, risk assessment and cost-benefit analysis, with the objective of designing a building that is energy efficient, durable, economical, environmentally friendly, and provides comfortable and healthy indoor air quality to occupants. Selected publications (2005 - 2015)

7104 is about quality of life and enhancing the quality of our community.

The technical details

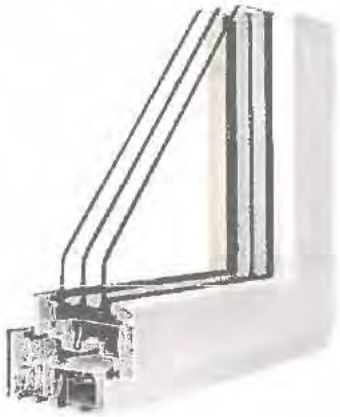
Insulation

The walls are double walls with an exterior 2x6 wall with an R22 batt with an exterior 6" of insulation under the EIFS stucco, this will provide an additional R24 of continuous insulation over the whole building envelope. This will give us a combined actual wall performance of R42

The roof will be insulated to R70, well above the BC Building Code requirements.

Windows

The windows will be good quality triple pane windows built to the Passive House Standard with a U value of under.8 with a middle of glass R value of 8.33. They will be set in the middle of the wall to reduce the thermal bridging at the perimeter of the windows. This is the proven best method of installation to limit the thermal bridging around the window frames.

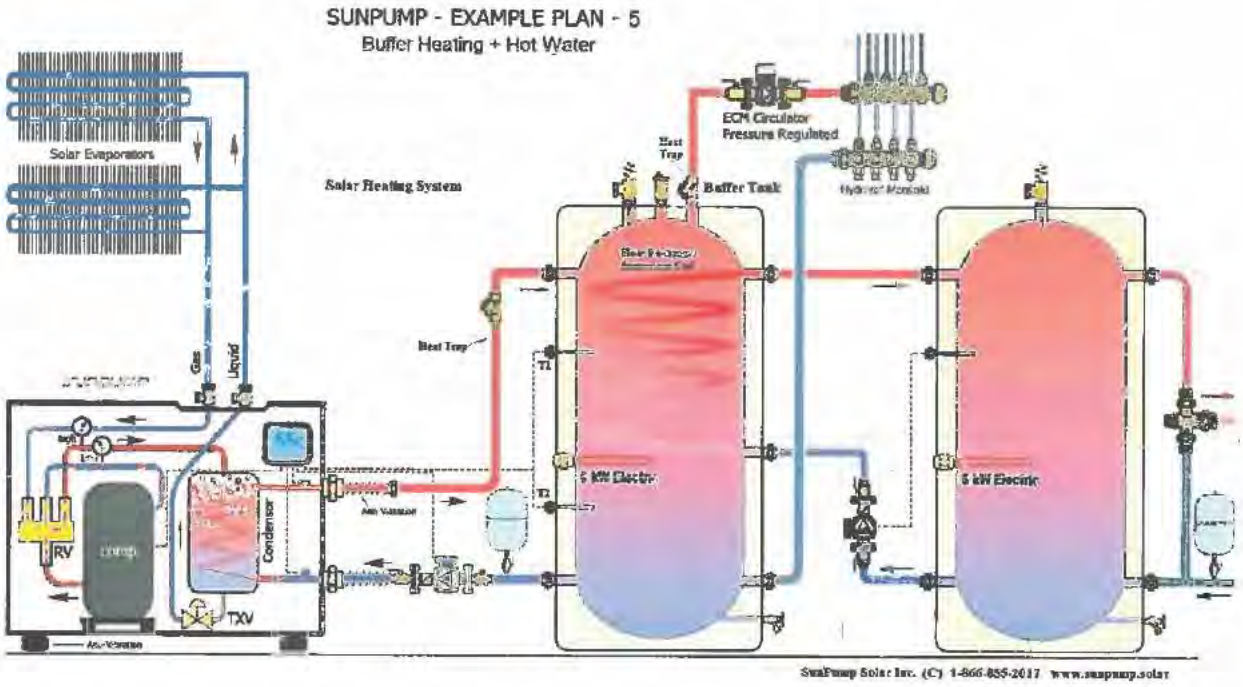


Roof & Solar Panels

The roof will set up to be covered in solar panels to generate most of the power the building needs. They will be set back from the edge of the roof so that they are not too visible and are easier and safer to maintain. The flat roof will provide easy access for cleaning and servicing the panels. The SunPump solar panels will be part of the panels on the roof.

Heating & Cooling

The hot water will be provided by SunPump, a Canadian company based in Surrey. It will operate as a normal heat pump at night, but during the day when the sun is shining it will dramatically increase in efficiency. Simply put for every watt of electricity we use will get a larger number of watts of hot water depending on the sunshine and outdoor temperature. The more sunshine the larger the multiplier. This is a simple system to operate and install. We will get further savings from generating the hot water for the day during the hottest times of the day to get further savings.



Ventilation will be provided by a high quality, made in Canada ERV. This will run all the time providing fresh air to all occupied rooms in the building on a continuous basis. This will be paired with a high quality heat pump to provide space heating in the winter and cooling in the summer in the ventilation air.

Parkade

The underground parking will be built with Insulated Concrete Forms (ICFs) to provide a comfortable year round temperature without the need for any supplemental heat. Ventilation will be supplied by a high capacity HRV. This will keep the parkade smelling fresh and remove all the moisture and smells that build up in most parkades.

Green Features

The roof of the garbage building will be a green roof and an extension of the landscaping across from the community garden. We are drawing upon our 30 years of sustainable and leading-edge building practices to build one of the best buildings in Canada.

7104 will be a sustainable building with all the amenities of place you would call home.

The goal is to have the people who live at **7104** call it home. To do so they need to be proud of where they live and really have the amenities that people need to call it home. To achieve this, we focused on what people have in a single family home and provided most of those amenities that make a building a home.

The first thing is pride in where they call home. **7104** is a beautiful building built to the best sustainable standards in the world today. Anyone living at **7104** will be proud to tell their friends where they live.

Room for your toys and all your stuff; **7104** will have private garages in the underground parking. You can safely leave your bike there and skis and your spare tires. For other toys and things you have, each unit will have a large dedicated storage room by the front entry. So if you have a $10,000 road bike that is where it will live.

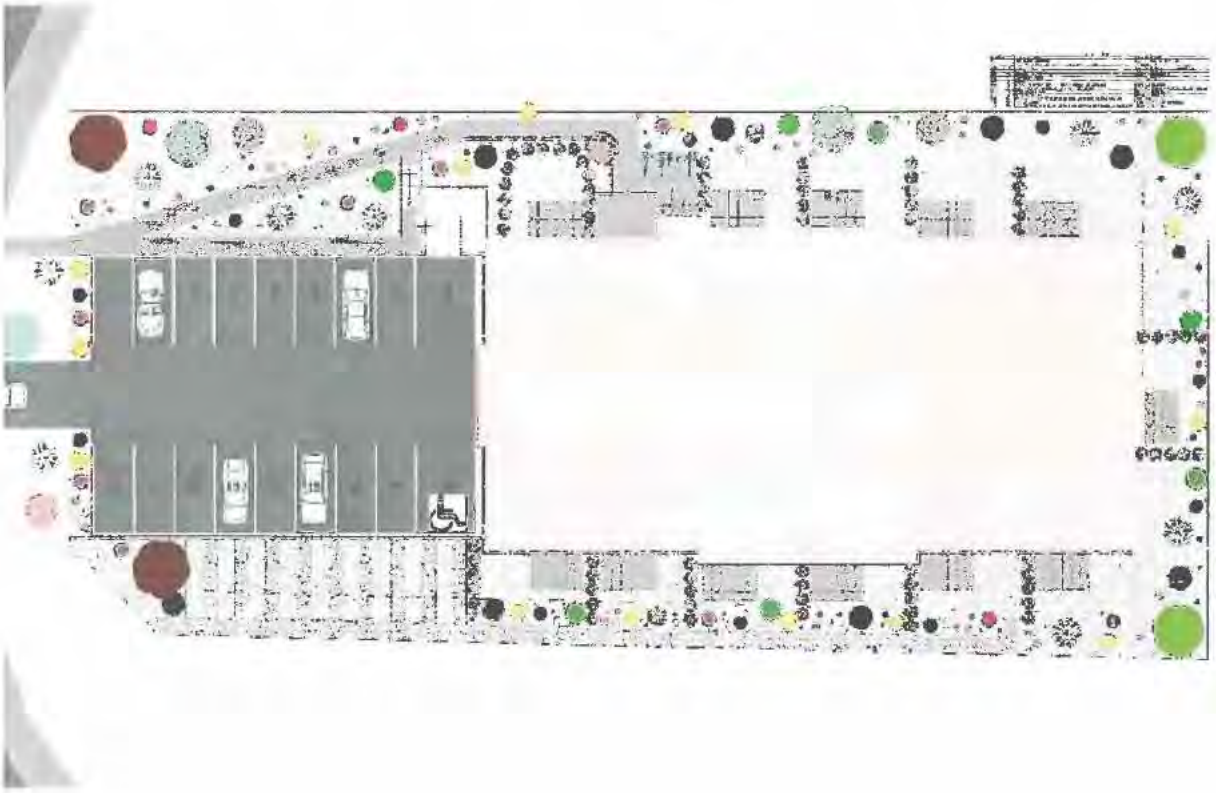
If you want a garden **7104** has a community garden. Need more room for your children to play; the trail system is your extended backyard to all the parks and amenities Whistler has to offer.

Each unit will have a set of laundry machines, the dryer will be an energy saving heat pump dryer. The units are designed for living, the decks will not be used for storage like many apartments because the units have storage. Need a workshop, **7104** has a community workshop for all your ski and bike tune ups and home projects. There will be a dedicated car/bike/dog wash area.

7104 will be a community where the design has created lots of places like the park, community garden, workshops, car wash station, postal boxes, car shares and lobby where you can casually meet your neighbors. Socially animated areas are where people meet their neighbors and form a sense of community. **7104** was designed with this as core principle of the design.

Finally: Pets. **7104** will be pet friendly. The units will have durable finishes that will not be easily damaged by pets. Too many people who own pets have no access to good quality accommodation. **7104** will welcome them, but we will have rules in place so that all may enjoy their home including the neighbors of the pet owners.

Our goal is to build the best building in Whistler. We are committed to building sustainable buildings that fit a sustainable lifestyle and help build a more sustainable community.



7104

Guidelines for Private Sector Employee Housing

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezoning's proposing new unrestricted market accommodation as part of the project are not supported.

   7104 is a rental housing project which will have the standard covenants that are part of the Housing Agreement Bylaw and Housing Covenant.

2. To secure on going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.

   7104 will be 100% rental housing. Our Company Vidorra Developments is in the rental apartment business in the Sea to Sky Corridor. Our goal is to simply offer the best rental units and be the best Landlord in the Sea to Sky area.

3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.

   7104 will only be available to Employees as defined by the WHA. The units will be offered to qualified people on the WHA rental housing wait list who meet our tenancy requirements and a few of our employees and those of our partner businesses who are on the WHA wait list. The unit mix is such that some units are well suited to rent to a mixed household of roommates and others very well suited for a home in Whistler with lots of storage and the amenities to turn an apartment into a home.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

7104 is easily serviced as all services are at the property line. The site has no off-site servicing requirements. The site is a former parking lot and easily prepared for the proposed development. The costs will be for the construction of the building and on-site services only, keeping the cost low and thus making the units affordable without any provincial Grants or other subsidies.

Housing Affordability needs to take into consideration transportation costs. Owning a car costs between [redacted] to $[redacted] a year. Living in a suburban location requires owning a car, even if the suburb is serviced by transit. Living in a central location accessible to transit and within walking distance of most services, jobs and amenities allows a person to easily live without a car. Our goal is to provide the best location to live and not own a car. This will make **7104** truly affordable. Rent will be charged separate from parking to enable those who choose to live without a car to not have to pay for the cost of parking in their rent.

5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

According to CMHC, the median total income of economic families in Whistler was $[redacted] in 2015. Applying the universally accepted 30% affordability criteria, a rental rate of [redacted] per month would be considered affordable housing.

All 47 units in our building meet this benchmark! Our proposal of 7104 consists of 100% affordable units.

The proposed rents will be between [redacted] (in 2018 dollars) per square foot for the apartments. This rate will meet the objectives of the RMOW to keep units affordable and still have an adequate return for the developer. These rates are dependent on not having extra off-site servicing costs placed on the project or excessive additional costs or delays during the approval process. The range is to allow some flexibility in design and to have flexibility to have lower pricing for the less desirable units making them the most affordable. The cost of rent in the smaller 2 bedroom units will make them very good units for people to share with a roommate. The rents will be staggered for views and orientation. This will allow

for some flexibility in the rental price. A table of rents will be provided for each unit. If during the approval process costly changes are required to the project, then these rents will have to be adjusted to reflect the increased costs. We know that today we can build the proposed project and offer these rates.

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

   This is standard practice for a professional landlord in BC. Current legislation will ensure this, as well as the Housing Agreement Covenants. Our goal is to be one of the best Landlords in Whistler and adhere to all Provincial and Municipal legislation.

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

   This will be part of our standard operating practice of being a professional landlord in Whistler.

8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.

   We are proposing a mix of 1bedroom, 1 bedroom with a flex room, 2 bedrooms, 2 bedrooms with a flex room. The 1 bedroom units will have access to a storage room outside of their unit. We will allow pets to ensure those that have a pet can have a quality stable home in Whistler. The units will have sufficient storage for a Whistler resident. We all have a lot of toys, the larger units will have a dedicated flex/storage room in each unit. The building will be designed so that you can bring your bike and skis into your unit and have room in the storage room for them. We understand that many people will have a bike worth more than their car (if they have one) and it needs a safe place to live. The mix in size and configuration will allow people access to cost effective units that will make a good quality permanent home in Whistler.

9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing December 5, 2017 Page 4 and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees. Community Planning Considerations

   7104 will be targeting permanent resident employees who want to live a sustainable lifestyle. The site is at the entrance to White Gold on an undeveloped site. Employers will be given consideration for leasing units for their employees only if this is required by the WHA/RMOW. Our preferred Landlord/Tenant contractual relationship is to have the Lease in the Tenants name and not controlled by their employer. It can be very destabilizing if you employer controls your access to a safe, permanent home.

10. Proposed developments shall be located within an area designated for development of residential accommodation.

    White Gold is an area that is designated for residential accommodation. The site borders on a WHA controlled development.

11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

    7104 will provide 63 bedrooms in 47 units, utilizing 122 bed units. This site at the entrance to White Gold and is one of the best undeveloped sites in Whistler to have a rental apartment building. People living here will not need a car to get to work, shop, play or go about their day to day lives. They will not contribute the traffic congestion in Whistler because they are all living in the core and not in one of our suburban neighborhoods where a car is a necessity. One of the best sustainable features of 7104 is its location allowing us to build homes that will not add cars to our already congested roads and parking. **7104** is consistent with the Community and Sustainable direction Whistler is going.

12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

    7104 is proposed as a 4 story apartment building that will be at the entrance to White Gold in one of the best locations to build resident housing. The height and size will be consistent with the neighboring development. The 11m height is consistent with our immediate neighbor Fitzsimons Walk. The setbacks are greater than our immediate neighbor Fitzsimons Walk, this is to enable the retention of some mature trees as the neighboring property clear cut their lot. The design of the building will be an apartment style building. The location at the entrance to White Gold directly off highway 99 will not add any traffic or congestion to the White Gold Neighborhood. There will be a very minimal traffic impact to the residents of White Gold.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

    7104 meets all these criteria as well as any site could in Whistler. The front door will be within 250m of Nesters shopping center and 150m of transit stops. All the amenities are within walking and biking distance. The Valley Trail system borders the property. The 32 Bus stop is 150m away at the corner of Nancy Greene and Blackcomb Way, the 30 and 31 bus stop is 100m away across Highway 99.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

    7104 is surrounded by all these services. Being at the entrance to the White Gold Subdivision will mean it will not add congestion and traffic to the residential neighborhood. Being right on the main Valley Trail route to the Village will give residents direct walking access to all the Village, Parks, jobs and Nesters without adding congestion to the roads. Sewer is already connected to the property, water, storm, hydro and tel are all at the property.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

7104 has been a gravel parking lot for the last 50 years. There will be minimal site works and minimal tree clearing to develop the site. The building will turn a gravel parking lot into a good-looking building surrounded by landscaping and a small community garden in the sunny South West corner of the property. The existing grades are at the proposed finished grades of the building thereby not requiring any major site alterations.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

There are no environmentally sensitive lands adjacent to the site. It is beside highway 99, Nancy Greene Drive and Fitzsimmons Walk employee housing. There are no water courses or riparian areas near the site. The site is currently a gravel parking lot. An environmental report will be done on the property once the re zoning is complete. A site profile is part of the submission.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway. Development Standards

The site is at the entrance to White Gold on a major arterial road right off Highway 99. The adjacent roadway capacities exceed any extra traffic generated by this development. The building is going to be designed to live without a car. We will have 2 car sharing cars on site to help resident live without a car of their own. The emphasis of the site location and design of the building is about walkability and living well sustainably. Being on the corner at the entrance to White Gold, any traffic generated by this development will be kept out of the residential neighborhood. The entrance to the building is the current driveway that has been in use for 50 years.

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

7104 will far exceed these standards. We understand the importance of storage for all our toys in Whistler and have designed in a lot of storage and included a common workshop with tools to tune skis, repair your bike, work in your garden plot or complete a project. There will be yards for the ground floor units. The upper units will all have balconies. There will be a community garden and

outdoor picnic/play area. The finishes on the building will be durable good-looking finishes designed to last a long time without the need for a lot of maintenance. We are applying all we have learned in the past 40 years building in Whistler to design a building that does not have any of the problems that too many Whistler buildings are suffering from. We have seen what works and what does not. Most of the professionals on our team, lead by Dennis Maguire Architect are local and understand the building environment and needs of a durable building in Whistler. We want a building that looks great when it is first finished and 30 years from now. We want our tenants to be proud of their home and live in a well built healthy building. We have a full scale model of the building in Pemberton, Radius in which 45 households moved into May 1st 2018.

19. Proposed developments must meet RMOW green building standards.

7104 will be one of the most energy efficient buildings in Canada. We are partnering with the BCIT Department of Building Science Engineering to help us model our buildings to make them both cost efficient and very energy efficient. Our goal is to build Net Zero ready and install Solar Panels at a later date, to become energy independent and control our long-term energy costs. Our goal is to be under [redacted] per year for space heating in a unit. We are not intending to Greenwash our building. **7104** will be a leading-edge building in Canada for energy efficiency and sustainability. **7104** will be state of the art for many years into the future. Our Goal is to exceed the 'Ultimate Performance', which is the last step (Step 4 Net Zero Ready for Part 3 Residential Buildings).

This performance level calls for Envelope TEDI (Thermal Energy Density Intensity) of 15 KWh/m2/year and TEUI 100KWh/m2/year. This standard **exceeds the Passive House Standard** for energy use. We know we can exceed this because Radius is designed to a TEDI 8.2KWh/m2/year and a TEUI of 67KWh/m2/year. With the knowledge we have gained in Radius and our current project Orion we will exceed these numbers in **7104.**

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In simple terms **7104** will use about half the energy of a building built to the Passive House standard.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw303. 2015.

Cars need to be optional not a necessity. We will meet the bylaw requirements for parking. We will present an option to add 12 more units and no more parking,

but only if the RMOW will support this variance. This will result in lower rental costs for all the units.

7104 will have 2 electric car share cars to start. We are starting S2S Car Share COOP with 2 then 4 cars in Pemberton at our Radius and Orion buildings and 1 car in Whistler in Function. We are only going to use Electric cars to fit our sustainability goals. Once **7104** is complete we will expand the service to include 2 cars at **7104**. We will consider having more cars if the demand is there or even having cars stationed in other locations. The building will be wired to accommodate electric cars.

In 2017 62% of Whistler residents travelled to work by preferred modes of mobility. (**whistler.ca**/municipal-gov/community-monitoring/commuting-mode) We want to rent to this large group of people to allow them to live less expensively without a car.

7104

Green Building Initiatives

7104 is designed to far exceed the BC Building Code. The many areas we have achieved this are listed below.

Walls;	Code would be R22 Batt 2x6 walls. 7104 R42 Double walls with 6" of outsulation to reduce thermal bridging in the building envelope. An exterior vapour open liquid applied air/water barrier under the rain screened outsulation, R22 batt insulation in the stud walls, vapour barrier paint on the inside drywall. This wall make-up allows the inside of the wall to dry to the inside and the outside portion of the wall to dry to the out side.
Airtight;	No Code Requirement. Average new BC Home 4.5 Air Changes per Hour. 7104, 0.6 air changes per hour.
Ventilation;	Code with intermittent ventilation bathroom fans with no heat recovery. 7104 ERV with 85% heat recovery designed at 20CFM per bedroom and living room continuous. The ERV will be run on a continuous basis for a healthy home ventilation rate. An ERV is used instead of an HRV to prevent too low a humidity in the air during the winter months. A Higher than usual ventilation rate has been designed for a heathier home and to prevent drying the air too much through ventilation the ERV was selected.
Hot Water;	Code is an Electric tank or a mid efficient gas hot water. 7104 will use a high performance SunPump that will produce water at about a 500% efficiency for the power it consumes. This is made in BC with locally developed technology.
Heat;	Code has many options with a minimum efficiency of about 80%. 7104 will use the sun for free and an air sourced heat pump at 250% efficiency for primary heat with small baseboard heaters with digital thermostats as backup heat for only the coldest days of the year. Anticipated savings of 85% on space heating above code performance.
Windows;	The windows will meet the Passive House standard of .8 U value. This is roughly 3 times better than code approved windows. Windows are the largest source of heat loss; well insulated windows can contribute significantly to the comfort of a home.
Lights;	All lights will be energy saving LED bulbs. The windows are larger than most buildings to allow more natural light in the units. Exterior lighting and the parkade will be on motion sensors so that they do not run all day and night when not needed.

Materials; All materials will be sourced first locally, then from BC, then from Canada. We have great building materials and technology in BC and Canada to build the best homes in the world. We need to take advantage of what we have at home.

Cooling; No code requirement. 7104 will have an energy efficient air sourced heat pump AC unit supplying the ventilation air with cooling in the hot days of summer. There will be a flush mode where during the cooler nights the ventilation will supply cool air with no additional cooling or energy added. The ERV ventilation system is designed to increase the ventilation rate during the free cooling mode. The ERV will be monitored remotely to optimize the performance in a low energy high performance building.

Roof; 7104 will use double the insulation of a code building. The roof will be a white TPO, (thermoplastic membrane) membrane to reflect heat in the cooling months to reduce the cooling required and not overheat the attic.

Garden; 7104 will have backyard gardens adjacent to the ground floor units for those gardeners who want to grow some food or flowers.

Storm drainage; 7104 will employ a Bio Swale pond to infiltrate most of the storm water into the ground on the site. Only the major storm events will see water going to the storm system.

Foundation; 7104 will use ICF walls for an energy efficient wall system in the parkade.

Durability; 7104 will use durable finishes like stucco and metal siding and wood looking vinyl windows for the exterior finishes to reduce the amount of maintenance required to keep the building looking great. This will save energy in the future from not having to use resources for maintenance.

Solar; 7104 will take advantage of the sun in 3 ways. The passive solar gains to heat the building, the SunPump solar water heating and the photovoltaic solar panels to generate renewable electricity on site.

Location; 7104's location is one of it's most sustainable features. By being within walking distance of many services including schools, coffee shops, grocery store, parks and trails. People living at 7104 will not be car dependent. Their overall energy footprint will be much less than anyone living away from the center of town.

Whistler 2020 Analysis for 7104

Built Environment

Continuous encroachment on nature is avoided

7104 has been a gravel parking lot for the last 50 years. It is ideally located for an infill development with the least amount of loss of natural Habitat.

Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.

7104 fits these characteristics better than almost any location in Whistler could. 150m to 3 transit stops, 250m to Nesters Shopping Center, on the Valley Trail System, walking distance to the Village, on an arterial road beside Highway 99. The entrance to White Gold is one of the easiest locations in Whistler to live sustainably.

Natural Areas

A policy of no net habitat loss is followed, and no further loss is preferred.

7104 will have more green space and landscaping after development than it currently has as a parking lot.

Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.

7104 will be designed to enhance the natural area around the building area. Construction and operational policies will respect the natural environment and have as little impact as possible.

Partnership

Partners work together to achieve mutual benefit

Vidorra would like to be a responsible professional partner to deliver high quality rental housing in Whistler. We live here, and we understand what is needed. We are a responsible landlord. We already have 4 units of rental WHA controlled housing above Nesters Square. We moved 45 households into Radius in Pemberton on May 1st, 2018. Radius is a purpose built rental building, built to net zero ready energy-efficiency standards. We built Rainbow and quite a few of the homes in Rainbow. We have been in the housing business in Whistler for the last 40 years. We are now in the long-term rental business in Whistler, Pemberton and Golden.

We have partnered with BCIT to cost effectively design and build the most energy efficient buildings in Canada. Our partnership at Radius in Pemberton allowed us to prove that our new construction methods are both cost effective and provided the results we expected from the modelling. They did advanced energy and moisture modelling of the whole building and can predict at any time of day, any time of year and at any outside temperature what the design heat loss will be in any unit in the building and how we are losing or gaining heat. This approach allowed us to model every construction detail and only use the best ones. We will be refining the approach in our next building Orion, now under construction in Pemberton. By the time we get to construction on 7104 we will have the construction methods and detailing to produce the most cost-effective net zero ready multi unit buildings in Canada using made in Canada technology and materials.

We have been selected by NrCan to submit a proposal to their Green Infrastructure Phase II Energy Efficient Buildings RD&D Program. We are doing

this with our Orion Building. Our goal is to showcase how to build a net zero ready (30% to 50% more energy efficient than a Passive House building) multi unit building for the same cost as a well-built code compliant building. We have partnered with BCIT for this proposal. The result will be to showcase how any competent contractor can build a net zero ready building. There is a great lack of proven technical data in Canada on exactly how to do this using standardized construction methods familiar to any carpenter or contractor. We aim to change that and offer the how-to manual in the public realm.

Resident Housing

Resident Restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.

7104 is affordable housing at a cost that is within the means of Whistler residents both short and long term.

According to CMHC, the median total income of economic families in Whistler was [redacted] in 2015. Applying the universally accepted 30% affordability criteria, a rental rate of [redacted] per month would be considered affordable housing.

All 47 units in our building meet this benchmark! Our proposal of 7104 consists of 100% affordable units.

If we add the cost of transportation to the cost of housing and you live at **7104** without a personal car then it is truly one of the most affordable places to call home in Whistler.

We are a vertically integrated design, construction and management company. Our business model allows us to build cost effectively and use better quality materials in our projects because we are holding the buildings long term and understand the implications of building better buildings for lower maintenance costs. Our design goals are to build residences that people are proud to call their home.

The planned flexibility within neighborhood design, housing form, and housing tenure enables the adaptability to meet changing needs.

7104 is at the entrance to a subdivision on an arterial road close to transit. This is the best location in proper urban planning to place higher density housing. The building design allows for families to have ground floor units with yards for kids to play in, most units have in unit storage for all your toys, the smaller units have access to storage outside of their units in the building. Private garages allow people with cars to keep them covered and keep all their toys and extra stuff that does not belong in a unit in the garage. People who do not own a car do not have to subsidize parking for the building and can live well at a much lower cost, the parking will be charged separately to ensure those that do not own a car are not paying for the parking. The smaller 2-bedroom units can be shared at a very reasonable cost. This allows for some low-cost sharing households for short- term younger residents. The building is well suited to Seniors who want to age in place or move to when they can no longer care for a single family home. The building is built to be soundproof between units for quality of life. The building is pet friendly so people with pets have access to quality housing.

Housing needs and future affordability

Housing built today will be lower cost than housing built in the future. A supply of housing at lower than replacement costs is important for future affordability. The more housing we build, the lower the rents will be, only a slight oversupply with a small vacancy rate will eliminate the price gouging we are seeing in the market rental housing today. Having a vacancy rate of close to zero for the last few years and an increasing population has driven prices to beyond affordable. We have a supply problem with the growth in our population and economy. **7104** will add to the supply of housing with a high quality rental building suitable for permanent Whistler residents now and into the future.

Residents enjoy housing in mixed-use neighborhoods that are intensive, vibrant and include a range of housing forms.

7104 is the first purpose built rental building in White Gold. Currently White Gold is mostly single-family homes with high density owned housing both market and WHA controlled at the entrance. 7104 will fit in well with the multi family at the entrance and enhance the neighborhood, which is a favorite of locals in the market housing by providing another mix of housing types to enhance the neighborhood. **7104** will not add congestion and traffic inside the neighborhood as it accesses off the main subdivision entry road at highway 99.

Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.

7104 is one of the very best locations in Whistler to achieve this goal. There are very few undeveloped sites that can meet these criteria let alone align perfectly with it.

7104 is within 2-min walking distance of transit and the Valley Trails runs along the property tying it into existing pedestrian and bicycle routes.

Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents.

Whistler has a current shortage of rental housing. The WHA housing list for rentals is 658 households. In 2017 the turn over rate for WHA rental housing was 16 units. At this rate a new person on the list will wait 41 years to get into a WHA controlled rental. (2018 Whistler Housing Authority Business and Financial Plan) We have not had a tenant turn over in over 5 years at our Nesters rental units. **7104** will in a small way help meet this immediate need and our future needs with high quality rental housing at no cost to the RMOW.

Transportation

Whistler policy, planning and development prioritizes preferred methods of transportation in the following order. 1. Pedestrian, bicycle and other non-motorized means, 2. Transit and movement of goods, 3. Private automobile (HOV, and leading low impact technologies), 4. Private automobile (SOV, traditional technology)

7104 could not be better positioned and designed to meet these criteria. Walkable neighborhoods are usually reserved for the wealthy as they are more desirable and command higher prices, thus displacing lower income people who could really use the benefits of living in a walkable location. **7104** will provide highly desirable walkable housing to the people who need it most and can afford it the least.

1. Pedestrian: we are within walking distance and a short bike ride to jobs, shopping, entertainment, parks, trails, the Village and more.

2. Transit: we are beside 3 bus routes and 2 bus stops, no other location in Whistler has this good access to transit, other than living in the Village.

3. Private automobile: we are providing 2 electric car share cars on-site. This is the way of the future. We will be providing charging stations for electric cars on-site.

4. Private automobile: We are doing everything we can to promote the other means of transportation and to be able to live well without a car. It is simple really, make it easier to live well without a car and it will became the preferred

choice. If you live in the suburbs you need a car as suburbs are designed to live with a car. If you live in a walkable location, then it is easy to choose not to own a car and live much less expensively.

Built Environment

Limits to growth are understood and respected.

7104 is the best location to put more resident housing and have the least environmental footprint. Our population is growing, and we need homes that respect the dignity of the people living in them. **7104** will be secure, comfortable homes for residents who choose to or need to rent a home. This infill development of a parking lot into centrally located housing will respect our limits to development encroaching onto nature.

Un t Count Summary				
Unit Type	Description	Qty	Bedrooms Per Unit	Total Bedrooms
A	Bedroom + Flex	2		2
B	Bedroom + Flex	7		7
C	2 Bedroom	6	2	32
D	Bedroom	8		8
E	Bedroom			
F	Bedroom	3		3
Total Units		47		63
Occupant Load				
2 Persons Per Bedroom	(63) x (2)	26		

Un t List 47 Units					
Unit Number	Unit ype	Bedrooms	Flex	Bathrooms	Gross Unit Area Sq ft
0	C	2	0		735
02	D		0		507
03	C	2	0		727
04	A				642
05	B				592
06	A				642
07	C	2	0		727
08	D		0		507
09	C	2	0		735
0	A				65
	E		0		462
20	C	2	0		735
202	D		0		507
203	C	2	0		727
204	A				642
205	B				592
206	A				642
207	C	2	0		727
208	D		0		507
209	C	2	0		735
2 0	A				65
2	B				592
2 2	F		0		550
30	C	2	0		735
302	D		0		507
303	C	2	0		727
304	A				642
305	B				592
306	A				642
307	C	2	0		727
308	D		0		507
309	C	2	0		735
3 0	A				65
3	B				592
3 2	F		0		550
40	C	2	0		735
402	D		0		507
403	C	2	0		727
404	A				642
405	B				592
406	A				642
40	C	2	0		2
408	D		0		507
409	C	2	0		735
4 0	A				65
4	B				592
4 2	F		0		550

Key Plan

Project Information Table		
Site Data	Current Zoning Standard	Proposed Zoning Standard
Zoning	RSE	Site Specific
Site Area (m^2)	2 8 6 6	
Existing useable site area (m^2)	2 8 6 6	
Site Coverage		7
Open Site Space (%)		
Gross Floor Area		3 4 864 m2
Frontage(m)		29 588m
Floor space Ratio (Dens ty)		3
Height of Building (m)		m
Number of Stories		4 Above Parking
Is the property located within 30m of a watercourse?		no
SETBACKS		
Front (m)		22m
Rear (m)		6m
Side (highway)		3m
Side (Vi lage)		7 5m
PARKING		
Parking stalls on site		62
BUILDING DATA		
Total number of un ts		47
Unit Type		
Ground oriented units		
Minimum unit floor area (m^2)		43
Total residential floor area (m^2)	GFA	3 4 864 m^2

Parking Provided	
Garages	8
Covered Parking	26
Exterior Parking	8
Total Parking	62

PROJECT DESCRIPTION
CIVIC DDRESS
7 04 Nancy Greene Drive
Whistler B C
LEG L DESCRIPTION
FL N 3243, Block D, Lot , District Lot 4753, New Westminster District
PID 004 358 589
Parcel rea 28 8 48 2 (Sq m)

BUILDING CODE SUMM RY
REFERENCED DOCUMENT
BRITISH COLUMBI BUILDING CODE 20 2 P RT 3
Bu lding Description
5 Storey Building Parking Garage Below 4 Storey Residential
Bu lding Classification
3 2 2 50 Group "C" Up To 6 Stories, Sprinklered
Bu lding rea is less than ,800 m2
Combustable Consteuction Permitted
Floor ssemblies Shall Be Hour Fire Rated
Loadbearing Walls nd Columns Not Less Than Hour Fire Rating Parkade Floor ssemblies nd Walls To Be 5 Hour Fire Rated

CONT CT INFORM TION

REGISTERED OWNER	SURVEYOR	Structural	ELECTRIC L/MECH NIC L	BUILDING ENVELOPE	CIVIL	BUILDING CODE CONSULT NT
Vidorra Developments Ltd Rod Nadeau # 5 005 Ipha Lake Road Whistler B C V0N B tel 604 932 3807 ext 226 fax 604 932 3804	Doug Bush Survey Services Douglas J Bush Unit 8, 370 Ipha Lake Road Whistler, B C V0N B tel 932 33 4 fax 932 3030 email dougb@dbss ca	Chalten Engineering Ltd Sebastion Guerrero P Eng, M Eng PO Box 527 Whistler B C V0N B0 tel 604 902 404 email chaltenengineering@shaw ca	SRC Engineering Consultants Ltd Bill Khangura 205 4 80 Lougheed Hwy Burnaby B C V5C 6 7 tel 604 268 909 email bill@src eng com	Richard Kadulski rchitect Richard Kadulski Suite 204 037 Broadway Vancouver B C V6H E3 tel 604 689 84 email kadulski@direct ca	RF Binnie & ssociates Rob Dos Santos tel 604 892 8222 mobile 778 266 0029 ema l RDosSantos@binnie com	Evolution Building Science Ltd Geoff Triggs tel 604 3 8 3489 email ebsl@shaw ca

1

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Dr ve

DRAW NGS PROV DED B Ryan Nadeau
ryan.nadeau@innovationbuilding.com

Innovation BUILDING GROUP

DATE
2018-08-04

SCALE

SHEET

Site Conditions

View from Highway 99

View from Nancy Greene Drive

360 degrees of photos from center of lot

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAWINGS PROVIDED BY Innovation BUILDING GROUP

DATE
2018-08-04

SCALE

SHEET

2

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAWINGS PROVIDED BY: Ryan Nadeau
ryan.nadeau@innovationbuilding.com
Innovation BUILDING GROUP

DATE
2018-08-04

SCALE

SHEET

3	
REVISION TABLE	
NUMBER / DATE	REVISED BY / DESCRIPTION
VIDORRA DEVELOPMENTS	
7104 Nancy Greene Drive	
DRAWINGS PROVIDED BY: Ryan Nadeau ryan.nadeau@innovationbuilding.com Innovation BUILDING GROUP	
DATE	2018-08-04
SCALE	
SHEET	

4

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAWINGS PROVIDED BY: Ryan Nadeau
ryan.nadeau@innovationbuilding.com
Innovation BUILDING GROUP

DATE
2018-08-04

SCALE

SHEET

Context Plan mported from Survey (1/32"=1')

5

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

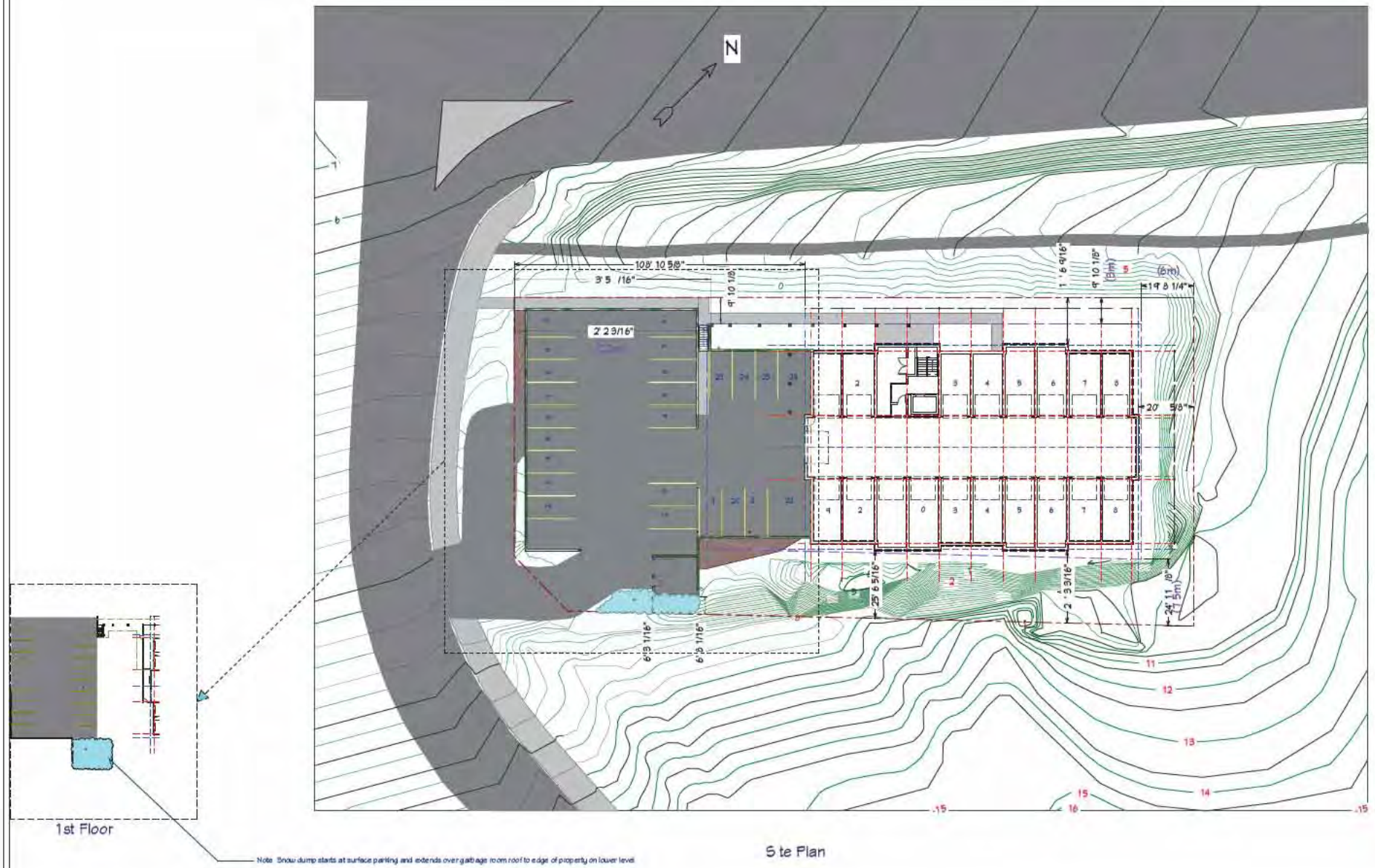
7104 Nancy Greene Drive

DRAWINGS PROV DED B Rumi Hasseu
rumi.hasseu@innovationbuilding.com
Innovation BUILDING GROUP

DATE
2018-08-04

SCALE
1/32" = 1

SHEET



1st Floor

Note: Snow dump starts at surface parking and extends over garbage room roof to edge of property on lower level

S te Plan

6

REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

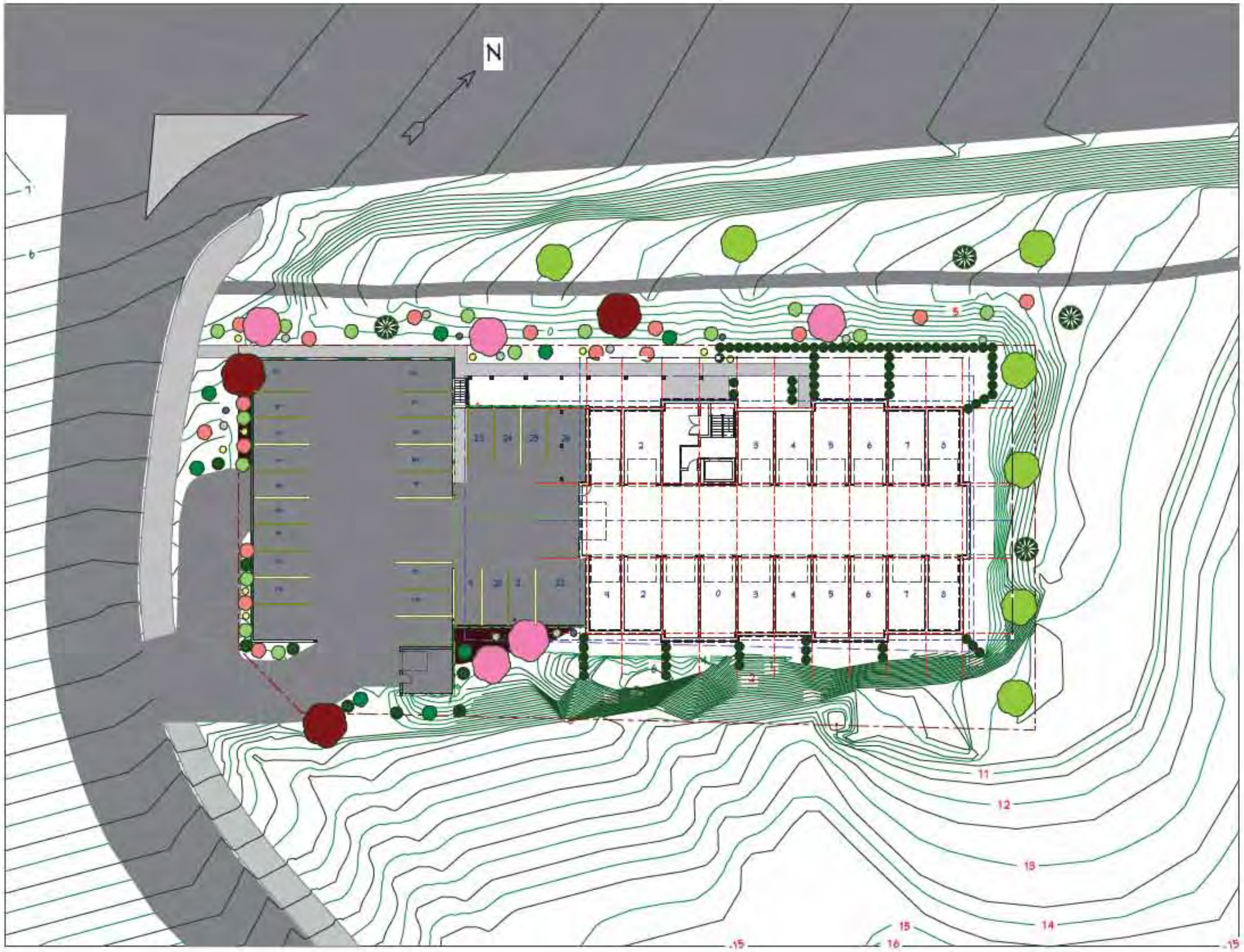
VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAWINGS PROVIDED BY: Rujen Nadeau
rujen.nadeau@innovationbuilding.com

Innovation BUILDING GROUP

DATE
2018-08-04
SCALE
1/16" = 1
SHEET



Landscape Plan

APPENDIX E

7

NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAW NGS PROV DED B Ryan Nadeau ryan.nadeau@innovationbuilding.com

Innovation BUILDING GROUP

DATE
2018-08-04

SCALE
1/16" = 1'

SHEET

8

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAWINGS PROV DED B Ryan Nadeau ryan.nadeau@innovationbuilding.com

Innovation BUILDING GROUP

DATE
2018-08-04
SCALE
1/8" = 1'
SHEET

Elevation 1

14

REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAW INGS PROV DED B Ryan Nadeau
ryan.nadeau@innovationbuilding.com
Innovation BUILDING GROUP

DATE
2018-08-04

SCALE
1/8" = 1'

SHEET

Elevation 2

15

REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAWINGS PROVIDED BY: Ryan Nadeau
ryan.nadeau@innovationbuilding.com
Innovation BUILDING GROUP

DATE
2018-08-04

SCALE
1/8" = 1'

SHEET

Elevation 3

16

REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

DRAWINGS PROVIDED BY Ryan Nadeau
ryan.nadeau@innovationbuilding.com

Innovation BUILDING GROUP

DATE
2018-08-04

SCALE
1/8" = 1'

SHEET

Elevation 4

17

REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

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Innovation BUILDING GROUP

DATE
2018-08-04

SCALE
1/8" = 1'

SHEET

Fitsimmons Walk Building Massing & Roof Height Elevations

View from Highway 99 (1/8" = 1' scale)

View from Nancy Greene Drive (1/8" = 1' scale)

19

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive

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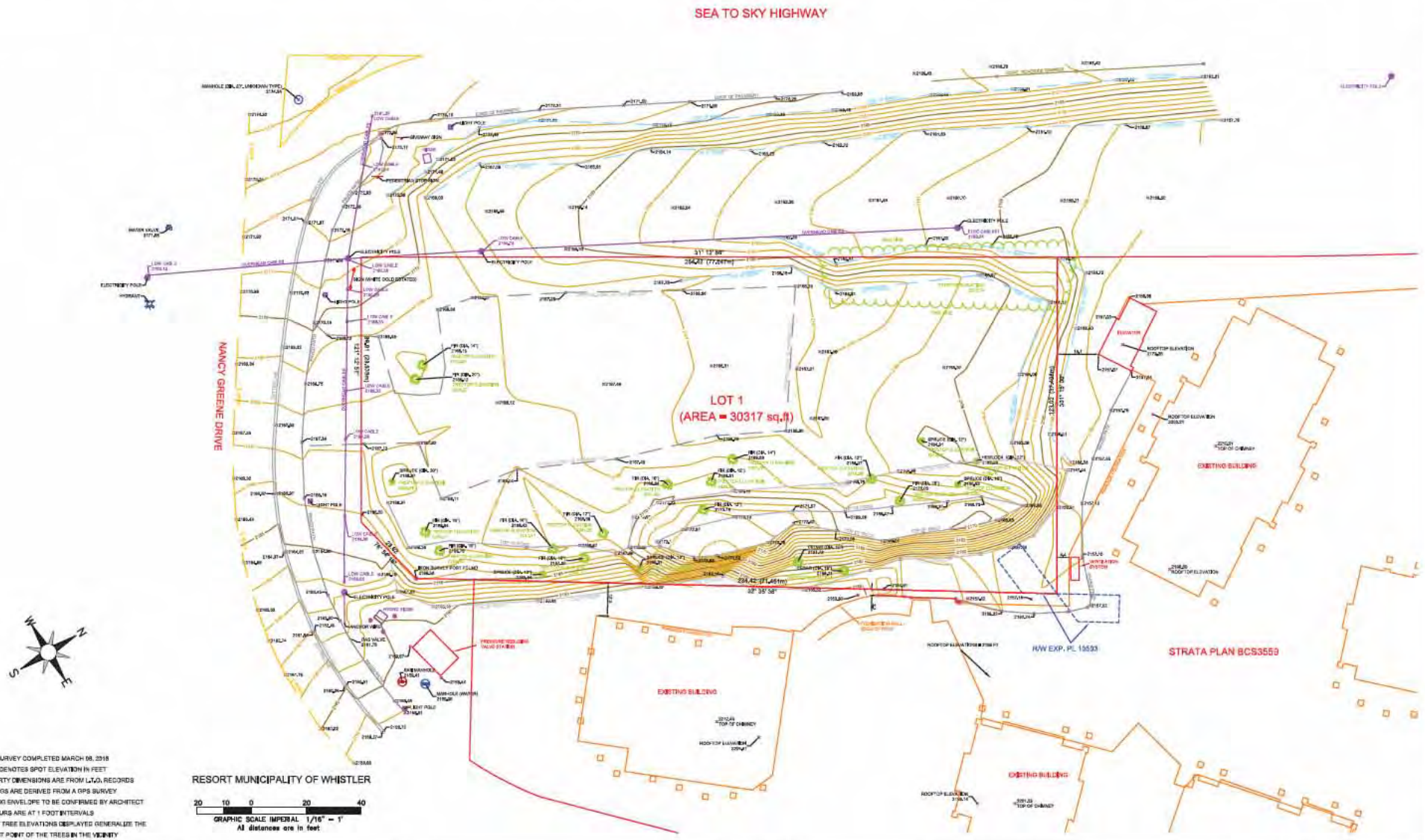
Innovation BUILDING GROUP

DATE
2018-08-04

SCALE
1/8" = 1'

SHEET

PLAN SHOWING TOPOGRAPHY AND SITE FEATURES ON LOT 1, BLOCK D, D.L. 4753, GP.1, N.W.D., PLAN 13243



NOTE:
- FIELD SURVEY COMPLETED MARCH 08, 2018
- x.xx.xx DENOTES SPOT ELEVATION IN FEET
- PROPERTY DIMENSIONS ARE FROM LTO RECORDS
- BEARINGS ARE DERIVED FROM A GPS SURVEY
- BUILDING ENVELOPE TO BE CONFIRMED BY ARCHITECT
- CONTOURS ARE AT 1 FOOT INTERVALS
- TOP OF TREE ELEVATIONS DISPLAYED GENERALIZE THE HIGHEST POINT OF THE TREES IN THE VICINITY

DOUG BUSH SURVEY SERVICES Ltd.
Douglas J. Bush, AScT, RSIS
Applied Science Technologist (Geomatics)
Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V0N 1B1
Phone 932-3314 / Fax: 932-3339 E-mail:
dougb@dbss.ca / http://dbss.ca

REVISION :

Notes:
ELEVATIONS ARE GEODETIC NAD83 DERIVED FROM WATER RESOURCES MONUMENT NO. 1055 LOCATED UNDER THE MONS OVERPASS. ELEVATION USED = 2152.34 FEET (643.702 METRES)

Date: March 19, 2018
File: J18085.DRG
P.I.D.: 004-458-589

Client: INNOVATION BUILDING GROUP
Project: 7104 NANCY GREENE DRIVE

SCALE: 1/16"=1'
JOB NO.: J18068
DWG.: 18046D
SHEET 1

MURDOCH COMPANY

August 2, 2018 **FILE: RZ001147**

Attn: Amica Antonelli
Planning Department
Resort Municipality of Whistler

by email: aantonelli@whistler.ca

RE: RE: RZ001147 - 1315 CLOUDBURST DR

In response to the comments received from RMOW Staff (received July 4, 2018), please see the following written response and the following attachments:

• Drawings
A-0.0 Cover Sheet
A-0.1 Existing Site Photos
A-1.0 Site Context
A-1.1 Site Plan
A-1.2 Site Plan (Underground Parkade)
A-1.3 Site Sections
A-2.0 Floor Plans
A-2.1 Unit Plans

S -1 Site Circulation
S -2 utdoor Amenity Areas

A-3.1 3D Massing
A-3.1 3D Massing

- **Proforma Operating Budget (Whistler Sport Legacies)**
- **ProForma Capital Budget (BDC Consultants)**
- **Servicing Assessment (R.F. Binnie & Associates)**

Community Planning Consideration

1. Clarify 0.61 or 0.63 FSR. **FSR is confirmed to be 0.614 as per the drawings.**

2. Clarification is needed on the phasing of the two buildings proposed. The preference is for the employee housing component to be developed in the earliest phase of the project.
The first phase of this project will be the 48 unit apartment building. The second phase is the conceptual stage and is not anticipated to be built until the first phase is operational and an assessment is completed on WSL's future needs.

3. The articulation of the building should be comparable to neighbouring buildings and consistent with the Cheakamus Neighbourhood Design Guidelines. **UNDERSTOOD**

4. Pedestrian connectivity to adjacent lands, trails, and sidewalks should be provided for.
A pedestrian walkway connects from the valley trail (corner of Legacy Way and Cloudburst Drive) across the site connecting points of entry to the building, parking and perimeter circulation. The Valley Trail continues on the opposite side of Cloudburst. Additional pedestrian crossings will be

considered at the recommendations of the RMOW and Civil Engineer. (See attached SK-1)

Development Standards

1. Meet the minimum parking requirements of Part 6 of Zoning and Parking Bylaw 303, 2015.
Three (3) additional parking spaces have been added to the surface parking to conform with the 78 parking spaces required. Note, we have maintained a consistent landscape buffer between the parking and sidewalk, however due to the curved geometry of the lot line, a variance will be required for encroachment within the 1.5m parking setback.

2. All proposals must provide a balcony or patio for each unit and adequate laundry facilities for the building. **Ground floor terraces/upper floor balconies and laundry have been provided for all units, see A-2.1 unit plans.**

3. The proposal should provide sufficient useable outdoor space (e.g. play area/common area) for the anticipated number of residents **Approximately 3400 sf of formal amenity area has been designated (use/program to be determined). An approximately 1500 sf common terrace has been provided on the ground floor for all residents. Approximately 15,000 sf of useable landscape area has been maintained around the buildings should future outdoor amenities be needed. (See attached SK-2)**

Employee Housing Requirements – Occupancy and Rent Restrictions

1. Clarification is needed on the number of dwelling units that are proposed for temporary athlete use, and the number of dwelling units that are proposed for employee housing, with occupancy and rent restrictions registered through a Housing Agreement Bylaw and a housing covenant registered on title in favour of the Resort Municipality of Whistler. As per the Guidelines for Evaluating Private Sector Proposals for Employee Housing endorsed by Council at their December 5th, 2017 meeting, the incremental density requested in RZ1147 must be applied to employee housing to qualify for consideration under this initiative.
It is envisioned that in the first building to be constructed, 75% (36 units) will be reserved for colleagues of WSL and their partners working in Whistler. For any excess inventory not filled by WSL staff, WSL will work with other local employers to rent these units to other local colleagues. It is understood that occupancy and rent restrictions will be registered through a Housing Agreement Bylaw and a housing covenant registered on title in favour of the RMOW.

The remaining 25% (12 units) will be set aside for short-term temporary athlete accommodation.

The second building is in the early stages of planning; WSL envisions that if and when this building is constructed, at least 50% of the building would be colleague accommodation.

2. Provide a detailed pro forma identifying all cost associated with the project, including required infrastructure upgrades. **Please see the attached Operating ProForma from WSL and Capital Proforma provided by BDC Consultants.**

3. Provide the initial rent in 2018 dollars. Provide the $ per square foot and monthly rent by unit type and confirm what the rent includes (e.g. furnishings, parking, laundry, and utilities).
As with the existing Whistler Sport Legacies accommodation, the new inventory will be priced below market rates and more in line with the Whistler Housing Authority's pricing model. Anticipated rent at 2018 values will be in the region of [redacted] for a one bedroom unit and $[redacted] for a two bedroom unit; cost per square foot are [redacted] and [redacted] respectively. These rates will include heat, hot water, laundry, garbage removal, furnishings and internet service. Secure underground parking will be an additional charge of $[redacted] per month per stall.

MURDOCH + COMPANY

4. The maximum allowable annual rent increase will be "Consumer Price Index (CPI), all items, excluding eight of the most volatile components as defined by the Bank of Canada and excluding the effect of changes in indirect taxes (2002=100)."
UNDERSTOOD

5. The municipality will retain a third party to review all development pro formas.
UNDERSTOOD

OCP Criteria for Evaluating Rezoning Proposals
1. The lands are located within an area designated for development of residential accommodation.
UNDERSTOOD

Additional Information Required
1. Provide an initial assessment of servicing options prepared by a professional engineer describing the servicing requirements for the proposed development and identifying the surrounding infrastructure that is available. Include a servicing capacity analysis assessing the infrastructure needs of the development including water system capacity and downstream sewer capacity while stipulating the design criteria being applied. **Please see attached provided by R.F. Binnie & Associates.**

2. Provide an initial assessment of driveway access from a qualified professional.
Please see attached provided by R.F. Binnie & Associates.

Respectfully,

Brent Murdoch
Architect AIBC, MBCSLA, LEED AP
Murdoch + Company Ltd.

Ec: RMOW Planning: Melissa Laidlaw, mlaidlaw@whistler.ca
Whistler Sport Legacies: Roger Soan, rsoane@whistlersportlegacies.com
Meghan Kines, mkines@whistlersportlegacies.com

WHISTLER ATHLETES' CENTRE AFFORDABLE HOUSING CO IPLEX REZONING APLICATION

Whistler 2010 Sport Legacies Society

INTRODUCTION

Whistler 2010 Sport Legacies Society (WSL) is a stand-alone not-for-profit organization formed prior to the 2010 Olympics and Paralympics to operate the Whistler Olympic venues post-Games:

- Whistler Olympic Park (Cross-country skiing, biathlon and ski jumps)
- Whistler Sliding Centre (Bobsled, luge and skeleton track)
- Whistler Athletes' Centre (Dorm-style and townhome accommodations and a high performance training centre)

Whistler Olympic Park and Whistler Sliding Centre are funded by the Games Operating Trust put in place prior to the 2010 Games. WSL's third venue Whistler Athletes' Centre is a self-funded venue located in the Cheakamus Crossing Neighbourhood (formerly Athletes' Village). WSL proposes to develop an apartment building and townhome complex on an empty parcel of land at the Whistler Athletes' Centre.

The Cheakamus Crossing Neighbourhood Following the Games in 2010, has transitioned into a unique and thriving community-oriented neighbourhood for the workforce of Whistler including:

- ✓ More than 800 working residents
- ✓ The home of the Whistler Gymnastics Club
- ✓ A community park with a soccer field (new turf field planned), playground areas, BMX bike track and community garden
- ✓ Multiple hiking/biking trails that connect with Whistler's Valley Trail System
- ✓ A hostel
- ✓ The Performance Hub – a community fitness centre
- ✓ High Performance athlete training centre and accommodations

The purpose of this project is to add to the supply of affordable housing for the residents, athletes and coaches wishing to reside, train and/or work within the community of Whistler. This project will add approximately 120+ beds to Whistler's inventory.

WHISTLER ATHLETES' CENTRE AFFORDABLE HOUSING CO IPLEX REZONING APLICATION

Whistler 2010 Sport Legacies Society

This project aligns with WSL's mission, vision, guiding principles and strategic priorities to support the growth of sport from grass level roots to high performance athletes and recreational participants of all ages while contributing to our community and maintaining our strong partnerships within Whistler and the region.

Our vision

- a centre for sports excellence

Our mission

- grow sport

Our guiding principles

- Prioritize sport within a successful business model
- Grow financial capacity while operating within our means
- Create and maintain strong partnerships
- Ensure our venues remain safe and universally accessible

Our strategic priorities

- Creating a centre for sports excellence
- Facilitating competitions
- Contribution to the community and region
- Building an innovative and entrepreneurial organization

This proposal is to ask for rezoning of **1315 Cloudburst Drive / Parcel 8** from the Resort Municipality of Whistler to **increase the allowable density from 0.38 to 0.63** to allow for the construction of a **4-story apartment building and a future 2 storey building**. The buildings will consist of **48 units and up to 8 units respectively (total 56 units),** built with seasonal and short stay athletes, coaches and workers in mind. We envision that the majority of the residents of these units will turnover annually as the seasons change. The units will be smaller in size, 440 sq.ft. for a one bedroom and 640 sq.ft. for a two bedroom, WSL is seriously considering modular construction which is consistent with the existing Athletes' Lodge. Due to the smaller size of the units and the anticipated shorter duration of the stays, consideration is being given to fully furnishing the apartments. The new inventory will be priced along the same lines as the existing WSL accommodations, with utilities included. The second, two-storey building on the site will be constructed at a later date and take into consideration the demands and the growth of WSL and the needs around supporting our athletes; it could be a multipurpose building that includes sport science services, accommodation and administration.

PROJECT BACKGROUND

The community of Whistler has experienced many housing challenges over the past two decades and the problem has intensified over the last three years. With the strong US dollar, its positive impact on tourism in the region and an increase of 2,500 new jobs in Whistler over the past five years, the community is struggling to meet the needs of the housing market specifically in availability and affordability within the rental market. Like other organizations, WSL has felt the impact of the housing shortage with increased demand from athletes, coaches and key individuals that are required to maintain the field of play at our two Olympic venues. In addition to that, due to the seasonality of the majority of our operations, being able to house some of our frontline seasonal colleagues will be

an asset in offering return workers an affordable housing option. WSL would also be open to working with other organizations within Whistler to fill any excess inventory with short-term colleagues.

In November 2017, Mayor's the Task Force on Resident Housing presented their recommendations to the community. Even with the implementation of these recommendations over the next 2-5 years (adding approximately 1,000 beds), the community of Whistler and the Whistler Housing Authority (the organization that oversees the development of price-controlled resident restricted housing) will still be challenged to keep up with the demand of affordable housing required. Table 1 (below) is a comparison between median market housing rental rates (which are reaching above 50% of the average workforce income levels) and Whistler Housing Authority (rental restricted/subsidized) rates.

Table 1 – Median Market Housing and Whistler Housing Authority Rental Rates (2016-2017)

Rental Housing Unit Type	Median Market Housing Monthly Rental Rates 2017	Whistler Housing Authority Rental Rates 2016 *rent includes utilities
Studio	$1,600	$800
1 Bedroom	$1,738	$1,000
2 Bedroom	$2,800	$1,400
3 Bedroom	$3,550	$1,785
Single Family Home	$4,738	Only available for purchase

Whistler Sport Legacies is currently providing affordable housing at the Whistler Athletes' Centre to a number of teams and athletes at the rates listed in Table 2 (below). This chart demonstrates that WSL's rental rates align with Whistler Housing Authority's subsidized rates.

Table 2 – Whistler Athletes' Centre Rental Rates for Teams and Athletes (2017)

Rental Housing Unit Type	Monthly Rental Rate *Includes all utilities (hydro, heat, water)	Type of Renter
2 Bedroom Townhome	$[redacted]	Long-term Team
3 Bedroom Townhome	$[redacted]	Long-term Team
4 Bedroom Townhome	$[redacted]	Long-term Team
Shared Room in Townhome (2 athletes per room)	$[redacted] per athlete	W-NDC Athlete

Even with the above inventory already allocated to teams and athletes, WSL receives 30-40 individual requests annually from athletes, coaches, colleagues and community resort members (clubs, sport associations) seeking more accommodation units.

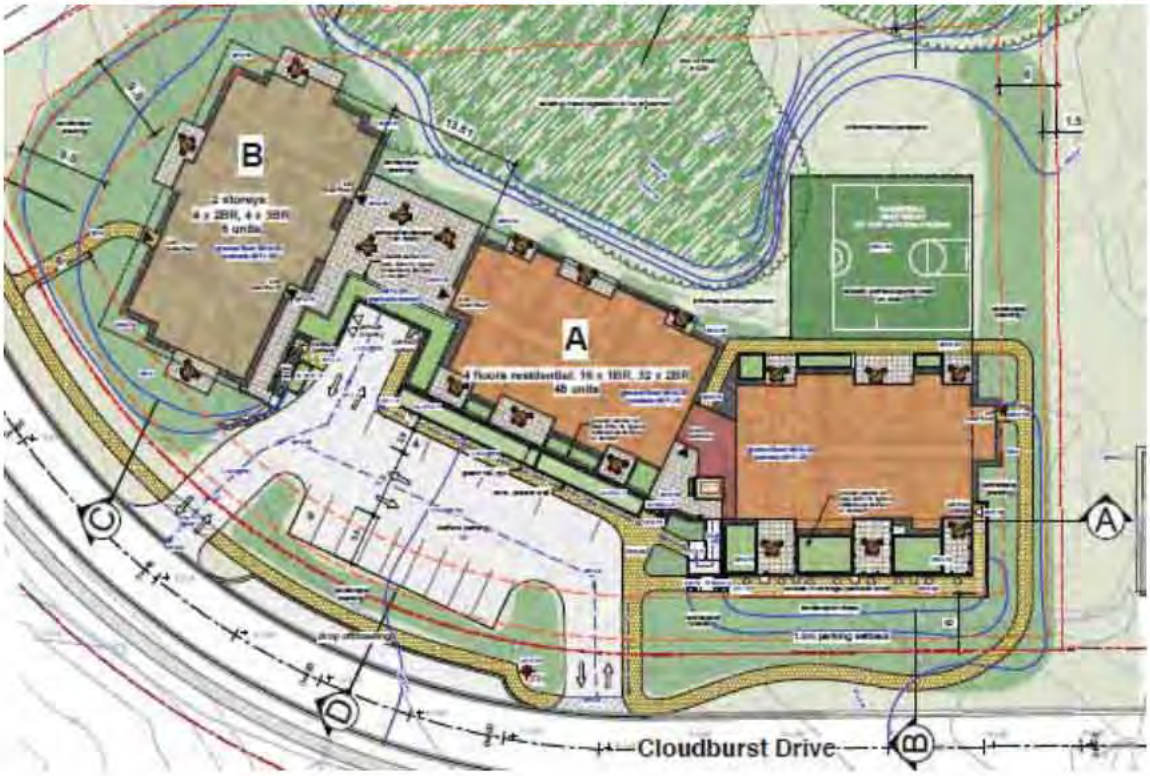
We hope to have occupancy of the building in the fall of 2019 and at that time, we anticipate the rent to be in the region of [redacted] per sq.ft. Like our existing units, this price will also include heat, hot water hydro cable and internet service.

PROJECT DESCRIPTION

- Construct a 4-story apartment building and one additional 2-story building at a later date.
- The apartment building will add approximately 48 units, 16 one and 32 two bedroom to Whistler's inventory.
- The second building will be a multi-purpose structure that will house sport services to support athletes in training as well as long-term accommodation which like WSL's existing townhome will be for athlete's coaches and year-round employees of WSL.
- Location – 1315 Cloudburst Drive, parcel 8 in the Cheakamus Crossing Neighbourhood (formerly Athletes' Village).
- Parking, green space and auxiliary buildings will also be provided.
- Modular construction will be seriously considered but an RFP will be sent to modular, traditional and Passivhaus builders.
- Green Building Codes will be utilized wherever possible.
- Rentals will align with the Whistler Housing Authority pricing structure for affordable housing.

WHISTLER ATHLETES' CENTRE AFFORDABLE HOUSING CO IPLEX REZONING APLICATION

Whistler 2010 Sport Legacies Society



PROJECT SIGNIFICANCE

Project Benefits to the Community

- ✓ Provide 96+ beds to the community for housing
- ✓ Enable seasonal workers, athletes and coaches to stay, train and work in Whistler longer
- ✓ Improve the quality of life for Whistler residents by providing safe, comfortable and affordable accommodation
- ✓ Ensure that rental rates are in line with the pricing model of Whistler Housing Authority
- ✓ Align with the RMOW's Task Force on Resident Housing's goal to increase the number of community beds
- ✓ Provide additional parking space above and beyond our requirement to assist with a parking shortage in this developing neighbourhood
- ✓ With a positive ROI on this project, WSL can continue to create and offer more recreational and sport programs for the community and neighbourhood of Cheakamus Crossing
- ✓ Offer affordable rental space for sport services including massage, physiotherapy and kinesiology for athletes and residents
- ✓ Green Building Codes will be followed where possible to align with the vision of Whistler's community sustainability plan

Our Current Community Contributions

In alignment with BC Housing's goals to serve as a trusted leader and partner in sustainable solutions for British Columbians, Whistler Sport Legacies works diligently to achieve its strategic priority to contribute to the community and region, as well as to create and maintaining strong partnerships. Some of these partners include:

- viaSport
- Province of BC
- The Resort Municipality of Whistler (RMOW)
- Squamish – Lillooet Regional District
- Squamish First Nation
- Lil'Wat Nation
- Provincial and National Sport Organizations that utilize our facilities

WSL has been effective in implementing several programs to prove its position as a community leader in sport and recreation. Some examples of those programs include:

- Community Program Implementation
- Toddler through to Youth Sport and Recreation Literacy Programs
- Elementary School Cross-country Ski Program (2,500 children per year)
- PLAYtots – 3 Seasons
- After School Care – Pilot Season
- Olympic Mondays – Youth – 3 seasons
- Hub Community Gym and Fitness Centre
- Development of community coaches and recreation leaders in partnership with viaSport through the delivery of the following programs:
    - Women in Leadership Program (CAAWS)
    - National Coaches Week
    - High Five: Principles of Healthy Child Development
    - Canucks Autism Network Workshops

OUR FISCAL RESPONSIBILITY

Since its inception, WSL has focused on building an innovative and entrepreneurial organization. We have proven successful by continually evaluating operational efficiencies that have resulted in:

- Reporting a surplus in the past two fiscal years
- Creating more self-generated revenues
- Starting to grow a small capital reserve to offset capital maintenance projects

Our team at WSL plans to execute this project the same as we would any other project or operation in the past. We will have an experienced and knowledgeable project management and leadership team monitoring all aspects of this project to ensure it operates on time and on budget.

This project while larger in scale from other projects we have completed, will be executed with the same community focus that helps drive this organization. WSL has been working closely with the Resort Municipality of Whistler since the project's inception. We are dedicated to continue to work with the RMOW to ensure that all aspects of the project remain in alignment with the Mayor's Task Force on Resident Housing and Whistler's Official Community Plan.

PROJECT PLAN

Steps:

1. Internal Organization Concept Accepted (Complete)
2. Meet with RMOW to Discuss Development Concept (Complete)
3. Create Site Plan Options with Architect (Complete)
4. Meet with RMOW to Review Site Plans and Agree on Development Concept (Complete)
5. Apply for Rezoning Application (In Process)
6. Seek Funding/Grant Assistance
7. Receive Rezoning Approval from RMOW
8. Decide on Financing Methods for the Project
9. Tender Process
10. Board Approval of Construction Method (Modular vs. Custom Build) and Contractor Selection
11. Apply for and Receive Development Permit from RMOW
12. Apply for and Receive Building Permit from RMOW
13. Commence Construction
14. Project Completion – Targeted for November 1, 2019

PROJECT SCHEDULE

The project start date was July 1, 2017 and is planned to take two and a half (2.5) years to complete on October 28, 2019.

WHISTLER ATHLETES' CENTRE AFFORDABLE HOUSING CO IPLEX REZONING APLICATION

Whistler 2010 Sport Legacies Society

PROJECT TEAM

Name	Role	Responsibilities
Roger Soane – President and CEO, WSL	Client	Responsible for defining the need for the project.
Roger Soane – President and CEO, WSL	Sponsor	Responsible for authorizing the project, defining the project objective, and approving the plan and any changes.
Jill Shewfelt, Capital Projects WSL	Project Manager	Responsible for successful achievement of the project objectives.
Brent Murdoch, Murdoch Architecture	Architect (Subcontract)	Responsible for creating the site plan and preparing rezoning application documents for the Resort Municipality of Whistler
Building Contractor/General Contractor	TBD Upon Tender Process (Subcontract)	Responsible for constructing the complex per the needs and direction of Whistler Sport Legacies
Christian Boone, Managing Director of Whistler Athletes' Centre	Team Member	Responsible for advising on requirements for the new complex and for providing resources
Keith Lee, Maintenance Manager, Whistler Athletes' Centre	Team Member	Responsible for advising on requirements for the new complex.

PROJECT BUDGET

The estimated cost of this project will be [redacted] million dollars. This value is estimated based on the current building costs in Whistler, British Columbia at [redacted] per square foot at 40,000 square feet.

*Modular construction is being strongly considered to assist in keeping this project on budget.

Project Directory

Client:
WHISTLER SPORT LEGACIES (T) 60 -66 -00 2
1080 Legacy Way (e) reanne@whistlersportlegacies.com
Whistler, BC Contact: Roger Soane

Architect & Landscape Architect
Murdoch Co (T) (60) 905-6992
PO Box 139 #106- 319 Main Street (e) murdoch@telus.net
Whistler BC V0N 1B0 Contact: Brent Murdoch

Surveyor:
Doug Bush (T) (60) 932-331
18-1370 Alpha Lake Road
Whistler, BC V0N 1B1

Civil Engineer:
R F Binnie & Associates Ltd (T) (60) 567-900
201- 011 7 Glena der Place (e) RDosSantos@binnie.com
Squamish BC V8B 0G2 Contact: Rob DosSantos

Development Stats - PRELIMINARY

JULY 12, 2018

Civic Address:	1315 CLOUDBURS DRIVE WHS LER BC	
Legal:	PLAN EPP1290, LO C DL 6675 N.W D GROUP 1	
P I D.:	027 791 076	
Zoning:	AC 3 (existing)	
SI E AREA:	0 659 ha / 6590 m2 / 70 934 s.f	
	70934.2 sq ft	6590.00 m2
HEIGH (permitted)	18.00 m	59.1 ft
HEIGH (proposed)	1 .02 m Building A	6.0 ft
	7.01 m Building B	23.0 ft
SE BACKS:	Front 9.5m / 31.17 f. (from Legacy Way)	
	6.0m / 19.68 ft. (from all other lot lines)	
	.0m / 13.12 ft. (from any other principal use building)	
O AL GROSS FLOOR AREA (permitted)	26909.76 sf	2500.00 m2
O AL GROSS FLOOR AREA (proposed)	35507 sf	0 6 m2
FLOOR SPACE RA IO (permitted)	0 55	
FLOOR SPACE RA IO (proposed)	0.61	

GROSS FLOOR AREA:

UNI A (1 BR)	440.0 sq ft	0 8 m2
UNI B (2 BR)	640.0 sq ft	59.5 m2
UNI C (2 BR)	828.5 sq ft	76.9 m2
UNI D (3 BR)	1172.0 sq ft	108.9 m2
UNI E (3 BR)	1172.0 sq ft	108.9 m2
Building A (48 units)		
Floor Area of all units	5888.9 sq ft	6 0.0 m2
Floor area of corridors	1882.3 sq ft	1 7.0 m2
multiplied by 4 floors/ GFA	30804.8 sq ft	31 8.0 m2
Building B (8 units)		
Floor Area of all units	3993.4 sq ft	371.0 m2
Floor Area of corridor & stairs	839.6 sq ft	78.0 m2
multiplied by 2 floors/ GFA	9666.0 sq ft	898 0 m2
TOTAL GFA	43880.7 sq ft	0 8.0 m2

Unit Count (56 units total)

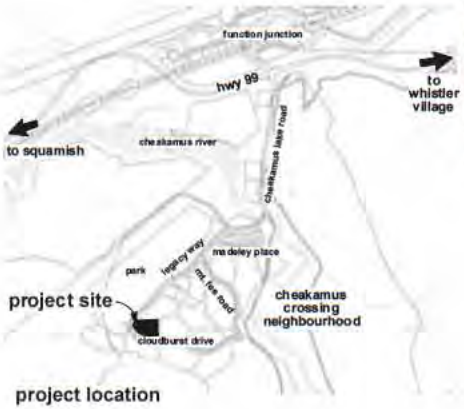
16	UNI A @ 440 sf
32	UNI B @ 640 sf
4	UNI C @ 828 sf
2	UNI D @ 1172 sf
2	UNI E @ 1172 sf

PARKING CALCULA ION:

Required:

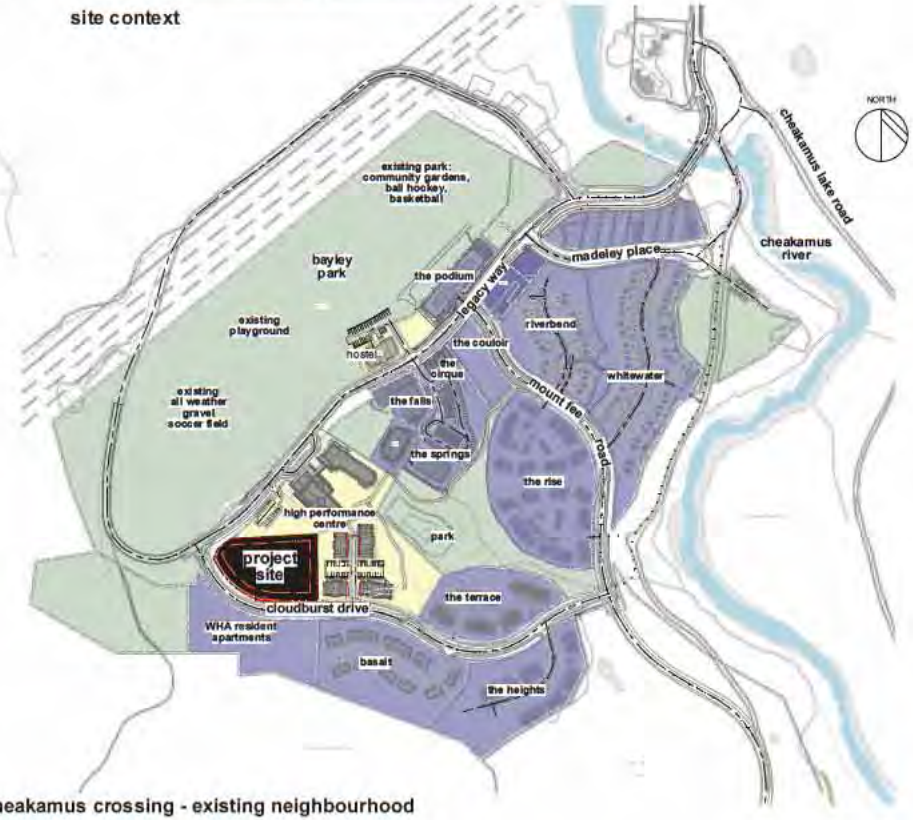
1 space per un t 55m2 GFA or less	16 un ts x 1	16 cars
0.5 space per add tional 0m2, max. 2 per unit	36 un ts x 1.5	5 cars
	un ts x 2	8 cars
otal parking required =		**78 cars**
	75%	**59 cars**
O AL PARKING PROVIDED:	77 cars (62 u/g 15 surface)	

Design Under Part 3 2012 BC Building Code



project location

site context



cheakamus crossing - existing neighbourhood

Drawing List

A-0.0	Cover Page & Key Plan
A-0.1	Existing Site Pho os
A-1.0	Site Context
A-1.1	Site Plan
A-1.2	Site Plan - Underground Parkade
A-1.3	Site Sec ions
A-2.0	Floor Plans
A-2.1	Unit Plans
SK-1	Site Circu ation
SK-2	Site - Outdoor Amen ty Areas
A-3.1	3D Massing
A-3.2	3D Massing

Whistler Sport Legacies

1315 Cloudburst Drive, Cheakamus Crossing, Whistler BC

REZONING APPLICATION - RESUBMISSION JULY 31, 2018

MURDOCH & COMPANY
Architecture Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
email murdoch@telus.net

Issued For	Date
ISSUED FOR REVIEW	28 FEB. 2018
REZONING	06 MAR. 2018
SITE SURVEY	14 MAY. 2018



views along west property boundary / legacy way



views along south property boundary / cloudburst drive

view from the intersection of legacy way/cloudburst

west side of "the knoll"

east side of "the knoll"

existing site access from cloudburst

views west from existing rparking lot at 1345 cloudburst drive

Issued For:	Date:
ISSUED FOR REVIEW	28 FEB. 2018
REZONING	06 MAR. 2018
REZONING RESUBMISSION	**31 JUL. 2018**

No:	Revision:	Date:
1		

Title: EXISTING SITE PHOTOS

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER, BC

MURDOCH + COMPANY
ARCHITECTURE + PLANNING LTD.
#106-4319 Main Street
P.O. Box 1304
Whistler, B.C. V0N 1B0
Ph. 905-8552 Fax 905-8553
e-mail: murdoch@telus.net

Sealed By:

Drawn By:	Scale:
	AS SHOWN
Project No:	Sheet No:
1714	A-0.1

A-0.1 EXISTING SITE PHOTOS

APPENDIX F

Issued For	Date
ISSUED FOR REVIEW	28 FEB. 2018
REZONING	06 MAR. 2018
SITE SURVEY	1 MAY. 2018
REZONING RESUBMISSION	31 JUL. 2018

No	Revision	Date
1		

NORTH

Title: SITE PLAN - CONTEXT

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER, BC

MURDOCH & COMPANY
Architecture Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
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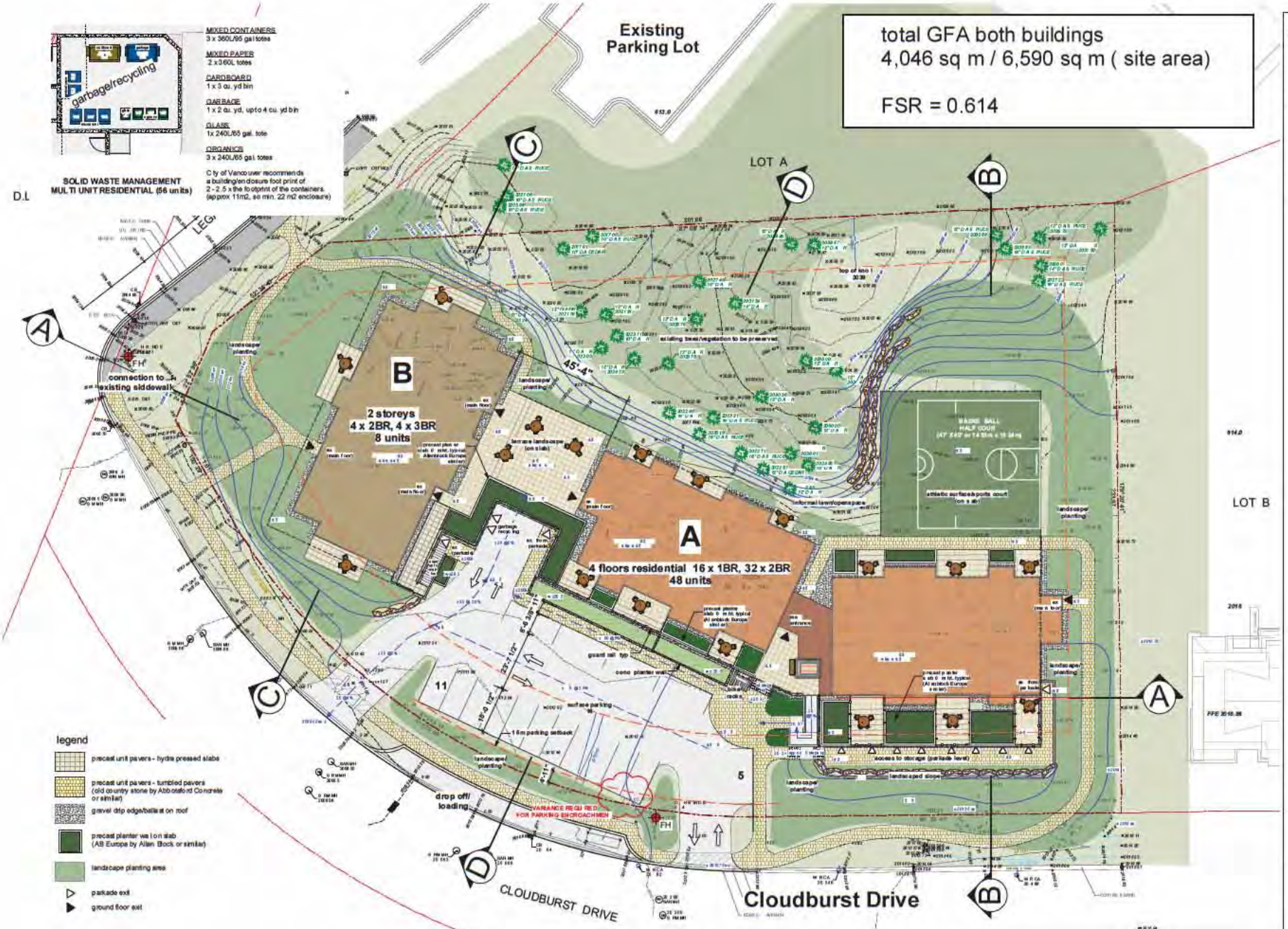
e-mail murdoch@telus.net

Sealed By

Drawn By	Scale
	AS SHOWN
Project No	Sheet No
1714	A-1.0

A-1.0 SITE PLAN - CONTEXT


Existing
Parking Lot
total GFA both buildings
4,046 sq m / 6,590 sq m (site area)
FSR = 0.614
LOT A
LOT B
B
2 storeys
4 x 2BR, 4 x 3BR
8 units
A
4 floors residential 16 x 1BR, 32 x 2BR
48 units
connection to existing siddewalk
drop off/ loading
Cloudburst Drive
CLOUDBURST DRIVE
garbage/recycling
MIXED CONTAINERS
3 x 360L/95 gal totes
MIXED PAPER
2 x 360L totes
CARDBOARD
1 x 3 cu. yd bin
GARBAGE
1 x 2 cu. yd, up to 4 cu. yd bin
GLASS
1x 240L/65 gal. tote
ORGANICS
3 x 240L/65 gal. totes
SOLID WASTE MANAGEMENT
MULTI UNIT RESIDENTIAL (56 units)
legend
precast unit pavers - hydra pressed slabs
precast unit pavers - tumbled pavers (old country stone by Abbotsford Concrete or similar)
gravel drip edge/ballast on roof
precast planter wall on slab (AB Europe by Allan Block or similar)
landscape planting area
parkade exit
ground floor exit
NORTH
SITE PLAN
WHISTLER SPORT LEGACIES
1315 CLOUDBURST DRIVE, WHISTLER, BC
MURDOCH COMPANY
Architecture Planning Ltd.
Drawn By
Scale
1/16" 1'0"
Project No
1714
Sheet No
A-1.1

APPENDIX F

Issued For	Date
ISSUED FOR REVIEW	28 FEB. 2018
REZONING	06 MAR. 2018
SITE SURVEY	1 MAY. 2018
REZONING RESUBMISSION	31 JUL. 2018

No	Revision	Date
1		

NORTH

Title: SITE PLAN - UNDERGROUND PARKING

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER, BC

MURDOCH COMPANY
Architecture Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6990 Fax 9056993
e-mail murdoch@telus.net

Sealed By

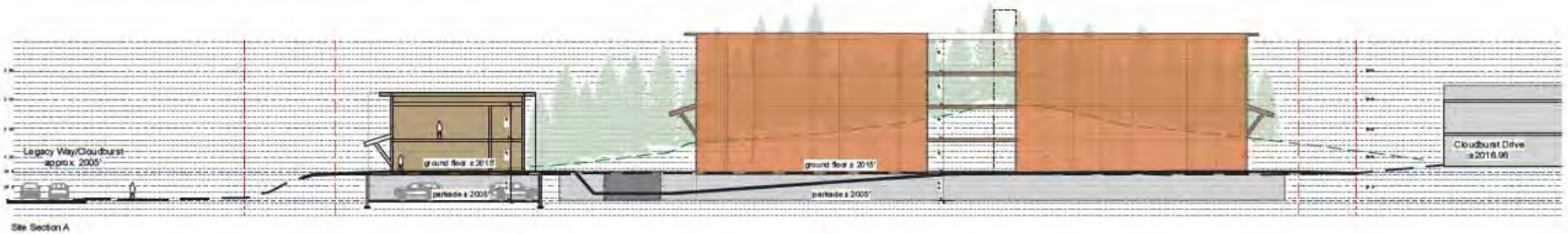
Drawn By	Scale
	1/16" 1'0"
Project No	Sheet No
1714	A-1.2

A-1.2 SITE PLAN - UNDERGROUND PARKING

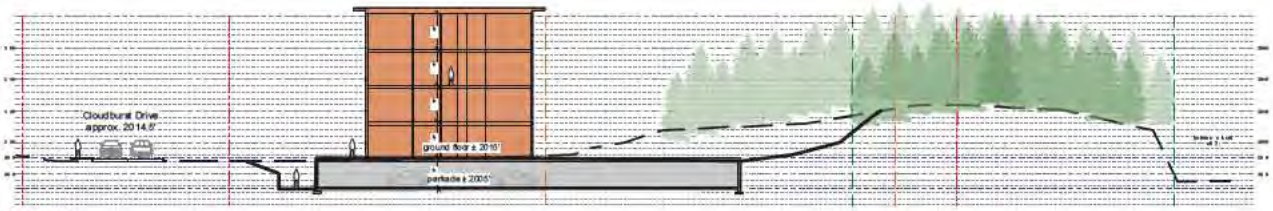
APPENDIX F

Issued For	Date
ISSUED FOR REVIEW	28 FEB. 2018
REZONING	06 MAR. 2018
SITE SURVEY	1 MAY. 2018
REZONING RESUBMISSION	31 JUL. 2018

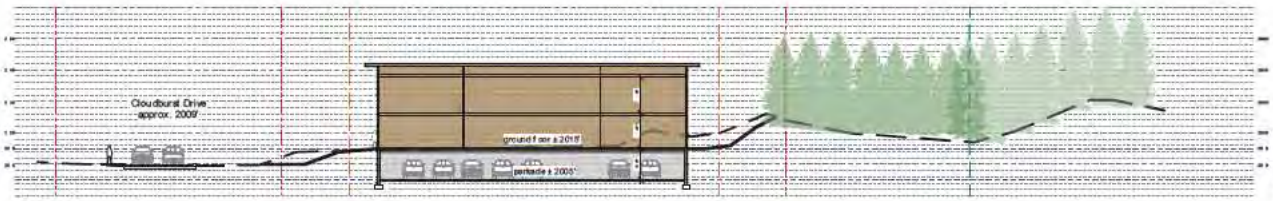
No	Revision	Date
1		



Site Section A

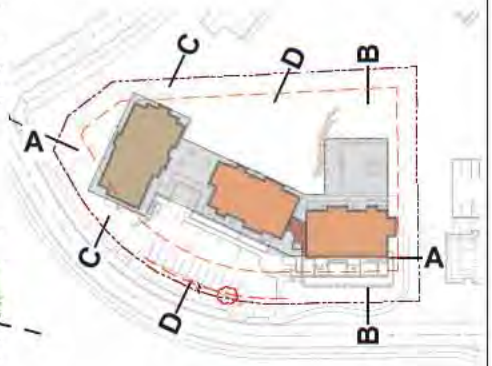


Site Section B



Site Section C

Site Section D



Title: SITE SECTIONS

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER, BC

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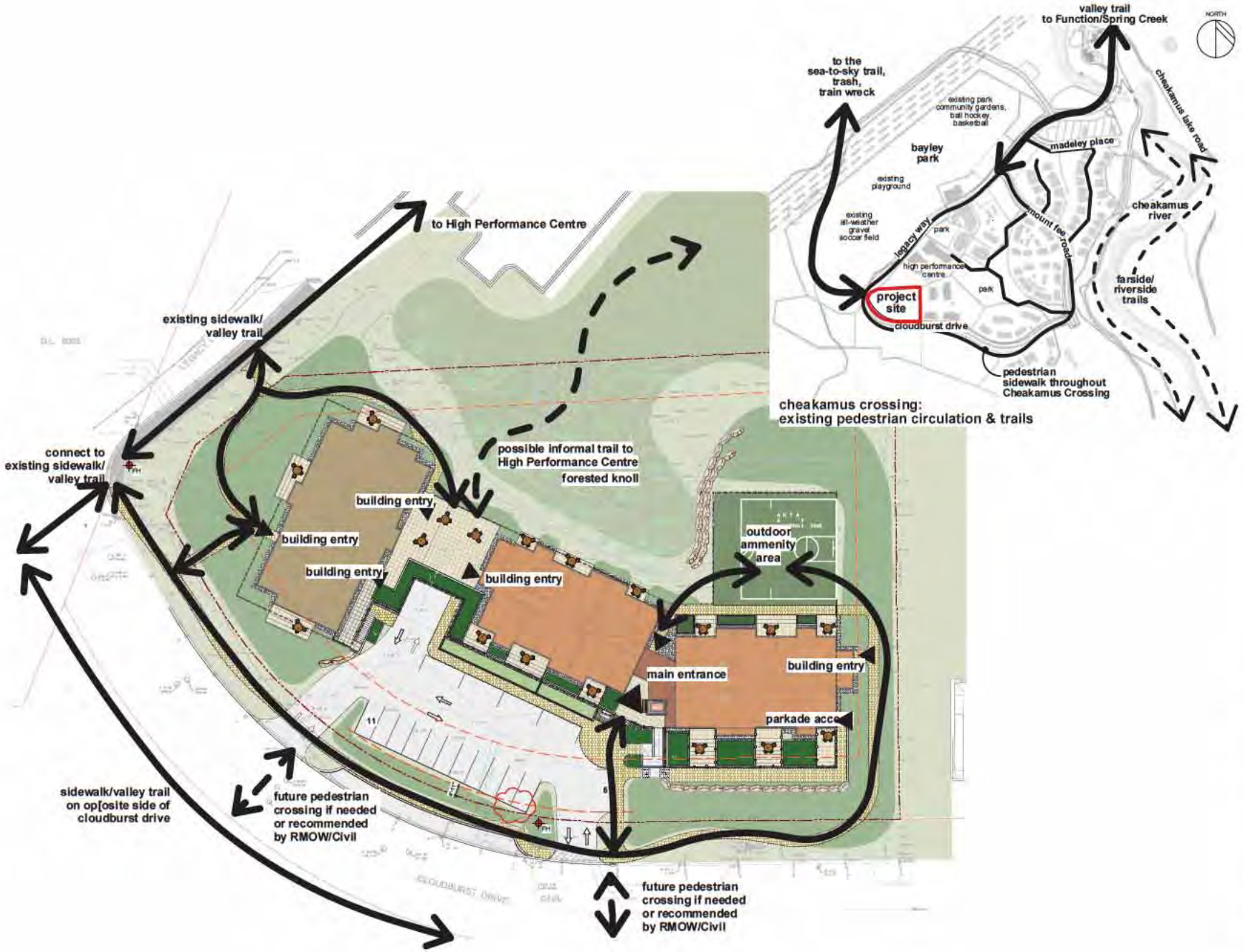
Sealed By

Drawn By	Scale
	AS SHOWN
Project No	Sheet No
1714	A-1.3

A-1.3 SITE SECTIONS



APPENDIX F

Issued For	Date
ISSUED FOR REVIEW	28 FEB. 2018
REZONING	06 MAR. 2018
SITE SURVEY	1 MAY. 2018
REZONING RESUBMISSION	31 JUL. 2018

No	Revision	Date
△		

NORTH

Title: PEDESTRIAN CIRCULATION

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER, BC

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Sealed By

Drawn By	Scale
	1/16" 1'0"
Project No	Sheet No
1714	SK-1

SK-1 PEDESTRIAN CIRCULATION

APPENDIX F

Issued For	Date
ISSUED FOR REVIEW	28 FEB. 2018
REZONING	06 MAR. 2018
SITE SURVEY	1 MAY. 2018
REZONING RESUBMISSION	31 JUL. 2018

No	Revision	Date
1		

NORTH

Title: OUTDOOR AMENITY AREAS

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER, BC

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Sealed By

Drawn By	Scale
	1/16" 1'0"
Project No	Sheet No
1714	SK-2

SK-2 OUTDOOR AMENITY AREAS

APPENDIX F

1 SITE OVERVIEW
Scale = N/A

2 BACK OF UNITS - SPORTS COURT
Scale = N/A

3 LOOKING SOUTH-EAST CLOUDBURST DRIVE
Scale = N/A

Issued For:	Date:
REVIEW	01.MAR.2018
REZONING	09.MAR.2018
REZONING RESUBMISSION	21.JULY.2018

No:	Revision:	Date:
△		

Title: 3D MASSING

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER BC

MURDOCH+COMPANY

Sealed By:

Drawn By:	Scale:
BM/DK	
Project No:	Sheet No:
1714	A-3.1

3D MASSING
A-3.1

1 LOOKING NORTH-WEST DOWN CLOUDBURST DRIVE
Scale = N/A

3 INTERSECTION OF LEGACY WAY & CLOUDBURST DRIVE
Scale = N/A

2 LOOKING SOWTH-WEST DOWN LEGACY WAY
Scale = N/A

APPENDIX F

Issued For:	Date:
REVIEW	01.MAR.2018
REZONING	05.MAR.2018
REZONING RESUBMISSION	31.JULY.2018

No.	Revision:	Date:
△		

Title: 3D MASSING

Project: **WHISTLER SPORT LEGACIES**
1315 CLOUDBURST DRIVE, WHISTLER BC

MURDOCH+COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
(P.O. Box 1394
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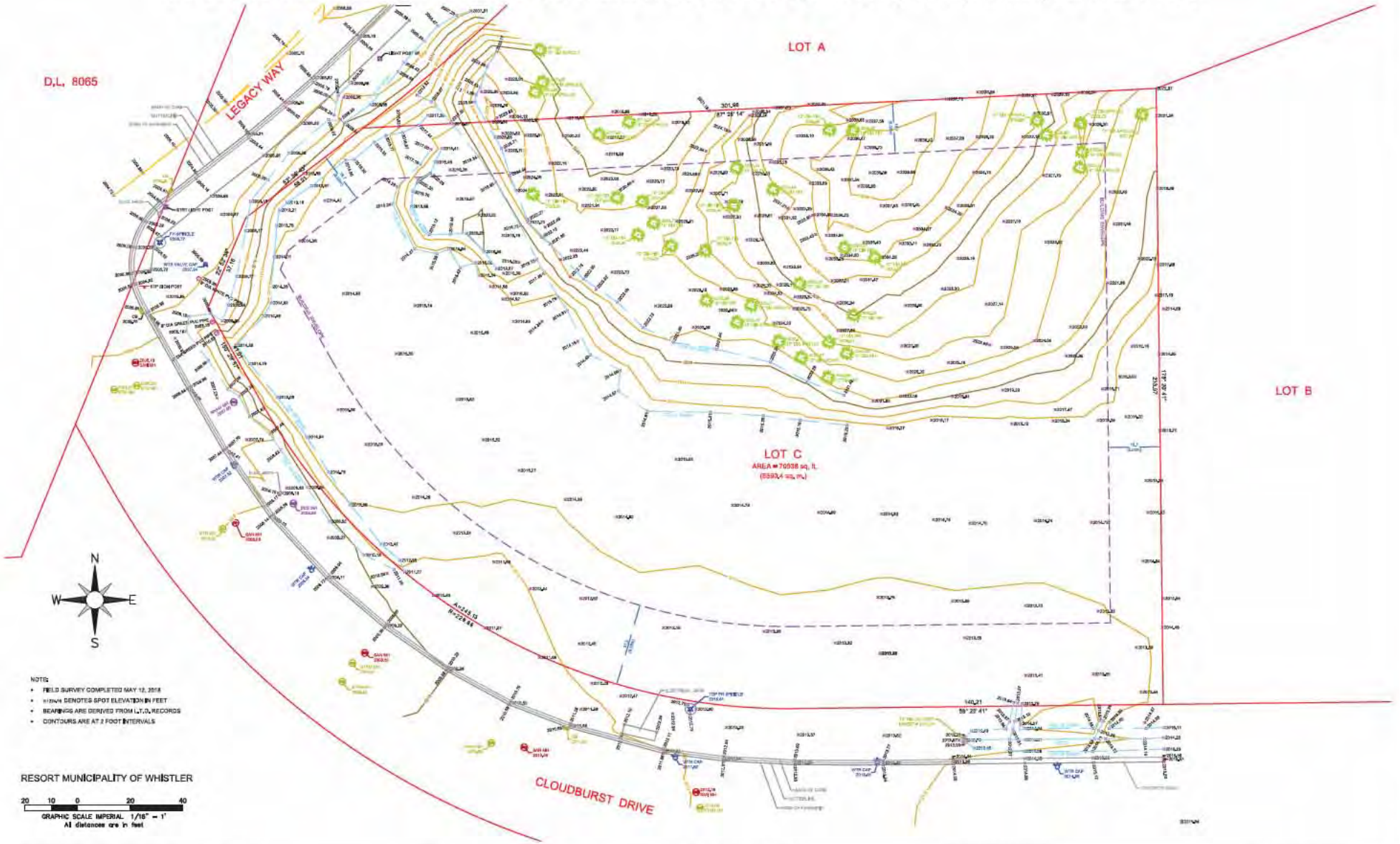
Sealed By:

Drawn By:	Scale:
BM/DK	
Project No:	Sheet No:
1714	A-3.2

A-3.2 3D MASSING

PLAN SHOWING TOPOGRAPHY AND SITE FEATURES ON LOT C, D.L. 8073, GP. 1, N.W.D., PLAN EPP1290



DOUG BUSH SURVEY SERVICES Ltd. Douglas J. Bush, ASoT, RSIS Applied Science Technologist (Geomatics) Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V0N 1B1 Phone 932-3314 / Fax: 932-3039 E-mail: dougb@dbss.ca / http://dbss.ca	REVISION :	Notes: ELEVATIONS ARE GEODETIC CVGD28 DERIVED FROM RB BROWN / MEL HANNEY SITE DATUM FOR CHEAKAMUS CROSSING.	Date: May 12, 2016 Files: 18233.CRD P.I.D. 027-791-078	Client: MURDOCH & COMPANY Project: 1315 CLOUDBURST DRIVE		SCALE: 1/16"=1' JOB NO.: J18106 DWG.: 18084D-1_TOPO SHEET: 1

S:\DATA\18\J18106\WORK\18084D-1_TOPO.DWG

Plotted on May 12, 2016 at 3:05:37 PM

Project Info

Civic Address: 8629 Forest Ridge Drive, Whistler, BC

Legal Address: Plan VAP13276 Lot 10 DL 2106 NWD Group 1
Zone: [illegible] (Residential Infill 1)

[illegible] Data	[illegible]	Proposed
Proposed Use:	Residential [illegible]	Residential [illegible]
Max Density (No. Units):	4 [illegible]	4
Max GFA:	465 [illegible]	535 [illegible]
Max Above Ground Garage [illegible]	70 [illegible]	0 [illegible]
Total Area:	535 [illegible]	535 [illegible]
[illegible]	0.35	0.40
[illegible] Height	7.6 [illegible]	[illegible]
[illegible] Building Height	7.3 [illegible]	n/a
Min Parcel Area:	928.6 [illegible]	1,336.5 [illegible]
Min Site Usable Area:	575.0 [illegible]	1,336.5 [illegible]
Min Site Frontage:	24.0 [illegible]	24.4 [illegible]
[illegible] Coverage (m2):	467.8 [illegible]	274.0 [illegible]
[illegible] Coverage (%):	35%	[illegible] 5%
[illegible] Front	7.6 [illegible]	7.6 [illegible]
[illegible] Rear	7.6 [illegible]	7.6 [illegible]
[illegible] Sides	3 [illegible]	3 [illegible]

Unit Areas	Area (m2)	Area (SF)
Unit 1: 3 Bedroom	133.75 [illegible]	1,439 SF
Unit 2: 3 Bedroom	133.75 [illegible]	1,439 SF
Unit 3: 3 Bedroom	133.75 [illegible]	1,439 SF
Unit 4: 3 Bedroom	133.75 [illegible]	1,439 SF
Total GFA:	**535.00 m2**	**5,757 SF**
[illegible]	268 [illegible]	2,884 SF
Total Built Area	803 [illegible]	8,632 SF

Parking	[illegible]	Proposed
Max [illegible] spaces per parcel	[illegible]	[illegible]
[illegible] Parking	[illegible]	2 Surface Max

(*Proposed Underground Parking Spaces: 2/Unit per Part [illegible])

Site

Site

Site

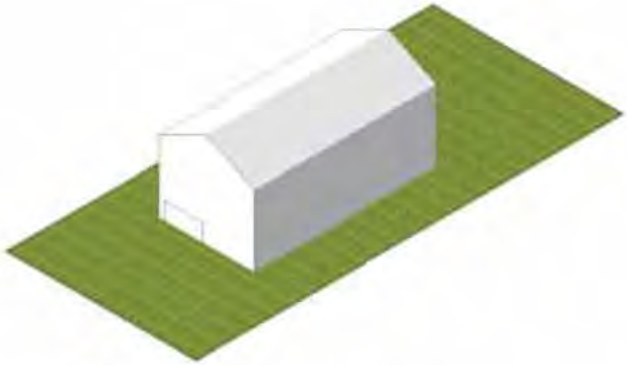
a|k|a architecture + design

Site Info

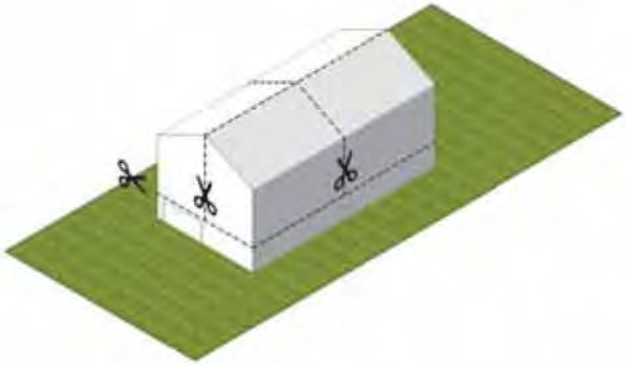
Whistler Infill Employee Housing - 8629 Forest Ridge

RMOW Employee Housing Proposal Submission 18.5.30
Review 18.5.28

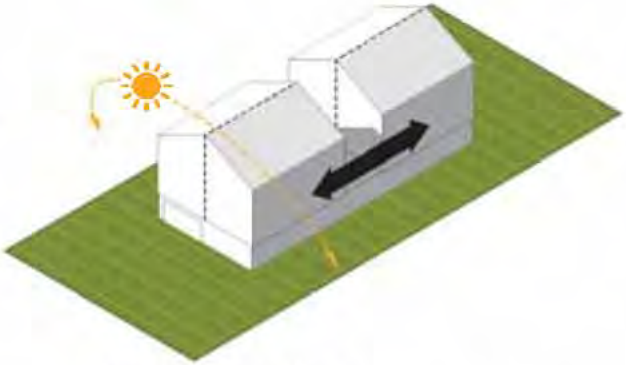
A.1



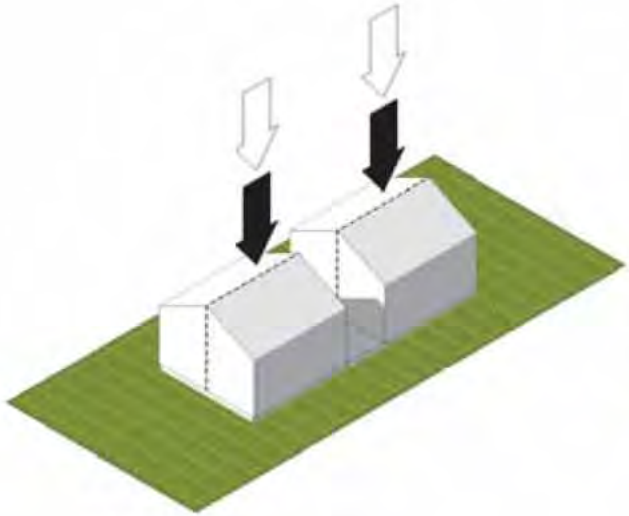
1. Archetypal House
- Form and Massing of Single Family Home
- Respects the Scale and Density of the Neighbourhood



2. Divide the Mass
- Create Four Residential Units
- Create Parking Level



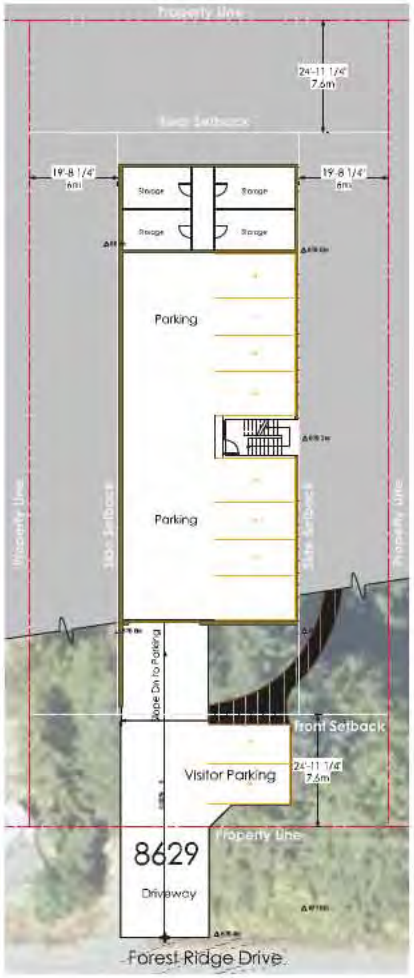
3. Maximize Solar Access
- Push Units apart to permit solar access to interior of Units



4. Reduce Mass
- Push Parking Level Below Grade
- Push Units down to Grade Level

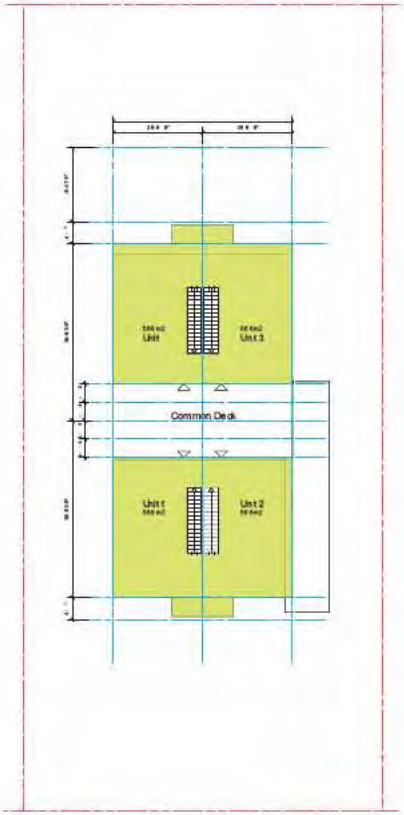
5. Create Access
- Slope driveway down from street
- Create Central Entries

View from Forest Ridge Drive



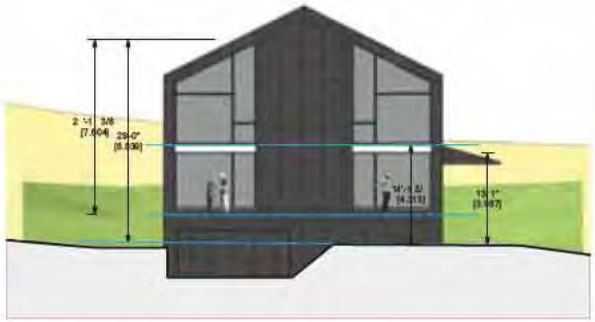
Underground Parking

Level 1 Plan



Level 2 Plan

Existing 3 Storey House | Proposed 4-Plex | Existing 2 Storey House



3 [Drawing Title]
Scale: 1/8" = 1'-0"

Height

Roof	Area	% of Total	Height	Wtd. Avg.	Wtd. Avg. (m)
A	725.0 sf	18.1%	29.0'	5.2'	1.60m
B	725.0 sf	18.1%	29.0'	5.2'	1.60m
C	725.0 sf	18.1%	29.0'	5.2'	1.60m
D	725.0 sf	18.1%	29.0'	5.2'	1.60m
E	450.0 sf	11.2%	13.1'	1.5'	0.45m
F	657.0 sf	16.4%	14.1'	2.3'	0.70m
G		0.0%	0.0'	0.0'	0.00m
Total	**4,007.0 sf**	**100.0%**		**24.8'**	**7.55m**

Overall Mean Height:	**24.8'**	**7.55m**
~~Max Height~~	**24.9'**	**7.59m**
Difference:	-0.1'	-0.04m

FOREST RIDGE
Preliminary Rezoning Application

The Resort Municipality of Whistler's public consultation process carried out by the Housing Task Force demonstrated that there are "many permanent residents in the community, from front line staff through to middle level workers and professionals, looking for secure, long-term rental housing". **This** preliminary rezoning application **responds to the municipality's request for privately owned and under developed lands to be utilized for employee housing, specifically for rent-restricted rental units.**

This submission for the 8629 Forest Ridge Drive is to permit two <u>new</u> rental restricted townhome units, and provides background related to the subject lands, together with the property's land use status as defined by the Resort Municipality of Whistler' Official Community Plan and Zoning Bylaw.

1. BACKGROUND:

The following provides the subject lands' legal description, historic context, previous development proposals, and existing lands use requirements.

a. SUBJECT LANDS:

The lands subject to this application are municipally known as 8629 Forest Ridge Drive, and legally described as Lot 10, VAP13276, District Lot 2106, NWD, Group 1 (PID: 008-707-359). The property is a 1336.48 m2 (0.33 acre), located in the Alpine Meadows neighbourhood.

The lot is rectangular and relatively flat, with a slight slope at the rear of the property. A small log cabin exists on the site and is rented to local residents.

The site is accessed through Forest Ridge Drive, a dedicated public right of way, with servicing connections for water, sewer and storm drainage at the property line. There are no watercourses on the property.

b. EXISTING LAND USE DESIGNATION

The status of the subject lands has been reviewed in the context of the Official Community Plan, Zoning Bylaw and on title restrictions.

- Official Community Plan **- The property is designated in the Official Community Plan as** "Residential – Low Medium Detached"**. In addition to the OCP text, the bylaw also identifies the site in many of the corresponding schedules, as noted in the following listing:**

Schedule C	**At sewer system**	Schedule L	**Within aquifer protection DPA**
Schedule D	**At water system**	Schedule M	**Not within Whistler Village DPA**
Schedule E	**Close to commuter/recreation trails and existing Network Road**	Schedule N	**Not within Whistler Creek DPA**

Schedule F	**Close to Valley Trail**	Schedule O	**Not within Community Commercial DPA**
Schedule G	**Close to Recreation Trails**	Schedule P	**Not within Multifamily Residential DPA**
Schedule H	**Close to Valley Trail and Municipal Parks**	Schedule Q	**Within Intensive Residential DPA**
Schedule I	**Not within wetland ecosystems DPA, and within UCB**	Schedule R	**Not within Industrial DPA**
Schedule J	**Not within Riparian ecosystem DPA**	Schedule S	**Not within District Energy investigations DPA**
Schedule K	**Not within sensitive ecological protection DPA**	Schedule T	**Not within Solar Access Guidelines**

- Zoning Bylaw - **The site is currently zoned RI1- Residential Infill One with the** "intent to allow modest infill housing development within lower density neighbourhoods, including employee-restricted units in duplex dwellings and small lot subdivisions, and auxiliary residential dwelling units"**.**

Residential Dwellings is not a defined term in the zoning but there are definitions of "residential" (fixed place of living to which a person intends to return when absent) and dwelling unit (a self contained set of habitable rooms in a building, including one set of cooking facilities).

The following highlights the current RI1 zoning.

Permitted Uses	Max GFA / FSR	Min. Useable Site Area	Min. Frontage
RESIDENTIAL DWELLINGS Min. Parcel Area 695 m^2 Min Parcel Area 928.6 m^2 Min Parcel Area 1100 m2-1390 m2 if one parcel is subject to housing agreement Other Requirements · **One dwelling unit per parcel** · **Two residential dwelling units are permitted on parcels with areas >695 m^2, in which case one of the units must be located w/n principal dwelling and one in an auxiliary dwelling** .	 **<=325 m^2** **<=465 m^2 or a FSR of 0.35, whichever is lower**	 **465 m^2** **575 m^2** **325 m^2**	 **18 m** **24 m** **12 m**
PARK AND PLAYGROUND			
AUXILIARY BUILDINGS AND AUXILIARY USES	**32.5 m^2-90 m^2 (but cannot exceed 40% of total GFA) for aux. suite** **70 m^2 for aux. parking use**		

- **The height is limited to 7.6 m for detached dwellings and 7 metres or 2 storeys for an auxiliary building with residential dwelling unit and parking use.**
- **The minimum permitted setback is 7.6 m from all property lines and 5 metres between buildings.**
- **Maximum Coverage 35%**

2. PROJECT DESCRIPTION

As directed by Council and staff, this application responds to the Resort Municipality's Employee Housing Proposal requirements. This application requests a site specific amendment to the zoning bylaw to permit four (4) townhome units with common underground parking. The development program is as follows:

- **The townhome building will have a total gross floor area (GFA) of 608 m^2**
- **Each townhome unit will comprise a total GFA of 152 m^2**
- **The townhome building will have a common underground parking garage, not to exceed 268 m^2 – note unlike typical garages in the zone, this parking will be entirely below grade.**
- **The underground parking garage will have common garbage/recycling facilities**
- **Two of the townhome units will be resident and rental restricted properties in accordance with the employee housing proposal call requirements.**
- **Two of the townhome units will be market rental units.**

❖ Zoning Amendments - **The applicant is requesting a site specific zoning amendment that will alter the existing RI1 Zone as follows:**

- **Introduce density, height, site dimensions and setbacks specific to the proposed four-plex and property.**
- **Require that two of the proposed units be resident and rental restricted,**
- **Require that all enclosed parking be below grade.**
- **Include site specific requirements for parking.**

❖ OCP Amendments - **There does not appear to be any amendments needed to the OCP. The development, however, will be subject to Development Permit Area #31: Alpine South Infill Housing.**

❖ Bed Unit Allocation **– Through the Mayor's Task Force, the municipality believes that there is community support to increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023). The employee housing proposal will generate 4 beds (8 x 2 = 8). The site's zoning currently permits 2 single family homes and two suites.**

❖ Comparative Evaluation Process - **The Resort Municipality has requested that the employee housing proposals be given** "equal and consistent consideration through a comparative evaluation process**". The total number of bed units to be constructed through this process is limited to 500 bed units. The evaluation process requires that proposals be evaluated against both the OCP policies and employee housing requirements, as follows (the italics consider the criteria vs. the proposed development):**

Official Community Plan Criteria - **The Resort Municipality at their April 24, 2018 meeting identified in the staff report, the specific Official Community Plan criteria that must be considered in the preliminary rezoning application. The following highlights each policy and indicates consistency with the development application proposed in this submission.**

4.1.1 The lands outlined in Schedule B are designated for development of accommodation.
As noted in the background section of this submission, the subject lands are designated for the development of accommodation.

4.2.2 Where there is a demonstrated need, the RMOW will encourage affordable housing to accommodate permanent residents and employees.
The Resort Municipality of Whistler's public consultation process, carried out by the Housing Task Force, demonstrated that there are many permanent residents in the community, from front line staff through to middle level workers and professionals, looking for secure, long-term rental housing. This preliminary rezoning application responds to the municipality's request for privately owned and under development lands to be developed for employee housing, specifically being privately funded construction of rent-restricted rental properties. It is understood that Whistler requires a range of accommodations from dorms to multifamily homes.

4.13.2 Proposed rezonings that increase the bed-unit capacity will only be considered if there is a clear and substantial benefit to the community, is supported by the community in the opinion of Council, does not cause unacceptable impacts, and meets all applicable criteria of the OCP.
The proposed development proposes 8 new bed units of resident restricted, rental housing.

4.13.3 Meets the mandatory conditions of:

- ✓ meets all applicable policies of the OCP (although the existing properties DPA Guidelines need to be amended to reflect the new development proposal
- ✓ serviceable by municipal services,
- ✓ accessible via local road system,
- satisfactory evaluation of impacts on traffic, finance, views and scenery, community and recreation facilities, employee housing and GHGs. (TBD at full rezoning application)
- must exhibit high standards of design, landscaping, and environmental sensitivity. (TBD at full rezoning application) **will also be subject to Development Permit for Intensive Residential.**

4.13.7 Additional criteria for proposed resident housing;

- ✓ infill sites preferred
- ✓ appropriate to development and neighbouring uses
- ✓ measures to minimize operating and maintenance costs
- ✓ have adequate storage and parking
- ✓ employee use restrictions

- ✓ Close proximity to Whistler Village or Whistler Creek

4.13.8 Proposal cannot negatively impact RMOWs trails, rec. areas, or open spaces.

- ✓ Will not impact RMOW trails, rec, etc.

Employee Housing Requirements - Occupancy and Rent Restrictions

- ✓ Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.
- ✓ To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.
- ✓ Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.
- ✓ Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

- ✓ For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma (see attached) that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

- ✓ Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office). The rents proposed is $180/square feet.

- ✓ Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

- ✓ Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA. The rental townhome units as part of the WHA inventory are desirable.

- ✓ Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work and amenities; apartments and/or townhomes for permanent

resident employees on underdeveloped sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

Community Planning Considerations

- ✓ Proposed developments shall be located within an area designated for development of residential accommodation.

- ✓ The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

- ✓ Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

- ✓ Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

- ✓ Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

- ✓ Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

- **An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations. (TBD at full rezoning application)**

- **Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway. (TBD at full rezoning application)**

Development Standards

- ✓ Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. (TBD at full rezoning application)

- ✓ Proposed developments must meet RMOW green building standards.

- ✓ *Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.*

Proforma

The project pro forma is attached as Appendix B.

PROPOSAL RATIONALE

The development proposal is an opportunity to make more efficient and effective use of large single family lots and address the affordability and housing needs of Whistler residents and businesses. The rezoning application is suggesting a townhome use that will appear no different than other single family homes in the area, yet will provide four (4) new rental units of which two (2) of the units will be resident restricted in accordance with municipal requirements.

Permitted Zoning and Comparative Densities

The RMOW has introduced a unique infill zone RI1 (Residential Infill One) to the southern half of the Alpine Meadows neighbourhood. The new municipal incentives encourage infill resident housing units and provide a property owner a range of options when considering the development of a lot that has an area greater than 1100 m^2 and a frontage of at least 24 metres. The following table compares the various development scenarios currently possible for the Forest Ridge lot:

Type of Development	Number of Units	Size of Units	Ancillary Buildings/ GFA	Total GFA of Buildings*	Exempt Basement GFA	Parking Required	Resident Restricted Units (GFA)
Large Estate House	1	465 m^2	70 m^2	535 m^{2*}	Yes	4	0 (0)
Large House and Suite	2	375 m^2 90 m^2	70 m^2	535 m^{2*}	Yes	5	0 (0)
House with Suite and Auxiliary Suite	3	285 m^2 90 m^2 90 m^2	70m^2	535 m^{2*}	Yes	5	0 (0)
Duplex	2	234 m^2 234 m^2	70 m^2 70 m^2	648 m^{2*}	Yes	4	1 (234 m^2)
Two Small Houses with Two Suites	4	145 m^2 145 m^2 90 m^2 90 m^2	70 m^2 70 m^2	610 m^{2*}	Yes	6	2 (235m^2)

** Note that single family and duplex dwellings are able to have a percentage of their basement GFA exempt from the maximum permitted.*

In comparing the above with the proposed townhome, the site statistics are similar but the net gain of employee restricted rental units is more favourable:

Type of Development	Number of Units	Size of Units	Ancillary Buildings/ GFA	Total GFA of Buildings*	Exempt Basement GFA	Parking Spaces Required	Resident Restricted Units (GFA)
Four Plex Townhome	4	134 m^2	Underground	610 m^{2**}	Yes	10 (8 U/G)	2 (304m^2)

*** Note that as a townhome unit, there is no exemption of the basement GFA, however, there would need to be recognition of the GFA of the underground parking in the zoning and DP.*

The development has been designed to reflect the form, character and density of adjacent homes/suites including the added expense of underground parking and storage areas. It also respects all existing setbacks and height requirements as outlined in the zoning. It is evident in the attached site concepts and massing, that from the street the proposed development would look like a well-designed single family house. Two surface visitor parking spaces are also provided.

In considering this infill opportunity, it is important to fully understand that 8629 Forest Ridge is a unique lot, whereby the proposed development is able to integrate seamlessly with the surrounding single family and auxiliary residential units. This is in part due to the size of the lot (1/3 of an acre with 24.4 m frontage) and that it is relatively flat with no watercourses. As there are no variances proposed to the setbacks or height, the proposed building will have no more impact than the permitted single family and duplex uses. The defined footprint with underground parking (rather than an ancillary garage) frees up a considerable amount of the property to maximize setbacks, provide additional landscaping and protect existing mature trees. The applicant recognizes the uniqueness of the property and therefore is requesting a site specific, rather than a neighbourhood wide rezoning.

Development Permit Considerations

As noted, the subject lands are currently designated within Development Permit No. 31: Alpine South Infill Housing **for the form and character of intensive residential development and the promotion of energy and water conservation. Although the DP is only applicable to parcels smaller than 695 m2, it also applies to duplex dwellings and likely if this application was to proceed, the fourplex would also be subject to these guidelines and permit designation.**

The following lists the guidelines, and the applicability of the proposed development:

Form and Character

(a)	**Front parcel line dimensions may be varied to permit subdivisions resulting in the creation of at least one employee-restricted parcel.**	**Not applicable**
(b)	**Setback requirements may be varied in response to site conditions, for example to preserve vegetation, grades and views, or to optimize solar access.**	**Not applicable**
(c)	**Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. For example, on steeper sites, the building mass can be modulated and stepped down natural slopes to minimize grading and excavation.**	✓ **A plan considering existing vegetation and proposed hard and soft landscaping can be provided as part of the DP approval process.**
(d)	**Adjacent buildings should use layout, orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.**	**Not applicable, although the proposed building will be mindful of the windows/views of adjacent properties**
(e)	**Site design must include adequate snow**	✓ **There is considerable amount of the**

	storage areas.	**site for snow storage.**
(f)	**Surface parking areas and driveways should be designed with permeable surfaces to minimize storm water runoff.**	✓ **To be provided**
(g)	**Surface parking areas, driveways and garages should be designed to minimize their visual impact on the streetscape. Shared driveways should be provided for adjacent parcels.**	✓ **The majority of the parking will be below grade as shown in the massing drawings, however the two upper visitor parking stalls will be landscaped.**

Energy and Water Conservation

(a)	**Buildings should be located, oriented and designed to take advantage of opportunities for passive solar heating and natural ventilation.**	✓ **The conceptual design has considered these passive solar and natural ventilation.**
(b)	**Building should be designed to minimize the area of north-facing windows.**	✓
(c)	**Roof overhangs, window placement and landscaping should be coordinated to provide cooling and shade during the summer and solar access for heating in winter.**	✓
(d)	**Roof surfaces should accommodate solar energy collection devices; skylights are discouraged.**	✓ **Not provided at this stage in the process, but can be reviewed if the application proceeds.**
(e)	**Roof design and equipment to allow rainwater collection systems for irrigation purposes are encouraged.**	✓ **Not provided at this stage in the process, but can be reviewed if the application proceeds.**
(f)	**Landscaping design should preserve existing native vegetation wherever appropriate, or use plant species suited to the local climate, requiring minimal irrigation.**	✓

Initial assessment of access and servicing options.

R. F Binnie and Associates' servicing report is attached as Appendix C.

August 7, 2018

Roman Licko
Planning Analyst
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC
V0N 1B4

Subject: RZ1151 – 8629 Forest Ridge Drive

Dear Roman:

Thank you for your July 4th and July 18th letters to Bethel Corp. that provide clarification on the requirements for the rezoning application located at 8629 Forest Ridge Drive. This application is intended to add employee housing with two rental restricted units, which would be in addition to the 2 units (and corresponding floor area) which is permitted under the existing RI1 zoning. Our response has addressed the considerations identified in your letters, to permit this rezoning application to continue through the planning process.

Community Planning Considerations

1. *Given the residential nature of this existing neighbourhood, staff consider that the density of the proposal should not exceed the density allowable under the existing RI1 zoning. Staff clarified in a July 18th correspondence that "density" refers to gross floor area as defined in the zoning bylaw.*

   Attachment #1 to this correspondence compares the many options for development on the Forest Ridge lot, given the RI1 zoning's maximum gross floor area calculations. Our architects have reviewed the Zoning Bylaw definition and have advised that the gross floor area of the proposed development is 535 m^2.

   In accordance with the definition of GFA in the Zoning Bylaw, below grade garage and storage space appears to be exempt from the Zoning Bylaw's general definition.

2. *Staff note that, given the size and dimensions of this parcel, there are several options available under the current RI1 (Residential Infill One) zoning as follows:*
   - ***a.*** *Detached dwelling with two auxiliary residential dwelling units per section 12.52(4) of Zoning and Parking Bylaw 303, 2015, or*
   - ***b.*** *Two residential dwelling units in the form of a Duplex per section 12.52(5), or*
   - ***c.*** *Infill subdivision per section 12.52(11), however it is unclear how that subdivision could work to yield four dwelling units without setback variances.*

This submission is requesting a **site specific** rezoning (which is consistent with the direction received from the planning department earlier from staff at a February 20th meeting). In particular, the site specific zoning would permit 4 units of equal size (of which two would be resident restricted) rather than one large unit and two smaller (unrestricted units) or two small lots with suites. The application appears to be consistent with the current OCP.

As noted the current zoning permits four units on the site with the infill subdivision option (two small single family and two suites). The proposal has taken this directive and improved on the urban form, whereby the site density is focused in one building. The intent was to provide all four units with livable GFA for permanent residents, notably families but also blend seamlessly into the existing neighbourhood.

On July 18th staff indicated that the infill subdivision with two principle dwellings each would suites would require setback variances. Bethel Lands has developed small lot subdivisions with lots having frontages of 9.1 m, albeit the side yard setbacks were 1.5 m. The Forest Ridge lot has a frontage (when subdivided in half) of 12.19 m, which leaves a building envelope of 255 m^2 (lot has a length of 54.86 m). Attachment #2 provides a site plan for a house with a width of 6.192 metres. If the fourplex application is not successful, the owner may submit approval of this subdivision plan, without variance (no Council approval will be required, except for the Development Permit for form and character).

3. *The proposal should provide some more useable outdoor space (play area/common area) for the anticipated number of residents.*

   The site plan and statistics (Attachment #2) confirms the usable open space and improvements pf 200 m^2.

4. *There is some concern regarding the proposed change in use and its potential effect on the neighbourhood. Neighbourhood response will be a significant indicator for this proposal.*

   The July 18th response from staff included two letters from adjacent property owners. Further on July 31st, a third letter was provided to the applicant. The objections of the three owners that wrote the letters (located at 8652 Lakewood Court, 8629 Fissile Lane and 8625 Forest Ridge Drive) follow, with the Bethel's response.

	Concern	Applicant's Reply
8652 Lakewood Court	Against Higher Density	There will be no increase in GFA or units (see item 1 on first page). The only change is averaging the unit sizes and putting the density in one building, rather than two.
	Application to all lots in Alpine	This is a site specific zoning, this unique lot is only conducive to this development because of its size and that it is relatively flat.
	Alternatively fill suites in surrounding homes that do not affect families.	Currently suites in single family homes are not mandatory. Although suites require local residency, increasingly Whistler homeowners are not renting their suites and this formerly reliable supply of housing is dwindling. Further the suites are not rent controlled or covenanted for the employee use. The rental of market single family homes are no longer an affordable option for local employees (see Attachment #4).
8629 Fissile Lane	Cul de sac cannot handle more cars	Refer to engineering report, there are no anticipated traffic impacts.
	Significant landscaping changes from our cabin/cutting of mature trees	The subject lot is private property. Subject to municipal requirements, trees may be removed on an individual's property without consent of neighbours. The fourplex would be subject to a Development Permit
	Substantially out of character with the surrounding cabins/homes (i.e. underground parking)	The size of the proposed fourplex will be physically smaller above ground than what is permitted in the RI1 Zone (see Attachment #1). Alpine has homes that have underground or partially underground parking. It is the intent that the entrance will be screened to reflect the neighbourhood. The application will be subject to a Development Permit for Form and Character.
	Stormwater drainage	The new development will be required to submit a stormwater management plan in accordance with municipal requirements.

	Concern	Applicant's Reply
8629 Fissile Lane	Higher density/Bigger building	There will be no increase in GFA or units (see item 1 on first page). The only change is averaging the unit sizes and putting the density in one building.
	Not suitable location for employees (far from village and transit)	The site is 1 km from Meadow Park Sports Centre (15 min walk) that has frequent bus service all year and 300 m from the Alpine loop that has winter/peak season service. The property is an 18-20 minute bike ride to the Village. Alpine Meadows is a desirable location for resident employees with the sports centre, bus service, and the Alpine Meadows Market and Cafe. Alpine is annually voted in the Pique survey as the *Best Neighbourhood in Whistler*.
	Question affordability	Two of the units will be restricted rental as with the rents established by the RMOW. Two of the units will be market rental.
	Precedent	This is a site specific zoning. It is a unique lot, particularly conducive to this development because of its size and that it is relatively flat.
	Impact Property Value	The value of property in Whistler is dependent on the health of the community and business. Currently businesses are operating at low service levels because of the lack of employees. Employees are leaving or not coming to Whistler because there is no affordable housing. The lack of 3 bedroom units has deterred families from staying and working in the community.
	Other more suitable locations for affordable housing	This application is responding to the RMOWs proposal call for rental restricted housing because there is a shortage of affordable housing. This application provides an opportunity reintroduce rental housing into Alpine, that over time is no longer available and/or affordable to local employees.

	Concern	Applicant's Reply
	The proposed form and character of the proposed fourplex is not appropriate for the site/neighbourhood, will affect the use and enjoyment of adjacent lands	Attachment #1 confirms that the proposed fourplex would have a lesser above grade GFA than permitted for a single family home (particularly recognizing that duplexes and single family homes are permitted significant below grade GFA.) The form and character of the building will be designed to appear like a single family home.
	Established residential neighbourhood, impacts related to size, form, occupancy	For the past fifty years, the older single family subdivisions in Whistler have provided housing for a diverse Whistler community. There are older and minimalist cabins used by weekenders with many unrelated employees, locals' homes, and homes that have one or two suites. The tenure varies from rental, ownership and some tourist accommodation in the form of Bed and Breakfasts and Pensions.
8625 Forest Ridge Drive	Type of development does not belong in this neighbourhood or any other neighbourhood in Whistler	Most neighbourhoods in Whistler have single family homes adjacent to multifamily units – the resident component in neighbourhoods facilitate the "lights on" vitality with full time residents/employees.
	Preference for duplex	A duplex could have a total of 8 bedrooms, a GFA of 800 m2 and two driveways. The duplex rents would not be affordable based on the size of the unit.
	Number of residents (12, 18, 24?) and vehicles excessive	The rental units would be overseen by a professional property management company and the WHA. The purpose of the four units would be for families, which are an important part of our community and can no longer afford to live in Whistler. The rezoning anticipates 2 cars per unit (family), with families ranging in size from 2-5 people (children). The restricted rent will enable individuals to live comfortably and not load up the occupancy.
	Other more suitable locations for affordable housing	The RMOW recognizes the need for rental restricted housing– every opportunity should be explored by the RMOW and the community. This application provides an opportunity reintroduce rental housing into Alpine, that over time is no longer available and/or affordable to local employees.

5. *The proposal should be designed to be consistent with the Development Permit Area #31 Alpine South Infill Housing guidelines.*

   The submission at this time is only for a rezoning. The applicant looks forward to meeting and exceeding the Development Permit Guidelines for Alpine South Infill Housing for form and character of development.

Development Standards

1. *All proposals must provide a balcony or patio for each unit and adequate laundry facilities for the building.*

   Balconies and decks are provided.

2. *The proposal should provide additional useable outdoor space (e.g. play area/common area) for the anticipated number of residents.*

   There is 200 m^2 of usable outdoor space.

Employee Housing Requirements – Occupancy and Rent Restrictions

1. *All proposals must be 100% employee housing. This project proposes two market rental units and two employee units. Rezonings proposing new unrestricted market accommodation as part of the project are not supported. For clarity, any new zoning for employee housing will replace the existing zoning on this parcel.*

   In our July 6th correspondence, the applicant attempted to clarify that that this application is not requesting any additional market GFA or units, but actually proposes to reallocate the density permitted on the site. In particular, 50% of the permitted GFA becomes resident restricted, in exchange for additional units (note building a large home with 2 suites are not resident restricted as far as rental rates). Attachment #1 provides a comparison of the infill opportunities currently permitted in the zoning bylaw and the proposed site specific rezoning application.

   In the July 18th correspondence from the RMOW, the additional clarification was added to this requirement.

   - *As noted above, staff recognize that multiple configurations are possible under the RI1 Zone; however, it is unclear how an infill subdivision could yield four dwelling units without variances. Perhaps this can be proved out to demonstrate how four units can be achieved and staff can take this under consideration.*

   - *The Guidelines for Evaluating Private Sector Employee Housing Proposals, endorsed by Council at their December 5th, 2017 meeting, state that, "Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing*

Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported."

This comment indicates that a variance would be needed to accommodate four units. As previously demonstrated, the applicant has developed other single family neighbourhoods which were built with a 6.1 m building width on a 12 m frontage lot (applying the required 3 m side yard setbacks). Further, it is understood that Council would not approve zoning requirements that could not reasonably be developed without a variance.

This proposal acknowledges that the traditional single family neighbourhoods are no longer supplying housing given that unrestricted redevelopment of cabins and suites are no longer affordable to the local workforce.

2. *Ensure your pro forma identifies all cost associated with the project, including required infrastructure upgrades.*

There is an assumption in the pro forma that given the number of units presently permitted in the current zoning, off-site upgrades of sewer, storm water and water upgrades would not be required. It is acknowledged as referenced by staff that Binnie Engineering indicated in their Preliminary Servicing Report that "*Verification of the existing sewer systems capacity with the additional sanitary loading will have to be completed during design. Confirmation of sanitary main capacity will determine if additional off-site sanitary main upgrades will be required."* And, *"Verification of water supply capacity during emergency fire scenarios are required to be completed during design. Confirmation of water main capacity will determine if additional off-site water main upgrades will be required."*

The updated pro forma is attached as Attachment #4. The reason this project can offer the proposed rent of [redacted]/sf is because it does not need any significant off site servicing improvements.

3. *Provide the initial rent in 2018 dollars. Provide the $ per square foot and monthly rent by unit type. Confirm what the rent includes (e.g. furnishings, parking, laundry, and utilities). Provide any additional rent components.*

In reviewing the information provided by the Whistler Housing Authority, the monthly rent per square foot has been reduced to be [redacted]/sf for 1440 sf 3 bedroom units with a monthly rental rate of [redacted]. Rent includes parking and laundry facilities. Attachment #4 compares the rents to current market rents as compiled by the Whistler Housing Authority. The proposed rent is comparable to 3-bedroom units in 2009 and 2015.

4. *The maximum allowable annual rent increase will be "Consumer Price Index (CPI), all-items excluding eight of the most volatile components as defined by the Bank of Canada and excluding the effect of changes in indirect taxes (2002=100).*

Agreed

The municipality will retain a third party to review all development pro formas.

Agreed.

OCP Criteria for Evaluating Rezoning Proposals

1. The lands are located within an area designated for development of residential accommodation.

Additional Information Required

1. *Submit a site profile as per rezoning application submittal requirements.*

The site profile is included as Attachment #6.

2. *Provide a composite legal plan site survey of the entire property with dimensioned boundaries, lot area, legal description and existing easements and rights of ways labelled per application submittal requirements.*

The site survey is included as Attachment #7.

3. *Provide an initial assessment of access from a qualified professional. Architectural diagrams indicate one driveway, but the engineering report prepared by Binnie states that two driveways are required.*

Brian Liu P. Eng. for Binnie and Associates has reviewed staff's comment and responded: *"The mention of needing two driveways in our design brief was a misunderstanding on Binnie's part. If the property is not being subdivided, then only a single driveway is required." The previous submission from Binnie addressed access.*

Thank you for providing this opportunity to further respond and refine the rezoning application. Please let us know if you require any additional information or comment regarding this submission.

Sincerely,

Caroline Lamont
Land Development Manager

	Number of Principal/Ancillary (Market/Restricted) Units	Permitted GFA (Restricted GFA) Above Grade	Potential for Additional and Permitted GFA Below Grade	Grand Total GFA with Basement (% Restricted)
EXISTING INFILL ZONING				
Really Big House*	1/0			
· Principal Dwelling	(1/0)	465 m^2	193 m^2	
· Garage (above grade)		70m^2		
		535 m^2	**193 m^2**	**728 m^2**
Big House with Suite*	1/1			
· Principal Dwelling	(2/0)	375 m^2	156 m^2	
· Suite		90 m^2		
· Garage (above grade)		70 m^2		
		535 m^2	**156m^2**	**691 m^2**
House with 2 Suites*	1/2 (3/0)			
· Principal Dwelling		285 m^2	119 m^2	
· Suite (above grade)		90 m^2		
· Suite Detached		90 m^2		
· Garage (above grade)		70 m^2		
		535 m^2	**119 m^2**	**654 m^2**
Duplexes*	2/0 (1/1)			
· Principal Dwelling		232 m^2	97 m^2	
· Garage (above grade)		70 m^2		
· Principal Dwelling		232 m^2	97 m^2	
· Garage (above grade)		70 m^2		
		608 m^2	**194 m^2**	**802 m^2** (50%)
2 Small Houses and 2 Suites**	2/2 (2/2)			
· Principal Dwelling		145 m^2	60 m^2	
· Suite		90 m^2		
· Garage		70 m^2		
· Principal Dwelling		145 m^2	60 m^2	
· Suite		90 m^2		
· Garage (above grade)		70 m^2		
		610 m^2	**120 m^2**	**720 m^2** (50%)

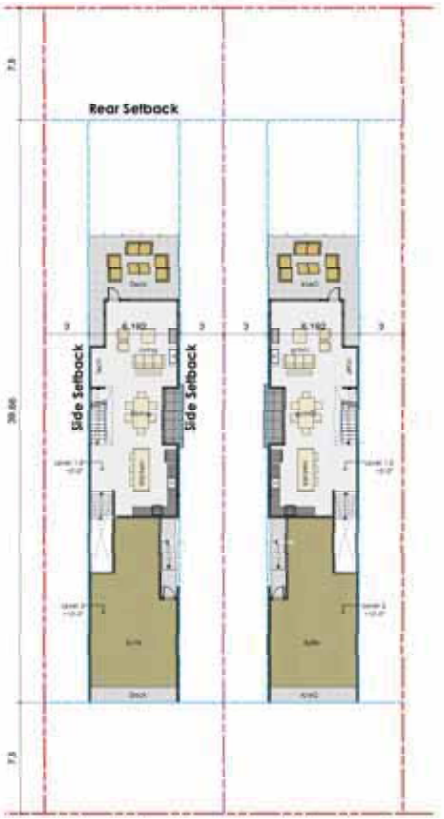
**Assumes 3 equal storeys above basement (conservative as the 1st floor is often a larger footprint than the upper 2 floors)*
*** note the design provided in Attachment #2 has not maxed out the density as indicated above*

PROPOSED SITE SPECIFIC REZONING				
Four Townhome Units with U/G garage	4/0			
· Principal Dwelling	(2/2)	134 m^2		
· Principal Dwelling		134 m^2		
· Principal Dwelling		134 m^2		
· Principal Dwelling		134 m^2		
· U/G Garage***			134m^2 + 134m^2=	
		535 m^2	**268 m^2**	**804 m^2** (50%)

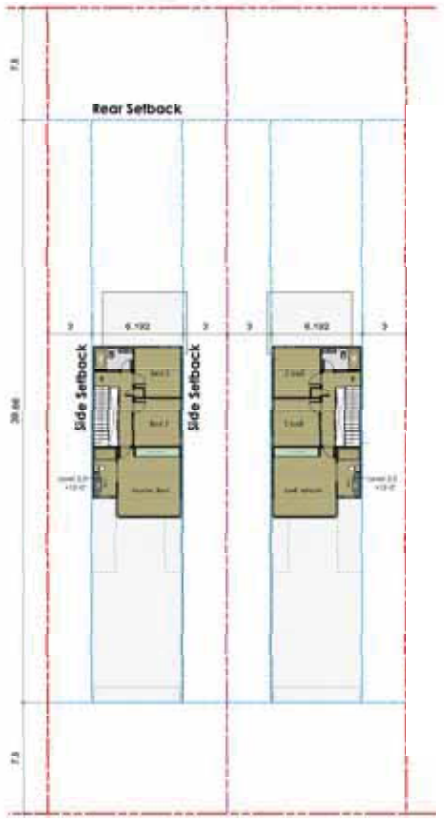
****Note that underground parking is not counted in the GFA definition for multifamily units.*

Level 1 Plan

Level 2 Plan



Level 3 Plan



Zoning Data	Bylaw	Proposed
Proposed Use:	Res. Dwellings	Res. Dwellings
Max. Density (No. Units):	4 (Split Lot - 2 Dwelling w/ suite)	4
Max GFA:	234 m2	218 m2
Max. Above Ground Garage Area	70 m2	0 m2
Total Area:	304 m2	218 m2
FAR:	0.55	0.53
Building Height	7.6 m	7.6m
Aux. Building Height	7.0 m	n/a
Min. Parcel Area:	400.0 m2	668.9 m2
Min. Site Usable Area:	325.0 m2	668.9 m2
Min. Site Frontage:	12.0 m	12.2 m
Site Coverage (m2):	234.1 m2	168.9 m2
Site Coverage (%):	35%	25.3%

Setback Front	7.6 m	7.6 m
Setback Rear	7.6 m	19.8 m
Setback Sides	3.0 m	3.0 m

Bldg Area	Area (m2)	Area (Sq.Ft.)
Level 1	13.00 m2	140 Sq.Ft.
Level 2	84.90 m2	914 Sq.Ft.
Level 3	63.10 m2	679 Sq.Ft.
Suite	57.00 m2	613 Sq.Ft.
Total GFA:	**218.00 m2**	**2,346 Sq.Ft.**

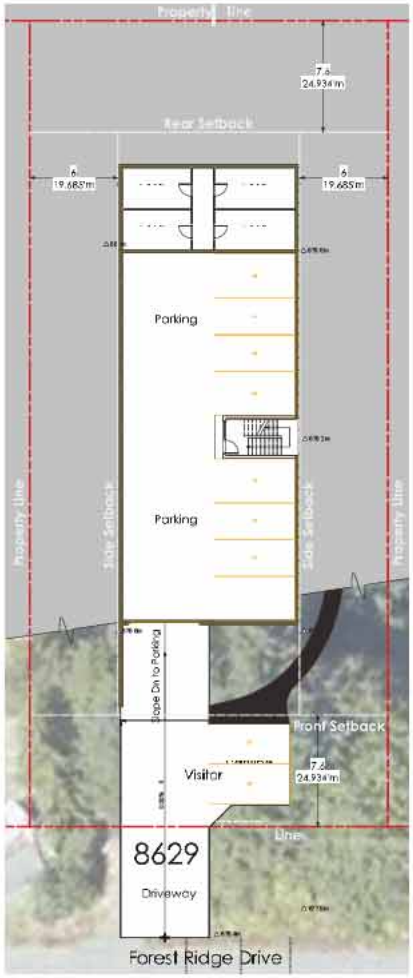
Parking	Bylaw	Proposed
Max. 4 spaces per parcel	3	3

a|k|a architecture + design

Plan Diagrams-Subdivided Lot

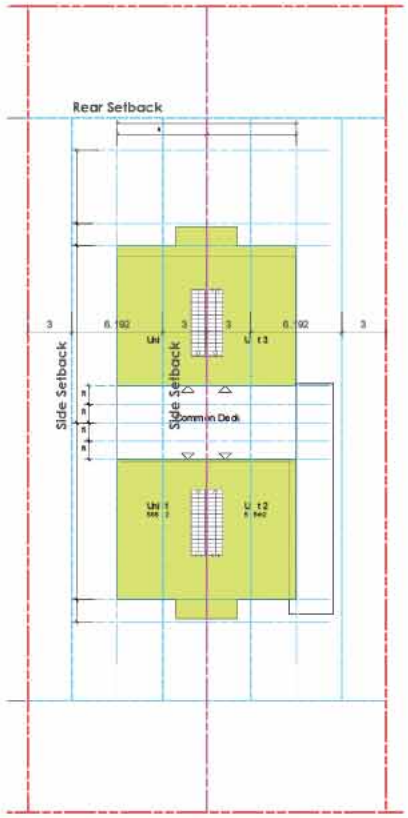
Whistler Infill Employee Housing - 8629 Forest Ridge

A.6



Underground

Level 1 Plan



Level 2 Plan

Project

Address: 8629 Forest Ridge, Whistler, BC

Legal Address:	VAP13276 Lot 1 DL 2104 NWD Group 1
Zone:	(Residential Infill)

Data	Bylaw	Proposed
Proposed Use:	Residential	Residential
Max. Density (No.	4	4
Max GFA:	465	535
Max. Above Ground Garage Area	70	0
Total	535	535
FAR:	0.35	0.40
Height	7.6	7.6m
Building Height	7.0	n/a
Min. Parcel	928.6	1,336.3
Min. Site Usable	575.0	1,336.3
Min. Site Frontage:	24.0	24.4
Site Coverage (m2):	467.8	274.0
Site Coverage (%)	35	[illegible]
[illegible]	7.6	7.6
[illegible]	7.6	7.6
[illegible]	6.0	6.0

Unit Areas	Area (m	Area (Sq
Unit 1 3 Bedroom	137.5	1,435
Unit 2 3 Bedroom	137.5	1,435
Unit 3 3 Bedroom	137.5	1,435
Unit 4 3 Bedroom	137.5	1,435
Total	5300 m2	5,757 Sq
[illegible]	268	2,886
Total Bui	800	8,635

Parking	Bylaw	Proposed
Max spaces per parcel	8	8
Parking	8	2 Surface Max

(*Proposed Underground Parking Spaces: 2/Unit per Pe)

Outdoor: 200 |

Site

Site

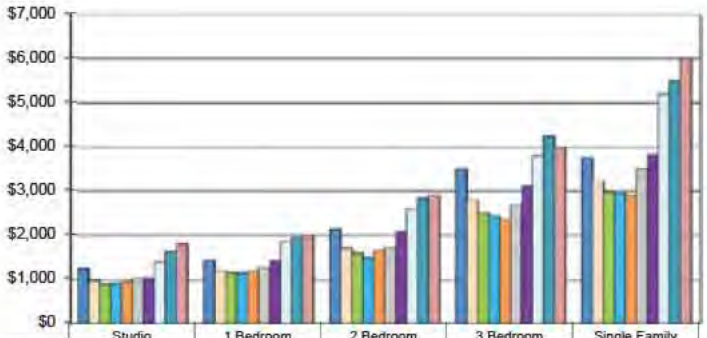
Site

APPENDIX G

Whistler Advertised Market Rents

Median Advertised Whistler Market Rents By Unit Type

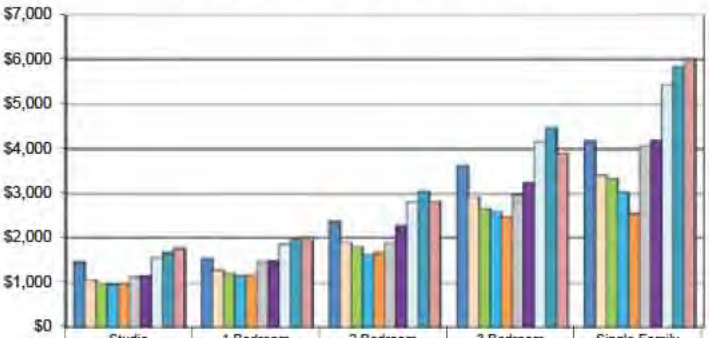
Source:
2009-2013 Pique and Question Newspapers
2014-2015 Pique Newspaper and Craigslist
2016-2018 Pique Newspaper, Craigslist and Facebook



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Single Family
2009	1250	1450	2128	3500	3763
2010	975	1200	1700	2800	3225
2012	900	1163	1600	2500	2963
2012	925	1150	1500	2438	2950
2013	950	1200	1650	2350	2900
2014	1025	1275	1725	2700	3500
2015	1050	1450	2100	3133	3850
2016	1400	1850	2600	3800	5200
2017	1625	1950	2838	4250	5500
2018 (YTD)	1800	2000	2900	4000	6000

Average Advertised Whistler Market Rents By Unit Type

Source:
2009-2013 Pique and Question Newspapers
2014-2015 Pique Newspaper and Craigslist
2016-2018 Pique Newspaper, Craigslist and Facebook



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Single Family
2009	1470	1551	2377	3629	4180
2010	1070	1288	1901	2918	3410
2011	1005	1212	1803	2663	3341
2012	974	1164	1633	2596	3026
2013	987	1179	1674	2474	2548
2014	1144	1492	1888	2978	4067
2015	1166	1498	2274	3240	4191
2016	1564	1865	2808	4163	5433
2017	1670	1986	3040	4487	5830
2018 (YTD)	1768	2014	2820	3891	6013

BC LAND SURVEYOR'S TOPOGRAPHIC SURVEY PLAN

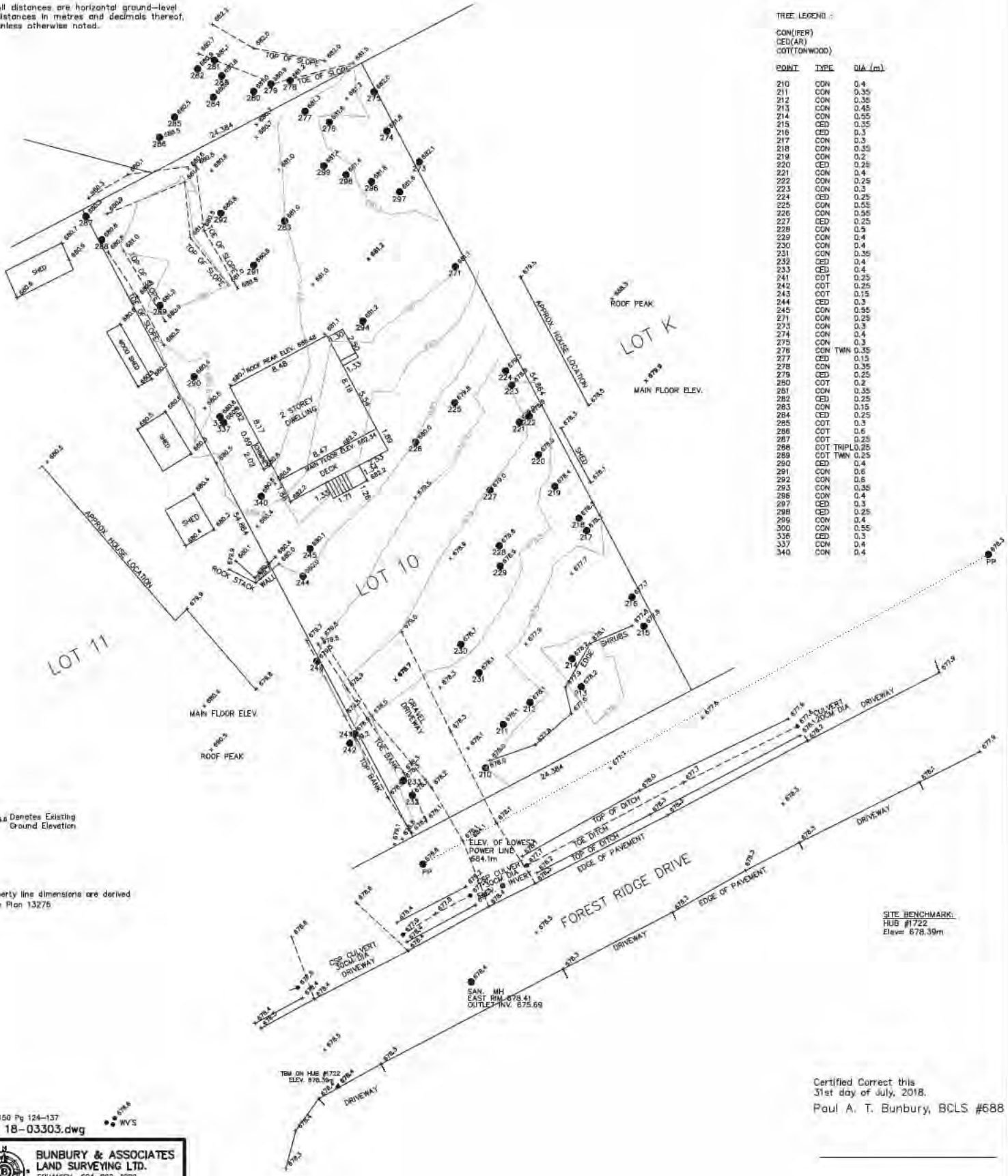
ON LOT 10, D.L. 2106, PLAN 13276, GP.1, NWD

8629 Forest Ridge Drive, Whistler, B.C.

4 2 0 4 8 12

The intended plot size is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:200.

All distances are horizontal ground-level distances in metres and decimals thereof, unless otherwise noted.



TREE LEGEND :

CON(IFER)
CED(AR)
COT(TONWOOD)

POINT	TYPE	DIA (m)
210	CON	0.4
211	CON	0.35
212	CON	0.35
213	CON	0.45
214	CON	0.55
215	CED	0.35
216	CED	0.3
217	CON	0.3
218	CON	0.35
219	CON	0.2
220	CED	0.25
221	CON	0.4
222	CON	0.25
223	CON	0.3
224	CED	0.25
225	CON	0.55
226	CON	0.55
227	CED	0.25
228	CON	0.5
229	CON	0.4
230	CON	0.4
231	CON	0.35
232	CED	0.4
233	CED	0.4
241	COT	0.25
242	COT	0.25
243	COT	0.15
244	CED	0.3
245	CON	0.55
271	CON	0.25
273	CON	0.3
274	CON	0.4
275	CON	0.3
276	CON TWIN	0.35
277	CED	0.15
278	CON	0.35
279	CED	0.25
280	COT	0.2
281	CON	0.35
282	CED	0.25
283	CON	0.15
284	CED	0.25
285	COT	0.3
286	COT	0.6
287	COT	0.25
288	COT TRIPL	0.25
289	COT TWIN	0.25
290	CED	0.4
291	CON	0.6
292	CON	0.6
293	CON	0.35
296	CON	0.4
297	CED	0.3
298	CED	0.25
299	CON	0.4
300	CON	0.55
336	CED	0.3
337	CON	0.4
340	CON	0.4

299.6 Denotes Existing Ground Elevation

Property line dimensions are derived from Plan 13276

SITE BENCHMARK:
HUB #1722
Elev= 678.39m

Certified Correct this
31st day of July, 2018.
Paul A. T. Bunbury, BCLS #688

FB 2150 Pg 124-137
File 18-03303.dwg

BUNBURY & ASSOCIATES
LAND SURVEYING LTD.
SQUAMISH 604-892-3090
WHISTLER 604-932-3770
WWW.BUNBURY-SURVEYS.COM

August 3, 2018

By email: rlicko@whistler.ca

RESORT MUNICIPALITY OF WHISTLER
Planning Department
4325 Blackcomb Way
Whistler BC V0N 1B4

Dear Sirs/Mesdames:

Re: Whistler Mountain Ski Club
Preliminary Rezoning Application Submittal
RZ1152 Patrollers' Cabin" Project - 2028 Rob Boyd Way

Thank you for your letter of July 4, 2018.

We appreciate your attention to our application and are pleased to be working with the Municipality on our shared goal off providing employee housing.

Our responses to your specific items are as follows:

Community Planning Considerations

1. Staff acknowledge that both proposals (reprograming the existing patrollers cabin and constructing a new building) are in keeping with the Guidelines for Evaluating Private Sector Proposals for Employee Housing, endorsed by Council on December 5, 2017.

We appreciate your confirming this for us.

2. Staff caution that the existing patroller's cabin may be difficult to bring up to current codes and standards.

Understood, though to the extent cost-savings exist we will endeavor to realize on these. It is with this in mind that we have requested the rezoning to allow for new construction as well, should the renovation of the existing patroller's cabin become unfeasible.

3. There are existing fire lane and parking challenges associated with this site. There is some concern whether the parking on site is consistent with the diagrams provided in RZ1152. Please provide an up to date parking calculation for the existing and proposed buildings and confirm all existing parking on site.

We are not aware of any fire lane or parking challenges. Parking on site is consistent with the provided diagrams and with the requirements in Bylaw 303. See attached Schedule "A" - Parking Calculations for confirmation of the existing parking and proposed new parking.

4. The proposal should be designed to be consistent with the Development Permit Area #2 – Whistler Creek guidelines.

We have reviewed the Development Permit Area #2 –Whistler Creek guidelines and see no issues with our proposals. Please advise us if you are aware of any issues we may have missed.

Development Standards

1. Meet the minimum parking requirements of Part 6 of Zoning and Parking Bylaw 303, 2015.

See attached Schedule "A" Parking Calculations.

2. All proposals must provide a balcony or patio for each unit and adequate laundry facilities for the building. Your proposal indicates shared laundry on the lower level of the proposed building.

Understood. Should we elect to proceed with the new construction proposal, we would endeavour to construct a common patio/ barbecue area which could be developed in a cost-effective manner by re-using the foundation of the existing Patrollers' Cabin located behind the new structure. The exiting Patrollers' Cabin currently has two common outside deck areas .

Employee Housing Requirements – Occupancy and Rent Restrictions

1. As per the Guidelines for Evaluating Private Sector Proposals for Employee Housing endorsed by Council on December 5, 2017, the incremental density requested in RZ1152 must be applied to employee housing to qualify for consideration under this initiative.

Understood. Our application is for 100% employee housing.

2. Staff recommend that the employee housing be open to all employees of Whistler if demand by a specific group is not sufficient.

Understood, noting that housing tenants other than our staff cannot interfere with that housing being available to our staff when needed (for example, during the winter season) as this would defeat our purpose. Our application states:

Either of the Patrollers' Cabin Recommissioning Project or the New Coach's Cabin Project will be, in the first instance, for WMSC coaching staff, all of whom would by definition be "Whistler Employees". In the event WMSC coaching staff were not fully utilizing the Coach's Cabin (say in the off-season) WMSC would look to generate revenue from renting to non-employees, all of whom would be required to be "Whistler Employees as defined by the Whistler Housing Authority".

3. Ensure your pro forma identifies all cost associated with the project, including required infrastructure upgrades.

Please see our revised pro forma financial model, attached as Schedule "B" which includes infrastructure upgrades.

4. Provide the initial rent in 2018 dollars. Provide the $ per square foot and monthly rent by unit type. Confirm what the rent includes (eg. furnishings, parking, laundry, and utilities). Provide any additional rent components.

Please see our revised pro forma financial model, attached as Schedule "B".

5. The maximum allowable annual rent increase will be "Consumer Price Index (CPI), all items excluding eight of the most volatile components as defined by the Bank of Canada and excluding the effect of changes in indirect taxes (2002=100).

Understood. Will there be a mechanism under which we can apply to have the limitation revised where circumstances warrant?

6. The municipality will retain a third party to review all development pro formas.

Understood. Please advise if all proposals will utilize a similar salary and affordability test for comparison?

OCP Criteria for Evaluating Rezoning Proposals

1. The lands are located within an area designated for development of residential accommodation.

Acknowledged.

Additional Information Required

In addition to the above requirements, the following items will need to be addressed:

1. Submit a site profile as per application submittal requirements.

The requested Site Profile is submitted with this letter.

2. Provide a composite legal plan site survey of the entire property with dimensioned boundaries, lot area, legal description and existing easements and rights of ways labelled per rezoning application submittal requirements.

The requested Site Survey is submitted with this letter.

Our collective objective is providing affordable housing for our staff, and would like to identify that, given the modest scale of our proposal, additional requirements that impose increased costs impact affordability directly.

We ask that the Municipality take this reality into consideration in reviewing our project. For example, at a moderate 6% cap rate, a "soft cost" request that requires a $[redacted] expenditure equates to a $[redacted] annual rent increase per tenant (for our recommissioning alternative). A balcony on each newly

constructed unit could increase the annual employee tenant cost by $[redacted], or 12%, (assuming a $[redacted] capital cost).

Please also note that in our proposal many of the Club's amenities (gym, motion studio, meeting rooms, storage etc,) would be available to our tenants, at zero cost for employees and at a cost of $[redacted] per annum (our annual membership fee) for non-employees.

Thank you for your consideration.

Yours very truly,

WHISTLER MOUNTAIN SKI CLUB

By: John Legg
Vice-Chair, WMSC

May 30, 2018

RESORT MUNICIPALITY OF WHISTLER
Planning Department
4325 Blackcomb Way
Whistler BC V0N 1B4

Dear Sirs/Mesdames:

Re: Whistler Mountain Ski Club
Preliminary Rezoning Application Submittal
"Patrollers' Cabin" Project

This letter and the accompanying presentation and financial projection is being submitted by the Whistler Mountain Ski Club in response to Administrative Report to Council 18-040 "Process for Employee Housing Analysis", specifically the "Process for Implementing Recommendation No. 6".

We are applying for preliminary approval to rezone the Club's property to permit the pre-existing use of the property for staff housing, either by renovating the existing "Patrollers' Cabin" or, if funds allow, building a new structure in its place.

Whistler Mountain Ski Club - Background

The Whistler Mountain Ski Club is a member driven not-for-profit society committed to the development and delivery of exceptional alpine ski racing programs to young athletes in our community. The Club is celebrating its 50th anniversary this year, having operated continuously since 1968 - making it one of the longest- standing institutions in the Whistler Valley.

The Club has been an integral part of the development of Whistler as both a resort and as a community, and has supported thousands of aspiring ski racers, from across the lower mainland and up through the sea to sky corridor, in their pursuit of athletic excellence. We have been fundamental in bringing past World Cups to Whistler, as well as staging the 2010 Olympic Alpine events.

Every ski season we provide the opportunity for approximal 175 young athletes to engage in organized, competitive physical activity at the community level. Our Club's mission statement is "Developing Champions in Life and in Sport", and we aspire to instill in our athletes the desire to be the best they can be in all fields, not just alpine skiing. Our disciplined approach to training and competition is often cited by our alumni as being invaluable in their subsequent professional and athletic careers. Many of our athletes maintain first-class averages in high school and go on to benefit from great opportunities in post-secondary education.

2028 Rob Boyd Way, Whistler, BC, V0N 1B2
Tel:604-932-4644 | Fax:604-932-1180 | info@wmsc.info | www.wmsc.info

Our success is demonstrated objectively by our results: the Club can boast as alumni eight of the seventeen current members of the Canadian National Ski Team, two members of the smaller Canadian Alpine Development Team, one member of the Para-Alpine Ski Team and two members of the Canadian Ski Cross Team, including Marielle Thompson, Olympic (Gold – Sochi 2014) and World Cup (2016-2017) Ski Cross champion. In addition, 7 of the 12 current members of the BC Alpine Ski Team are from our Club. Our members and alumni form the backbone of the large numbers of skilled and dedicated volunteers required to host alpine ski races. This past season our volunteer Henry Voss was awarded the prestigious Moira Jaatteenmaki Officials' Award.

The Whistler Mountain Ski Club has been recognized nationally and internationally as Canada's best ski club and our athletes have featured prominently on Canadian Provincial, National and Olympic ski teams. This season our Program Director Rob Boyd (Olympian and Whistler World Cup Winner 1989) was nominated for "2018 Coach of the Year" by Alpine Canada.

The Club also hosts several races each season which drive tourism to Whistler, including the annual Whistler Cup, North America's only world-class FIS children's category ski race, as well as recurrent FIS sanctioned races across various age groups that draw athletes provincially, nationally and internationally. Most recently we have hosted the Canadian Nationals (2016) and Canadian Senior Nations (2014).

The Club also manages the Dave Murray National Training Centre, which provides world-class training facilities for athletes and ski clubs from across North America and internationally.

The Club employs a team of 6 year-round and employs up to 25 coaches in-season. Other than our coaching and administrative positions, all functions within the Club are carried out by parent volunteers, many of whom are prominent members of our skiing community.

Patrollers' Cabin – Background

The "Patrollers' Cabin" was originally constructed in the 1970s by Whistler Mountain, to provide overnight accommodations for its volunteer ski patrollers and visiting medical staff. The Patrollers' Cabin was used continuously until the mid-1990s and then intermittently through the Olympics for this purpose, and so has a pre-existing use consistent with our proposed use.

The Whistler Mountain Ski Club's "Club Cabin" was originally constructed in 1989, on lands situated near the present day First Tracks Lodge. As part of the redevelopment of Creekside beginning in 2000, the Club Cabin was moved to its present location on Rob Boyd Way, and the parcel on which the Club Cabin and Patrollers' Cabin both sit was conveyed to the Club by Whistler Mountain Resort Limited Partnership ("WB"). Understandably, the Patroller's Cabin was not a priority for WB's multi-faceted Creekside redevelopment or in their moving of our Club Cabin to its current location, and as such was apparently overlooked in the density calculation for zoning.

The Patrollers' Cabin is located adjacent to our Club Cabin, well behind the Evolution condominium building, and a short walk from the Creekside ski lifts and other amenities, making it ideal for housing members of our coaching staff and other whistler employees.

The Patrollers' Cabin currently comprises approximately 150 square meters of space spanning two floors and will require substantial renovation to bring it up to code. However, as a brownfield site the property is fully serviced, and the Club has (with minor adjustments) adequate parking for this project.

Patrollers' Cabin - Proposal

The Whistler Mountain Ski Club is proposing, in the first instance, to renovate and expand the Patrollers' Cabin for the purpose of housing our coaching staff. As with any renovation, however capital cost estimates for remediation will lack absolute confidence until detailed analysis (requiring substantial expenditure) is undertaken. As a not-for-profit, such rigour and expenditure would not commence until the certainty of rezoning can be secured. Alternatively, if our fundraising is successful, we would seek to construct a New Coaches' Cabin in its place. We would plan to have either alternative completed before 2023

The Club is fortunate that, due to its world-class reputation, we are able to attract elite coaching staff, which in turn benefits both Club and the resort as well as our national and Olympic alpine aspirations as this allows the Club to continue offering the highest caliber of training, produce winning athletes and drawing visitors to the resort. However, like other employers in Whistler, the ability of our coaching staff to secure accommodation is a growing issue for us. The motivating factor for the Club is to be able to attract the best coaching staff. Unlike private sector developers (or private employer applicants), any 'return on capital' will accrue to future program delivery in a virtuous circle of sustainability. For the Club, rezoning offers continued and enhanced sustainability, not a future capital gain.

We plan to rent excess space to Whistler employees, with priority to other coaches in the corridor and primarily in our off-season, to help us service the capital costs of the project. We envision that a renovated or new structure will comprise up to 372 square meters (as our covenant to WB allows), with 9-10 dormitory style bedrooms sharing one or two common kitchens.

We are attaching for your consideration a PowerPoint presentation that addresses the deliverables enumerated in Administrative Report to Council 18-040, being:

- Dimensioned site plan;
- Preliminary building massing;
- Number, type, and size of dwelling units;
- Site data including site area, and proposed useable site area, site coverage, gross floor area, building height, building setbacks, number of parking stalls;
- Written summary of how the development meets the applicable guidelines, and;
- Initial assessment of access and servicing options from a qualified professional.

We also note that we meet all of the items in the Whistler 2020 Analysis included in Administrative Report to Council 18-040, as highlighted in the attached PowerPoint.

Our proposal is unique in that:

- Unlike other for-profit applicants, we are a not-for-profit society and have an established 50-year track record of providing service to our community.
- The scale of our project is extremely small and tailored, comprising only a handful of bed units.
- We have the organizational and volunteer infrastructure to operate as our own developer and landlord thereby minimizing total cost; a mutual goal of all.
- We are looking to realize upon a previous use, renovating an existing structure (or constructing a new structure) on a brownfield site which has existing parking with all required servicing substantially in place.

- Benefits from rezoning will accrue exclusively to our community, not, as with other applicants, to the developer.

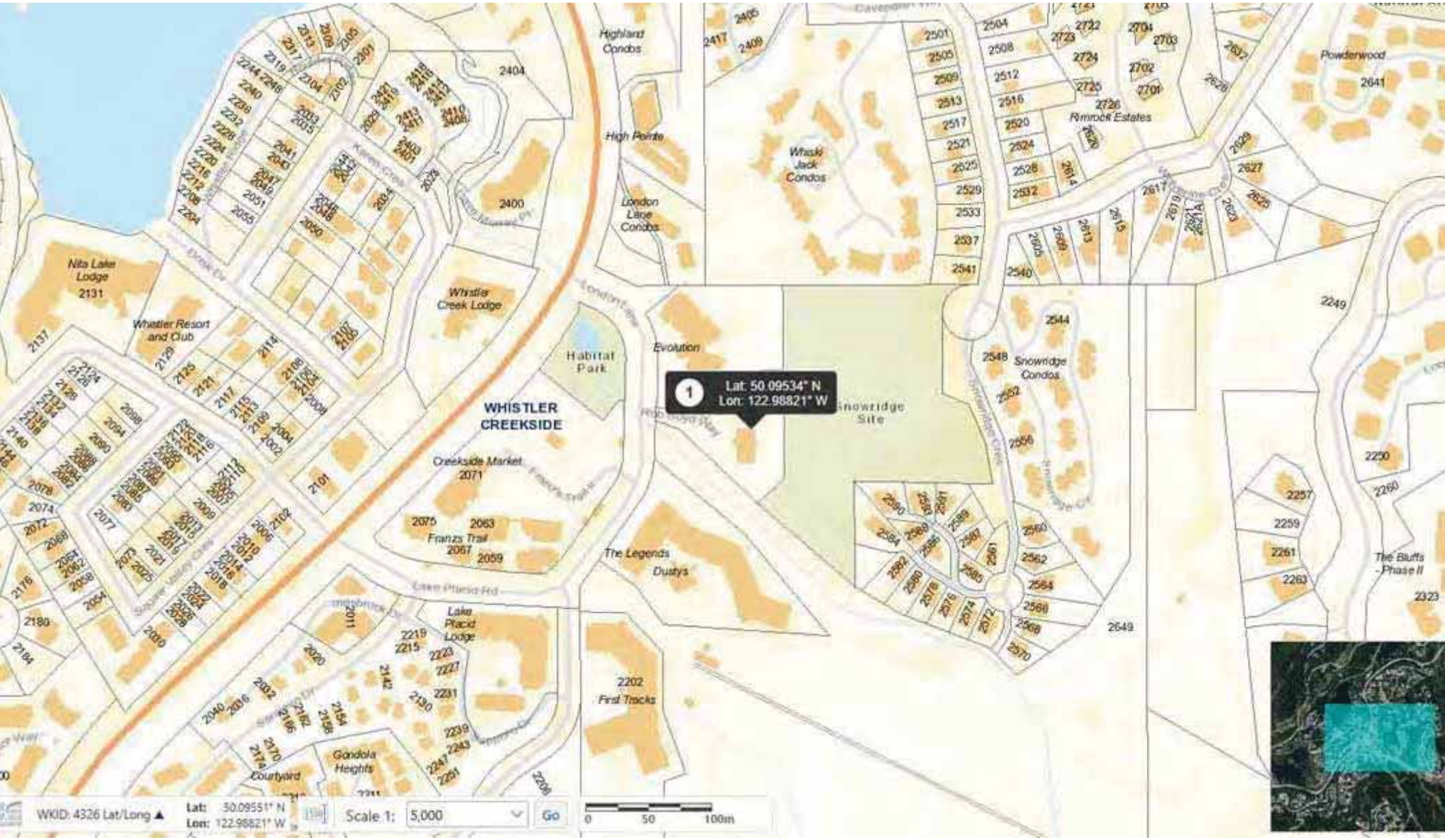
Thank you for your consideration.

Yours very truly,

WHISTLER MOUNTAIN SKI CLUB

By: 

John Legg
Vice-Chair, WMSC


1
Lat: 50.09534° N
Lon: 122.98821° W
WHISTLER CREEKSIDE
Habitat Park
Evolution
Snowridge Site
Snowridge Condos
Highland Condos
High Pointe
Whistler Jack Condos
London Lane Condos
Rimrock Estates
Powderwood
Nita Lake Lodge
Whistler Resort and Club
Whistler Creek Lodge
Creekside Market
Franzs Trail
The Legends
Dustys
Lake Placid Lodge
First Tracks
Gondola Heights
Courtyard
The Bluffs - Phase II
WKID: 4326 Lat/Long
Lat: 50.09551° N
Lon: 122.98821° W
Scale 1: 5,000
Go
0
50
100m

PROPOSED REZONING OF "PATROLLERS CABIN" FOR EMPLOYEE HOUSING

May 2018

PROPOSED REZONING FOR EMPLOYEE HOUSING

CONTENTS:

PROPOSED REZONING FOR EMPLOYEE HOUSING

WHO WE ARE:

- Internationally recognized, community-driven not-for-profit
- 50 years of continuous operations starting with 1968-69 Ski Season
- Over 170 current athletes, ages 10-18
- Alumni include fully ½ of current Canadian National Ski Team
- Host of numerous national and international ski races incl. Whistler Cup which draws approximately 1,000 visitors to Whistler every year

PROPOSED REZONING FOR EMPLOYEE HOUSING

WHO THIS IS FOR:

PROPOSED REZONING FOR EMPLOYEE HOUSING

Rezoning Goals:

- WMSC is seeking rezoning to legitimize historic use of the existing Patrollers' Cabin and allow for renovation/expansion of existing structure for employee housing
- Should fundraising permit, the Club will alternatively look to construct a new building for employee housing
- Rezoning to provide for up to 12 Bed Units

PROPOSED REZONING FOR EMPLOYEE HOUSING

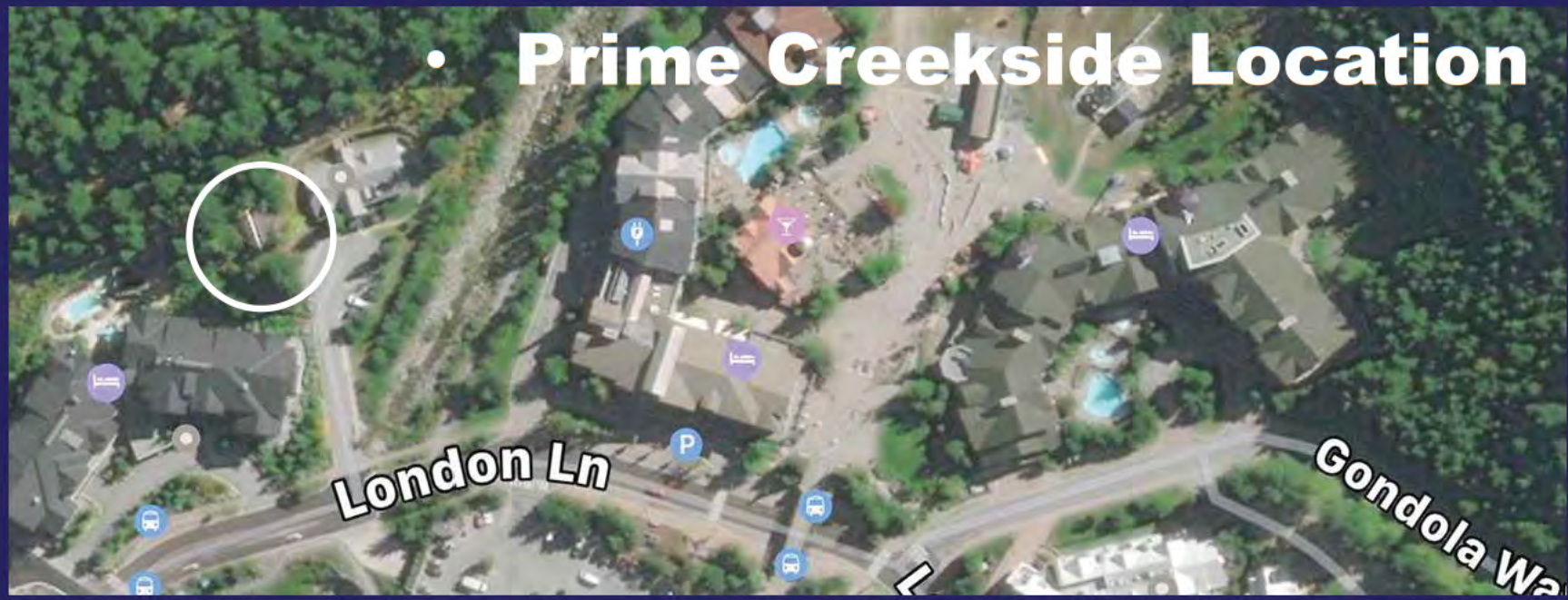
"PATROLLERS' CABIN"

PROPOSED REZONING FOR EMPLOYEE HOUSING

"PATROLLERS' CABIN"

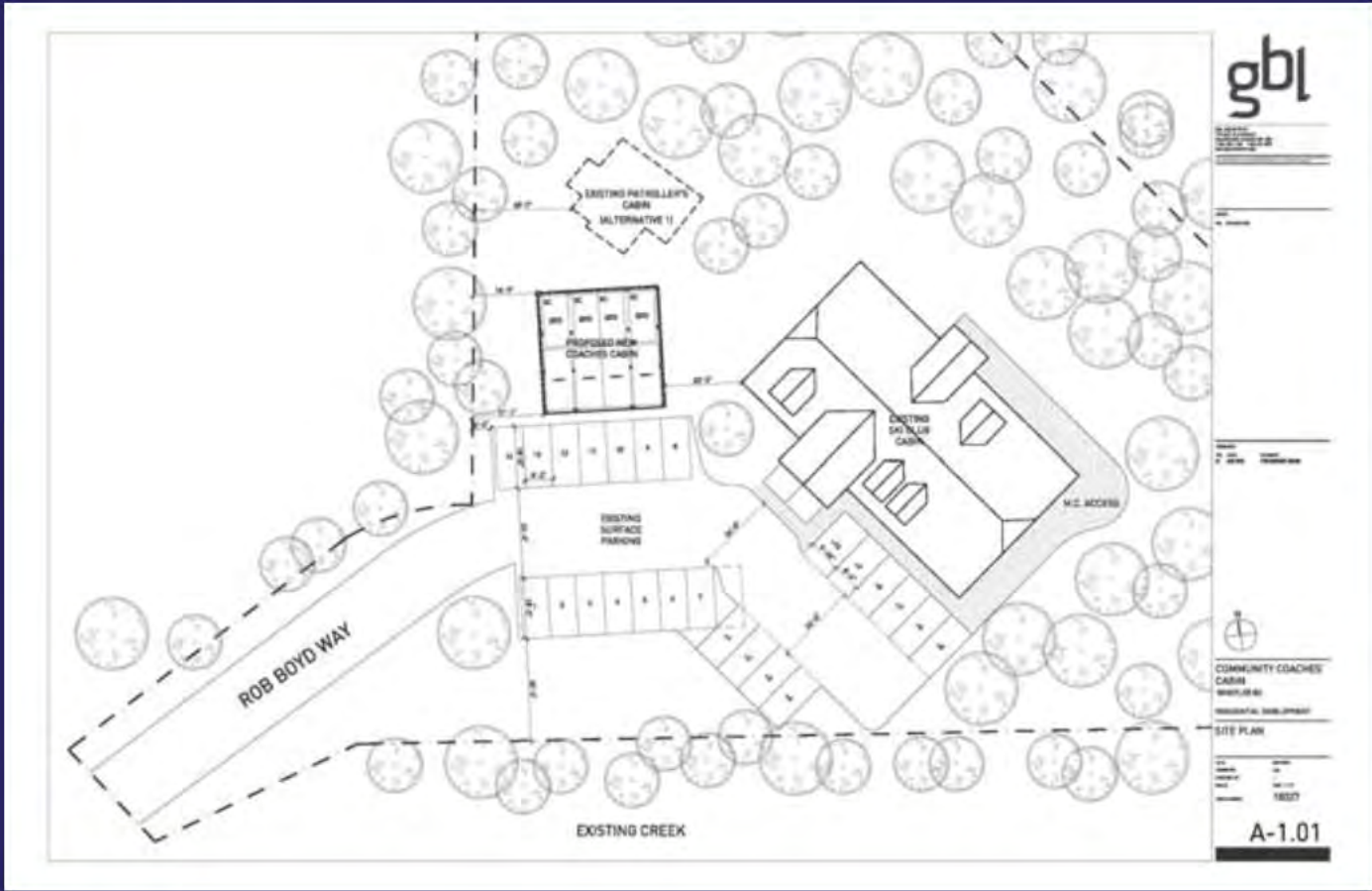
PROPOSED REZONING FOR EMPLOYEE HOUSING

"PATROLLERS' CABIN"



PROPOSED REZONING FOR EMPLOYEE HOUSING

Dimensioned Site Plan for either Patrollers' Cabin Re-commissioning or New Coaches' Cabin Proposals and parking (if required)



PROPOSED REZONING FOR EMPLOYEE HOUSING

Preliminary Building Massing

What will this look like?

Patrollers' Cabin Re-commissioning will look very similar to existing Patrollers' Cabin

Patrollers' Cabin Recommissioning Specifications

- Two-story post and beam on concrete slab with poured concrete foundation walls
- Open kitchen and 2 multi-closet bathrooms on first floor
- Open second floor bunkhouse plus great room
- All existing electrical, plumbing and mechanical disconnected/removed
- Underlying soil/geology appears adequate for existing structure: no visual evidence of sagging or foundation cracks

Patrollers' Cabin Recommissioning Floorplan

	Existing
First Floor	784
Second Floor	801
Total	1,585

*** Detailed floorplans to be prepared following structural review.**

PROPOSED REZONING FOR EMPLOYEE HOUSING

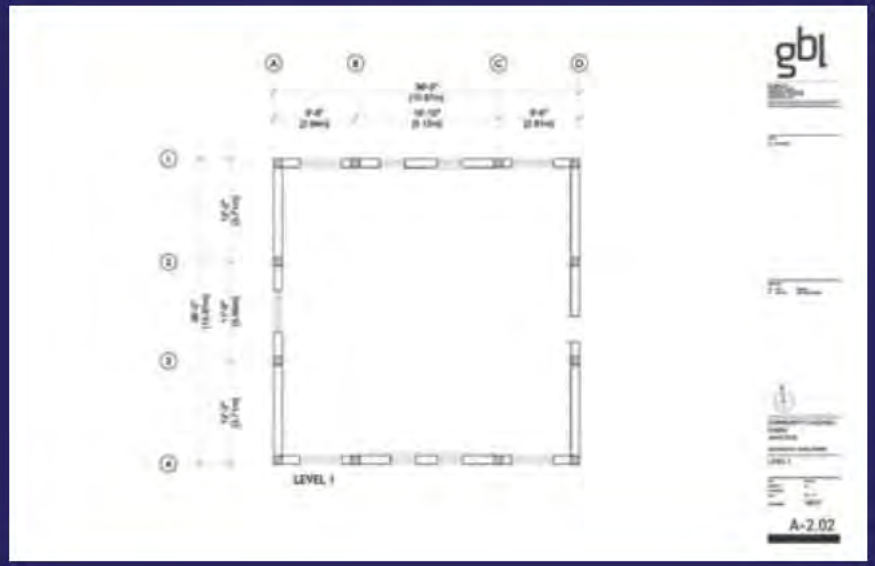
Preliminary Building Massing

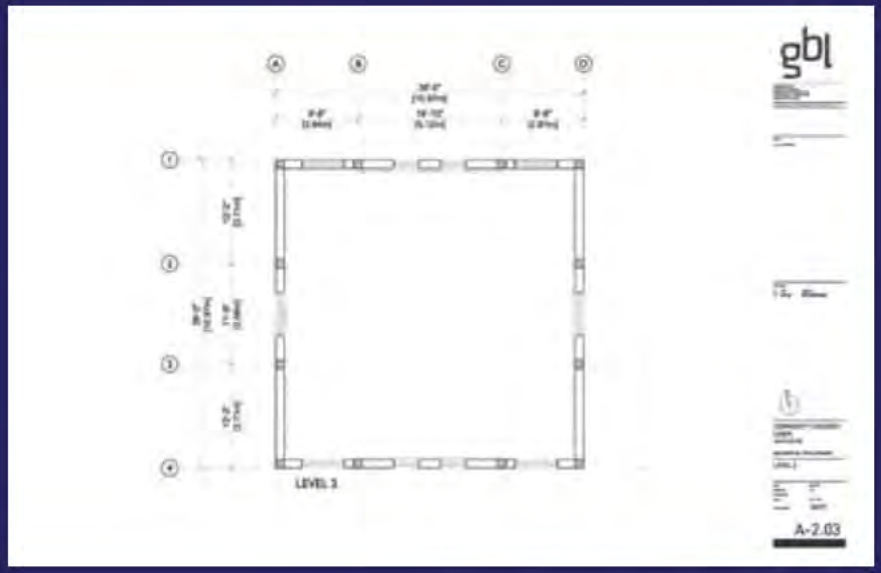
What will this look like?

New Structure (Alternative 2)

PROPOSED REZONING FOR EMPLOYEE HOUSING

New Coaches' Cabin Floorplans





*** Plus lower level for parking.**

PROPOSED REZONING FOR EMPLOYEE HOUSING

Proposed Dwelling Unit Description

Addressing a Community Need with Dormitory Style Housing from Either Alternative

Proposed Dwelling Unit Metric	Current Patrollers' Cabin Brownfield Recommissioning	Alternative 2: New Coaches' Cabin
Type of dwelling unit	Shared dormitory and kitchen	Shared dormitory (Residential) and/or Apartment
Size: total SQM living area	< 135 SQM current	< 372 SQM as per current covenant, Club budget likely to dictate smaller SQM
Dwelling units	1 current; up to 2	Up to 3
Room size / configuration	Sleeping, common kitchen and bathroom areas	>20 SQM, with remaining SQM shared kitchen/living/common
Net Parking stalls required	2 with current configuration	6-8
Bed Units (BU)	Dorm bed: 4DBx0.5BU = 2 Bed Units Dwelling units: 1DUx 4 BU = 4 Bed Units Min/Max: 2-4 BU	Dorm bed: 9DBx0.5BU = 4.5 Bed Units Dwelling units: up to 3DUx4BU = 12 Bed Units Min/Max: 5-12 BU

PROPOSED REZONING FOR EMPLOYEE HOUSING

Site Data

Reduce, Reuse, Recycle

Site Data Measure	Existing CC2 zone /Current Club Facility	Current Patrollers' Cabin Brownfield Recommissioning Project	Alternative 2: New Coaches' Cabin on Existing Serviced Site Project
Parcel Site Area		0.569 ha / 5690 SQM brownfield site	0.569 ha / 5690 SQM serviced site
Useable Site Area	Current Club Facility footprint of 313 SQM	73 SQM footprint in historical existence, although not included in current density	Per Site Plan. 120.4 SQM footprint. Outside riparian.
Density (zone)	36,000 SQM. Inclusive of 889.8 SQM Club Cabin	+ 0.38 % increase to include historical existing (but not included) SQM	+ 1 % increase to zone
Site Coverage	50 % max, 5.5% current Club Cabin	6.8%	7.6%
Setbacks		As per CC2 zone	As per CC2 zone
Permitted Uses	Apartment; indoor and outdoor recreation; .... One caretaker unit; Auxiliary Building <5m h	Add Residential use (Table 6-B, 6-14) to compliment existing CC2 Apartment permitted use, or ease Auxiliary Building height restriction (to allow existing 2 storeys)	Add Residential use to compliment existing CC2 Apartment permitted use, or ease Auxiliary Building height restriction (to allow proposed 3 storeys)
Building Height	Lesser of 16.5 m, or 4 storeys	In existence, 2 storeys	2 storeys above parking at ground = 3 storeys total

PROPOSED REZONING FOR EMPLOYEE HOUSING

Guideline Compliance

Employee Housing Requirements - Occupancy and Rent Restrictions	WMSC Response – Current Patrollers' Cabin Brownfield Recommissioning Project	WMSC Response – Alternative 2: New Coaches' Cabin Project
1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.	Either of the Patrollers' Cabin Recommissioning Project or the New Coach's Cabin Project will be 100% employee housing.	
2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.	Either of the Patrollers' Cabin Recommissioning Project or the New Coach's Cabin Project will be 100% rental housing.	
3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.	Either of the Patrollers' Cabin Recommissioning Project or the New Coach's Cabin Project will be , in the first instance, for WMSC coaching staff, all of whom would by definition be "Whistler Employees". In the event WMSC coaching staff were fully utilizing the Coach's Cabin (say in the off-season) WMSC would look to generate revenue from renting to non-employees, all of whom would be required to be "Whistler Employees as defined by the Whistler Housing Authority".	

PROPOSED REZONING FOR EMPLOYEE HOUSING

Guideline Compliance (Continued)

Employee Housing Requirements - Occupancy and Rent Restrictions	WMSC Response – Current Patrollers' Cabin Brownfield Recommissioning Project	WMSC Response – Alternative 2: New Coaches' Cabin Project
4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.	As a not-for-profit employing ski coaches, affordability is a key metric for WMSC. The Patrollers' Cabin Recommissioning Project is a rezoning of an existing structure which was constructed in the 1970s and used as accommodations for volunteer ski patrollers into the early 1990s. No site disturbance, alteration or preparation costs are involved in the Patrollers' Cabin Recommissioning Project, resulting in significantly lower capital costs. The New Coaches' Cabin Project will be built on land we own. As a brownfield site, servicing is largely completed and economic to connect. Proximity to our Club Cabin allows for economic management. WMSC, through members and alumni, has resources to economically execute on either project. As a not-for-profit, beyond retiring debt a return on capital is not a requirement. Potential future positive cash flow after retirement of debt will become a legacy to underwrite future athletes. Proximity to workplace and ski lifts reduces employee transport impact and costs Our metrics require that our coaches can afford our rental accommodation from the salary we pay them.	

PROPOSED REZONING FOR EMPLOYEE HOUSING

Guideline Compliance (Continued)

Employee Housing Requirements - Occupancy and Rent Restrictions	WMSC Response – Current Patrollers' Cabin Brownfield Recommissioning Project	WMSC Response – Alternative 2: New Coaches' Cabin Project
5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.	Our rents will be less than unrestricted market rents for comparable housing. A simple pro forma for each alternative that identifies the proposed units, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity is submitted for review, together with a comparison to the compensation we pay our coaching staff. We are asking for rezoning that will allow for either the Recommissioning Project or New Cabin Project so that we can more forward to determine which is the most viable option.	
6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).	WMSC is amendable to recording on title such covenants as are necessary to achieve the policy goals of the RMOW. We wish to highlight that the Club plans to undertake one of the Projects not to generate revenue but rather to attract the best coaching staff for our athletes, which is a community benefit. In addition, the small size of either Project requires that we work with the RMOW to ensure that any compliance burden is minimized if not eliminated, and does not result in WMSC bearing any out-of-pocket compliance costs. Lastly, we observe that that the rents we charge our coaching staff for our Coaches Cabin must be supported by the wages we pay them which has the effect of ensuring affordability. Our premier on-mountain Creekside Village location minimizes ancillary tenant costs, increasing overall tenant affordability.	

PROPOSED REZONING FOR EMPLOYEE HOUSING

Guideline Compliance (Continued)

Employee Housing Requirements - Occupancy and Rent Restrictions	WMSC Response – Current Patrollers' Cabin Brownfield Recommissioning Project	WMSC Response – Alternative 2: New Coaches' Cabin Project
7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.	WMSC is amendable to annual reporting. However we emphasize that, as a not-for-profit, all reporting costs will be borne by the tenants of the Coaches' Cabin so excessive regulatory burdens will run counter to collective goals.	
8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.	Either of the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project will meet identified housing needs (high quality dormitory style housing adjacent the mountain) in consultation with the RMOW/WHA.	
9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work and amenities; apartments and/or townhomes for permanent resident employees in underdeveloped sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.	Either of the Patrollers' Cabin Recommissioning or the New Coaches' Cabin Project will be solely for rental tenancies in dormitory style housing. Either Project will be situated next to our Club Cabin on Rob Boyd Way, the employees' place of employment (see slides 6 and 8), and is situated next to residential apartments (Evolution), within walking distance to all Creekside amenities.	

PROPOSED REZONING FOR EMPLOYEE HOUSING

Guideline Compliance (Continued)

Community Planning Considerations	WMSC Response – Current Patrollers' Cabin Brownfield Recommissioning Project	WMSC Response – Alternative 2: New Coaches' Cabin Project
10. Proposed developments shall be located within an area designated for development of residential accommodation.	Either of the Patrollers' Cabin Recommissioning or the New Coaches' Cabin Project are currently located within Zone CC2 which includes apartments (residential accommodation).	
11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).	We are asking for bed units to support either of the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project, specifically up to 12 bed units for the New Coaches' Cabin Project. We note that employee housing in this location is a historical use.	
12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.	Either of the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project are located on a brownfield site, is or replaces an existing structure with a history of residential use, and is located within the Creekside neighborhood which is highly developed. The scale of the either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project are appropriate for the site context. As shown on the Dimensioned Site Plan (slide 8) our site allows for adequate additional parking.	

PROPOSED REZONING FOR EMPLOYEE HOUSING

Whistler 2020 Analysis

W2020 Strategy	TOWARD	Comments	WMSC Response
Built Environment	Continuous encroachment on nature is avoided.	Existing disturbed sites are preferred for development.	**Either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project are on a brownfield site with or replacing an existing structure.**
	Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services	The proposals that best meet these guidelines will be invited for further review.	**Either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project are close to appropriate green space, transit, trails, amenities and services allowing or coaching staff and other tenants to live, work and play in the vibrant Creekside neighborhood.**
Natural Areas	A policy of no net habitat loss is followed, and no further loss is preferred Existing disturbed sites are preferred for development.	Existing disturbed sites are preferred for development.	**Either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project are on a brownfield site and so squarely meets these guidelines.**
	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	The proposals that best meet these guidelines will be invited for further review.	**Either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project squarely meets these guidelines.**
Partnership	Partners work together to achieve mutual benefit	The process proposed allows for private developers to contribute to Whistler's employee housing rental pool.	**We are not a private, for-profit developer. We are a community driven not for profit that has been a fundamental part of the Whistler community for over 50 years. We are demonstrably a partner in Whistler.**

PROPOSED REZONING FOR EMPLOYEE HOUSING

Whistler 2020 Analysis (Continued)

W2020 Strategy	TOWARD	Comments	WMSC Response
Resident Housing	Resident Restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.	The proposals that best meet these guidelines will be invited for further review.	**Either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project squarely meets these guidelines.**
	The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.		**Either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project, by being dormitory style accommodation, can adapt to meet changing housing needs. As a not-for-profit community based organization, we are uniquely suited to adapt to future affordability considerations once the capital outlay is recovered.**
	Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.		**Creekside is a mixed-use neighbourhoods that is intensive, vibrant and includes a range of housing forms.**
	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency		**Either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project will be close to transit, pedestrian and bicycle routes, amenities and services and will reduce auto dependency, particularly as our coaching staff are employed primarily on the mountains and the lifts are within a short walking distance.**

PROPOSED REZONING FOR EMPLOYEE HOUSING

Whistler 2020 Analysis (Continued)

W2020 Strategy	TOWARD	Comments	WMSC Response
	Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents.	This initiative and the recommended process will assist in most effectively achieving the Housing Task Force target of 500 units by 2023.	**We believe that either of our Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project, by being on a brownfield site within walking distance of work and amenities, constructed and operated by a not-for-profit community-based organization with a 50 year track record history, will be one of the most compelling applications you will receive as it will be qualitatively different from applications by for-profit developers building on greenfield sites, and in that regard is uniquely in meeting Housing Task Force targets.**
Transportation	Whistler policy, planning and development prioritizes preferred methods of transportation in the following order: 1. pedestrian, bicycle and other non-motorized means, 2. transit and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology)	The proposals that best meet these guidelines will be invited for further review.	**As stated above, either the Patrollers' Cabin Recommissioning Project or the New Coaches' Cabin Project will be close to transit, pedestrian and bicycle routes, amenities and services and will reduce auto dependency, particularly as our coaching staff are employed primarily on the mountains and the lifts are within a short walking distance. These facts, and that we already have WMSC vehicles that can meet emergency needs, our coaching staff living on site will not have need for vehicles.**

PROPOSED REZONING FOR EMPLOYEE HOUSING

Rezoning Proposal:

- Amend CC2 Zone/Create New "Club Cabin" zoning allowing for renovation/expansion of Patrollers' Cabin or construction of New Coaches' Cabin
- Provide for up to 3 dwelling units (12 bed units)
- Include covenants registered on title in favour of the Resort Municipality of Whistler to guarantee employee-only housing use
- As our proposals will house our coaching staff WMSC must ensure that it has autonomy to determine its tenants (subject to covenant compliance)
- Minimize reporting costs/regulatory burdens

Schedule "A"

Parking Calculations

Part I: Current Compliance and Confirmation of Existing Parking

Whistler Mountain Ski Club ("WMSC") is currently in compliance with Zoning and Parking Bylaw 303.

Parking Requirement:	Table 6-B (Bylaw 303 Part 6 s. 2(b) p. 6-2)
Most Similar Use in Table 6-B:	Indoor Recreation (Required Parking - 2 Spaces per 100 m^2 GFA)
WMSC Club Cabin:	GFA (excluding mechanical, void space and bicycle storage): 772 m^2
Parking Requirement:	15 spaces
Actual Parking on Site	16 spaces (2.5m wide)

7 Spaces: North side of parking lot
Flag to flag distance of 19.43m. 7 spaces require 17.5m. See photo 1:

9 Spaces: South side of parking lot
Flag to flag distance of 22.86m. 9 spaces require 22.5m. See photo 2:

Part II: Prospective Parking Requirements for Rezoning Proposal(s)

Option 1: Patroller's Cabin – Brownfield Recommissioning

Parking Requirement:	Table 6-B (Bylaw 303 Part 6 s. 2(b) p. 6-2)
Most Similar Use in Table 6-B:	Residential (Required Parking - 1 Space for first 55 m^2 GFA plus 0.5 space for each additional 40 m^2 GFA to a maximum of 2 Spaces)
Patrollers' Cabin:	GFA (excluding mechanical, void space and bicycle storage): <135 m^2
Dwelling Units:	1
Parking Requirement:	2 spaces

Option 2: New Coaches' Cabin

Parking Requirement:	Table 6-B (Bylaw 303 Part 6 s. 2(b) p. 6-2)

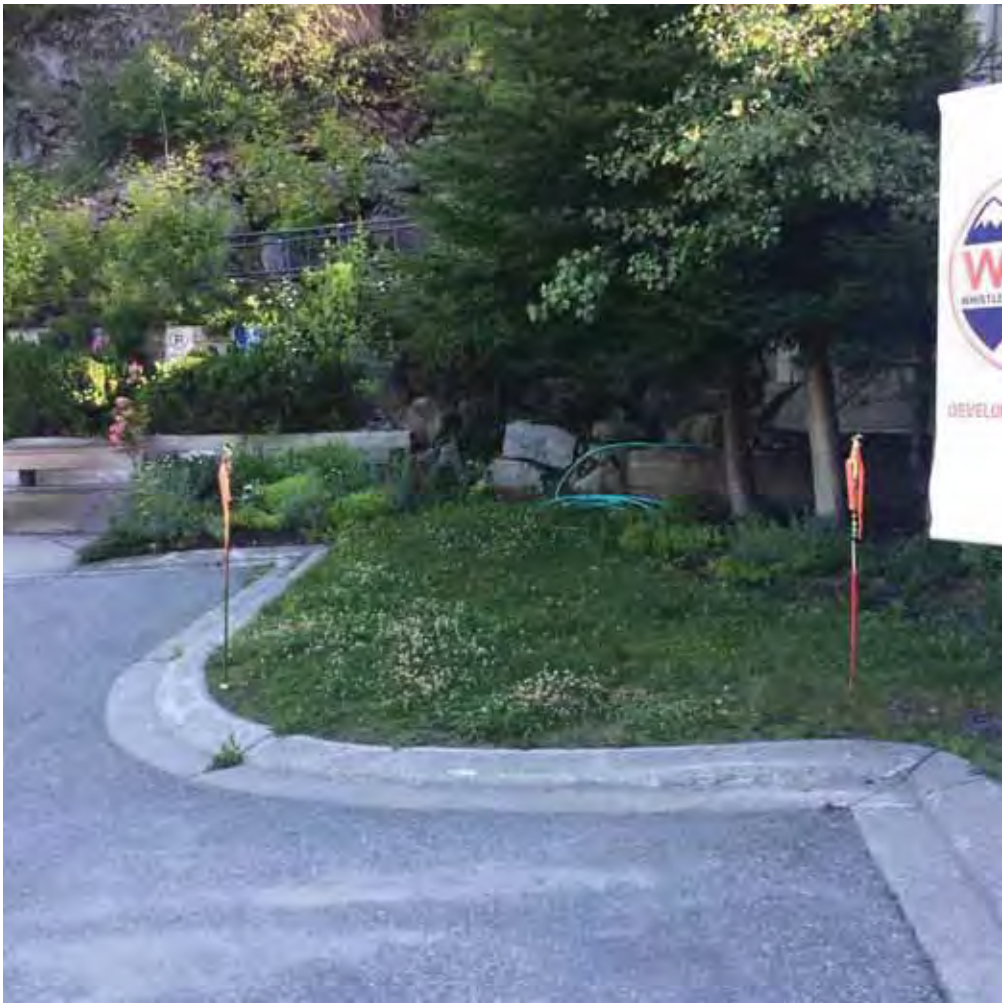
Most Similar Use in Table 6-B:	Residential (Required Parking - 1 Space for first 55 m^2 GFA plus 0.5 space for each additional 40 m^2 GFA to a maximum of 2 Spaces)
New Coaches' Cabin:	GFA (excluding mechanical, void space and bicycle storage): <380 m^2
Dwelling Units:	2 (as contemplated and submitted). 4 max
Parking Requirement:	4 (as contemplated). 8 max

Part II: Location of Additional Parking Spaces

Option 1: Patroller's Cabin – Brownfield Recommissioning

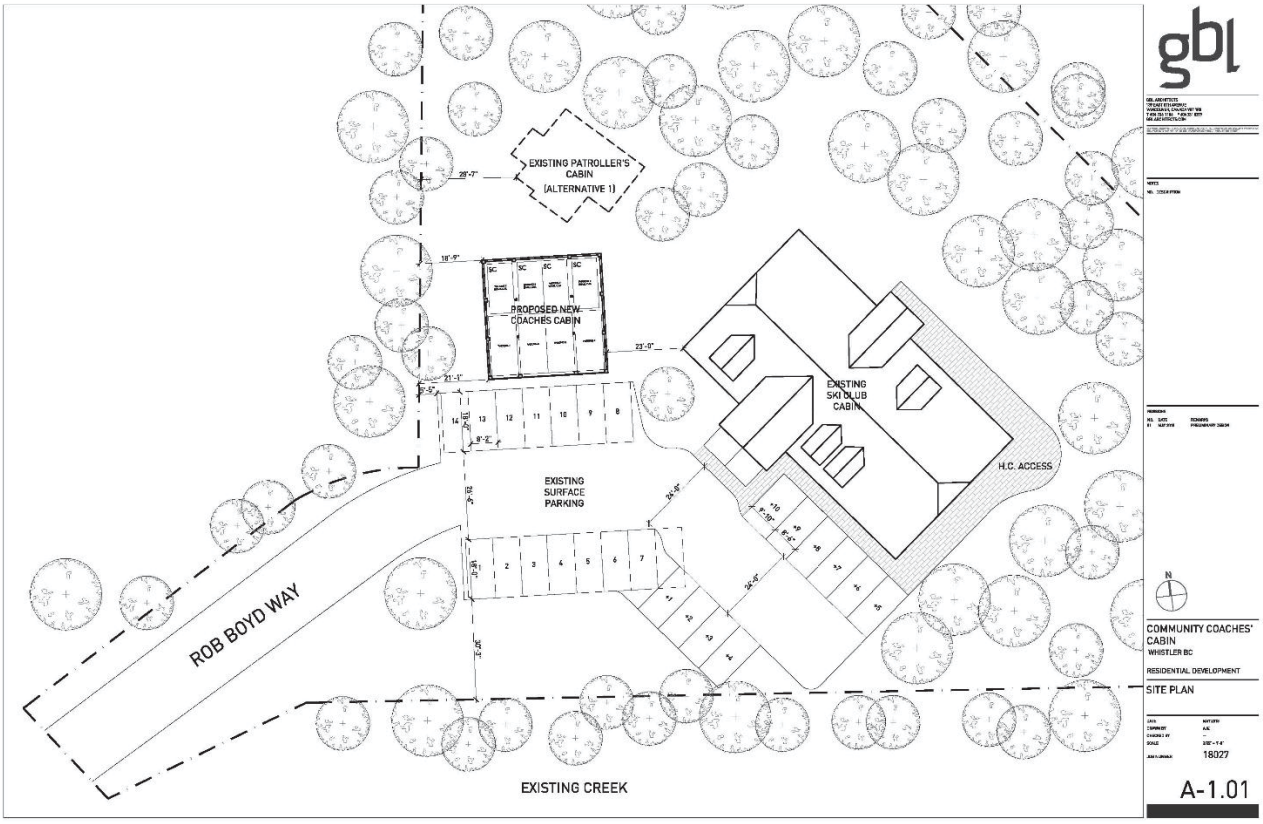
For the brownfield recommissioning of the patrollers' cabin WMSC proposes to add a single parking space by extending the existing north side of the parking lot at the south-west side of Club Cabin to provide the needed space.

1 New Space: North side of parking lot, south-west side of Club Cabin
Flag to flag distance of 2.9m, outside of required setbacks
Added to existing north side flag to flag distance of 19.43m (see photo 1) yields 22.3m
8 spaces require 20m. See photo 3:



Option 2: New Coaches' Cabin

For the new coaches' cabin WMSC proposes to add an extension onto the existing parking lot to provide the 8 needed spaces, as shown in the following drawing.

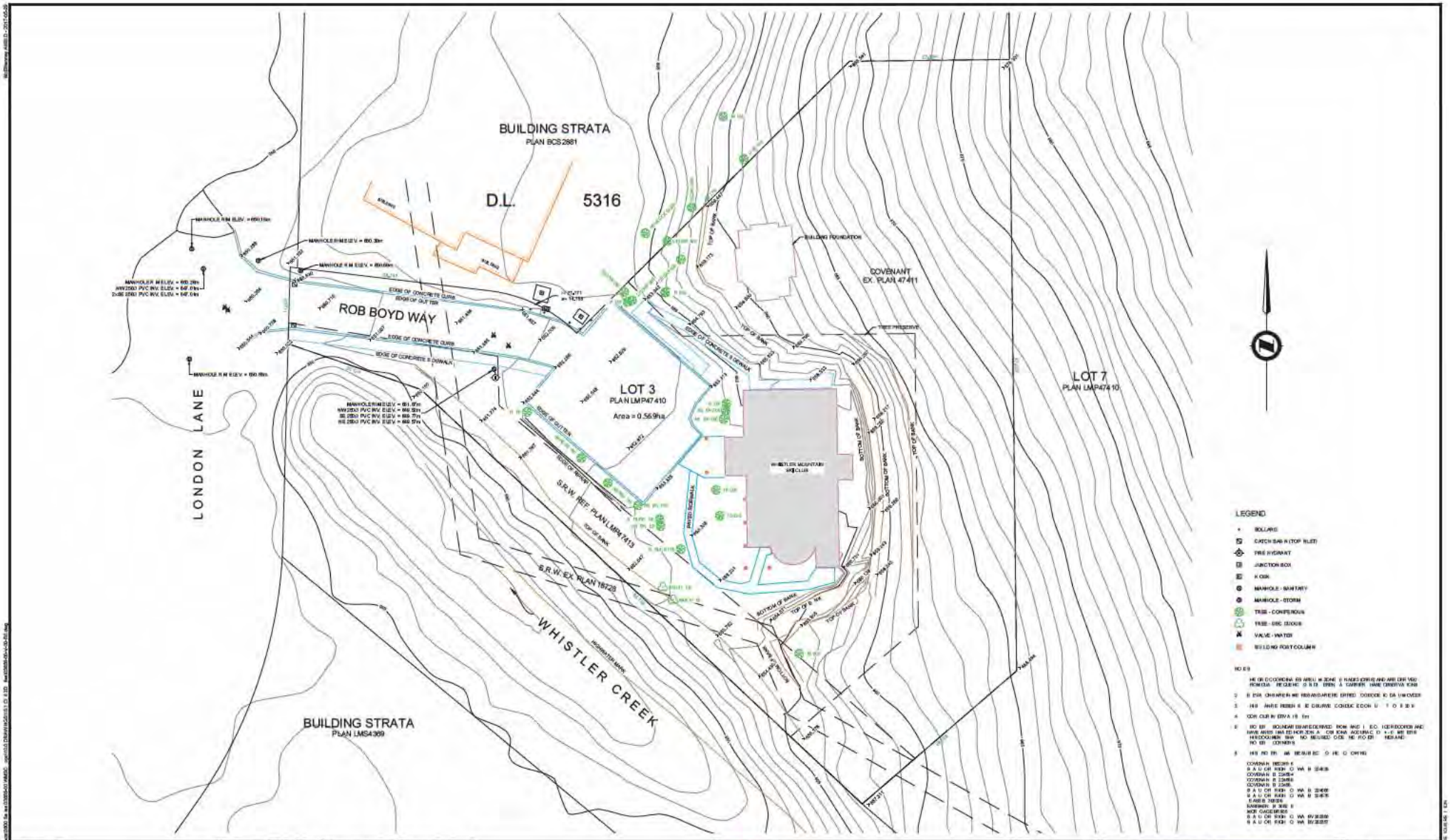


The 8 new spaces would be secured as follows:

1 New Space: described above under Patroller's Cabin – Brownfield Recommissioning (omitted from drawing)
Net 7 New Spaces: South-West side of Club Cabin
Flag to flag distance of 16.8m, outside of required setbacks. Snow stops required for south west side of lot extension.
6 spaces require 15m. 4 spaces require 10m. Total 10 new spaces
If developed, three original south side spaces would be negated from the current 9 south side spaces, for turning radius. Net 7 spaces. See photo 4:

Additional Mitigating Features:

- the proposed new coaches' cabin will have at least 4 "tandem" spaces at the ground level, which can be utilized by shared dorm residents or for Club vehicles and trailer storage. While these spaces do not count for compliance, they will exist and will substantially alleviate need
- our central Creekside "prime" location means tenants can easily live without vehicles
- our coaches are unlikely to have vehicles, as they live where they work
- our coaches have access to the shared club vehicle pool
- tenants will be charged market rates for parking, reducing demand



2015-08-07	INITIAL SUBMISSION	KM	BCR	TS	
Date	Description	Drawn	Surv	Appd	

McElhanney
McElhanney Associates Land Surveying Ltd.
Suite 205
1050 Millar Creek Road
Whistler BC
Canada V0N 1B1
Tel 604 932 5426

Approved Sealed

WHISTLER MOUNTAIN SKI CLUB
2028 ROB BOYD WAY, WHISTLER, B.C. V0N 1B2

TOPOGRAPHIC SITE PLAN FOR
RE-ZONING APPLICATION ON
LOT 3 DL 5316 GP 1 NWD PLAN LMP471410
2028 ROB BOYD WAY, WHISTLER, BC PID 024-867-900

Drawing No: V-00

Project Number: 2113-03865-00

Rev: 0

Orr Development Corp.
#310-1847 West Broadway
Vancouver, BC V6J 1Y6
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August 3, 2018

The Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC, Canada V0N1B4

RE: RZ001153 – 8975 HWY 99

To Amica Antonelli, Planner, RMOW,

Thank you for your review and comments on our initial submission of May 31st, 2018. This letter is to summarize the revisions we have made to our development program and our Team's responses to Staffs comments and concerns. Each item refers to the items of your letter dated July 4, 2018:

Community Planning Considerations:

1. In follow up meetings with planning staff, we discussed the concern about density and we understood that it was not necessarily an issue with the number of apartments or the floor space ratio of the proposed development as both of these stats are very low for the size of the site (14 acres). It is our understanding that the concerns were primarily related to site disturbance, number of structures, location of structures that were closest to the adjacent single family neighborhood on Ski Jump Rise, Road length and amount of paved surface area, and visual impact of the long linear buildings we originally proposed. To address these concerns, we have done considerable work to reimagine the development scheme including:
    - Combining the 10 single loaded structures into three double loaded buildings
    - Greatly improving the amount of undisturbed site area
    - Significantly reduced the length of road necessary to service and access the buildings
    - Provision of ample outdoor recreational areas for each building that can cater to residents including young families and seniors
    - Maintain the originally proposed number of rental apartments
    - Reduce visual impacts by eliminating the long linear buildings in favour of more traditional building masses in 3 and 4 storey forms with 1 below grade parking level
    - Move the upper building away from the adjacent single family lots on Ski Jump Rise
    - Maintain significant natural buffer and privacy separation between the proposed buildings and the existing single family neighborhood

2. Site coverage has been reduced significantly in order to address the following comments:
    a. Maintain 20 metre vegetated buffer from HWY 99 right of way and ensure that now graded slopes or walls encroach on this buffer
    b. Buildings have been clustered into three areas and into three buildings to minimize road length, maximize forest retention and minimize visual impacts
    c. Combining buildings has allowed us to move all buildings away from adjacent single family homes
    d. Social and recreational play areas have been incorporated at each building

3. A variety of built forms has been incorporated, including:
    - 3 storey buildings with one level of below grade parking on the higher slopes of the site to best relate to the adjacent single family neighborhood
    - 4 storey building lower on the site closest to the Highway to minimize impact on views and to minimize the building foot print, providing more undisturbed green space and recreational area.

4. We are using a building form and articulation comparable to similar buildings in the Rainbow neighborhood

5. We have put a lot of consideration into the built form, and have moved away from our single loaded concept towards a more traditional double loaded program that minimizes disturbed forest area and the visual impact of the development from various view points throughout the Valley.

6. Combining the building mass into three double loaded structures and the increase in undisturbed forest area will mitigate the visual impact of the development.

7. Fire Smart measures will be applied to the entire and especially around the proposed buildings as suggested by Staff and the latest Fire Smart programs being implemented throughout Whistler.

8. With input from Cascade environmental, efforts have been made to target a minimum width of forested areas of 15m-18m to ensure retention of healthy trees.

9. The Valley Trail is proposed to be constructed to connect the site to the existing trail network, and a Right of Way is proposed to be established so that further extension of the trail to lands beyond this development could be made in the future.

10. Regarding parks on the development site, we do not propose to dedicate any land to the RMOW, and instead propose to create and maintain park areas for use of residents. Ongoing maintenance will be the responsibility of the Developer.

Development Standards

1. Parking is provided on site in accordance with the Zoning and Parking Bylaw. We are not seeking relaxations in parking in this submission.

2. All units will have a balcony. All apartments will have in suite laundry. The Dormitory style housing will have a common laundry room for use by the residents.
3. Useable out door space has been incorporated into the site planning and has been made possible by combining the buildings into more efficient structures that minimizes site disturbance. Riparian areas are not proposed as park but to be maintained in their natural state.

Employee Housing Requirements – Occupancy and Rent Restrictions

1. This proposal is for 100% employee and resident restricted rental housing
2. Please see provided proforma.
3. Initial rent is provided in 2018 dollars, please see provided proforma. A feature sheet is also included describing the buildings features and what is included in the monthly rent for each building.
4. Noted
5. Noted

OCP Criteria for Evaluating Rezoning Proposals

1. This property is designated for residential accommodation in the OCP

Additional Information Required

1. Site profile included with this resubmission
2. Site survey has been provided to planning staff and confirmed as sufficient for this stage of the process
3. Additional photos of existing site conditions and views has been provided in the site planning documents created by Ecosign.
4. Dimensioned plan is provided in the preliminary site servicing analysis prepared by Creus Engineering and Ecosign, including property lines, setbacks, easements, building footprints and proposed snow dump areas.
5. Initial assessment of Servicing options has been prepared by Creus Engineering and is included with this submission.
6. Copies of the easements for access through the Rainbow Neighborhood have been provided to planning staff.

The Submission documents have been emailed to aantonelli@whislter.ca . We thank you for the opportunity to work with staff in an effort to improve and revise our proposal and meet the desires and goals of Whistler in providing affordable rental housing.

Sincerely,

Alex Orr
Orr Development Corp.
in partnership with Pacific Western Management and 168 RT Holdings Ltd.

ecosign
Mountain Resort Planners Ltd.

PRELIMINARY REZONING APPLICATION FOR RAINBOW RIDGE, WHISTLER B.C.

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ecosign
Mountain Resort Planners Ltd.

PRELIMINARY REZONING APPLICATION FOR RAINBOW RIDGE, WHISTLER B.C.

Site Information and Context

Figure 1, Site Context, illustrates that Rainbow Ridge is a triangular shaped parcel sharing a portion of its north property line with the Rainbow neighbourhood and un-surveyed Crown land. A second property line is along the Highway #99 ROW and a third one borders Crown Land. The parcel area is 5.66 hectares (14 acres). The legal description for this parcel is Lot B, Plan 17842, District Lot 3861.

View of Rainbow Subdivision from the Flank Trail with Green Lake in the Foreground (Approximate Parcel Outline)

Our work has been prepared using RMOW mapping created from LIDAR in 2014 with the updated cadastral information. The property is currently zoned Residential Single Estate One (RS-E1). The RS-E1 zoning limits development to one detached dwelling and the property cannot be subdivided further under this zoning as the minimum parcel area for new RS-E1 parcels is 40 hectares.

In the 2004 Comparative Evaluation of Potential Resident Housing Sites in Whistler prepared for the RMOW and the WHA by a team of consultants consisting of Cascade Environmental Resource Group (CERG), CJ Anderson Civil Engineering Inc., Drew Meredith, Whistler Real Estate and Jenson Resort Planning Ltd., this parcel, then known as the Dickinson Triangle, was identified as having fair potential for the development of employee housing. Its major limitations were noted as its distance from existing neighbourhoods and lack of services. However, since that time the Rainbow and Baxter Creek neighbourhoods have been constructed and development of this site now would be a natural extension of those neighbourhoods.

Shops and Services in Rainbow Subdivision

We reviewed several options for access through Rainbow Subdivision and from the highway. During the development of the Rainbow neighborhood an easement for providing vehicle access, water supply and sanitary sewer collection to Lot B through either Black

Bear Ridge or Ski Jump Rise was established. It is our understanding that the sewer was designed to accept sewer discharge from up to 3 dwelling units on Lot B. The easement agreement with Rainbow Subdivision to provide access into Rainbow Ridge for access and road works does not have restrictions on future development regarding capacity or type of development. The agreement includes a formula to share road maintenance costs between the two areas. An access from Highway 99 is technically possible (requiring extensive earthworks and encroachment into the 20 metre setback area from the highway ROW); however the B.C. Ministry of Transportation has directed the development team to access the site via the Rainbow Subdivision road easements.

Black Bear Ridge in Foreground

Site Analysis

Figure 2, the Site Analysis Map documents existing features such as roads, streams, easements, neighboring structures, valley trail, recreational trails and a power line corridor. Potential entrance locations for cars are indicated from Rainbow Subdivision as well as from Highway 99. Ecosign has included a slope analysis in the Site Analysis Map, which illustrates that the steep zones are isolated to mostly small areas with slopes just over

30%. The parcel largely consists of developable land as there are very few areas with slope gradients over 40%, which are deemed undevelopable.

Trail along Skelding Brook in Rainbow Subdivision

As indicated in the Initial Environmental Review (IER) performed for this submission by CERG (Cascade Environmental Resource Group Ltd.), Skelding Brook is the only significant stream on the Rainbow Ridge parcel; it goes to ground approximately 28 metres south of the north property boundary with the Rainbow neighbourhood. Following recommendations in the IER completed by CERG, we have planned for a 15 metre buffer from the high bank along Skelding Brook to create a riparian protection area for this stream.

Start of Trudy's Landing Water Easement near Rainbow Subdivision Property Line

The location of the RMOW/Trudy's Landing water easement, with the municipal water line for Trudy's Landing located inside of the water easement, are identified on the plans. The water line may be affected by the new development in one location where the new road is crossing it. Where the proposed road crosses the easement, there is a proposed fill area and it may be necessary to raise the waterline up. The existing sewer easement is also indicated; it is located on lands inside the Rainbow neighbourhood, running along the common property line on the north side of the Rainbow Ridge property.

Recreational Trail on Rainbow Ridge Parcel

Ecosign staff and CERG staff have been to the site several times and walked around and through the whole property. The existing forested land consists of second growth forest and has been rated in the IER completed for this rezoning application. The greatest attributes of this site are the south facing aspect and the panoramic views of Green Lake in the foreground, both Blackcomb and Whistler Mountains and also the distant down-valley views including Black Tusk.

End of Ski Jump Rise at Entrance to Rainbow Ridge

Two potential access points from Highway #99 are indicated on the Site Analysis. Point A is located approximately midway of a straight stretch just past the crest on the highway at the 645 metre elevation and 385 m from the entrance to Rainbow. Point B is a second option further east of the Rainbow intersection and directly across from the driveway into Trudy's Landing. However, in discussions between Bunt Engineering and the Ministry of Transportation and Infrastructure (MoTI), the MoTI recommendation was to use the access points from Black Bear Ridge and Ski Jump Rise in the Rainbow Subdivision, as there is an Access Ease Agreement in place between Rainbow Subdivision and Rainbow Ridge. This Access Agreement does not stipulate a limitation on the extent of the new development in the Rainbow Ridge parcel.

Rezoning Justification

Whistler has a cap on development with accommodation and housing being restricted by bed units. Almost all of the bed units within the development cap have been allocated to specific lands based on their existing zoning. The Official Community Plan (OCP) can

allow an increase in bed units provided the proposed development offers a significant community benefit. There is currently a strong need in Whistler for additional employee and resident restricted accommodation, particularly in the form of rental units. On December 5, 2017, the Whistler Council adopted a recommendation from RMOW planning staff to evaluate private sector rezoning proposals for employee housing up to a total of 500 new bed units to encourage private developers to bring forward applications for this type of development on underutilized lands.

Figures 3A and 3B illustrate conceptually, using Google Earth 3D views, where the development on the Rainbow Ridge Parcel is located in relation to the existing development in the Rainbow Subdivision.

This parcel is eminently suitable for resident restricted housing for the following reasons:

- It abuts the Rainbow neighborhood that already contains a high percentage of resident restricted housing. Rainbow Ridge residents could take advantage of the existing commercial amenities in Rainbow as well as the bus stops, the Valley Trail and existing recreational hiking/mountain biking trail connections.
- The site has excellent sun exposure, views and recreational/commuter trail connections that will contribute to a healthy living environment.
- Development of employee housing in Rainbow Ridge would not exacerbate the existing traffic congestion on Highway #99 south of Whistler Village, as per the traffic volume analysis report completed by Bunt Engineering for this submission.

Table 1 is the Project Summary, where we have calculated the information required for this Rezoning Application.

TABLE 1
PROJECT SUMMARY

PID:	**007-249-713**		
Legal	**Plan VAP17842 BLOCK 1 LOT B**		
	DISTRICT LOT 3861 NEW WESTMINSTER GROUP 1, EP 19848		
Address	**8975 Highway 99**		
SITE AREA:	56,611.9 m²	609,365 ft²	
Current Zoning	**RSE1**		
Riparian Setback Skelding Brook 15m.	1,640.0 m²	17,653 ft²	
Area with Slope >30%	6,894.5 m²	74,212 ft²	12%
Useable Site Area	48,077.4 m²	517,500 ft²	85%
Gross Floor Area	11,417 m²	122,891 ft²	
Floor Space Ratio	**24%**		
Footprint Area	3,949 m²	42,507 ft²	
Site Coverage Ratio	**8%**		
Proposed Level Park Areas	3,300 m²		6%
Small Undisturbed Areas	2,330 m²		4%
Undisturbed Areas Wider than 15m.	26,950 m²		48%
Frontage on Hwy 99	466.2 m	1,530 ft	
BUILDING HEIGHT			
Permitted	7.6 m	25 ft	
Proposed	15.59 and 18.92 m	51' 2" and 62'1"	
Number of Storeys	3 and 4 above parking		
SETBACKS			
Front (Hwy 99)	20.0 m	66 ft	
Side and rear	10.0 m	33 ft	
PARKING			
Stalls in Underground Parking Level	125		
Surface Parking Stalls	115		
Total Vehicle Parking	***240***		
Bicycle Parking	In Storage Lockers		
Storage Lockers Apts.	34		
Storage Lockers Dorms.	24		
BUILDING DATA			
Number of Apartment Units	99		
Number of Dormitory Units	48		
Number of Bed Units	339		

Project Design Rationale

Figure 4 illustrates the Rainbow Ridge Development Site Plan. The Rainbow Ridge plan has a total of 147 proposed rental units; of these 48 are resident restricted dormitory rental units and 99 are resident restricted apartment rental units, yielding a total of 411 pillows and 339 bed units. The plan proposes three apartment buildings A, B and C in total, all of which are located on the east side of the property at a distance from the existing Rainbow neighbourhood and therefore will have very little impact on their views or sun exposure. The apartment buildings have a 22.15 metre wide footprint of the underground floor plate for building A and a 20.4 m. wide footprint for buildings B and C; the building widths of the residential levels are varied and are overall narrower than the parking level. The buildings have been aligned more or less parallel to the contours, placing the buildings as sensitively as possible on the site. The units are double-loaded along an interior corridor with a variety of sun and view exposures for the different units.

This project aims to create a residential neighborhood in a treed setting, with a large green buffer between it and the Rainbow neighbourhood with natural open space and park zones in four locations spread out through the site. Several new unpaved single track style hiking/mountain biking trails are proposed that connect into the existing trail network on the surrounding Crown lands.

The buildings are partially set into the slope, with the parking level buried on the uphill side and where possible it is buried on the sides and front of the building as well. The parking levels are a full footprint size, with a central drive aisle and parking stalls on both sides of 5.5 by 2.5 metres. The parking level will have storage lockers for the apartments above as well as a main entrance at street level and a level entrance to the parks associated with each building. The access to the individual apartments will be via interior central hallways. The site has ample space for the proposed buildings, as the Site Coverage Ratio of 8 percent indicates. (See Table 3).

Building A is approximately 16 metres above the highway and proposed as dormitory style rental housing. The parking required is 106 stalls, supplied with 63 surface parking stalls and 43 interior stalls. It is also easily accessible on foot or bike from the Valley Trail.

The second developable area is on a small middle bench, 24 metres in elevation above the highway, where apartment building B is proposed with 27 surface stalls and 41 interior parking stalls.

Building C is located on a large, gently sloped area, approximately 32 to 38 metres in elevation above the highway. This building has 41 interior parking stalls and 25 surface parking stalls.

The Rainbow Ridge development will be accessed from the Rainbow subdivision using a loop road connecting Black Bear Ridge with Ski Jump Rise. The length of the proposed loop road in the Rainbow Ridge development is approximately 367 metres. The length of the three driveways for areas A, B and C are 166 metres, 61 metres and 51 metres, respectively. The road grade has been limited to a maximum steepness of 8% on straight sections, with gentler grades of 5 and 4% in the parking areas, curves, and intersections. The proposed contours on the site plan and site sections (Figures 9, 10 and 11) illustrate the grading and drainage concept for the site. Creus Engineering has worked on the site grading with Ecosign and the plan has been checked for curve radii, fire truck access and vertical curves in the road alignment. Please note that the proposed cut and fill banks as shown are at a minimum gradient of 50%, which will allow for successful replanting of the slopes. In the next stage of more detailed site planning, the possibility of reducing the extent of some of these cut and fill banks with the use of rock stacks or retaining walls to achieve greater tree retention of the existing natural vegetation will be explored.

We have increased the required 6 metre setback distance from the property boundary with the Rainbow neighborhood and other adjoining lands to a 10 metre setback. As suggested in the draft OCP, a 20 metre wide area set back from the highway right of way has been completely left in its current state, with no structures, tree cutting or earthworks proposed within this zone. However, a large section of the existing water easement that is located along the unpaved road that starts across from Trudy's Landing on Highway 99 and contains the municipal water service for Trudy's Landing is inside the 20 metre setback.

Existing Gravel Road/ Water Easement with Hydro Corridor along Highway 99

The existing unpaved road in the easement can be replanted where it is inside or close to the Skelding Brook riparian zone. We have proposed to pave a portion of the road in the Trudy's Landing easement to create the extension of the Valley Trail, where it is inside the 20 metre Highway ROW setback. This would be a low impact solution for building this new section of the Valley Trail as this work can be done with minimal site disturbance and while maintaining the existing gradients of the unpaved road; approximately 80 metres of this new Valley Trail is inside the 20 metre setback area. In this plan it is possible to use the new Valley Trail together with the end of the existing gravel road as a second emergency egress for Rainbow Subdivision, similar to the existing emergency egress via the Valley Trail to the Alpine Meadows subdivision.

The proposed Valley Trail connects from the 20 metre setback area into the Rainbow Ridge lands at the end of the hammer head near building A, where we can use an existing forest trail for this connector. From this point on, a 6 metre wide easement is proposed to protect a potential Valley Trail extension to lands beyond in case there is a future opportunity for a connection towards Emerald. In the meantime, an unpaved single track

trail can be built within this easement to provide a trailhead off the Valley Trail into the bike trail network.

In Figure 5, the Vegetation and Green Space Plan, the undisturbed areas on the site are documented in two different green tones, distinguishing between retained treed areas wider than 15 metres and retained treed areas less than 15 metres wide. Where the undisturbed areas are wider than 15 metres, the trees have a high chance to survive adjacent tree removal; Ecosign consulted CERG on this and the recommended minimum width for existing treed areas to survive is between 15 and 18 metres. We have calculated that the undisturbed areas total 29,280 square metres, which is 51 percent of the total property area. The undisturbed areas wider than 15 metres total approximately 26,950 square metres. The 3,300 square metres of usable flat land in the park areas are not included in the calculation of the undisturbed tree areas as minor earthworks are needed to create the flat areas for active park use.

The Rainbow Ridge property is located within the area designated as High Risk in Schedule S Wildfire Protection Development Permit Area in Whistler's Draft Official Community Plan. The RMOW's guidelines for development within High Risk areas will be adhered to during detailed site planning. The measures required to reduce wildfire risk will impact the amount of natural vegetation that can be retained in the immediate vicinity of the three proposed buildings, however, for the most part the grading necessary to create the level areas for the buildings and the adjacent parking areas will provide the necessary safe zone. Revegetation work will adopt the practices outlined in the guidelines for the use of deciduous vegetation and spacing of any coniferous trees.

With one larger community park and three smaller "backyard" parks, all three located adjacent to the buildings, a total of 3,300 square metres of designated park area is proposed in the Rainbow Ridge development plan. All park areas are to remain in ownership of the Rainbow Ridge development and will be maintained and managed by the development manager/owner. Table 2 summarizes the sizes of the park areas.

TABLE 2

Rainbow Ridge Parks (sq.m.)	
Skelding Brook Park	1,100
Park A	1,000
Park B	500
Park C	700
Total	**3,300**

The Vegetation and Green Space Plan illustrates the location of these parks and Figures 6 and 7, Park Detail A & B and Park Detail C & D include small sketches and images illustrating the concepts for each of the parks. There is a park area of approximately 300 square metres proposed directly to the north of Building A and a 700 square metre area on the south side of the building. Buildings B and C also each have a park area adjacent to the buildings, of approximately 500 and 700 square metres respectively (0.13 and 0.14 acre). The park area for Building C is envisioned to have a play structure, as this is where most of the family size units are located, as well as garden plots and a picnic/BBQ area. For Building B, some exercise structures are proposed as well as a level grassy area, a BBQ patio and a work area and garden plots. For building A, an outdoor BBQ space and a lounge area are proposed as well as outdoor work zones for equipment repair.

Park with Picnic Shelter in Rainbow Neighbourhood

Park D is proposed at the property line with the Rainbow neighbourhood near Skelding Brook, envisioned to be used by residents of both Rainbow developments but owned and maintained by the Rainbow Ridge neighborhood. The land here is almost flat, and has potential for several alternative uses. The most appropriate uses will be determined at a later date, possibly by a public consultation. Ideas include a forested play area, an open, grassy space for play, relaxation and interaction similar to the park in Rainbow, space for a paved multi-purpose sports court etc. The gently sloped area (not including the Skelding Brook riparian protection zone or the steep slope above it) is approximately 1,100 square metres (0.3 acre). A trail in Park D is proposed as an extension to the existing single track trail along Skelding Brook in the Rainbow neighbourhood and will be located outside of the riparian setback area, with an alignment through the park zones.

The riparian zone for Skelding Brook will be adjacent to Park D on one side and adjacent to undisturbed forested slope on the north side. This large green buffer zone between Rainbow and Rainbow Ridge may contribute to maintaining this area as a minor wildlife corridor as suggested in the IER by CERG.

In the undisturbed land between the developed areas, single track recreational trails can be built without tree removal or extensive earthworks. These trails connect into the existing trail network surrounding Rainbow Ridge. Three main single track trails are indicated on the plan. A reroute of the Anal Intruder trail to the east of the buildings will be carried out as part of the development.

Trail Sign in the Rainbow Area

Figure 8, the Rainbow Ridge Parking Plan, illustrates the exterior parking as well as the parking layouts inside the buildings in the development. In the proposed parking program the calculated amount of parking required is based on the existing general requirements of Zoning and Parking Bylaw No. 303, 2015 for residential multifamily developments. However, a review of the various specific zones for existing resident restricted developments illustrates that many site specific adaptations to the parking requirements have occurred based on the configuration of the units and the proximity to public transit. Since a new RM zoning designation will likely need to be prepared to suit this development, the parking requirements could be adjusted, if warranted.

The parking supply is planned as follows:

- Parking for residents is proposed as a combination of exterior surface parking and underground parking in a full basement level of the buildings. The underground parking will have a centre aisle with parking on both sides.
- The dormitory units (4 beds each) have parking for two stalls per unit.

- Most apartment units are planned to have parking at 1.5 stalls per unit as almost all have a GFA between 55 and 95 square metres. The 1- Bedroom and Studio units have a GFA lower than 55 square metres, which require only 1 stall per unit.
- Visitor parking is calculated as an extra 10% of the total parking required, calculated for each area separately.
- Bike parking is provided inside the storage lockers, which are provided at one locker for two Dorm units and one for every three apartment units.

Table 3 illustrates the calculation we have used to determine the required parking.

TABLE 3

RMOW OCP - Unit Sizes/Bed Units/Parking Required

	SF	Sq.m.	Bed Units	Parking Req.
Studio	387	36.0	2	1
1 Bed	520	48.3	2	1
2 Bed J	670	62.2	3	1.5
3 Bed	924	85.8	3	1.5
2 Bed	765	71.1	3	1.5
Dorm	865	80.4	2	2
RMOW Bed Unit Calculations (Based on Unit GFA)			**BU Per Unit**	**Parking Req.**
Less than 55 sq.m.			2	1
55-100 sq.m.			3	1.5
Over 100 sq.m.			4	2
Dorms - 1 bed			0.5	0.5

The site plan has indicated locations for three recycling centres of approximately 8 by 8 metres in size; they are in locations where a truck can easily back in to access the building.

Recycling Centre in Baxter Creek

In Table 4 below, the building program is summarized with a variety of unit types and all with a gross floor area (GFA) below 100 square meters, representing a mix of studios, one and two bedroom units and three-bedroom units. The development program is outlined indicating the proposed footprints, GFA, number of units, bed units and the proposed parking. The GFA includes the total of the units and the space for the elevators, stairs and interior corridors, but it does not include the parking and storage on the ground level or the floor area of any exterior walkways to access the units.

ecosign
Mountain Resort Planners Ltd.

TABLE 4
DEVELOPMENT PROGRAM SUMMARY

Building	3BR Units	2BR Units	1BR Units	Studio Units	Dorm Units	Units Total	Pillows	Bed Units	Storage Lockers
Dormitory Units							(4/Unit)		
A					**48**	**48**	**192**	**96**	**24**
Apartments							**(2-6/Unit)**		
B	3	18	18	12		51	102	123	17
C	6	18	15	9		48	117	120	17
Subtotal	**9**	**36**	**33**	**21**	**-**	**99**	**219**	**243**	**34**
Total	**9**	**36**	**33**	**21**	**48**	**147**	**411**	**339**	**58**

Building	Footprint Parking Level		Footprint Residential Level		GFA (excl. Parking level)		Units Total	Bed Units	Storage Lockers	Proposed Parking		
	(ft²)	(m²)	(ft²)	(m²)	(ft²)	(m²)				Ext. Stalls	Int. Stalls	Total
Dormitory Units												
A	**14,970**	**1,391**	**13,210**	**1,227**	**52,840**	**4,909**	**48**	**96**	**24**	**63**	**43**	**106**
Apartments												
B	13,767	1,279	11,689	1,086	35,067	3,258	51	123	17	27	41	68
C	13,767	1,279	11,661	1,083	34,983	3,250	48	120	17	25	41	66
Subtotal	**27,534**	**2,558**	**23,350**	**2,169**	**70,050**	**6,508**	**99**	**243**	**34**	**52**	**82**	**134**
Total	**42,504**	**3,949**	**36,560**	**3,396**	**122,890**	**11,417**	**147**	**339**	**58**	**115**	**125**	**240**

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	The project form and character will be consistent with the Whistler vernacular. A 20 meter wide undeveloped buffer will be provided along the Highway 99 frontage and adjacent to the Rainbow neighbourhood.
	Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services	The adjacent Rainbow neighbourhood is the largest resident housing development north of Cheakamus Crossing and contains a mix of single family, duplex and apartment style housing. This resident housing proposal will add to the mix of resident housing in the area. The existing valley trail, biking and hiking trails in the area will extend throughout the development.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	This project will significantly increase the supply of rental housing available for all Whistler employees that meet the WHA criteria.
	A skilled workforce supports the local economy, and the local economy supports the skilled workforce	The project would provide rental housing for Whistler's workforce.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	A large park will be created around Skelding Brook and in the area between Highway 99 and Skelding Brook
Partnership	Residents, taxpayers, business and local government hold a shared vision for the resort community and work in partnership to achieve that vision	The Task Force has identified the need to provide rental housing for the benefit of all Whistler residents.
	Decisions consider the community s values as well as short and long-term social, economic and environmental consequences	The Task Force has identified the need to provide rental housing for the benefit of all Whistler residents.
	Partners work together to achieve mutual benefit	The Task Force has identified the need to provide rental housing for the benefit of all Whistler residents.
Resident Housing	Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models	The project is 100% resident restricted housing to be developed with fixed rental rates below market, which is innovative.
	Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community)	The project proposes to increase Whistler's resident housing inventory by 147 units.
	Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms	The proposed dormitory and apartment style units will increase the variety and tenure of housing forms in the Rainbow neighbourhood.
	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency	The project is located 600m from the transit stop in Rainbow and will be connected to Rainbow through the extension of the vally trail system. The commercial facilities in Rainbow are a short walk from the development.
	Housing is healthy and livable, and housing design, construction and operations are evolving toward sustainable and efficient energy and materials management.	The project will be designed to meet the goals of Whistler's green building initiatives.
	Developed areas are designed and managed to be sensitive to the surrounding environment	The proposed buildings will be carefully sited into the landscape to minimize site grading and preserve as much of the existing forest as possible.
Transportation	Whistler policy, planning and development prioritizes preferred methods of transportation in the following order: 1. pedestrian, bicycle and other-non-motorized means, 2. transit and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology)	The project site is approx. 600 metres from the closest transit stop, approx. 600 metres from the Rainbow commercial amenities and services. The project is 2.4 km from Meadow Park and 1.6 km from Whistler Secondary School.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Continuous encroachment on nature is avoided.	Although logging has taken place on this site in the past 70 years and a gravel access road exists, a second growth forest has been established.
	Limits to growth are understood and respected.	The lands currently permit development of one detached dwelling. This preliminary Rezoning Application proposes 147 employee rental units. The project appears to be generally in conformance with the recommendations of the Task Force and the Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing.
Natural Areas	A policy of no net habitat loss is followed, and no further loss is preferred	Development of this site is a natural extension of the Rainbow neighbourhood and was envisioned in the OCP. The proposed resident restricted housing development has been designed to retain 48% of the existing forest.

OCP	
The proposed rezoning is consistent with the mandatory conditions for evaluation of all rezonings under Section 4.13 Evaluating Proposals for OCP and Zoning Amendments. The existing bed unit allocation for this property is six (6) bed units. This proposal would increase the allocation to three hundred and thirty nine (339).	
Section 4.13.2 Criteria	**Comment**
a) Provides clear and substantial benefit to the community and the resort.	Resident housing has been identified as a top priority for the resort community and is considered to provide clear and substantial benefit.
b) Is supported by the community in the opinion of Council.	Data from the Task Force, the Community Housing Survey, and the Community Forum indicate strong community support for private restricted housing projects. Council has authorized a call for rezoning proposals to allow private developers to develop low usage sites for resident restricted housing.
c) Will not cause unacceptable impacts on the community, resort, or environment.	No significant environmental, social, or economic impacts are expected to result from the proposal. This will be confirmed through further processing of the application.
d) Meets all applicable criteria set out in the Official Community Plan	The Rainbow Ridge proposal is considered consistent with OCP policies.

Rainbow Ridge Rezoning Application Revisions August 2018 - Matrix Illustrating Compliance to Employee Housing Requirements

Guidelines Employee Housing Requirements - Occupancy and Rent Restrictions	Rainbow Ridge Plan Comply		Notes
1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.	Yes		Project is targeting rents at or below 80% of market rental rates, and aims to provide rents that meet 30% of gross median income for 70% of the households as described in the RMOW fact sheet
2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.	Yes		All housing will be rental, with month to month to one year leases available
3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority	Yes		
4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.	Yes		Project can be connected to existing infrastructure in the Rainbow neighbourhood, and a reasonable return on invesment is achieveable based on the current project assumptions
5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.	Yes		Project targets rents at or below 80% of market rental rates. (See project rental rates and affordability analysis.)
6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).	Yes		
7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.	Yes		
8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.	Yes		Mix of studio, one bed, two bed and three bed apartments, as well as 4 bedroom dormitory style units to meet various household sizes and incomes
9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work and amenities; apartments and/or townhomes for permanent resident employees on underdeveloped sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.	Yes		This plan addresses the priorities for restricted residential rental tenancies
Community Planning Considerations			
10. Proposed developments shall be located within an area designated for development of residential accommodation.	Yes		Located adjacent to the Rainbow subdivision and directly connected to the shops and services in this residential neighborhood
11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).	Yes		Project contains 339 resident restricted employee bed units in a mix of apartment and dormitory style buildings that can be built and delivered in three phases
12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.	Yes		Comfortable density and compatible with adjacent Rainbow residential neighbourhood.
13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.	Yes		Close to Rainbow bus stop and connected by valley trail. Close to Meadow Park, Whistler Secondary and Rainbow commercial facilities.
14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.	Yes		Accessible and servicable from existing local roads and infrastructure
15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.	Partial		Site shows evidence of previous logging and now contains a second growth forest. Existing infrastructure includes a watermain connection to Trudy's Landing and a gravel access road above the watermain. Site planning has considered minimizing site distrubance to maintain stands of trees and forest in the completed development.
16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.	Yes		An Initial Environmental Review conducted by Cascade Environmental Services Group (CERG) identified a riparian area around Skelding Brook and mature second growth forest stands. The proposed development wil avoid the area around Skelding Brook and minimize the impact to the forest by siting the buildings to minimize site grading while still achieving the development objective.
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.			Access via Rainbow Subdivision with reasonable additional traffic volume easily handled by existing road and traffic infrastructure. Data and analysis provided by Bunt & Associates Transportation Engineers.
Development Standards			
18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.	Yes		Easy to achieve this with the low Site Coverage Ratio (8%) on the site. Simple buildings with great exposure and views, park access, generous storage and outdoor space
19. Proposed developments must meet RMOW green building standards.	YES		The project intends to meet the RMOW green building guidelines, and the building architecture is following Passive House principals. Energy modeling will be performed to confirm performance,
20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.	Yes		Parking proposed as per Bylaw 303.2015

RAINBOW RIDGE PHOTO ALBUM August 2018

Valley Views of Rainbow Ridge

View from Flank Trail (parcel outline approximate)

Views of Rainbow Ridge Lands from Valley Trail at Green Lake

View of Rainbow Ridge Lands from Green Lake Lookout off the Sea to Sky Trail

Around the Perimeter

Highway 99, Valley Trail and Black Bear Ridge Homes, Viewed from North Property Line

View of Rainbow Ridge Treeline adjoining Rainbow Neighbourhood

Along Southwest Property Line:

Gravel Road on Water Line Easement for Trudy's Landing; Hydro Poles just inside Hwy. 99 ROW

Viewpoint on a rocky ridge at South Property Line

Viewpoint in Rainbow Ridge close to Black Bear Ridge

View from Rainbow Ridge Southwest Boundary

Typical Forest and Single Track Trail along the East Property Line

Gravel Road along Water Easement at Highway 99

Existing Forest

Evidence of earlier logging activity

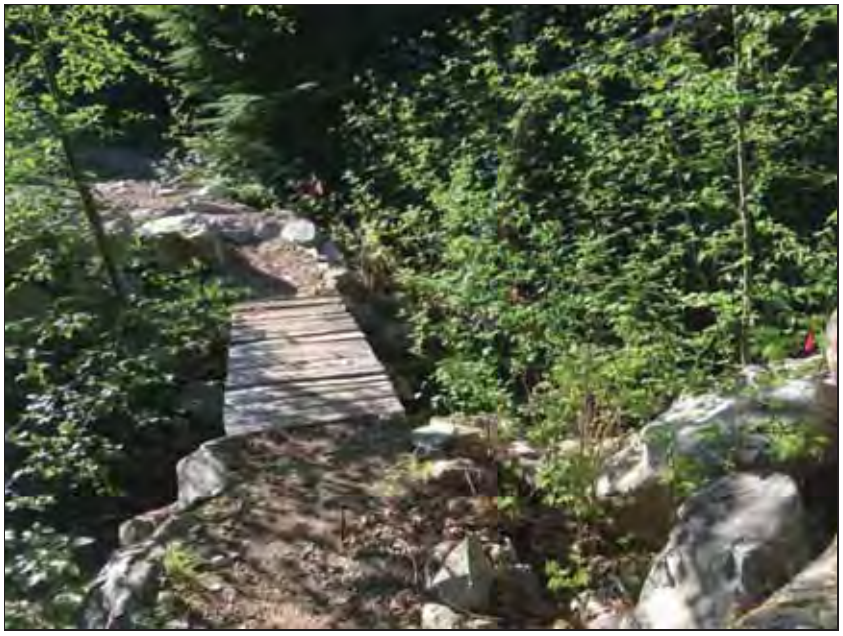
Forest with Undergrowth in North and East portions of property

Single track on Site

Single track on Site

Forest on site near Black Bear Ridge homes – relatively level ground, evidence of trespass for recreational use

Skelding Brook



Single Track Bridge across Skelding Brook – near North Property Line with Rainbow Neighbourhood

Near end of Skelding Brook

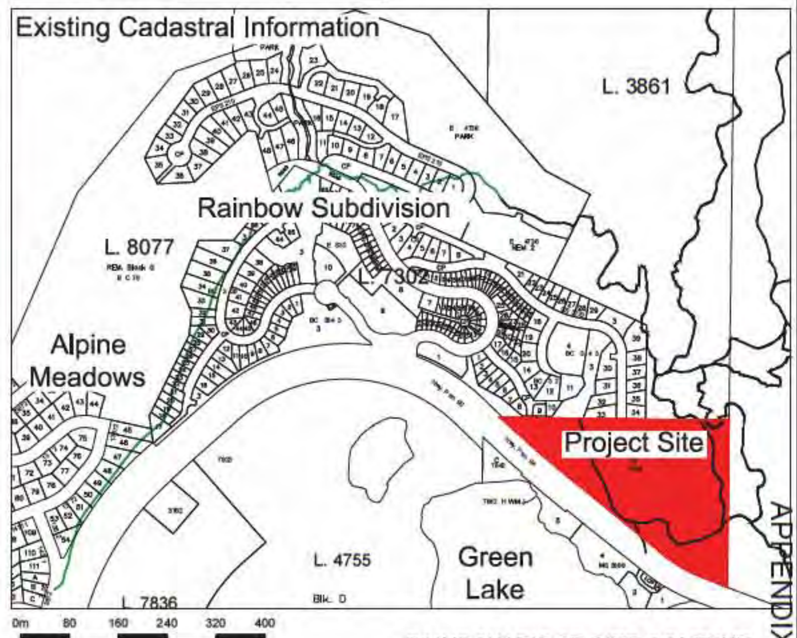
Skelding Brook going to ground, there is no evidence of the creek resurfacing between this point and Highway 99 ditch and no culvert under the highway.

RAINBOW RIDGE

ecosign Mountain Resort Planners Ltd.

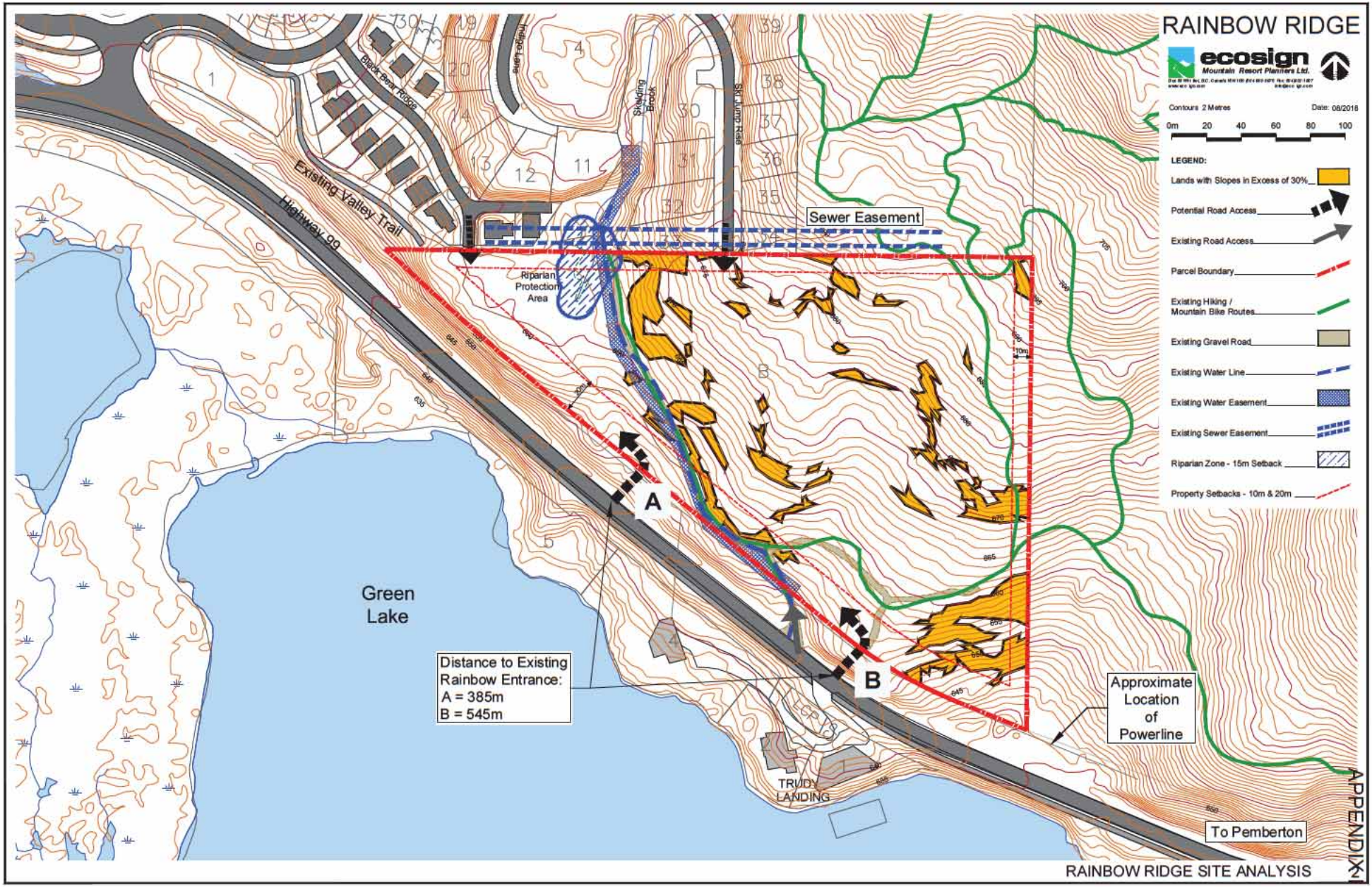
Date: 08/2018

PID:	007-249-713			
Legal	Plan VAP17842 BLOCK 1 LOT B			
	DISTRICT LOT 3861 NEW WESTMINSTER GROUP 1, EP 18848			
Address	8978 Highway 99			
SITE AREA:		[illegible] m²	[illegible] ft²	
Current Zoning		RSE1		
Riparian Setback Building Break Line		[illegible] m²	[illegible] ft²	
Useable Site Area		[illegible] m²	517,500 ft²	[illegible]
Gross Floor Area		11,412 m²	[illegible] ft²	
Floor Space Ratio		24%		
Footprint Area		[illegible] m²	[illegible] ft²	
Site Coverage Ratio		8%		
Proposed Lead Park Areas		[illegible] m²		[illegible]
Frontage on Hwy 99		466.2 m	1,530 ft	
BUILDING HEIGHT				
Permitted		7.6 m	25 ft	
Proposed		15.70 and 18.92 m	[illegible]	
Number of Storeys		3 and 4 storey parking		
SETBACKS				
Front (Hwy 99)		20.0 m	66 ft	
Side and rear		10.0 m	33 ft	
Total Vehicle Parking		240		
Bicycle Parking		In Storage Lockers		
Storage Lockers Apts		34		
Storage Lockers Homes		24		
BUILDING DATA				
Number of Apartment Units		[illegible]		
Number of Detached Units		48		
Number of Bed Units		[illegible]		



RAINBOW RIDGE SITE CONTEXT

APPENDIX I


RAINBOW RIDGE
ecosign
Mountain Resort Planners Ltd.
Contours 2 Metres
Date: 08/2018
0m 20 40 60 80 100
LEGEND:
Lands with Slopes in Excess of 30%
Potential Road Access
Existing Road Access
Parcel Boundary
Existing Hiking / Mountain Bike Routes
Existing Gravel Road
Existing Water Line
Existing Water Easement
Existing Sewer Easement
Riparian Zone - 15m Setback
Property Setbacks - 10m & 20m
Sewer Easement
Riparian Protection Area
Existing Valley Trail
Highway 99
Black Bear Ridge
Thunderbird Lane
Skiing Brook
Ski Jump Rise
Green Lake
A
B
Distance to Existing Rainbow Entrance:
A = 385m
B = 545m
Approximate Location of Powerline
TRUDY LANDING
To Pemberton
APPENDIX I
RAINBOW RIDGE SITE ANALYSIS

RAINBOW RIDGE

ecosign Mountain Resort Planners Ltd.

Date: 08/2018

RAINBOW RIDGE DEVELOPMENT IN CONTEXT - 3D VIEW A

APPENDIX I

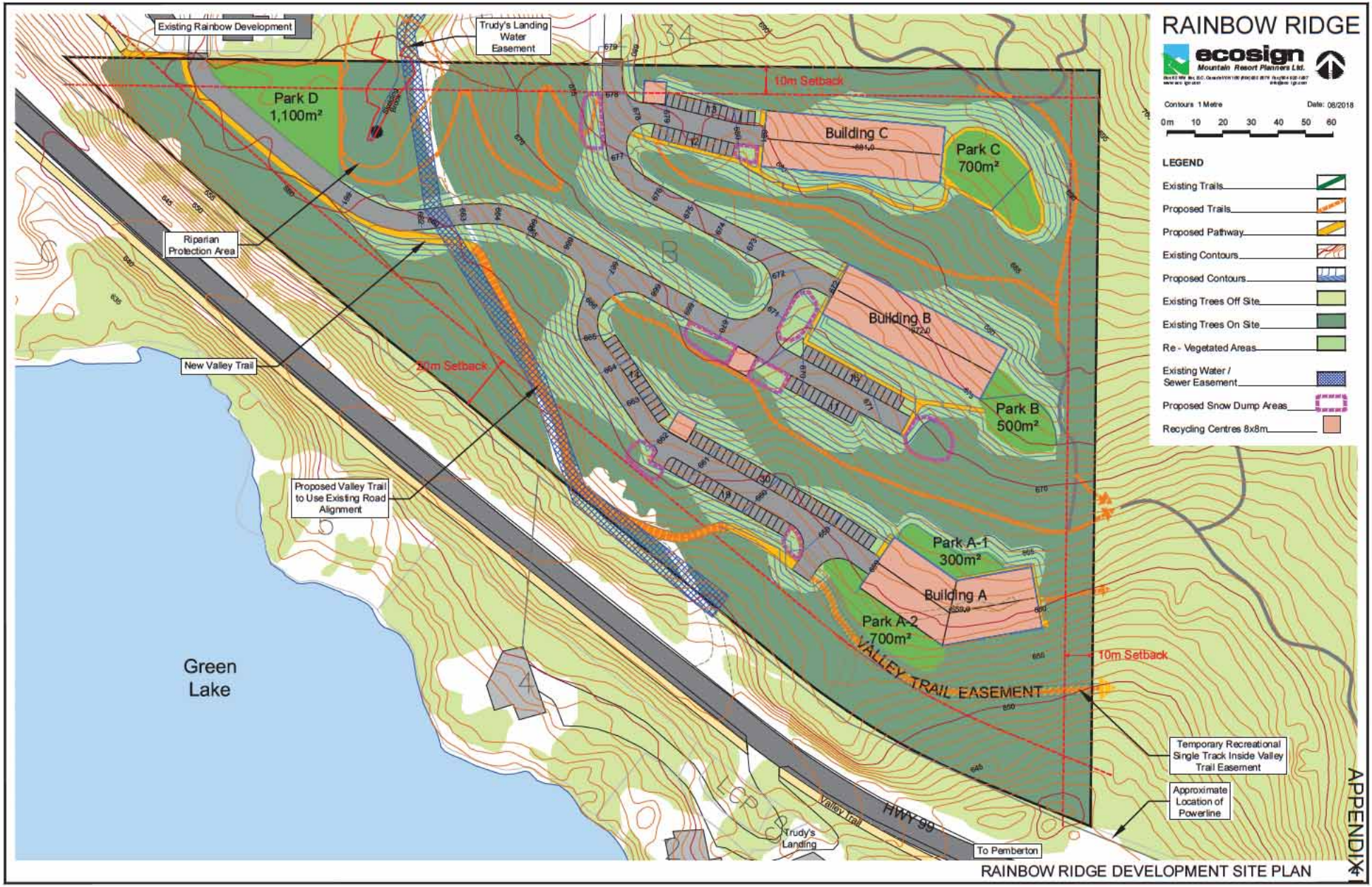
RAINBOW RIDGE

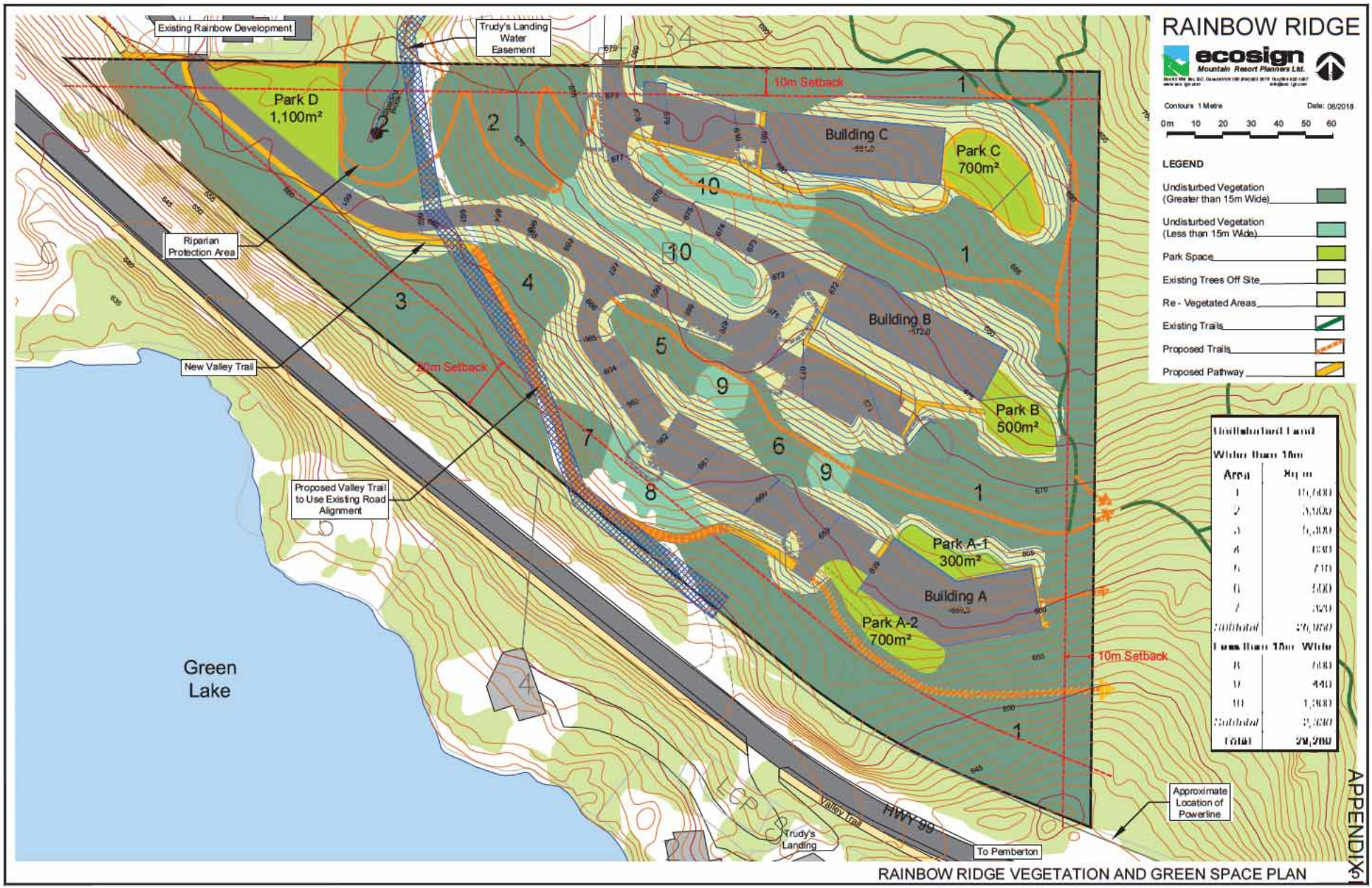
ecosign Mountain Resort Planners Ltd.

Date: 06/2018

APPENDIX I

RAINBOW RIDGE DEVELOPMENT IN CONTEXT - 3D VIEW B


RAINBOW RIDGE
ecosign
Mountain Resort Planners Ltd.
Contours 1 Metre
Date: 08/2018
0m 10 20 30 40 50 60
LEGEND
Existing Trails
Proposed Trails
Proposed Pathway
Existing Contours
Proposed Contours
Existing Trees Off Site
Existing Trees On Site
Re - Vegetated Areas
Existing Water / Sewer Easement
Proposed Snow Dump Areas
Recycling Centres 8x8m
Existing Rainbow Development
Trudy's Landing Water Easement
10m Setback
Park D 1,100m²
Building C
Park C 700m²
Riparian Protection Area
Building B
Park B 500m²
New Valley Trail
20m Setback
Proposed Valley Trail to Use Existing Road Alignment
Park A-1 300m²
Building A
Park A-2 700m²
VALLEY TRAIL EASEMENT
10m Setback
Green Lake
Temporary Recreational Single Track Inside Valley Trail Easement
Approximate Location of Powerline
Valley Trail
HWY 99
Trudy's Landing
To Pemberton
RAINBOW RIDGE DEVELOPMENT SITE PLAN
APPENDIX 4


RAINBOW RIDGE
ecosign
Mountain Resort Planners Ltd.
Contours 1 Metre
Date: 08/2018
0m 10 20 30 40 50 60
LEGEND
Undisturbed Vegetation (Greater than 15m Wide)
Undisturbed Vegetation (Less than 15m Wide)
Park Space
Existing Trees Off Site
Re - Vegetated Areas
Existing Trails
Proposed Trails
Proposed Pathway
Existing Rainbow Development
Trudy's Landing Water Easement
Park D 1,100m²
Riparian Protection Area
New Valley Trail
Proposed Valley Trail to Use Existing Road Alignment
20m Setback
10m Setback
Building C
Park C 700m²
Building B
Park B 500m²
Park A-1 300m²
Building A
Park A-2 700m²
Green Lake
LCP
Valley Trail
HWY 99
Trudy's Landing
To Pemberton
Approximate Location of Powerline
APPENDIX 6
RAINBOW RIDGE VEGETATION AND GREEN SPACE PLAN

RAINBOW RIDGE

ecosign Mountain Resort Planners Ltd.

Contours 1 Metre Date: 08/2016

0m 10 20 30 40 50

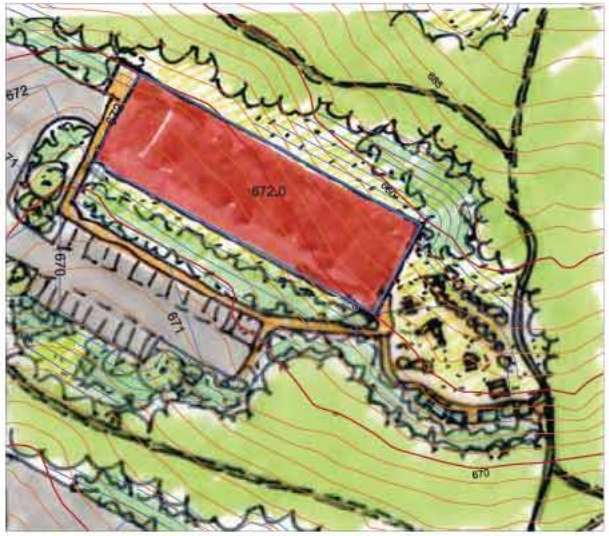
Building A: Park 300m² and 700m²

New:
- BBQ Area & Lounge
- Work Zone

Existing:
- Paths
- Viewpoint

Near Building Entrance:
- Landscaping to separate hard surface and park area

Building A: Lounge & BBQ Area with Trail to Existing Viewpoint, Work Zone



Building B: Park 500m²

Slope:
- Stepped slope with rocks & grass
- Creates natural elements for seating / lounging
- Play Elements: Sliding, Climbing

Flat Area:
- BBQ, picnic space
- Garden Plots
- Work zone

Building B: Seating, BBQ & Lounging Area, Work Zone, Garden Plots

RAINBOW RIDGE

ecosign Mountain Resort Planners Ltd.

Contours 1 Metre Date: 08/2016

0m 10 20 30 40 50

Building C: Park 700m²

Sloped Area:
- Terraced for seating & lounging
- Kids climbing wall
- Slide

Flat Area:
- Grass, picnic, BBQ
- Work bench & patio
- Water Pump
- Garden Plots

In The Trees:
- Wooden climbing structure
- Climbing nets

Building C: Family, Kid Play Area

Area D: Park 1,100m²
Park to be managed and maintained by Developer

Park to be managed and maintained by the developer

Use to be determined by public process (Rainbow Subdivision & Rainbow Ridge)

Existing Path along Skelding Brook

Flat Area of 1,100m²

Potential for:
- Grass play field
- Treed play area
- Paved multi sports surface

Area D: Flat area for public use

APPENDIX I


RAINBOW RIDGE
ecosign
Mountain Resort Planners Ltd.
Contours 1 Metre
Date: 08/2018
0m 10 20 30 40 50 60
LEGEND
Building A
43 Cars, 24 Storage
Building B
41 Cars, 17 Storage
Building C
41 Cars, 17 Storage
Total Interior Parking
125 Cars
Total Surface Parking
115 Cars
Total Parking
240 Cars
NOTE: Bike Parking in Storage Lockers
Building C Surface Parking:
25 Stalls Total
Building C Interior Parking:
41 Cars, 17 Storage
Building B Interior Parking:
41 Cars, 17 Storage
Building B Surface Parking:
27 Stalls Total
Building A Surface Parking:
63 Stalls Total
Building A Interior Parking:
43 Cars, 24 Storage
Building C
Building B
Building A
RAINBOW RIDGE PARKING PLAN
APPENDIX 6

RAINBOW RIDGE

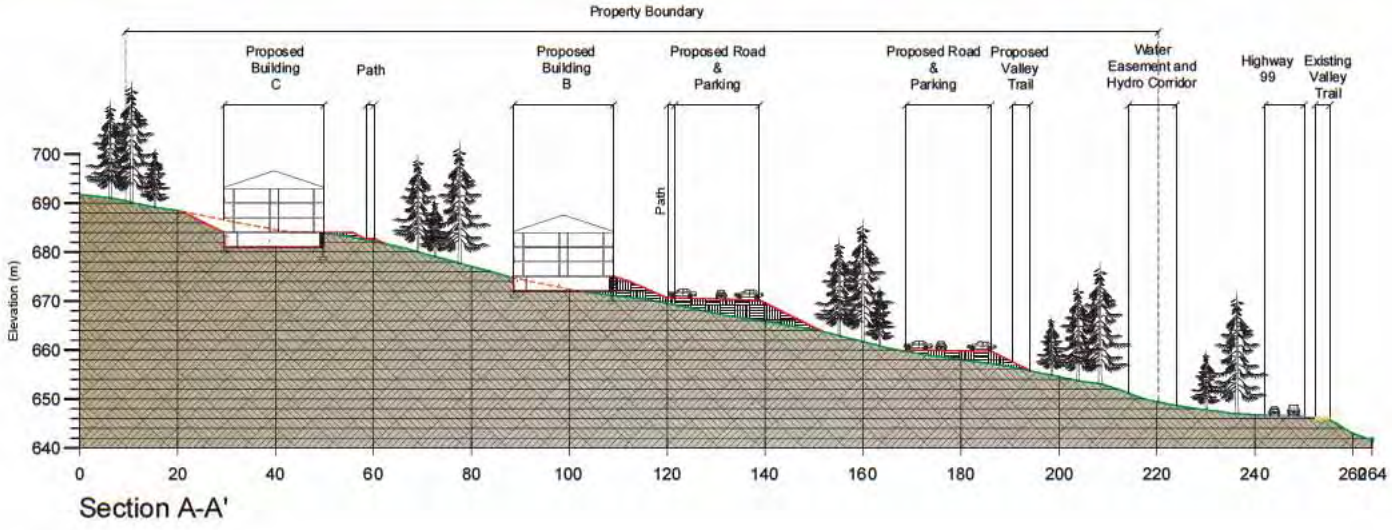
ecosign
Mountain Resort Planners Ltd.

Contours 1 Metre
Date: 08/2018

0m 10 20 30 40 50

PLAN VIEW LEGEND

- Existing Trails
- Proposed Trails
- Proposed Pathway
- Existing Contours
- Proposed Contours
- Existing Trees Off Site
- Existing Trees On Site
- Re - Vegetated Areas
- Existing Water / Sewer Easement
- Proposed Snow Dump Areas
- Recycling Centres 8x8m



Section A-A'

PROFILE LEGEND

- Undisturbed Ground Elevation
- Proposed Ground Elevation
- Existing Ground Elevation

RAINBOW RIDGE SECTION A-A'

APPENDIX 6

RAINBOW RIDGE

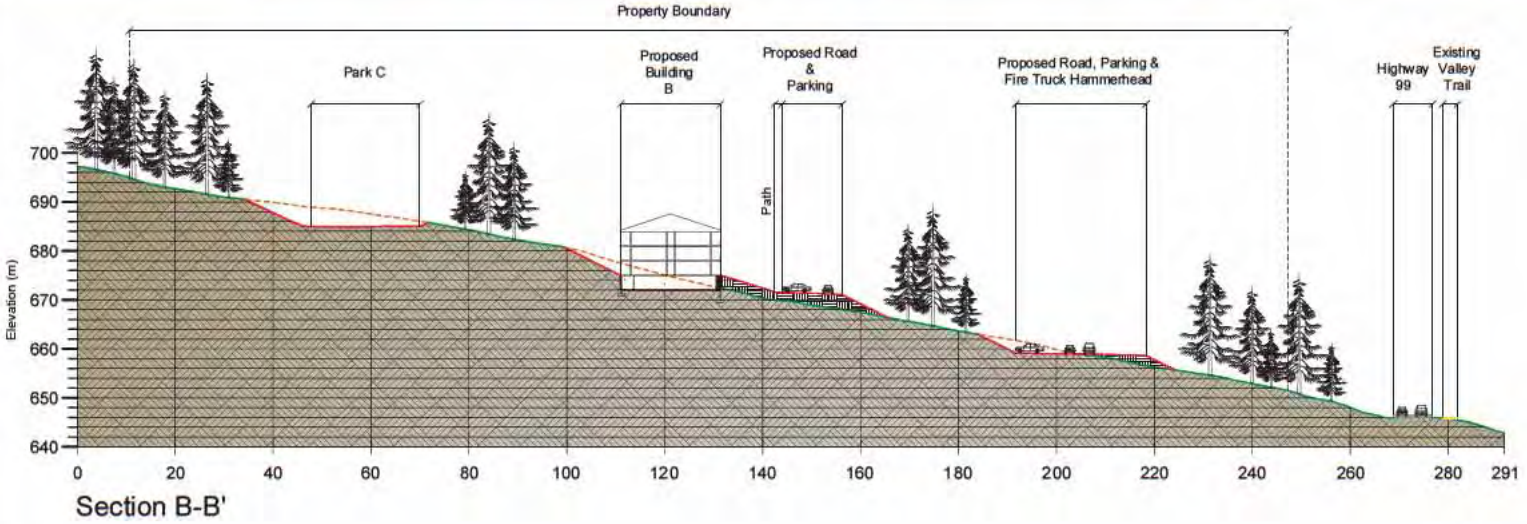
ecosign
Mountain Resort Planners Ltd.

Contours 1 Metre
Date: 08/2018

0m 10 20 30 40 50

PLAN VIEW LEGEND

- Existing Trails
- Proposed Trails
- Proposed Pathway
- Existing Contours
- Proposed Contours
- Existing Trees Off Site
- Existing Trees On Site
- Re - Vegetated Areas
- Existing Water / Sewer Easement
- Proposed Snow Dump Areas
- Recycling Centres 8x8m



Section B-B'

PROFILE LEGEND

- Undisturbed Ground Elevation
- Proposed Ground Elevation
- Existing Ground Elevation

RAINBOW RIDGE SECTION B-B'

APPENDIX I

RAINBOW RIDGE

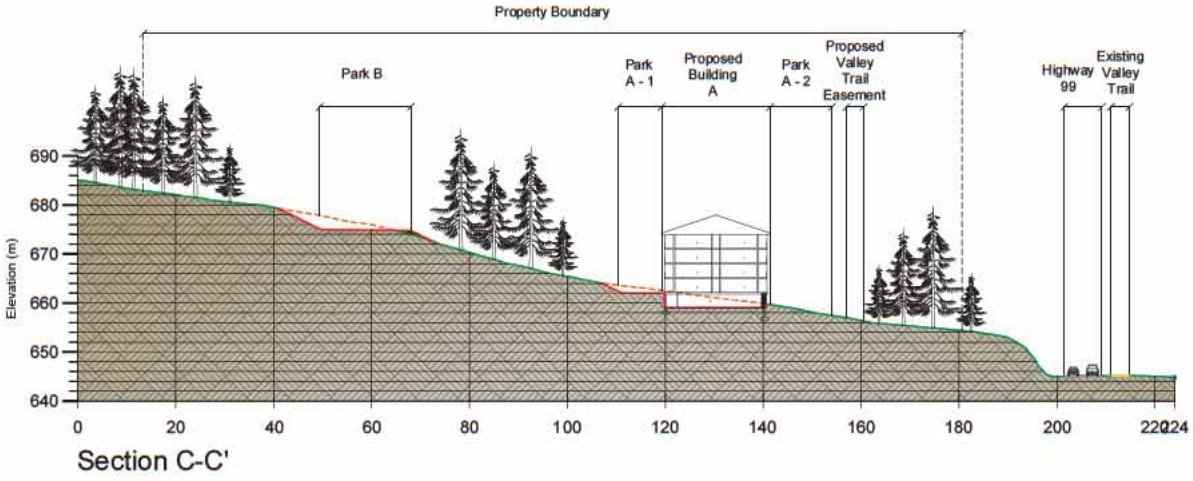
ecosign
Mountain Resort Planners Ltd.

Contours 1 Metre Date: 08/2018

0m 10 20 30 40 50

PLAN VIEW LEGEND

- Existing Trails
- Proposed Trails
- Proposed Pathway
- Existing Contours
- Proposed Contours
- Existing Trees Off Site
- Existing Trees On Site
- Re - Vegetated Areas
- Existing Water / Sewer Easement
- Proposed Snow Dump Areas
- Recycling Centres 8x8m



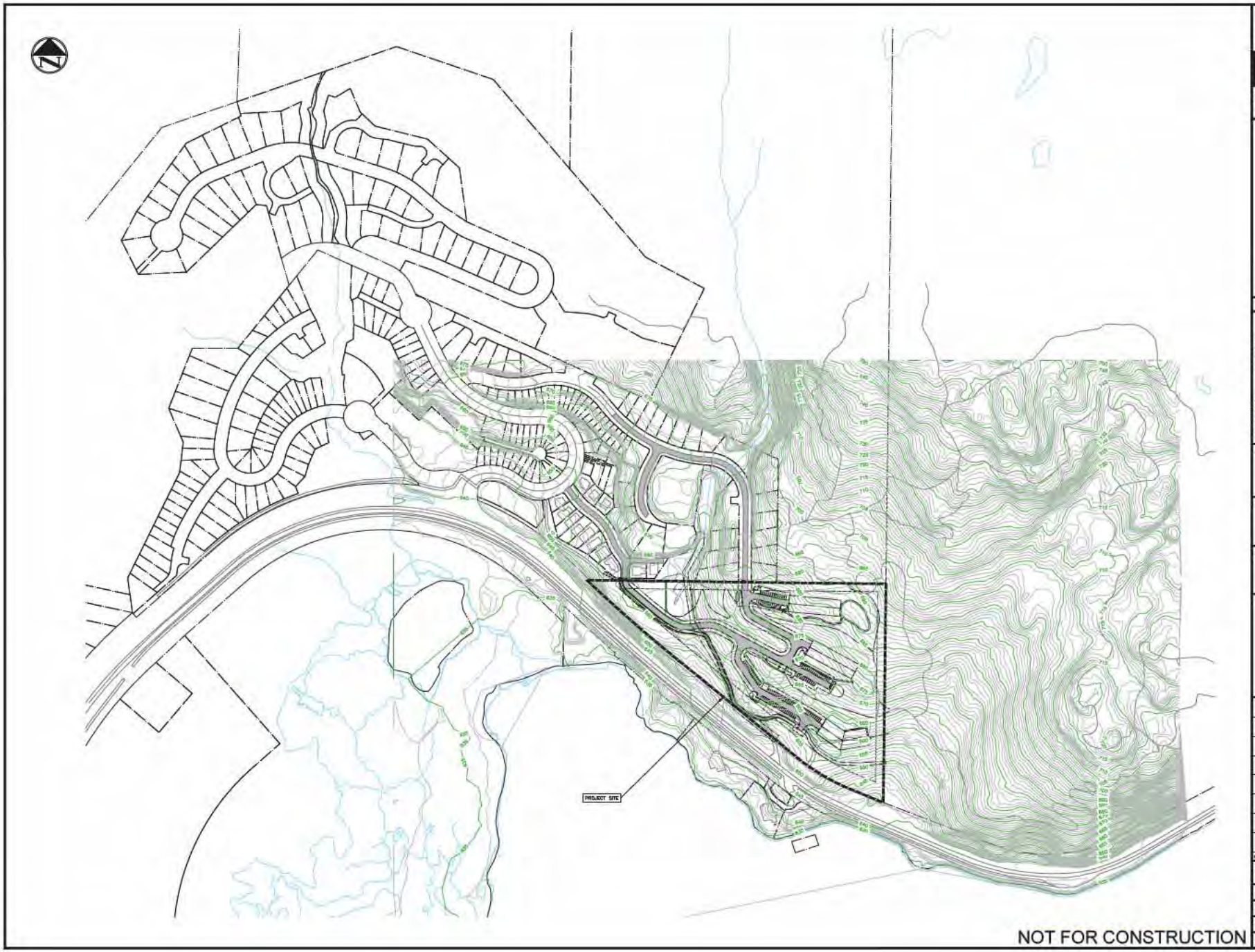
Section C-C'

PROFILE LEGEND

- Undisturbed Ground Elevation
- Proposed Ground Elevation
- Existing Ground Elevation

RAINBOW RIDGE SECTION C-C'

APPENDIX I



CREUS
Engineering
Civil Engineers & Project Managers

SITE MAP

DRAWING LEGEND

ORR DEVELOPMENT CORP.

RAINBOW RIDGE
WHISTLER, BC

CONTEXT PLAN

APPENDIX

18198

KEY-1

NOT FOR CONSTRUCTION

DVAD inc
architecture

REZONING APPLICATION *07 August, 2018*

HIGHWAY 99

2671 Highway 99, Whistler, BC

PASSIVEHOUSE CANADA Member

AIBC ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

CONTENTS

01 PROJECT INTENT

DVAD

August 7th, 2018

RE: Rezoning 2671 Highway 99, Whistler for employee housing R1

Dear Amica,

We received your comments on our initial rezoning proposal submitted May 31st , 2018, and have responded here with a revised scheme that we believe addresses all of your points while continuing to fulfill those the of the RMOW s Task Force Guidelines for Employee Housing, The Whistler OCP and schedules, Whistler 2020, the Whistler Parking Bylaw and Passive House certified design criteria. Wherever possible we are meeting or exceeding these criteria.

We have reduced the density and the height of the project, repositioned it away from the Valley Trail and railline setbacks and reduced the encroachment into forested areas to approximately 13% of Cascade s polygon DF6mC. The majority of the structure is now positioned on Cascade polygon UR. See Cascade s map titled Existing Environmental Conditions.

There is additional detail in the outdoor amentiy areas now shown on the site plan including a roof top garden and outdoor landscaped terraces.

For this revision we have replaced some of the work by sub consultants with revised and more complete reports. We are only including the updated reports in this package. If you want to see what was presented previously please refer to our May 31st package or request the infromation from us and we will happily provide it. This is the case for the Traffic, Civil and Environmental packages. The Geotechnical and Proforma by BTY Group are presented for the first time in this August 7th package.

Other drivers in the development of this proposal are the RMOW definitions of usable area and the the zoning designation RM59 to guide us for the design.

We are aware that some of the consultants unit counts vary from the architectral drawings from 63 – 69 units. The area of the building stays the same regardless of the number of units in all cases. There is some flexibility in the number of size of units that is desired by the municipality.

We hope you find our revised proposal responsive and aggreable. Thank you again for your consideration, we look forward to hearing from you.

Kind regards,

Derek Venter.

Derek Venter Architect AIBC
B.Arch, BArch Stud.
| Principal |

01 PROJECT INTENT

Building Description.

The building proposed will provide 63 to 69 dwelling units depending on the unit types requested from the WHA that will be confirmed once/if the project proceeds. The parking provided can service the number of units proposed and can still be increased depending on the number of bike/storage units provided. At present, 87 bike/storage units of 1.8m x 0.6m is proposed, 71 standard parking spaces, 7 handicap spaces and 1 loading parking space. All proposed parking is secured and covered.

The proposed building area (GFA) is 7114.4 m2, with 2109.8 m2 of non GFA space, parking, mechanical etc. The total floor area is 9225.2 m2.

The building Height proposed is 10.67m.

The building features significant, high quality (Light and views) private outdoor space through a rooftop deck, approximately 1276 m2.

The current proposal accommodates, bachelor, accessible bachelor, one bedroom, two bedroom, accessible two bedroom and three-bedroom units. The actual unit type configuration can be adjusted within the proposed GFA depending on the unit types that the RMOW require.

The proposed building would be to be designed and build to Passive House standard.

The proposed rent is based on average unit sizes for the specific types. Meaning that the actual cost/sf for rent is very close to the same independent of the unit type. More larger units can reduce parking requirements and thus reduce construction cost, more smaller units will increase parking requirements. Proposed rent includes parking as well as that every unit is provided with a washer and dryer, significantly increasing the convenience in the use of the units. BC Hydro savings have been added to the rental cost per/sf. to help off-set the additional construction cost for passive house standard.

The proforma in its current form requires the building to be managed by the WHA. Should this not be an option for the WHA, the proforma should be accordingly adjusted.

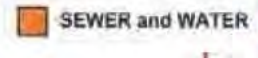
More time spent on the design could provide significant savings, alas, this was not an option though the time period provided. Due to the extremely short amount of time to put all this documentation together, Starmark Properties would very much appreciate the opportunity to review the attached proposal with the RMOW and work together to make the project a feasible, community benefit.

Kind regards,
DVAD Inc. in collaboration with Starmark Properties.

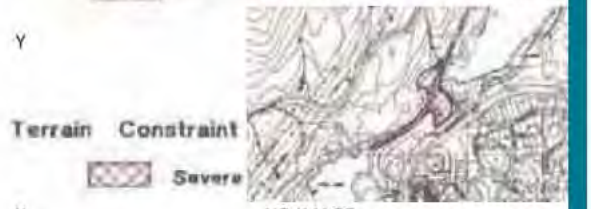
01 SCHEDULES

WHISTLER OCP -ORIGINAL SCHEDULES - PROJECT SITE - CLIPS

SCHEDULE	NAME	RELEVANCE	PLAN
B	Development Areas	N	
C	Commercial Accommodation	N	
D	Commercial and Industrial Areas	N	
E	Community Facilities and School	Y	
F	Parks and Recreation	Y	

SCHEDULE	NAME	RELEVANCE	PLAN
G	Heritage Inventory	N	
H	Municipal Service Areas	Y	
I	Municipal Service	Y	
J	Network Road Plan	Y	
K	Water Supply Areas	Y	

01 SCHEDULES

SCHEDULE	NAME	RELEVANCE	PLAN
L	Significant Water Courses	Y	
M	Environmental Sensitivity	Y	
N	Development Constraints	Y	
O	Environmental Impact	Y	NO IMAGE
P	Development Permit Area Locations	Y	

SCHEDULE	NAME	RELEVANCE	PLAN
Q	Development Permit Area	Y	 
R	Village North	N	NA
S	Tennis Resort Lands	N	NA
T	Green Lake Golf Course	N	NA
U	OCP Blackcomb Phase 5	N	NA
V	South Whistler	N	NA
W	Resort Land Trust	N	NA

01 SCHEDULES

WHISTLER OCP- UPDATED SCHEDULES - PROJECT SITE - CLIPS

SCHEDULE	NAME	RELEVANCE	PLAN
A	Land Use Map and Designations	Y	
B	Municipal Facilities	Y	
C	Sewer System Service Area	Y	
D	Water System Service Area	Y	

PROTECTED NATURAL AREA
PARKS and RECREATION
RESIDENTIAL - VERY LOW (DETACHED)
RESIDENTIAL - LOW - MEDIUM (DETACHED)
RESIDENTIAL - MEDIUM (MULTIPLE)
RESIDENTIAL - VISITOR ACCOMMODATION
VISITOR ACCOMMODATION
WATERSHED PROTECTION AREA

MEDICAL CENTRE
POLICE STATION
FIRE DEPARTMENT

SEWER SYSTEM SERVICE AREA
SEWER LIFT STATION

PRESSURE REDUCING and/or PUMP STATIONS

SCHEDULE	NAME	RELEVANCE	PLAN
E	Transportation Net work	Y	
F	Transportation Cycling plan	Y	
G	Recreation Trails	Y	
H	Existing Municipal Parks	Y	

HIGHWAY 99
EXISTING NETWORK ROAD
EXISTING PARALLEL ROAD
EXISTING COMMUTER/RECREATIONAL TRAIL
PROPOSED COMMUTER/RECREATIONAL TRAIL

HIGHWAY 99 SHARED USE SHOULDER (EXISTING)
VALLEY TRAIL (EXISTING)
VALLEY TRAIL (PROPOSED)

	Existing Trails	New Trail Section
Type 1		
Type 2		

MUNICIPAL PARK
VALLEY TRAIL
PROPOSED VALLEY TRAIL

01 SCHEDULES

SCHEDULE	NAME	RELEVANCE		PLAN
I	Wetland Eco system protection	Y		
J	Riparian Systems Protection	Y		
K	Sensitive Eco Systems	Y		
L	Aquifer Protection	Y		
M	Whistler Village - Development Permit Area	N	NA	
N	Whistler Creek - Development Permit Area	N	NA	

SCHEDULE	NAME	RELEVANCE		PLAN
O	Community Commercial-Development Permit Area	Y		
P	Multifamily Residential-Development Permit Area	Y		
Q	Intensive Residential-Development Permit Area	N	NA	
R	Industrial -Development Permit Area	N	NA	
S	District Energy Areas	N	NA	
T	Solar Access Protection Guidelines	N	NA	

01 PROJECT CHECKLISTS

APPENDIX A - PROJECT CHECKLIST - MAYOR'S TASK-FORCE ON HOUSING EMPLOYEE HOUSING REQUIREMENTS

1 Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.

2 To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.

3 Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.

4 Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

5 For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6 Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7 "Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty."

8 Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.

9 Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work and amenities; apartments and/or town homes for permanent resident employees on underdeveloped sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

PROPONENT RESPONSE

1. Employee Housing Requirements – Occupancy and Rent Restrictions

1. The project proposes a 100% employee housing at occupancy with rent restrictions registered through a housing agreement bylaw and housing covenant registered on title in favour of the RMOW of Whistler. build to Passive House Standards, multifamily project consisting of 66 dwelling units.
2. The project proposes a 100% rental housing project through the WHA.
3. Occupancy to be restricted to Whistler Employees as per the WHA.
4. Proposed rent will be as per the pro-forma document produced by BTY Consultants.
5. Noted. Please find attached proforma by BTY Consultants.
6. Noted. Rental Breakdown as per: 1761 – building information pages – this document
7. Noted.
8. Noted.
9. Noted.

01 PROJECT CHECKLISTS

10 Proposed developments shall be located within an area designated for development of residential accommodation.

COMMUNITY PLANNING CONSIDERATIONS

11 The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to *provide clear and substantial benefits* to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

12 Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

13 Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

14 Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

15 Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

16 An **Initial Environmental Review must be conducted**. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

17 Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.

DEVELOPMENT STANDARDS

18 Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

19 Proposed developments must meet RMOW green building standards.

20 Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.

PROPONENT RESPONSE

2. Community Planning Considerations

10. Noted. Amica Antonelli informed us that as per policy 4.1.2 of the OCP, development of accommodation of this parcel will require an amendment to the OCP.
11. Noted.
12. Noted. The proposed site is located within a sparsely populated neighbourhood. The site is bordered with the highway on one side, the valley trail and CN rail on the other side as well as a multifamily project to the south and greenbelt to the north. The site is considerably larger than the neighbouring residential sites.
13. The proposed development is within walking distance to Creekside transit, (8 min. walk) and with the valley trail going through the development itself, Nita lake is bordering on the south and wayside park is located within a 5 min. walk to the north. Other community facilities can be found in Creekside including grocery stores, restaurants, pubs, ski-lift, bike-lift, trails as well as places of work.
14. The proposed development will be serviced by existing RMOW services for water, sewer and fire protection services and will be accessible via the local road system. The site is located in close proximity to, and are easily served by existing infrastructure and services.
15. This site has been previously disturbed by site grading required for a project as per the previous zoning. The proposed project will fit completely inside of the proposed disturbed area and will rehabilitate the areas that was previously disturbed to create outside amenity spaces through a terraced garden.
16. Please find attached an initial Environmental Review and RAR assessment. With the complete development fitting inside the already disturbed site conditions the environmental impact is negligible.
17. Traffic study has been completed by Bunt and Associates Engineering with preliminary discussions started with the Ministry of Transportation. Bunt and Associates Engineering believe the site can services as many as 100 dwelling units. Please see attached report and ministry of transportation response.

3. Development Standards

18. The proposed development will be constructed to Passive House standard with unit types, common areas, outdoor spaces and amenity areas that will allow for a high-quality rental building, low in maintenance and running cost as well as reflective of the Whistler lifestyle.
19. The proposed building will substantially exceed the RMOW Green Building Standards.
20. Parking provided on site exceed parking requirements as per Zoning and Parking Bylaw 303. 2015.

01 PROJECT CHECKLISTS

APPENDIX B - PROJECT CHECKLIST - MAYOR'S TASK-FORCE ON HOUSING

4.1.1 The lands outlined in Schedule B are designated for development of accommodation.

4 2.2 Where there is a demonstrated need, the RMOW will encourage affordable housing to accommodate permanent residents and employees

4.13.2 Proposed rezonings that increase the bed-unit capacity will only be considered if there is a clear and substantial benefit to the community, is supported by the community in the opinion of Council, does not cause unacceptable impacts, and meets all applicable criteria of the OCP.

4.13.3 Meets the mandatory conditions of:
a meets all applicable policies of the OCP,
b serviceable by municipal services,
c accessible via local road system,
d satisfactory evaluation of impacts on:
1 traffic volumes and patterns on Highway 99,
2 traffic volumes and patterns on the local road system,
3 overall patterns of development of the community and resort
4 Municipal finance
5 views and scenery
6 existing community and recreational facilities
7 employee housing
8 community greenhouse gas emissions and heritage resource,
e must exhibit high standards of design, landscaping, and environmental sensitivity.

4.13.7 Additional criteria for proposed resident housing;
a infill sites preferred
b appropriate to development and neighbouring uses
c measures to minimize operating and maintenance costs
d have adequate storage and parking
e employee use restrictions
f Close proximity to Whistler Village or Whistler Creek

4.13.8 Proposal cannot negatively impact RMOWs trails, rec. areas, or open spaces.

PROPONENT RESPONSE

4. APPENDIX B – Policy

4.1.1 The land outlined in Schedule B are designated for development of accommodation.
4.2.2 Noted.
4.13.2 Noted.
4.13.3. a. Noted
b. Comply
c. Comply
d. Comply
1. Comply – further review with the province to follow as per the attached report.
2. Noted
3. Noted
4. Noted
5. Noted
6. Noted
7. Noted
8. Noted
e. Comply

4.13.7 Additional Criteria for Proposed resident housing;
a Does not comply
b Comply
c Comply
d Comply
e Comply
f Comply
4.13.8 Comply

01 PROJECT CHECKLISTS

WHISTLER GREEN BUILDING OBJECTIVES

2. OBJECTIVES

This policy establishes six broad objectives for the design, construction and operation of buildings and their sites in Whistler.

2.1 Site / Landscape

Minimize disturbance to soils, vegetation and hydrology through careful location, design, construction practices and site rehabilitation.

2.2 Energy

Decrease energy requirements and associated greenhouse gas emissions; lower the share of energy supplied by non-renewable sources. Target net zero energy consumption.

2.3 Water

Reduce the total volume of water used for buildings and associated landscaping; lower the share of water needs met through the municipal potable system.

2.4 Materials

Use less new material through efficient design and engineering, and material reuse; increase the application of renewable, recycled and locally-sourced materials.

2.5 Waste

Lower the total volume of waste sent to landfills during construction and occupancy; work toward the community's goal of generating no landfill waste.

2.6 Indoor Environment

Minimize chemical emissions from materials used in buildings; provide excellent ventilation and air exchange equipment.

PROPONENT RESPONSE

2.1 The proposal locates the building on existing disturbed soil conditions located completely within the 40% development area of this lot. Existing disturbed site areas will be restored or rehabilitated to accommodate additional outdoor amenity areas for the development.

2.2 The proposal is for a building that is designed and constructed to Passive House standard and is foam and plastics free.

2.3 The proposal creates outdoor amenity space on the roof of the building, decreasing amenity space requirements on undisturbed site areas. Water retention is created from this rooftop deck area for use during summer months.

2.4 The proposal is for a four-story wood frame building with siding that does not require high maintenance.

2.5 The proposal will meet the Whistler recycling standards for the residents of the development.

2.6 The proposal is for a passive house building which regulates indoor air quality, specifically humidity, fresh air, noise and V.O.C's.

01 PROJECT CHECKLISTS

RATIONALE FOR REZONING

Describe how the proposal conforms to the objectives of the OCP and the descriptions of success of Whistler 2020.

1. **Project Benefits**: What are the economic, environmental and social benefits to the municipality and neighbourhood, e.g., increased tax base, number of jobs, contribution towards reduced community and greater affordability?

2. **Need and Demand** What is the demonstrated public need and demand for the proposal? Does the location meet a need or demand which is not or could not be met in land already zoned?

3. **Services**: Are there adequate public infrastructure and community/recreation services available to meet the proposal (e.g. sewer, water, sidewalks, roads, parks)? If not, how would the proposal address infrastructure and service requirements? Note that changes to land outside your property boundary may be only shown if approved by the municipal Environmental Services Department.

4. **Neighbourhood** What is different or unique about the site to warrant rezoning, e.g. lot size, topography, situation vis-à-vis neighbouring properties, existing site and neighbouring development?

5. **Impacts** Would the development complement or improve conditions existing in the surrounding area? What other effects would this proposal have on the immediate neighbours? Consider noise, activity level, odors, removal of trees, retaining walls, fence, privacy, views and other neighbourhood and environmental features.

6. **Design** How well does the proposed development relate to the neighbourhood? Is the design in keeping with the existing or anticipated development of the community? Consider building height, massing, orientation, setbacks and streetscape. Please reference the Official Community Plan Development Permit Area Guidelines.

PROPONENT RESPONSE

1. The project benefits mainly relate to it being specifically designed for a purpose outlined in considerable detail by the RMOW as necessary and desirable. 100% rental, affordable, durable, attractive, well-situated employee housing. In addition, as a certified Passive House it advances the sustainable building agenda in Whistler.

2. Employee rental housing is clearly mandated by the municipality. In this case the client sees an opportunity to offer this desirable site for something more than a large estate home.
In early discussions with RMOW planning this was a generally well received approach.

3. Please refer to letters from Binnie and ISL civil engineers and the context and amenity map in this package.
The site is well served by major traffic lines, bus, bicycle and walking.

4. The site is close to the Creekside Gondola, which makes sense for employee housing.
It is also on the Valley Trail, which will mean easy cycling commuting in the warmer months.
The lot is large enough to support a larger building without encroaching on the natural areas of the site.

5. The Passive House proposal is guaranteed to be an acoustically superior building so interior noise should not impinge on the neighbouring large single-family home, or on local wildlife.
This proposal leaves substantial setbacks and forested areas surrounding it so the views from the valley trail will be mostly preserved. t will add value as a Passive House, in that locals and occupants can be proud to live in an ethical modern building and the stunning views of the nearby lakes can be enjoyed by many occupants and users from the roof top terraces.

6. This revised proposal provides 66 units instead of the original 97 and the height is compliant as stated in RMOW review. The massing uses the slope of the site to mitigate any imposing volumes. The Passive House design will have a strong impact on the articulation of the building in that the simpler the form the more efficient it is, however the quality and detailing of the natural materials and expressions will make it inviting, fitting and bucolic.

01 CONTEXT and AMENITIES PLAN

LEGEND

1. MEDICAL CLINIC
2. DENTIST
3. BANK
4. VETERINARIAN
5. POST BOX
6. WAYSIDE PARK
7. ALTA LAKE PARK
8. BOTTOMLESS POND PARK
9. EVA LAKE PARK
10. ALPHA LAKE PARK
11. GYM
12. LOCAL BUS STOPS
13. REGIONAL BUS STOP
14. CHAIRLIFT (WHISTLER MOUNTAIN)
15. PEDESTRIAN CROSSING
16. BIKE RENTAL
17. GROCERY STORE
18. RESTAURANTS
19. LIQUOR STORE
20. PETROL STATION

HIGHWAY 99

VALLEY TRAIL

TRAVEL TIME TO CREEKSIDE VILLAGE:

16 MIN.

6 MIN.

TRAVEL TIME TO WHISTLER VILLAGE:

45 MIN.

15 MIN.

15 MIN.

01 BUILDING INFORMATION

BUILDING INFORMATION - UNIT BREAKDOWN

MULTIFAMILY SOCIAL HOUSING PROGRAM.

Passive House Multifamily Development with 66 dwelling units consisting of bachelor units, accessible bachelor units, one-bedroom, two-bedroom, two bedroom accessible and three-bedroom units.

The site area is; 17204.50 Sq. m OR 185187.69 sf. (Please see drawings for more details.)

36 - Bachelor Units:	1371 Sq. m or 14 757.32 sf.
03 - Bachelor Accessible Units:	157 Sq. m or 1690 sf.
15-1 Bedroom Units:	747 Sq. m or 8041 sf.
6-2 Bedroom Units:	437 Sq. m or 4704 sf.
6-2 Bedroom Accessible Units:	506 Sq. m or 5447 sf.
3-3 Bedroom Units:	227 Sq. m or 2443 sf.
Common Areas:	510 Sq. m or 5490 sf.
Exits:	243 Sq. m or 2616 sf.
Recycling:	47 Sq. m or 506 sf.
Storage:	118 Sq. m or 1270 sf.
TOTAL GFA:	**7116 Sq. m or 76596 sf.**
Mech Rooms:	197 Sq. m or 2123 sf.
Parking: 87 UNITS	2201 Sq. m or 23690 sf.
Rooftop Deck:	1276 Sq. m or 13735 sf.
TOTAL EXCLUDED AREA:	**2110 Sq. m or 22710 sf.**

Floor Space Ratio:	0.42
Site Coverage:	2196 Sq. m or 12.77 %

Parking required: 73 standard + 2 Accessible.

1 per Unit	= 66 PARKING SPACES.
	= 2 ACCESSIBLE
10% Guest Parking:	= 7 PARKING SPACES.
	= 1 ACCESSIBLE SPACES.

Parking Provided: 71 standard + 5 Accessible + 2 Accessible Carwash Stations.

1 per Unit	= 64 PARKING SPACES.
	= 6 ACCESSIBLE
10% Guest Parking:	= 7 PARKING SPACES.
	= 1 ACCESSIBLE SPACES.

2 Accessible Spaces for carwash and bike wash stations.

General Parking Spaces	- 5500mm x 2500mm
Accessible Parking Spaces	- 3500mm x 5500mm
Bike Storage: 87 Secured Spaces	- 1800mm x 600mm

RZ001155 - 2671 HWY 99 – RMOW “Feedback” RESPONSE

01 BUILDING INFORMATION

1. **Community Planning Considerations;**

1.1 Building Density has been reduced from 100 proposed units to 63 units.

1.2 Building Height:

1 2.1 Building Height has been reduced to 10.67m

	2671 Highway 99 (RSE1 EXISTING ZONE)	2671 Highway 99 (Proposed)	2008 Nita Lane (RM1 Zone)	2020 Watson Way (RM1 ZONE)
USE	Detached Dwelling	Apartment	Townhouse	Townhouse
FSR	0.35	0.413	0.4	0.4
BUILDING HEIGHT	7.6 m	10.7 m	10.7 m	10.7 m
SETBACKS F/S/R	7.6 m/3 m/7.6 m	7.5 m/7.5 m/ 15 m	8 m/8 m/8 m	8 m/8 m/8 m

2. **Site Density Reduction:**
   a. Building Height reduced to 10.7 m.
   b. Street setback maintained at 7.5m but the building is located next to a rock outcrop that makes the building obscured from the highway.
   c. Social spaces and play areas into the development.
      i. Rooftop deck.
         1. Allows for secured controlled outside space. Covered and not covered.
         2. Allows for vegetable boxes for all residents.
         3. Allows for controlled snow storage.
         4. Allows for common outside space.
         5. Allows for space that has significant sun exposure.
      ii. Terraced slopes.
         1. The existing sloped grading of structural fill is to be graded into a terraced space that will allow for several groups to gather and have some sense of privacy.
         2. Terraces are to enhance and feature water and environmental sensitive areas to so enhance the exterior experiences on the terraces.
      iii. Setbacks from the rail line have been incorporated and the building is now set back from the back-property line approximately 25m.
3. Exterior decks and other building articulations are now shown on the massing. It is important to note that these drawings are not developed, not is it realistic to develop a design within the time constraints and reasonable budget for a rezoning to show the actual proposed form and character. We assume this will be addressed during a development permit process with review of an advisory design panel etc.
4. Fire Smart principals will be used during the design of the building. The size of the building will require non-combustible siding as well as that the building to be sprinkled.
5. The environmental assessment has identified the environmental assessment areas and as such recommendations and proposed principals will be followed as outlined by the environmental assessment.
6. The building is now being moved away from the valley trail with no planned disturbance to the existing infrastructure.
7. The Proposed building being a passive-house will be significantly quieter than a typical building of similar features. Furthermore, very little of the natural vegetation on the site is being disturbed and will help to mitigate any rail line noise.

SUMMARY RESPONSE OF UPDATES

2. Development Standards

1. Parking requirements are exceeded.
2. Balconies are provided to 45 of the 66 units with 18 units not provided with walk out balconies but with Juliet Balconies. **The Passive House project Employee apartments in Cheakamus Crossing, 1020 Legacy Way has ZERO balconies and NONE to VERY LITTLE shared outside common space.**
3. The proposal provides 1280 sq. m of rooftop deck area as well as 236 sq. m or terraced outside space. This will provide 20.3 sq. m of rooftop deck per dwelling unit as well as 236 sq. m of common terraced space.

03 ENVIRONMENTAL ASSESSMENT

RIPARIAN AREAS REGULATION - PROFESSIONAL ASSESSMENT

GIS Cartographer Todd Hellings
Date July 31, 2018
CERG File 389-01-06
Projection UTM Zone 10N NAD83
Orthophoto/Data RMOW

CASCADE ENVIRONMENTAL

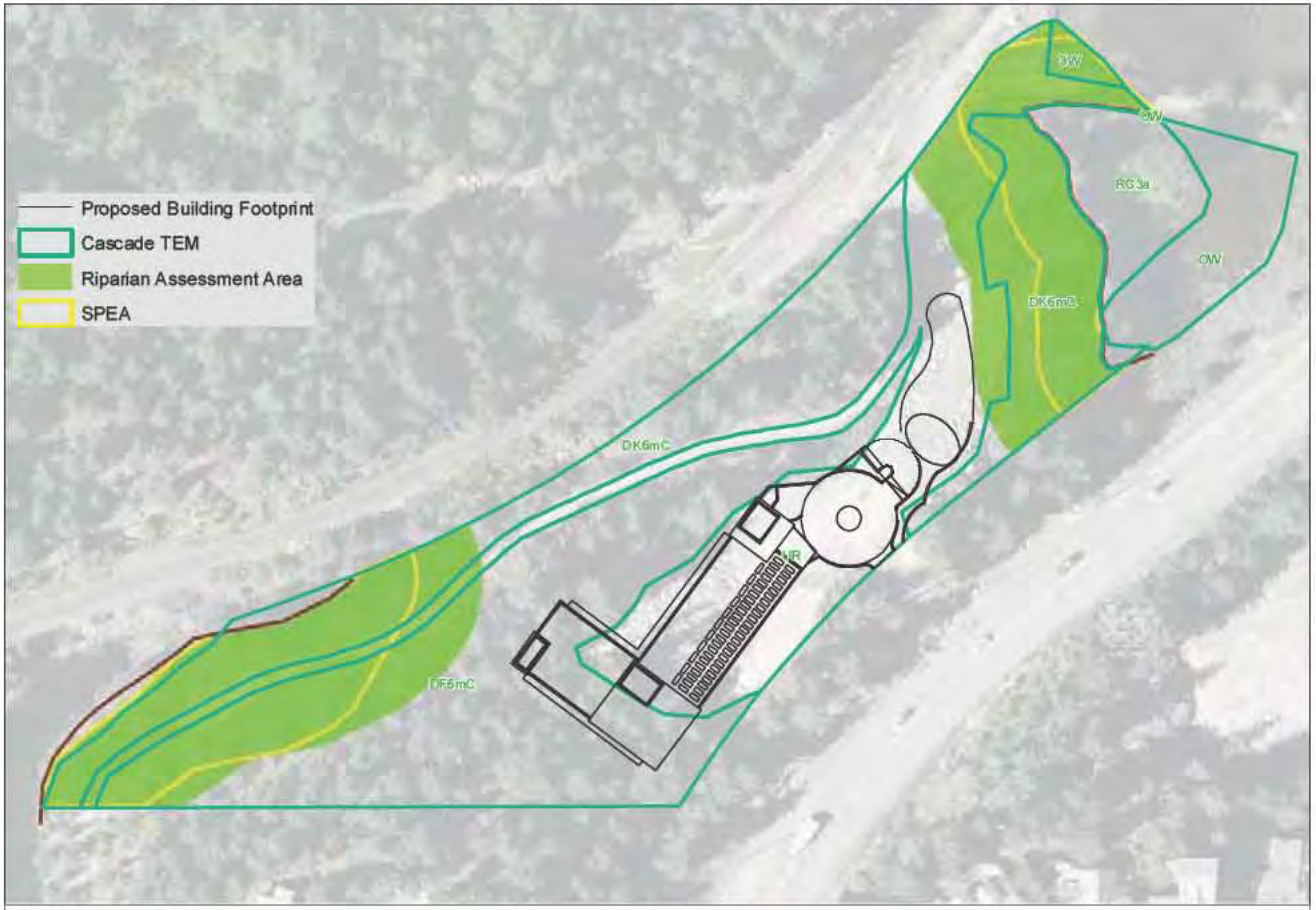
2

0 5 10 20 30 40 50
Meters

Riparian Area Regulation
Opportunities and Constraints

2671 Highway 99
Whistler, British Columbia

03 ENVIRONMENTAL ASSESSMENT



01 PROJECT INTENT

DVAD Letter: Summary of How the Project meets the Applicable Guidelines
- Project Checklist:
- OCP original schedules
- OCP updated Schedules
- Mayor's Task force on Housing Appendix A
- Mayor's Task force on Housing- Appendix B
- Whistler 2020 Goals - the Built Environment Description of success

Amenities and Context Map

Building Information
- Unit – Breakdown
- Community Planning Considerations
- Employee Housing Requirements
- OCP Criteria for Evaluating Rezoning Proposals
- Additional Information Required
  - Site profile
  - Site Photo's
  - Updated Architectural Documentation
- Initial Site Servicing Assessment

Proforma

02 TRAFFIC PLANNING and ENGINEERING

Option 1 -Graphics

Option 2- Graphics

Option 3 - Graphics

Written assessment by Bunt Engineering

03 ENVIRONMENTAL INITIAL ASSESSMENT

Initial Environmental Review by Cascade

04 GEOTECHNICAL REPORT

Letter from Kontur Geotechnical Consultants

05 SITE SERVICING

Preliminary site servicing Letter from Binnie Engineering

Detailed site servicing report LSL Engineering

BUILDING INFORMATION - UNIT BREAKDOWN

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RZ001155 - 2671 HWY 99 – RMOW Feedback”

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SETBACKS F/S/R	7.6 m/3 m/7.6 m	7.5 m/7.5 m/ 15 m	8 m/8 m/8 m	8 m/8 m/8 m

2. Site Density Reduction:

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3. The proposal provides 1280 sq. m of rooftop deck area as well as 236 sq. m or terraced outside space. This will provide 20.3 sq. m of rooftop deck per dwelling unit as well as 236 sq. m of common terraced space.

PROCESS FOR EMPLOYEE HOUSING ANALYSIS

1. Employee Housing Requirements – Occupancy and Rent Restrictions

1. The project proposes a 100% employee housing at occupancy with rent restrictions registered through a housing agreement bylaw and housing covenant registered on title in favour of the RMOW of Whistler. build to Passive House Standards, multifamily project consisting of 66 dwelling units.
2. The project proposes a 100% rental housing project through the WHA.
3. Occupancy to be restricted to Whistler Employees as per the WHA.
4. Proposed rent will be as per the pro-forma document produced by BTY Consultants.
5. Noted. Please find attached proforma by BTY Consultants.
6. Noted. Rental Breakdown as per: 1761 - PROJECT DATA - 2018 07 30 dv
7. Noted.
8. Noted.

2. Community Planning Considerations

10. Noted. Amica Antonelli informed us that as per policy 4.1.2 of the OCP, development of accommodation of this parcel will require an amendment to the OCP.
11. Noted.
12. Noted. The proposed site is located within a sparsely populated neighbourhood. The site is bordered with the highway on one side, the valley trail and CN rail on the other side as well as a multifamily project to the south and greenbelt to the north. The site is considerably larger than the neighbouring residential sites.
13. The proposed development is within walking distance to Creekside transit, (8 min. walk) and with the valley trail going through the development itself, Nita lake is bordering on the south and wayside park is located within a 5 min. walk to the north. Other community facilities can be found in Creekside including grocery stores, restaurants, pubs, ski-lift, bike-lift, trails as well as places of work.
14. The proposed development will be serviced by existing RMOW services for water, sewer and fire protection services and will be accessible via the local road system. The site is located in close proximity to, and are easily served by existing infrastructure and services.
15. This site has been previously disturbed by site grading required for a project as per the previous zoning. The proposed project will fit completely inside of the proposed disturbed area and will rehabilitate the areas that was previously disturbed to create outside amenity spaces through a terraced garden.
16. Please find attached an initial Environmental Review and RAR assessment. With the complete development fitting inside the already disturbed site conditions the environmental impact is negligible.
17. Traffic study has been completed by Bunt and Associates Engineering with preliminary discussions started with the Ministry of Transportation. Bunt and Associates Engineering believe the site can services as many as 100 dwelling units. Please see attached report and ministry of transportation response.

3. Development Standards

18. The proposed development will be constructed to Passive House standard with unit types, common areas, outdoor spaces and amenity areas that will allow for a high-quality rental building, low in maintenance and running cost as well as reflective of the Whistler lifestyle.
19. The proposed building will substantially exceed the RMOW Green Building Standards.

20. Parking provided on site exceed parking requirements as per Zoning and Parking Bylaw 303. 2015.

4. Policy

4.1.1 The land outlined in Schedule B are designated for development of accommodation.
4.2.2 Noted.
4.13.2 Noted.
4.13.3. a. Noted
b. Comply
c. Comply
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1. Comply – further review with the province to follow as per the attached report.
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e. Comply
4.13.7 Additional Criteria for Proposed resident housing;
a Comply
b Comply
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e Comply
f Comply
4.13.8 Comply

Whistler Green Building Objectives, please comment.

---

2. OBJECTIVES
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Reduce the total volume of water used for buildings and associated landscaping; lower the

share of water needs met through the municipal potable system.

The proposal create outdoor amenity space on the roof of the building, decreasing amenity space requirements on undisturbed site areas. Water retention is created from this rooftop deck area for use during summer months.

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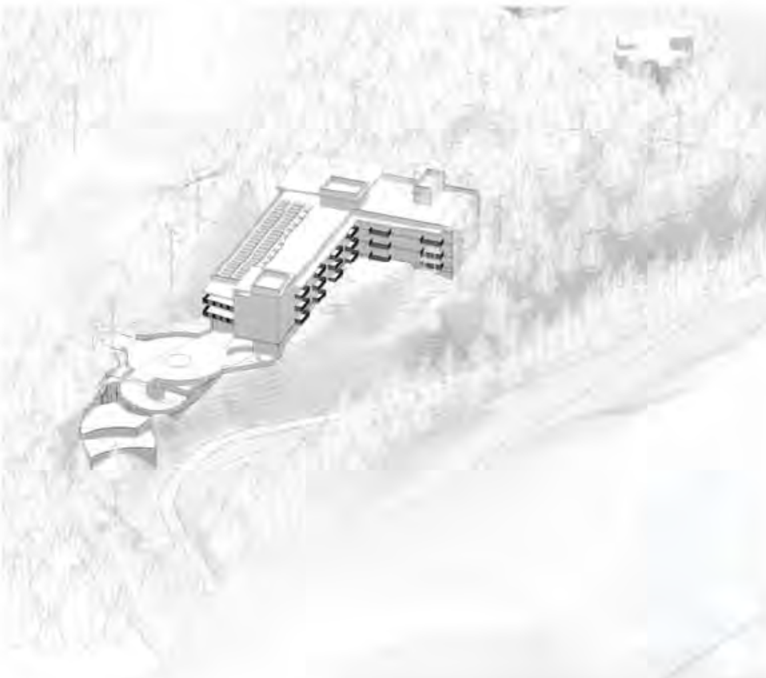
Minimize chemical emissions from materials used in buildings; provide excellent ventilation and air exchange equipment.

The proposal is for a passive house building which regulate indoor air quality in regards to fresh air, humidity, noise, voc's etc.



Address: 2671 Highway 99, Whistler, BC, V0N 1B1

PID: 007 396-086
Folio: 008615.010
Legal: PLAN 16696 LOT 2 DISTRICT LOT 5412 NEW WESTMINSTER DISTRICT GROUP 1.
Parcel Area (sq. m): 17279.0271

Zoning: RS01

DRAWING LIST

Sheet Number	Sheet Name	Drawn By	Checked By	Sheet Issue Date
ARZ - 001	COVER	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.10	CONTEXT and HEIGHT	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.11	SITE CONTEXT - PROPOSED	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.20	SITE PLAN - CONTEXT - EXISTING	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.21	SITE PLAN - EXISTING LARGE	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.30	SITE PLAN - CONTEXT - PROPOSED	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.31	SITE PLAN - PROPOSED LARGE	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.32	SITE CONTEXT - PHOTOS	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.33	SITE CONTEXT - PHOTOS	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.50	RMOW SERVICES MAP	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 101.70	RAILWAY NOISE AND VIBRATION	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 201	LEVEL 1, 2, 3 - AREA PLANS	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 202	LEVEL 4, 5, 6, - AREA PLANS	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 301	LEVEL 1 - PARKING 2	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 301.2	LEVEL 1 - PARKING 2 - LARGE	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 302	LEVEL 2 - ENTRY/PARKING	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 302.2	LEVEL 2 - ENTRY/PARKING LARGE	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 303	LEVEL 3 - TYP. PLAN	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 303.2	LEVEL 5 - TYP. PLAN LARGE	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 306	LEVEL 6 - ROOFTOP DECK	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 306.2	LEVEL 6 - ROOFTOP LARGE	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 401	ELEVATIONS - SOUTH WEST	DV / GS / C	DV/JDH	2018 - 08 - 06
ARZ - 402	ELEVATIONS - NORTH EAST	DV / GS / C	DV/JDH	2018 - 08 - 06

Area Schedule - GFA		
Area (SF)	Area (m²)	GFA
76589 SF	7115.4 m²	Yes
76589 SF	7115.4 m²	

Area Schedule - EXCLUDED		
Area (SF)	Area (m²)	GFA
22710 SF	2109.8 m²	No
22710 SF	2109.8 m²	

Area Schedule - TOTAL AREA		
Area (SF)	Area (m²)	GFA
99299 SF	9225.2 m²	
99299 SF	9225.2 m²	

BUILDING HEIGHT

ROOF NAME	AREA SF	AREA M2	AVERAGE AREA %	HEIGHT	AVE%
A	5381.56	500	24.04	15.00	3.61
B	13165.79	1225	58.89	12.00	7.07
C	3821.19	355	17.07	0.0	0.00
TOTALS	22368.93	2080	100.00	10.67	

A - GREEN ROOF - COVERED AREAS OF ROOFTOP DECK
B - BLUE ROOF - ROOFTOP DECK
C - ORANGE ROOF - ROOF OVER THE PARKADE

(NOTES: ENTRANCES INTO PARKADE SLOCALIZED DEPRESSIONS.)

SITE COVERAGE	12.77 %	FSR	0.42
SITE AREA	17 204 M2	SITE AREA	17 208 M2
SITE COVERAGE	2196 M2	GFA	7118 M2
	12.77 %		0.42

CUT FILL RATIO			
Mark	Cut	Fill	Net cut/fill
Proposed Topo	22.14 m³	32.22 m³	10.08 m³
Building Topo	7938.19 m³	0 m³	-7938.19 m³
Grand total: 2	7960.33 m³	32.22 m³	-7928.11 m³

THESE NUMBERS ARE PRELIMINARY BASED ON AVAILABLE INFORMATION AND WILL REQUIRE ADJUSTMENT ONCE THE DESIGN IS COMPLETED.

Parking Schedule		
Type	Count	Level
RMOW - bicycle space 1.8 x .6	87	FLR 01 - PARKING
RMOW - bicycle space 1.8 x .6: 87		
RMOW - COVERED - 5.5m x 2.5m	71	
RMOW - COVERED - 5.5m x 2.5m: 71		
RMOW - HANDICAP	7	
RMOW - HANDICAP: 7		
RMOW - LOADING	1	FLR 02 - STREET LVL
RMOW - LOADING: 1		
Grand total: 166		

UNIT - SCHEDULE				
#	Name	Area SM	Area SF	Department
	0 BATCHELOR	1371 m²	14758 SF	BATCHERLORS
0 BATCHELOR: 36		1371 m²	14758 SF	
	0 BATCHELORS - ACCESSIBLE	157 m²	1689 SF	BATCHERLORS A
0 BATCHELORS - ACCESSIBLE: 3		157 m²	1689 SF	
	1 BED	747 m²	8040 SF	1 BED
1 BED: 15		747 m²	8040 SF	
	2 BED	437 m²	4702 SF	2 BED
2 BED: 6		437 m²	4702 SF	
	2 BED ACCESSIBLE	506 m²	5446 SF	2 BED A
2 BED ACCESSIBLE: 6		506 m²	5446 SF	
	3 BED	227 m²	2443 SF	3 BED
3 BED: 3		227 m²	2443 SF	
	COMMON	510 m²	5490 SF	COMMON AREA
COMMON: 3		510 m²	5490 SF	
	EXIT	243 m²	2615 SF	EXITS
EXIT: 15		243 m²	2615 SF	
	MECH	197 m²	2123 SF	MECH
MECH: 15		197 m²	2123 SF	
	PARKING	2201 m²	23688 SF	PARKING
PARKING: 2		2201 m²	23688 SF	
11	RECYCLING	47 m²	509 SF	RECYCLING
RECYCLING: 1		47 m²	509 SF	
107	ROOF TOP DECK	1276 m²	13732 SF	EXTERIOR COMMON AREA
ROOF TOP DECK: 1		1276 m²	13732 SF	
	STORAGE	118 m²	1273 SF	STORAGE
STORAGE: 2		118 m²	1273 SF	
Grand total: 108		8037 m²	86510 SF	

CONSULTANT	COMPANY	CONTACT PERSON	EMAIL	PHONE
DEVELOPER	STARMARK PROPERTIES	ALI HASHEMI AHMAD KASHANI	PAWL.ON@SHAW.CA	1604 771 6024 1604 771 6024
ARCHITECT	DEREK VENTER ARCHITECTURAL DESIGN INC	DEREK VENTER JOCELYN DALE HONEYMAN	DV@DVAD.ORG JDH@DVAD.ORG	1604 966 1177 1778 867 4897
ENVIRONMENTAL	CASCADE ENVIRONMENTAL	SIMON FRY	SFRY@CERG.CA	1604 938 1949
GEOTECHNICAL	KONTUR	EVAN SYKES	ESYKES@KONTUR.CA	1778 730 1747
SURVEYOR	BUNBURY & ASSOCIATES	PAUL BUNBURY	PAUL@BUNBURY-SURVEYS.COM	1604 932 3770
CIVIL	ISL ENGINEERING	RICHARD AVEDON-SAVAGE	RSAVAGE@ISLENGINEERING.COM	1604 932 3770
TRAFFIC	BUNT & ASSOCIATES	TYLER THOMSON	TTHOMSON@BUNTENG.COM	1250 592 6122
LANDSCAPE	TOM BARRATT	TOM BARRATT	TOM@TBLLA.COM	1604 9323040
FINANCIALS	BTY CONSULTANTS	PING PANG	PINGPANG@BTY.COM	1604 734 3126

HIGHWAY 99 STARMARK PASSIVE HOUSE

2018-08-03 1:42:54 PM

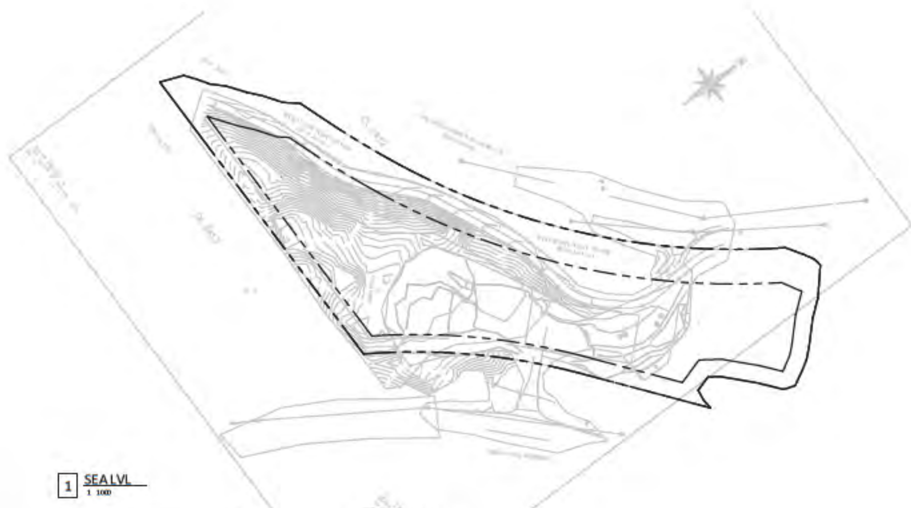
DVAD INC
DEREK VENTER ARCHITECTURAL DESIGN

REZONING APPLICATION

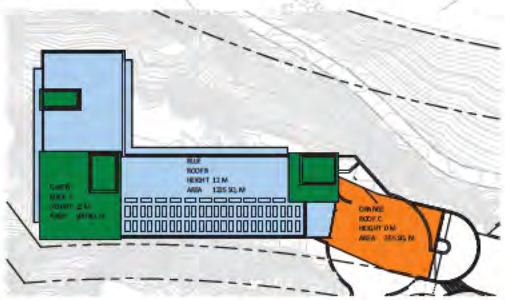
2018 08 11

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

COVER	ARZ - 001
Scale	
Drawing Issue Date	2018 - 08 - 06



1 SEA LVL
1 : 1000



2 LVL 07 ROOF
1 : 500

ROOF HEIGHT LEGEND

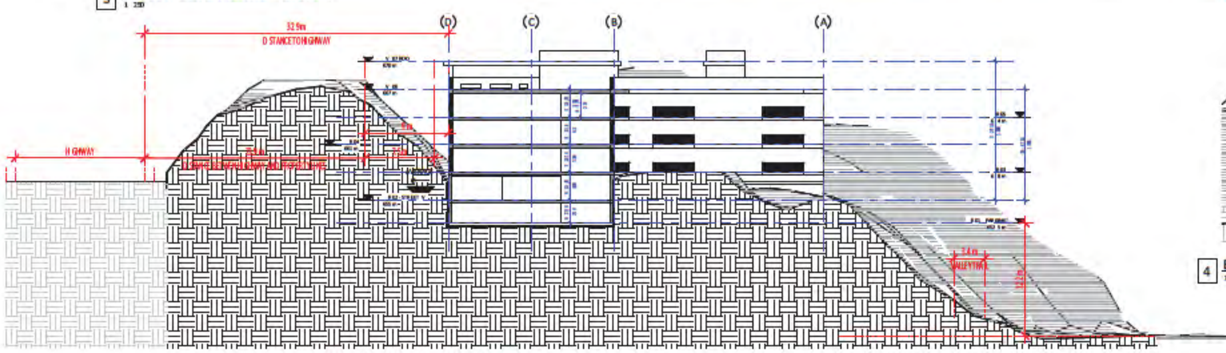
- 7.6m below
- 7.7m - 10.7m
- 10.8m - 16.0m
- Site Location

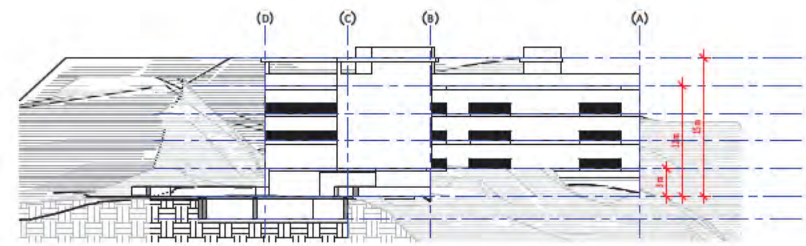
ROOF NAME	AREA SF	AREA M2	AVERAGE AREA %	HEIGHT	AVE %
A	5381.56	500	24.04	15.00	3.61
B	13185.79	1225	58.89	12.00	7.07
C	3821.19	355	17.07	0.0	0.00
TOTALS	22388.58	2080	100.00	10.67	

A - GREEN ROOF - COVERED AREAS OF ROOFTOP DECK.
B - BLUE ROOF - ROOFTOP DECK.
C - ORANGE ROOF - ROOF OVER THE PARKADE.

(NOTES: ENTRANCES INTO PARCADE: SLOCALIZED DEPRESSIONS.)

3 HIGHWAY TO BUILDING - VIEW 2
1 : 250





4 ELEV NORTH EAST - BUILDING HEIGHT
1 : 250

THE BUILDING IS OBSCURED FROM THE HIGHWAY BY A BIG ROCK OUTCROP. A SETBACK OF 7.5M IS PROPOSED FROM THE FRONT PROPERTY LINE. HIGHWAY TO THE BUILDING IS A TOTAL OF 32.9 METERS. THE ROCK OUTCROP ALSO HAVE TREES ON IT FOR FURTHER PRIVACY/NOISE MITIGATION.

DVAD Inc.
DEREK VENTER ARCHITECTURAL DESIGN

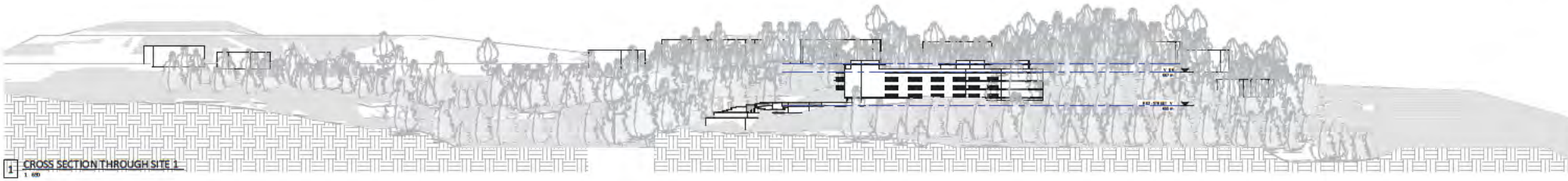
REZONING APPLICATION

2018 08 11

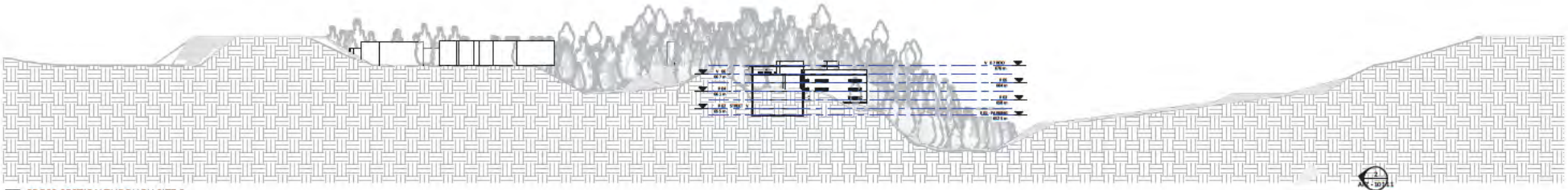
HIGHWAY 99

2671 HIGHWAY 99, WHISTLER, BC

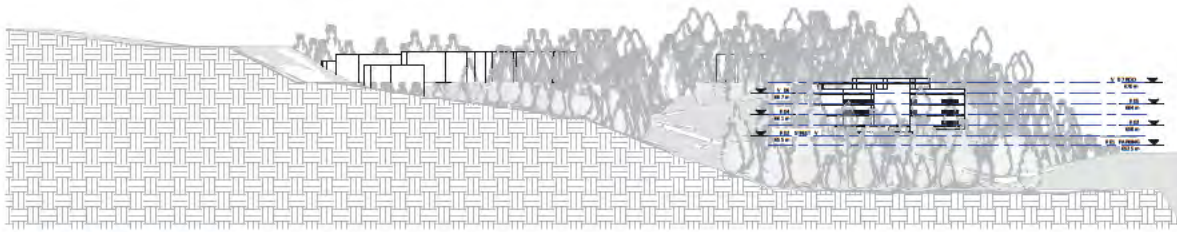
CONTEXT and HEIGHT	ARZ - 101.10
Scale	As indicated
Drawing Issue Date	2018 - 08 - 06



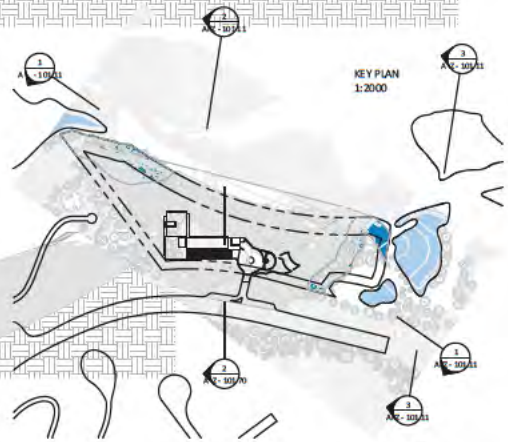
1 CROSS SECTION THROUGH SITE 1
1 : 600

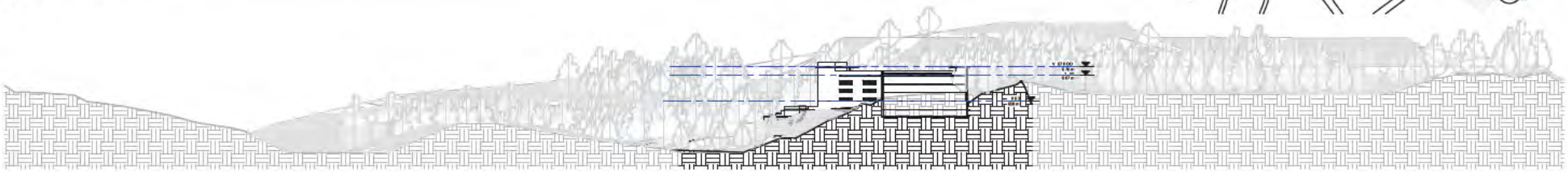


2 CROSS SECTION THROUGH SITE 2
1 : 600



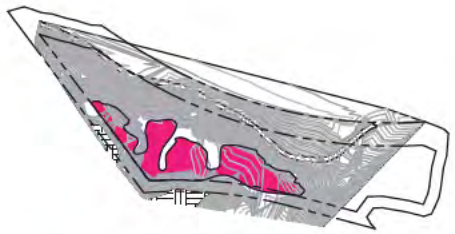
3 CROSS SECTION THROUGH SITE 3
1 : 600



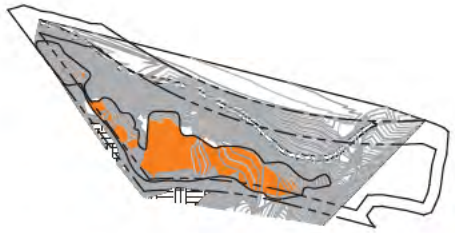


4 CROSS SECTION THROUGH SITE 4
1 : 600

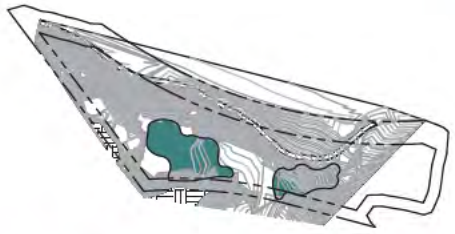
2018-08-06 1:44:14 PM



2 SITE STUDY - 30% USABLE SLOPE
1 : 1500

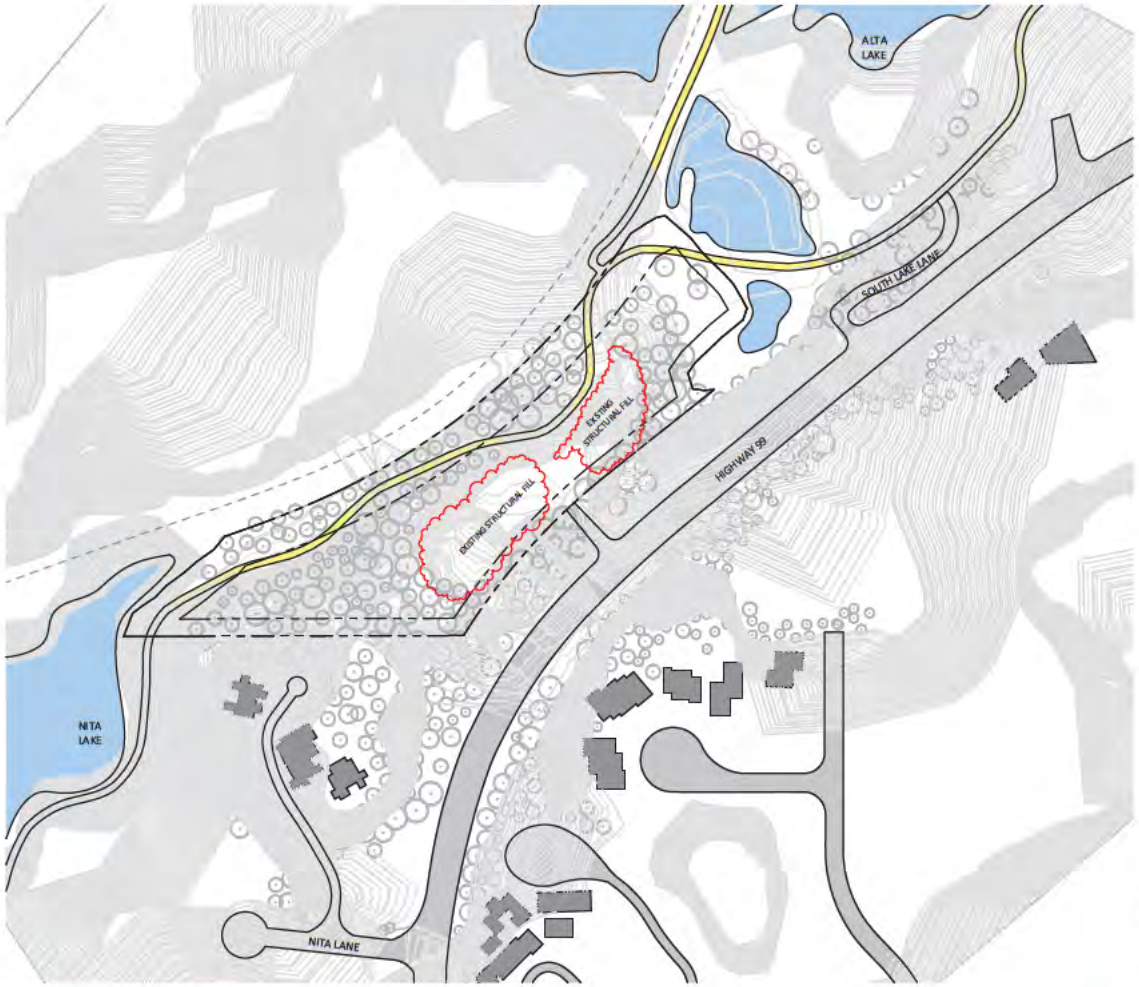


3 SITE STUDY - 40% USABLE SLOPE
1 : 1500



4 STRUCTURAL FILL - TO BE REMOVED
1 : 1500

STRUCTURAL FILL ON THE SITE TO BE REMOVED



1 STREET LVL - SITE PLAN - EXISTING
1 : 1000

FRONT SETBACK:

20M (AREA EXPOSED TO THE HIGHWAY)
7.5M (AREA NOT EXPOSED TO THE HIGHWAY)

SIDE SETBACKS (7.5M)

BACK SETBACK (15M)

LEGEND:

- EXISTING BUILDINGS
- ROAD LAYOUT
- RIPERIAN SPACE
- NATURAL WATER BODY
- EXISTING VALLEY TRAIL
- PROPOSED VALLEY TRAIL
- RAILWAY TRACK
- PROPOSED LANDSCAPED AREA
- EXISTING TREES

2018-08-08 1:45:29 PM

DVAD Inc.
DERKEN VENTER ARCHITECTURAL DESIGN

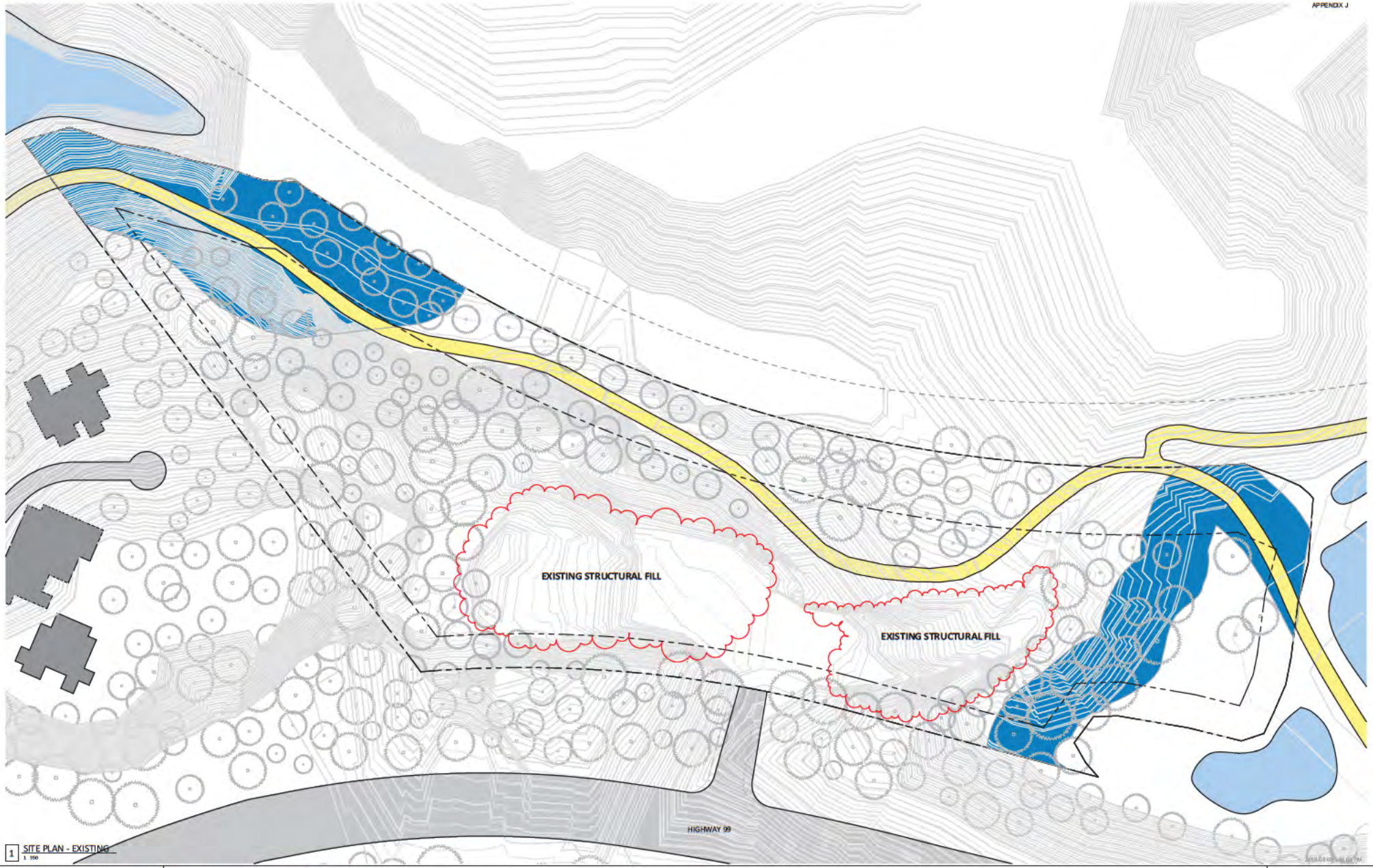
REZONING APPLICATION
2018-08-11

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

NOTE:
SCALE ADJUSTED FROM REZONING REQUIREMENTS FOR DRAWING TO FIT ON PAGE

SITE PLAN - CONTEXT - EXISTING
Scale: As Indicated
Drawing Issue Date: 2018 - 08 - 06

ARZ - 101 20



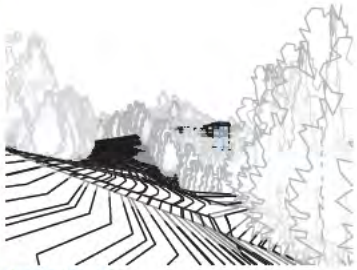
1 SITE PLAN - EXISTING
1 : 350

DVAD Inc.
DIRKEN VENTER ARCHITECTURAL DESIGN

REZONING APPLICATION
2018 08 31

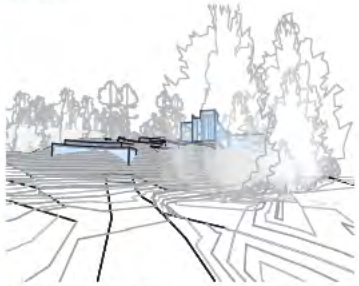
HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

SITE PLAN - EXISTING LARGE	ARZ - 101 21
Scale	1 : 350
Drawing Issue Date	2018 - 08 - 06

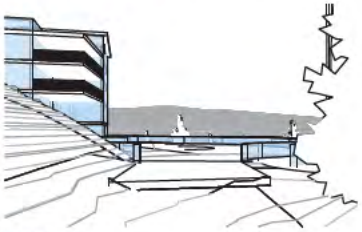


HIGHWAY VIEW FROM WHISTLER VILLAGE

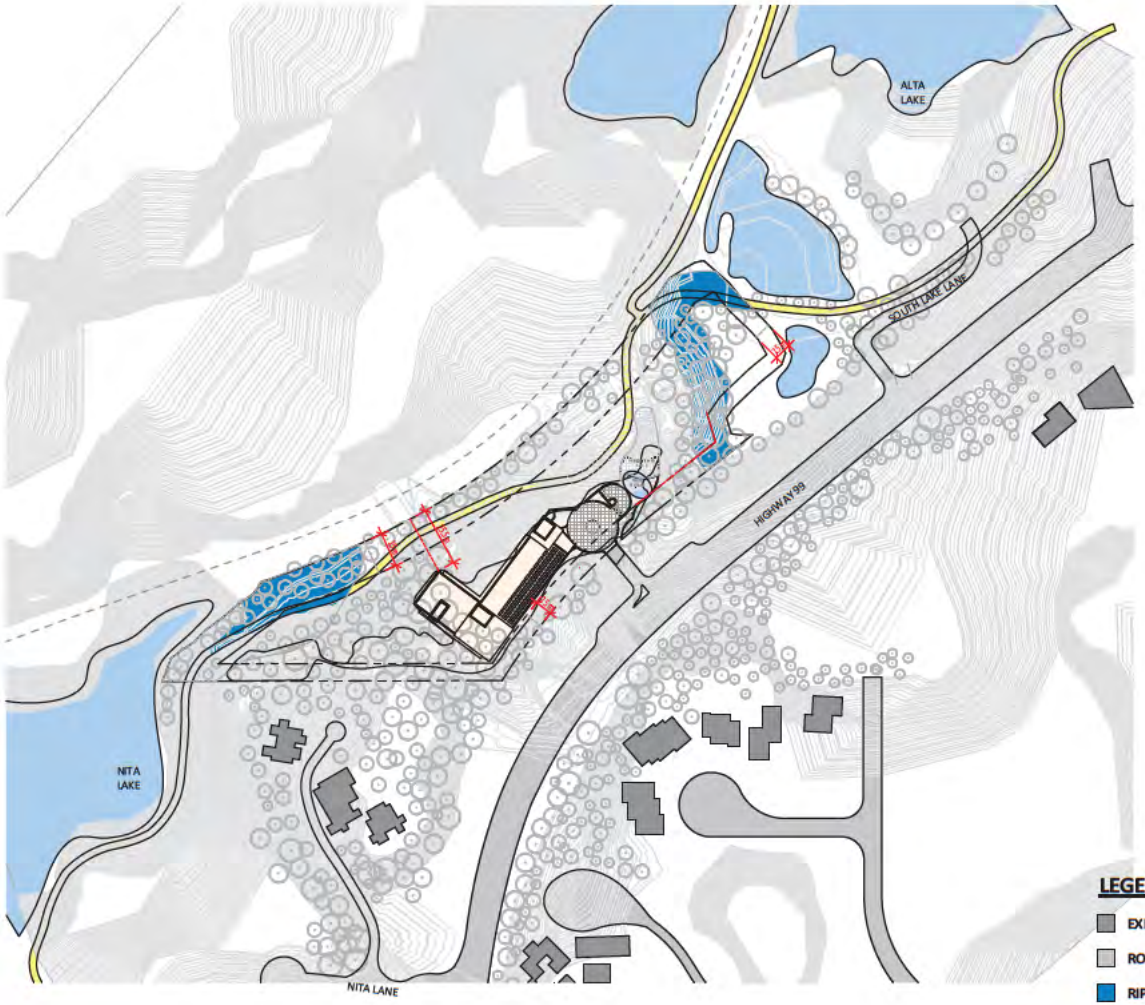
VIEW FROM NITA LANE TURNOFF



VIEW FROM VALLEY TRAIL AT NORTHEN BOUNDARY



VIEW FROM SITE DRIVEWAY



SETBACKS

FRONT SETBACKS - 7.5M

SIDE SETBACKS - 7.5M

BACK SETBACK - 15M

LEGEND:

- EXISTING BUILDINGS
- ROAD LAYOUT
- RIPERIAN SPACE
- NATURAL WATER BODY
- EXISTING VALLEY TRAIL
- PROPOSED VALLEY TRAIL
- RAILWAY TRACK
- PROPOSED LANDSCAPED AREA
- EXISTING TREES

2018-08-08 1:34:33 PM

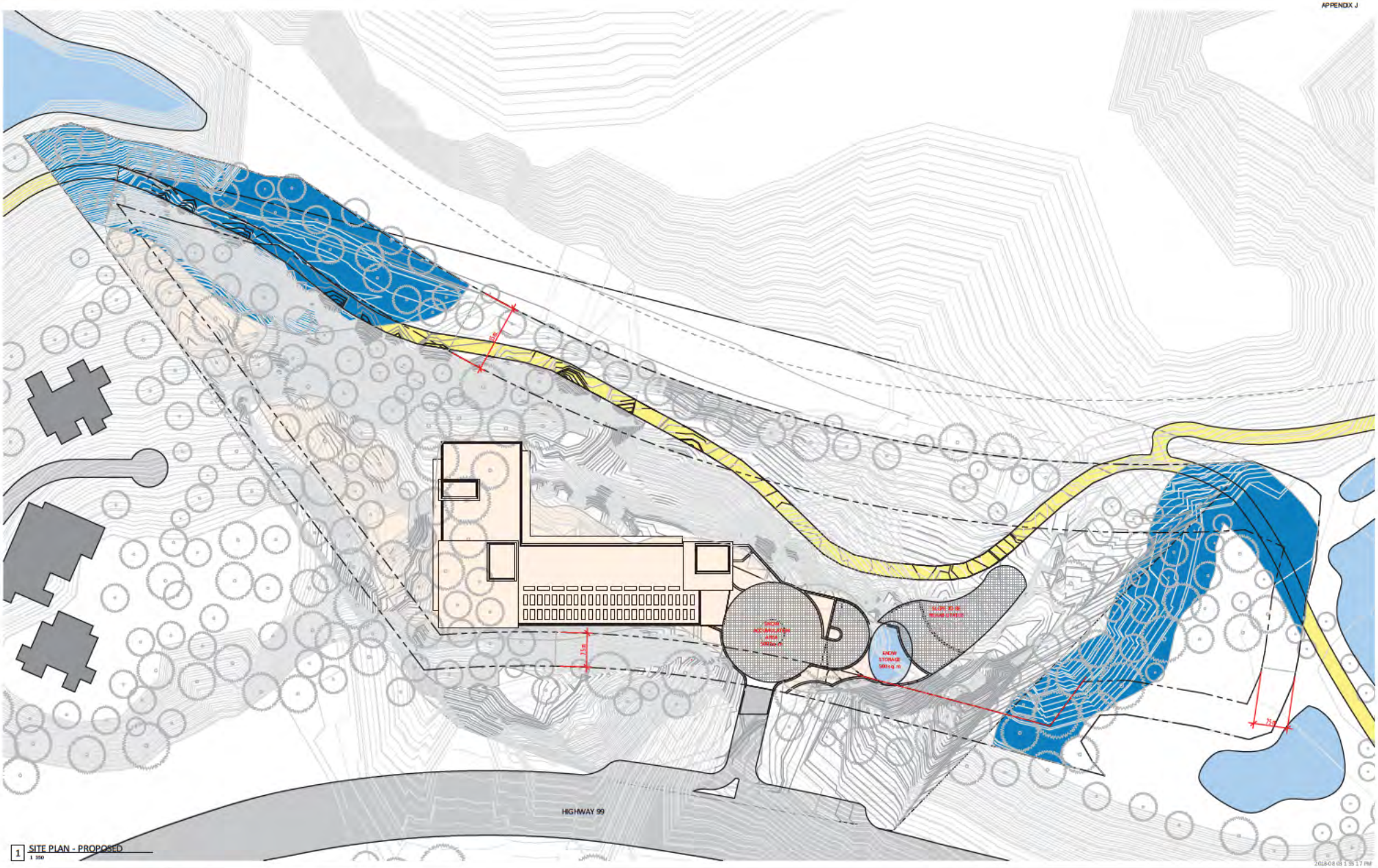
DVAD Inc.
DREK VENTER ARCHITECTURAL DESIGN

REZONING APPLICATION
2018-08-11

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

SITE PLAN - CONTEXT - PROPOSED
Scale: As Indicated
Drawing Issue Date: 2018 - 08 - 06

ARZ - 101 30



1 SITE PLAN - PROPOSED
1 : 350

DVAD Inc.
DIRK VENTER ARCHITECTURAL DESIGN

Designer

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

SITE PLAN - PROPOSED LARGE | ARZ - 101 31
Scale | 1 : 350
Drawing Issue Date | 2018 - 08 - 06















2018-08-09 1:55:32 PM







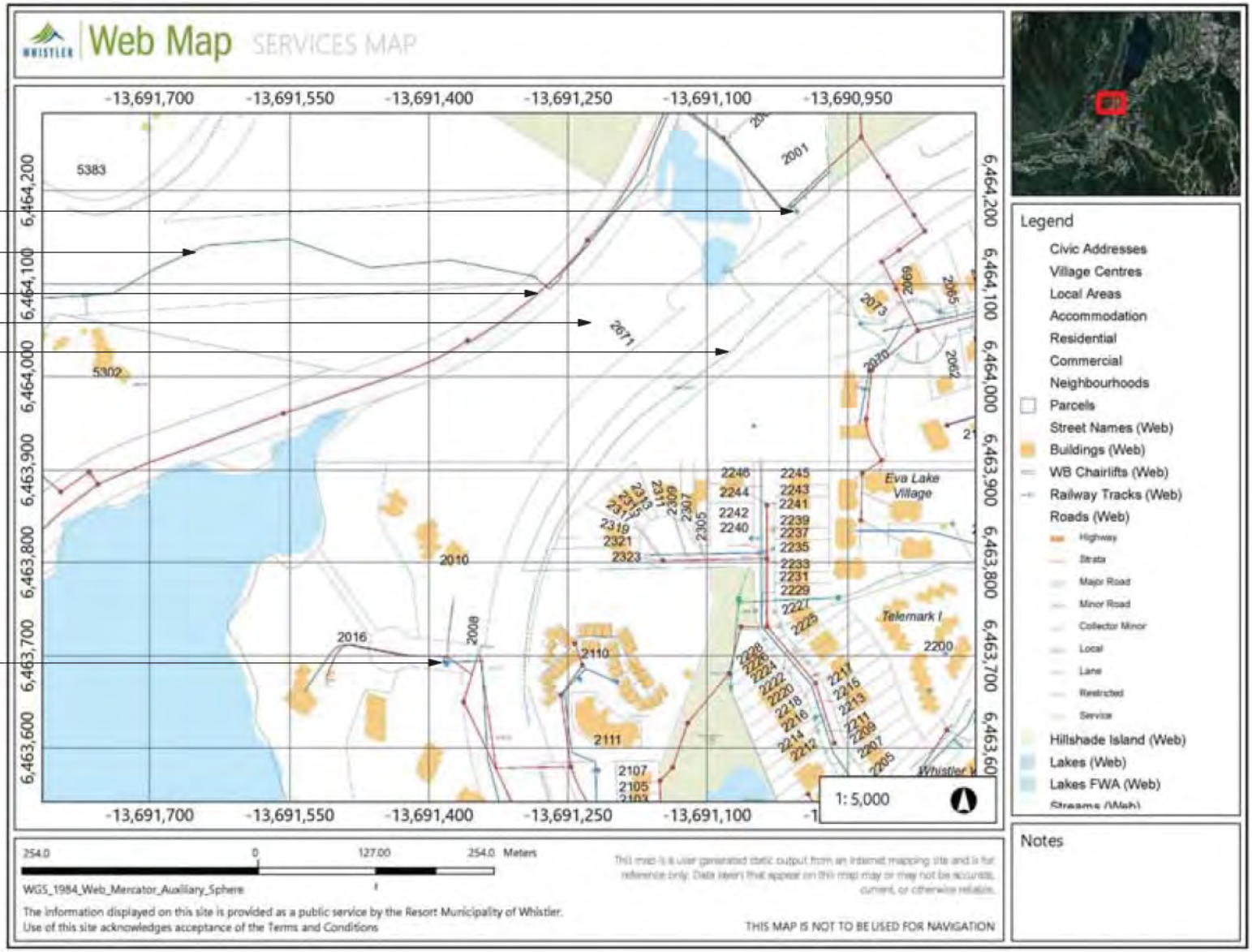





2018-08-09 1:55:51 PM

2671 Highway 99

Address: 2671 Highway 99
PID: 007-394-098
Folio: 006619.010
Legal: PLAN 16634 LOT 2 DISTRICT LOT 5412 NEW WESTMINSTER DISTRICT GROUP 1.
Parcel Area (sq. m): 17279.0271
Zoning: RSE1



2018-08-08 1:55:51 PM

DVAD Inc.
DIRKEN VENTER ARCHITECTURAL DESIGN

REZONING APPLICATION
2018-08-11

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

RMOW SERVICES MAP | ARZ - 101 50
Scale
Drawing Issue Date | 2018 - 08 - 06

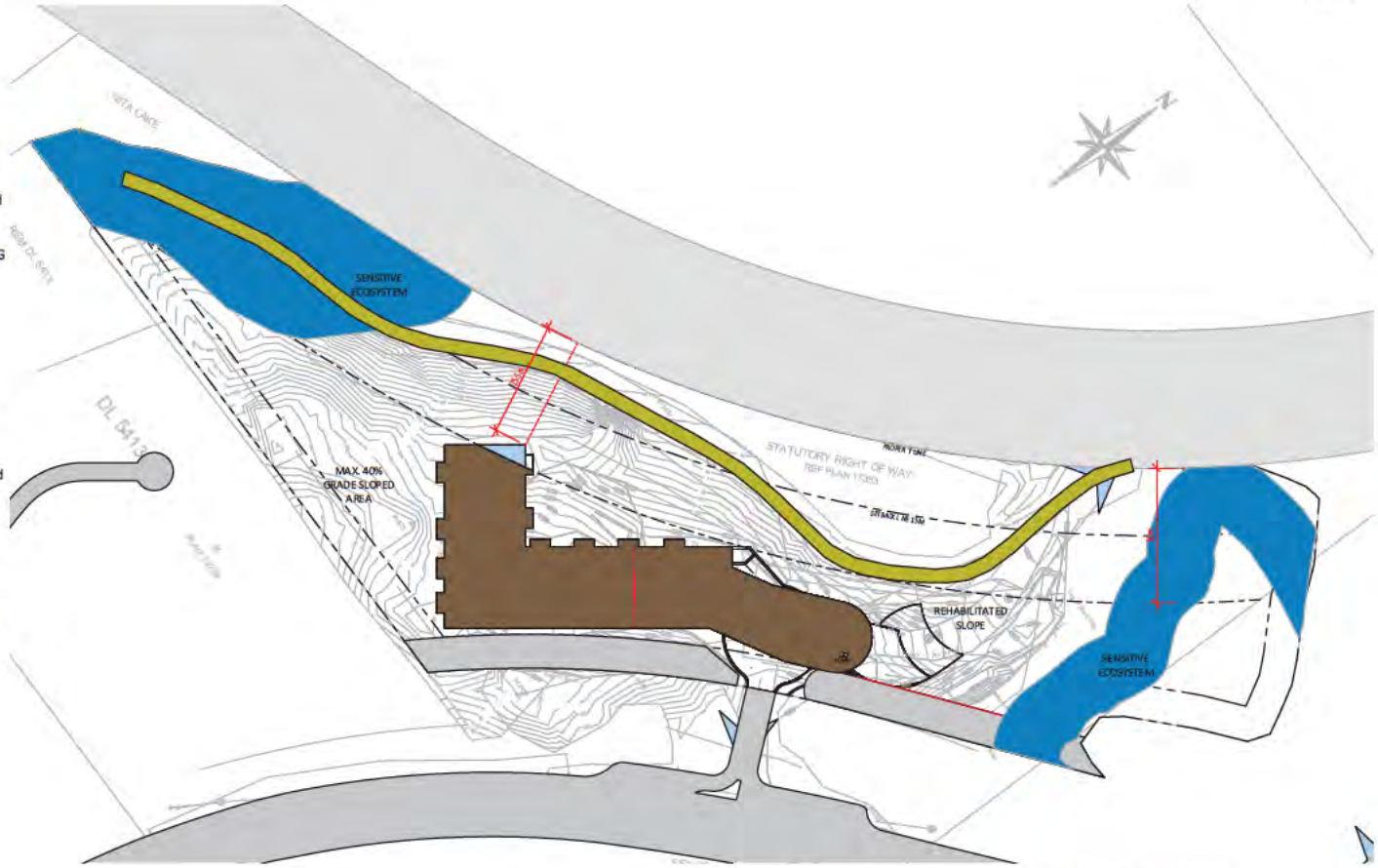
RAILWAY SETBACK:

RAILWAY SETBACK:
Principal main line - 30 meters
secondary main line - 30 meters

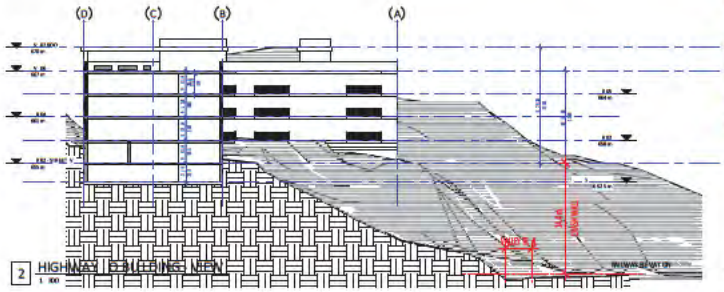
CRASHWALL:
• Horizontal setback requirements may be substantially reduced with the construction of a crash wall (see Section 3.6 Safety Barriers). For example, where a crash wall is incorporated into a low-occupancy podium below a residential tower, the setback distance may be measured as a combination of horizontal and vertical distances, as long as the horizontal and vertical value add up to the recommended setback. This concept is illustrated in FIGURE 4.

A CRASH WALL OF 14.4M IS FOUND AT THE SITE AS NATURAL SLOPE BETWEEN THE BUILDING ELEVATION AND THE ELEVATION OF THE TRAIN TRACKS.
NOISE REDUCTION BETWEEN 5 dBA AND 15 dBA.

RECOMMENDED NOISE BARRIER/CRAWH WALL HEIGHTS:
Principal main line: 5.5 meters above top of rail.
Secondary main line: 4.5 meters above top of rail.
PROPOSED IS 14.4 METERS.
VEGETATION:
The current structural filled slope will be rehabilitated to vegetated terraces for social use during the summer and snow storage during the winter.
WALLS:
Building base to be concrete retaining walls. Walls above grade to be Passive House standard walls approximatly 24" thick filled with dense packed cellulose.
WINDOWS:
Recommended: Airtight Windows and Double Glazed Windows.
Proposed: The proposed windows are Tripple Glazed 100% airtight windows conforming to Passive House Standards.
DOORS:
Recommended: Airtight Doors highly insulated.
Proposed: The proposed Doors are Tripple Glazed 100% airtight highly insulated conforming to Passive House Standards.
Vibration Mitigation:
Base floor above the parking parkade/podium will be min 18" tji's filled with dense packed insulation. These tji's will be installed ontop of vibration mitigation spacers.



1 RAILWAY NOISE AND VIBRATION
1 : 500



2 HIGHWAY 99 BUILDING VIEW
1 : 200

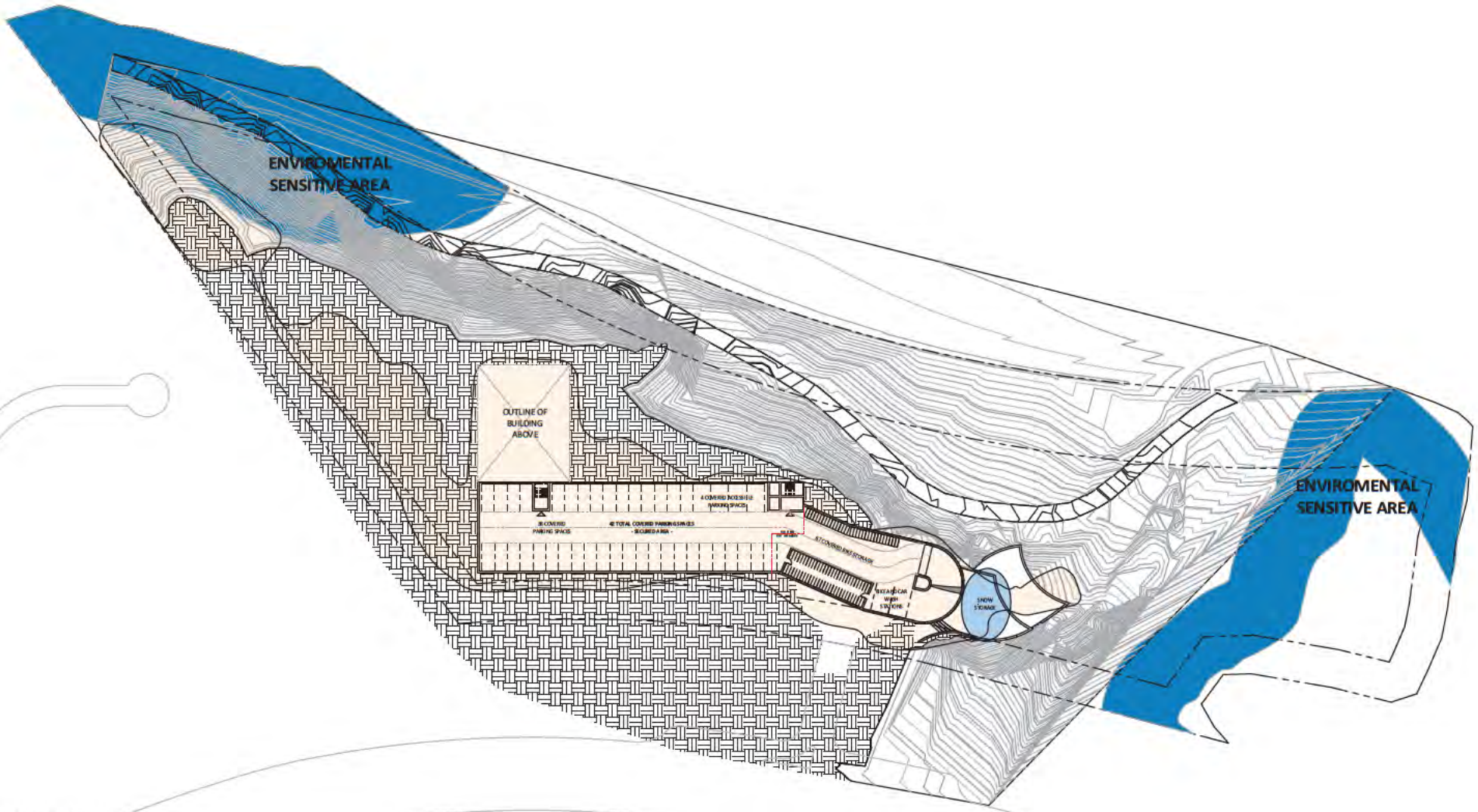
RAILWAY LEGEND:

- PROPOSED BUILDING - 30M SETBACK FROM RAILWAY FENCE
- RAILWAY FENCE TO FENCE
- PROPOSED BUILDING - 25.5M+ SETBACK FROM THE FENCE
- PROPOSED VALLEY TRAIL
- TERRACED ELEVATIONS
- RAILWAY TRACK
- EXISTING TREES

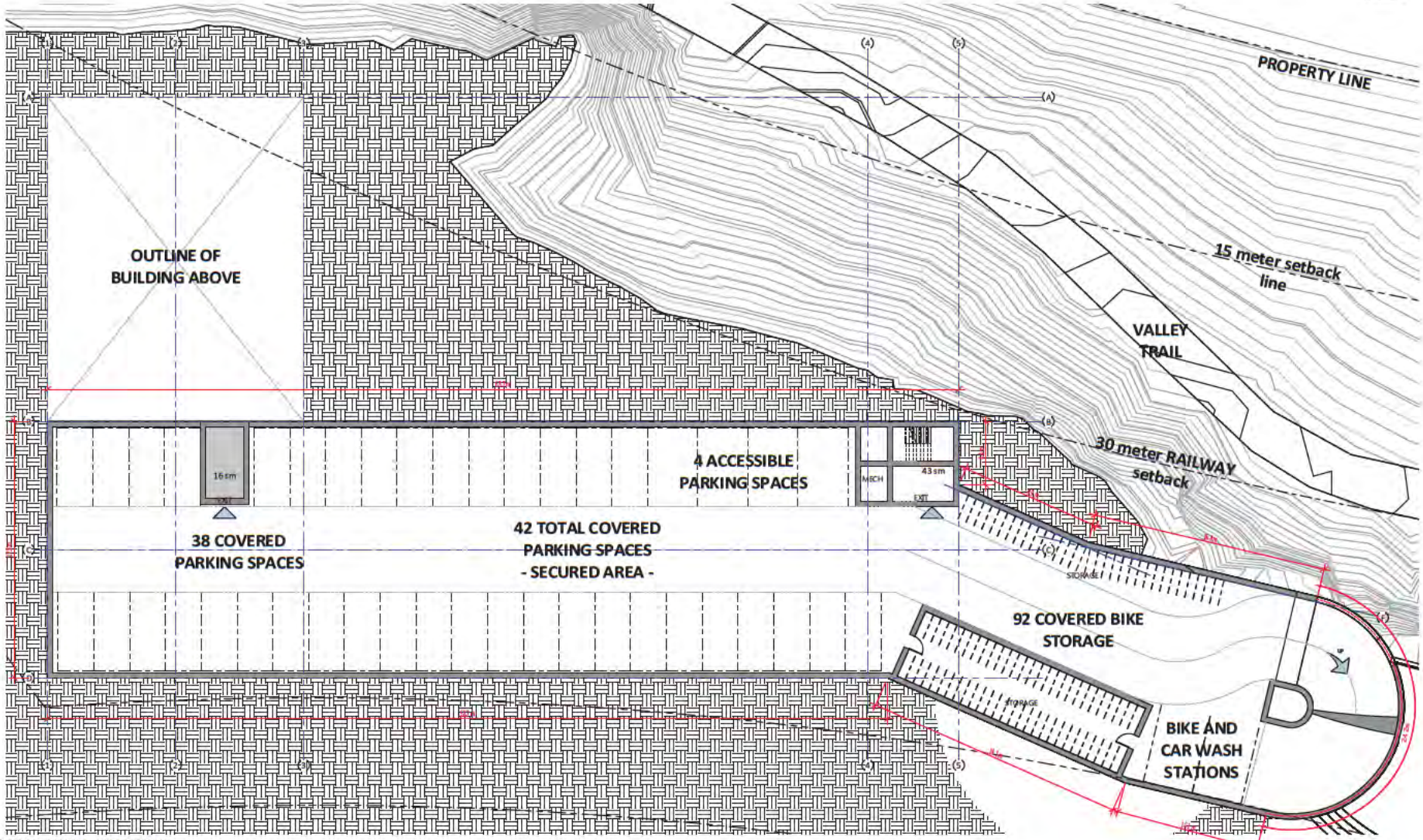
AREA OF BUILDING: 2094.5 M2

AREA OF BUILDING MORE THAN 30M AWAY FROM RAILWAY FENCE: 2069 M2 OR 98.8%

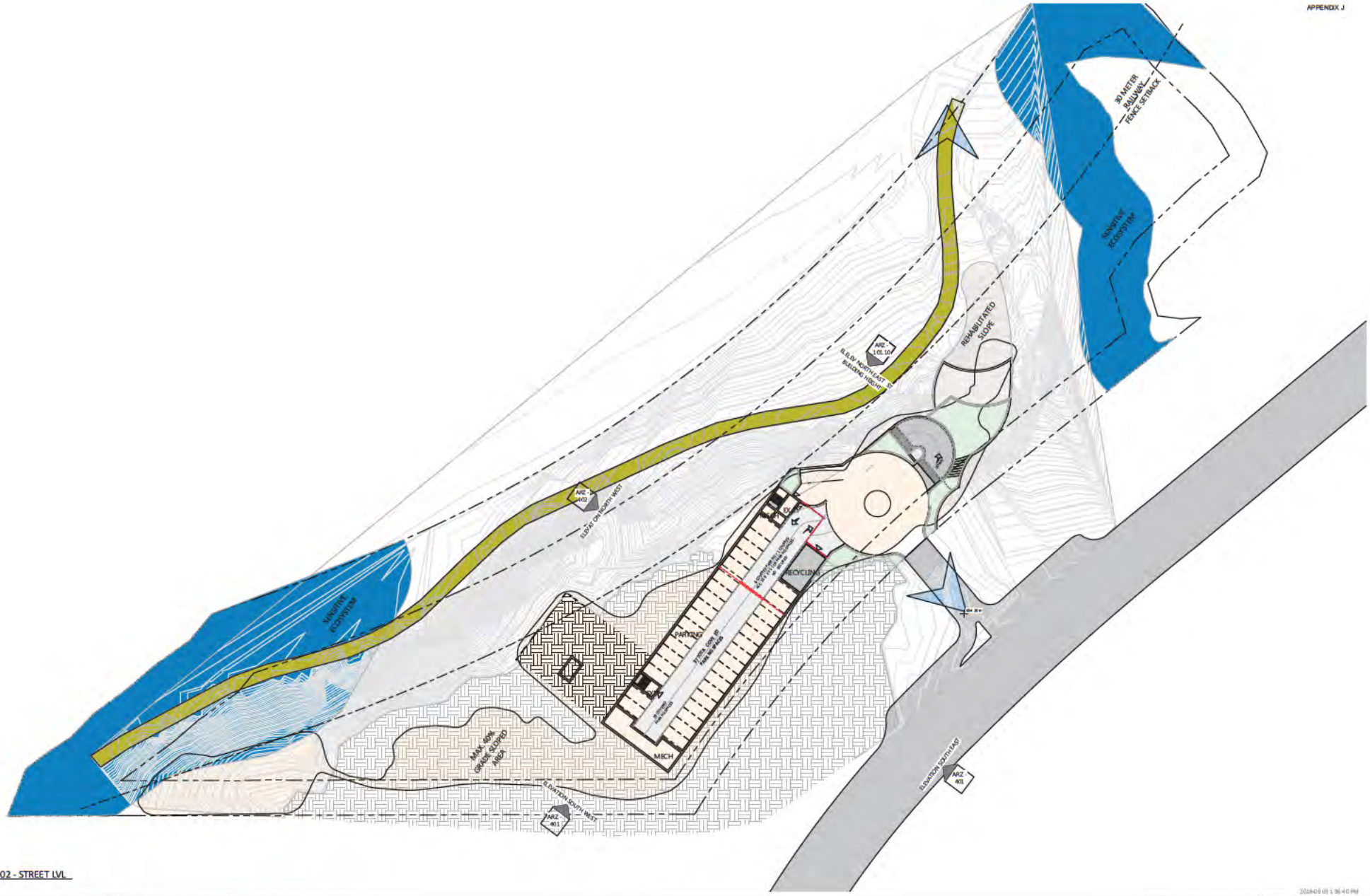
AREA OF BUILDING MORE THAN 25.5M AWAY FROM RAILWAY FENCE: 25.5 M2 OR 1.2%



1 FLR 01 - PARKING
1 : 350



1 FLR 01 - PARKING - LARGE FORMAT
1 : 125



1 FLR 02 - STREET LVL
1 : 350

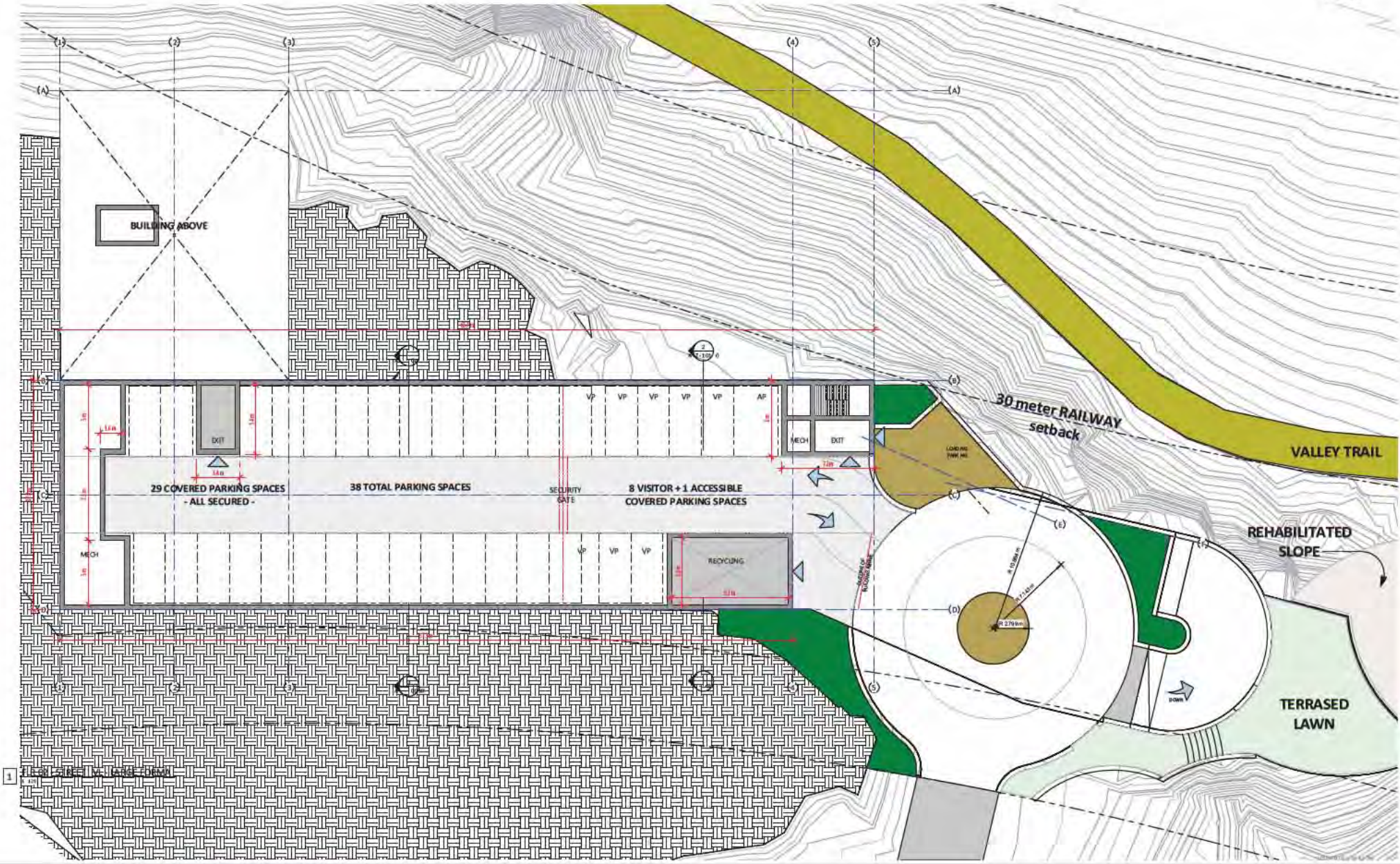
2018-08-03 1:36:40 PM

DVAD INC.
DIRECK VENTER ARCHITECTURAL LTD

REZONING APPLICATION
2018-08-11

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

LEVEL 2 - ENTRY/PARKING | ARZ - 302
Scale | 1 : 350
Drawing Issue Date | 2018 - 08 - 06



1 Level 2 - Entry/Parking Large

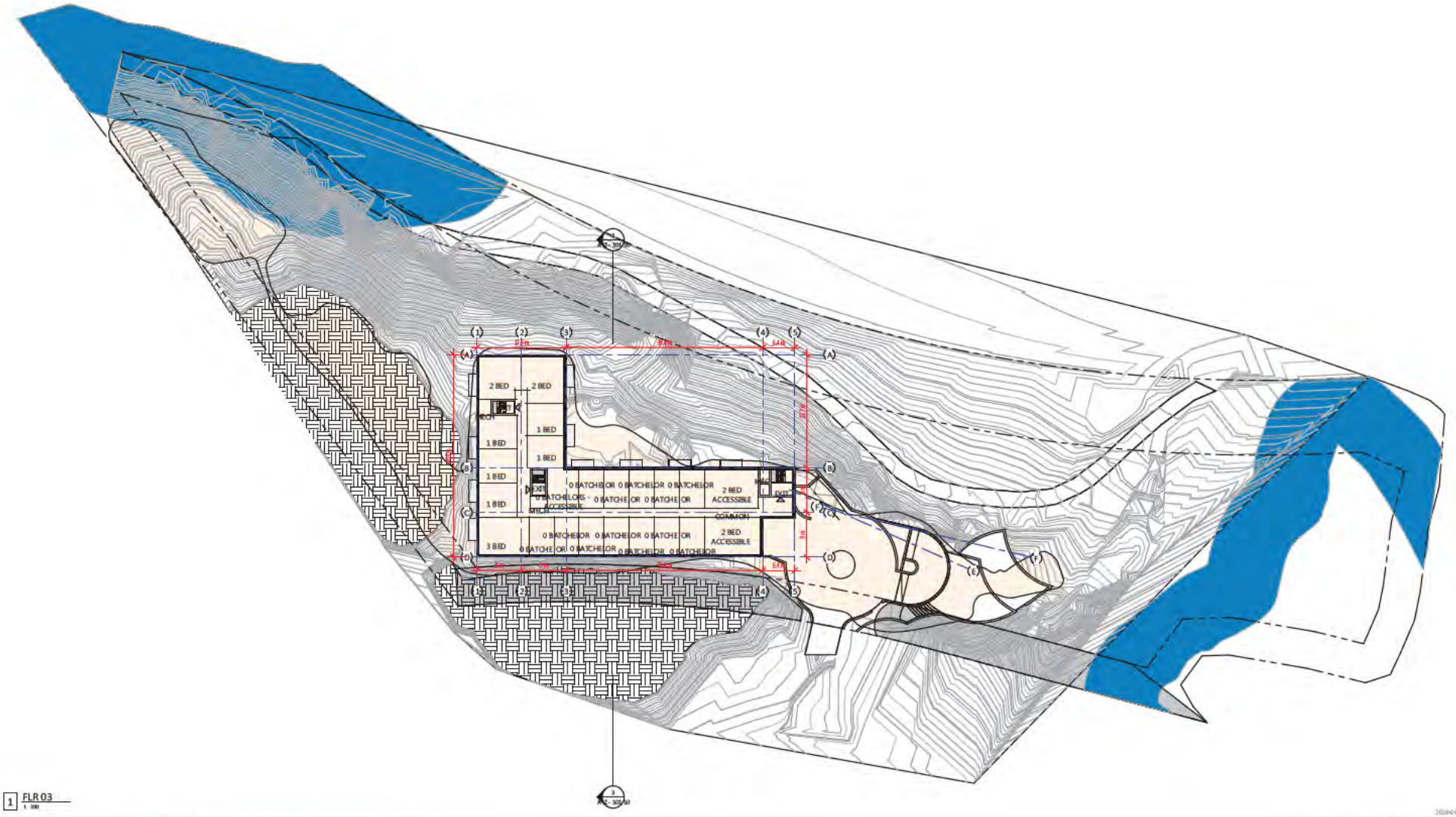
DVAD

REZONING APPLICATION

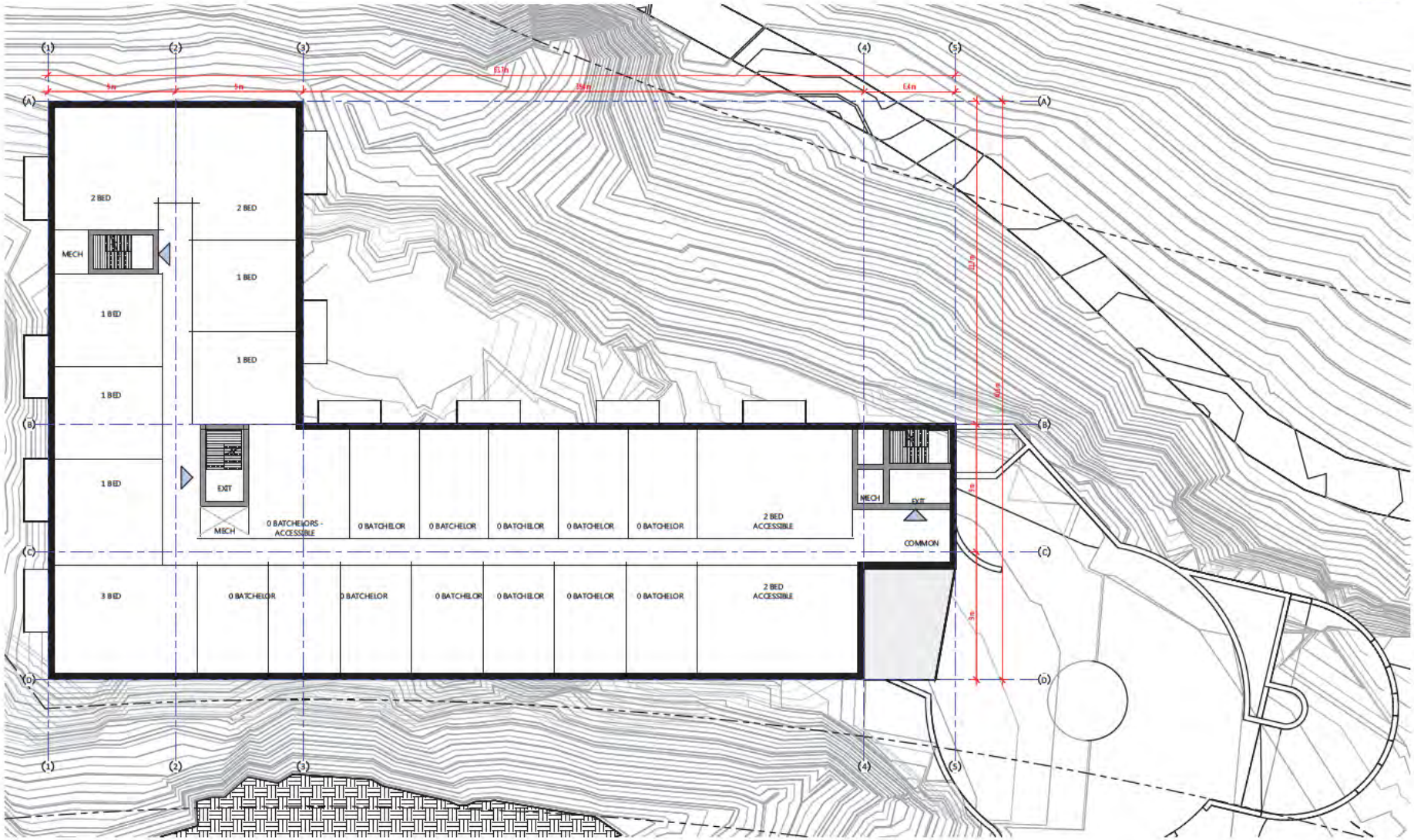
HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

LEVEL 2 - ENTRY/PARKING LARGE
Scale 1 : 125
Drawing Issue Date 2018 - 08 - 06

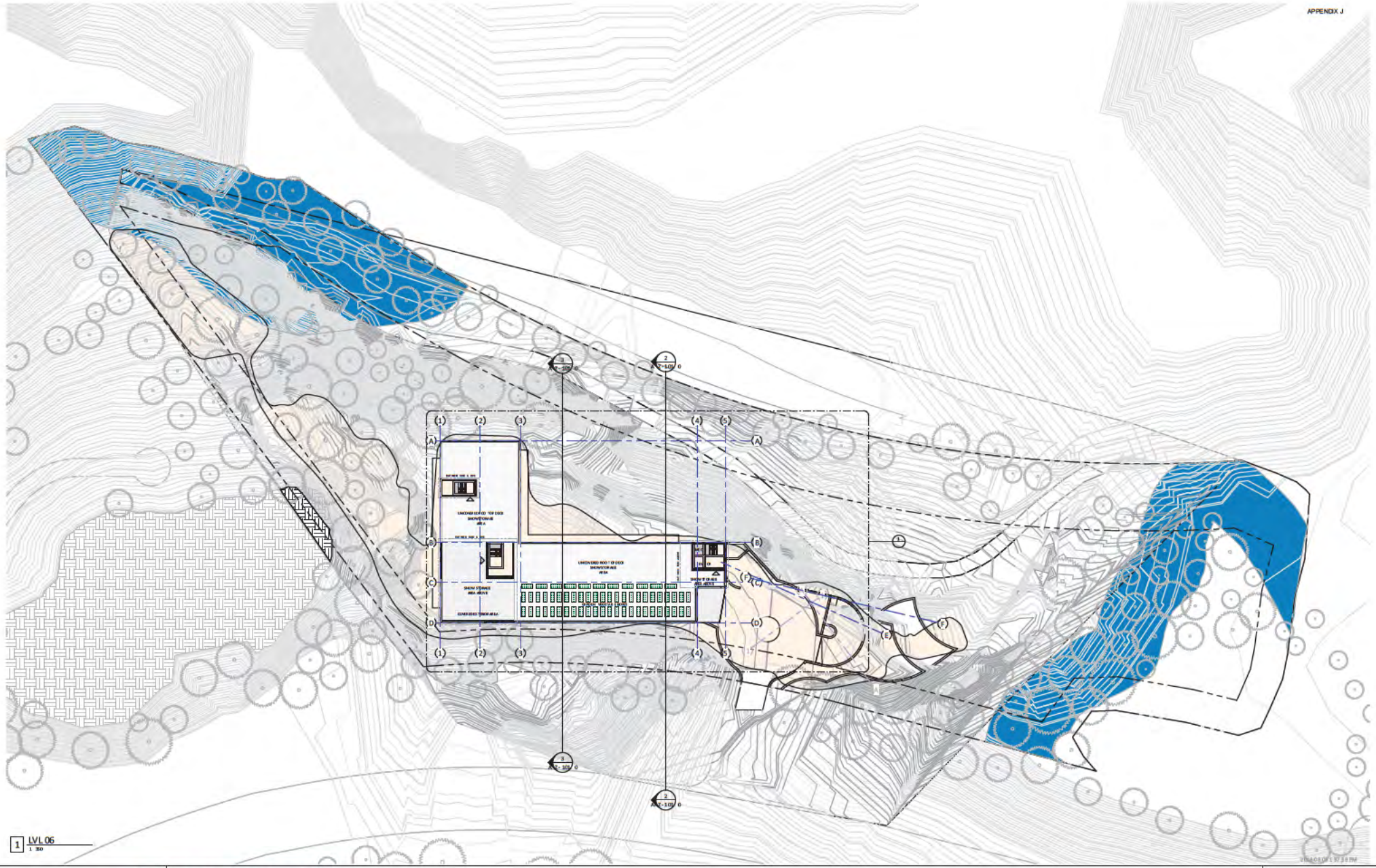
ARZ - 302 2



1 FLR 03
1 : 350



1 FLR 05 - LARGE FORMAT
1 : 125



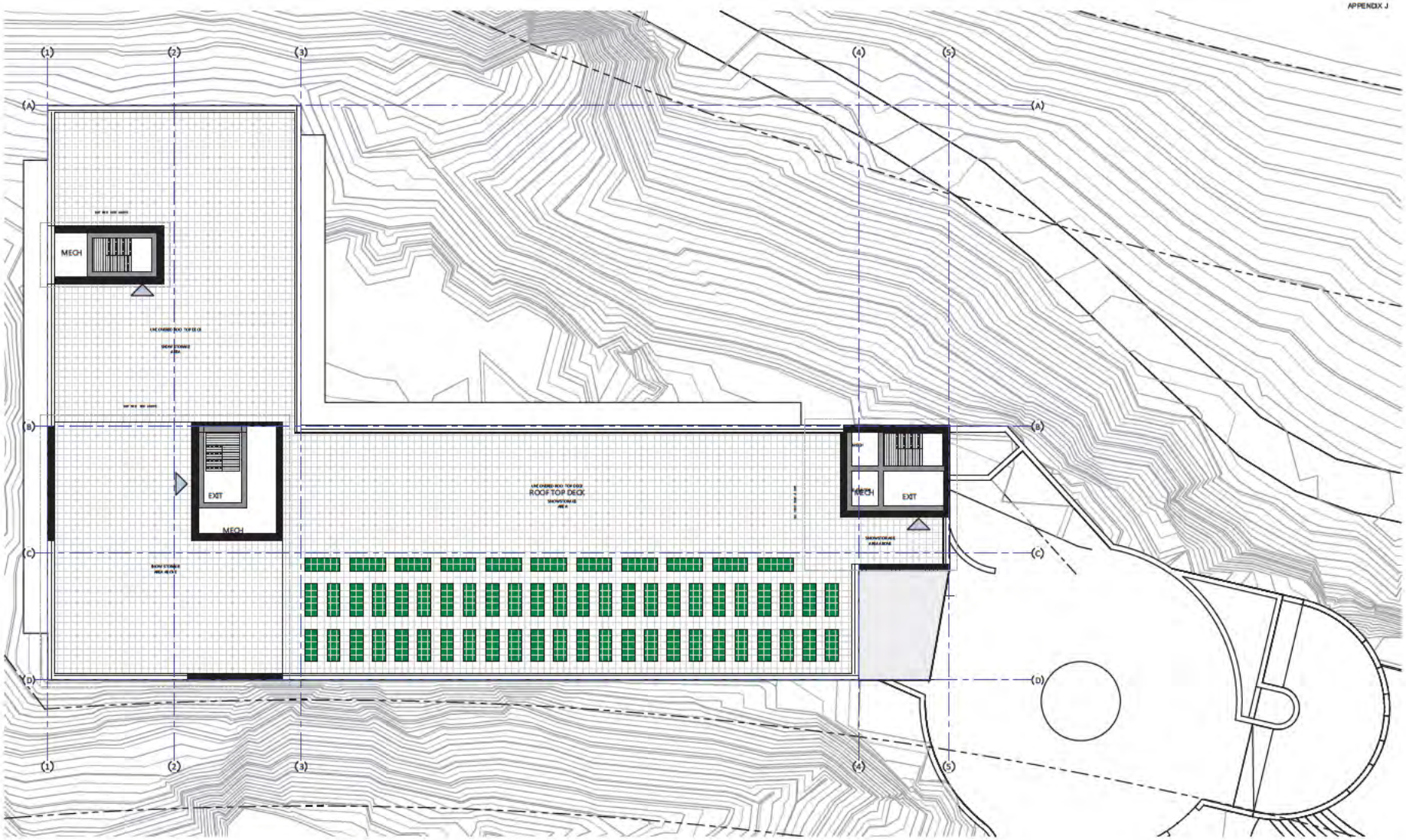
1 LVL 06
1 : 350

DVAD Inc.
DIRKEN VENTER ARCHITECTURAL DESIGN

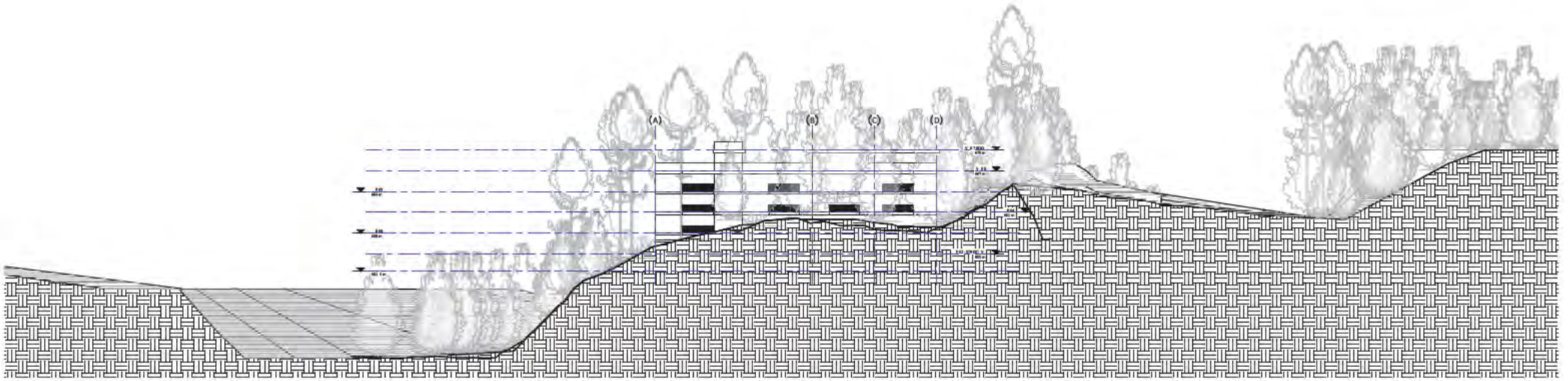
REZONING APPLICATION
2018 08 11

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

LEVEL 6 - ROOFTOP DECK | ARZ - 304
Scale | 1 : 350
Drawing Issue Date | 2018 - 08 - 06

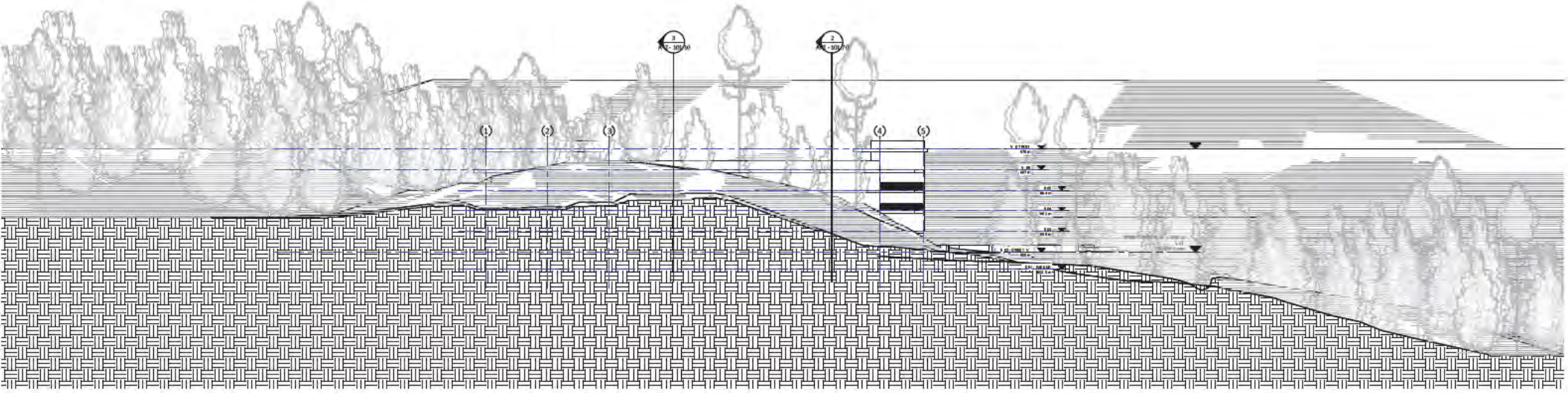


1 ROOF LVL 06 - LARGE FORMAT
1 : 125



1 ELEVATION SOUTH WEST
1 : 250

2 ELEVATION SOUTH EAST
1 : 250



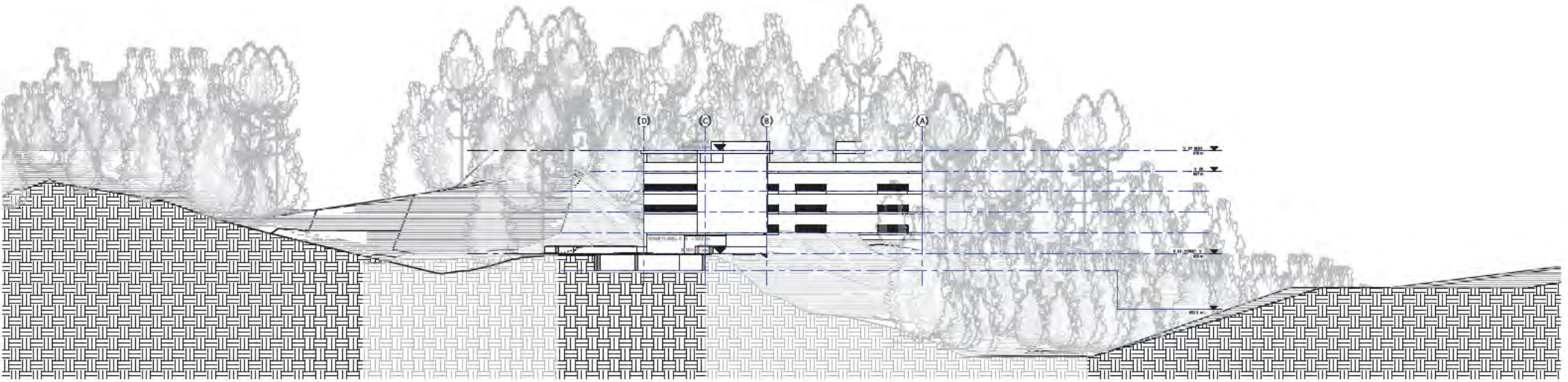
DVAD

REZONING APPLICATION

HIGHWAY 99
2671 HIGHWAY 99, WHISTLER, BC

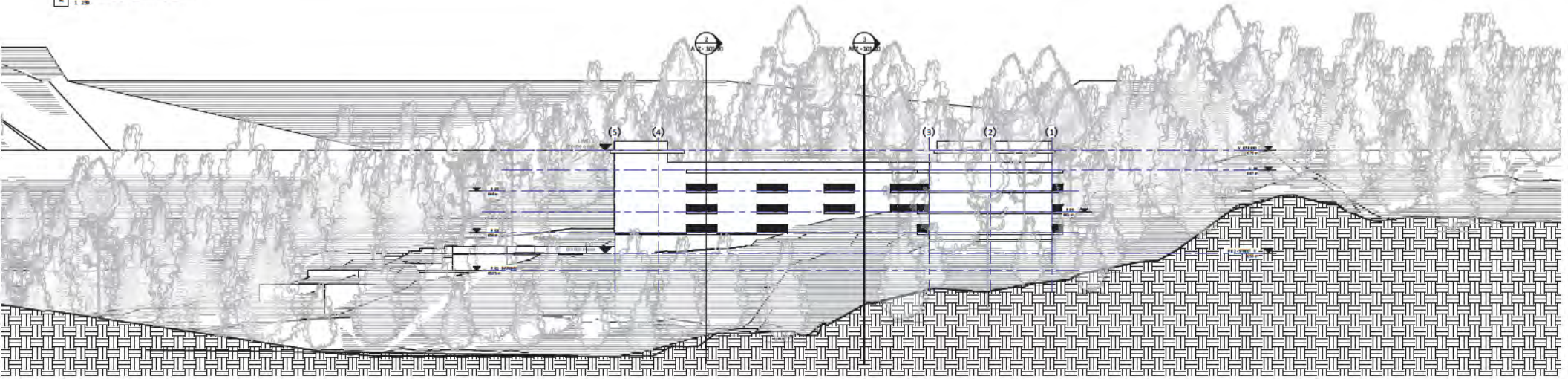
ELEVATIONS - SOUTH + WEST
Scale 1 : 250
Drawing Issue Date 2018 - 08 - 06

ARZ - 401



1 ELEVATION NORTH EAST
1 : 250

2 ELEVATION NORTH WEST
1 : 250



PLAN OF TOPOGRAPHIC SURVEY OF
LOT 2 DISTRICT LOT 5412 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 16634.

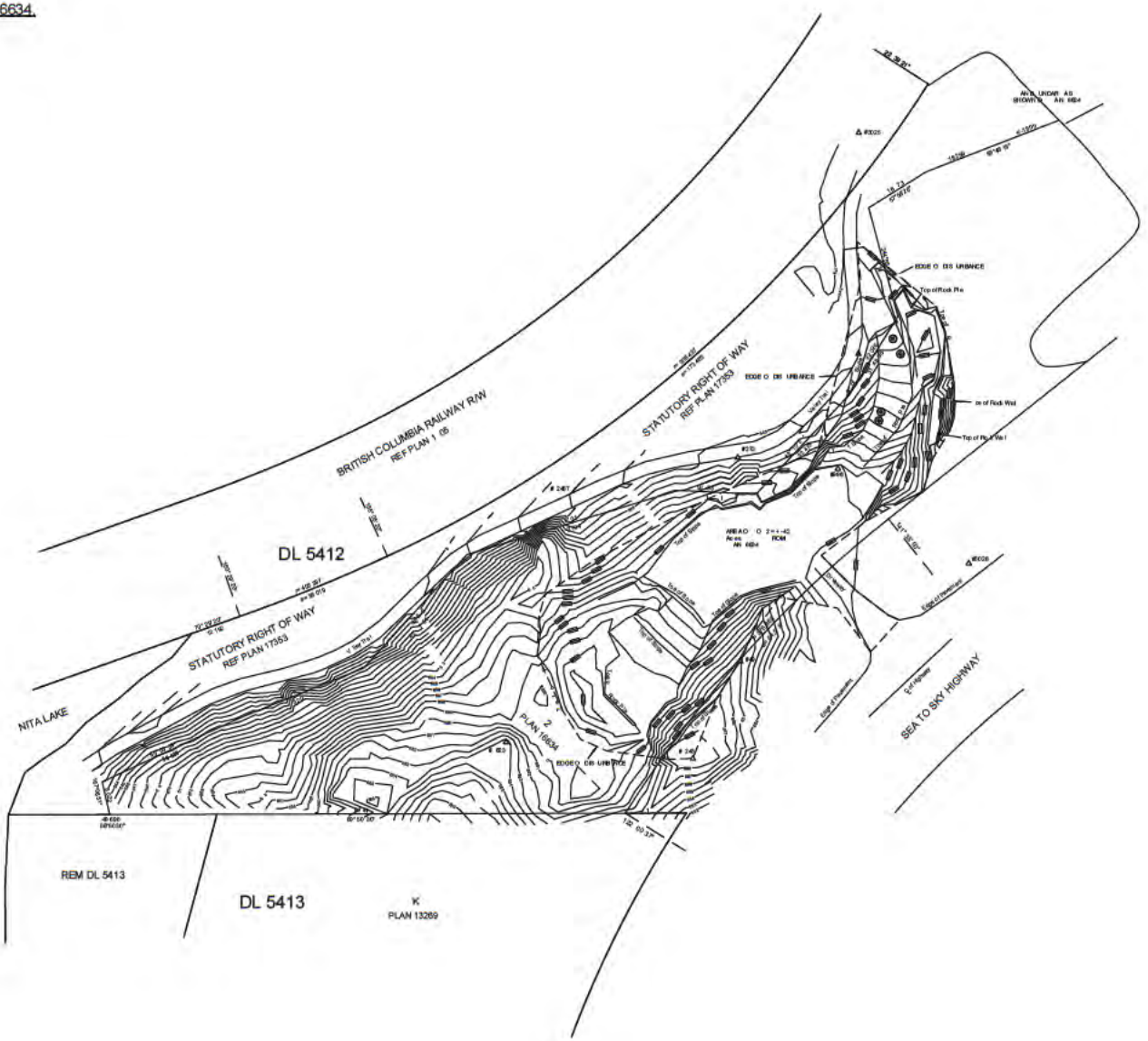
(P.I.D. 007-394-098)

Scale 1 500

0 10 30 50

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND

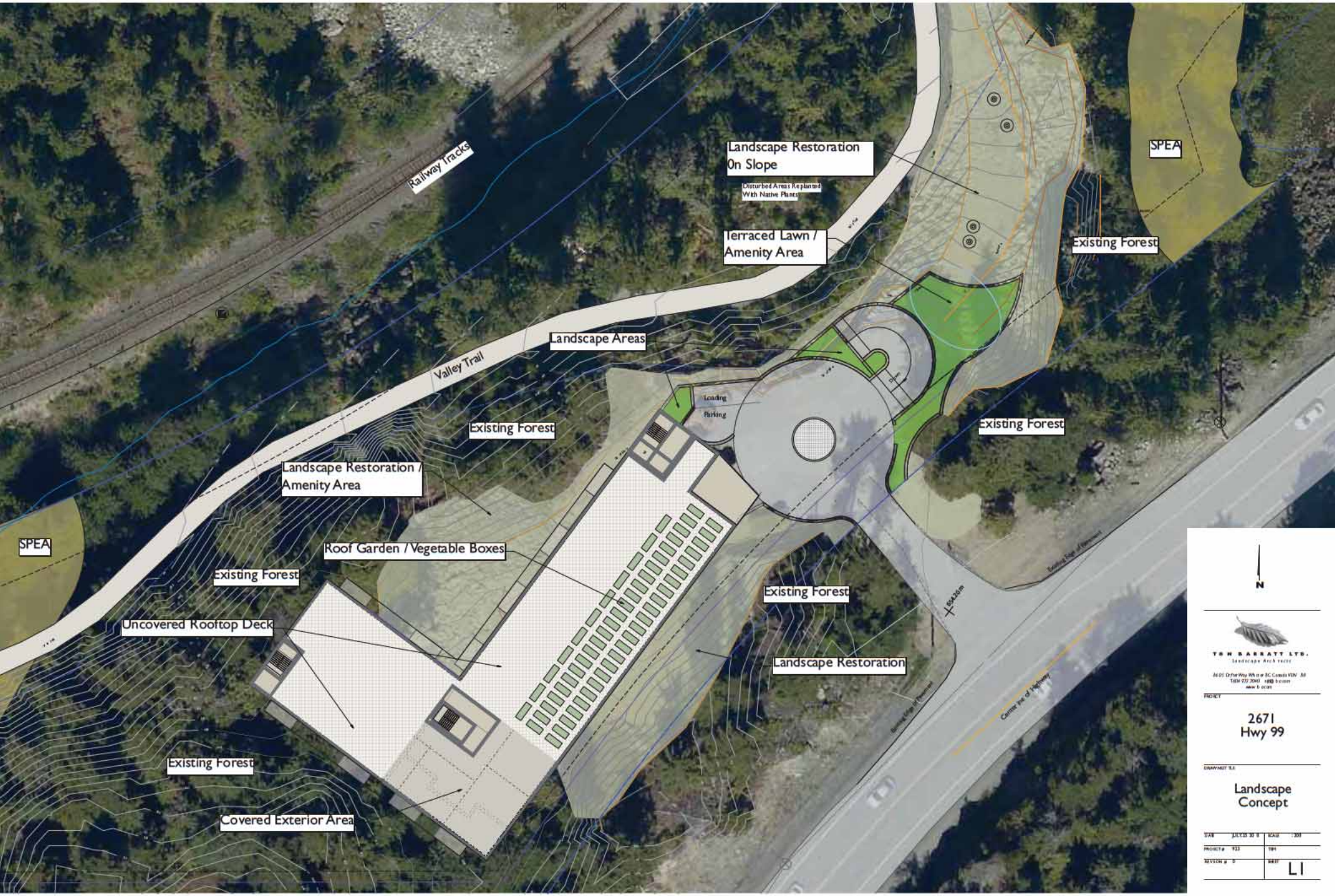


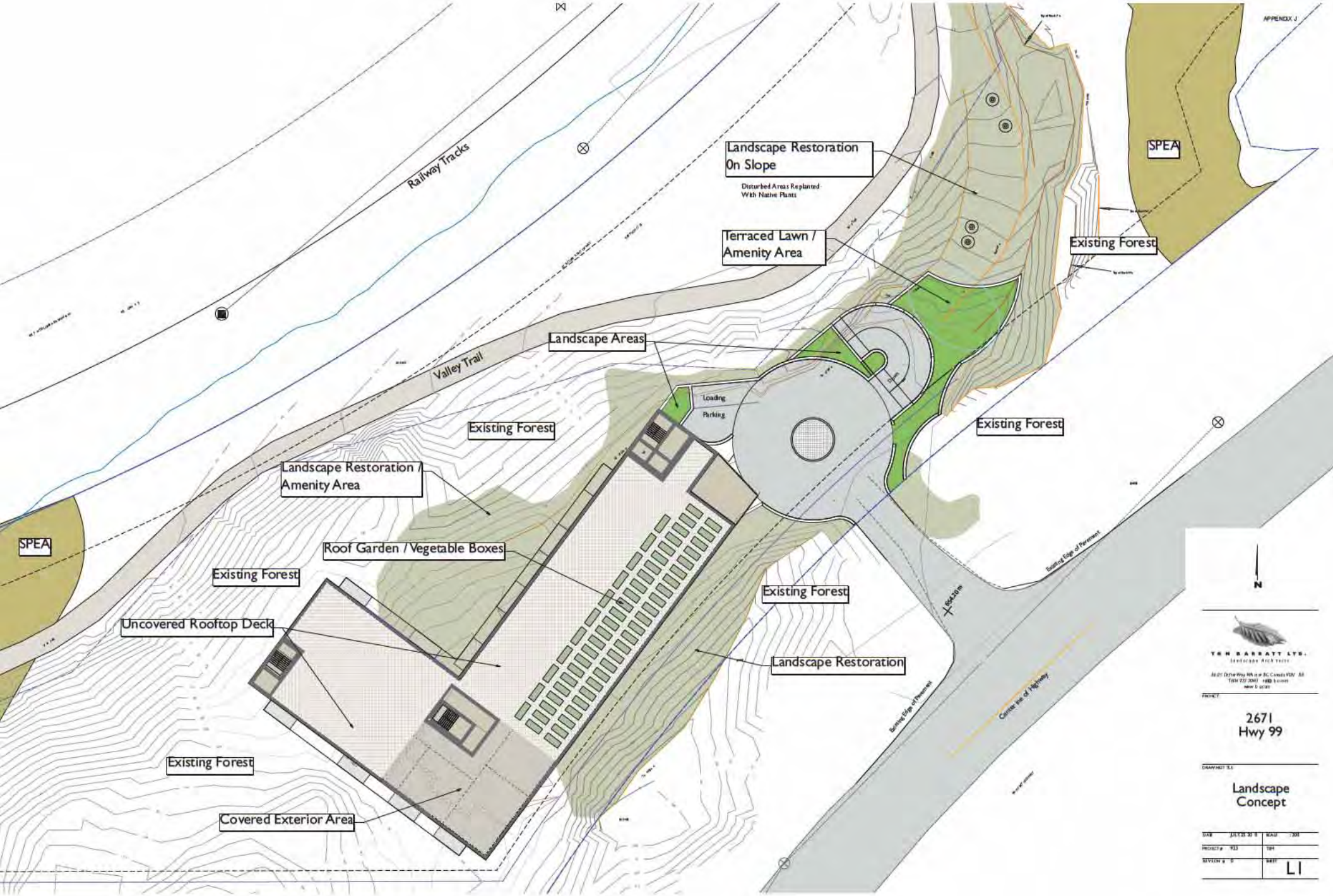
N

Certified correct

P.A.T. Bunbury, B.C.L.S.
October 20, 2017

BUNBURY & ASSOCIATES
PROFESSIONAL B.C. LAND SURVEYORS


Railway Tracks
Landscape Restoration
On Slope
Disturbed Areas Replanted
With Native Plants
SPEA
Terraced Lawn /
Amenity Area
Existing Forest
Valley Trail
Landscape Areas
Loading
Parking
Existing Forest
Existing Forest
Landscape Restoration /
Amenity Area
SPEA
Roof Garden / Vegetable Boxes
Existing Forest
Existing Forest
Uncovered Rooftop Deck
Landscape Restoration
Existing Forest
Covered Exterior Area
N
T & N BARRATT LTD.
Landscape Architects
2671
Hwy 99
Landscape
Concept
L1


APPENDIX J
Railway Tracks
Landscape Restoration
On Slope
Disturbed Areas Replanted
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Landscape Areas
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Landscape Restoration
Existing Edge of Pavement
Existing Edge of Pavement
Centre line of Highway
Existing Forest
Covered Exterior Area
N
T.H. BARRATT LTD.
Landscape Architects
2671
Hwy 99
Landscape
Concept
L1

RZ 1144

2077

GARIBALDI WAY

CORRESPONDENCE

Dear **Mayor and Council,**

I am writing to oppose the proposed rezoning and development of 2077 Garibaldi Way. I understand and support the need for additional employee housing in Whistler. Nevertheless, I strongly believe that the proposed 222 bed unit /121 parking space development is not appropriate, in any way, for this relatively small, limited access site.

There are a myriad of reasons why I oppose the captioned re-zoning and development proposal. There are clearly many issues about the potential effects that the proposed high density development would have on the surrounding low/medium density single family neighborhoods. However, there are broader issues that potentially affect everyone that lives in or visits Whistler:

1. The proposed development will put even more pressure on this section of Highway 99, which is already heavily congested during a good part of each day.
2. As traffic has increased on this section of Highway 99 it has become increasingly more difficult, and dangerous, to access Highway 99 from the Nordic/Highland areas. Adding more vehicles to this area will almost certainly add to highway congestion and risks for both local and through traffic.
3. It is quite possible that the proposed number of parking spaces will not accommodate all the cars, trucks, and recreational vehicles that this proposed development will attract. While this will likely worsen the local parking problems, especially in winter, it may also create additional snow clearing issues on the municipal roadways and may make it more dangerous for pedestrian traffic.

I am not totally opposed to the development of the land in question. However, I feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Name Alan Erickson

[redacted]

RESORT MUNICIPALITY
OF WHISTLER
MAR 14 2018

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Sincerely,

Name M. Janice Erickson M. Janice Erickson

[redacted]

RESORT MUNICIPALITY

MAR 14 2018

OF WHISTLER

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council!

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application; it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide

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- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions.
  The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

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Mike + Elaine McRory

Name

[redacted]

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Connie Cathers

Name

[redacted]

Signature

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Arthur Weinstein

Name

[redacted]

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Marilyn Weinstein

Name

[redacted]

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name Roland PFAFF.

[redacted]

Date March 5, 2018.

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Yours faithfully,

Name Peter Dangelis

[redacted]

Date March 1/18

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Yours faithfully,

Name TERRY SPENCE

[redacted]

Date FEB. 28/2018

Terry Spence

Dear Mayor and Council,

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I am not totally opposed to the development of the land in question. However, I feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Name BRUCE GOLDSMID

[redacted]

Date FEB 28/18

RESORT MUNICIPALITY
OF WHISTLER
MAR 14 2018

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Yours faithfully,

Name Robyn Innes

[redacted]

Date March 9. 18 -

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There are a myriad of reasons why I oppose the captioned re-zoning and development proposal. There are clearly many issues about the potential effects that the proposed high density development would have on the surrounding low/medium density single family neighborhoods. However, there are broader issues that potentially affect everyone that lives in or visits Whistler:

1. The proposed development will put even more pressure on this section of Highway 99, which is already heavily congested during a good part of each day.
2. As traffic has increased on this section of Highway 99 it has become increasingly more difficult, and dangerous, to access Highway 99 from the Nordic/Highland areas. Adding more vehicles to this area will almost certainly add to highway congestion and risks for both local and through traffic.
3. It is quite possible that the proposed number of parking spaces will not accommodate all the cars, trucks, and recreational vehicles that this proposed development will attract. While this will likely worsen the local parking problems, especially in winter, it may also create additional snow clearing issues on the municipal roadways and may make it more dangerous for pedestrian traffic.

I am not totally opposed to the development of the land in question. However, I feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Name RICHARD H.C. CRAWFORD

[redacted]

Date MARCH 5, 2018

RESORT MUNICIPALITY
OF WHISTLER
MAR 14 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name HEATHER ROVERS

[redacted]

Date Mar 9, 2018.

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name Christine d'Eça

[redacted]

Date March 6/18

March 20th, 2018

Dear Mayor and Council

Re: 2077 Garibaldi Way re-zoning application

I am writing this letter to express how apposed I am to the above re-zoning. It has always been a dream of mine, to own a home and live in Whistler. I spent a number of years, working throughout other communities in BC while working my way up in the Provincial Government, to be successful getting a transfer to Whistler. In 2012, I was successful in obtaining a position in the Sea to Sky. At that time, I was given the option to base my office, in either Squamish or Whistler. To be eligible to take a work truck home each day, to respond to after-hours call outs, we were only able to live in the community in which my office resided.

Given my dream, my wife and I made the decision to relocate to Whistler and rent a WHA property for the first year and a half, living in Whistler. We were fortunate enough to rent a townhouse on Nordic Drive and get on the WHA purchase list. We quickly realized, after viewing several WHA properties, which we would have to climb our way up on the list for some time, before being successful to purchase.

A year and a half after moving to Whistler, my wife and I found an open market home in the same neighbourhood, that could possibly be in our reach. We spent a considerable amount of time waiting for the right home to come up for sale with all the right features and within our budget. One of the important features we wanted and found was that the home was on a quite street where our future kids could play and we could walk our dog without busy traffic zipping by etc. etc.

Prior to purchasing our current home, the adjacent lot at 2077 Garibaldi Way was already well on its way to being developed, with hundreds of dump truck loads of blasted rock being hauled in to fill in the large crevasse in the lot. In passing, I spoke to the director of the numbered company who owns the lot, Rob Velenosi. Velenosi and I had a conversation about what his plans were with the lot. Velenosi told me that they had blasted rock that needed to be disposed of, from another project he was working on in Whistler. He was using the rock, to level the lot at 2077 Garibaldi way. We also spoke about when/what he would be building on the lot. He advised that he wouldn't be building on the property for anther few years and that his plan was to build townhouses.

Given all the development activity, we did our due diligence, to avoid any surprises. We were about to spend, more than we had ever dreamed that we would have to spend, to realize my dream. Working 7 days a week since high school, living in less than desirable communities and borrowing extra funds for a down payment, we really didn't want to make a poor decision in our purchase. We spoke to RMOW staff about what could be built on the lot and were advised that it was zoned for a single family home. We inquired about the owner getting rezoning to build townhomes on the property. We were told, by RMOW staff that it was very unlikely that the property could be rezoned for such a purpose. Feeling good about our due diligence, we purchased the home.

Given the following, I believe that Velenosi was speculating when he chose to invest in the property at 2077 Garibaldi Way;

- Completely cleared the lot and filled in the large crevasse with fill, thus maximizing the buildable footprint on the lot.
- Verbalized that his plans were to build townhouses prior to the lot being zoned for such purpose.

Speculation for buyers and developers is often seen as a negative tactic within communities because it inflates prices to a point of what is considered affordable for local people.

Almost five years later, we learn that the RMOW is considering a rezoning proposal to allow 74 units of employee restricted, dormitory style units, to be built on the property. We recognize and support that whistler needs more employee housing. Especially, given our previous experience and conversations with current waitlist purchasers that it has gotten much worse over the last few years. However, with such a vast increase in bed units to accommodate this rezoning, we believe its unreasonable and will severely reduce our quality of life.

Since the rezoning application, in speaking to neighbours, I learned that the lot at 2077 Garibaldi Way, used to have a stream that ran through the property. In reviewing maps and the topography in the area, its close proximity to 4 lakes in Whistler, the large crevasse the lot used to have, it makes sense that a stream would have run through the property. With my experience working with the Water Act in BC, filling in a stream without authority, it is an offence under Provincial Law.

The Riparian Areas Regulation (RAR) is under the jurisdiction of municipalities in BC. The RAR requires that development doesn't occur within the riparian areas of lakes and streams located within municipal boundaries. With the hundreds of dump truck loads of fill that has been put into the 2077 Garibaldi way, thus filling in the stream, I believe that offences have been committed under the Riparian Areas regulation.

Questions:

- Has the RMOW investigated possible offences under RAR and if so, what was the result of the investigation?
Was an Environmental Assessment (EA) conducted by a Qualified Environmental Professional (QEP), prior to the RMOW issuing any permits/any works being conducted to develop the lot?
- If an EA was conducted prior to any works completed, were the recommendations of the QEP followed?
- Did works on this lot "slip through the cracks" due to RAR being unenforceable without the OCP being signed off?
- Does the RMOW want to be known to reward developers, with poor compliance history (stop work order being issued) and potential serious environmental infractions, with large bed unit increases?
- What process does the RMOW use, to determine what density is acceptable on any given site?
- Does the RMOW want to be known to reward speculative developers with large bed unit increases?

- Why was Development permit area #19 (bylaw 1524) not adhered to in the development of the lot at 2077 Garibaldi Way?
- Was the lot originally or at any time designated as parklands or a lot with Environmental sensitivities?

In my studies to become a Law Enforcement Officer, I learned that laws are mainly created for two reasons, public safety and to keep order within society. To keep order within society laws are designed to make things as fair and equitable as possible for citizens. Environmental laws and bylaws are no different. We have environmental laws prevent the filling in of wetlands/streams, to keep our drinking water safe thus ensuring "public safety". We have bylaws to both ensure public safety and keep "order" within communities. Simply, zoning bylaws regulate who can build, what, where. Proper zoning is essential for community success and to ensure "order" within a community.

It's unfortunate and detrimental to our environment, that the mentality of "do first and beg for forgiveness later" is still tolerated and even rewarded, in today's society. Less than ethical businesses have become wise to politics, government laws and processes. Numbered companies are often, front and center in this type of unethical and illegal business activity. Filling in a stream with hundreds of dump truck loads of blasted rock, makes enforcement very difficult. These less than ethical businesses, realize the potential financial benefits of the "beg for forgiveness" tactic. In Canada, the consequences of getting caught are far less than the potential financial gain. With the reality of lengthy/costly investigations, burden of proof on the Crown and overburdened Courts, violators often go free. Even with a conviction, the Court would additionally have to order remediation of the site. Even if the Crown were successful in obtaining the remediation order, a numbered company would simply declare bankruptcy and rid itself of any remediation and financial burden. After bankruptcy, that same individual can create a new business online within minutes and continue business under another name or numbered company.

I recognize that in realising this issue, it's easiest to try and make the best of a terrible situation and create homes for well-deserved, hard working workers within a community.

I believe the OCP is an important part of community planning. We as Whistlerites also have to ask ourselves when adopting new OCP, what is Whistlers growth capacity? How much development and growth is too much before visitors/residents no longer find it a desirable place to visit and live? I don't believe we are there yet, but responsible development with the environment in mind, is essential to our survival. I don't have any community planning experience but it only makes sense to me that high-density projects belong close to the village core and in neighbourhoods exclusively for high-density housing. It makes sense to me that single-family homes, duplexes and townhomes are built throughout the neighbourhoods of any community. It makes sense to me to encourage infill housing, for employee housing, by allowing homes to add carriage homes and basement suites.

Question: Does it make sense that the large lot was zoned, single family home, designation due to the limited building area and difficult building conditions of the lots original state?

To allow the rezoning of 2077 Garibaldi Way is not keeping “order in society”. It is most definitely, unfair and inequitable to the citizens of Nordic and to citizens of Whistler to implement such a drastic change in density. Approving this rezoning will create precedence for other rezoning projects in other Whistler neighbourhoods, reducing the desirability and quality of live of all Whistlerites. It is most definitely unfair for the RMOW to support this project in bypassing the HWA purchase waitlist that wait-listers spend fees each year to remain on. It is unethical and potentially illegal for the RMOW to aid this numbered company financially by gifting this massive increase in bed units. It is unethical and most likely illegal for the RMOW to approve this zoning, based on employers subletting to their employees.

I support private businesses in creating new employee housing on condition that they adhere to the WHA model as closely as possible. I sympathise with businesses’ in Whistler, in its difficulty in hiring staff but I don’t believe that they are in favour of any one particular development. The standard template letter that each of them have signed, shows the lack of effort put in by the business’ that support this rezoning.

Approving this rezoning will negatively affect my family’s quality of life. Walking my 8-month-old son and dog throughout our neighbourhood, will become more dangerous and less enjoyable with the drastic increase in traffic. The additional noise from people, litter from pedestrians and traffic coming down a quiet cul-de-sac street, from 74 dormitory style units, will make our home a less desirable place to live. In consideration of this rezoning being approved, we are highly considering selling and moving to an adjacent community. Both my wife and I work in occupations that are considered essential services in BC. I don’t believe that it’s the intension of the RMOW, to push young professional families out of Whistler, but it very well might be a reality, if this rezoning is approved.

Thank you,

Tim Schumacher
[redacted]

April 12, 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighbourhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

In addition, I believe the community should be made aware of the employee housing opportunities that ALREADY exist in Cheakamus Crossing. I totally support employee housing being developed there.

Sincerely,

Laura Wetaski

[redacted]

[redacted]

[redacted]

From: Kevan Kobayashi [redacted]
Sent: Thursday, March 8, 2018 7:02 PM
To: Council
Subject: Opposition to 2077 Garibaldi Way Rezoning from Small Business Fanatyk Co Ski and Cycle.

To Whistler Council and Mayor Nancy Wilelm-Morden

This is a letter of opposition against the rezoning of 2077 Garibaldi Way from the Owners and Management of Fanatyk Co Ski and Cycle.

Fanatyk Co is a Locally owned and operated Whistler business that has been employing long and short therm staff for over 20 years and we oppose the rezoning of 2077 as “employee housing.”

We feel that any rezoning should be carefully scrutinized and be deemed to be in the best interest of both the neighbouring residences and for the greater good of Whistler. In simple terms, the benefits must outweigh the consequences.

This rezoning seems to primarily benefit the developer and builders and not the community. This apartment complex does not fall into the category of “affordable housing” for most of the local workforce nor does it seem suitable and appropriate for the neighbourhood. Businesses like ours and most of the Whistler employees including management level will never see the rewards of this rezoning.

Passing this rezoning will potentially set a president allowing private developers to take advantage the housing issue to force unwanted rezoning simply to maximize their profit on a piece of land with high rents and unrealistic density. In this case with very little regard to the existing neighbourhood.

This type of privatized development for profit and not within the Whistler Housing Authority guidelines should not be considered for such a major rezoning. Passing a rezoning like this may start us down a slippery slope. A slope that the local residences of these Whistler neighbourhoods have to suffer from while leaving business owners like us in no better position for house our staff.

Thank you

Sincerely
Fanakyk Co

Scott Humby
Bruce Pegram
Kevan Kobayashi
Paul Maki

March 19, 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighbourhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

[redacted]

March 19, 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighbourhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
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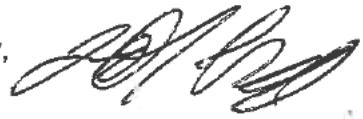
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,



John Crawford

[redacted]

March 19, 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighbourhood;
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6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Patrick Rosenberg

March 19, 2018

Dear Mayor and Council,

Re: 2077 Garibaldi Way re-zoning application

As Whistler residents and property owners have become aware of the captioned re-zoning application heated debate has developed throughout the community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the surrounding neighborhoods. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. Whistler residents are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application, it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 apartments, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.

Such development would drastically change the existing character of the family friendly Nordic area which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic area a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets and extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for these reasons.

- The Developer suggested that this development proposal was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidize their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT- The majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions. The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

Sincerely,

Mariano Zacsek

[redacted]

March 19, 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighbourhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Robert Currie

[redacted]

March 19, 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighbourhood;
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6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Brittany Schumcher

[redacted]

March 19, 2018

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
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6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Erin Rolandi

Erin Rolandi

[redacted]

March 15, 2018

To Mayor and Council

Re: Rezoning application RZ1144, 2077 Garibaldi Way

We absolutely support the RMOW doing all it can to increase employee housing.

However, we feel that it is unfair to the residents of Garibaldi way, who purchased their homes on a quiet cul-de-sac, and now are faced with the prospect that the RMOW will allow a 222 unit apartment complex to be built at the end of the cul-de-sac, depreciating the values of their homes, and creating a high-traffic zone. Their ability to allow their children and grandchildren to play outside will be ended because of the danger of more than 100 cars belonging to both residents and visitors coming and going.

In addition, for residents of Nordic in general, the traffic situation will be dramatically worsened. It is currently very difficult to access highway 99 going south during busy traffic hours. The only possible solution with the increased traffic would be to put in traffic lights. However, the result of that will be that on days where there are icy road conditions, the cars that are stopped at the light on Highway 99 and have poor tires, and or inexperienced winter drivers, will not be able to start up again on the steep uphills on the sides of both of the entrances, and will jam traffic on Highway 99. As everybody in Whistler knows, there are many cars with poor tires and inexperienced drivers, even rental cars that our visitors use which almost never have the proper winter tires.

Also, for all of the children who wait at the bus stop for the school bus, they will have greatly increased traffic to deal with. Just this morning, my son, as he was rushing for the school bus, crossing at the stop sign, was almost hit by a car who did not see him and accelerated from the stop.

The plan for the RMOW was to put employee housing in Cheakamus, and I suggest that is the proper location for an apartment complex like this. Perhaps the RMOW can swap a piece of land with the developer to allow him to put it in the proper location, and not anger all of the current residents of Nordic with decreased home values, increased traffic, and traffic jams at the entries. This is not a slight change to the neighbourhood, but a very large change to a quiet residential area, and does not seem to have the support of anybody who lives here-the rezoning has angered most residents. I believe that city Council has a responsibility to act in the best interests of it's citizens.

Stephen Aikins and Leslie Scott,

[redacted]

From: Braden Douglas [redacted]
Sent: Friday, March 23, 2018 7:01 PM
To: Council
Subject: 2077 Garibaldi Way

Dear Mayor and Council,

I'm a 20 year resident in the Whistler Highlands. I'm writing to oppose the rezoning of 2077 Garibaldi Way.

I'm addition to the rezoning there used to be a small creek, wetland on the lot that was backfilled recently which likely never had any environmental work done. I also have concerns over increased traffic at both intersections in Nordic. Both intersections are currently barely adequate and sometimes dangerous to turn out of being that they are both on blind corners and lack traffic signals. Long cues of cars are already the normal and already impact our neighbours, even the transit busses have a hard time turning left at the best of times.

Again I oppose further development on this lot other than its original zoning.

Regards
Braden Douglas

Contact info
Braden Douglas
[redacted]

From: Michel Berthoud [redacted]
Sent: Tuesday, March 27, 2018 23:45
To: Council <Council@whistler.ca>
Cc: Mayor's Office <mayorsoffice@whistler.ca>; Nancy Wilhelm-Morden <nwilhelm-morden@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Jen Ford <jford@whistler.ca>; John Grills <jgrills@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>
Subject: RZ1144 - Re-zoning at 2077 Garibaldi Way

RE: 2077 Garibaldi Way Re-zoning Application

Dear Mayor and Council,

I am writing to ***oppose*** the proposed re-zoning and development of 2077 Garibaldi Way. This application goes beyond the simple re-zoning of a single lot as it has the potential to adversely impact the existing character of the family friendly Nordic neighbourhood as well as set a precedent for future developments in other established Whistler neighbourhoods.

As others, we bought our property in Nordic because it was a quiet, peaceful, family oriented neighbourhood. Research showed that the adjacent forested block of undeveloped land was zoned as RSE1 and that factored into our decision to purchase. I strongly believe that the proposed 222 bed unit apartment style development – an increase from 6 bed units – is in no way appropriate for the existing Nordic neighbourhood. The higher density will result in an increase in traffic, increased demands on the current infrastructure and overall have a negative impact on the Nordic community.

While I acknowledge that Whistler is in need of affordable employee housing, I believe that this development is neither affordable, or actually employee housing as the developer is proposing renting to businesses rather than employees. Having accommodation tied to employment is a slippery slope and goes against the current OCP. Also the current rental structure is higher than the WHA rates and is beyond what many Whistler workers can afford.

I believe that building affordable housing controlled by the WHA is best long-term solution and that the Legacy Lands in Cheakamus is the ideal location and should be pursued and completed before gifting bed-units to a private developer and a for-profit development.

It seems that the developer and big businesses are using the current housing situation and flexing their combined muscle to justify this development. Who benefits from this proposed development? Businesses benefit by securing housing for their staff – by-passing the existing WHA controlled waiting list – while the developer lines his pockets under the ruse of affordable “employee” housing. Meanwhile, the employee is held hostage as their accommodation is directly tied in to their employment.

This is not just one neighbourhood fighting to prevent approval of this application, it is the community of Whistler raising concerns about the future of the re-zoning process and development. I am only one voice but I speak for our local community when I say please say ***NO*** to this proposed development.

Michel Berthoud
[redacted]

From: Lorna Doucette [redacted]
Sent: Wednesday, March 28, 2018 10:10
To: Council <Council@whistler.ca>
Subject: 2077 Garibaldi Way Re-zoning Applicaton

March 3, 2018

Dear Mayor and Council,

Re: 2077 Garibaldi Way re-zoning application

As Whistler residents and property owners have become aware of the captioned re-zoning application heated debate has developed throughout the community. While I can't speak to the difficulty that surrounding neighbourhoods may encounter, I do believe that there are major flaws with this rezoning. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. I would like to join the opposition to this development proposal and raise some strong concerns, as follows:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 apartments, 222 bed units and 122 parking stalls. To change this zoning at this point in time does not seem fair to property owners living close to the development.

- Additional pressure to already difficult TRAFFIC PATTERNS – both roads into Nordic provide extremely difficult access to the highway when turning south. I understand that council had previously denied development of additional day skiers' parking on the timing flats for these reasons.

- The Developer suggested that this development proposal was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? Proposed rental rates are not affordable to the majority of Whistler employees and are much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT- The majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. I am not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide affordable housing managed and controlled by WHA?

- I understand that ENVIRONMENTAL CONCERNS were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions. The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

I would like to finish with a quote from the OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and support my objection to this development.

"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

Whistler residents are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application, it is the community of Whistler raising concerns about the future of the re-zoning process and development.

Sincerely,

Lorna Doucette
[redacted]

From: Daryl Crozier [redacted]
Sent: Monday, April 02, 2018 15:03
To: Council <Council@whistler.ca>; Mayor's Office <mayorsoffice@whistler.ca>; Nancy Wilhelm-Morden <nwilhelm-morden@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; John Grills <jgrills@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>; Jen Ford <jford@whistler.ca>
[redacted]
Subject: Questions RZ1144 Rezoning 2077 Garibaldi Way

Dear Mayor and Council
I appreciate your efforts to represent the interest of all Whistler owners and tax payers.

For your consideration I provide my comments/questions and recommendations on the Rezoning Application
in the attached 'Questions RZ1144 Rezoning 2077 Garibaldi .pdf'

Thank you

Sincerely

Edgar Daryl Crozier
[redacted]

RZ1144 – 2077 GARIBALDI WAY EMPLOYEE RESTRICTED HOUSING REZONING

Dear Mayor and Council
I appreciate your efforts to represent the interest of all Whistler owners and tax payers.

I am opposed to the present Rezoning Application for 2077 Garibaldi Way.

The proposed high density of the project is inconsistent with the Nordic neighbourhood. If accepted it will have a major negative impact. 2077 Garibaldi is presently zoned for 6 beds. Constructing 74 units with 222 beds will increase neighbourhood noise, increase car and truck traffic.

The quality of life of the residents of Garibaldi Way will be severely diminished. The constant traffic will imperil the physical safety of children, adults and seniors living on Garibaldi Way.

The proposed buildings will dominate the north end of Aspen Drive. The proposed four-storey buildings, contrary to the developers Public Presentation will be higher than the adjacent 2241/2243/2245 triplex and the 2242/2246 duplex.

Listed below are some of my comments/questions and recommendations on the Rezoning Application.

1. Environmental assessment/impact of development of 2077 Garibaldi
Public Presentation by developer: 180219-presentation small,
page 3. FAQ 2. Why was the site disturbed prior to this proposal?
An excavation permit was initially taken out for site preparation of a single-family home. A Riparian Areas Regulation Assessment was requested by the RMOW and completed to obtain the excavation permit.

Questions

Q1.1. Stream on undisturbed lot
There was a stream on the northwest side of the undisturbed 2077 Garibaldi lot. The Department of Fisheries and Ocean requires that the Land Developer conduct an environmental assessment/impact of a Riparian Area before destroying the stream. When was the study conducted, what were the results and what is the file number of the archived results?

Q1.2. Bear cave on undisturbed lot
A mother bear and her cubs lived for years in a cave on the lot before the trees were removed. What was done to protect the bear and her cubs before the cave was destroyed? Were the bears hibernating in the cave when it was destroyed? Were the bears relocated to a different area?

Q1.3. Excavation Permit for undisturbed site
Reference: Administrative Report to Council, Dec 19/2019 Report 17-142, RZ1144
Page 27. Item 15. *Previously disturbed sites, and sites that require minimal alteration and disruption are supported.*
Developer statement: The project site is a .98 ha parcel that has been cleared, grubbed and levelled for use as large estate residence.

After the lot was grubbed (tree roots and stumps removed), the lot was levelled. This levelling was non-trivial. Over a period of at least 2 years large rocks were trucked to the site and used to increase the elevation of the lot. Was this extensive work detailed in the excavation permit? What is the file number of the archived excavation permit?

Q1.4. How can the devastation rendered on the previously disturbed site be ignored?

Easily: It seems that it is acceptable to make extensive alterations to a lot, submit a new rezoning application, label the altered lot "previously disturbed" and then state that there are no environmental concerns regarding the lot in its present state.

How Example 1. Public Presentation: page 5, item 7

Sustainable Planning Strategies and Green Building Standards

- *proposal to use previously disturbed infill site*
- *minimized site disturbance*
- *no net environmental impact to site*

How Example 2. Report 17-142, RZ1144

Pdf Page 27, Item 16

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

Developer statement: An environmental review was completed by Cascade Environmental and no concerns identified.

How Example 3. Pages 6 and 7, Report 17-142, RZ1144

Official Community Plan OCP

Section 4.13.2 of the OCP provides four tests for evaluating rezonings that propose to increase the accommodation capacity of the municipality. Staff consider that the proposal under RZ1144 satisfies these requirements as noted:

The third test, labelled c) addresses environmental impact.

	Section 4.13.2 Criteria	Comment
c)	***Will not cause unacceptable impacts on the community, resort, or environment***	***No significant environmental, social, or economic impacts are expected to result from the proposal.*** ***This will be confirmed through further processing of RZ1144***

Recommendation. Given questions Q1.1 to 1.4, Council should request a thorough re- examination of the environmental assessment beginning with the undisturbed lot. Given the extensive excavation on the undisturbed lot a geotechnical study of the disturbed lot is required.

2. Size of the proposed buildings

Reference 1: Administrative Report to Council, Dec 19/2019 Report 17-142, RZ1144
Appendix C, pdf page 18, Architectural Drawings

Reference 2: 180219-presentation-small.pdf
Pdf page 21

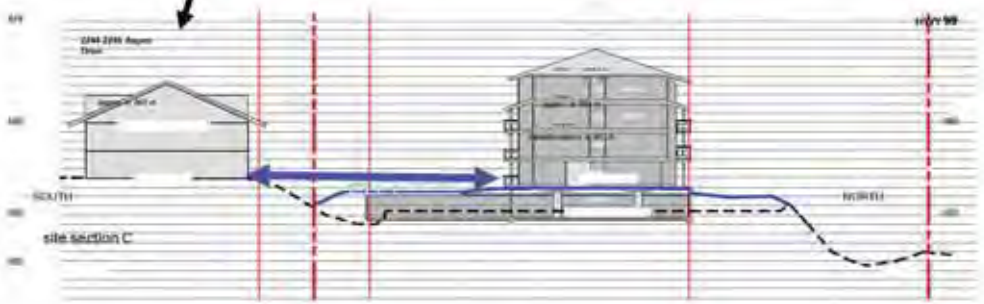
For your convenience the relevant sections have been placed on the following page.

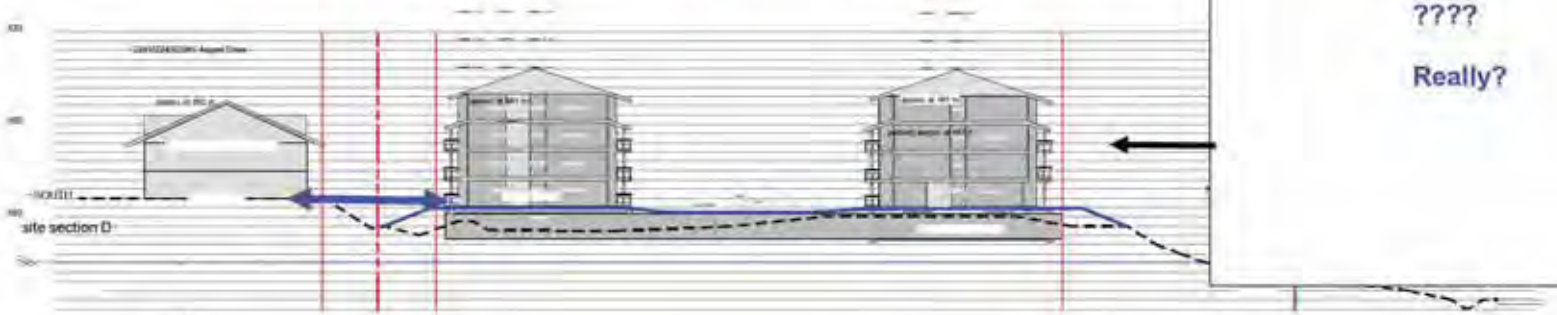
The scaled drawings of the architect indicate the proposed four storey buildings will exceed the heights of the duplex 2244/2246 and triplex 2244/2246 units on the adjoining Aspen Drive.

Recommendation. Determine why the developer when addressing the view from Aspen Drive, page 21 of his public presentation makes the false statement that "Roof lines of existing buildings are similar or exceed possible roof lines of proposed buildings"

'M__PROSPERO_PLANNING_RZ001144_RZ1144-20171219_AdministrativeReportCouncil.pdf'-
Page 18

2244/2246 Aspen Drive





2241/2243/2245
Aspen Drive

180219-presentation-small.pdf
Page 21

Note: No adjacent homes have orientations that create significant sightlines for primary views towards site. Primary views of existing buildings are toward Aspen Dr.

Dense Buffer and Site Depression Concealing Building from adjacent properties

Note: ***Roof lines of existing buildings are similar or exceed possible roof lines of proposed buildings***

????

Really?

3. RMOW restrictions on number and use of beds in Garibaldi Way Apartments

Reference, **Report 17-142, RZ1144,** Pdf page 26

Item 7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

The RMOW Bylaw on tourist rentals with penalties of $1000 per night for each infraction might be an effective deterrent to tourist rentals in the proposed development. However, there is no restriction on subletting to Whistler employees.

How can an annual report prevent an employee approved as a resident at 2077 Garibaldi Way from filling bedrooms with bunkbeds with either other Whistler employees or seasonal Whistler employees to help pay the rent? At $3.00 per square foot the proposed initial monthly rents for 1 and 2 bedrooms at $1974 and $2475 are unreasonably high.

According to the CMHC October 2017 Rental Market Report the Squamish monthly rents for 1 and 2 bedrooms, $1036 and $1161, are substantially lower. After the first year the rent will be permitted to increase by the annual maximum allowed by the BC Government. Assuming the increase remains at the present 2018 maximum of 4 %, at the beginning of the 6th year the 1 and 2 bedroom units at Garibaldi Way Apartments will be permitted to rent for $2401 and $3011 per month, respectively. That is, after 5 years the rents will have increased by 21.7%. Are Whistler employers going to commit to increase salaries by 21.7%?

The proposed development is overwhelmingly opposed by the surrounding Nordic neighbourhood.

Recommendation: The proposed limit of 222 beds for Garibaldi Way Apartments is far too high.

Regardless of whatever significantly reduced bed limit is determined, the RMOW Council must enact procedures and legislation to prevent the bed limit from being exceeded by subletting or other subterfuges.

Thank you for your attention.

Sincerely

Daryl Crozier

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council!

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application; it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide

affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions.
  The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

Cathy Goddard

Name

[redacted]

Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name Lynda Hydamaka

[redacted]

Karen Olineck

To: Roman Licko
Subject: RE: Re: Application for re-zoning and developing 2077 Garibaldi Way

From: Shirley Helyar [redacted]
Sent: December 19, 2017 4:21 PM
To: 'rlicho@whistler.ca' <rlicho@whistler.ca>
Subject: Re: Application for re-zoning and developing 2077 Garibaldi Way

Dear Mr. Licho

I am a property owner on Aspen Drive and am sending this to express my great concern and objection to the development proposal
for the above mentioned property. I feel that this development is inappropriate to be inserted into an already busy Creekside and
surrounding area. The impact of the additional vehicular traffic would be very difficult to handle given that it is the only corridor in
and out of Whistler and already bumper to bumper at times.
Also, there is also a lot of pedestrian traffic through our neighbourhood and this would be greatly increased with the development
Being intended for employee housing.
With the increase in population in an already crowded area, this project will only bring more congestion.
I do hope that my concerns and that of others will be given your careful consideration in assessing this proposal. It would not be good
For the Creekside area.
Thank you for your attention,

Yours truly,
Shirley Helyar
[redacted]

Karen Olineck

To: Roman Licko
Subject: RE: RZ1144 2077 Garibaldi Way

-----Original Message-----
From: Bruce [redacted]
Sent: Tuesday, December 19, 2017 4:43 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: RZ1144 2077 Garibaldi Way

Hi Roman

Thanks for meeting with me yesterday.

I would very much appreciate it if you could advise me on the results of the Advisory Design Panel meeting on the above rezoning.

1) The discussion of relaxing the 20 meter highway setback.

2) The question of the density of the proposed project.

In addition could you advise me if a letter will be sent to residents in the area about the Public Meeting on this rezoning or if it will be just an ad in the papers.

Thanks very much and have a Merry Christmas.

Bruce Hall
[redacted]

Karen Olineck

To: Roman Licko
Subject: RE: Rezoning 2077 Garibaldi Way

-----Original Message-----
From: Heather And Bruce Hall [redacted]
Sent: Monday, January 08, 2018 2:10 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: Rezoning 2077 Garibaldi Way

Hi Roman

When you and I met before Christmas you said the Advisory Design Panel was meeting on the above rezoning and that you were going to talk them about the density of the proposal and relaxing the 20 metre set back from Hwy 99.

Could you please advise me of what the Panel did on these two items.

Thanks very much.

Bruce Hall

Karen Olineck

From: Roman Licko
Sent: Wednesday, January 10, 2018 9:07 AM
To: Karen Olineck
Subject: FW: Rezoning 2077 Garibaldi Way

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

-----Original Message-----
From: Bruce [redacted]
Sent: Tuesday, January 09, 2018 6:55 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: Re: Rezoning 2077 Garibaldi Way

Thanks very much Roman.

Two more questions:

Did the Panel discuss the density of the proposal at all?

Are you aware of an environmental report done by Cascade Environmental Services on the site? If so is it a public document?

I appreciate the time that you are taking with me on this proposal and to be honest I will probably taking more of your time.

Thanks very much.

Bruce

> On Jan 8, 2018, at 3:07 PM, Roman Licko <rlicko@whistler.ca> wrote:
>
> Hi Bruce,
>
> Thank you for your email.
>
> The Panel generally supported this project in terms of massing and Architectural Character. There was some discussion regarding the 20m highway setback and it was agreed that this will be reviewed/ explored further.
>
> Truly,
>
> Roman Licko
> RESORT MUNICIPALITY OF WHISTLER
> TEL: 604-935-8173

>
>
> -----Original Message-----
> From: Heather And Bruce Hall [redacted]
> Sent: Monday, January 08, 2018 2:10 PM
> To: Roman Licko <rlicko@whistler.ca>
> Subject: Rezoning 2077 Garibaldi Way
>
> Hi Roman
>
> When you and I met before Christmas you said the Advisory Design Panel was meeting on the above rezoning and that you were going to talk them about the density of the proposal and relaxing the 20 metre set back from Hwy 99.
>
> Could you please advise me of what the Panel did on these two items.
>
> Thanks very much.
>
> Bruce Hall
>
>
> _____
>

From: Duncan Ball [redacted]
Sent: Tuesday, December 19, 2017 10:07 AM
To: Roman Licko <rlicko@whistler.ca>
[redacted]>
Subject: Application by 1116130 BC LTD. Regarding the rezoning of 2077 GARIBALDI WAY

Dear Mr. Licko

My wife and I are the owners of [redacted] in Whistler and are writing to you regarding the proposed rezoning at 2077 Garibaldi Way.
I want to register my opposition to the proposed rezoning for several reasons. The proposal contemplates a very large development that will have significant negative impact on Aspen Ridge and the surrounding Creekside community:

- The proposed development is of a much higher density than the surrounding community and will not fit in.
- The proposed development will generate significant traffic to the area which has never been contemplated.
- It will increase traffic trying to turn on to 99, which is already very challenging and dangerous
- It will create traffic (vehicle and pedestrian) through the Aspen Ridge subdivision
- It will change the feel of the neighborhood and result in increased density and traffic
- Three four story buildings would not be sensitive to the surrounding neighbourhood context. This is a low density residential community. The proposed development would be at a density not currently contemplated or supported by the community.
- Surrounding homeowners made their decision to live in the neighbourhood based on current zoning bylaws. This would be a major change to the zoning in the area and is not consistent with the community's shared vision for the area.
- The housing is not particularly close to transit. We are concerned residents will cut through the Aspen Ridge neighbourhood and create significant change in traffic.
- The project is not sensitive to the surrounding environment. Green space will be lost.
- Building height will be substantially higher than the surrounding environment.

I believe there has not been proper consultation with the community and I would not support the rezoning application at this time. As I am just learning about this today, I have had very little chance to object, but would be very happy if you could pass on my concerns to the Planning department at the Municipality.

Best Regards

Duncan Ball,
[redacted]

From: Finlayson, Gordon [VA] [redacted]
Sent: Tuesday, December 19, 2017 7:25 AM
To: Roman Licko <rlicko@whistler.ca>
Subject: 2077 Garibaldi

I am a homeowner on Aspen dr. I've just discovered the proposed building application at 2077 Garibaldi by our strata manager. There is inadequate information shared with the neighbourhood; I am for the time being opposed to any forward movement of this project.

Gord Finlayson

Karen Olineck

To: Shelley Termuende
Subject: RE: Proposed Development at 2077 Garibaldi Way

Subject: Proposed Development at 2077 Garibaldi Way

Dear Mayor and Councillors-

Below is a copy of an e-mail I sent to R Licko of the Whistler Planning Department on December 19, 2017.

Sincerely,

Rick Hanna
[redacted]

Dear Sir / Madam-;

My apologies for these late comments but we only became aware of the captioned re-zoning and development proposal late yesterday. We are in transit and this is our first opportunity to respond.

During the past 30 plus years we have owned 3 different strata units in the Creekside area. We are the current owners of [redacted]

We strongly oppose the captioned re-zoning and development proposal for several reasons:

1) We believe that the construction and occupation of the proposed three (3) four storey apartment buildings will fundamentally alter the nature of the Aspen Ridge neighborhood and as well as other neighborhoods in the vicinity. We feel such a change would be detrimental to the area.

2) We believe that the proposed development will put even more pressure on this section of Highway 99, which is already heavily congested during a good part of each day.

3) As traffic has increased on this section of Highway 99 it has become increasingly more difficult, and dangerous, to access Highway 99 from residential neighborhoods. Adding more vehicles to this area will almost certainly add to highway congestion and risks.

4) It is quite possible that the proposed number of parking spaces will not accommodate all the cars, trucks, and recreational vehicles that 3 four storey apartment buildings will attract. This could worsen the parking problems that already exist in this area, especially in winter.

5) The proposed development will undoubtedly increase traffic on Aspen Drive. Whether it is simply foot traffic or vehicle traffic it will still be disruptive to the neighborhood.

We are not totally opposed to the development of the land in question. However, we feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-

story apartment buildings. We further believe that the Aspen Drive roadway should not become a route for through traffic.

Sincerely,

Roxanne and Rick Hanna
[redacted]

From: jennifer judge [redacted]
Sent: Tuesday, December 19, 2017 11:29 AM
To: Roman Licko <rlicko@whistler.ca>
[redacted]t>
Subject: rezoning application RZ001144-2077 Garibaldi Way

Hello Roman

Michael and I are full-time residents at [redacted], in the Aspen Ridge Strata which borders the proposed property's rezoning application. We would like to lodge our strong objection to this rezoning:

-There are already congestion and problematic issues with traffic. There are only two entrances/exits to the Nordic area and these intersections with the 99 are already hazardous and difficult to navigate with the existing density in the area. The proposal has a large increase to population density that will seriously affect vehicular traffic in the neighbourhoods, and also the general safety especially given that there are no sidewalks.

-Our property borders the pathway to Creekside and is used by the general public cutting through Aspen Ridge and by Aspen Ridge Strata residents. With the proposed dorm housing and maximum density there will be a large increase in pedestrian traffic through Aspen Ridge Strata and the pathway beside our home. The density and numbers suggested by the rezoning of 2077 Garibaldi Way will seriously affect our privacy, late night noise level (which is already an issue) beside our house and others along Aspen Ridge Drive.

-The density and massing of the proposal does not suit the character of the existing neighbourhoods and will seriously impact current owners bordering the property. It is simply putting too many people within the Nordic neighbourhood in a complex that has not been well thought out.

-Adequate notification of this proposal was not given to us as residents and we are seriously impacted by this proposal. Given the size of 2077 Garibaldi Way and the fact that its borders 2 neighbourhoods, the notification sign at the entrance to the property (at the end of a cup-de-sac) does not have enough public exposure to adjoining properties; this should have been addressed by Whistler Municipality. Aspen Ridge residents should have been given notification with proper signage so that all residents affected could be properly informed. A transparent and open communication between Whistler Council, the proposed developers and all residents must be in place for such a large and impactful proposal.

Jenny and Michael Judge
[redacted]

RE: RE-Zoning application for 2077 Garibaldi Way

We would like to express our concerns when considering the re-zoning application for 2077 Garibaldi Way. We moved to [redacted] in 2001 and subsequently moved to the townhouse complex of Powderwood located in Nordic in 2014. We witnessed first hand the constant dumping of fill in the vacant lot at the end of the cul de sac. I complained, along with many neighbours, about the dust, the noisy heavy equipment traffic, and the unsafe practices in a time of fire bans.

The proposed re-zoning for a multi-family complex raises concerns about the existing infrastructure accommodating such a large complex, the increased traffic in a residential area, the traffic flow onto Highway 99, the already inadequate night lighting, and the increased burden on the transit system.

There is no doubt that the subject of affordable housing in Whistler needs to be addressed. Although, this complex may seem to be a small solution towards this massive problem, one must question how affordable it will be for many minimum wage earners.

We are opposed to this re-zoning application. We appeal to our Mayor and Councillors to reject this application.

Regards,

Deborah and Tim Wales

Karen Olineck

To: Shelley Termuende
Subject: RE: Rezoning of 2077 Garibaldi Way Concerns.

From: KEVAN KOBAYASHI [redacted]
Sent: Friday, December 22, 2017 22:19
To: Council <Council@whistler.ca>
Subject: Rezoning of 2077 Garibaldi Way Concerns.

To Whistler Council and Mayor Nancy Wilelm-Morden

I am writing you to express my concerns regarding the rezoning of 2077 Garibaldi Way. I fully understand how difficult of a job it must be for this counsel to find solutions to our housing crisis. As a business owner in this town for the last 21 years I do support most initiatives to increase rental inventory for the greater good of Whistler. In fact I am not principally against the 2077 Garibaldi lot being rezoned for affordable multi-unit housing. I am however very concerned with the scale and magnitude of this project.

For the last 15 years I have lived in the cul-de-sac that is the proposed entrance for the development. Like most of my neighbours I call this home 365 days of the year and therefore see the daily flow of traffic and pedestrians in both the neighbourhood streets and the Highway access. I find it difficult to imagine a development of 3 buildings towering 4 stories and the automobile traffic that accompany it as having a reasonable or acceptable impact on this quiet single family neighbourhood. 224 bed units in a single lot shouldn't be considered an appropriate rezoning number for a lot that sits in such close quarters to its neighbouring single family homes.

I also believe the proposed access to this development is not appropriate to run through a short cul-de-sac instead of having its own highway access. The additional strain of traffic to this small street will have a heavy impact on the Nordic neighbourhood.

The proposed development suggests that there will be a combined 122 parking stalls. With the total bed units being over 220, it makes me question where the remaining automobiles and visitor's parking will be. It seems obvious to me that the overflow will spill into the small cul-de-sac and up through the narrow streets of Nordic making plowing and parking a nightmare for all of its residents.

All of the logistical issues make me question this project. A project that the developer is selling as affordable housing for management level positions. One can't help but question the numbers that seem to add up to very expensive monthly rent (I believe it will be $2400 a month/800 square feet) for what seems to be small and fairly crowded accommodation with limited parking. Perhaps the developer has found a way around his zoning problems and his illegitimate material dumping in lot 2077 by taking advantage of the council's wish to address housing issues.

Please do not take this vote lightly. Please don't let the "housing crisis" topic pressure you into a hasty decision without considering if this is really what the rental public needs. Please consider all angles of this rezoning and its effects on the Nordic neighbours as we should be just as important to consider as the temporary managers and seasonal staff looking for housing. If you take the time to look carefully at this proposal it should become obvious that this project is riddled with potential issues that make it a detrimental one and once it's passed it cannot be undone.

Perhaps you can consider the following. In your own neighbourhood, if one of the houses right next to your home was to be replaced with 3, four story building complexes with questionably "affordable" rent, would you vote to pass the rezoning. Would you accept the 224 bed units and accompanying automobile traffic as your next door neighbours contrary to the original zoning? Please fully grasp the weight of your decisions as you would be responsible for putting this right next to our homes forever.

Thank You
Sincerely

Kevan Kobayashi
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: RE ZONING APPLICATION FOR 2077 GARIBALDI WAY

From: STELLA BENTEAU [redacted]
Sent: Monday, January 01, 2018 17:41
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: RE ZONING APPLICATION FOR 2077 GARIBALDI WAY

I am a concerned citizen residing at [redacted] My late husband and I purchased our property in 1989 because of the peace and tranquility that this Nordic Cul de Sac offered.

Two years ago, the lot at 2077 Garibaldi Way was purchased by a developer. The neighbourhood was subject to extreme dust and constant heavy truck traffic. Fill was being hauled in daily from another location.Over 20 feet of fill was dumped with no compaction till the fa of 2017. Finally the developer was given a stop work order after a water line was ruptured and proper permits were not in place. The history of the road access to this property goes back several years when Aspen Ridge was being developed. One wonders if the road access was properly engineered to allow heavy equipment traffic.

Now there is an application to rezone this single family lot. The developer is planning to build q multi family complex adding 224 bed units with parking for over 100 vehicles.

No one denies that there is a severe affordable housing crisis in Whistler. However, building this complex in the quiet cul de sac, will only add to the traffic issues people in Nordic already are experiencing when accessing Highway 99. A traffic light will not help the flow of southbound traffic. is there adequate capacity of multiple services (hydro,sewer,water) to sustain a project of such magnitude?? If not, I am concerned that the tax payers will bear the cost of upgrades. The bus system now is barely able to take the passengers going from the village through Nordic and beyond in a timely fashion.

I am vehemently opposed to this rezoning application. It seems that the morals of this developer are already in doubt given lack of permits and questionable engineering for the fill that will be used to support this complex.

Please consider mine and my neighbours concerns and reject this application for 2077 Garibaldi Way.

Thank you,

Stella Benteau

Karen Olineck

To: Shelley Termuende
Subject: RE: Proposed Development - 2077 Garibaldi Way

From: Doug Matheson [redacted]
Sent: Thursday, January 04, 2018 15:34
To: Mayor's Office <mayorsoffice@whistler.ca>; Council <Council@whistler.ca>
Subject: Proposed Development - 2077 Garibaldi Way

To Mayor Nancy Wilhelm-Morden and Whistler Council

As a resident of Nordic Estates, on Garibaldi Way, I was shocked to read that a development of a 70,000 sf 4 storey condominium complex was being considered by the RMOW.

The current OCP does not contemplate development of this magnitude. Rezoning from the current single family estate zoning to the proposed multi-unit zoning is a huge leap and frankly one that appears to only benefit the developer. The developer has been improving his property for years without a permit in complete disregard for the municipalities rules and processes. Even as recently as the summer of 2017 he had a Stop Work Order on his land. Given his history, I suspect that once he gets done and finds out that there are not enough managers out there who will pay $3.00/sf for a shoe box that he will come pleading hardship and begging for relaxation of the employee residence rules.

By adding the load of this development to the neighborhood will add strain on the neighborhood.

- The main collector roads will deteriorate even more than they do with the heavy bus traffic. After 16/17 winter, Whistler Rd was destroyed and had to be torn up and repaved. More traffic will accelerate this deterioration and increase taxpayer expenses.
- The addition of 100 resident vehicles traffic in and out of Nordic several times per day will significantly increase the risk and likelihood of a significant vehicular accident event which, at a highway entrance, won't end well. It will likely precipitate the addition of traffic controls to both entrances in the future along with considerable taxpayer expenses.
- Typically there is a relationship between the service capacity for Nordic, the OCP and the current Nordic servicing infrastructure. To even consider moving from the 6 bed units attached to the current zoning to the proposed 224 bed units is risky and could potentially cost us hugely in the near future if the main trunk sewer is pushed nearer to its maximum and limiting further development upstream.

I know that there is a voracious appetite for affordable and employee housing. The lack of it is felt daily. However, what is being proposed is not affordable and I don't believe that the target employee demographic is large enough for the development to be economically sustainable. Out top of this, there is a potential for a future taxpayer burden arising from the deviation OCP that has been guiding development in the valley for many years. I urge that you put a stop to this rezoning application. Its scale is too large for the area which will strain the existing infrastructure and potentially require future taxpayer costs to remedy.

Thanks

Doug Matheson
[redacted]

Karen Olineck

To: Roman Licko
Subject: RE: File RZ1144 2077 Garibaldi Way RSE1

-----Original Message-----
From: B Reith [redacted]
Sent: Thursday, January 04, 2018 5:49 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: File RZ1144 2077 Garibaldi Way RSE1

To Roman Licko

I live and own my home in Nordic on Garibaldi Way and am looking for information on this site, so I can provide the Facts to our Nordic neighbourhood.

I would like a copy of the Riparian Report, and the copies of the RMOW permits to cut all the trees down, level and fill with logs and boulders.

This Property was a fully treed/valley.

In your Proposal to Advisory Design Panel it states The Site has been previously disturbed and is relatively level. What does previously disturbed mean?

I look forward to this information from you.

Thank you
Brenda Heikkinen
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way Rezoning

From: Kim Charters [redacted]
Sent: Friday, January 05, 2018 16:05
To: Wanda Bradbury <WBradbury@whistler.ca>
[redacted]
Subject: 2077 Garibaldi Way Rezoning

To Mayor and Council,

I would like to express my great concern for the high density development proposed for 2077 Garibaldi Way. This includes the addition of 122 parking stalls.

Nordic Estates currently has congestion and safety issues with vehicle traffic in the sub division with current stop signs and traffic calming signage being ignored by the vast majority of motorists. Pedestrians are on the road with vehicles that travel 50 kilometres or faster no matter how poor the weather or visibility is. There is little to no enforcement by the police of the traffic laws.

There is also difficulty and major waits in turning left from the highway into Nordic. An even more critical traffic issue is the access to the highway by vehicles attempting to turn left onto the highway at both entrances to Nordic. Two lanes of bumper to bumper traffic have to be navigated to make this turn. If you want confirmation of the severity of these issues, I suggest you speak with Whistler's public transit drivers.

It is my understanding that a traffic study was done by the municipality which highlighted the bottle neck of Whistler's highway traffic occurring between Creekside and the Village. Nordic falls between these two areas. What was the point of paying for a study just to ignore the findings? The municipality will exacerbate the existing high volume highway gridlock with the proposed high density rezoning of 2077 Garibaldi Way.

No one disputes the need for additional controlled rental housing in Whistler. Hopefully, with sober second thought, you will look at a site that is more conducive to this type of development. The lands at Cheakamus Crossing jumps to the fore front.

Regards,

Kim Charters
[redacted]

Karen Olineck

From: Planning
Sent: Monday, January 08, 2018 3:10 PM
To: Karen Olineck; Roman Licko
Subject: FW: 2077 Garibaldi Way

From: Kathleen Laczina [redacted]
Sent: Thursday, January 04, 2018 8:09 PM
To: Planning <planning@whistler.ca>
Subject: 2077 Garibaldi Way

To: Whistler municipal planning department staff

From: Kathleen Laczina
Whistler resident

Re: Application for re-zoning for the purpose of development of the residential lot at 2077 Garibaldi Way, Nordic

Dear municipal planners,

The application for re-zoning the lot at 2077 Garibaldi Way, Nordic, from its current single-family zoning to zoning for a 74-apartment, 3 building complex, is simply outrageous.

The surrounding neighbourhood is all single-family, duplex or triplex - zoned. The lot is on a quiet cul-de-sac. The re-zoning from 6 to 222 bed units is just too big a leap!

Three apartment buildings jammed on to this lot does not fit the quiet residential neighbourhood of Nordic. This proposed development would have a huge negative impact on the character of our neighbourhood - huge increases in vehicular traffic, foot traffic late at night, and noise levels generally.

I am deeply distraught after having watched the Council meeting where the Application was presented. It appears that the municipal planning department wants to push this re-zoning through as quickly as it can, and I feel that we Nordic residents are being railroaded.

I appreciate the housing crunch - but the proposed development's density does NOT fit in with the surrounding neighbourhood. This application for re-zoning is truly an insult.

I most respectfully request your department's response to my thoughts on this issue in the form of a timely reply to this letter.

Regards,
Kathleen Laczina
[redacted]

Karen Olineck

To: Mike Furey
Subject: RE: 2077 Garibaldi Way

Subject: 2077 Garibaldi Way

From: Kathleen Laczina [redacted]
Sent: Friday, January 05, 2018 19:32
To: Council <Council@whistler.ca>
Subject: 2077 Garibaldi Way

Community / Neighbourhood Input?

When the municipal planning department presented (and recommended!) to Council the proposal to change the zoning on a building lot in Nordic which is currently zoned single family (6 bed units) to zoning for a 222 bed unit apartment complex, the planning department displayed a document which stated that "the community positively supports ... Densification in residential neighbourhoods". And another stating that the Task Force process "provides a strong basis for supporting the proposed development."

VERY misleading!

Those statements of "support" are based upon feedback from "almost 300" people at the November 2 Community Forum, and an earlier survey by the Task Force of 757 phone responses and 1519 online responses across all of Whistler. So the "positive support for densification in residential neighbourhoods", and for "the proposed development" in Nordic, comes from the input of ~2500 people total - a small portion of the over 10,000 people who live here.

The community "positively supports ... Densification in residential neighbourhoods" - really, does that really apply in this case?

Were the residents of Nordic Estates surveyed to obtain an exclusively 'affected neighbourhood' opinion?

Surely what the planning department really meant to say (we truly hope) was that there must be a happy medium - a more reasonable density - somewhere in between a single-family home and a 74-apartment set of buildings on the lot at 2077 Garibaldi Way; a lot whose driveway is located on a quiet cul-de-sac of all single-family homes plus one small strata project.

Karen Olineck

From: Kathleen Laczina <[redacted]
Sent: Friday, January 05, 2018 7:40 PM
To: Council
Subject: 2077 Garibaldi Way

"Travesty in Nordic"

The application for re-zoning the lot at 2077 Garibaldi Way, Nordic, from its current single-family zoning to zoning for a 74-apartment, 3 building complex, is simply outrageous.

The surrounding neighbourhood is all single-family, duplex or triplex - zoned. The lot is on a quiet cul-de-sac. The re-zoning from 6 to 222 bed units is just too big a leap!

Three apartment buildings jammed on to this lot does not fit the quiet residential neighbourhood of Nordic. This proposed development would have a huge negative impact on the character of our neighbourhood - huge increases in vehicular traffic, foot traffic late at night, and noise levels generally.

I am deeply distraught after having watched the Council meeting where the Application was presented. It appears that the municipal planning department wants to push this re-zoning through as quickly as it can, and I feel that we Nordic residents are being railroaded.

I appreciate the housing crunch - but the proposed development's density does NOT fit in with the surrounding neighbourhood. This application for re-zoning is truly an insult.

Kathleen Laczina
[redacted]

Kathleen Laczina

Karen Olineck

To: Shelley Termuende
Subject: RE: Rezoing proposal 2077 Garibaldi Way

From: Hugh Smythe [redacted]
Sent: Saturday, January 06, 2018 20:21
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Rezoing proposal 2077 Garibaldi Way

Attention: Mayor and Council

As long-time homeowners in Nordic Estates, and even longer-term Whistler residents, we are deeply concerned about the impacts to the Nordic Estates neighbourhood that would result from the proposed rezoning of 2077 Garibaldi Way to allow 74 new apartments.

We do share the wide-spread concerns throughout the community about the current shortage of affordable housing for seasonal employees and for year-round residents and families, and would welcome viable development proposals that would effectively address this. However, the proposed rezoning of 2077 Garibaldi Way not only appears to fail drastically in offering "affordable" solutions, but threatens to have a very negative impact on this neighbourhood.

The addition of 74 units, totalling 222 beds, in the neighbourhood would be a huge increase over the current zoning for 6 beds, and one of the most challenging repercussions would be the greatly increased number of vehicles turning onto and off Highway 99 via Nordic Drive or Whistler Road. These two intersections already present significant challenges for neighbourhood residents trying to access the Highway - it regularly takes over 5 minutes, and sometimes up to 10 minutes, before being able to safely turn left onto the Highway.

As an additional note, the financial structure, as we understand it, of the proposed development raises a number of other questions on which we will be seeking further clarity, but our most immediate concerns are the traffic and transportation safety impacts to the current residents of Nordic from a development of this magnitude.

Thank you for taking our comments in account.
Hugh Smythe and Shayne le Poer Trench

[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi way

From: Paul Venner [redacted]
Sent: Saturday, January 06, 2018 15:03
To: Mayor's Office <mayorsoffice@whistler.ca>
Cc: [redacted]
Subject: 2077 Garibaldi way

Mayor and council members:

Please consider the following before you approve the rezoning applicstion for 2077 Garibaldi Way.

1) There are already 2 WHA sites in this subdivision.
2) With the density applied for it goes far beyond the allocated bed units for this site.
3) This is intended for "management" level employees, not seasonal workers who are desperately needed to keep this town functioning. If the 2 large corporations interested in this project see the need for this level of housing, they have the means to build elsewhere, a cost of doing business in this town.
4) History and thorough investigation will show that the number of parking spots available will not be adequate for what is reality. To speak to this I urge council to drive the neighborhood on a weekend evening and note the vehicles parked on Whistler Way along with the number parked in numerous driveways of single family homes, far in excess of what planners deem to be acceptabie. Drive Cheakamus Crossing and see how many are parked overnight under no parking signs and in vacant lots adjacent. If this is intended for a "higher" income population, they will certainly have the boats, snowmobiles, trailers, ATV's that will be needing homes, in addition to the 2 cars of the average "family"!
5) Snow removal in this cul de sac is already and issue, pictures of the most recent snow fall are available. With such dense building covering the lot, where would snow be put? Likely in the street as it is now on Whistler Way and by certain owners on Eva lake road, confining a busy bus and traffic route.
6) Whistler Blackcomb was denied approval for rezoning the Olympic finish area to day parking on the grounds of additional traffic in a residential area and poor highway access South bound, even in off peak hours. Busses regularly exit S. bound using a non-existing middle lane to force a merge, in an effort to maintain a reasonable schedule.
7) Previous owners of lot in question have been turned down in rezoning efforts, the history of which has been requested from "our" municipal employees but has not born fruit as I am sure they are far too busy! I personally inquired about the permits issued for the fill that was dumped here over a summer approximately 3 years ago and as to how long it would continue, being more or less indirectly told to mind my own business, by "our" municipal employees!! Rainbow lands saw a law suit that cost the municipality several millions to settle, not to mention legal costs. I fear rezoning would trigger a further suit by previous owners who would be notified of any rezoning.
8) Council has previously turned down the developer in previous efforts at rezoning in the past few years, but with the support of David Brownlee, or perhaps indirectly Vail resorts, there

seems to be a fabricated urgency and rush to get this through. If the corporation deems this urgently needed, they do have properties that they could redevelop where their staff housing currently sits. Perhaps this land is now deemed to be better suited to Mega homes for the targeted Vail market and there will be further intrusion of residents neighborhoods with mass housing.

9) Watching this property get cleared then filled with waste from a Brio site, there was no organic matter cleared or removed from this site, only truckloads of fill entering the site. I would recommend a geo-technical engineers drilling of the site to approve it before ANY building takes place.
10) Further building of dense housing must take place to the North of the village to alleviate traffic that is currently as bad as any city.
11) Housing built by this developer in Cheakamus has already been overpriced, as is this proposal, regardless of what "our" planners say about its affordability.
12) Landscaping to any degree to soften the visual impact of these tall buildings on this bedrock lot will be impossible. With years of forestry experience, trees planted may survive over the short term, but will not reach maturity nor be securely anchored in such and environment.
13) Mayor and council, admirably, have set as a goal increased homes for employees. I ask you, should this happen at the expense of the real residents and employees of Whistler?
14) 4 stories is too high for any residential neighborhood.

Please consider dropping this rezoning application as it currently stands and proceed with looking after the real workers of this community!

Paul & Lynne Venner

[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way

From: Geordie Trusler <[redacted]
Date: January 6, 2018 at 8:25:01 PM PST
To: mayorsoffice@whistler.ca
Subject: 2077 Garibaldi Way

To the Mayor and Council of the Resort Municipality of Whistler,

We are opposed to the proposal to develop 222 bed units for staff housing at 2077 Garibaldi Way. We see the needs for staff housing but the neighbourhood cannot withstand the additional traffic and increase in density. At peak times it can be very difficult to turn south onto Hwy 99 from either Nordic Dr. or Whistler Rd.. Sometimes it can take up to fifteen minutes.
Perhaps traffic lights might help mitigate the traffic problem but they will not solve the density issue along with needs for a substantial increase of public transportation which is already insufficient at this time.
Sincerely,

Geordie Trusler and Kary Firstbrook

[redacted]

Sent from my iPad

Karen Olineck

To: Shelley Termuende
Subject: RE: Letter to Council on 2077 Garibaldi Way rezoning

-----Original Message-----
From: Leslie Patterson [redacted]
Sent: Sunday, January 07, 2018 23:25
To: Council <Council@whistler.ca>; Mayor's Office <mayorsoffice@whistler.ca>
Subject: Letter to Council on 2077 Garibaldi Way rezoning

January 7, 2018

Mayor and Council,

We write this letter in strong opposition to the proposed rezoning of 2077 Garibaldi Way as it is proposed at this time. The paragraphs below are statements from staff reports to council with some questions. We would appreciate if you could help us understand how the proposed project is considered affordable, how council will determine what are acceptable impacts to the neighbourhood and how any impacts will be managed in the long term.

According to the "Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing" this proposed project must achieve housing affordability objectives, with an allowance for reasonable returns on investment. Please explain which employee demographics are being targeted for this housing and why? What evaluation criteria are used to determine housing affordability objectives? What is a reasonable return on investment for this developer?

According to the guidelines, for a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. Could you please provide the analysis used that suggests the proposed $3.00 per square foot is less than comparable unrestricted housing in Whistler? If $3.00 per square foot is affordable then why is WHA rent $1.90 per square foot? Does the Municipality realize that the new NDP government has provisions that allows landlords to increase rents by two per cent plus inflation every year. This new formula, contained in B.C.'s Residential Tenancy Act, will permit rents to jump by a maximum of 4 per cent in 2018. This proposed rent increase is well beyond the cost of living and unaffordable. The guidelines suggest if the project does not meet affordability objectives it will not be supported. How is this project proceeding if the proposed rents are more than the unrestricted rents and unaffordable?

According to the guidelines the community prefers sites that are located within or adjacent to existing neighbourhoods and developed areas and that proposed densities and scale of development should be appropriate for the site context. What specific criteria are being used by council and staff to determine if the density and scale of this development are appropriate for this site? The existing adjacent neighbourhood to this site is single family and duplex units located on dead end streets. How can an increase of 3,600% from 6 bed units to 220 bed units be considered appropriate? How can an increase of 6,100% from 2 cars to 122 cars be considered appropriate?

Presently the two access/egress points from Nordic Estates are challenging and very busy at times. Public safety is of utmost concern. There was a recent accident at the north entrance to Nordic on Boxing Day. How will safe and timely access and egress be developed? Who will be responsible for the cost of the Highway upgrades to facilitate this number of new vehicles in the subdivision? How will these changes in traffic volumes affect traffic flow on the Highway?

According to the Administrative Report to Council 17-142, RZ1144 – 2077 GARIBALDI WAY EMPLOYEE RESTRICTED HOUSING REZONING, Section 4.13.2 of the OCP provides four tests for evaluating rezoning's that propose to increase the accommodation capacity of the municipality. Item (c) suggests it will not cause unacceptable impacts on the

community. How is the neighbourhood community included in this review? The report also suggests that these impacts will be confirmed through further processing of RZ1144. What specific criteria will staff use to determine justifiable impacts to this single family neighbourhood community? Can you please provide the analysis that was developed by staff?

According to the guidelines the community supports an increase in Whistler's development capacity for additional employee housing. Is there a value for these bed unit? According to some recent editorials bed units may have a value as high as $90,000 each. We believe that Section 273 of the Local Government Act prohibits assistance to business unless there is a community benefit. The allocation of 220 bed units to this project could have a value of approximately 19 million and the RMOW sees no return on this investment whereas investing in the WHA projects provides a return on investment and truly affordable housing to those that need it. According to the Final Report from the Mayor's Task Force on Resident Housing the expansion of the Cheakamus Crossing neighbourhood was the one recommendation that received the most vocal support from the community throughout the various engagement opportunities. Please correct us if the following statement is untrue. As we understand it with WHA projects, the community retains ownership of the land, the buildings and the bed units when the project is amortized over 20-25 years. Significant cash flow may then be available for further community projects. Is that type of community benefit realized with this private proposal? Please explain how the RMOW determines what is good value and justifies this investment compared to investing in WHA projects? We are concerned that gifting these bed units to a developer may create a precedent that the community will regret now and in future projects.

The Mayor's Task Force report goes on to say that "given the myriad of challenges Whistler is experiencing due to its recent growth, it will be important to take a holistic, integrated, and coordinated approach to housing and ensure due consideration is given to transportation, parking, neighbourhood characteristics, existing infrastructure capacity including water and sewer, and the natural environment...." On December 19 during the question and answer period, I asked what criteria council will be using to evaluate this developments impacts to the neighbourhood. Understandable at the time staff were unable to provide these criteria. We are hoping that staff will be directed to review this letter and provide detailed answers to all the questions above.

I ask that you seriously reconsider the impacts this project will have on the neighbourhood, and either consider significant changes to reduce those impacts or facilitate this high density project in a more suitable location such as the Cheakamus Crossing Lower Lands where there is the greatest support by the community.

By the way, are you aware that prior to clear cutting this site it was a mature forest with a functioning wildlife corridor and active draniage that should have been protected under the Water Act. It also has a current Stop Work Order posted. We feel this developer has shown a blatant disregard for the environment and municipal process. How does Council feel about this?

Thank you for your time to consider our concerns. We look forward to a detailed reply.

Regards,
Leslie and Dave Patterson
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way Proposed Rezoning

From: B Joan Gatto [redacted]
Sent: Monday, January 08, 2018 14:29
To: Council <Council@whistler.ca>
Subject: Fwd: 2077 Garibaldi Way Proposed Rezoning

Begin forwarded message:

From: B Joan Gatto [redacted]
Date: January 6, 2018 at 14:25:32 PST
To: rlicko@whistler.ca
Cc: [redacted]
Subject: 2077 Garibaldi Way Proposed Rezoning

We are sending this email to voice our strong opposition to the above rezoning/development proposal. We are resident/owners in Aspen Ridge since 1990. We specifically chose this neighbourhood for our retirement due to its quiet nature and proximity to Public Transit, Creekside, and Valley Trail. The OCP did not include a 222 bed /74 unit development in our neighbourhood. We already are constantly picking up trash from the residents of the Vale. The increase in both pedestrian and vehicular traffic will impact the quiet enjoyment of our neighbourhood. Please register our opposition. Kind Regards Leonard and Dr Joan Gatto [redacted]

Sent from my iPhone

Karen Olineck

To: Roman Licko
Subject: RE: 2077 Garibaldi Way

From: B Joan Gatto [redacted]
Sent: Saturday, January 06, 2018 1:59 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: Fwd: 2077 Garibaldi Way

Begin forwarded message:

From: B Joan Gatto <[redacted]
Subject: 2077 Garibaldi Way
Date: January 6, 2018 at 1:57:37 PM PST
To: rlicko@whistler.ca
[redacted]

I am sending this email to register my opposition to the proposed re-zoning of 2077 Garibaldi Way. i am an owner , resident of the Aspen Ridge community. I specifically chose to live here because of the low density, easy access to transit and valley trail. The proposed high density development does not fit the OCP for this area of Whistler. I am concerned the traffic-both human and vehicular will be increased . Already I am constantly picking up garbage from the residents of the Vale. The proposed rental of 74 units will certainly change the overall peaceful nature of my neighbourhood. I would be agreeable to increase the density to equal that of Aspen Ridge. Please Record my Opposition to the Proposed Application for the above address. Kind Regards, Dr B Joan Gatto and Leonard Gatto [redacted]

Clayton Price
[redacted]

Mayor,
Regional Municipality of Whistler
4325 Blackcomb Way
Whistler V0N 1B0 BC

January 7, 2018

Dear Sir,

Proposed Development: 5027 Garibaldi Way, Whistler

As a long term home owner and resident of Nordic Estates I am writing to voice my concerns at the development proposed for the above address. It will irrevocably change the character and make-up of my neighbourhood.

The impact of traffic and access to and from the highway will dramatically affect amenity, convenience and neighbourhood character. The development will undermine the very qualities I sought in choosing to live here rather than in the village.

As much as I deplore the proposed development, I suggest that if it is to go ahead that the municipality insist that north bound entry/demerge and exit/merge lanes be built along the highway frontage minimise the impact of traffic on Nordic Estates.

Yours sincerely

Clayton Price

January 7, 2018

Mayor and Council,

We write this letter in strong opposition to the proposed rezoning of 2077 Garibaldi Way as it is proposed at this time. The paragraphs below are statements from staff reports to council with some questions. We would appreciate if you could help us understand how the proposed project is considered affordable, how council will determine what are acceptable impacts to the neighbourhood and how any impacts will be managed in the long term.

According to the "Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing" this proposed project must achieve housing affordability objectives, with an allowance for reasonable returns on investment. Please explain which employee demographics are being targeted for this housing and why? What evaluation criteria are used to determine housing affordability objectives? What is a reasonable return on investment for this developer?

According to the guidelines, for a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. Could you please provide the analysis used that suggests the proposed $3.00 per square foot is less than comparable unrestricted housing in Whistler? If $3.00 per square foot is affordable then why is WHA rent $1.90 per square foot? Does the Municipality realize that the new NDP government has provisions that allows landlords to increase rents by two per cent plus inflation every year. This new formula, contained in B.C.'s Residential Tenancy Act, will permit rents to jump by a maximum of 4 per cent in 2018. This proposed rent increase is well beyond the cost of living and unaffordable. The guidelines suggest if the project does not meet affordability objectives it will not be supported. How is this project proceeding if the proposed rents are more than the unrestricted rents and unaffordable?

According to the guidelines the community prefers sites that are located within or adjacent to existing neighbourhoods and developed areas and that proposed densities and scale of development should be appropriate for the site context. What specific criteria are being used by council and staff to determine if the density and scale of this development are appropriate for this site? The existing adjacent neighbourhood to this site is single family and duplex units located on dead end streets. How can an increase of 3,600% from 6 bed units to 220 bed units be considered appropriate? How can an increase of 6,100% from 2 cars to 122 cars be considered appropriate?

Presently the two access/egress points from Nordic Estates are challenging and very busy at times. Public safety is of utmost concern. There was a recent accident at the north entrance to Nordic on Boxing Day. How will safe and timely access and egress be developed? Who will be responsible for the cost of the Highway upgrades to facilitate this number of new vehicles in the subdivision? How will these changes in traffic volumes affect traffic flow on the Highway?

According to the Administrative Report to Council 17-142, RZ1144 – 2077 GARIBALDI WAY EMPLOYEE RESTRICTED HOUSING REZONING, Section 4.13.2 of the OCP provides four tests for evaluating rezoning's that propose to increase the accommodation capacity of the municipality. Item (c) suggests it will not cause unacceptable impacts on the community. How is the neighbourhood community included in this review? The report also suggests that these impacts will be confirmed through further processing of RZ1144. What specific criteria will staff use to determine justifiable impacts to this single family neighbourhood community? Can you please provide the analysis that was developed by staff?

According to the guidelines the community supports an increase in Whistler's development capacity for additional employee housing. Is there a value for these bed unit? According to some recent editorials bed units may have a value as high as $90,000 each. We believe that Section 273 of the Local Government Act prohibits assistance to business unless there is a community benefit. The allocation of 220 bed units to this project could have a value of approximately 19 million and the RMOW sees no return on this investment whereas investing in the WHA projects provides a return on investment and truly affordable housing to those that need it. According to the Final Report from the Mayor's Task Force on Resident Housing the expansion of the Cheakamus Crossing neighbourhood was the one recommendation that received the most vocal support from the community throughout the various engagement opportunities. Please correct us if the following statement is untrue. As we understand it with WHA projects, the community retains ownership of the land, the buildings and the bed units when the project is amortized over 20-25 years. Significant cash flow may then be available for further community projects. Is that type of community benefit realized with this private proposal? Please explain how the RMOW determines what is good value and justifies this investment compared to investing in WHA projects? We are concerned that gifting these bed units to a developer may create a precedent that the community will regret now and in future projects.

The Mayor's Task Force report goes on to say that "given the myriad of challenges Whistler is experiencing due to its recent growth, it will be important to take a holistic, integrated, and coordinated approach to housing and ensure due consideration is given to transportation, parking, neighbourhood characteristics, existing infrastructure capacity including water and sewer, and the natural environment...." On December 19 during the question and answer period, I asked what criteria council will be using to evaluate this developments impacts to the neighbourhood. Understandable at the time staff were unable to provide these criteria. We are hoping that staff will be directed to review this letter and provide detailed answers to all the questions above.

I ask that you seriously reconsider the impacts this project will have on the neighbourhood, and either consider significant changes to reduce those impacts or facilitate this high density project in a more suitable location such as the Cheakamus Crossing Lower Lands where there is the greatest support by the community.

By the way, are you aware that prior to clear cutting this site it was a mature forest with a functioning wildlife corridor and active draniage that should have been protected under the Water Act. It also has a current Stop Work Order posted. We feel this developer has shown a blatant disregard for the environment and municipal process. How does Council feel about this?

Thank you for your time to consider our concerns. We look forward to a detailed reply.

Regards,
Leslie and Dave Patterson
[redacted]

Vicki Kopala,

[redacted]

February 9, 2018

Dear Mayor and Council,

RMOW,

4325 Blackcomb Way,

Whistler, B.C.

V0N 1B4

Re: Proposed rezone application for 2077 Garibaldi Way

I object to the application.

My family and I have been property owners in the area (Rim Rock 11) for 18 years, the area is well established with single and low level multifamily homes. This is what the residents expect. The previous owner of the property sold 2077 Garibaldi Way at a value for single family, which is the official use of the lot.

The proposal is not in tune with the neighbourhood and this high density deviates from the accepted planning bylaws. Should this application proceed, it sets a very negative precedent.

The neighbours are correct in their opposition to this use, plus the traffic is a contention. Cars cannot turn left to travel south from Nordic Drive onto the highway. A right turn and a left turn at a stop light and work your way back is required to be safe. Appearances indicate this application will go thru, this will be a serious mistake if this happens.

I am including two pages of comparisons for you perusal.

Respectfuly yours,

V Kopala

Vicki Kopala

Comparison of proposed 2077 Garibaldi Way with the WHA project at 2120 Nordic Drive

Twenty years ago the WHA purchased a 2.1 acre site at 2120 Nordic Drive for resident housing.
Nordic Drive was a busy arterial connecting the highway through Nordic Estates to Whistler Road and Taluswood.
The site was zoned for a single family home of 5,000 sq. ft.
The WHA subdivided off and sold a 15,000 sq. ft. single family market lot.
This lot acted as a buffer to adjacent single family and greatly reduced the WHA's land cost for the remaining townhouse site.
The townhouse project has a FSR of 0.27 and the units per acre are 11.3.
The rental rates rise with inflation and now average $1.54 per sq. ft. per month.
Twenty years later the original mortgage financing has been paid off and the project provides the WHA an annual net income of $212,000.

2120 Nordic

# of Units	Type	Size sq. ft.	Monthly Rent	sq. ft / Month
18	Two Bed	928	$1,427	$1.54
2	Three Bed	1012	$1,563	$1.55
20				

Parcel Size	1.76 acre	76,682 sq.ft.
Rentable area	18,728 sq.ft.	
FSR	0.27	
Units/acre	11.4	
Frontage	348 ft on high traffic road	

2077 Garibaldi Way (proposed)

# of Units	Type	Size sq.ft.	Monthly Rent	sq. ft / Month
23	One Bed	656.6	$1,570	$3.00
33	One + den	775	$2,325	$3.00
18	Two Bed	938.9	$2,488	$3.09
74				

Parcel Size	2.43 acre	95,054 sq.ft.
Rentable area	66,995 sq.ft.	
FSR	0.66	
Units/acre	30.5	
Frontage	60 ft on single family cul-de-sac	

The proposed project at 2077 Garibaldi Way is 2 1/2 times the density of 2120 Nordic and is on a dead end single family cul-de-sac rather than a local road.
The initial rents are 50% greater than the latest WHA project and are allowed to increase at 4% / year.
This project is not affordable resident housing and is way too dense for the site.

Compounding rent comparison

829 sq ft. 2-bedroom

	Inflation 2% compounding WHA max allowable			
	$1.50/sq.ft.	$2.00/sq.ft.	$2.50/sq.ft.	$3.00/sq.ft.
Base	$1,242	$1,656	$2,070	$2,484
1	$1,267	$1,689	$2,111	$2,534
2	$1,292	$1,723	$2,154	$2,584
3	$1,318	$1,757	$2,197	$2,636
4	$1,344	$1,793	$2,241	$2,689
5	$1,371	$1,828	$2,285	$2,743
6	$1,399	$1,865	$2,331	$2,797
7	$1,427	$1,902	$2,378	$2,853
8	$1,455	$1,940	$2,425	$2,910
9	$1,484	$1,979	$2,474	$2,969
10	$1,514	$2,019	$2,523	$3,028
11	$1,544	$2,059	$2,574	$3,089
12	$1,575	$2,100	$2,626	$3,150
13	$1,607	$2,142	$2,678	$3,213
14	$1,639	$2,185	$2,731	$3,278
15	$1,672	$2,229	$2,786	$3,343
16	$1,705	$2,273	$2,842	$3,410
17	$1,739	$2,318	$2,898	$3,478
18	$1,774	$2,366	$2,956	$3,548
19	$1,809	$2,412	$3,016	$3,619
20	$1,845	$2,461	$3,076	$3,691
	$2.23	$2.97	$3.71	$4.46

Proposed for Garibaldi Way 4% compounding
$3.00/sq.ft.
$2,484
$2,583
$2,687
$2,794
$2,906
$3,022
$3,143
$3,269
$3,400
$3,536
$3,677
$3,824
$3,977
$4,136
$4,301
$4,474
$4,652
$4,839
$5,032
$5,233
$5,443
$6.57 Rent per sq ft per month

It is interesting to note a WHA project at $2.00/sq ft. with rents rising at a 2% inflation will rize from $1,656 ($2/sq ft.) to $2,461 ($2.97/sq ft) whereas the $3.00/sq ft. Garibaldi Way is proposed to be allowed to rise at 4% from $2,481 ($3.00/sq ft.) to $5,443 ($6.57/sq ft.)

With the WHA model, rents would likely start at $2/sq/month and only increase with inflation (2%). Better yet, at the end of 20 years the WHA would own the building and enjoy the value and the net income of the project.

Karen Olineck

To: Shelley Termuende
Subject: RE: Garibalid Rezoning

From: Shelley Termuende
Sent: Tuesday, January 09, 2018 10:21 AM
To: Karen Olineck <KOlineck@whistler.ca>
Subject: FW: Garibalid Rezoning

From: Marnie Gibson [redacted]
Sent: Monday, January 08, 2018 22:29
To: Council <Council@whistler.ca>
Subject: Garibalid Rezoning

To Whistler Mayor and Council,

I attended the council meeting on Dec 19th regarding the rezoning of Garibaldi Way RZ1144.

Could you please let me know how you came to the conclusion to allow this proposal to move forward considering it is in direct violation of the OCP? This is just one of many inconsistencies in this proposal.

The OCP clearly states under section 4.13.3 All proposed developments must meet the following mandatory conditions

c) The project must comply with all applicable policies of the OCP.

Under section 4.13.7 two portions would seem to be in direct conflict of this proposal (page 26):

-any development which proposes resident housing targeted at short term residents should comply with the following: the site be within close proximity to Whistler Village or Whistler Creek; the development provide rental accommodation which is proven to be affordable to short term residents; that the rental units not be tied to an employment situation; that development favour 2 bedroom apartment or townhouse units, with lesser 1, and 3 bedroom and studio apartment or townhouse units; be full apartments not dormitories; provide suitable private storage and parking space; and

- any development which proposes employee housing which is targeted at semipermanent or permanent residents should comply with the following: be within close proximity to existing open space, parks and community facilities; provide ownership opportunities for first time home buyers; comprise a mix of townhouse, duplex and single family units; be neighbourhood developments which provide neighbourhood amenities; integrate into existing residential neighbourhoods with similar building form; provide suitable private storage space and parking space; and be proven affordable to semi-permanent and permanent residents.

After reading the Rezoning Application it seems very clear that this proposal is aimed at short term residents and cannot be tied to employment. The applicant states it will be rented to employers under long term leases so they can rent the property directly to their staff.

The very nature of businesses renting staff accommodation is that they put seasonal staff in these units. This project needs to be rejected and the developer needs to go back to the drawing board on this one. A more appropriate form of affordable housing could be potentially suitable for this land, this is not it.

If the target is semi permanent or permanent residents than the focus needs to be on long term livable housing that is for purchase. With 3 rental buildings already in the works in Cheakamus, why is the focus not on something different to provide housing for all members of the community? Long term locals want to buy WHA housing they don't want to rent forever. This is no way to retain long term staff or residents.

How does this council propose to enforce a private developers management of an affordable building?

How do you ensure that this doesn't just become one large corporations staff housing? How do you propose you will ensure that this will actually benefit all businesses in the community? How will it be policed? There are numerous problems within WHA with people owing other homes, renting to non residents etc. A private developer managing a property is going to have a lot more moving parts and be much more difficult to enforce.

WHA rules were referenced at the meeting. Particularly how they have changed and are inconsistent and that there is need to rectify this. Each development has different rules, and the perception is that many have found loop holes to make them unaffordable. How are they going to ensure a private developer is going to keep this project affordable? Is it realistic to think a private company will keep rents down in all markets, and economic environments? The complexities in the covenants required to ensure this property is managed as they say it will be are very challenging, if even possible - so many moving parts that have to be adhered to .This being, I think, the first one of its kind in Whistler (not under WHA) would require a lot of input, fore thought and due diligence to ensure the covenants are appropriate and long lasting.

Then there is the affordability issue. The Planning Department included an Appendix of affordable housing rates from CMHC. The rates listed for BC for 1 bedrooms range from $1200/month to $850/month. How can council possibly consider this when the proposed rental rates for a 1 bedroom at $3.00 a square foot and a 1 bedroom unit being 658 square feet works out to $1974.00 a month. This is well above any type of affordable housing and well above what the WHA charges today. Further we do not know what additional costs would be incurred including parking, storage and utilities.

This is just the tip of the iceberg, I haven't even touched many many points including the fact that it doesn't suit the neighbourhood.

I look forward to your answers to my questions.

Marnie Gibson
[redacted]

RE: RE-Zoning application for 2077 Garibaldi Way

We would like to express our concerns when considering the re-zoning application for 2077 Garibaldi Way. We moved to [redacted] in 2001 and subsequently moved to the townhouse complex of Powderwood located in Nordic in 2014. We witnessed first hand the constant dumping of fill in the vacant lot at the end of the cul de sac. I complained, along with many neighbours, about the dust, the noisy heavy equipment traffic, and the unsafe practices in a time of fire bans.

The proposed re-zoning for a multi-family complex raises concerns about the existing infrastructure accommodating such a large complex, the increased traffic in a residential area, the traffic flow onto Highway 99, the already inadequate night lighting, and the increased burden on the transit system.

There is no doubt that the subject of affordable housing in Whistler needs to be addressed. Although, this complex may seem to be a small solution towards this massive problem, one must question how affordable it will be for many minimum wage earners.

We are opposed to this re-zoning application. We appeal to our Mayor and Councillors to reject this application.

Regards,

Deborah and Tim Wales

Karen Olineck

To: Shelley Termuende
Subject: RE: Rezoning Application RZ1144 2077 Garibaldi Drive, Nordic

From: Wynne and Geoff Clark [redacted]
Sent: Wednesday, January 10, 2018 11:06
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Rezoning Application RZ1144 2077 Garibaldi Drive, Nordic

I have been shown the submission of Gordon Annand on the above topic. The submission was dated 8 January 2018.
I wish to express my agreement with all the points made in that submission, in particular those concerning the size of the above project, the lack of consultation and the more general point concerning lack of transparency.
Geoff Clark [redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: PROPOSED Development at 2077 Garibaldi Way !

From: Janey Manning [redacted]
Sent: Wednesday, January 10, 2018 12:02
To: Council <Council@whistler.ca>
Subject: PROPOSED Development at 2077 Garibaldi Way !

To Whom It May Concern:-
I am writing to express our genuine concern and dismay that you are considering this PROPOSED development. It is not suitable Re: density nor affordable as "employee housing" ! Also, we are VERY concerned Re: the worsening traffic situation at the 99 and Whistler Road. To allow this PROPOSED development to happen without reviewing traffic patterns and the need for a flashing light at the 99 and Whistler Road is unconscionable! To "assume" that all the individuals who will reside in this PROPOSED employee housing development will take our local bus, is preposterous! Of equal concern, is the possible soil contamination of said property! Not only has clear cutting taken place on this acreage but, soil has been added and taken away at the owners whim. Have environmental engineers been consulted? This is not a case of "NIMBYism" ! We are the 2nd generation of original property owners at Whistler. (We own [redacted] along with, [redacted]) We have observed and been participants in many of the changes (good and bad) and growing pains since 1969.
In our opinion, Cheakamus continues to be the most logical and affordable area for providing employee housing going forward.
Yours truly,
Paul and Jane Manning
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: Letter for Mayor and council

From: Sharon Audley [redacted]
Sent: Thursday, January 11, 2018 10:06
To: Mayor's Office <mayorsoffice@whistler.ca>; Wanda Bradbury <WBradbury@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; John Grills <jgrills@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Jen Ford <jford@whistler.ca>
Cc: Catherine Jewett <cjewett@shaw.ca>
Subject: Letter for Mayor and council

Dear Mayor & council,
Thank you for wrapping up a challenging year with some wonderful achievements and moving forward into an election year.
I wanted to voice some thoughts on the Nordic proposal. There's a lot of talk about who has pushed prices up. There are definitely greedy landlords who we've seen on Craig's list etc of late. I still hold firm that in general WB has pushed prices up. They are paying $5000 for a three bedroom townhouse that a local or Vancouver weekender or business would pay $3500 to $4000. This viewpoint has been supported by rental managers in our community. I know of friends who have gone directly to WB to rent their place because they know they'll get the highest rate.

WB is long overdue in increasing staff housing for the transient or seasonal worker. When WB provide more staff housing the units they currently rent for housing will be released back into the general supply.
It is important to provide both affordable housing for both rental and purchase which the WHA is proceeding with. Between global recession, $79 rooms, Olympics etc we had been, perhaps unknowingly relying on Phase 1 owners to supply accommodation for workers. When the hotel rates and occupancies soared most of these owners could go back to what your property was actually zoned for.

I think it's important to provide the community with more strictly built rental housing and not everyone wants to live in Cheakamus Crossing. I'm thankful I tried renting down there one winter before buying. I didn't like it and I'm sure there's others like me. I can see how an executive new to Whistler may not want to be

down there. Looking from the outside this can be an intimidating community to move into for employment.

I know the Delta Whistler Village Suites struggled for months to find a new GM. Accommodation was the deterrent for applicants. The Chamber struggled as are other employers looking for mid to upper management. The Nordic property should provide dedicated rental housing for employees of the Chamber businesses. People can easily walk to work from Nordic. Some people find the accommodation in this proposal "unaffordable". One thing is sure the more rental built housing we bring on line the greater the supply. In the tense market we live in today we've forgotten that a few years ago rents were dropping and landlords giving deals to secure a tenant.

I live in Nordic and have since 1996. I wouldn't call this subdivision low density. The world is more populated as is the Lower Mainland and the pressure is coming up the highway. We have to adapt as a community, move forward and celebrate what we have. Last night I went a free yoga class in the Audain Art Museum. How unbelievable is this amenity and opportunity! How lucky are we.

Best wishes for a successful year,
Sharon Audley

Karen Olineck

To: Shelley Termuende
Subject: RE: Development proposal @ 2077 garibaldi way

-----Original Message-----
From: Bernard Nowrath [redacted]
Sent: Thursday, January 11, 2018 14:13
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Development proposal @ 2077 garibaldi way

To Mayor and Council

Regarding the proposed reasoning at 2077 garibaldi way.
I am an owner of [redacted] and have been since 1987.

This proposal is unacceptable on many levels.

-Extra traffic getting out of Nordic is just going to be crazy if one wants to go south.
It is already unacceptable and dangerous
-220 bed units compared to the 6 it's currently zoned for is unacceptable
- the people who can afford the exorbitant proposed rental rates will surely have cars to get to their well paying jobs
- where will potentially 100 cars park?
- why is this developer being allowed to artificially raise the height of the lot when no one else was allowed to do this when they built?
- the cull du sac is already jammed with cars on any given wknd, add snowfall and it's a gong show -Where will the snow plow put all the snow?
-we purchased in a quite cul du sac for a reason,ITS QUITE !!!
- adding this type of density to this planned single family neighbourhood is not well thought through ,and wood appear to be a cash grab for the developer.

Regards
Bernard Nowrath

Mailing address
Bernard Nowrath
[redacted]

-

Sent from my iPad

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way RZ1144

-----Original Message-----
From: wendynowrath@gmail.com [redacted]
Sent: Thursday, January 11, 2018 14:07
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: 2077 Garibaldi Way RZ1144

To Mayor and Council

While we all realize the need for staff housing, I feel the number of beds proposed for this small quiet neighbourhood is totally inappropriate.
If approved it will set an unacceptable precedent to other neighbourhoods in Whistler.

This proposal will significantly increase both vehicle and foot traffic flow thru Nordic, specifically Garibaldi Way and Eva Lake Road. With all those extra vehicles also trying to exit onto Highway 99, and we already know the current challenges we face while trying to get out of this subdivision.
Also, the closet bus stop for that address is a simple street stop with no pull out, on a blind rise at the T junction of Garibaldi Way and Nordic Dr. It is already an accident waiting to happen and all this increased traffic will expedientially compound the problem.

In short, I want it to be clear in am against this rezoning application RZ1144.
This neighbourhood simply does not have the infrastructure to support that volume of densification.

Wendy Nowrath - [redacted]

Karen Olineck

From: Mike Kirkegaard
Sent: Friday, January 12, 2018 12:08 PM
To: Karen Olineck
Subject: FW: 2077 Garibaldi Way Application

From: Steven Ward [redacted]
Sent: Wednesday, January 03, 2018 10:43
To: Wanda Bradbury <WBradbury@whistler.ca>
Subject: 2077 Garibaldi Way Application

Hi Wander,

I am requesting information from you with regards to the Re-development application currently put in place for 2077 Garibaldi Way.

- I would like information on how to send a letter to the Mayor and Council
- I would like to schedule a meeting with the Mayor to discuss the concerns of the entire neighbourhood of Nordic Estates has with this project.
- I would like to be informed of when the public hearings will be moving forward with this application.
- I would like to be explained the process and steps that are required to stop a project like the one that is being presented
- I would like it to be explained that where are we getting these bed units from that are being requested
- I would like to know the level of involvement of the Whistler Municipality, Vail Resorts and Whistler Blackcomb all have in such a project
- I would like it explained that how could it ever be possible to change a zoning from a single family dwelling to such a high number of beds unit complex and the amount of parking that is being proposed.

Thank you for your time.

Regards,

Steven.

Karen Olineck

From: Mike Kirkegaard
Sent: Friday, January 12, 2018 12:14 PM
To: Karen Olineck
Subject: FW: Letter for Mayor and council

From: Sharon Audley [redacted]
Sent: Thursday, January 11, 2018 10:06
To: Mayor's Office <mayorsoffice@whistler.ca>; Wanda Bradbury <WBradbury@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; John Grills <jgrills@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Jen Ford <jford@whistler.ca>
Cc: Catherine Jewett <cjewett@shaw.ca>
Subject: Letter for Mayor and council

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WB is long overdue in increasing staff housing for the transient or seasonal worker. When WB provide more staff housing the units they currently rent for housing will be released back into the general supply.
It is important to provide both affordable housing for both rental and purchase which the WHA is proceeding with. Between global recession, $79 rooms, Olympics etc we had been, perhaps unknowingly relying on Phase 1 owners to supply accommodation for workers. When the hotel rates and occupancies soared most of these owners could go back to what your property was actually zoned for.

I think it's important to provide the community with more strictly built rental housing and not everyone wants to live in Cheakamus Crossing. I'm thankful I tried

renting down there one winter before buying. I didn't like it and I'm sure there's others like me. I can see how an executive new to Whistler may not want to be down there. Looking from the outside this can be an intimidating community to move into for employment.

I know the Delta Whistler Village Suites struggled for months to find a new GM. Accommodation was the deterrent for applicants. The Chamber struggled as are other employers looking for mid to upper management. The Nordic property should provide dedicated rental housing for employees of the Chamber businesses. People can easily walk to work from Nordic. Some people find the accommodation in this proposal "unaffordable". One thing is sure the more rental built housing we bring on line the greater the supply. In the tense market we live in today we've forgotten that a few years ago rents were dropping and landlords giving deals to secure a tenant.

I live in Nordic and have since 1996. I wouldn't call this subdivision low density. The world is more populated as is the Lower Mainland and the pressure is coming up the highway. We have to adapt as a community, move forward and celebrate what we have. Last night I went a free yoga class in the Audain Art Museum. How unbelievable is this amenity and opportunity! How lucky are we.

Best wishes for a successful year,
Sharon Audley

[redacted]

Karen Olineck

From: David E. Anderson [redacted]
Sent: Wednesday, January 03, 2018 6:37 PM
To: 'KEVAN KOBAYASHI'; Lynne Venner; Council
Cc: [redacted]
Subject: RE: Rezoning Application for 2077 Garibaldi Way

Hello Kevin and kudos to you for so aptly and eloquently voicing your opposition to the Rezoning Application . I have little to add other than the obvious - we of the adjoining Aspen Ridge development share your disappointment and deep seated and heart felt concern regarding the proposed rezoning .
By way of introduction my wife and I have for the past 24 years owned one of the triplex units situate at [redacted] . Albeit our principal residence is in Burnaby we have enjoyed countless weekends and holidays at our place on the edge of Bottomless Lake just down the hill from you . As such we are in every meaningful way your neighbors and allies when it comes to doing whatever is necessary to maintain the integrity of our shared neighborhood . Nordic's concerns are Aspen Ridge's . Having spoken with many of the Aspen Ridge owners I can assure you that our Strata is solidly and resolutely behind you . We feel betrayed by the way the Mayor's office seems intent on addressing an employee housing problem by sacrificing our quality of life .
When the matter was first raised a number of years ago the developer approached our Strata Council asking us to volunteer an easement to access a couple of building lots . We met as a council and refused as was our right and indeed our obligation in that the proposed access would have had a detrimental effect on Aspen Ridge as it most surely would and will have have on Nordic if we / you do not succeed in opposing it . To then learn that the developer was back with grander plans for what can only be described as an apartment complex is beyond disappointing . It's simply and undeniably not reasonable nor acceptable .
Could it be an oversight or a pure coincidence that the proposed rezoning raised it's ugly head at Christmas ? Surely not . We and so many of our fellow owners and taxpayers were caught by surprise . Madam Mayor if you are listening we want , need and deserve to be better informed going forward .
Kevin , Good luck on your initiative . Please call me if you would like to share some ideas on how to join forces to demontrate to the Resort Municipality that this is not a good thing . And shame on you Whistler Council .
David Anderson ,
[redacted]nd Vice Chair Aspen Ridge Strata Council .

Regards,

David E. Anderson

[redacted]

From: KEVAN KOBAYASHI [redacted]
Sent: Friday, December 22, 2017 10:37 PM
To: Lynne Venner [redacted]

Subject: Re: Rezoning Application for 2077 Garibaldi Way

Hello Fellow Nordic neighbours

I have written the following letter to each council member individually, to Mayor Nancy Wilhelm-Morden, and to council@whistler.ca. I feel that each individual in Nordic who is concerned about this rezoning should also write his or her own letter to each of the recipients. Although your exact concerns and end goal regarding this issue will vary from neighbour to neighbour I believe we all have the common goal of showing this council that this rezoning is not the right move. The letter can be as brief or as detailed as you feel comfortable with, but it is important that council receives as many letters as possible. Please feel free to pass this on to anyone you see fit and add to the email list if possible. Thank you and Good luck.

Kevan Kobayashi
[redacted]

To Whistler Council and Mayor Nancy Wilelm-Morden

I am writing you to express my concerns regarding the rezoning of 2077 Garibaldi Way. I fully understand how difficult of a job it must be for this counsel to find solutions to our housing crisis. As a business owner in this town for the last 21 years I do support most initiatives to increase rental inventory for the greater good of Whistler. In fact I am not principally against the 2077 Garibaldi lot being rezoned for affordable multi-unit housing. I am however very concerned with the scale and magnitude of this project.

For the last 15 years I have lived in the cul-de-sac that is the proposed entrance for the development. Like most of my neighbours I call this home 365 days of the year and therefore see the daily flow of traffic and pedestrians in both the neighbourhood streets and the Highway access. I find it difficult to imagine a development of 3 buildings towering 4 stories and the automobile traffic that accompany it as having a reasonable or acceptable impact on this quiet single family neighbourhood. 224 bed units in a single lot shouldn't be considered an appropriate rezoning number for a lot that sits in such close quarters to its neighbouring single family homes.

I also believe the proposed access to this development is not appropriate to run through a short cul-de-sac instead of having its own highway access. The additional strain of traffic to this small street will have a heavy impact on the Nordic neighbourhood.

The proposed development suggests that there will be a combined 122 parking stalls. With the total bed units being over 220, it makes me question where the remaining automobiles and visitor's parking will be. It seems obvious to me that the overflow will spill into the small cul-de-sac and up through the narrow streets of Nordic or on the equally narrow Aspen drive making plowing and parking a nightmare for all of its residents.

All of the logistical issues make me question this project. A project that the developer is selling as affordable housing for management level positions. One can't help but question the numbers that seem to add up to very expensive monthly rent (I believe it will be $2400 a month/800 square feet) for what seems to be small and fairly crowded accommodation with

limited parking. Perhaps the developer has found a way around his zoning problems and his illegitimate material dumping in lot 2077 by taking advantage of the council's wish to address housing issues.

Please do not take this vote lightly. Please don't let the "housing crisis" topic pressure you into a hasty decision without considering if this is really what the rental public needs. Please consider all angles of this rezoning and its effects on the Nordic neighbours as we should be just as important to consider as the temporary managers and seasonal staff looking for housing. If you take the time to look carefully at this proposal it should become obvious that this project is riddled with potential issues that make it a detrimental one and once it's passed it cannot be undone.

Perhaps you can consider the following. In your own neighbourhood, If one of the houses right next to your home was to be replaced with 3, four story building complexes with questionably "affordable" rent, would you vote to pass the rezoning. Would you accept the 224 bed units and accompanying automobile traffic as your next door neighbours contrary to the original zoning? Please fully grasp the weight of your decisions as you would be responsible for putting this right next to our homes forever.

Thank You
Sincerely

Kevan Kobayashi
[redacted]

From: "Lynne Venner"
To: "Jason" [redacted]
Sent: Tuesday, December 19, 2017 10:44:46 PM
Subject: Re: Rezoning Application for 2077 Garibaldi Way

Lynne and Paul Venner totally agree.
Lynne

Sent from my iPhone

On Dec 19, 2017, at 12:14 PM, Jason [redacted] wrote:

> Hi All Nordic Neighbours,
>
> The meeting tonight at 5.30pm at Maury Young Arts centre in Franz Wilhelmsen Theatre is to ask council to allow staff to move forward and accept the application for the rezoning. Once it goes through some processing and staff reports, it goes back to council for first and second reading if they pass, a public hearing is scheduled. **We all need to attend the public hearing !** Depending on what happens at public hearing, it either goes back to staff and the applicant for revision or goes to third reading usually with some conditions (engineering reports etc) then to fourth and final and adoption.
>
> Before a building permit is issued a development permit is required but this may run concurrent with the rezoning if they are really trying to make it happen. We all need to watch the rmow website weekly and whenever a new agenda is up i have a read to see what is up in town. Letters and emails with concerns can be sent to rmow anytime you can also appear at at the very beginning of any coucil meeting for question period and ask a question (cannot stand up and just rant - need to have a question).
>
> If as many people as possible can go to the meeting tonight that will also help us and be more educated on the matter.
>
> We need to send emails to council and the Mayor voicing our concerns. We also need to start a petition that anyone in Whistler can sign this and voice their concerns on.
>
> **Some important reasons why we oppose to include in your email are:**
> - Density
> - Height

- Increase of Traffic
- Decreasing Property values
- Loss of Privacy
- Increase in noise
- Neighborhood character
- Increase in bed units required - the lot currently has 6 - 4 for a single family dwelling and 2 for a suite.

Lets all work together to stop this proposal. Staff housing is fine but not in our neighbourhood.

Here is the link to council meeting minutes and to keep you in the loop.
https://www.whistler.ca/municipal-gov/council/meeting-agendas-and-minutes

Thanks for your time and support,

Regards,

Jason.
Concerned owner on Garibaldi Way - Nordic.

Hi All Nordic Neighbours,

I am an owner on Garibaldi Way and I want to voice that I am 110% opposed to this application. I feel that the traffic, noise, construction would be a huge impact on the neighbourhood. It would completely change this quite beautiful area that we have.

I would be more than happy to sign a petition as would most of my neighbours on the street.

I can be reached on [redacted] and I would be happy to discuss this with other concerned neighbours and would appreciate a phone call from Aspen ridge members of strata council with the exact time and location of the meeting today.

Thank you,

Jason
[redacted]

On Dec 19, 2017, at 8:47 AM, James Collingridge [redacted] wrote:

You don't need this down the street!!!!

James Collingridge
[redacted]

Begin forwarded message:

From: Robin Willard [redacted]
Date: December 19, 2017 at 7:41:03 AM PST

To: james[redacted]
Subject: Fwd: Rezoning Application for 2077 Garibaldi Way

Hey Buddy can they do that. Robin

Sent from my iPhone

Begin forwarded message:

> **From:** Strata Manager <[redacted]
> **Date:** December 18, 2017 at 9:47:14 PM PST
> **To:** "Strata Chair, Barbara Mathews 2206 Aspen Drive" [redacted]
> **Subject: Rezoning Application for 2077 Garibaldi Way**
>
> Hello Aspen Ridge Strata Owners
>
> An application has been made to rezone the property at the foot of Aspen Drive, 2077 Garibaldi Way. The proposed development is for three (3) four storey apartment buildings, 74 employee restricted units, 6,490 sq. meters (69,852 sq.ft) gross floor area, with 101 underground parking stalls, 21 surface parking stalls. The application was received by the Municipality and completed on November 21, 2017 with Council scheduled to discuss permission to proceed at tomorrow's City Council meeting, December 19, 2017 (see the link below for details). This is a proposal for a very large development, one that will have significant impact on Aspen Ridge, Creekside and the surrounding area with increased traffic flow on Highway 99 and more pedestrian traffic through the subdivision. If the Developer and City Council do not meet with any resistance and the process proceeds unopposed, this rezoning/development application will very likely be approved and four storey apartment buildings will be the new view at the foot of Aspen Drive.
>
> Please take a moment to consider the impact this development will have on Aspen Ridge and contact your Strata Council and the Municipality to voice your concerns. Here is the email contact information for the current Aspen Ridge Strata Council Members:
>
> - **Barbara Mathews, Strata Chair;** [redacted]
> - **Dave Anderson, Vice Chair;** [redacted]
> - **Kathleen Laczina – Eric Henderson,** Secretary; [redacted]
> - **Mariana Sparovec;** [redacted]
> - **Suzy Bates;** [redacted]
> - **Marnie Gibson;** [redacted]
> - **Rick Hume;** [redacted]

https://business.whistler.ca/tempestprod/ourcity/Pospero/Details.aspx?folderNumber=RZ001144

Karen Olineck

Subject: RE: Rezoning Application #RZ1144 ....2077 Garibaldi Way

From: kathy hanson [redacted]
Sent: Friday, January 12, 2018 15:08
To: Mayor's Office <mayorsoffice@whistler.ca>
[redacted]
Subject: Rezoning Application #RZ1144 ....2077 Garibaldi Way

Dear Whistler Mayor and Council

I would like to express my concerns regarding rezoning application #RZ1144.....2077 Garibaldi Way.

My concerns are as follows:

NO CONSULTATION WITH NEIGHBOURS

As a homeowner on Eva Lake Road, I believe I should have been notified by email/mail of this potential project as it is in variance of existing by-laws for density, and is proposed for my "backyard".

THE SIZE OF THE PROJECT IS CLEARLY NOT IN LINE WITH THE NEIGHBOURHOOD

It seems very odd that such a large development could even be considered on 2077 Garibaldi Way which is zoned for a single family residence. Is the owner someone with a special relationship to Council? The property developer of this lot would appear to be getting a monetary windfall at the expense of the Whistler taxpayer were this proposal to be approved. I also worry that approving such a proposal sets a dubious precedent for future applications of a similar sort.

LACK OF EXISTING INFRASTRUCTURE IN NORDIC TO ACCOMMODATE SUCH A PROJECT

There would have to be costly (to the taxpayer) upgrades to sewers, water, etc as Nordic was not designed to accommodate such large, high density developments.

Also to be considered is the problem of highway access from Nordic as neither intersection has a traffic light. Presently both exits are often backed up and dangerous. Adding a couple hundred additional residents to the area would make traffic impossible.

Although I recognize that the lack of affordable housing is a problem, this is not a viable solution. The project would benefit the developer at the expense of the Whistler taxpayer, and compromise the livability of the Nordic neighbourhood.

Yours sincerely,

Kathy Hanson

[redacted]

Karen Olineck

Subject: RE: File RZ1144 2077 Garibaldi Way RSE1

From: B Reith [redacted]
Sent: Saturday, January 13, 2018 6:14 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: Re: File RZ1144 2077 Garibaldi Way RSE1

Mr. Licko
Thank you, I look forward to your response.
You started your email with Ms. Reith, my last name is Heikkinen.

Thank you
Brenda Heikkinen

Sent from my iPhone

On Jan 12, 2018, at 9:46 AM, Roman Licko <rlicko@whistler.ca> wrote:

> Dear Ms. Reith,
>
> I am just returned from being out of the office. The RMOW has received multiple correspondence regarding RZ1144. Staff are currently compiling and organizing these letter and will prepare a response.
>
> Thank you.
>
> Roman Licko
> **RESORT MUNICIPALITY OF WHISTLER**
> **TEL:** 604-935-8173

From: B Reith [redacted]
Sent: Thursday, January 11, 2018 9:22 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: Fwd: File RZ1144 2077 Garibaldi Way RSE1

Hi Roman Licko
It has been 7 days. Have you received my email below?
Also are there any Fines from the RMOW Bylaws on this Property 2077 Garibaldi Way ?

Brenda Heikkinen

Looking for Fact for Our Whistler Community

Begin forwarded message:

From: B Reith [redacted]
Subject: File RZ1144 2077 Garibaldi Way RSE1
Date: January 4, 2018 at 5:48:37 PM PST
To: rlicko@whistler.ca

To Roman Licko

I live and own my home in Nordic on Garibaldi Way and am looking for information on this site, so I can provide the Facts to our Nordic neighbourhood.

I would like a copy of the Riparian Report, and the copies of the RMOW permits to cut all the trees down, level and fill with logs and boulders.

This Property was a fully treed/valley.

In your Proposal to Advisory Design Panel it states The Site has been previously disturbed and is relatively level. What does previously disturbed mean?

I look forward to this information from you.

Thank you
Brenda Heikkinen
[redacted]

Karen Olineck

Subject: RE: 2077 GARIBALDI WAY Excuse my composing

From: STELLA BENTEAU [redacted]
Sent: Tuesday, January 16, 2018 09:34
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: 2077 GARIBALDI WAY Excuse my composing

I am writing to you again to express my concern at the prospect of rezoning the above noted Property.

I would suggest that you look back into the minutes when Aspen Ridge was developed. I believe it was 1986????

There was no 2077 Garibaldi Way as this came about after lot 3 which is in question was part of Aspen Ridge..Single Family 5,000 square feet plus a carriage house.

Lot 17 was Crown Land owned by "'MINISTER OF THE ENVIROMENT-LAND AND PARKS -- THIS LOT WAS DESIGINATED "'PARK"".'"PARK" for Nordic residents.

There was an agreement by RMOW and Dept of the Environment to make an exchange for access to """LOT 3""" which should not have happened and why should the residents of Garibaldi Way be punished for error by RMOW????

In 1994 there was an application for rezoning but was rejected by RMOW. The lot was not conducive to developing a high density project at the bottom of a quiet residential single family subdivision.

In 1994 there was a suggestion by a resident of 2070 Garibaldi Way that because of the" MISTAKE"' which was 'made by RMOW that they should buy back the property "LOT 3" and not impose this aggravation on the residents of Garibaldi Way

I am concerned about this developer selling off this complex to a major corporation.

I feel this developer has no scruples as he has destroyed the property and operated for two years without a permit even though there were many-many calls to RMOW Bylaws. You saw the recent picture that came out before/after

I understand that there is still a lot of land at """Cheakamus Crossing"' which could be developed and leave single family subdivisions alone.

This developer has built a road covering up a stream. He has dumped loads of fill into the property and destroyed a wildlife habitat.

Why are the residents of Garibaldi Way who have been here since mid 1980/90 and now face the possibility that our lives will be changed and we have to give up our way of living, we all bought our houses here because of the cul de sac and tranquility and now we are been treated like we are the culprits for a mistake that we did not cause-think about it if it were in your back yard.
PLEASE REVOKE THIS PROPOSAL AND CONSIDER THE LONG TERM RESIDENTS OF "'GARIBALDI WAY""

PS. AS LOT 17 IS A MUNICIPAL LOT-DID HE HAVE PERMISSION TO CLEAR CUT THIS ENTRANCE????

Stella [redacted]

David Krasny
[redacted]
Jan 15 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:
On behalf of Slope Side Supply Ltd, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be very positive for our business. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Slope Side Supply Ltd has operated in Whistler since 1995 and we currently employ over 11 employees. For the first time we are beginning to struggle to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

I believe having developers take on the risk of managing employee housing is a much better and more fiscally responsible way for our community to house our employees.

Sincerely,

David Krasny
Co-Owner

16th January 2018

Dear Mayor and Councilors,

This letter is in support of the Application for re-zoning of the lot at 2077 Garibaldi Way, Nordic, from its current single-family zoning to zoning for a 74-apartment, three-building complex.

Our businesses have been in a constant hiring struggle over the past few years. Our struggle to find AND RETAIN suitable staff levels is directly related to the recent increase in resort tourism volumes and the recent **lack of affordable rental accommodation** in the corridor. Turnover has been the highest we have seen in our business since opening in 2013. This is again directly related to the lack of affordable housing. The high cost of living has also forced many employers to increase their wages to cover this spike in order to retain team members.

Whistler prides itself on having a **strong community,** but how can we still support this strong and growing community when most of our team members no longer live here as they are being forced to live outside of Whistler?

When interviewing we shouldn't have to ask potential candidates if they have accommodation for the season in order to hire them? But more often than not this has turned into the case. Some cover letters even stating **"I would like to apply for this position but if you do not provide staff accommodation I am afraid I will not be able to interview"** Our focus has now shifted from providing our guests with an exceptional experience to taking on extra admin duties coordinating 2x staff accommodations for team members in need.

We are in full support for any reasonable solutions that will allow Whistler to once again become a resort with enough affordable beds for our workers. We are excited about the steps and plans brought forward as a result of the Mayor's Taskforce. We are also excited to see fast action on this application towards helping solve what is a critical Resort situation.

Sincerely,

Pepe Barajas
President | CEO
Infinity Enterprises Group

Earls
KITCHEN + BAR

January 16, 2018

Dear Mayor and Councilors,

This letter is in support of the Application for re-zoning of the lot at 2077 Garibaldi Way, Nordic, from its current single-family zoning to zoning for a 74-apartment, three-building complex.

Our business has been in a constant hiring struggle over the past few years. Our struggle to find AND RETAIN suitable staff levels is directly related to the recent increase in resort tourism volumes and the recent **lack of affordable rental accommodation** in the corridor. Turnover has been the highest I have seen in our business in the 17 years we have been in operation. This is again directly related to the lack of affordable housing.

We have also lost 4 Full-time Server members of our team this winter (first time ever) due to rental-rate increases that were beyond their means. Another one of my employees is living in a house with 16 other people and still paying $800 a month for a shared bedroom with two others.

Last summer, when our patios increase our overall capacity by 65%, we were unable to open to our maximum number of seats, as we did not have enough cooks or support staff to reach these levels. This not only limited our potential as a business, but also increased our wait times for tables to over one hour for our guests during peak periods.

We are in full support for any reasonable solutions that will allow Whistler to once again become a resort with enough affordable beds for our workers. We are excited about the steps and plans brought forward as a result of the Mayor's Taskforce. We are also excited to see fast action on this application towards helping solve what is a critical Resort situation.

Sincerely,

Kevin Wallace, Managing Partner, Earls Kitchen & Bar, Whistler
[redacted]

Earls Whistler
Suite 220-4295 Blackcomb Way
604.935.3222 earls.ca

Jacqueline Gijssen & John Nightingale
[redacted]

To Mayor and Council
Resort Municipality of Whistler
By email

January 16, 2018

RE: REZONING APPLICATION NO. RZ1144, 2077 Garibaldi Drive, Whistler

It has come to our attention that a new housing development/rezoning application is being considered for a key vacant piece of land in our neighbourhood. Our Strata complex "Lupin Rock" sits in very close proximity to this property—one arm of our land extends out from 2100 Eva Lake Road to Garibaldi Drive.

We are very supportive of measures to improve housing affordability for employees and others whose work and lives are centred on the Whistler area. We understand the need for 'complete communities' that are inclusive of affordable live, work and play spaces.

The Nordic area has a range of residential types including single and multi-family projects. Almost all existing projects demonstrate a respectful approach to the neighbourhood with significant tree coverage, and building massing that reflects an alpine village typology. The achievement of these nature based multi-family complexes mixed with single family areas is a credit to the RMW and its planning work over the years.

What is being proposed/or requested for 2077 Garibaldi Drive, however, seems out of scale for the area. We understand that the currently allowable build is one single family unit and that the proposal is to increase this to 74 multi-family units. While the property is large, the required setbacks from the highway and desired setbacks from neighbouring properties would suggest the final buildable area is much smaller than plans show.

We have four major concerns:

- First, that neighbourhood feel and character be maintained. We have no objection to multifamily housing in the neighbourhood and Whistler has demonstrated in the past that it can do this well. More recent developments in Whistler have however, caused many to question what has happened to the "nature first" ethos that draws both residents and our vital tourists and visitors to the area?
- Related, is the question of built form. The architectural sketches show a significant massing with little articulation or variation on the exterior of the development. These are three exceptionally large buildings joined by a parking lot, none of which reflect the character of the neighbourhood.
- Third, is the question of traffic. If it is indeed true that Nordic is only one of two areas in Whistler without a traffic light, then this must be corrected as part of adding in such significant new density. It is admirable and consistent with practises elsewhere to aim

for pedestrian, cycle, and transit modes first, but in reality, the car is still present in most lives, including the demographic target audience for this development. Exiting on to the Hwy going south from Nordic at either the north or the south entry to the neighbourhood has become seriously dangerous during most daytime hours. At minimum, a protected turning lane going south should be installed with or without the addition of new populations to the neighbourhood. If this project was to go ahead, then a light is the only reasonable approach to protect lives coming and going from the area. We are responsible drivers—turning south onto the Hwy from Nordic is a serious, serious issue.

- Neighbourhood consultation. Through our professions we have had some decent exposure to community consultation practises by municipal authorities (Ms. Gijssen is a former Senior Planner for the City of Vancouver). We found out about this development by reading the Pique. Something is not right if this is the means by which the RMW makes rezoning applications known to immediate neighbourhoods. Each development that comes through the RMW must include local area consultation. The Task Force on Housing is relevant, but does not replace local area consultation. We hope that there will be a serious effort made to engage with neighbours to allow for information sharing and constructive feedback on the proposal, and that those comments will be honestly and rigorously considered by staff and Mayor and Council in the process of reviewing this application.

There are many forms of multi-family housing that could be introduced on this site that would maximize site usage, while respecting the natural area and neighbourhood character. Seventy-four units from one is a pretty big jump and it remains to be seen how this would fit onto the site once all the setbacks are in place. Common in situations like this, is to request the developer provide a series of options with associated pro-forma analyses to understand what the built form can deliver vis a vis rental affordability. Too many projects get approved but then don't end up delivering on affordability—where the developer has not done their due diligence, or real estate expertise within municipal staff is lacking. Suddenly "employee housing" becomes an "employee first" market development that no employees can actually afford. In the meantime, the natural area and neighbourhood character has been destroyed and the promise of employee housing not delivered on. An absolutely unacceptable outcome.

We look forward to hearing more about the proposal, potential options for the site development, and to fulsome neighbourhood consultation and engagement. The best way to reach us is via email, noted below.

With best regards,

Jacqueline Gijssen & John Nightingale
[redacted]

Gijssen_[redacted]

January 17, 2018

Dear Mayor and Councilors,

This letter is in support of the Application for re-zoning of the lot at 2077 Garibaldi Way, Nordic, from its current single-family zoning to zoning for a 74-apartment, three-building complex.

Our business has been in a constant hiring struggle over the past few years. Our struggle to find AND RETAIN suitable staff levels is directly related to the recent increase in resort tourism volumes and the ongoing **lack of affordable rental accommodation** in the corridor.

We currently as with many other businesses in town are losing staff and having a hard time with retention and recruitment, thus affecting our operations. Currently our culinary department is short 5 people due to this ongoing and worsening problem.

We are in full support for any reasonable solutions that will allow Whistler to once again become a resort with enough affordable beds for our workers. We are excited about the steps and plans brought forward as a result of the Mayor's Taskforce. We are also excited to see fast action on this application towards helping solve what is a critical Resort situation.

Sincerely,

Jeff O'Brien
Food & Beverage Manager
Westin Resort and Spa Whistler
[redacted]

Karen Olineck

Subject: RE: Letter of Support - 2077 Garibaldi Way project

From: Wanda Bradbury
Sent: Friday, January 19, 2018 4:45 PM
To: Shelley Termuende <stermuende@whistler.ca>
Cc: Mike Furey <mfurey@whistler.ca>
Subject: Letter of Support - 2077 Garibaldi Way project

From: Nancy Wilhelm-Morden
Sent: Thursday, January 18, 2018 10:45
To: Ian Lowe [redacted]
Cc: Wanda Bradbury <WBradbury@whistler.ca>; Council <Council@whistler.ca>
Subject: Re: Letter of Support - 2077 Garibaldi Way project

Thanks Ian. This will go to council at a public meeting.

Regards,
Nancy

From: Ian Lowe [redacted]
Sent: January 17, 2018 9:03 AM
To: Nancy Wilhelm-Morden
Subject: Letter of Support - 2077 Garibaldi Way project

Mayor, first off thank you very much for your hand written thank you letter for my involvement with your housing task force. It is always special to open a hand written note these days. Speaking of housing, attached is my support letter for the proposed 2077 Garibaldi Way resident restricted housing development for you and council's review and consideration.

Kind regards,

Ian Lowe

IAN LOWE
General Manager | Crystal Lodge & Suites - "at the centre of it all"
p: 604.938.2301 | Toll Free: 1.800.667.3363 | e: ilowe@crystal-lodge.com
www.crystal-lodge.com | Follow us on Twitter | Like us on Facebook | Check out our Crystal Lodge Video

4154 VILLAGE GREEN WHISTLER, BC CANADA V0N 1B4
t 604.932.2223 f 604.932.2625
info@crystallodge.com

CRYSTAL Lodge

Ian Lowe
VP – Burrard Hospitality
4154 Village Green
Whistler, BC V0N1B4
January 17, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of The Crystal Lodge and affiliated businesses, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable resident restricted housing has been identified as a priority by our 170+ staff, the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our businesses to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting management and supervisory level staff. Over the last few years we have seen many of such employees leave the community to find opportunities elsewhere due to their inability to find affordable and appropriate housing in Whistler. Securing long-term leases in purpose built rental accommodation at a rate that is manageable would be very beneficial for our business. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

The Crystal Lodge and affiliated businesses have operated in Whistler since 1994 and we currently employ over 170 employees and struggle to attract and retain solid management and junior management employees due to the lack of affordable accommodation. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Ian Lowe
VP – Burrard Hospitality

Karen Olineck

Subject: RE: 2077 Garibaldi Way

From: Harry Trails [redacted]
Sent: Wednesday, January 17, 2018 18:55
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: 2077 Garibaldi Way

To whom it may concern,

I am writing in support of the current rezoning application for 2077 Garibaldi Way.

I was a resident of Whistler for 2 years and spent the second winter in a room of 4 on bunk beds paying close to $700 in a house of 12 people. Housing like this is important for the community, for village and for the businesses that call Whistler Home.

Regards

Harry Constantine

[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: Support of 2077 Garibaldi Way

-----Original Message-----
From: Dominic Marcelli [redacted]
Sent: Wednesday, January 17, 2018 22:57
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Support of 2077 Garibaldi Way

To whom it may concern,

My name is Benjamin Mier and I am writing this letter in support of the proposal for new housing at 2077 Garibaldi Way.

I support this project proposal as a subsidised housing option for people who live and work in Whistler. As a contributing member of the Whistler public for about three years now I am saddened by the limited options of affordable housing that are currently available here. My partner Sarah and I love this town and we hope to one day raise a family here.

I hope that I see more and more proposals like this being made and especially hope to see them supported by our local government so we may feel their care and support for the people who love this place and call it home.

Please let me know if I can do anything else to further my support in this.

Thank you for reading,

Benjamin Mier
[redacted]

Sent from my iPhone

Karen Olineck

To: Shelley Termuende
Subject: RE: Letter to Whistler council and Mayor Nancy Wilhelm-Morden regarding 2077 Garibaldi way

From: Dianne Matheson [redacted]
Sent: Thursday, January 18, 2018 20:18
To: romanlicko@whistler.ca; Mayor's Office <mayorsoffice@whistler.ca>
Cc: Council <Council@whistler.ca>
Subject: Letter to Whistler council and Mayor Nancy Wilhelm-Morden regarding 2077 Garibaldi way

Letter to Whistler Council and Mayor Nancy Wilhelm-Morden

Hello, my name is Dianne Matheson, and I own a residence on Garibaldi Way, in Nordic Estates. I am writing in regard to the Proposed development at 2077 Garibaldi Way. I believe in safe and affordable employee housing. This proposal meets neither of these.

With years of experience in the emergency medicine sector, I see this as a huge accident waiting to happen. Increased pedestrian traffic on an already compromised road with no winter shoulder and no lights along with heavy bus and car traffic will be very dangerous. Also, getting in and out of Nordic is very tricky. It is often backed up. People take unnecessary risks just to get in and out of their neighbourhood. Over this Christmas season there was a MVA in between the two entrances. This left the road at a complete stand still. Had there been a health emergency in the Nordic neighbourhood it would have been virtually impossible for a quick emergency exit.

Another safety concern I have is that the Owner/ Developer seeking rezoning of the site has had no regard for the existing land. I was away for a few months and arrived home to see he had clearcut most of the property. Then fill and shot rock was trucked to fill the site. This was all done without a permit and a stop work order was recently issued. Too late though, the damage was done. How do we know that there is not contamination? On the Westcoast of BC there is a concern of acid being produced when rock has been blasted and exposed to rainwater (acid rock). It is highly likely that this was the case on this site. Given its exposure period, there may be significant damage to our fragile ecosystem. Also, the area had a low spot that collected water from the adjacent stream. So now where does this water go?? Not to mention what has happened to the ecosystem within.

I find it disheartening that, given the integrity of the land owner thus far, this proposal is being considered. If this kind of action becomes the accepted norm then we will soon start to see other rezoning applications from people who act contrary to our municipal by-laws.

As for affordable, the math is easy and does not equal affordable.
Again I am all for safe, affordable staff housing but I do not see this proposal as either.

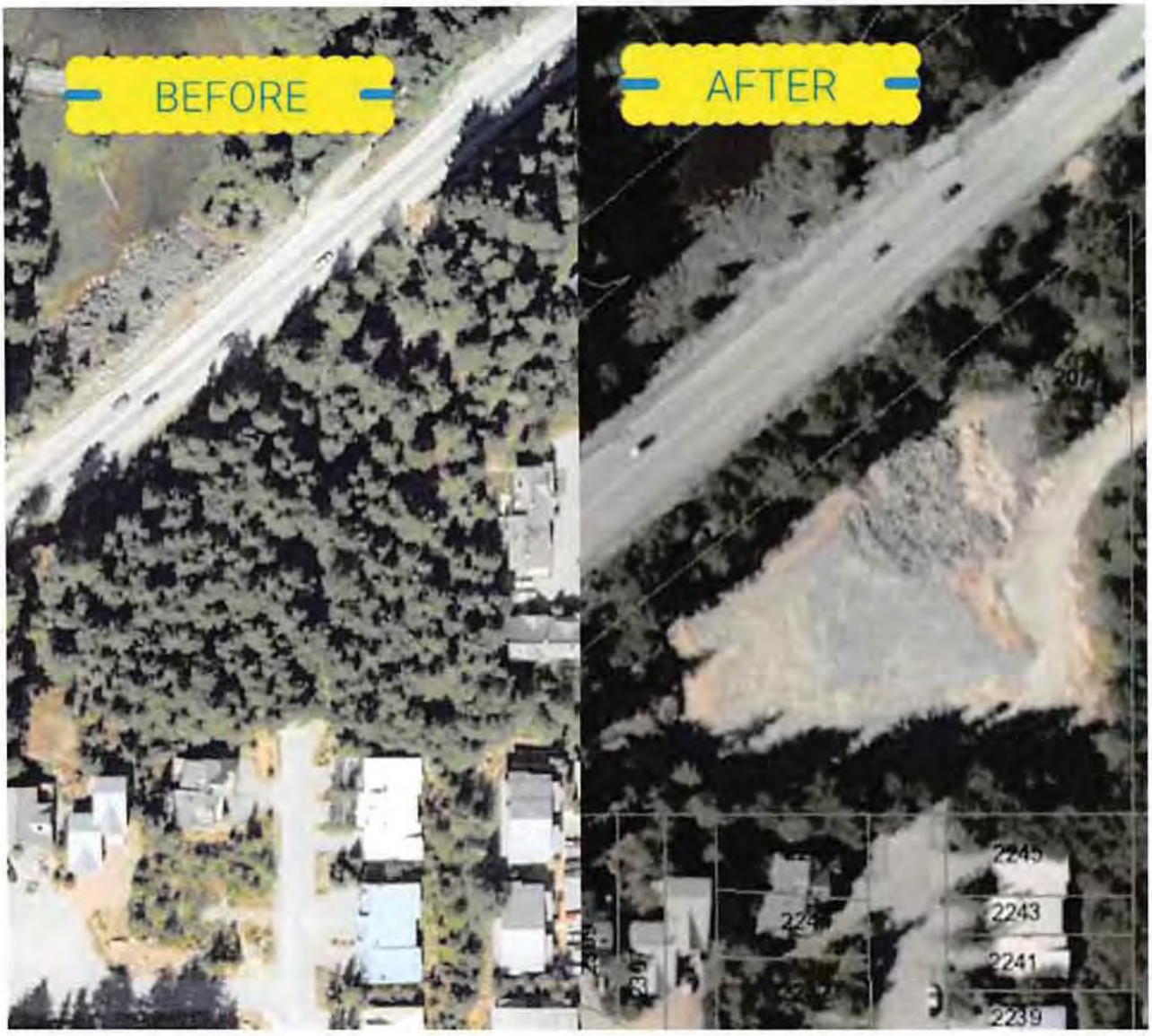
Thank you for considering my concern
Dianne Matheson.

Sent from my iPad

Karen Olineck

Subject: RE: 2077 Garibaldi way to add to letter from Dianne Matheson

From: Dianne Matheson [redacted]
Sent: Thursday, January 18, 2018 20:27
To: Council <Council@whistler.ca>; Mayor's Office <mayorsoffice@whistler.ca>; romanlicko@whistler.ca
Subject: 2077 Garibaldi way to add to letter from Dianne Matheson



Aerial pictures showing 2077 Garibaldi Way on Google Earth before being purchased by [redacted] and the after picture on file at the RMOW taken after the RMOW required the owners to stop site preparation work prior to applying for the rezoning application.
Sent from my iPad

PAN PACIFIC
Whistler

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

January 18, 2018

Dear Mayor and Council:

On behalf of myself personally, the two Pan Pacific Whistler properties, and the Dubh Linn Gate Irish Pub, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be very beneficial to all concerned. This type of development (and we encourage more such initiatives) will ensure we can both attract and retain key employees as they grow within our company and community.

Our various businesses have operated in Whistler since 1997, with the Pan Pacific Mountainside just celebrating its 20th Anniversary last December. We currently employ over 200 employees and we continue to struggle to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Lloyd Daser
General Manager

a member of the global hotel alliance
4299 Blackcomb Way, Whistler, B.C., V0N 1B4, Canada
Tel: 1 (604) 966 5500 Fax: 1 (604) 966 5501 Website: www.panpacific.com

Fairmont

NORMAN MASTALIR
MANAGING DIRECTOR

norman.mastalir@fairmont.com

Fairmont Chateau Whistler
4599 Chateau Boulevard
Whistler, British Columbia
Canada V0N 1B4
T + 1 604 938 8000
F + 1 604 938 2055

18th January 2018

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor and Council:

On behalf of the Fairmont Chateau Whistler and as a personal property owner in Nordic, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by the community, the Whistler Chamber of Commerce and our business. Employee housing opportunities are needed across a continuum of employees from front line to senior management and we look forward to an opportunity to participate in the solution.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. The proposal will allow our business the opportunity to secure long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

The Fairmont Chateau Whistler has operated in Whistler since 1989 and we currently employ over 700 employees. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Norman Mastalir
Managing Director

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way, Nordic dev

From: Amanda Wilson [redacted]
Sent: Thursday, January 18, 2018 12:49
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: 2077 Garibaldi Way, Nordic dev

Hi
I am a Whistler resident who is for the 2077 Garibaldi Way development. We need all the rentals we can get in this town!!! I have read the commentary against it but seems like all, 'not in my backyard' phobias.
Some increased bus service would go nicely with this though, getting those folks to jobs in the village without driving. Loved the free bus intiatives in summer, we took the bus/biked into the village if we needed to go there.
Sincerely,
Amanda Wilson
[redacted]

Karen Olineck

Subject: RE: Nordic Housing.

From: Michael Robinson [redacted]
Sent: Thursday, January 18, 2018 17:28
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Nordic Housing.

Dear RMOW

I sincerely hope that you do the right thing for the whole community in regards the new housing in Nordic.
This town so desperately needs housing solutions.
I am sure that there will be alot of NIMBY opinions from the people close by. Possible the same as were heard when new staff accommodation went up years ago.
To make an omelette you have to crack a few eggs.
Please rezone and help this happen.

A 15-year resident

Michael Robinson

Theresa Ginter
[redacted]

January 18, 2018

Mayor& Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor& Council:

On behalf of Nita Lake Lodge, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be very positive for our business. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Nita Lake Lodge has operated in Whistler since 2008 and we currently employ over 180 people and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Theresa Ginter

Karen Olineck

Subject: RE: Re-zoning Application - Nordic

From: Saad Hasan [redacted]
Sent: Friday, January 19, 2018 4:21 PM
To: Mike Furey <mfurey@whistler.ca>
Subject: Re-zoning Application - Nordic

Hello Mike,

Hope you had a great Christmas, and 2018 is shaping up to be a fabulous year!

On behalf of the Hotel Association of Whistler, please find attached HAW members' position on the 2077 Garibaldi Way development. If you can kindly ask someone to include it in the Council package on this matter, that will be very helpful.

See you soon, and have a good weekend.

Thanks,

Saad

Saad Hasan, ICD.D
[redacted]

HAW
HOTEL ASSOCIATION OF WHISTLER

January 18, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

RE: Employee Rental Housing Project, 2077 Garibaldi Way, Whistler, BC.

This is to advise you that the Hotel Association of Whistler members are in strong support of the above project. As a community, we have all been discussing ad nauseam and wrestling with staff housing issues over the past few years, and in early 2017 the media even labeled Whistler's housing situation as a "crises". HAW members see this proposal as an important step in providing an opportunity for our businesses to participate in a housing solution for our employees.

The HAW represents over 1 million available hotel rooms in Whistler each year. Member hotels employ over 2,800 staff and annually drive over 1.8 mil. visitors to the Resort. However, as most businesses, HAW member properties are struggling to find accommodation for our employees even though we continue to make every effort, both financial and advocacy, to help our team members stay and achieve their long-term professional objectives within the industry. In our opinion, lack of accommodation in one of the top ski resorts in North America should not be the driver that determines an individual's career choices.

Our employees are the key ingredient to our success as a company and a vibrant and caring community. It is our understanding that the proposed development will be targeting technically skilled, supervisory, and management employees. Securing long-term leases in purpose built rental accommodations will help businesses attract and retain high caliber employees and we see the 2077 Garibaldi Way development as one of the many critical and appropriate opportunities in this direction.

FOR AND ON BEHALF OF THE HOTEL ASSOCIATION OF WHISTLER

Yours truly,

Saad Hasan

Saad Hasan
Chair, Hotel Association of Whistler
Whistler, BC

2036 London Lane, Whistler, BC., V0N 1B2, Canada
Tel: +1 (604) 935-7021

Karen Olineck

Subject: RE: Rezoning of 2077 Garibaldi Way, Whistler, BC.

From: Duncan Ball [redacted]
Sent: Friday, January 19, 2018 11:25 AM
To: Council <Council@whistler.ca>; Mayor's Office <mayorsoffice@whistler.ca>; Jen Ford <jford@whistler.ca>; Shelley Termuende <stermuende@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Wanda Bradbury <WBradbury@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Nancy Wilhelm-Morden <nwilhelm-morden@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; John Grills <jgrills@whistler.ca>
[redacted]
Subject: Rezoning of 2077 Garibaldi Way, Whistler, BC.

Dear Mayor and Council members
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.
V0N 1B4

Re: Rezoning of 2077 Garibaldi Way (application RZ1144)

We are the owners of [redacted] in Whistler and are writing to you to voice our objection to the proposed rezoning of 2077 Garibaldi Way, Whistler, B.C.

The enclosed letter outlines our top 8 concerns with the proposed rezoning.

We firmly believe the proposed rezoning is without merit and would be a step backwards for Whistler and the community. We have embarked on a letter writing campaign to make sure our concerns are shared with the elected officials in the community who represent us.

Best Regards

The Ball Family
[redacted]

January 19, 2018

Mayor and Council
RMOW
4325 Blackcomb Way
Whistler, B.C.
V0N 1B4

Re: Rezoning of 2077 Garibaldi Way (application RZ1144)

We are the owners of [redacted] in Whistler and are writing to you to voice our objection to the proposed rezoning of 2077 Garibaldi Way, Whistler, B.C.

Background:
An application was made to rezone the property at 2077 Garibaldi Way. The site is currently zoned RSE1 – Single family residential with the ability to build a single home of approximately 465 square meters (approx. 5,000 sq ft) with 6 bed units.

The owner of the site, 1116130 BC Ltd, is seeking a re-zoning that would allow the proposed development of three (3) four-storey apartment buildings, 74 employee restricted units, 6,490 sq. meters (69,852 sq.ft) gross floor area, with 101 underground parking stalls, 21 surface parking stalls with a total of 222 bed units.

We wanted to share with you our top 8 concerns with the rezoning:

1. **Density is not consistent with the neighbourhood:** Four storey rental housing will radically change what is currently a quiet, family oriented neighbourhood. The homes in the area are predominantly one, two or three family dwellings. The proposed development is of a much higher density than the surrounding community and will not fit in.

2. **Lack of environmental sensitivity:** The developer of the site has shown a total disregard for environmental stewardship. As you can see from the photos below taken from Google Earth, the site was covered with trees and vegetation before it was acquired by the current owner. After purchasing the site, the current owner proceeded to denude the site without the planning approval in place. The irony of the situation is that one of the justifications made to the planning department for the re-zoning has been that the site "is a disturbed site". RMOW would be setting an extremely dangerous precedent if it supported this "cut first, ask later" approach to land use. The municipality would be rewarding the developer for denuding the site.

The developer stripped the site of vegetation before securing planning approval

3. **Density is not appropriate for the site:** The site is reasonably small and the density is not appropriate for the site. It seems incomprehensible how a change in density from 6 bed units to 222 can be considered reasonable and justifiable for the site. It is also difficult to understand why there is interest in putting such high density in such close proximity to the highway where residents will have to deal with highway noise and head lights. Surely, we can find a better location for employee housing that will be more attractive for the employees who will actually reside in the housing? Is this not what the Legacy lands were intended for?

4. **Increased traffic to the neighbourhood:** The addition of 222 bed units will significantly increase pedestrian and vehicle traffic to the neighborhood. Despite no easement or planned access on to Aspen Drive, one has to assume that many of the new residents will cut through the Aspen Ridge community as it represents the shortest walking route to Creekside and this will likely result in increased and unplanned noise and traffic to this otherwise peaceful community. It is also reasonable to assume that residents will park on Aspen Drive and increase vehicle traffic through this neighbourhood.

5. **Highway safety:** The proposed development will generate significant traffic to the area which has never been contemplated. It is already extremely challenging to merge on to highway 99 and head south from either end of the Nordic neighbourhood due to the lack of traffic signals at either Whistler Road or Nordic Road. Currently, traffic backs up on Whistler Road and Nordic Road as drivers await the intermittent opportunities when there is no oncoming northbound and southbound traffic. High traffic volumes in both directions on Highway 99 make this very challenging. On numerous occasions, I have seen drivers become frustrated by the long wait until they finally elect to proceed with an unsafe merge onto the highway. Serious accidents have been avoided only by good luck or corrective measures

taken by drivers on 99. The addition of all these residents will further aggravate this existing safety issue and make merging on to the highway increasingly dangerous.

6. **Not consistent with land use planning:** Residents of the Nordic neighborhood had no reason to anticipate this massive increase in density when making their decisions to live in the neighbourhood. There was no indication that the planning would be altered from 6 bed units to 222 units. We fully support higher densities and affordable housing in Whistler, but residents should have a reasonable expectation of consistent and appropriate land use planning. This would be a major change to the zoning in the area and is not consistent with the community's shared vision for the area.

7. **Loss of views:** The proposed development would materially alter the view corridor down Aspen Drive and will block and inhibit views for existing residents.

8. **Unfair re-zoning:** Rewarding the private sector developer for denuding the site and stripping it of vegetation, and then awarding an unprecedented density bonus is simply unfair. This would in effect be an unwarranted and wind-fall gift to the private sector developer which would result in huge financial gain. Simultaneously, the addition of all this unplanned density would result in a decreased appeal of the neighbouring homes and would result in these home owners seeing their property values decrease. RMOW would be responsible for a huge transfer of wealth from the surrounding home owners to the private sector developer who has shown blatant disregard for the community and the environment.

As you can see, the surrounding community is mostly low density residential, consisting of single family, duplex and triplex accommodations. 222 bed units (vs 6 bed units currently) is entirely inconsistent with the neighbourhood.

We realize the importance of employee housing within our community and understand affordable and accessible housing is necessary to make Whistler the great community that we all know and love. We support additional development within the community but believe this is simply not the right site for such a large development.

We firmly believe the proposed rezoning is without merit and have embarked on a letter writing campaign to make sure our concerns are shared with the elected officials in the community who represent us.

Sincerely

Concerned Residents
Duncan, Cindy, Taylor, Sarah and Georgia Ball
[redacted]

cc:
council@whistler.ca
Mayor Nancy Wilhelm-Morden
Shelley Termuende
Councillor Jack Crompton
Councillor Jen Ford
Councillor John Grills
Councillor Sue Maxwell
Councillor Steve Anderson
Councillor Cathy Jewett
Mike Furey,Chief Administrative Officer
Planning Department
Mike Kirkegaard
Melissa Laidlaw
Roman Licko
Jocelyn Chen
Claire Ogilvie -Editor Whistler Pique
Alyssa – Editor Whistler Question

Karen Olineck

Subject: RE: Opposition- 2077 Garibaldi Way Development

From: ron chan [redacted]
Sent: Friday, January 19, 2018 3:11 PM
To: Mayor's Office <mayorsoffice@whistler.ca>; [redacted] sTermuee@whistler.ca; Council <Council@whistler.ca>
Cc: nWihelm-morden@whistler.ca; Planning <planning@whistler.ca>
Subject: Opposition- 2077 Garibaldi Way Development

to the Mayor & council/planners

As a Whistler property owner over 25 years resident of Whistler I have serious concerns about the rezoning proposal for 2077 Garibaldi Way. Whisitler.

I am astonished that the owner was able to clear cut the property -with no fines.for a property zoned for a single home of 5000 square feet.
What rules are there Whistler's rules around tree removal and consideration for community and neighbouring properties. Please reply to ::

Q: Is a property owner of raw land allowed to remove features of the natural landscape without an approved plan for development ?
and no consequences >?

A property zoned for 6 bed units is suitable for 222 bed units? What is the very significant change in the geographic area and neighborhood to allow for this?

-Traffic entering and exiting Nordic is already a problem and additional traffic lights on the highway will only add to the congestion between Creekside and the Village.
check out the parking at the corner of Garibaldi Way & Nordic Drive ?

- this is a for-profit development proposal that is positioned as a community need. The clear cutting of the land was a strategy to influence the council that a multi-unit complex would be suitable. Council needs to think of this land in its original state and why it is presently zoned for one 5000 sf building. Do not take the perspective - it is now a parking lot so why not put up a big building, or multiple buildings! Or a parking lot or make it natural park ?

- is this proposal really going to help employees in need of affordable rental housing or is it for large employers to gain more control over real estate and by default their employees?

- if employee housing is a major concern then why is the RMOW not more active in developing the legacy lands intended for affordable employee housing?

I would encourage the Mayor and Council to get as much feedback as possible because every person I have made aware of this proposal has deep concerns. It is important to realize that most of us go about our business and are not aware of proposals in front of council. I would guess that for every letter you receive there are 20+ concerned owners thinking they should write a letter, but never get around to it.

Regards and thank you for listening and not allowing the rezoning.

Ron Chan

[redacted]

Karen Olineck

Subject: RE: Rezoning application on Garibaldi Drive

From: Annette E Miller [redacted]
Sent: Friday, January 19, 2018 16:35
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Rezoning application on Garibaldi Drive

To the Mayor and Council, RMOW, I have been a resident in Nordic Estates since 1989 (part time to 2001 and permanent since then). I do not agree with the present rezoning application on Garibaldi Drive for the following reasons: 1, Access to Highway 99 will become even more dangerous. Apart from Emerald Estates, only Nordic and Brio do not have traffic light access to Highway 99; 2, the proposed high density development is not in keeping with the immediate surrounding neighbourhood; 3, I am assuming that the RMOW will not be gifting the extra bed units required for the proposed development. I would hope that residents in Nordic are consulted prior to this rezoning proceeding further. Thankyou, Alastair Miller

Karen Olineck

Subject: RE: 2077 Garibaldi Way

From: Ron Gosney [redacted]
Sent: Friday, January 19, 2018 11:10
To: Nancy Wilhelm-Morden <nwilhelm-morden@whistler.ca>; Council <Council@whistler.ca>
Subject: 2077 Garibaldi Way

Dear Mayor and Council,

As a property owner of 17 years, and part time resident of Whistler I have serious concerns about the rezoning proposal for 2077 Garibaldi Way.

I am also dismayed that the owner was able to clear cut the property - a property zoned for a single home of 5000 square feet. This action alone speaks to Whistler's rules around tree removal and consideration for community and neighbouring properties. A question I would appreciate answered is:

Q: Why is a property owner of raw land allowed to remove features of the natural landscape without an approved plan for development?

I will not go into the details of the proposal as those are well known by all. I will add my voice to the concerns held by many.

- what makes one thing a property zoned for 6 bed units is suitable for 222 bed units? What is the very significant change in the geographic area and neighborhood to allow for this?

- traffic entering and exiting Nordic is already a problem and additional traffic lights on the highway will only add to the congestion between Creekside and the Village.

- this is a for-profit development proposal that is positioned as a community need. The clear cutting of the land was a strategy to influence the council that a multi-unit complex would be suitable. Council needs to think of this land in its original state and why it is presently zoned for one 5000sf building. Do not take the perspective - it is now a parking lot so why not put up a big building, or multiple buildings!

- is this proposal really going to help employees in need of affordable rental housing or is it for large employers to gain more control over real estate and by default their employees?

- if employee housing is a major concern then why is the RMOW not more active in developing the legacy lands intended for affordable employee housing?

I would encourage the Mayor and Council to get as much feedback as possible because every person I have made aware of this proposal has deep concerns. It is important to realize that most of us go about our business and are not aware of proposals in front of council. I would guess that for every letter you receive there are 20+ concerned owners thinking they should write a letter, but never get around to it.

Best Regards and thank you for listening,

Ron Gosney
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: re-zoning the lot at 2077 Garibaldi Way

From: Wanda Bradbury
Sent: Friday, January 19, 2018 4:17 PM
To: Shelley Termuende <stermuende@whistler.ca>
Subject: re-zoning the lot at 2077 Garibaldi Way

From: karl bilodeau [redacted]
Sent: Wednesday, January 17, 2018 20:28
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: re-zoning the lot at 2077 Garibaldi Way

Hi,

I support the devellopement for one and two-bedroom apartments that would have a rental cap that is slightly above WHA and well below some of the ridiculous market rates.
in Nordic onthe lot at 2077 Garibaldi Way.

thank you

--
Karl Bilodeau
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way re-zoning

From: Jordan Kenna [redacted]
Sent: Friday, January 19, 2018 16:40
To: Nancy Wilhelm-Morden <nwilhelm-morden@whistler.ca>; Council <Council@whistler.ca>
Subject: 2077 Garibaldi Way re-zoning

Dear Mayor and Council,

As the owners of [redacted], my wife and I have serious concerns about the proposed development of 2077 Garibaldi Way.

- We purchased the above property on August 15, 2017 for personal use. The quiet nature of the neighborhood was a driver in our purchase decision. At the time the 'clearcut' look to 2077 was a concern, nonetheless the zoning of said property for a single dwelling was a major variable in our decision to proceed with our purchase. As a property owner in Whistler for the past 17 years (previously in Bayshores) we have observed numerous developments. That said, I am not aware of a faster re-zoning process than that enjoyed by 2077's owner. Clearly zoning bylaws are not as robust as I thought they were, and greater skepticism was warranted. A search for further insight into plans for 2077 at the time of our purchase yielded nothing, and yet has been followed by re-zoning approval at a remarkably fast rate.

- The trucking and grading activity this summer at 2077 Garibaldi Way gave the impression that a strategy was underway by which the developer had chosen to forge ahead unregulated, and beg forgiveness at a later date. Needless to say, our resolve is now strong in opposing a development whose momentum has had a head start, and appears to have not acted in good faith.

The logistical challenges associated with air bombing 222 bed units into a property zoned for 6 bed units continues to be well documented, and as such I won't repeat those considerations here. Additionally the interest in the permitting process associated with the clearing of 2077, and the filling in of a creek, remain of great interest to many.

Thank-you for taking our concerns into consideration.

Sincerely,
Jordan and Blythe Kenna

[redacted]

Karen Olineck

From: Roman Licko
Sent: Monday, January 22, 2018 3:12 PM
To: Karen Olineck
Subject: FW: Rezoning 2077 Garibaldi Way

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

-----Original Message-----
From: Bruce [redacted]
Sent: Friday, January 19, 2018 6:08 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: Re: Rezoning 2077 Garibaldi Way

Hi Roman

Thanks for keeping in touch. Please let me know the Public Information Meeting details when they are available.

Thanks

Bruce

> On Jan 16, 2018, at 3:45 PM, Roman Licko <rlicko@whistler.ca> wrote:
>
> Hi Bruce,
>
> I can't recall the specifics, however the ADP did (as I said), support the massing. ADP minutes will be available once the Panel ratifies them at their subsequent meeting, I will be in a much better position to discuss this once the Minutes are ratified.
>
> This link takes you to the location of ADP minutes as they become available: https://www.whistler.ca/municipal-gov/committees/advisory-design-panel
>
> I am waiting for a copy of the environmental report.
>
> Thank you again, sorry this email isn't more informative. I will provide information as it becomes available. I note that the RMOW has received several letters regarding RZ1144. We are drafting a reply to all. Also, for your information, and prior to proceeding further, we will have a "Public Information Meeting" regarding RZ1144 very late in January.
>
> Thank you again,
>
>
> Roman Licko
> RESORT MUNICIPALITY OF WHISTLER

> TEL: 604-935-8173
>
>
>
> -----Original Message-----
> From: Bruce [redacted]
> Sent: Tuesday, January 09, 2018 6:55 PM
> To: Roman Licko <rlicko@whistler.ca>
> Subject: Re: Rezoning 2077 Garibaldi Way
>
> Thanks very much Roman.
>
> Two more questions:
>
> Did the Panel discuss the density of the proposal at all?
>
> Are you aware of an environmental report done by Cascade Environmental Services on the site? If so is it a public document?
>
> I appreciate the time that you are taking with me on this proposal and to be honest I will probably taking more of your time.
>
> Thanks very much.
>
> Bruce
>
>> On Jan 8, 2018, at 3:07 PM, Roman Licko <rlicko@whistler.ca> wrote:
>>
>> Hi Bruce,
>>
>> Thank you for your email.
>>
>> The Panel generally supported this project in terms of massing and Architectural Character. There was some discussion regarding the 20m highway setback and it was agreed that this will be reviewed/ explored further.
>>
>> Truly,
>>
>> Roman Licko
>> RESORT MUNICIPALITY OF WHISTLER
>> TEL: 604-935-8173
>>
>>
>> -----Original Message-----
>> From: Heather And Bruce Hall [redacted]
>> Sent: Monday, January 08, 2018 2:10 PM
>> To: Roman Licko <rlicko@whistler.ca>
>> Subject: Rezoning 2077 Garibaldi Way
>>
>> Hi Roman
>>
>> When you and I met before Christmas you said the Advisory Design Panel was meeting on the above rezoning and that you were going to talk them about the density of the proposal and relaxing the 20 metre set back from Hwy 99.

>>
>> Could you please advise me of what the Panel did on these two items.
>>
>> Thanks very much.
>>
>> Bruce Hall
>>
>>
>> _____
>>

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> _____
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> This e-mail is a public record of the Resort Municipality of Whistler and is subject to public disclosure unless exempt from disclosure under the Freedom of Information and Protection of Privacy Act <http://www.cio.gov.bc.ca/cio/priv_leg/foippa/foippa_guide.page> legislation. This email is subject to the Resort Municipality of Whistler's Corporate Records Bylaw and Retention Schedule. The information contained in this email is intended only for the named recipients to whom it is addressed. Its contents, including any attachments, may contain confidential or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. Disclosure of this email to an unintended recipient does not constitute waiver of privilege. If you have received this email in error, please notify the sender immediately, and delete or destroy the message, including any attachments.

Karen Olineck

Subject: RE: Nordic proposed housing

-----Original Message-----
From: Lindsay Meredith [redacted]
Sent: Monday, January 22, 2018 17:24
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Nordic proposed housing

Dear Council

I would like to register my deep concern viz.
the proposed multiple residential project in Nordic.

I know you have heard many issues raised by many homeowners in this area so I will try to be brief.

My points are:

1/ I purchased here, relying on the low-density housing designation that was determined previously by the RMOW. The proposed project represents and extremely large addition of density to our quiet neighbourhood.

2/ As you know, highway access from this neighbourhood is already very problematic because we have no stoplight. The proposed project would exacerbate what is already a very serious problem.

3/ Please forgive me for the following perhaps naïve question.
Could there be a potential negative impact on the assessed property values of the single detached housing that is immediately adjacent to the proposed high density buildings. If property assessment subsequently determined this to be the case would the developer be prepared to financially mitigate the property value loss of the extant home owners in the area.

Finally, I would like to point out that I do wholeheartedly support the housing initiatives of Council. Lest I be accused of "nimbyism" I would like to point to the WHA housing initiative that already exists right next door to us on Eva Lake Road.

Thank you for the opportunity to express my concerns.

Prof. Lindsay Meredith
[redacted]

Brewhouse
4355 Blackcomb Way
Whistler, BC, V0N 1B0
January 22, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of the Brewhouse, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting key supervisor, management and skilled employee groups. At the Brew House our culinary and front of house management is critical for our business and we are constantly running short in this areas due to the ever increasing housing challenges in our community. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages will be critical to delivering the product and service expected of our resort in a seven-day a week, year-round environment. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Brewhouse has operated in Whistler since 1998, we currently employ over 135 employees and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Andy Flynn, General Manager

Karen Olineck

From: Denise Taveira on behalf of Planning
Sent: Thursday, February 01, 2018 8:24 AM
To: Karen Olineck
Cc: Roman Licko
Subject: FW: RZ1144 rezoning in Nordic

Denise Taveira
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8171

From: Zoë Lomoro [redacted]
Sent: Thursday, February 01, 2018 8:17 AM
To: Planning
Subject: RZ1144 rezoning in Nordic

Good morning,

I am writing to make it known I am not in support of the rezoning RZ1144 in Nordic.

I feel this would negatively impact the area, and I do not support the building proposal as it is. This development does not make sense and I feel other options should be considered.

Thanks for your time,
Zoë

Grant Cousar
4-1345 Alpha Lake Road
Whistler BC V0N1B1
January 26, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of Whistler Cooks Group of Companies, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an a new opportunity for our business to participate in another housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be very positive for our business. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Whistler Cooks Fine Foods Inc has operated in Whistler since 1999 and with our recent addition of Hunter Gather taphouse and eatery under Whistler Cooks Restaurants Inc, we currently employ over 75 number of employees. We currently provide housing for as many as 16 staff, in housing we secure and then offer to employees at a subsidized rate. We have further undertaken most known strategies to recruit and retain great staff, including but not limited to elevated wages, training, benefits and yet we are still struggling to attract and even more importantly retain key employees to run our business. We feel this is due to a myriad of effects, but the one we feel least able to manage, is the constant shrinkage of inventory of accommodation. Our employees are

the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Grant Cousar
CEO Whistler Cooks Group of Companies

104-4319 Main Street, Whistler, BC V0N 1B4

alta bistro

January 28, 2018

Re: Re-zoning of 2077 Garibaldi Way

Dear Mayor and Councilors,

I would like to extend my support of the re-zoning for 2077 Garibaldi Way from family zoning to zoning to allow an apartment of 74 units on condition that private developer is help to maintain a rental market cap is similar to WHA housing authority.

Even with Alta Bistro's small staff size in comparison to other operators in Whistler Village, we feel the pressure of the housing shortage and the incredible rents and conditions that our employees are facing. Each year has become more difficult and this year has been the toughest. Our core team having to pick up the slack and working overtime continuously.

A 'living wage' cannot exist in our industry with current rent levels, this is especially true for the seasonal workers, whom we rely on to boost our staff levels for busy times as they arrive late and are usually stuck with whatever they can get. Our labour percentages as a business are maxed for our seasonal and year-round employees. And for young people coming to Whistler to hoping to work in hospitality, the costs of living here are prohibitive and discouraging for them and because of this we have exaggerated turn over. Living conditions some end up committing to are expensive and less than ideal and this brings issues to the workplace as these people are not content with their situation. Staff retention is harder than ever.

We plan on expanding our business into mobile off-site catering for events and weddings in Spring 2018 and I am currently not sure how we can attract enough staff to conduct our business effectively as we intend.

I am in support of any effort where we can bring reasonable solutions to make affordable living arrangements for our workers via the Mayor's Taskforce and hasty progress to solving this critical issue.

Kind regards,

Eric Griffith

Corona
EXCAVATIONS LTD.

9479 Emerald Dr. Whistler BC
Canada V0N 1B9
604-932-2355

CoronaExcavations.com

January 16, 2018

Attn: Mayor and Council

Re: Proposed Nordic Staff Housing

We own and operate a small civil construction company based in Whistler. We employ up to fifty people and have operated for twenty-two years in the corridor. We are struggling to keep current staff and to hire future employees due to the unaffordability of homes and lack of rental accommodation. This is starting to inhibit our ability to conduct day to day business and continue to grow as a business.

The proposal to rezone and build rental accommodation by a private developer is a very attractive proposition. The location is economically and environmentally ideal with easy access north and south. We as a local business, encourage the Mayor and Council to proceed with the Nordic Development to provide a positive move for business, the environment and toward sustainable life styles.

Yours truly,

Dave Robson, AScT

Andres St. Jacques
Bearfoot Bistro
4121 Village Green, Whistler
Jan 18, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of The Bearfoot Bistro, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be (very positive for our business). This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

The Bearfoot Bistro has operated in Whistler since 1997 and we currently employ over 50 employees and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Andre St. Jacques

Allan Crawford
[redacted]
[redacted]
January 24, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear
Mayor & Council:

On behalf of Canadian Wilderness Adventures, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be (very positive for our business). This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Canadian Wilderness Adventures has operated in Whistler since 1993 and we currently employ over 75 number of employees and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Allan Crawford

araxi THE CELLAR by araxi Bar OSO IL CAMINETTO

Neil Henderson
4222 Village Square
Whistler, BC, V0N1B4
[Date]January 10, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of Toptable Group of Restaurants, namely Araxi, The Cellar, Bar Oso, and il Caminetto, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be very positive for our business. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Toptable has operated in Whistler since 1981 and we currently employ over 160 number of employees and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Neil Henderson
Restaurant Director
Toptable

Whistler Village Sports Source for sports.

Dave Milley
4154 Village Green Unit 2
Whistler B.C. V0N1B4
January 31 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of Whistler Village Sports Group, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be (very positive for our business). This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Whistler Village Sports has operated in Whistler since 1980 and we currently have 65 full time employees and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Dave Milley,President

Whistler Village Sports Group

Christopher Harvie, Danielle & Dean Burrill

[redacted]

[redacted]

February 4, 2018

Municipal Council
Resort Municipality of Whistler
British Columbia

Dear Mayor & Council Members:

Re: RZ1144 – 2077 Garibaldi Way

We would like to make known our strong opposition to the rezoning proposal RZ1144 for the two-acre property at 2077 Garibaldi Way.

We have a number of concerns associated with this plan:

1. The property in question, now assessed at $722,000 and held by a numbered company has enjoyed favorable property assessment value for bare land for many years now. Small parcels or land in the area, a fraction of the size of this property, are valued at nearly $1,000,000 and were these values scaled up to this property its assessed land value should be between $18 – 20M. Is Council/the Resort Municipality hiding something? Who is actually going to benefit from this rezoning plan?

2. The request to place 222 beds in a two-acre area surrounded by single-family, duplex and triplex homes would essentially add 40% more people to the whole of the area accessed by Whistler Road in the south and Nordic Drive in the north. The infrastructure in this area simply does not exist to support this proposal. Already, there are significant waits to access Highway 99 from these two exits and, due to the winding nature of the road, limited visibility and traffic speeds, without the commitment to place a traffic light at one or both of these points, this would increase the risk to motorists and pedestrians for accident and injury. Furthermore, the density far exceeds similar employee housing projects elsewhere in Whistler, such as the Olympic Village lands in Cheakamus Crossing.

3. This is a private company proposal rather than a municipality sponsored plan. It is therefore, by definition, profit-driven and the Resort Municipality of Whistler will likely have limited control over the long-term use, sale and rental of these units.

4. Our property is located in the community of Aspen Ridge Strata, adjacent to the south side of 2077 Garibaldi Way. This, for Whistler, is a unique community that consists of a variety of duplex, triplex and quad units that are well-spaced and vary in style, rather than the usual Whistler "cookie-cutter" developments. Partly due to this unique style, we have a higher than average full-time resident population and a lower than average resale on a very quiet *private*, strata-owned street. We have owned our home for over 23 years now. Unfortunately, the shortest route to access the services at Whistler Creekside from 2077 Garibaldi is though our strata lands. There is currently no alternative, such as a sidewalk or trail adjacent to the east side of Highway 99 and, due to the topography, unlikely to be one constructed in the future. This would mean that the better number of these 222 residents will be moving through our strata lands, increasing traffic, garbage and noise, particularly late at night, and producing increased wear on our strata development without bearing any of the cost of maintenance. (As an aside, we have noticed that the supposedly environmentally conscious Resort Municipality of Whistler resident seems to have little regard for their environment on the trail system with an embarrassing amount of litter, beer cans and dog faeces being deposited daily, summer and winter. It is unlikely that our area would be exempt and we would bear the cost of disposing of their mess.)

5. Of the 11 letters of support for this project, we note that all are from various businesses scattered throughout Whistler, none from the immediate community and likely none of those letters' authors reside in the area. These businesses are only interested in employee housing, wherever that may be located. Several of these businesses offer accommodation and, if they were truly interested in their employees' well-being, could easily make provision for employee housing within their own premises. Our understanding, as reported in the media, is that Vail Resorts, the new owners of Blackcomb & Whistler Mountains, have no interest in providing employee housing. It should not fall upon our shoulders to make provision for this in a single/multi-family community. None of the letters of support are from the Whistler Highlands/Nordic Estates communities.

6. Personally, we would have no issue with subdividing the property and allowing sale, under the current RS-E1 zoning for single family homes or even increasing the density to RM10 to create a community similar to Aspen Ridge Strata but, under no circumstances, can we support a development of 222 beds or anything even close to that in size and density.

At an assessed value of $722,000 the Resort Municipality of Whistler should purchase this property or offer it to the adjacent residents at that price but under no circumstances should our Mayor and Council allow a development of this nature to proceed, simply to line the pockets of another speculator and destroy the character of the surrounding community. To do so would indicate that Council is *NOT* acting in the best interests of our community in particular or the Resort Municipality of Whistler in general.

Yours, with concern,

Christopher Harvie, Danielle Burrill, Dean Burrill

Karen Olineck

To: Shelley Termuende
Subject: RE: Rezoning application #RZ1144

From: Isabel Cosgrove Hatcher [redacted]
Sent: Sunday, February 04, 2018 01:28
To: Council <Council@whistler.ca>
[redacted]
Subject: Rezoning application #RZ1144

Isabel Hatcher and Eileen Young, the undersigned, are sisters and have co-owned [redacted] over 20 years. [redacted] is in the last triplex on the right going down the hill so is one of the buildings used as a comparator for roof height in the proposed plans.

Our view is that, while we acknowledge the work of the Task Force and the issues of affordable employee housing in the Whistler area, there is considerable doubt as to whether a private development such as this meets those needs. Particularly with the proposed rents. Also there are concerns if the council is acting ethically if they approve such a private development. Our understanding is that the affordable housing issue is for staff with lower incomes rather than those in management/mid-career positions. A private development, with demands on return on capital invested, that excludes WHA does not seem to be meeting the need in our view. Also if employers tie their employees into housing, doesn't that open the employment relationship to potential abuse?

In addition, it appears that lessons do not seem to have been learned from the failure of the Vancouver 2010 Legacy affordable housing development. See
Jacqueline Kennelly's Olympic Exclusions: Youth, Poverty and Social Legacies, published by Routledge 10 June 2016, in particular page 57 onwards … https://books.google.co.uk/books?id=sLtTDAAAQBAJ&dq=vancouver+2010+legacy+affordable+housing

As well as the matters above, there are other aspects of the development proposal that give us cause for concern:

We think that the proposed four storey housing will radically change what is currently a quiet, family oriented neighbourhood. The homes on Aspen Ridge are predominantly single family occupancy housing in various formats - duplex and triplex townhouses. Similar to other neighbourhoods close by. We think the proposed development is incompatible with the surrounding neighbourhoods and will fundamentally change the area. In addition, the proposed development and density is not consistent with the existing and original plan for the neighbourhood.

It is probable that each person in the new housing is likely to have a vehicle - perhaps plus a recreational vehicle, particularly if the project is aimed at middle management, and therefore parking will undoubtedly become an issue. The aim to have people use foot, cycle or public transport is good but the infrastructure is not there to support it.

Street parking in the area is problematic at times, especially in the winter. With the proposal suggesting 222 beds and only approximately 120 parking spaces the proposed development will contribute to the problem.

We have become aware that the highway is at or above capacity in this area a certain percentage of the time. Adding a significant number of cars to the area will only make it more congested. Access to the highway is difficult from the affected neighbourhoods. Adding a significant number of cars to the area will only make it more dangerous.

The proposed development will probably increase foot traffic on Aspen Drive whether there is a path or not. As well as mis-directed vehicles attempting to access the new housing and therefore turning at the end of the road. There would need to be some clearly insurmountable fencing/wall at the bottom of Aspen Drive. Otherwise it will be disruptive to the existing calm of the area.

Thanks

Eileen Young
[redacted]
and
Isabel Hatcher
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garabaldi Way

Subject: 2077 Garabaldi Way

-----Original Message-
From: Robin Willard [redacted]
Sent: Monday, February 05, 2018 09:23
To: Council <Council@whistler.ca>
Subject: 2077 Garabaldi Way

To :Mayor and Council Hello 25 years ago I decided When it was time to retire Whistler was the place I wanted to be.To that end I sought out a location away from the hustle and bustle of the Village and close to my favourite hill Whistler.To this end I chose a newly developed subdivision in a well established residential area and chose a lot on a small cul-de-sac to build my home.
25 years later I'm ready to retire and you want to plop a bunch of apartment buildings in my backyard because it is no fuss no muss compared to getting of your butts and doing something with your hundreds of acres in a multiple accommodation zoned area which I am sure would rent out cheaper per foot than this proposal.There by serving the greater good for the regular workers down in the troops not the management hierarchy.Please don't let this happen leave my quiet neighborhood they way it is and don't get played. Robin and Lynn Willard Sent from my iPhone

WESTIN
HOTELS & RESORTS

THE WESTIN RESORT & SPA, WHISTLER
4090 Whistler Way
Whistler, BC V0N 1B4
Canada
T +1 604.905.5000
F +1 604.905.5640

February 8th, 2018

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of The Westin Resort & Spa, Whistler I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages is critical to attracting quality employees to Whistler. This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

The Westin Resort & Spa, Whistler has operated in Whistler since 2000 and we currently employ over 300 employees and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Tony Cary-Barnard

General Manager

Russell Russell McNolty
[redacted]
[redacted]
Feb 8 /18

Mayor & Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor & Council:

On behalf of _Rob Velonosi, I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our business to participate in a housing solution for our employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that we are finding very difficult to recruit and retain due to the lack housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that we can manage within our compensation packages would be an asset trying to attract skilled labour . This type of development will ensure we can both attract and retain key employees as they grow within our company and community.

Rainbow Electric has operated in Whistler since 1972 and we currently employ over 18 people and we are struggling to attract and retain key employees to run our business due to the lack of accommodation. Of the 18, 12 live in Whistler , 4 live at home with parents , 2 have their own homes and the other 6 are in rental accommodation . With more construction happening in Pemberton and Squamish it is increasingly difficult to retain people who are earning over 70k per year . They can look to Pemberton or Squamish , afford to buy a home and by default become a member of a different community . If they choose to work here they take their paychecks home with them . As a company we have had to stop doing service calls because of the lack of staff .

Our employees are the key ingredient to our success as a company, a world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of our business and our community.

Sincerely,

Russell McNolty

Karen Olineck

To: Shelley Termuende
Subject: RE: Proposed Development at 2077 Garibaldi Way

From: Barb Mathews [redacted]
Sent: Saturday, February 10, 2018 11:55
To: Council <Council@whistler.ca>
Cc: Mayor@Whistler.ca
Subject: Proposed Development at 2077 Garibaldi Way

To Whom It May Concern:

I have been a property owner in Whistler since 1961 and currently own at [redacted]. My deceased father Dave Mathews, was one of the original directors of Garibaldi Lift Ltd. and as you properly are aware was instrumental in Whistler eventually hosting the Winter Olympics.

At this time I would like to formally register my opposition and concerns with regards to the proposed rezoning and development of 2077 Garibaldi Way. It is important to note that I am not opposed to this area being developed however it must be developed in such a way that is consistent with the existing neighbourhood.

I am strongly opposed to the proposed re-zoning and development for the following reasons:

1. Surrounding homeowners made their decision to locate at Aspen Ridge based on the current zoning and by-laws. I believe the construction and occupation of a three(3) four story apartment building will totally destroy the atmosphere of this traditional family neighbourhood.

2. There is no existing or proposed development to accommodate the increased foot traffic that will definitely be disruptive to both the Aspen Ridge and Garibaldi Way approaches. Lets be clear, this proposal is for short-term seasonal employees.

3. As traffic has continually increased on this section of highway 99 it has become more difficult and dangerous to access highway 99 from residential neighbourhoods. Adding more vehicles to this particular area will most certainly add to highway congestion and risks.

In closing I am opposing this development based on density, height, traffic, property value, noise and general neighbourhood character.

Sincerely;

Barbara Mathews
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: URGENT ATTENTION of Mayor or Council

From: Vik [redacted]
Sent: Sunday, February 11, 2018 18:11
To: Council <Council@whistler.ca>
[redacted]
Subject: URGENT ATTENTION of Mayor or Council

Re: proposed development of 2077 Garibaldi Way, Whistler

Dear Mayor and/or Council,

We are the owners of [redacted]. Our initial letters opposing the proposed development never made it to your attention.

Firstly, [redacted] is our vacation home during school holidays - our permanent full time residency being Santa Cruz California. After over 20 years of traveling to Whistler for skiing and now biking, we have seen the changes which have occurred in this "not so little piece of heaven".
We are all for change and improvements and creating jobs and in particular creating affordable properties for employees and indeed residents of not only Whistler but indeed Santa Cruz and our former home of Sydney, Australia. However, we do not agree or accept that such drastic measures as this proposed development in a tiny area surrounded by beautiful million dollar plus homes is the answer. If we allowed such development here in Santa Cruz (a beautiful holiday destination by the ocean) there would be uproar. I have listed below our reasons against:

1.We chose to invest our money in a house in Whistler in a peaceful residential area. We paid more than we originally wanted because of the beautiful and quiet area known as Nordic. If, for one minute, mention was made of such a development as this, we would not have invested here. We chose this area for its beauty and peacefulness so our 10 weeks of summer vacation and then winter and spring would be enjoyable. It is an investment made with US dollars and so too is the property tax, utilities, cable etc etc. We do not get a tax break on any of the monies invested over there. Our home has increased in value considerably in the last 3 years but with this proposed monster of a development I wouldn't be surprised if it now decreased.

2.The fact that the first knowledge of this proposal was received over the Xmas/new year holidays was also shocking especially as it seemed to be quite far advanced without the knowledge of the public.

3.It seems a little odd that a parcel of land which had previously been zoned for a single residential home was suddenly going to possibly become a 3 x 3 storey building for over 200 Staff with parking for over 100. Thus turning this beautiful residential family home location into a busy, noisy employee housing area.

4. Even without the extra 100 or so vehicle parking spots, it often takes us 10 minutes to pull out of the junction onto the main highway. Often risks are taken and it's only a matter of time before someone is critically injured or worse. Add another 100 or so vehicles not including visitors will make the risk considerably higher.

5. I won't go into the additional "human" noise that will be heard by having 200 plus living next door as opposed to a family!

6. We feel that the developer benefits most financially from this development and has no consideration for the many residents of Nordic who invest so much financially in Whistler on a day to day basis.
It is always a sad day when financial gain outweighs human happiness!

7. We agree that something needs to be done to create affordable staff and indeed resident housing. We have the same problem here, Sydney, London etc. There are lots of more spacious and suitable areas around Whistler for this type of building development. Areas where apartments have already been built for residents and have land that has not been developed. One area I am referring to is up opposite Function Junction where apartments were built solely for Whistler residents.

Whilst I could keep on writing more - I am going to finish up here as I am laid up after being hit by a car whilst walking my dog and sustaining a fracture to my spine. However I needed to air my grievances accordingly as this is a very serious matter.

Please ensure my letter is read and included in any and all opposition/arguments against this development proceeding.

Regards.

Victoria Forshaw
Shane Toohey
[redacted]

Sent from my iPad

Karen Olineck

To: Shelley Termuende
Subject: RE: Development of 2077 Garibaldi Whistler BC

From: Paul Krainer [redacted]
Sent: Sunday, February 11, 2018 23:06
To: Council <Council@whistler.ca>
Subject: Development of 2077 Garibaldi Whistler BC

Dear Mayor and Council

We are the owners of [redacted]. We are against the property development of 2077 Garibaldi. There is already a great deal of traffic through Whistler Road to Eva Lake Road which is the corner our duplex is on. The access to Highway 99 from both the north and the south is terribly congested . With the additional congestion created from so many more residents and the vehicles and bus traffic is going to ruin the neighbourhood.
There needs to be a better plan for Nordic than just OK'ing this development out of convenience in the name of employee housing.

Sincerely

Gerald Paul Krainer
Sylvia Jean Krainer

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Re: 2077 Garibaldi Way re-zoning application

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Tom Ferguson

Name

[redacted]

Feb 11/16

Date

Signature

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Catherine Fraser

Name

[redacted]

Whistler address

Feb 11 /2018

Date

Catherine Fraser

Signature

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SHIRLEY HELYAR, Rod Helyar, CINDY HELYAR
Name

[redacted]

FEB 11, 2018 Feb. 11, 2018
Date

Signature

Karen Olineck

To: Shelley Termuende
Subject: RE: Development of 2077 Garibaldi Whistler BC

From: Paul Krainer [redacted]
Sent: Sunday, February 11, 2018 23:06
To: Council <Council@whistler.ca>
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MAISA [redacted]

Name

[redacted]

[redacted]

Date

Signature

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James & Lorry Fisher
Name

[redacted]
Whistler address

02/11/18
Date

Signature

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BRUCE FLEMING [redacted]

Name

[redacted]

Whistler address

Feb. 11, 2015

Date

Signature

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[redacted]

Name

[redacted]

Whistler address

Feb 1 '18

Date

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Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application; it is the community of Whistler raising concerns about the future of the re-zoning process and development.

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- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide

affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions.
  The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

TREVOR LECUYER

Name

[redacted]

Whistler address

February 11, 2018

Date

Signature

Feb 12, 2018

To Mayor Nancy Wilheim-Morden and Whistler Council

As a resident of Whistler I am very concerned about Rezoning Proposal RZ1144 and wish to make it known that I strongly oppose the Rezoning Application for the lot at 2077 Garibaldi Way, Nordic.

Whistler needs affordable housing not more housing that is overpriced and available to businesses only.

Tying jobs to housing opens the door for all types of problems and control of the individual employee who will in essence be handcuffed to their job and housing. This is clearly listed in the OCP as something we should not be doing. I realize the OCP is a guideline, however 100s of hours were put into the creation of the document and it was made with sound reason and logic. For this council to ignore that they would have to have some pretty solid reasons why the people consulted and drafting that document were wrong in putting it in the OCP in the first place.

I strongly oppose this project and request that council not let it proceed.

Samuel Renson

[redacted]

Mayor and Council

I am writing to oppose the proposed rezoning and development of 2077 Garibaldi Way. I understand and support the need for additional employee housing in Whistler. Nevertheless, I strongly believe that the proposed 222 bed unit /121 parking space development is not appropriate, in any way, for this relatively small, limited access site.

There are a myriad of reasons why I oppose the captioned re-zoning and development proposal. There are clearly many issues about the potential effects that the proposed high density development would have on the surrounding low/medium density single family neighborhoods. However, there are broader issues that potentially affect everyone that lives in or visits Whistler:

1) The proposed development will put even more pressure on this section of Highway 99, which is already heavily congested during a good part of each day.

2) As traffic has increased on this section of Highway 99 it has become increasingly more difficult, and dangerous, to access Highway 99 from the Nordic/Highland areas. Adding more vehicles to this area will almost certainly add to highway congestion and risks for both local and through traffic.

3) It is quite possible that the proposed number of parking spaces will not accommodate all the cars, trucks, and recreational vehicles that this proposed development will attract. While this will likely worsen the local parking problems, especially in winter, it may also create additional snow clearing issues on the municipal roadways and may make it more dangerous for pedestrian traffic.

I am not totally opposed to the development of the land in question. However, I feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Spark

LYNN SPARK

[redacted]

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Catherine Lariv

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The Mayor's Task Force on Resident Housing was a great initiative and we definitely need more affordable housing.

With 1 bedrooms proposed to be priced at $1974/month I would ask this council how is this affordable?

There are only three ways that I can see this being affordable for the average Whistler worker;

1. Whistler businesses pay higher wages than most BC businesses.
2. Occupancy of these units will be high, ie 1 bedrooms will have 3 or 4 people in them.
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No where in the Mayors Task Force Report is subsidized housing listed as an option that was either explored or supported by this community.

If housing is built under the guise of "affordable" that is actually subsidized than how can we call it affordable?

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It is completely unfair to bypass the WHA waiting list under the guise of an affordable project.

Further more the Mayors Task Force Report on Resident Housing had the support of the community for development of resident restricted rental on private lands if a framework was established with specific criteria before any development project applications be considered to ensure clear guidance and expectations for any potential project.

Where are these guidelines and criteria? This needs to be established first.

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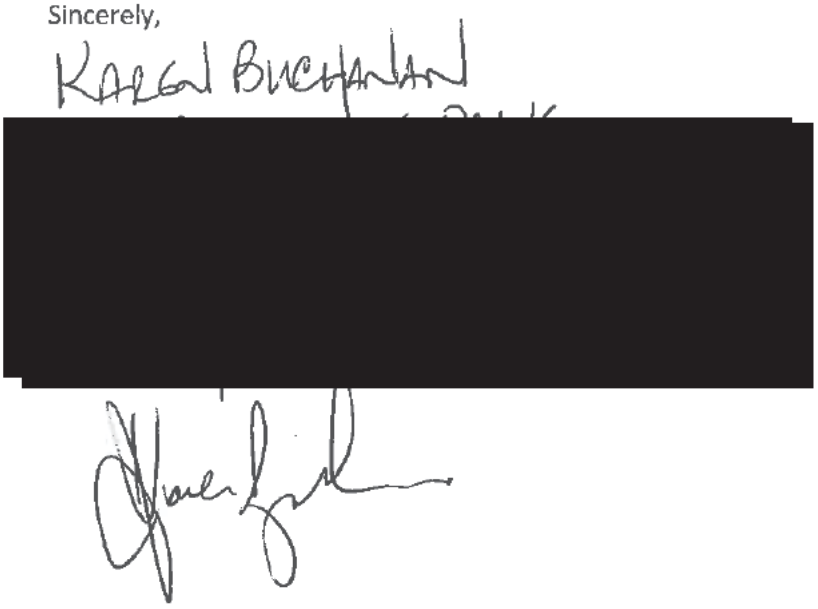

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It bypasses the existing WHA list that 100s of Whistler residents have put their names on in good faith that this community will build more affordable housing with a fair and just process of going through the list that they have patiently been waiting on.

To call this affordable is completely offside . Current WHA 1 bedroom apartments monthly rents range from $940 - $1095.

This developer has proposed $1974 month!!!!

Where are employees supposed to get the money to make up this difference!!!!

I strongly oppose this project and request that council not let it proceed.

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[redacted]

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The Mayor's Task Force on Resident Housing already identifies and has a program in place where businesses get matched with property owners under the Home Run Program.

The residents of this community were very vocal in their opinions and gave the strongest support for expanding Cheakamus Crossing and requested that this be done as soon as possible.

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Long-time Local + Whistler Employee,

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Sheila Scott

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Whistler needs to provide affordable housing for workers that has long lasting covenants to ensure it stays that way. This proposal has rents priced above current WHA and CMHC rental rates that are considered affordable, not to mention will be allowed to further increase by 4% a year.

Private developers are not in the business of providing affordable housing . They should not be entrusted with managing and renting same. While more affordable housing is greatly needed it needs to stay under the WHA umbrella, which is a system that we have in place and has been the envy of many other communities. It works, is well managed and can be controlled.

This type of housing where employers rent it and then sublet it to their employees is more like subsidized housing than affordable housing. The open market does a fine job of providing overpriced housing that employers rent and then subsidize for their staff. We don't as a community need to support more of this type of unaffordable accommodation and gift bed units for that purpose.

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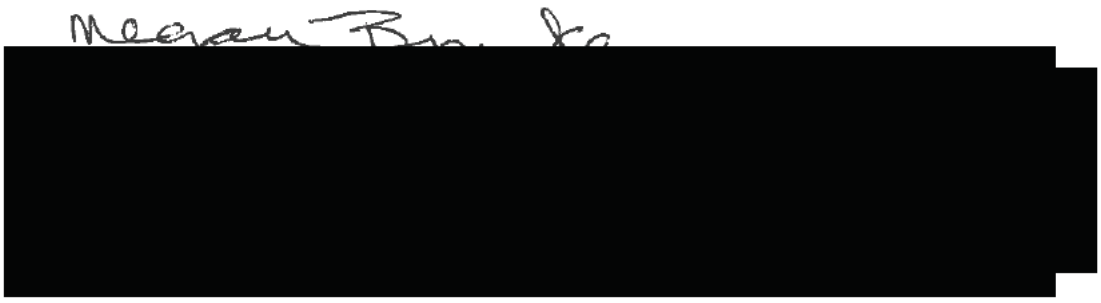

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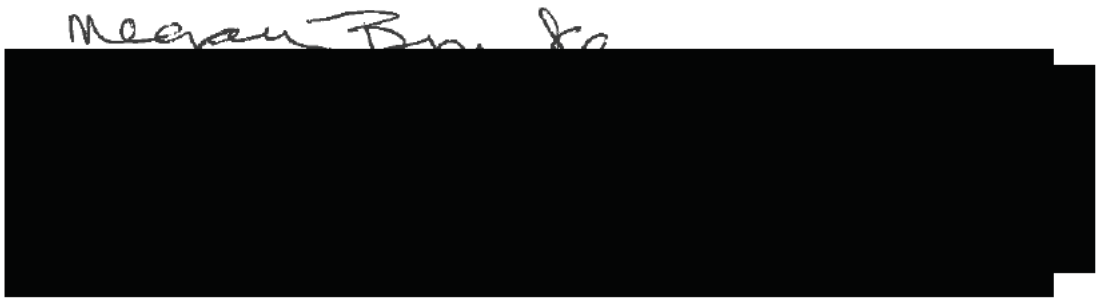

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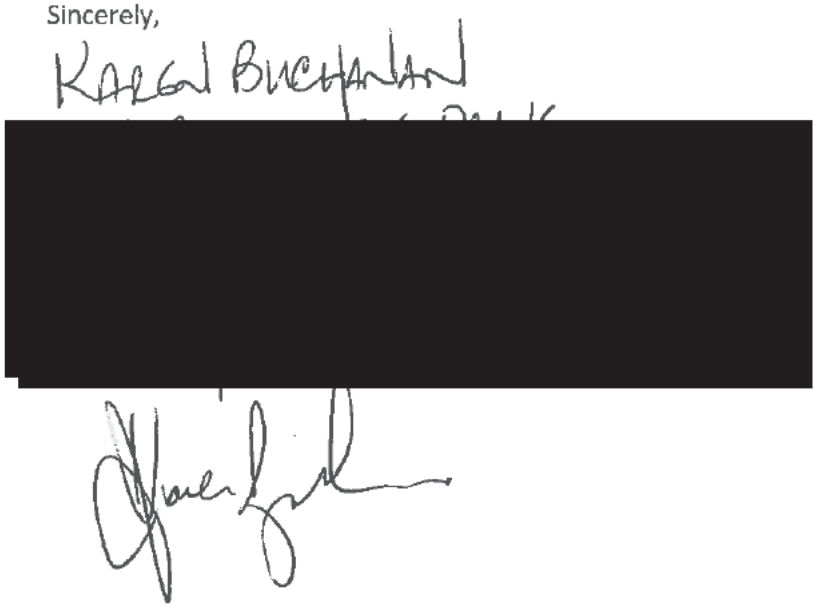

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Sheila Egan

[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way RZ1144

From: [redacted]
Sent: Tuesday, February 13, 2018 16:30
To: Mayor's Office <mayorsoffice@whistler.ca>; corporate <corporate@whistler.ca>
Subject: Fwd: 2077 Garibaldi Way RZ1144

To Mayor and Council
This is a re send of the original email I sent on January 11 - see email below.
I was disappointed to see in last weeks meeting / agenda documentation that my name was not on the opposing list.
Please ensure this letter is acknowledged

Thank you
Wendy Nowrath

Begin forwarded message:

From: [redacted] PST
To: mayorsoffice@whistler.ca
Subject: 2077 Garibaldi Way RZ1144

To Mayor and Council

While we all realize the need for staff housing, I feel the number of beds proposed for this small quiet neighbourhood is totally inappropriate.
If approved it will set an unacceptable precedent to other neighbourhoods in Whistler.

This proposal will significantly increase both vehicle and foot traffic flow thru Nordic, specifically Garibaldi Way and Eva Lake Road. With all those extra vehicles also trying to exit onto Highway 99, and we already know the current challenges we face while trying to get out of this subdivision.
Also, the closet bus stop for that address is a simple street stop with no pull out, on a blind rise at the T junction of Garibaldi Way and Nordic Dr. It is already an accident waiting to happen and all this increased traffic will expedientially compound the problem.

In short, I want it to be clear in am against this rezoning application RZ1144.
This neighbourhood simply does not have the infrastructure to support that volume of densification.

Wendy Nowrath - [redacted]

[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: Opposed to Rezoning Proposal RZ1144

From: Troy Assaly [redacted]
Sent: Monday, February 12, 2018 21:46
To: Council <Council@whistler.ca>
Subject: Opposed to Rezoning Proposal RZ1144

Dear Mayor Nancy Wilhelm-Morden and Whistler Council,

As we hear more details and public discussion around Rezoning Proposal RZ1144, it is becoming clear that this project is quite different from previous rezoning proposals.

Rezoning Proposal RZ1144 has several details that concern me, as a Whistler resident.

This letter is to inform you that I do not agree with the rezoning application for the lot at 2077 Garibaldi Way, Nordic.

Based on what I've read, this is not a Whistler Housing Authority project, but rather a private and for-profit development.

Bypassing the WHA waiting list, under the guise of an affordable project, is not fair to those who have been waiting for affordable Whistler housing options.

Furthermore, the proposed changes to the density and type of housing will have a significant negative impact on that Whistler neighbourhood.

I strongly oppose this project in it's current proposed state and request that council not let Rezoning Proposal RZ1144 proceed.

Sincerely,

Troy Assaly
[redacted]

February 12, 2018

PRIVATE DEVELOPMENT OF UNDER-DEVELOPED LAND

Whistler Mayor and Council,

The Mayor's Task Force On Resident Housing clearly identified the housing affordability issue as well as the need for more rental accommodation. The community engagement that was initiated provided extensive feedback confirming that fact.

I welcome private development to help resolve the housing issues however nowhere did I read that solutions be pursued at the expense of all other neighbourhood or community values.

The Administrative Report to Council (Report: 17-137) indicates "a desire for developers to utilize their expertise in making the development of underdeveloped private lands in as short a time frame as possible." It further states, "the community suggested that a framework be established with specific criteria before any development projects be considered to ensure clear guidance and expectations for any potential project."

QUESTION:

HAS SPECIFIC CRITERIA BEEN ESTABLISHED WITH REGARD TO REZONING APPLICATION NO. RZ1144 (2077 GARIBALDI WAY) OR ANY OTHER SIMILAR REZONING APPLICATION CURRENTLY UNDER REVIEW?

The Administrative Report to Council (Report; 17-137) also states "it will be important to take a holistic, integrated, and coordinated approach to housing and ensure due consideration is given to transportation, parking, neighbourhood characteristics, existing infrastructure capacity including water and sewer, and the natural environment, to ensure the continued building of a sustainable community without compromising the resort's economic competiveness, social vibrancy, and environmental responsibility."

QUESTION:

HAS THIS BEEN DONE WITH REGARD TO REZONING APPLICATION NO. RZ1144 (2077 GARIBALDI WAY) OR ANY OTHER REZONING APPLICATION CURRENTLY UNDER REVIEW?

We are never going to get where we want to go without a plan and I would suggest that it might be wise to reassess how the development of under-developed private lands may be best utilized to help resolve the housing challenges we face.

The current rezoning applications under review clearly bring challenges to both the Nordic and White Gold neighbourhoods. I see no reason why with some foresight and creativity that the development of under-developed private lands couldn't fit seamlessly into a neighbourhood rather than raise the density to an unrealistic level that would have a significant negative outcome.

The rezoning applications currently under review may set a precedent or be a template for future applications so I encourage you and staff to work together to ensure the best possible resolve.

THE FIRST DEVELOPMENT SHOULD BE THE RIGHT ONE!

Gord Annand
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: Homeowner's concerns re:2077 Garibaldi

From: Finlayson, Gordon [VA] [redacted]
Sent: Monday, February 12, 2018 21:40
To: Council <Council@whistler.ca>
Subject: Fwd: Homeowner's concerns re:2077 Garibaldi

Dear Mayor & Council Members:

>
>> I am a homeowner in Aspen Ridge writing to express deep concerns about the proposed development at 2077 Garibaldi. I recognize that Whistler is experiencing a shortage of reliable housing, particularly for temporary and seasonal employees. While I support the development of a long-term solution to this recurrent problem, the proposed development will not meaningfully contribute to resolving the rental shortage for these individuals. Specifically, the proposed monthly rental fees are beyond the financial reach of this group. Inevitably, this will result overcrowding with illegal sub-letting and room sharing – culminating in substantial fire and health risks.
>>
>> The downstream effects on our subdivision are immense. While important for the economy and services of Whistler, the targeted rental group will disrupt our quiet enclave. Predictably, the transient employees will ghettoize the neighbourhood. Not only will we expect major noise and garbage impacts, but Southbound access to the highway will become increasingly dangerous. Already this is a common experience, contributing to impatience and risky driving behaviours.
>>
>> Beyond dramatically changing the neighbourhood, it is imperative to acknowledge that the clear cutting of the lot at 2077 is unconscionable. This blatant disregard for the environment is indicative of the principals driving the developer. Council members need to deliver an emphatic message that such practices are intolerable. Developers cannot be rewarded for this destruction of Whister's natural beauty.
>>
>> Long term sustainable low income rental units are needed in our community. Successful projects need to integrate into existing neighbourhoods. Further, developments should be modest in scope and distributed equitably throughout all neighbourhoods serviced by public transit.
>>
>> I am very grateful for your thoughtful consideration on this important matter.
>>
>>
>> Sincerely,
>>
>>
>>
>>
>> Gordon Finlayson
>> [redacted]
>>

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council!

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application; it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide

affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions.
  The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

MIKE GIANNELLI

Name

[redacted]

Whistler address

FEB 12/18

Date

Signature

Karen Olineck

To: Shelley Termuende
Subject: RE: Rezoning Application for 2077 Garibaldi Way

From: Jason [redacted]
Sent: Tuesday, February 13, 2018 1:10 PM
To: Council <Council@whistler.ca>; Nancy Wilhelm-Morden <nwilhelm-morden@whistler.ca>
Cc: Mayor's Office <mayorsoffice@whistler.ca>; Shelley Termuende <stermuende@whistler.ca>; Wanda Bradbury <WBradbury@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; John Grills <jgrills@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>; Mike Furey <mfurey@whistler.ca>; Planning <planning@whistler.ca>; mkirkegaard@whsitler.ca; Melissa Laidlaw <mlaidlaw@whistler.ca>; Roman Licko <rlicko@whistler.ca>; Jocelyn Chen <jchen@whistler.ca>
Subject: Rezoning Application for 2077 Garibaldi Way

February 13th, 2018

Mayor and Council,

I am writing to you to voice my strong opposition to the proposed rezoning and development of 2077 Garibaldi Way. I own a home on Garibaldi Way which I purchased in a residentially zoned area back in early 2000.

The letter below was submitted to council on January 7th 2018 by Leslie and Dave Patterson which I personally feel that was well researched and thought out and that valid concerns are raised with legitimate questions that have been asked to which myself and a growing number of residents would like answers.

All of the logistical issues make me question this project. A project that the developer is selling as affordable housing for management level positions. One can't help but question the numbers that seem to add up to very expensive monthly rent (I believe it will be $2400 a month/800 square feet) for what seems to be small and fairly crowded accommodation with limited parking. Perhaps the developer has found a way around his zoning problems and his illegitimate material dumping in lot 2077 by taking advantage of the council's wish to address housing issues. THIS IS NOT AFFORDABLE HOUSING !

Perhaps you can consider the following. In your own neighbourhood, if one of the houses right next to your home was to be replaced with 3, four story building complexes with questionably "affordable" rent, would you vote to pass the rezoning. Would you accept the 224 bed units and accompanying automobile traffic as your next door neighbours contrary to the original zoning? Please fully grasp the weight of your decisions as you would be responsible for putting this right next to our homes forever.

I look forward to a detailed reply.

Regards,

Jason McGaw
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: Proposed development of 2077 Garibaldi Way

From: Shirley Helyar [redacted]]
Sent: Wednesday, February 14, 2018 09:53
To: Council <Council@whistler.ca>
Subject: Re: Proposed development of 2077 Garibaldi Way

To Mayor and Council of RMOW

I am a property owner on Aspen Drive and wish to add my opinion regarding the above-mentioned development proposal.
Having been an owner of my property on Aspen Drive for 25 years, I have witnessed the increasing traffic situation on Highway 99.
There is no easy way to fix this, I realize, except not add to the problem by granting permission for this development. This proposal appears to be intended for the middle management earners and this would probably add many more cars to the already busy highway. Coming out of our area and trying to turn south can sometimes mean sitting in a lineup of 6 and more cars waiting to turn as it is. The additional vehicular traffic is one thing and the other issue would be foot traffic trying to get back and forth to Creekside. There would be a large increase of traffic through our neighborhood which would impact the liveability we now enjoy and expect to continue.

There is a great need for employee housing in Whistler. We all recognize that, but I wonder if employee housing owned and operated by the Resort and built in the Cheakamus area wouldn't be more suitable.

The original request by this developer was for a 5000 sq. ft. house and a guest house, as I understand it. Why has he made such a drastic change in plans that he is now trying to get passed?

You have all been voted in to be the stewards of our communities and I do hope that this commitment will be foremost in your minds when ultimately making the change in rezoning that this developer wants. It is just plain wrong to insert a development of this sort in an already established and liveable community.

Finally, we also must remember that if there is ever a need for evacuation – God forbid – more vehicular traffic would just complicate things even more.

I appreciate having this opportunity to express my views on this subject. My family and I have enjoyed our Whistler home for these many years and hope to do so for many more to come.

Yours sincerely,

Shirley Helyar
[redacted]

[redacted]

February14, 2018.

Karen Olineck

To: Shelley Termuende
Subject: RE: rezoning proposal RZ1144 - 2077 Garibaldi Way

From: Lynne Hume [redacted]
Sent: Wednesday, February 14, 2018 08:17
To: Council <Council@whistler.ca>
Subject: rezoning proposal RZ1144 - 2077 Garibaldi Way

Dear Mayor and Council:
We are writing to express our concern regarding the proposed development at 2077 Garibaldi Way. We are not in favour of this project as proposed. Our key objections are:

1. Change to the feel of the community
2. Density of proposed development
3. Safety concerns with increased traffic
4. The concept of for-profit employee housing tied to a company (rather than utilizing WHA)
5. Disturbed site – unregulated dumping and filling apparently without following municipal processes and regulations

As Aspen Ridge homeowners for the past 22 years, we express great concern for the high density proposed at 2077 Garibaldi Way.
We are not totally opposed to the development of the land in question but feel that the land should be developed in a manner consistent with existing housing in the area. Zoning should not be changed from a single estate home with 6 bed units to allow 74 units in 3 apartment buildings with 222 beds on a 1 hectare site. With building setbacks, desired setbacks from neighbouring properties and highway right of way, it would seem the buildable area is much smaller than that presented.

The size of this project will just add to the problem of highway access from Nordic as there are only 2 ways out and neither intersection has a traffic light. As it is now, Nordic residents take big risks each time they turn left onto Hwy 99. Case in point – Whistler Transit often has to use a non-existent centre lane to merge southbound on Hwy 99 in order to exit Nordic.

Thank you for taking the time to consider our concerns. Please stop this project as it is currently presented.

Lynne and Rick Hume
[redacted]

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council!

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application; it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide

affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions. The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

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JOZE & MARIANA SPAROVEC

Name

[redacted]

Feb 14 / 2018

Date

Signature

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way Letter of Opposition

From: Wanda Bradbury
Sent: Wednesday, February 14, 2018 3:40 PM
To: Shelley Termuende <stermuende@whistler.ca>
Cc: Mike Furey <mfurey@whistler.ca>; Jan Jansen <JJansen@whistler.ca>; Mike Kirkegaard <mkirkegaard@whistler.ca>; Brooke Browning <bbrowning@whistler.ca>
Subject: 2077 Garibaldi Way Letter of Opposition

From: Janey Manning [redacted]
Sent: Wednesday, February 14, 2018 15:38
To: Council <Council@whistler.ca>
Subject: 2077 Garibaldi Way Letter of Opposition

Dear Mayor and Council,
We submitted a previous letter against this proposal. Recently, we heard someone state the obvious Re: 2077 Garibaldi Way "proposed" development ! We feel it 100% summarizes what you are doing to this community and especially to our neighbourhood!
" Mayor and Council, by even considering this proposal you are pitting business against neighbours! WHY? You have had over 8 years to develop AFFORDABLE HOUSING on the Legacy Lands ! WHY HAVEN'T YOU ? "
Sincerely,
Jane and Paul Manning
Owners of [redacted]

CANADIAN
HOME BUILDERS' ASSOCIATION
SEA TO SKY

February 14, 2018

Mayor and Council,
Resort

Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.

Dear Mayor and Council, :

On behalf of the Canadian Home Builders association, Sea to Sky I am writing to support the employee rental housing project for 2077 Garibaldi Way. Affordable employee housing has been identified as a priority by both the community and the Whistler Chamber of Commerce. This proposal will provide an opportunity for our members business to participate in a housing solution for their employees.

Our understanding is the proposed development will be targeting technically skilled, supervisory, and management employees that our members are finding very difficult to recruit and retain due to the lack of housing that is both appropriate and affordable. Securing long-term leases in purpose built rental accommodation at a rate that that our members can manage within their compensation packages would be very positive for our industry.

Like many other industries ours is struggling to attract and retain key employees to run our business due to the lack of accommodation. Our members employees are the key ingredient to our industries success in this world class resort and a vibrant and caring community. We need to move forward on housing solutions like Garibaldi Way to ensure the long-term success of all business and our community.

Sincerely,

Christopher Bozman
CHBA Sea to Sky President,
Cbozman@kindredconstruction.com
604 848 4040

[redacted]

February 14, 2018

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council!

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application, it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwellings with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidize their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS – the owner ignored the Whistler development requirements in his initial development on this property. It is now a distressed piece of land due to the owner's previous unlawful actions.
  The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done? The land is presently subject to a stop work order.

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

Yours truly,

Robin C. Macfarlane
[redacted]

Roberta Macfarlane
[redacted]

COASTAL MOUNTAIN
MECHANICAL LTD.

February 14, 2018

Mayor & Council

Resort Municipality of Whistler

4325 Blackcomb Way

Whistler, BC

Dear Mayor and Council:

My name is Andy Anderson and I am the Principal of Coastal Mountain Mechanical Ltd. I have been involved in New construction in Whistler since 1997. We currently employ four full-time employees and two part-time.

Over the years, we have found it difficult to secure stable, affordable accommodations for our skilled workers to live. At this time, we have one full time employee who has been living in a recreational vehicle for the last few years. I also am currently working on a job site where over four of the workers live in R.V.s due to lack of affordable housing in the area.

Due to the nature of some of our projects, we have had to hire more senior skilled tradesman from the lower mainland. Expensive nightly hotel rentals and a purchase of a Company recreational vehicle (only useable in summer months) have been our only means of housing for employee staff.

For these reasons, I am writing to support the employee rental housing project at 2077 Garibaldi Way. It is most difficult to attract permanent employees when there is such a lack of reasonable and affordable accommodation. Whistler has so much to offer being a first class resort but must do more to provide reasonably priced accommodation for all. It seems Whistler might be losing sight of what it also is known for and that is a place where community, made up of all income brackets, can work and live along side each other. This is why housing solutions such as Garibaldi Way are so important in providing long term success for all of our community members and businesses.

Sincerely,

Andy Anderson

Principal

Coastal Mountain Mechanical Ltd.

CMM
Address 82 Garibaldi Drive, Whistler, BC VON 1B1
■ Phone 604-220-9881, Fax 604-938-1810
Licenced Plumbing. Gas Fitting. Hot Water Heating.
Cross Connection Control Testing

Karen Olineck

To: Shelley Termuende
Subject: RE: Rezoning application for 2077 Garibaldi

From: Brian Hatton [redacted]
Sent: Wednesday, February 14, 2018 17:24
To: Council <Council@whistler.ca>
[redacted]
Subject: Rezoning application for 2077 Garibaldi

To Mayor and Council:

As 25 year resident of Castle Drive in Nordic Estates we are extremely disappointed that the planning department would put forward the rezoning of 2077 Garibaldi.

We agree with the mayor's task force on housing in that we need increased density but increased density is increasing something from 6 bed units to maybe 12-15 bed units; NOT 222 bed units! What I do not understand is how the planning department had denied earlier attempts to rezone this property for more density and now it is OK! Also with this huge development the water and sewer will be inadequate for the area.

If this rezoning is approved it will set a very dangerous precedence for zoning changes in **ANY** residential zoned area in Whistler. It will mean no residential area is safe from getting a 222 bed unit complex built in their neighbourhood

Why put a development like 2077 Garibaldi in Nordic when there are so many other areas that can handle this size development so much better and would not impact traffic or neighbourhoods.

We have read the letters supporting the development and I would like to point out some issues I see with these letters:

1) They all talk about affordable housing – this is NOT affordable housing, no waiter, line staff, or general labourer/worker could afford to live there.
2) Have any of these people seen or even know where 2077 Garibaldi is?
3) I find it very disappointing that the Fairmont, Nita Lake Lodge and several others cannot even do their own letters, but have to use a form letter, there are paragraphs identical in several of the letters and the content is the same. Really shows how much effort/support they are putting forward.

RMOW should not be giving this developer a multi-million dollar gift in the form of the 216 extra bed units, if this was not done under the guise of employee housing; it would NEVER get passed. We think this development is totally inappropriate for this location and area. The RMOW is trying to alleviate the traffic congestion on 99; this development will only make traffic issues worse.

Please reject this application.

Thank you

Brian and Maureen Hatton
[redacted]
Nordic

Karen Olineck

To: Planning
Subject: RE: Re 2077 Garibaldi Rezoning

From: Patti Hinds [redacted]]
Sent: Monday, February 19, 2018 5:50 PM
To: Planning <planning@whistler.ca>
[redacted]
Subject: Re 2077 Garibaldi Rezoning

Dear Mr. Licko,

I commend the council and planning department for forward movement re a community plan that can find ways to increase density and better house the employees who find it difficult to find affordable housing.

I am concerned about this particular application as:

1) It is at the end of a quiet single family zoned area and the proposed increase in density is **WAY TOO DENSE,** and seems not respectful of the adjacent owners who will have significant traffic and noise adjacent and whose property values will plummet with this increased density.

2) **The population at the base of the mountain is already creating a traffic issue** on the two roads leading out of this neighbourhood. At the Whistler rush hour traffic times, we often have to go north and turn into the next development or the Alta Park turn-off in order to turn around and go south. It is getting dangerous already and I believe the amount of parking stalls proposed for this development will present a future danger to this neighbourhood and highway travellers in general.

for example:
The other day, there was a pile of snow dumped near the highland exit. Ss I nudged out to see if a car was coming, a **white** car had shot out from the Tim Horton's "on-ramp" and I nearly didn't see it. It is already nerve wracking watching both directions and judging safe time entries.

3) I believe an **all staff housing complex is not appropriate in a single family area**. Workers come for seasons. Short term neighbours have a different commitment to the neighbourhood and perhaps even to noise etc and neighbours. The businesses wishing these units will not be on site landlords and that is a concern for me.

I DO support:

1) **a density congruent or with no more than say 20% more density to the others along Eva Lake Road**. What is proposed is waaaay too dense. Stacked blocks are not consistent to the neighbourhood.

2) **townhouses or perhaps single family homes with basement suites and perhaps another rentable outbuilding but with a 20% increase in density seems more suitable.**

3) that you move forward with your community plan to densify, but for such all staff blocks of housing, consider areas that have more public space around them, amenities for singles and families; recreation and shops. The Function Junction area was planned and chosen for a reason. Let's continue that good planning.

If you have given yourselves some years to put this greater bedspace in place, I trust you **need not feel pressure to accept the first one out of the gate**, pressing for such a huge change in a single family zoned area. Supporting structures that maintain the integrity of Whistler, and its natural setting will be your challenge; however **I trust that you will find more appropriate lots and proposals to come forward** , allowing you to lead our community well in accommodating some increase, **yet particularly with infill projects, maintain the integrity and space ratio to nature, that doesn't undo, or "cannibalize" your previous planning of this recreational area.**

I know you wish to honour those who are having difficulty finding affordable housing. Please though, if you find yourself in a political climate to respond to this needed incentive to plan more density, please don't overburden inappropriately a few anomalies,i.e. lots that are still unbuilt upon, but don't really suit an all staff housing/rental block. There will be better planning opportunities in non single family zoning. I believe there are many ways that single family zoning can be increased to accommodate those seeking affordable housing. I trust that council can encourage future builders and developers to densify creatively and yet respectfully to the current neighbourhoods so they become a bit more dense, but remain safe, healthy environments for which Whistler is known. **Please let this not just be a developer's dream.**

In an effort to hurriedly get something to you in writing, I am now missing the beginning of the meeting. It was important to me to try to meet our deadline. I will print this in case I have an opportunity to hand it to someone, although I will now be arriving late. i will also send it via email in hopes that it can still be counted as **OPPOSED TO THE PROPOSAL AS IS.**

I submit this respectfully, and with thanks for all you do in your planning capacity to listen and advise the council re sound densification that leads to sensitive, rather than reactive or hurried growth.

I would appreciate it if you could forward my appreciation to the council members for their judicious attention to everyone's interests. I know they value our community and will ensure that this political process has an outcome that is both respectful of the growth that must come, but doesn't betray or dismantle what has come before . I know we all want to protect this great community, and grow it in a way that welcomes visitors and economic growth and stimulus, but that also offers positive, multigenerational living spaces in which to live, work and play, and call HOME.

Patti Hinds
[redacted]

Ms Patti Hinds
[redacted]

re REZONING APPLICATION
Folder Number:RZ001144
Application Date:Nov 21, 2017
Addresses: 2077 GARIBALDI WAY
City Contact:ROMAN LICKO

Dear Mr. Licko,

I commend the council and planning department for forward movement re a community plan that can find ways to increase density and better house the employees who find it difficult to find affordable housing. Whistler attracts wonderful, happy, heathy and dedicated workers and we are wise to treat them well.

I am concerned about this particular application though, for the following reasons:

1) It **is at the end of a quiet single family zoned area and the proposed increase in density is WAY TOO DENSE,** and seems not respectful of the adjacent owners who will have significant traffic and noise adjacent and whose property values will plummet with this increased density.

2) The population at the base of the mountain is already creating a traffic issue on the two roads leading out of this neighbourhood. At the Whistler rush hour traffic times, we often have to go north and turn into the next development or the Alta Park turn-off in order to turn around and go south. **It is getting dangerous already and I believe the amount of parking stalls proposed for this development will present a future danger to this neighbourhood and highway travellers in general.**

for example:
The other day, there was a pile of snow dumped near the highland exit. Ss I nudged out to see if a car was coming, a white car had shot out from the Tim Horton's "on-ramp" and I nearly didn't see it. It is already nerve wracking watching both directions and judging safe time entries.

3) **I believe an all staff housing complex is not appropriate in a single family area.** Workers come for seasons. Short term neighbours have a different commitment to the neighbourhood and perhaps even to noise etc and neighbours. The businesses wishing these units will not be on site landlords and that is a concern for me.

I DO support:

1) a density congruent or **with no more** than say 20% **more density than the other developments along Eva Lake Road**. What is proposed is waaaay too dense. Stacked blocks are not consistent to the neighbourhood

2) townhouses or perhaps single family homes with **basement suites and perhaps another rentable outbuilding but with a 20% increase in density** seems more suitable.

3) that you move forward with your community plan to densify, **but for such all staff blocks of housing, consider areas that** have more **public space around them, amenities for singles and families; recreation and shops.** The Function Junction area was planned and chosen for a reason. Let's continue that good planning.

If you have given yourselves some years to put this greater bedspace in place, I trust you need not feel pressure to accept the first one out of the gate, pressing for such a huge change in a single family zoned area. Supporting structures that maintain the integrity of Whistler, and its natural setting will be your challenge; however I trust **that you will find more appropriate lots and proposals to come forward , allowing you to lead our community well in accommodating some increase**, yet particularly with **infill projects, maintain the integrity and space ratio to nature, that doesn't undo, or "cannibalize" your previous planning of this recreational area.**

I know you wish to honour those who are having difficulty finding affordable housing. Please though, if you find yourself in a political climate to respond to this needed incentive to plan more density, please don't overburden inappropriately a few anomalies,i.e. **lots that are still unbuilt upon, but don't really suit an all** staff housing/rental **block.** There will be better planning opportunities in non single family zoning. I believe there are many ways that single family zoning can be increased to accommodate those seeking affordable housing. **I trust that council can encourage future builders and developers to densify creatively and yet respectfully to the current neighbourhoods so they become a bit more dense, but remain safe, healthy environments for which Whistler is known.** Please let this **not just be a DEVELOPER'S DREAM!**

So, for the above reasons, I will be opposed to **OPPOSED TO THE PROPOSAL AS IS.**

I submit this respectfully, and with thanks for all you do in your planning capacity to listen and advise the council re sound densification that leads to sensitive, rather than reactive or hurried growth.

I would appreciate it if you could forward my appreciation to the council members for their judicious attention to everyone's interests. I know they value our community and will ensure that this political process has an outcome that is **both respectful of the growth that MUST COME, but doesn't betray** or dismantle **what has come before** . I know we all want to protect this great community, and grow it in a way that welcomes visitors and economic growth and stimulus, but that also offers positive, **multigenerational living spaces in which to live, work and play, and call HOME.**

Respectfully
Palli Hinds

Karen Olineck

To: Shelley Termuende
Subject: RE: Correspondence Re; RZ1144-2077 Garibaldi Way

From: Chris Watson [redacted]
Sent: Tuesday, February 20, 2018 2:47 PM
To: Shelley Termuende <stermuende@whistler.ca>
Subject: RE: Correspondence Re; RZ1144-2077 Garibaldi Way

To Mayor and Council,

I am in full support of the rezoning of RZ1144-2077 Garibaldi Way.

My Civic Address is:
[redacted]

Kind regards,

Chris Watson
[redacted]

[redacted] Shelley Termuende [mailto:stermuende@whistler.ca]
Sent: Tuesday, February 20, 2018 2:42 PM
To: Chris Watson
Subject: Correspondence Re; RZ1144-2077 Garibaldi Way

Good afternoon Chris,

Please be advised that in order for your correspondence to be included in the March 6, 2018 Council Package, your letter will need to be addressed in the body "To Mayor and Council" and in addition the correspondence must also include your civic address. Please note the deadline to receive correspondence for the March 6, 2018 Package is February 27, 2018 at 12:00 p.m.

Karen Olineck

To: Shelley Termuende
Subject: RE: Response to Land use contract termination bylaw #2166

From: Ron Erickson [redacted]]
Sent: Monday, February 19, 2018 10:09 PM
To: corporate <corporate@whistler.ca>
Subject: Response to Land use contract termination bylaw #2166

Sent from my iPad

Begin forwarded message:

From: Ron Erickson [redacted]
Date: February 18, 2018 at 11:29:16 AM PST
To: Mayor & Council.
Subject: Land use contract termination bylaw #2166

Please accept this written response for the Feb 20,2018 Public Hearing for the Bylaw Termination
It is our wish that a decision on this topic be deferred until the target deadline of 2024 which the Municipality has set for itself to clear up numerous irregularities in the zoning regulations which exist throughout the municipality.
The reason for this request is that at this point there are too many unknowns to make an informed decision.
Such as : 1) What are the proposed zoning plans for the LUC lands located above Mountain View? (By taking out the proposed seven properties that are presently zoned LUC and changing them to RS1 there could be a significant impact on any case the owners of the remaining LUC properties might propose to the Zoning Department in the future.)

2) It makes sense to rezone these parcels of land ONLY when the whole big picture is evident to the residents of this area.

3) It seems the LUC lands are an anomaly , there needs to be some attention paid by the municipality zoning and planning departments as they are the ones that originally approved this property division and they have left the owners of said lands in a impossible position with respect to access and servicing. So My proposal is that instead of working on this zoning piecemeal that those responsible for zoning come back with a comprehensive plan to the residents of Mountain View within their own proposed deadline of 2024.

Respectfully submitted by Ron and Jennifer Erickson, resident of 8377 Mountain View Drive.

Sent from my iPad

Kind regards,

Shelley Termuende
COUNCIL COORDINATOR
Legislative Services

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, B.C. V0N 1B6
TEL: 604-935-8114
E-MAIL: stermuende@whistler.ca

WEBSITE: www.whistler.ca

Whistler was the proud Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games

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February 14, 2018

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application, it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwellings with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidize their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS – the owner ignored the Whistler development requirements in his initial development on this property. It is now a distressed piece of land due to the owner's previous unlawful actions.
  The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done? The land is presently subject to a stop work order.

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

Yours truly,

Robin C. Macfarlane
[redacted]

Roberta Macfarlane
[redacted]

(00338418;1)

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Colin Losch

Name

[redacted]

02/15/2018

Date

Signature

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NEIL APPLEBY

Name

[redacted]

Date

Signature

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Devun Walsh

Name

[redacted]

2018-02-15

Date

Signature

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KENNY GEMMILL

[redacted]

FEB 14/18

Date

Signature

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Linda Nicolas

Name

[redacted]

2/15/2018

Date

Signature

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"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

Brock Andrew

Name

[redacted]

FEB 14 2015

Date

Signature

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council

Just before Christmas holidays a private re-zoning proposal for the above property was submitted to municipal council. Many of Whistler residents and property owners are now aware of this application and heated debate developed throughout community. It wasn't difficult to realize that magnitude and scale of this development will have a great negative impact on the neighborhood where it is proposed. It can also change the future of the re-zoning process and landscape of Whistler as sustainable, welcoming community for visitors and residents. We are all proud that many resort communities all over the world are looking at Whistler as model how to manage the growth and offer the most to all participating in the process. This is not just the neighborhood fighting to prevent the approval but it is also wider community raising concerns about future of re-zoning process and development in Whistler.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential area with similar density.
  Such development would drastically change existing character of the entire Nordic neighborhood which mostly consists of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels, undesirable impact to quiet enjoyment, loss of privacy and much more.
- Additional pressure to already difficult TRAFFIC PATERNS AND PARKING – we are already noticing parking on the streets, difficult access to the HWY with increased traffic south of the village. Our understanding is that council previously denied development of the additional day skiers' parking lot on timing flats for the same reasons.
- Developer suggested that submitted re-zoning application was discussed with one or two largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We can't see how can be beneficial to a business who is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WRA rates offered.
- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of WHA mandate is keeping employees' interest in forefront and makes it fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did council and staff explore all other options to provide affordable housing managed and controlled by WHA? Are there any other properties owned by Municipality that would suit better to house the development of this scale and density?
- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is a distressed piece of land now but it is because of the owner's actions. Owner decided to clear cut entire property years before re-zoning application. Did he acknowledged and properly managed the wet lands that were part of this land? Were any environmental assessments and recommendations done?

These are only the most obvious concerns and we are sure that many more will be discussed in the future.

We would like to finish this letter with a quote from OCP that was discussed in 2012. They are many similar notes through adopted bylaws, rules and regulations that read similar and would support our opposition and strongly object proposed development.

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[redacted]

Name

[redacted]

Date

Signature

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council!

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application, it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies to their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide

affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions.
  The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

"Through the active application of balanced resort capacity and this OCP, the RMOW will work with resort partners, stakeholders and the local community to effect and create sustained prosperity. That is, the state of being not only economically successful, but being happy, healthy, with entirety being viable for long term. To sustain prosperity means we maintain an essentially steady-state condition, where economic well being is maintained without requiring continued land development and physical growth that would ultimately compromise the unique attributes which make up social, cultural and natural environments that are the cornerstone of Whistler's community character and resort success-the Whistler experience."

Name

Edgar Daryl Crozier

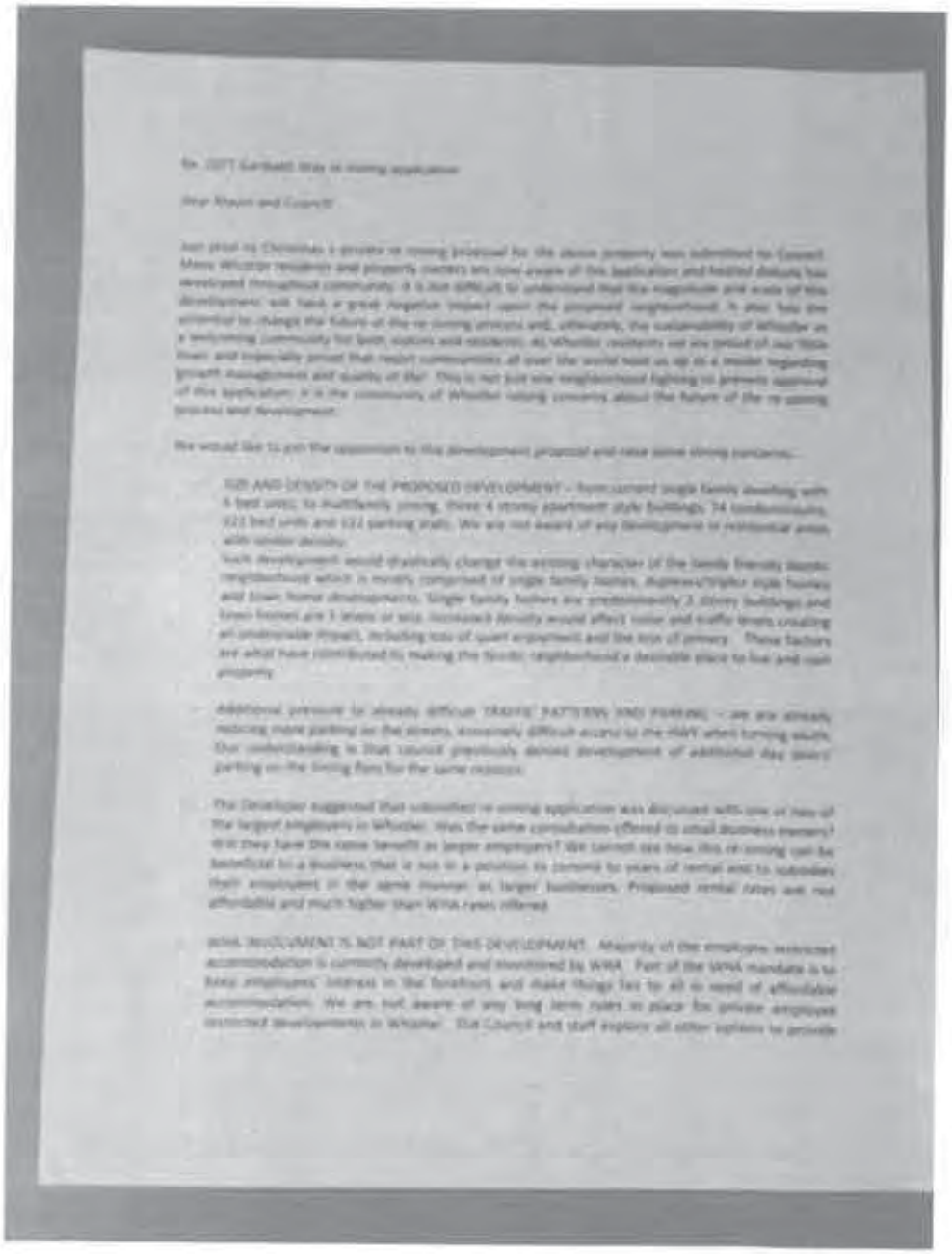
Whistler address

[redacted]

Date

15 February, 2018

Signature



re: 3377 Garibaldi Way re zoning application

Dear Mayor and Council

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of the application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world look up to it as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application; it is the community of Whistler raising concerns about the future of the re-zoning process and development.

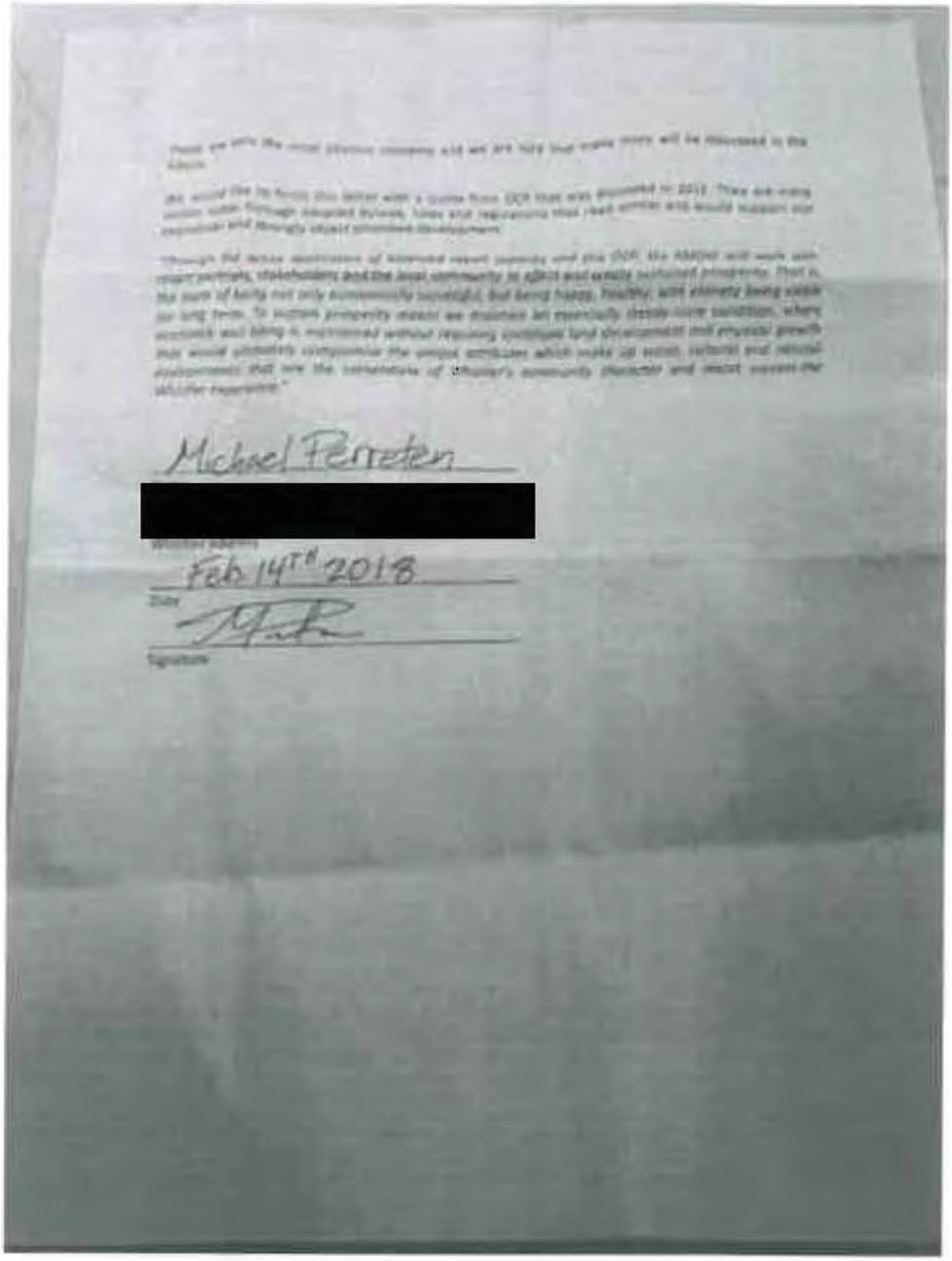
We would like to join the opposition to this development proposal and raise some strong concerns:

- SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT – from current single family dwelling with 4 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.
  Such development would drastically change the existing character of the family friendly Alpine neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels, creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Alpine neighborhood a desirable place to live and own property.

- Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING – we are already noticing more parking on the streets, especially difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day users parking on the Valley Trail for the same reasons.

- The Developer suggested that subsidies re zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Or do they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- WHA INVOLVEMENT IS NOT PART OF THIS DEVELOPMENT. Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair for all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. The Council and staff explore all other options to provide



Michael Perreten

[redacted]

Feb 14th 2018

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council!

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JANN DIGBY

Name

[redacted]

Whistler address

17 FEB 2018

Date

Signature

Re: 2077 Garibaldi Way re-zoning application

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Brenda Ryujin

Name

[redacted]

Whistler address

Feb 17, 2018

Date

Signature

Re: 2077 Garibaldi Way re-zoning application

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Anne Fisher
Name

[redacted]

2/14/18
Date

Anne Fisher
Signature

Karen Olineck

To: Shelley Termuende
Subject: RE: Opposition to the 2077 Garibaldi Way Rezoning Proposal

-----Original Message-----
From: Rick Hanna [redacted]
Sent: Wednesday, February 28, 2018 11:44
To: Council <Council@whistler.ca>
Subject: Opposition to the 2077 Garibaldi Way Rezoning Proposal

Dear Mayor and Council:

The 2077 Garibaldi Way Rezoning Opposition Action Group launched a website (www.2077garibaldiway.ca) on Monday, February 19, 2018.

The website includes a petition opposing the 2077 Garibaldi Way Rezoning and Development proposal. The wording of the petition is as follows:

"Dear Mayor and Council,

I oppose the proposed rezoning of 2077 Garibaldi Way and the related development because it:

1. does not meet the requirements of Whistler's Official Community Plan; 2. has a density and design that is wildly at odds with the surrounding neighborhoods; 3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac; 4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods; 5. is affordable for less than 10% of Whistler's employee population; 6. will not be governed by Whistler Housing Authority's regulations and oversight.

Yours faithfully,"

Signers must provide their name, email address, and city. On February 20th the petition captured more than 100 signatures. As of this morning it has captured 257 signatures.

In due course the completed petition will be forwarded to Council. It is likely that the signature count will continue to grow between now and then.

Please accept these preliminary results of this petition as further evidence of the opposition to the 2077 Garibaldi Way Rezoning and Development proposal.

Sincerely,

Rick Hanna
[redacted]

Karen Olineck

To: Shelley Termuende
Subject: RE: 2077 Garibaldi Way re-zoning

From: B Reith [redacted]
Sent: Monday, March 05, 2018 19:27
To: Council <Council@whistler.ca>
Subject: 2077 Garibaldi Way re-zoning

Dear Mayor and Council.

I am writing to oppose the proposed re zoning and development of 2077 Garibaldi Way. I strongly believe that the proposed 222 bed unit/121 parking space, 3- 4 storey High Rise development is Not appropriate, in any way , for this relatively small, limited access site.

These are Some of my Concerns

SIZE AND DENSITY of the proposed development

- From current Single Family Dwelling with 6 bed units, to Multi family zoning, 74 apartments, 222 bed units.
I have lived and Owned in Whistler for 27 years. I bought in Nordic for the quiet, Family Friendly neighbourhood that it is.
This development would Drastically change the character of the Nordic area. The increased density would affect noise and Traffic levels,
creating an Undesirable impact, including loss of quiet enjoyment and the loss of privacy. (Reasons for living in Whistler) These factors
are what have contributed to making the Nordic area a desirable place to live and Own Property.

TRAFFIC

- This development will make Highway 99 access even more difficult and Dangerous than it already is from the affected Neighbourhoods.
Also more Dangerous and busy on our Nordic streets.

ENVIRONMENTAL CONCERNS

- It is now a distressed piece of land due to the owner's previous actions. (logging and filling with boulders)
Did the owner acknowledge and properly manage the wetlands that are part of this land? Were any environmental assessments and
recommendations done?
This will set a new precedent for land owners in Whistler to clear and fill their land without proper permits, or assessments.

I am also concerned about where the water from the stream thru the property is going?

WHA INVOLVMENT IS NOT PART OF THIS DEVELOPMENT

- I have watched over my years in Whistler, many people Profit when buying, be it land to build on or townhomes under

the Employee Housing umbrella. I see this as another large profit opportunity for a few (developer) again under "Employee Housing". This is not affordable employee housing.

Sincerely

Brenda Heikkinen

[redacted]

[redacted]

March 5, 2018

Karen Olineck

To: Roman Licko
Subject: RE: Rezoning Application 1144

From: BILL CALVIN [redacted]
Sent: Friday, March 09, 2018 6:57 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: Rezoning Application 1144

Roman Licko Planning Analyst
Resort Municipality of Whistler

I am an owner of a unit in Whistler Highlands [Strata Plan VR2] and my concern about the proposed redevelopment is the safety risk caused by the increase in traffic along Whistler Road.

1. Residents in the area who walk along the road, which has no sidewalk, are at increased risk and
2. The intersection with Highway 99 which is difficult to enter at the present time would also present a greater risk of accident.

I trust these concerns will be addressed in your deliberations.

Bill Calvin
[redacted].

RZ 1146

7104

NANCY GREENE DR

CORRESPONDENCE

Karen Olineck

From: Planning
Sent: Thursday, February 15, 2018 12:25 PM
To: Melissa Laidlaw
Cc: Denise Taveira
Subject: Fw: Rezoning Application RZ001146 7104 Nancy Greene Drive – Another Alternative Solution for RMOW

From: simerik simerik [redacted]
Sent: Thursday, February 15, 2018 11:08 AM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning Application RZ001146 7104 Nancy Greene Drive – Another Alternative Solution for RMOW

To: Melissa Laidlaw, Planning Dept.
Copy: Mayor Nancy Wihelm-Morden

I have a possible solution for new Whistler employee housing rental apartments for you to consider. It is as follows:

- There are 3-4 large RMOW parking lots on the east side of Blackcomb Way between Lorimer Rd and Gondola Transit Exchange.
- Rezone 1 parking lot and build on that parking lot a concrete parking structure of 3 floors on ½ of the land parking lot.
- You will now have almost 1/3 more parking spaces than currently on the existing parking lot to provide more parking for increased parking demand.
- On the other ½ of the land (existing surface parking lot) you build a large multi-residential apartment rental building for Whistler Employee Housing.
- The largest parking lot to do this is the one adjacent to Lorimer Rd (which is better as it is also furthest form Fitzsimmons Creek).
- This project gives RMOW more parking for increased resort demand AND high-density Whistler employee rental housing.
- It is a lot closer to all employment for Whistler employees renting apartments – ie next to the village, Blackcomb and Whistler Mountains, hotels, restaurants, stores, etc.
- Whistler employees residing here will not require cars to get to work since the Village and Mountains are very close to walk or bike to work.
- This project will not be on RS-E1 zoned land therefore less controversial and unfair to existing RS-E1 owner neighbors.

This solution is better than the draft Guidelines for Evaluating Private Sector Rezoning Proposals for Whistler employee rental apartment housing that requires changing part of existing low-density RS-E1 neighborhoods to high density multi-residential apartments that do not mix well with the existing RS-E1 neighboring developments for many reasons.
Yours truly,
James Thomson

James Thomson & Colleen Smith

[redacted]

Date: February 14, 2018
To: Melissa Laidlaw, RMOW Planning Dept., email planning@whistler.ca
Copy: Mayor Nancy Wihelm-Morden, email assistant wbradbury@whistler.ca
From: James Thomson & Colleen Smith

Ref: RMOW Resort Experience Recommendation - December 5 2017 Report 17-133 File 7734, 2140 Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing AND Rezoning & Parking Reduction Variance Application RZ001146 7104 Nancy Greene Drive

Further to our opposition letter dated February 2 2018 recommending major changes to the Rezoning Application RZ001146 – 7104 Nancy Greene Drive. I reviewed the above noted guidelines you linked me to. Thank you, but this report is "a recommendation" from "Resort Experience" only. After reading this report recommendation and guidelines AND the developers above noted rezoning application, we conclude this rezoning application does not comply with your guideline objectives. Attached are your Guidelines. Our complaints and comments are as follows:

OTHER POLICY CONSIDERATIONS – Proposed rezoning must be consistent with applicable policies and requirements of the RMOW Official Community Plan. Proposed rezoning is not consistent.

APPENDIX A – 1. 2. 3. – Projects must be 100% Whistler employee housing with rent below market rental value.

RMOW does not have enforceable property management controls to ensure this for profit rental housing building's leases, sub leases, lease assignments rents and rental agreements, etc. of the apartments and or bedrooms are at or below rent restrictions that would be below market rents to help address housing affordability for the resident work force. What if the apartments or bedrooms are sub rented through AIRBB, or similar short term rental? Or sub leased to sub tenants who are not Whistler employees (for profit)? How will RMOW or WHA know? Seasonal tenants & sub tenants are known to sub-let very easily.

APPENDIX A – 4. – Applicant developer does not meet "minimal site disturbance, alteration and preparation" as developer will cut down all the existing forest coniferous trees and remove all the large rock hill elevation bordering the neighboring Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5), main complex stair and WHA building A to fit his project onto this site. Applicant developer must be enforced to leave untouched all these coniferous trees and rock hill elevation in larger setbacks and reduce the density, height and size of the proposed apartment building.

APPENDIX A – 5. 6. 7. – Please refer to comments in Appendix A – 1. 2. 3. above. 100% Whistler employee housing is not assured. Are the applicant developer's proposed rents below unrestricted market rents? They seem to be closer to market rents.

APPENDIX A – 12. – Applicant developer's proposed apartment building is to be located adjacent to existing Fitzsimmons Walk neighborhood BUT the proposed densities and scale of development are NOT appropriate for this small site context. Again, this is a too high & dense 5-story 65-apartments 119-bedroom 238-bed apartment building proposal. The proposed property side & back setbacks are significantly less than that for a multi-residential apartment building zoning. This project application should be significantly downsized to 3-floors only (same as Fitzsimmons Walk) AND have legal enforceable restrictions added into larger lot site setbacks to prevent the applicant developer from cutting down and removing any of the numerous existing coniferous trees and rock elevation that borders the property line next to Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5) main complex stair & WHA building A.

APPENDIX A – 15. – Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

Please refer to proposed restrictions and requirements in APPENDIX A – 4. and 12. above.

APPENDIX A – 16. – The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of natural environment.

Again, please refer to proposed restrictions and requirements in APPENDIX A – 4. 12. and 15. above. Allowing the applicant developer to break up & destroy the natural rock hill elevation and existing mature coniferous trees all along the property line of the Fitzsimmons Walk development will be against the guidelines and not legal. The existing small natural coniferous forest on the vacant lot site (setbacks) must be kept as a buffer between applicant's proposed multi-residential project and the existing Fitzsimmons development.

APPENDIX A – 17. – It is clear this developer applicant's proposed high density multi-residential apartment building will far exceed the service capacity of the adjacent roadway. It is obvious this high a density project will legally be required to provide more than 92 interior parking spaces and not the ridiculously low 39 (20 interior & 19 exterior) spaces proposed. Even if the project had only 40-60 parking spaces, there will be a lot more traffic from visiting cars, trucks, etc. and tenants with vehicles looking for parking spaces in the neighborhood. A disaster of increased traffic on the HWY 99/Nancy Greene Drive intersection, Nancy Greene Drive and Blackcomb Way.

APPENDIX A – 20. – Parking shall be provided on site and shall meet the requirements specified in zoning and parking bylaw 303, 2015.

The current site is too small to allow for this proposed high-density multi-residential apartment building project and parking. The entire vacant lot would have to be excavated to the property lines to build the interior parking structure for 39-92 parking spaces and numerous bike & storage lockers. Therefore, all proper development guidelines protecting environmental, existing tree growth, setbacks, neighbors, etc. will not be adhered to and will be destroyed. Please also refer to Appendix A – 17. reply above.

We recommend and ask you to include our oppositions, concerns and recommendations in your review of this rezoning application (& applicant's request for parking variance reduced from 92 to 39 spaces). We are very concerned and look forward to discussing this further with you.
Thank you,

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	December 5, 2017	**REPORT:**	17-133
FROM:	Resort Experience	**FILE:**	7734, 2140
SUBJECT:	GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council direct staff to evaluate rezoning proposals for private sector employee housing developments relative to the Guidelines, contained in Appendix "A" of this Report, in order for staff to make recommendations to Council regarding support for further review and processing of any such applications; and further,

That Council direct staff to communicate the Guidelines to potential applicants and require the applicants to address corresponding information requirements as part of any application submittal.

REFERENCES

Appendix "A" – Draft Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

PURPOSE OF REPORT

The purpose of this Report is to establish guidelines that will help facilitate employee housing developments on private lands that are consistent with the recommendations and objectives of the Mayor's Task Force on Resident Housing (the Task Force) and policies within the Resort Municipality of Whistler's (RMOW) Official Community Plan. The Guidelines will be communicated to potential applicants for their consideration prior to proceeding with an application, and will be used by staff to evaluate any proposals and make recommendations to Council regarding support for further review and processing of any such applications.

DISCUSSION

The Task Force was initiated in October 2016 to analyze Whistler's employee housing needs and make informed recommendations to Council for specific initiatives to pursue. The Task Force has been engaged in an extensive process convening six times over the past year. Significant research has been conducted, and the resort community has provided input through a community survey on housing needs, and more recently a community forum on Task Force recommendations.

One of the recommendations from the Task Force was for the municipality to support proposed rezonings from the private sector for employee housing developments on currently under-developed sites, to help address Whistler's employee housing needs. More specifically, the recommendation was to support rezonings for multi-family rental housing, with occupancy and rent restrictions that would be below market rents to help address housing affordability for the resident workforce. As

significant interest has been expressed by private property owners and potential developers, it is prudent for the RMOW to provide greater direction and clarity as to the specific policies and objectives that relate to this initiative. This will help facilitate those proposals that best meet identified housing needs consistent with municipal objectives and community planning policies.

The Guidelines presented in Appendix "A" are based on the research and recommendations of the Task Force and incorporate relevant Official Community Plan policies. The Guidelines are presented as a draft with the potential for refinement moving forward.

WHISTLER 2020 ANALYSIS

The proposed Guidelines seek to help facilitate private sector employee housing development and meet the Descriptions of Success for resident housing.

OTHER POLICY CONSIDERATIONS

Proposed rezonings must be consistent with applicable policies and requirements of the RMOW Official Community Plan.

BUDGET CONSIDERATIONS

Proposed developments are required to make development applications. Applicable application fees support application processing.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed Guidelines are based on the work of the Task Force and the community input received through that process, as well as policies of the RMOW Official Community Plan. The Guidelines are presented to Council as a draft with potential for refinement moving forward.

SUMMARY

This Report presents guidelines that are recommended to be used to evaluate rezoning proposals for private sector employee housing developments. Evaluations of proposed rezonings will be conducted to make recommendations to Council regarding support for further review and processing of any such applications.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE

APPENDIX A
DRAFT GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.

2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.

3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.

9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work

and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

Community Planning Considerations

10. Proposed developments shall be located within an area designated for development of residential accommodation.

11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.

Development Standards

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

19. Proposed developments must meet RMOW green building standards.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.

From: Jan Simpson [redacted]
Sent: Friday, January 19, 2018 3:28 PM
To: Planning
Cc: [redacted]
Subject: 7401 Whistler

I do hope in the interest of affordable housing for locals they in your wisdom you will wholeheartedly support the rezoning of this property. I want to move back home from Pemberton and this is a solution for me.Ive been holding my breath for a MAC rental unit at Rainbow but I'd prefer to be able to walk to the library and health clinic Thank you for your support

Sent from my iPhone

23rd January 2018

Dear Resort Municipality of Whistler,

This letter is in support of the Application Ref: RZ001146 for 7104 Development in Whitegold.

Our businesses have been in a constant hiring struggle over the past few years. Our struggle to find AND RETAIN suitable staff levels is directly related to the recent increase in resort tourism volumes and the recent **lack of affordable rental accommodation** in the corridor. Turnover has been the highest we have seen in our business since opening in 2013. This is again directly related to the lack of affordable housing. The high cost of living has also forced many employers to increase their wages to cover this spike in order to retain team members.

Whistler prides itself on having a **strong community**, but how can we still support this strong and growing community when most of our team members no longer live here as they are being forced to live outside of Whistler?

When interviewing we shouldn't have to ask potential candidates if they have accommodation for the season in order to hire them? But more often than not this has turned into the case. Some cover letters even stating **"I would like to apply for this position but if you do not provide staff accommodation I am afraid I will not be able to interview"** Our focus has now shifted from providing our guests with an exceptional experience to taking on extra admin duties coordinating 2x staff accommodations for team members in need.

We are in full support for any reasonable solutions that will allow Whistler to once again become a resort with enough affordable beds for our workers. We are excited about the steps and plans brought forward as a result of the Mayor's Taskforce. We are also excited to see fast action on this application towards helping solve what is a critical Resort situation.

Sincerely,

Pepe Barajas
President | CEO
Infinity Enterprises Group

From: Zoë Lomoro [redacted]
Sent: Thursday, February 01, 2018 9:58 AM
To: Planning
Subject: RZ001146 Fitzsimmons

Good morning again!

I am writing to show my support for Ryan Nadeaus employee housing project RZ001146.

I see this project as a possible asset to the community and a great addition to the housing needs along side the WHA.

I think they have some great innovative solutions to some problems we're presented with today as a community. I like their plan and hope it can help!

Thanks
Zoë

From: Sarah Werkhoven [redacted]
Sent: Saturday, January 20, 2018 12:11 PM
To: Planning
Subject: RZ001146 - Letter of Support

Dear Planning Department,

The housing crisis in whistler and surrounding areas is severe. After exploring your website and current housing projects, we are thrilled at Vidorra's current developments.

Not only is Vidorra creating much needed housing for the community, but it is also doing so in a very sustainable and energy efficient way. The locations for your buildings are thoughtfully chosen and we appreciate you incorporating comfort to ensure the building feels like home to the tenants.

As a whistler business we have seen first hand how the housing crisis effects both residents and businesses alike.

Please accept this letter as our support for your current projects and any future developments.

Warmest regards,

Eco Chic Spa
[redacted]

From: Christi Baldwin [redacted]
Sent: Monday, February 05, 2018 9:01 AM
To: Melissa Laidlaw; Wanda Bradbury; Planning
Cc: Paul Bosa
Subject: RZ1146 - 7104 Nancy Greene Drive Rezoning Application Concerns

Hello,

I am writing to you in response to rezoning application number RZ1146 - 7104 Nancy Greene Drive.

I understand the need and do support the idea of rental properties in Whistler Blackcomb. But in doing so, I would expect a responsible process that does not add value to this property and community by diminishing the value of the adjacent properties.

I am the owner of unit 1 in Fitsimmons walk, which happens to be the first unit in the development. My home is immediately adjacent to this proposed rezoning. I am sure like other people of the area, I bought my property with expectations that the zoning next-door would not affect me. I bought my unit because of the privacy it affords.

The concern I have stems from the size of the proposed project, and its relationship to our project. It appears to me that the proposed setbacks would put this project right in our face. Furthermore, and possibly more importantly, it would require that the 40-year-old tree belt between the two projects be removed.

It appears there is also a proposal to have a garden space on the project. Whilst I love the idea of a green garden and sustainability, I do not understand the rationale if it forces you to remove the trees that stand between the two projects. I am sure there is a way to maintain the garden without eliminating the existing tree stand.

I believe there is an opportunity here to satisfy both parties. I would support a responsibly designed project that respects setbacks, allowing the privacy and value of our properties be maintained.

[redacted]

Christi Baldwin *on behalf of Paul Bosa*
Executive Assistant
[redacted]

From: Tara Piersanti <[redacted]
Sent: Monday, February 05, 2018 4:13 PM
To: Planning; Wanda Bradbury
Cc: [redacted]
Subject: Re: Lot 7104 Nancy Greene Drive - Proposed Development

To: Resort Municipality of Whistler

I am an owner at Fitzsimmons Walk at [redacted]

I have recently become aware of a proposed development next to our property -- which I understand is a 65 unit residential complex.

While I understand, and am concerned about housing, this location is not appropriate, designed, or envisioned for this higher density at this site.

There is the following concerns:

1.this site was intended to be low density residential. That is why we bought our adjoiniing property at Fitzsimmons.

2.The use, and this application has now been converted, from low density to high density. This is a major and unwarranted change.

3.This creates multiple problems in which we object to this application:

a)Road Design- there is already a major traffic and ingress/egress concerns at this intersection, which would require major changes such as a full traffic signalization, driveway entrances, ... all on a downslope,that involves another street turn that is already unsafe down to the right...this intersection is already a safety hazard.

b)Parking- there is already insufficient parking... that this project does not address. This application, if approved has to OVERSUPPLY parking. The Fitszimmons complex, and the whole of Whistler, has been met with people trying to park illegally. This proposal has insufficient parking.

c)Pedestrian Traffic- there is already a problem in pedestrians coming onto our property, as a means of traffic.

d)Density Change- a change from a low density residential to high density is drastic. The expectations of neighbouring property owners should be considered. This site was never considered to be anything but low density.

e)False Positive Expectations- this site was always to be low density residential. While Whistler needs more affordable housing, putting high density projects as a postage stamp on predeveloped neighbourhoods, is not the answer. It is ad hoc planning. If Whistler needs affordable or more high density housing, it has to be done by comprehensive neighbourhood planning, and not ad hoc planning.

We bought our futuristic Fitzsimmons property on certain zoning expectations. This seems to be a proposal to put 65 units on a high traffic, geographically challenged corner, with insufficient parking, and challenge to pedestrians.

This should be maintained as a low density site.

We oppose this application.

Thank you.

From: Jenny Rowcliffe [redacted]
Sent: Tuesday, February 06, 2018 12:49 AM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

Attn: Melissa Laidlaw

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

We are the owners of [redacted]
We understand that a local developer has applied for a rezoning of the land at the corner of Nancy Greene Drive and Highway 99 to build a five-storey, 65 unit employee housing rental complex.
This land is currently zoned RS-E1 (residential single estate) i.e. 1 home only.
We are very concerned that the proposed development is excessive on the land available, would represent a complete about face from current zoning and is out of proportion with the existing adjacent properties. We respectfully request zoning is maintained in its current state or any proposed development is significantly limited in density.

Please therefore accept this email as official notice of our concern regarding the development in its current state.

Yours sincerely

Guy and Jenny Rowcliffe
JAG Resources Ltd

From: Melissa Boyd [redacted]
Sent: Monday, February 05, 2018 6:40 PM
To: Planning
Subject: 7104 Nancy Greene Drive development

Hello,

I am writing in objection to the newly proposed development at 7104 Nancy Greene Drive and have serious concerns about the scale of this project.

I own a unit in the neighbouring Fitzsimons Walk development and worry about the impact this development will have on the neighbourhood and our current lifestyle.

My concerns are:

- **The size of the proposed development.** The amount of units and the number of levels of the development are way out of character with the surroundings. I feel sorry for the neighbouring units that will be looking directly at the proposed new development. The proposed five storey building would overshadow their units and have a number of units staring directly down on them.

That certainly can't be within code? Would all of those units facing the current Fitzsimons Walk development have to have no balconies and frosted glass so not to impede the privacy and liveability of those units?

- **The noise factor of a rental development with that many tenants in such a condensed area**. Having that many new bodies living in such a small build envelope is unrealistic for the size of that block and would change the dynamic of the area for the worse.

- **There isn't enough parking allocated for the amount of tenants they are proposing to house in the development**. Where are the other people going to park? I imagine they are going to look at the empty lot adjacent to the highway and clog that area with more cars. That again drastically changes the liveability and lifestyle for those that live in the Fitzsimons Walk development and surrounding homes.

- They are proposing to allow pets to live in this development. **Were is the open garden space allocated for all of those animals to get outside and relieve themselves?** There is no open garden space allocated for such a thing within this building envelope.

We will find that these pet owners will be letting their dogs out to relieve themselves in what could be the common area of the Fitzsimons Walk grounds or the open lot adjacent to the proposed building site. Again ruining the lifestyle and liveability of those that currently live in the area.

- **I believe I read that this was a last minute application to the Whistler council that denotes a slightly revised design of a development they are doing in Pemberton**. Surely Whistler would require a lot more thought and work be put in to a significant development within our municipality? If council even considers a development on this land, ensure that it is designed specific for that block taking in to account the neighbouring properties. As the current design is too many stories, too many units, and not enough allocated outdoor space for the area and the size of the land.

- Would this development be run by WHA? If a smaller scale of this kind of rental development would go ahead in this area it would need to be run by WHA. Why would the community want to allow a private sector builder to be able to charge what they want in the future for rent per unit.

They may tell us now (maybe for next five years) that they will cap rent in line with WHA standards. But what will happen past that point? They could easily increase rental prices. They then gain the development they wanted in the first place with no benefit to the community at large.

I know Whistler is in need of additional affordable housing. I just wonder if this is the location for such a development. And if it does get approved please ensure it is not at such a large scale. We do not have any other buildings of that size and density in the area. It just ruins the character of the entire area.

In the end it is my opinion that that site is much too small to be able to accommodate a development of that scale. Ideally I don't want to see the site developed at all. But if council do entertain the idea please keep in mind the current character of the neighbourhood and make the developers redesign to produce a more subtle design that fits within the character of the neighbourhood. Three storey maximum, with ample parking for all units, and open garden space designated for pets.

Thank you for taking my thoughts and objections in to consideration. I look forward to gaining any feedback you may have from your end or being notified of an open council meeting that we can attend in regards to this proposed development.

Kind regards,

Melissa Boyd

James Thomson & Colleen Smith
[redacted]

Date: February 2, 2018
To: Resort Municipality of Whistler (RMW) – Planning – Melisa Laidlaw
Copy: Resort Municipality of Whistler (RMW) – Mayor – Nancy Wihelm-Morden
From: James Thomson & Colleen Smith – 3-7124 Nancy Greene Drive, Whistler, BC V0N 1B7

Ref: 7104 Nancy Greene Drive Rezoning Application RZ001146 - Application to change zoning from RS-E1 Zone (Residential Single Estate One) to a High Density 65 apartments 53,342 square feet 5 floors Multi-Tenant Rental Apartments & 10,500 square feet of parking garage for only 20 parking spaces

We are writing to you to express our concerns and make suggestions for major changes to this rezoning application. We purchased 3-7124 Nancy Greene Drive (Fitzsimmons Walk) February 2017 and prior to purchase we researched the zoning of the vacant lot 7104 Nancy Greene Drive that is behind our property. We made our purchase decision in large part because this vacant lot is zoned RS-E1 (for example little risk of any industrial, commercial, multi-tenant apartment rezoning and removal of the existing coniferous trees along the property line which would negatively affect our townhome value). RMW zoned this north-east land to be a single home development use at 7104 Nancy Greene Drive and HWY 99 (like the home built on the north-east corner of Lorimer Drive and HWY 99). See attached RS-E1 zone bylaw and map of vacant lot at 7104 Nancy Greene Drive.

Specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

1) RWM Zoning Intent – The intent of this current zone is to provide low density detached dwelling residential use

Developer Rezoning Intent – The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.

2) RWM Zoning Intent – Permitted Uses – The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground.

Developer Rezoning Intent – Permitted Uses – The developer's intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.

3) RWM Zoning Intent – Density – The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters.

Developer Rezoning Intent – Density – The developer's intent is the same as in number 1). Maximize density for maximum rental profit and resale value. This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

4) RWM Zoning Intent – Height – The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement.

Developer Rezoning Intent – Height – The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.

5) RWM Zoning Intent – Site Coverage – The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters.

Developer Rezoning Intent – Site Coverage – The developer's intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.

6) RWM Zoning Intent – Setbacks – The intent of the zone setbacks is for a minimum permitted front setback of 7.6 meters. Also, minimum permitted side setbacks for a gross floor area of detached dwelling of less than 325 square meters is 3 meters and for a gross floor area of detached dwelling of from 325 square meters to a maximum of 465 square meters is 6 meters.

Developer Rezoning Intent – Setbacks – The developer's intent is the same as in number 1). Maximize the high density building onto the site thus proposing (requiring) minimum setbacks from Fitzsimmons Walk property lines of only 3 meters for his huge 5 floor building. Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A (see attached Fitzsimmons Walk strata plan of lot). As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

Other Issues – Proposed Project Renderings and site plan (see attached)

We notice in the developer's proposed project renderings and site plan that there are no existing coniferous trees left in the setbacks and property lines. Also, shown in the rendering is the developer's planned large "community garden in the sunny south east section" of the site bordering the Fitzsimmons Walk town home building H units 1, 2 and 3. The developer would have to cut down and remove all the existing large trees so his garden can get sun and in addition he would have to remove all the massive high rock along this same property line to put a side walk right on the property line bordering building H units 1, 2 and 3. The developer can not be permitted to do this.

Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

To summarize:

We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

Yours truly,

James Thomson & Colleen Smith

34. RS-E1 Zone (Residential Single Estate One) (Bylaw No. 1523)

Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

(2) The following uses are permitted all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)

(i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or

(ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.

(c) detached dwelling; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

(7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

Height

(8) The maximum permitted height of a building is 7.6 metres.

Parcel Area

(9) The minimum permitted parcel area is 40 hectares.

Site Coverage

(10) The maximum permitted site coverage is 35 percent.

Setbacks

(11) The minimum permitted front setback is 7.6 metres

(12) The minimum permitted side setback is as follows:

Gross Floor Area of Detached Dwelling	Minimum Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(13) The minimum permitted rear setback is 7.6 metres.

(14) Notwithstanding subsections (11) to (13), no detached dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(15) No addition shall be made to a detached dwelling in existence on January 28, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

(16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(18) The maximum permitted number of bedrooms in a detached dwelling is 4.

(19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)

(20) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)

(21) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)

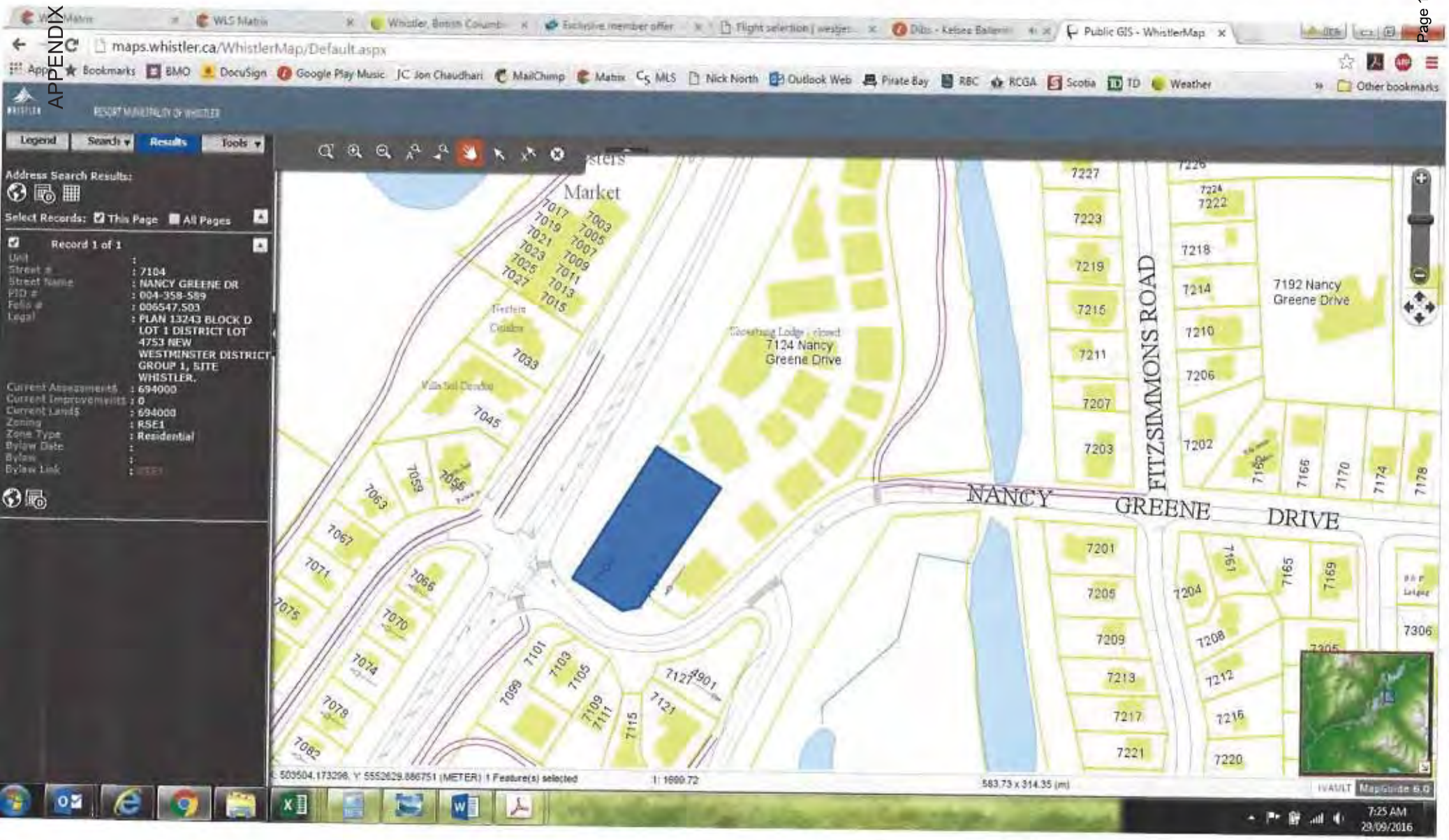
(22) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section is prohibited.

(23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)

(24) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

Temporary Commercial and Industrial Uses

(25) The land in the RSE1 Zone (Residential Single Estate One) located within District Lot 2941 at universal transverse mercator coordinates 493006E/ 554576N is designated as an area in which temporary commercial and industrial use permits may be issued to permit temporary commercial and industrial uses related to, or associated with, the administration and operation of the 2010 Winter Olympic and Paralympic Games. (Bylaw No. 1792)


maps.whistler.ca/WhistlerMap/Default.aspx
Public GIS - WhistlerMap
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Tools
Address Search Results:
Select Records: This Page All Pages
Record 1 of 1
Unit :
Street # : 7104
Street Name : NANCY GREENE DR
PID # : 004-358-589
Folio # : 006547.503
Legal : PLAN 13243 BLOCK D LOT 1 DISTRICT LOT 4753 NEW WESTMINSTER DISTRICT GROUP 1, SITE WHISTLER.
Current Assessment : 694000
Current Improvements : 0
Current Land$: 694000
Zoning : RSE1
Zone Type : Residential
Bylaw Date :
Bylaw :
Bylaw Link :
Market
7124 Nancy Greene Drive
7192 Nancy Greene Drive
FITZSIMMONS ROAD
NANCY GREENE DRIVE
503504.173298, Y 5552629.886751 (METER) 1 Feature(s) selected
1: 1699.72
583.73 x 314.35 (m)
IVAULT Mapguide 6.0
7:25 AM
29/09/2016

17077x3

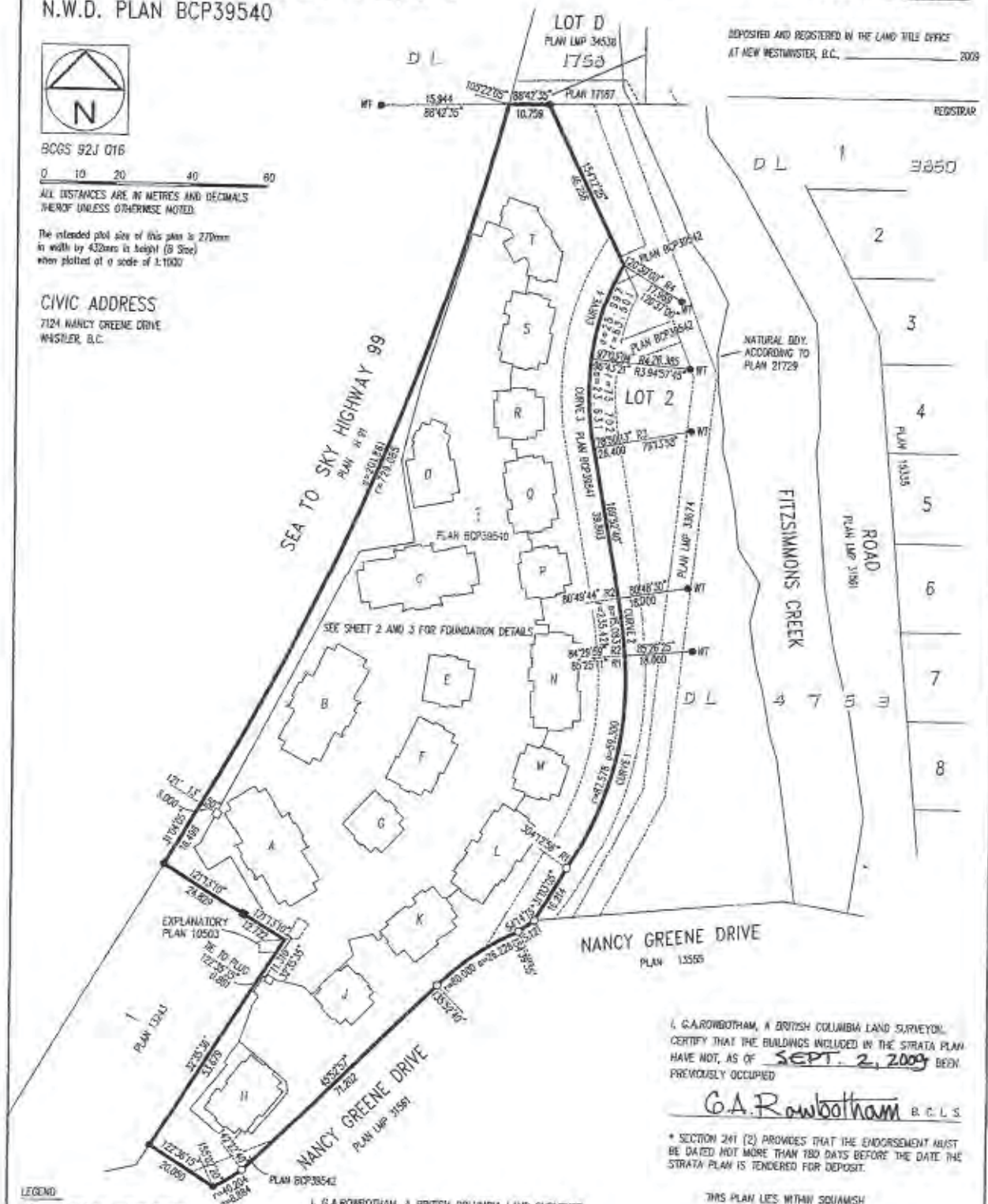
SHEET 1 OF 23 SHEETS

STRATA PLAN OF LOT 1, D.L. 4753, GP.1 N.W.D. PLAN BCP39540

STRATA PLAN BCS 3599

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. _____ 2009

REGISTRAR



CIVIC ADDRESS
7124 NANCY GREENE DRIVE
WHISTLER, B.C.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
m²	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
ⓒ	-	COMMON PROPERTY
ST	-	STORAGE
●	-	STANDARD IRON POST FOUND
○	-	STANDARD IRON POST PLACED
□	-	LEAD PLUG PLACED
■	-	LEAD PLUG FOUND
R1	-	RADIAL BEARING FOR CURVE 1
WT	-	WITNESS
LC	-	LOCKER (COMMON PROPERTY)
PC	-	PARKING (COMMON PROPERTY)
SC	-	STORAGE (COMMON PROPERTY)

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: SEPTEMBER 2, 2009

G.A. Rowbotham B.C.L.S.

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN BCP39540

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF SEPT. 2, 2009 BEEN PREVIOUSLY OCCUPIED

G.A. Rowbotham B.C.L.S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN TEN DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

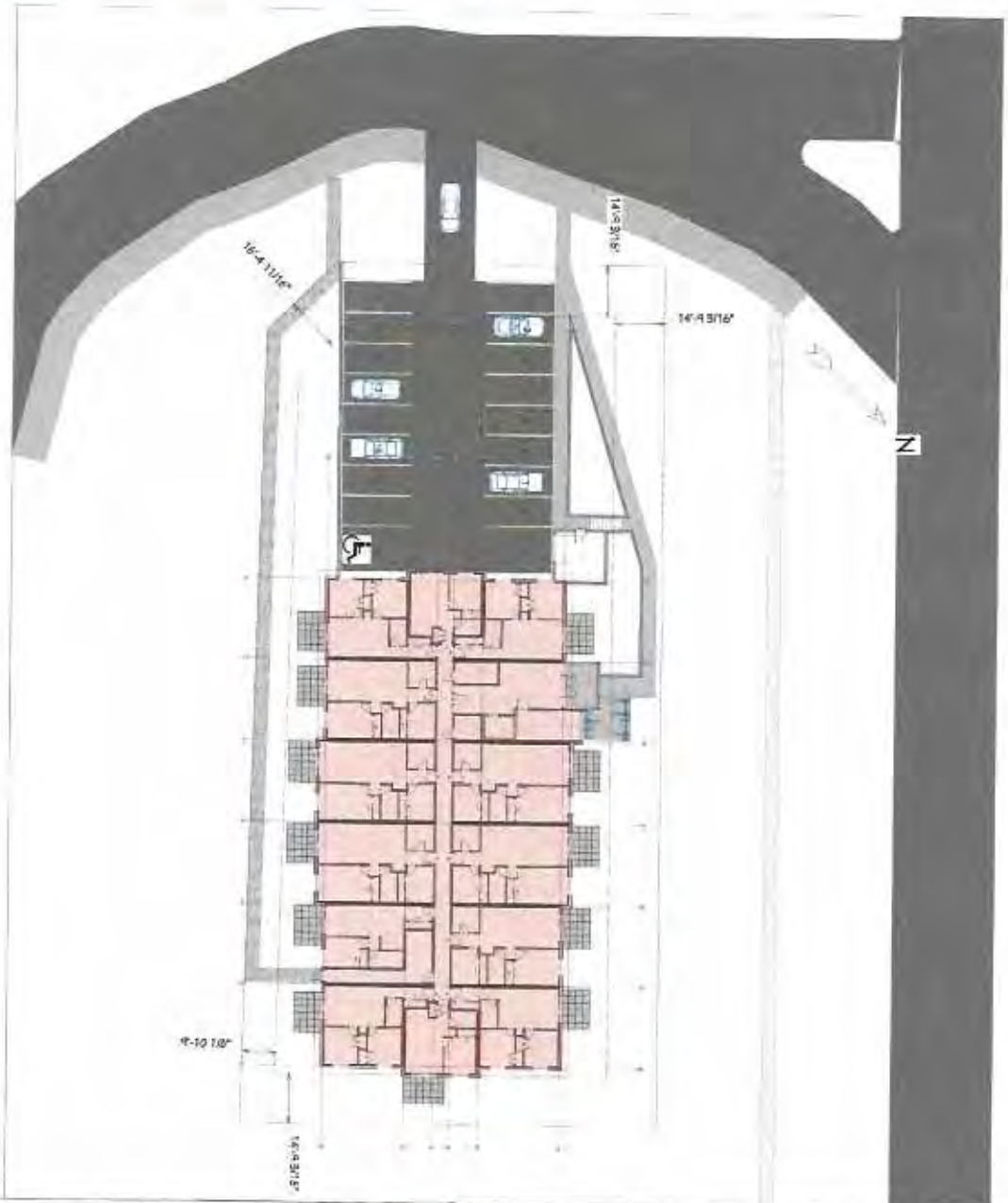
THIS PLAN LIES WITHIN SQUAMISH LILLOOET REGIONAL DISTRICT

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.

THE FIELD SURVEY WAS COMPLETED ON THE 8th DAY OF AUGUST, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 100554 ON THE 2nd DAY OF SEPTEMBER 2009.

G.A. Rowbotham B.C.L.S.

FILE NO. - 17077	OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS	204-15585 24th AVENUE, SURREY, B.C. V4A 2J9	PHONE - 531-4067



SHEET: A-100	SCALE: 1/16" = 1'	DATE: 1/29/2018	DRAWINGS PROVIDED BY: Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS	REVISION TABLE: NUMBER / DATE / REVISED BY / DESCRIPTION

Landscape Plan

SHEET: A-101	SCALE: 1/16" = 1'	DATE: 1/9/2018	DRAWINGS PREPARED BY: Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS

REVISION TABLE			
NUMBER	DATE	BY	DESCRIPTION

9

From: kenneth Chan [redacted]
Sent: Tuesday, February 06, 2018 5:57 PM
To: Planning
Cc: Wanda Bradbury
Subject: Concern about Rezoning Application - 7104 Nancy Greene Drive Whistler

Attention: Ms Melissa Laidlaw

Dear Melissa,

We are the owners of [redacted] We bought the property a few years ago and with the understanding that the zone is for residential single estate use. However, it was recently brought to our attention that the above slot is under application to convert it to a multi-tenant rental apartments.

We have no objection to build employee housing as it is needed to make Whistler a much prosperous resort area. However as you may agree, employee housing need better planning and consider the impact on the neighbour of the area.

We have the below major concerns when converting a single estate land use to a five- storey/ 65 units/ 20 parking spaces

1. Density of the space - the rezoning application will significantly increase the density in the area, causing traffic and safety issues to Nancy Greene Drive and Blackcomb Way, esp when the land slot is close Hwy 99.

2. Environment - how will the rezoning application impact the existing coniferous trees and other greens in the area

3. Use of multi-tenant rental apartments - how to ensure the proposed complex is restricted to "employee housing rental" use.

We love Whistler and we always want it a better place in live in. We understand land is a scare resource, hence all round planning is needed.

Your attention to the above concern is much appreciated.

Kind regards

Kenneth Chan / Elaine Lui

Jason and Rebecca Bond
[redacted]

February 5th 2018

Ref: 7104 Nancy Greene Drive Rezoning Application RZ001146 – application to change zoning from RS-E1 zone to high density 65 apartments, 53,342 square feet, 5 story multi-tenant rental.

Dear Sir/Madam;

We are writing to you today to express our deep concern regarding the above rezoning application. We have been owners at Fitsimmons Walk from inception, buying off plan in 2007. As part of our due diligence process, prior to purchase, we were informed that this lot was zoned single-home low-density. Whilst we understand and sympathize with the issues the city currently faces with a lack of employee housing, and we are not necessarily against the development of new WHA rental housing, we do urge you to also consider the neighbourhood we live in, pay property taxes on and the investment we have faithfully made over a long period.

This type of densification is completely out of line with the character and neighbourhood of White Gold which is primarily single-family and low-density town-homes. Cressey, in building Fitzsimmons Walk, had to work within strict guidelines and built and beautiful, thoughtful, low-density community, which fits harmoniously with its surroundings whilst also meeting WHA criteria.

The proposed application above, in our opinion, is:

1. Too high at 5 stories;
2. Has too few underground parking spaces;
3. Unnecessarily removes trees (which aside from aesthetics also buffer us from highway 99 and this new development);
4. A potentially threat our security;
5. Too close to the boundary lines.

To put this density application into perspective it would be similar to building over 400 apartments on the Fitzsimmons Walk site.

Sincerely,

Jason and Rebecca Bond.

From: Mike Cormack [redacted]
Sent: Tuesday, February 06, 2018 9:30 PM
To: Planning
Cc: Jenny Drake
Subject: Building Group/Vidorra Developments

To Whom it May Concern:

My wife and I own a townhome ([redacted] development and have since 2010.

I applaud the green credentials of the proposal, and I am also very sensitive to the urgent need for affordable housing in Whistler. Fitzsimmons Walk has been a great solution of a combination of WHA units, townhomes and a community approach to development.

My concerns about the project as it is currently designed are twofold:

1. The new building would shade afternoon light and block views for many of the units in Fitzsimmons Walk, in particular the WHA units. If the unit were to be moved closer to Nancy Greene Drive and/or tiered such that it is not 5 story rectangle, perhaps this problem could be solved. The drawings also depict the building as "lot line to lot line", which continues to be an undesirable trend in many homes, let alone a building of this size. There should be adequate setbacks.

2. Further, if the building were moved closer to Nancy Greene Dr, the building would lose outside parking, which it should. We don't need more outside parking in Whistler. Parking lots have many negative environmental impacts, and this property is very close to the watershed into Fitzsimmons Creek (I would guess it is in the watershed). Runoff from the parking lot would negatively affect the water quality into Fitzsimmons Creek. The green aspects of the building would suffer with an outdoor parking lot, and if the goal is to have less cars better to do without the outdoor lot. Much better to put a playground in.

Thanks for your consideration.

Regards,
Mike Cormack
[redacted]

From: Mike Cormack [redacted]
Sent: Wednesday, February 07, 2018 1:02 PM
To: Planning
Subject: Re: Building Group/Vidorra Developments

As an amendment to my earlier comments, a point of clarification. It appears to me from the drawings that there is some amount of underground parking (looks like there is a garage door). I believe it is much preferable to all involved and to lower the environmental impact to keep the parking underneath the building vs. above ground.

Thanks.

Regards,
Mike Cormack
[redacted]

On Tue, Feb 6, 2018 at 9:30 PM, Mike Cormack [redacted] > wrote:

To Whom it May Concern:

My wife and I own a townhome [redacted] development and have since 2010.

I applaud the green credentials of the proposal, and I am also very sensitive to the urgent need for affordable housing in Whistler. Fitzsimmons Walk has been a great solution of a combination of WHA units, townhomes and a community approach to development.

My concerns about the project as it is currently designed are twofold:

1. The new building would shade afternoon light and block views for many of the units in Fitzsimmons Walk, in particular the WHA units. If the unit were to be moved closer to Nancy Greene Drive and/or tiered such that it is not 5 story rectangle, perhaps this problem could be solved. The drawings also depict the building as "lot line to lot line", which continues to be an undesirable trend in many homes, let alone a building of this size. There should be adequate setbacks.

2. Further, if the building were moved closer to Nancy Greene Dr, the building would lose outside parking, which it should. We don't need more outside parking in Whistler. Parking lots have many negative environmental impacts, and this property is very close to the watershed into Fitzsimmons Creek (I would guess it is in the watershed). Runoff from the parking lot would negatively affect the water quality into Fitzsimmons Creek. The green aspects of the building would suffer with an outdoor parking lot, and if the goal is to have less cars better to do without the outdoor lot. Much better to put a playground in.

Thanks for your consideration.

From: Kavine Vaswani <[redacted]>
Sent: Wednesday, February 07, 2018 3:41 PM
To: Planning; Wanda Bradbury
Subject: Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

Attn: Melissa Laidlaw

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

We have been the owners of [redacted] since 2012. In that time we have really appreciated the serenity of the area.

We have been told that a developer has applied for a rezoning of the land at the corner of Nancy Greene Drive and Highway 99 to build a five-storey, 65 unit employee housing rental complex. However as far as we know this land is currently zoned RS-E1 (residential single estate) i.e. 1 home only.

This is quite worrying that the proposed development is quite aggressive on the land available, and it would represent a complete shift from current zoning picture we see with the existing landscape.

We would appreciate that the zoning is maintained in its current state or any proposed development is significantly controlled in its capacity.

Please therefore accept this email as official notice of our concern regarding the proposed development.

Sincerely yours

Kavine Vaswani
Time Capsule Ventures.

Best Regards,
Kavine Vaswani
[redacted]
ASSUDAMAL GROUP
[redacted]

From: Elizabeth Chaplin [redacted]
Sent: Thursday, February 08, 2018 12:33 PM
To: Planning
Cc: Wanda Bradbury
Subject: No to rezoning 7104 Nancy Greene Drive

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

I am Elizabeth Chaplin, the owner of [redacted] at Fitzsimmons Walk.
I understand that a local developer has applied to rezone the land on the entrance into the White Gold corner, at 7104 Nancy Greene Drive and Highway 99.
They are asking to build a five-storey, 65 unit employee housing seasonal rental complex.
This land is currently zoned RS-E1 (residential single estate) i.e. 1 home only.
I am very concerned that the proposed development is excessive on the size of land available, too high, no parking, no storage, and potentially poor quality construction and materials would be used to maximize the profit to the developer.
This rezoning would represent a complete change from the current zoning .
The previous re zoning request was for a gas station and it too was denied.
Unlike so many areas along the highway and in Whistler, we need to put our best quality and foot forward to show the world what Paradise really looks like!
There is still work needed to be done between highway, industrial and municipal work yard areas, to protect the travelers from anything unsightly.
This corner Project represents some flood plain-river concerns, highway and access issues, height problems, maintenance concern, a need to insist on specific quality design and materials from a Developer, and management of the building or buildings into the future.
These are just some of the issues we all should be conscious of and consider.
I think this is a "long shot" proposal, when the communities key weakness right now, is the shortage of Resident Housing.
I feel the Developer is asking for the moon!
A building of any kind needs careful planning, must use quality" bullet proof" construction and material's, on a lot suitable in size, and mostly, consider the ultimate use.
Rental properties for "Seasonal" employee housing today should look like this!

1) Fit on the lot.
2) Built with appropriate garage, storage, indoor space, quality materials, not wood, low maintenance, efficiency, shared Laundry.
3) This building is not a building that needs "garden areas" for residents! They are here for a short "Seasonal" time!

4) This project would best look like" The Coops" picture #12 at maximum 10,000 sq. ft., built with paved parking to almost the lot lines and under each unit or underground, there would be the proper closed parking and storage per unit.
5) I am in favour of proper rental housing for seasonal and long term service industry personal.

I have collected pictures of some of the current Rental properties and WHA managed housing to demonstrate what these properties look like today, and how well they are standing up. #11 Picture NEW Cheakamus-design flaws!
The property direction by Municipal Councils of the past, let these Developers away with murder and a large profit!
Gradually the benefit to the community is that we create slums throughout the valley!
We respectfully request zoning is maintained in its current state or any proposed development is significantly limited in density.

If considering for long term rental, consider this idea....Coops #12 picture. Maximum 10 units built well. 10,000sq.ft max.

#9 #10 Westside This is a good building, parking and maintenance, could have more metal and a hardy board type materials used.
The lot is large enough to accommodate properly. Whistler /Blackcomb manage it and it is well built and looked after!

#7 #8 Gondola Place WHA is built managed and maintained poorly with difficult parking.
#5 #6 Whistler Creek Court is another slum building maintained and managed poorly.
#3 #4 Eva Lake Road is another building that has cost the community a fortune because of the poor construction.
#1 #2 Nordic Place is another building that has cost the community a fortune because of the poor construction.

Here is the link to the photos:-
https://www.dropbox.com/sh/jjhh0pwh1cehdbi/AADZ6dzqNfPgRTYFYir1ax1Oa?dl=0

I have more properties that I have photos of that demonstrate various other building through out the valley that today appear to be all for profit and not for quality of life!
Please therefore accept this email as official notice of my concern regarding the development in its current state.

If we consider properly quality and design, and provide our community with positive environments, we will attract the best service industry people who will provide the best experience for our visitors.

Regards,

Elizabeth Chaplin

[redacted]

The Whistler Real Estate Co.
17-4308 Main Street
Whistler, BC V0N 1B4
realestateatwhistler.com

From: Brian Verlaan [redacted]
Sent: Sunday, February 11, 2018 1:35 PM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

Attn: Melissa Laidlaw

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

We are the owners of [redacted].

We understand that a local developer has applied for a rezoning of the land at the corner of Nancy Greene Drive and Highway 99 to build a five-storey, 65 unit employee housing rental complex.

We note that this plot is currently zoned RS-E1 (residential single estate) i.e. one home only.

We would like to voice our concerns regarding this application.

The magnitude of the proposed development seems excessive for the land available, and would be inconsistent with the spirit of the current zoning. Furthermore, the proposed development would be significantly out of proportion with the existing adjacent properties - particularly Fitzsimmons Walk.

While acknowledging the need for employee housing in Whistler, we respectfully request zoning is maintained in its current state or any proposed development is significantly limited in density.

Lastly, we would appreciate being kept abreast of developments with regard to the status of this rezoning application via the above email.

Please accept this email as official notice of our concern regarding the development in its current state.

Yours sincerely,

Brian & Elisabeth Verlaan

From: Stevi & Damon [redacted]
Sent: Monday, February 12, 2018 11:36 AM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning application ~ attn: Melissa Laidlaw
Attachments: Rezoning Application RZ001146 Concerns.pdf

Hello Melissa Laidlaw,

As an owner of a condo in the Fitzsimmons Walk property at 7124 I have concerns about the application to rezone the adjacent lot. Please see attached letter for specific details.

Thank you for your attention and consideration to this issue.

Stevi Williams

Date: February 14, 2018

To: Resort Municipality of Whistler (RMW) – Planning – Melisa Laidlaw
Copy: Resort Municipality of Whistler (RMW) – Mayor – Nancy Wihelm-Morden

From: Ajay Dilawri - #9 – 7124 Nancy Green Drive, Whistler, BC V0N 1B7

Subject: 7104 Nancy Greene Drive Rezoning Application RZ001146
Application to Change Zoning from RS-E1 Zone (Residential Single Estate One) to a High Density 65 apartments 53,342 square feet
5 floor Multi-Tenant Rental Apartments
& 10,500 Square Feet of Parking Garage for Only 20 Parking Spaces

We are writing to you to express concern and make suggestions for major changes to this rezoning application.

Specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

1) RWM Zoning Intent – The intent of this current zone is to provide low density detached dwelling residential use

   Developer Rezoning Intent – The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.

2) RWM Zoning Intent – Permitted Uses – The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground.

   Developer Rezoning Intent – Permitted Uses – The developer's intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.

3) RWM Zoning Intent – Density – The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters.

Developer Rezoning Intent – Density – The developer's intent is the same as in number 1). Maximize density for maximum rental profit and resale value. This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

4) RWM Zoning Intent – Height – The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement.

Developer Rezoning Intent – Height – The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.

5) RWM Zoning Intent – Site Coverage – The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters.

Developer Rezoning Intent – Site Coverage – The developer's intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.

6) RWM Zoning Intent – Setbacks – The intent of the zone setbacks is for a minimum permitted front setback of 7.6 meters. Also, minimum permitted side setbacks for a gross floor area of detached dwelling of less than 325 square meters is 3 meters and for a gross floor area of detached dwelling of from 325 square meters to a maximum of 465 square meters is 6 meters.

Developer Rezoning Intent – Setbacks – The developer's intent is the same as in number 1). Maximize the high density building onto the site thus proposing (requiring) minimum setbacks from Fitzsimmons Walk property lines of only 3 meters for his huge 5 floor building. Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A. As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

Other Issues – Proposed Project Renderings and site plan (see attached)

We notice in the developer's proposed project renderings and site plan that there are no existing coniferous trees left in the setbacks and property lines. Also, shown in the rendering is the developer's planned large "community garden in the sunny south east section" of the site bordering the Fitzsimmons Walk town home building H units 1, 2 and 3. The developer would have to cut down and remove all the existing large trees so his garden can get sun and in addition he would have to remove all the massive high rock along this same property line to put a side walk right on the property line bordering building H units 1, 2 and 3. The developer can not be permitted to do this.

Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

Summary

We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

Trevor & Judy Hill

[redacted]

Dear Sirs:

We are writing to you to express our concerns, along with many of our neighborhood in Fitzsimmonds Walk, and make some suggestions/requests for major changes to this rezoning application. We purchased 7124 [redacted] (Fitzsimmons Walk) November 2016 and prior to purchase as part of the diligence in purchasing in the area we researched the zoning of the vacant lot 7104 Nancy Greene Drive that is behind our property. Based on the posted information on your website, we made our purchase decision in large part because this vacant lot is zoned RS-E1 (for example little risk of any industrial, commercial, multi-tenant apartment rezoning and removal of the existing coniferous trees along the property line which would negatively affect our town home value). RMW zoned this north-east land to be a single home development use at 7104 Nancy Greene Drive and HWY 99 (like the home built on the north-east corner of Lorimer Drive and HWY 99). See attached RS-E1 zone bylaw and map of vacant lot at 7104 Nancy Greene Drive.

As shared with other members of the community, our specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

1) RWM Zoning Intent-The intent of this current zone is to provide low density detached dwelling residential use Developer Rezoning Intent - The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.

2) RWM Zoning Intent- Permitted Uses- The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground. Developer Rezoning Intent- Permitted Uses - The developers intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.

3) RWM Zoning Intent- Density - The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters. Developer Rezoning Intent- Density - The developers intent is the same as in number 1). Maximize density for maximum rental profit and resale value. This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

Trevor & Judy Hill

[redacted]

4) RWM Zoning Intent- Height - The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement. Developer Rezoning Intent- Height- The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.

5) RWM Zoning Intent- Site Coverage - The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters. Developer Rezoning Intent - Site Coverage- The developers intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.

6) RWM Zoning Intent- Setbacks- The intent of the zone setbacks is for a minimum permitted front setback of 7.6 meters. Also, minimum permitted side setbacks for a gross floor area of detached dwelling of less than 325 square meters is 3 meters and for a gross floor area of detached dwelling of from 325 square meters to a maximum of 465 square meters is 6 meters. Developer Rezoning Intent- Setbacks- The developer's intent is the same as in number 1). Maximize the high density building onto the site thus proposing (requiring) minimum setbacks from Fitzsimmons Walk property lines of only 3 meters for his huge 5 floor building.

As one of the enticements for us we believe Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A (see attached Fitzsimmons Walk strata plan of lot). As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

Other Issues- *Proposed Project Renderings and site plan (see attached)* We notice in the developer's proposed project renderings and site plan that there are no existing coniferous trees left in the setbacks and property lines. Also, shown in the rendering is the developer's planned large community garden in the sunny south east section of the site bordering the Fitzsimmons Walk town home building H units 1, 2 and 3. The developer would have to cut down and remove all the existing large trees so his garden can get sun and in addition he would have to remove all the massive high rock along this same property line to put a side walk right on the property line bordering building H units 1, 2 and 3. The developer can not be permitted to do this.

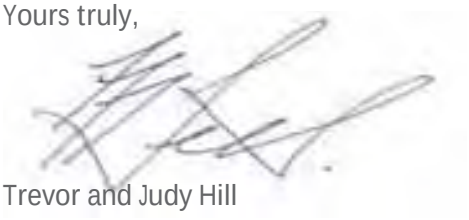
Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

Trevor & Judy Hill

[redacted]

To summarize:
We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

Yours truly,



Trevor and Judy Hill

Attachments:

- Resort Municipality of Whistler RS-E1 Zoning and Parking Bylaws (303,2015, 34)
- Project Strata Plan, Renderings and Site plan

34. RS-E1 Zone (Residential Single Estate One) (Bylaw No. 1523)

Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

(2) The following uses are permitted all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)

(i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or

(ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.

(c) detached dwelling; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

(7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

Height

(8) The maximum permitted height of a building is 7.6 metres.

Parcel Area

(9) The minimum permitted parcel area is 40 hectares.

Site Coverage

(10) The maximum permitted site coverage is 35 percent.

Setbacks

(11) The minimum permitted front setback is 7.6 metres

(12) The minimum permitted side setback is as follows:

Gross Floor Area of Detached Dwelling	Minimum Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(13) The minimum permitted rear setback is 7.6 metres.

(14) Notwithstanding subsections (11) to (13), no detached dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(15) No addition shall be made to a detached dwelling in existence on January 28, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

(16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(18) The maximum permitted number of bedrooms in a detached dwelling is 4.

(19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)

(20) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)

(21) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)

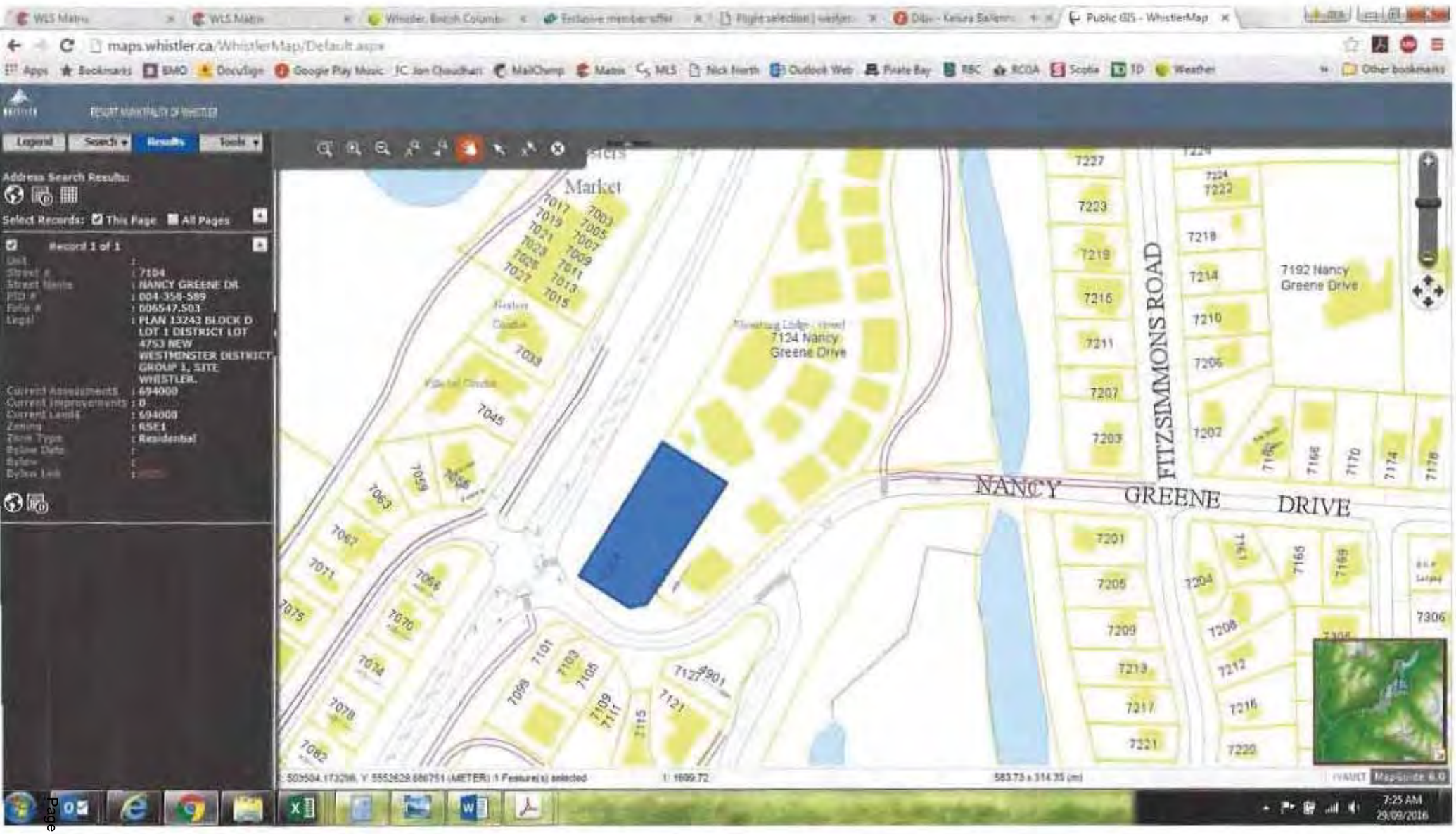
(22) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section is prohibited.

(23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)

(24) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

Temporary Commercial and Industrial Uses

(25) The land in the RSE1 Zone (Residential Single Estate One) located within District Lot 2941 at universal transverse mercator coordinates 493006E/ 554576N is designated as an area in which temporary commercial and industrial use permits may be issued to permit temporary commercial and industrial uses related to, or associated with, the administration and operation of the 2010 Winter Olympic and Paralympic Games. (Bylaw No. 1792)


maps.whistler.ca/WhistlerMap/Default.aspx
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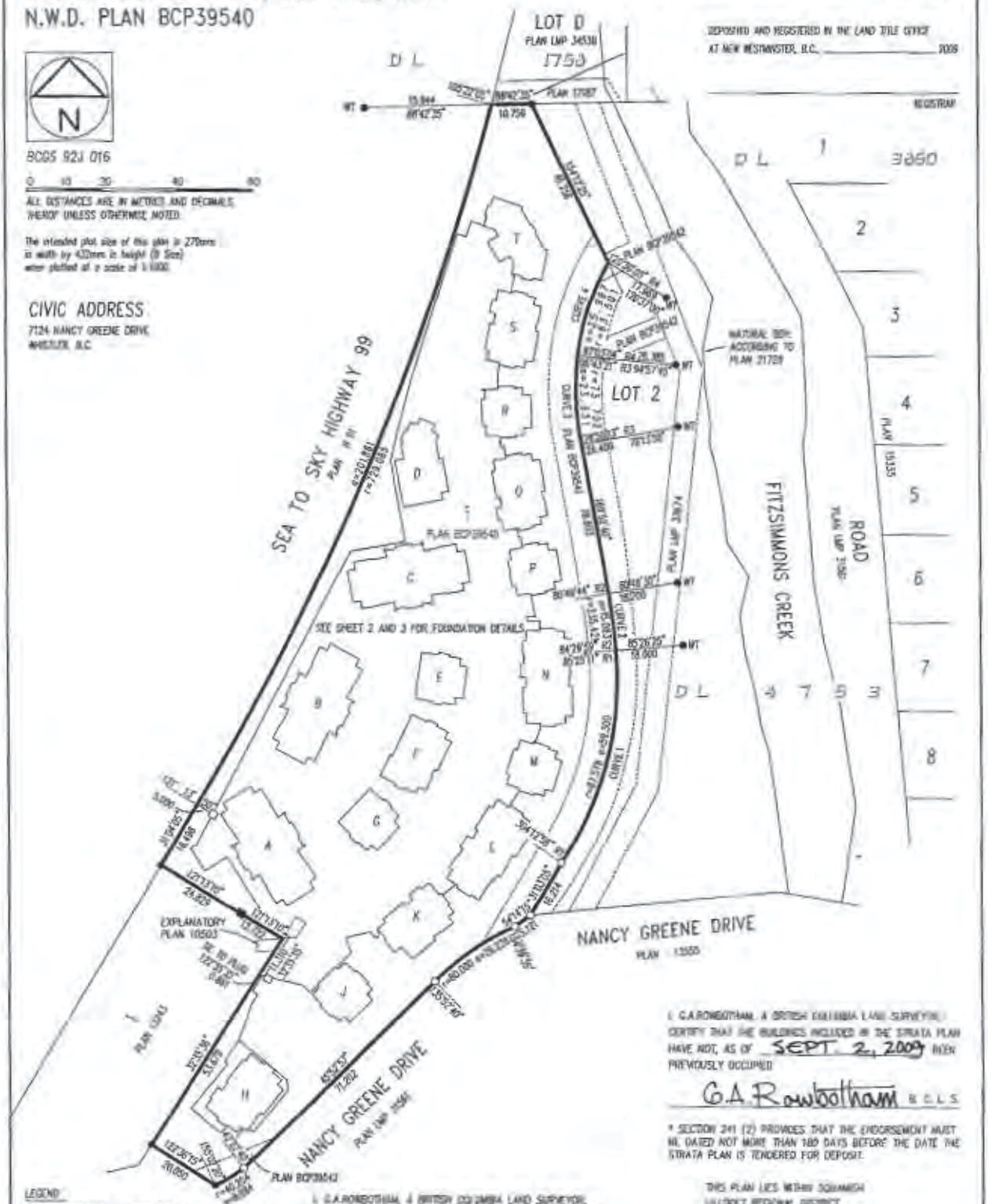
Record 1 of 1
Street #: 7124
Street Name: NANCY GREENE DR
PID #: 004-358-589
Folio #: 006547.503
Legal: PLAN 13243 BLOCK D LOT 1 DISTRICT LOT 4753 NEW WESTMINSTER DISTRICT GROUP 1, SITE WHISTLER.
Current Assessments: 694000
Current Improvements: 0
Current Lands: 694000
Zoning: RSE1
Zone Type: Residential
Bylaw Date:
Bylaw:
Bylaw Link:
7124 Nancy Greene Drive
7192 Nancy Greene Drive
FITZSIMMONS ROAD
NANCY GREENE DRIVE
Market
7:25 AM
29/09/2016

17077A1

STRATA PLAN OF LOT 1, D.L. 4753, GP.1 N.W.D. PLAN BCP39540

STRATA PLAN BCS 3599



DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. _____ 2009

REGISTRAR

CIVIC ADDRESS

7124 NANCY GREENE DRIVE
WHISTLER, B.C.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
m²	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
(C)	-	COMMON PROPERTY
ST	-	STORAGE
●	-	STANDARD IRON POST FOUND
○	-	STANDARD IRON POST PLACED
□	-	CLAY PLUG PLACED
■	-	LEAD PLUG FOUND
R1	-	RADIAL BEARING FOR CURVE 1
WT	-	WITNESS
LC	-	LOCKER (COMMON PROPERTY)
PC	-	PARKING (COMMON PROPERTY)
SC	-	STORAGE (COMMON PROPERTY)

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: SEPTEMBER 2, 2009

G.A. Rowbotham B.C.L.S.

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN BCP30540

STRATA LOT ANGLES ARE 45° OR 90° (NRLTD) OTHERWISE NOTED.

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF SEPT. 2, 2009 BEEN PREVIOUSLY OCCUPIED

G.A. Rowbotham B.C.L.S.

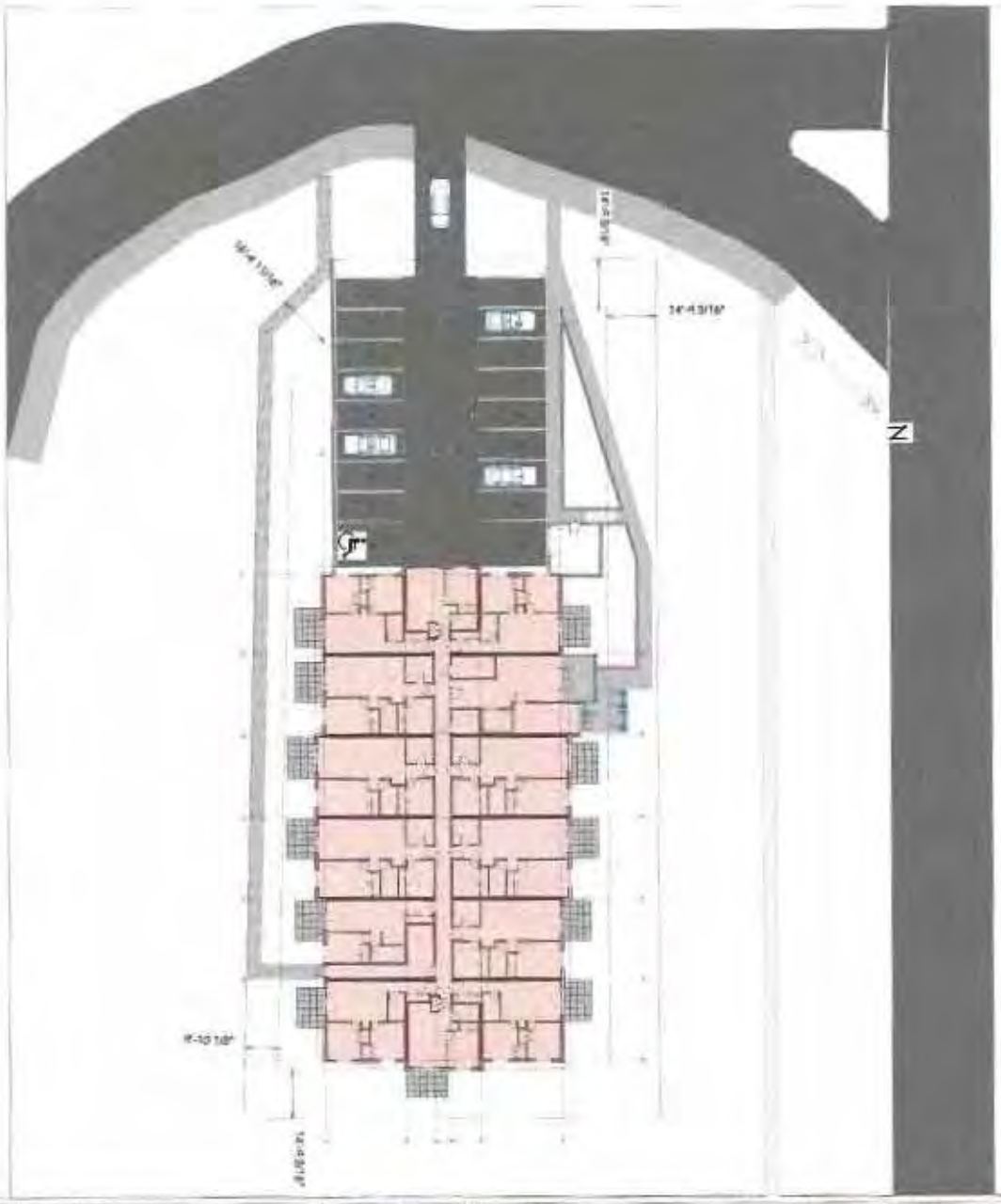
* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

THIS PLAN LIES WITHIN SQUAMISH LILLOOET REGIONAL DISTRICT

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 8th DAY OF AUGUST, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 100554 ON THE 2nd DAY OF SEPTEMBER 2009.

G.A. Rowbotham B.C.L.S.

FILE NO. - 17077	OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS	204-15585 24th AVENUE, SURREY, B.C. V4A 2J4	PHONE - 531-4057



SHEET: A-100	SCALE: 1/16"=1'	DATE: 1/9/2018	Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS	5


Landscape Plan
13
15
7104 Nancy Green Drive
By Vidorra Developments
&
Innovation Building Group
VIDORRA
DEVELOPMENTS
Innovation
BUILDING GROUP
A-101
DATE:
SCALE:
SHEET:
REVISION TABLE
6

James Thomson & Colleen Smith

[redacted]

Date: February 14, 2018
To: Melissa Laidlaw, RMOW Planning Dept., email planning@whistler.ca
Copy: Mayor Nancy Wihelm-Morden, email assistant wbradbury@whistler.ca
From: James Thomson & Colleen Smith

Ref: RMOW Resort Experience Recommendation - December 5 2017 Report 17-133 File 7734, 2140 Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing AND Rezoning & Parking Reduction Variance Application RZ001146 7104 Nancy Greene Drive

Further to our opposition letter dated February 2 2018 recommending major changes to the Rezoning Application RZ001146 – 7104 Nancy Greene Drive. I reviewed the above noted guidelines you linked me to. Thank you, but this report is "a recommendation" from "Resort Experience" only. After reading this report recommendation and guidelines AND the developers above noted rezoning application, we conclude this rezoning application does not comply with your guideline objectives. Attached are your Guidelines. Our complaints and comments are as follows:

OTHER POLICY CONSIDERATIONS – Proposed rezoning must be consistent with applicable policies and requirements of the RMOW Official Community Plan. Proposed rezoning is not consistent.

APPENDIX A – 1. 2. 3. – Projects must be 100% Whistler employee housing with rent below market rental value.

RMOW does not have enforceable property management controls to ensure this for profit rental housing building's leases, sub leases, lease assignments rents and rental agreements, etc. of the apartments and or bedrooms are at or below rent restrictions that would be below market rents to help address housing affordability for the resident work force. What if the apartments or bedrooms are sub rented through AIRBB, or similar short term rental? Or sub leased to sub tenants who are not Whistler employees (for profit)? How will RMOW or WHA know? Seasonal tenants & sub tenants are known to sub-let very easily.

APPENDIX A – 4. – Applicant developer does not meet "minimal site disturbance, alteration and preparation" as developer will cut down all the existing forest coniferous trees and remove all the large rock hill elevation bordering the neighboring Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5), main complex stair and WHA building A to fit his project onto this site. Applicant developer must be enforced to leave untouched all these coniferous trees and rock hill elevation in larger setbacks and reduce the density, height and size of the proposed apartment building.

APPENDIX A – 5. 6. 7. – Please refer to comments in Appendix A – 1. 2. 3. above. 100% Whistler employee housing is not assured. Are the applicant developer's proposed rents below unrestricted market rents? They seem to be closer to market rents.

APPENDIX A – 12. – Applicant developer's proposed apartment building is to be located adjacent to existing Fitzsimmons Walk neighborhood BUT the proposed densities and scale of development are NOT appropriate for this small site context. Again, this is a too high & dense 5-story 65-apartments 119-bedroom 238-bed apartment building proposal. The proposed property side & back setbacks are significantly less than that for a multi-residential apartment building zoning. This project application should be significantly downsized to 3-floors only (same as Fitzsimmons Walk) AND have legal enforceable restrictions added into larger lot site setbacks to prevent the applicant developer from cutting down and removing any of the numerous existing coniferous trees and rock elevation that borders the property line next to Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5) main complex stair & WHA building A.

APPENDIX A – 15. – Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

Please refer to proposed restrictions and requirements in APPENDIX A – 4. and 12. above.

APPENDIX A – 16. – The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of natural environment.

Again, please refer to proposed restrictions and requirements in APPENDIX A – 4. 12. and 15. above. Allowing the applicant developer to break up & destroy the natural rock hill elevation and existing mature coniferous trees all along the property line of the Fitzsimmons Walk development will be against the guidelines and not legal. The existing small natural coniferous forest on the vacant lot site (setbacks) must be kept as a buffer between applicant's proposed multi-residential project and the existing Fitzsimmons development.

APPENDIX A – 17. – It is clear this developer applicant's proposed high density multi-residential apartment building will far exceed the service capacity of the adjacent roadway. It is obvious this high a density project will legally be required to provide more than 92 interior parking spaces and not the ridiculously low 39 (20 interior & 19 exterior) spaces proposed. Even if the project had only 40-60 parking spaces, there will be a lot more traffic from visiting cars, trucks, etc. and tenants with vehicles looking for parking spaces in the neighborhood. A disaster of increased traffic on the HWY 99/Nancy Greene Drive intersection, Nancy Greene Drive and Blackcomb Way.

APPENDIX A – 20. – Parking shall be provided on site and shall meet the requirements specified in zoning and parking bylaw 303, 2015.

The current site is too small to allow for this proposed high-density multi-residential apartment building project and parking. The entire vacant lot would have to be excavated to the property lines to build the interior parking structure for 39-92 parking spaces and numerous bike & storage lockers. Therefore, all proper development guidelines protecting environmental, existing tree growth, setbacks, neighbors, etc. will not be adhered to and will be destroyed. Please also refer to Appendix A – 17. reply above.

We recommend and ask you to include our oppositions, concerns and recommendations in your review of this rezoning application (& applicant's request for parking variance reduced from 92 to 39 spaces). We are very concerned and look forward to discussing this further with you.
Thank you,

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	December 5, 2017	**REPORT:**	17-133
FROM:	Resort Experience	**FILE:**	7734, 2140
SUBJECT:	GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council direct staff to evaluate rezoning proposals for private sector employee housing developments relative to the Guidelines, contained in Appendix "A" of this Report, in order for staff to make recommendations to Council regarding support for further review and processing of any such applications; and further,

That Council direct staff to communicate the Guidelines to potential applicants and require the applicants to address corresponding information requirements as part of any application submittal.

REFERENCES

Appendix "A" – Draft Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

PURPOSE OF REPORT

The purpose of this Report is to establish guidelines that will help facilitate employee housing developments on private lands that are consistent with the recommendations and objectives of the Mayor's Task Force on Resident Housing (the Task Force) and policies within the Resort Municipality of Whistler's (RMOW) Official Community Plan. The Guidelines will be communicated to potential applicants for their consideration prior to proceeding with an application, and will be used by staff to evaluate any proposals and make recommendations to Council regarding support for further review and processing of any such applications.

DISCUSSION

The Task Force was initiated in October 2016 to analyze Whistler's employee housing needs and make informed recommendations to Council for specific initiatives to pursue. The Task Force has been engaged in an extensive process convening six times over the past year. Significant research has been conducted, and the resort community has provided input through a community survey on housing needs, and more recently a community forum on Task Force recommendations.

One of the recommendations from the Task Force was for the municipality to support proposed rezonings from the private sector for employee housing developments on currently under-developed sites, to help address Whistler's employee housing needs. More specifically, the recommendation was to support rezonings for multi-family rental housing, with occupancy and rent restrictions that would be below market rents to help address housing affordability for the resident workforce. As

significant interest has been expressed by private property owners and potential developers, it is prudent for the RMOW to provide greater direction and clarity as to the specific policies and objectives that relate to this initiative. This will help facilitate those proposals that best meet identified housing needs consistent with municipal objectives and community planning policies.

The Guidelines presented in Appendix "A" are based on the research and recommendations of the Task Force and incorporate relevant Official Community Plan policies. The Guidelines are presented as a draft with the potential for refinement moving forward.

WHISTLER 2020 ANALYSIS

The proposed Guidelines seek to help facilitate private sector employee housing development and meet the Descriptions of Success for resident housing.

OTHER POLICY CONSIDERATIONS

Proposed rezonings must be consistent with applicable policies and requirements of the RMOW Official Community Plan.

BUDGET CONSIDERATIONS

Proposed developments are required to make development applications. Applicable application fees support application processing.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed Guidelines are based on the work of the Task Force and the community input received through that process, as well as policies of the RMOW Official Community Plan. The Guidelines are presented to Council as a draft with potential for refinement moving forward.

SUMMARY

This Report presents guidelines that are recommended to be used to evaluate rezoning proposals for private sector employee housing developments. Evaluations of proposed rezonings will be conducted to make recommendations to Council regarding support for further review and processing of any such applications.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE

APPENDIX A
DRAFT GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.

2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.

3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.

9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work

and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

Community Planning Considerations

10. Proposed developments shall be located within an area designated for development of residential accommodation.

11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.

Development Standards

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

19. Proposed developments must meet RMOW green building standards.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.

Karen Olineck

From: Jamie Thomson Simerik <simerik@sympatico.ca>
Sent: Wednesday, September 05, 2018 7:12 PM
To: Melissa Laidlaw; Jan Jansen; aantoneli@whistler.ca
Subject: Fwd: RZ1146 Rezoning Re-Application 7104 Nancy Greene Dr Employee Housing - M Laidlaw
Attachments: RZ1146 Status Email to M Laidlaw Sept 5 2018.pdf; ATT00001.htm

Begin forwarded message:

From: Jamie Thomson Simerik <simerik@sympatico.ca>
Subject: RZ1146 Rezoning Re-Application 7104 Nancy Greene Dr Employee Housing - M Laidlaw
Date: September 5, 2018 at 10:07:18 PM GMT-4
To: Planning <planning@whistler.ca>, wbradbury@whistler.ca
Cc: Elizabeth Whistler Real Estate Chaplin <elizabeth@wrec.com>, Bronwen Hill <bronwen.k.hill@gmail.com>

Hello Melissa Laidlaw

We are Fitzsimmons Walk residents and attached is a letter of our opposition, concerns and recommendations concerning this new RZ1146 rezoning and parking variance re-application.

We are not against you creating more badly needed Employee Housing but it must blend well into existing RSE-1 areas and or be developed into existing high density areas of RMOW (like near or in large parking lots 1-2-3-4-5 perhaps with 2-3 storey concrete parking structures.

Please review our attached letter and get back to us.

Please forward a copy of this to Amica Antoneli, Planner and Jan Jansen, General Manager of Resort Experience.

Thank you

James Thomson
Colleen Smith

James Thomson & Colleen Smith
3-7124 Nancy Greene Drive
Whistler, BC V0N 1B7
604-962-4901
simerik@sympatico.ca

Date: September 5, 2018
To: Melissa Laidlaw, RMOW Planning Dept., email planning@whistler.ca
Copy: Mayor Nancy Wihelm-Morden, email assistant wbradbury@whistler.ca
Elizabeth Chaplin, Fitzsimmons Walk Strata, email Elizabeth@wrec.com
Bronwan Hill, Fitzsimmons Walk Strata, email bronwen.k.hill@gmail.com
From: James Thomson & Colleen Smith, email simerik@sympatico.ca

Ref: Rezoning Re-Application RZ1146 7104 Nancy Greene Drive Changes – Status to Date & RZ1146 Feb 2 2018 letter of concern/opposition & Feb 14 2018 Comments on RZ1146 Relative to Employee Housing Guidelines by RMOW

We read the employee housing (EH) RMOW reports to council dated April 10 (report 18-040) and June 19 2018 (report 18-075) which helped achieve 9 EH applications. We also checked the status of Active EH Development Rezoning Applications. Especially RZ 1146 which is close to our Fitzsimmons Walk home. We noticed the applicant RZ1146 has on August 16 updated his website with a new RZ1146 re-application that has a smaller building project of 4 stories 47 dwelling units.

Congratulations. We are pleased RMOW Planning has received many EH applications and they far exceed the 500 bed units benchmark required by RMOW. You can now evaluate them all and select only the best project applications that meet 100% the RMOW EH guidelines, including parking bylaws that all prior developers have respected when building new high-density projects, and projects that best fit the neighboring properties.

We reviewed the RZ1146 re-submitted application from Vidorralife website. Although the RZ1146 applicant has marginally improved his project (ie. added more parking, reduced the height of his building from 5 to 4 floors, increased setbacks from Fitzsimmons Walk, has agreed to leave undisturbed the rock outcrop in the setbacks and all existing coniferous trees on this rock outcrop to keep the mature trees and privacy, and has moved his enormous building a little closer to HWY 99), but the applicant has not done enough! In addition, we read that the applicant wants to have an option to add a 5 floor of 12 additional apartments! Unacceptable.

We recommend you refuse the rezoning and parking variance unless the following conditions are agreed to by Applicant Vidorra:

1. Cancel the RZ1146 application option to add a 5 floor of 12 additional apartments to the project building making it 45,906 sq ft without adding any additional parking. This option would require an unacceptable major parking reduction variance and allow excessive building height and density on a small land parcel too close to the Fitzsimmons Walk buildings.

2. Reduce the applicant RZ1146 EH building height, size and # of apartments from 4 floors totaling 36,725 sq ft and 47 dwelling units to 3 floors totaling 27,544 sq ft and 35 dwelling units. 7104 Nancy Greene Dr is the smallest land parcel out of all the 9 applications and has the highest building density of all 9 applications relative to land parcel size. Unacceptable.

3. Comply 100% to the RMOW parking by law 303.2015. RMOW Employee Housing Guideline #20 states clearly "Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303.2015". Applicant's re-submitted application still only provides 62 parking stalls (18 interior, 26 covered, 18 exterior) vs the RMOW parking bylaw of about 65 interior parking stalls required. This can be achieved by reducing the density, height and size of the proposed building to 3 floors. This applicant should not be eligible for a parking variance. Plus, only 18 of the parking stalls are interior. By comparison the RZ1144 2077 Garibaldi application is 110% of the parking bylaw requirement providing 101 interior plus 21 exterior parking stalls totaling 122 for 74 dwelling units on a land parcel that is more than 3 times the size of the RZ1146 land parcel. Existing Fitzsimmons Walk, with 41 market and 36 WHA dwelling units totaling 77 units provides 178 parking stalls all interior, over 150% of parking bylaw requirement. RZ1146 does not meet Guidelines at current density, etc. Granting the applicant his parking variance is unwarranted and sets a dangerous precedent. Therefore, reduce this building size.

4. Move the proposed less dense building closer to the corner of HWY 99 and Nancy Greene Drive, thereby increasing the setbacks more from Fitzsimmons Walk building (H) town homes 1-3 and the WHA building (A). Push the applicant to leave more of the existing rock and mature coniferous trees in increased setbacks for the market & WHA Fitz Walk owners who bought these units, knowing the land parcel was zoned RSE-1.

We believe the applicant Vidorra will give to RMOW all these improvement changes or concessions and more to get the RZ1146 application approval to build a reduced version of his apartment building on this small land parcel zoned RSE-1. Vidorra will still get a profitable rezoning from RMOW that will fit better into White Gold.

To put this into perspective, RZ1146 has the highest building density, number of floors, number of dwelling units & bed units and least number of parking stalls relative to land parcel area when compared to all 8 other EH proposed projects. RZ1146 is the only project out of all 9 requesting an unorthodox parking variance (see comments 1, 2 & 3 above).

In your RMOW website Active Development Applications Details RZ1146, under section Task Progress, it says RMOW has provided comments to the applicant (completed Jul 4 2018), and now RMOW is reviewing the re-submitted application (start date Aug 13 2018). What comments did RMOW provide applicant? Can you email them to us to read? Why hasn't the re-submitted application reduced the building size more? Why hasn't the applicant provided more parking? Why should the applicant get a parking variance? Why has the applicant asked for an option to add a 5 floor of 12 additional apartments with no increase in parking as per the parking bylaw? Can't the building and parking be moved closer to the HWY 99 and Nancy Greene Drive? Shouldn't a parking and traffic increase study be ordered by an engineer on Nancy Greene Dr, Blackcomb Way & Hwy 99 intersections?

We are concerned that after you reviewed all our Fitzsimmons Walk Feb & Mar 2018 letters of concern and opposition (13-15 letters), that RMOW Planning did not send strong enough comments to the applicant to cause him to re-submit his application with more major changes (as listed above).

Can you email us answers or can we meet with you briefly concerning RZ1146?

Hope to hear from you soon. Thank you.

Yours truly
James Thomson & Colleen Smith

RZ 1151

8629

FOREST RIDGE DR

CORRESPONDENCE

From: Bill Gordon [redacted]
Sent: Monday, July 16, 2018 2:23 PM
To: corporate <corporate@whistler.ca>
Subject: Neighbour comments regarding: RZ001151 @ 8629 FOREST RIDGE DR, Zoning amendment application to allow for the development of 4 employee-restricted

Hi Mayor and Council,

We are writing regarding RZ001151 @8629 Forest Ridge Drive.

We have a cabin at [redacted] The proposed development is very close to our cabin, but not quite backing onto it. We will certainly be able to see the new structures and presumed significant landscaping changes from our cabin. It would definitely have an impact on us.

While I am very in favour of the construction of more employee housing - and there are many many employees housed in the cabins and suites in the cabins in our strata and Alpine as a whole - we are against this particular rezoning request for the following reasons:

1) The proposed development is substantially out of character with the surrounding cabins/homes. For example, it would be the only development with underground parking that I'm aware of in the area. And the suitability of the area for that is questionable: a pond forms every winter near or in the back of the lot. It would also be much larger and have a much higher density than any of the surrounding lots. The size of the development will also require much more extensive cutting of the existing, mature trees. This would forever change the character of this area of Alpine.

2) It is not a particularly suitable location for employees: it is far from the village and transit is not its doorstep. While transit could be extended here, it would be at considerable expense since the dead-end nature of the streets and the private lane on Fissile preclude any easy routing for the current large buses serving Alpine.

3) Would the proposed units actually represent affordable units for the majority of Whistler employees? I expect not.

4) It would set a precedent enabling further such developments in the neighbourhood and this would ultimately have a greater impact than this one rezoning request. Ultimately, this would impact our property value.

To us it seems like there are lots of far more suitable locations in Whistler for this type of development.

Thank you for the opportunity to provide feedback.

Thanks and regards,

Bill and Christina

Bill Gordon
Christina Poon
[redacted]

Karen Olineck

To: Planning
Subject: RE: Re Zoning Application 001151

-----Original Message-----
From: Greg Groff [redacted]
Sent: Saturday, August 04, 2018 12:30 PM
To: Planning <planning@whistler.ca>
Subject: Re Zoning Application 001151

Regarding RE Zoning Application #001151 (8629 Forest Ridge Dr)

It is my opinion that this is a terrible idea.
Sticking a fourplex of over 6500 sq ft. in-between single family homes is ridiculous.

Greg Groff
[redacted]
Alpine Meadows

Karen Olineck

To: Planning
Subject: RE: Rezoning application 001151

----Original Message-----
From: janicegroff [redacted]
Sent: Saturday, August 04, 2018 1:06 PM
To: Planning <planning@whistler.ca>
Subject: Rezoning application 001151

With regards to zoning application 001151.
As a resident of Alpine Meadows I object in the strongest possible way!!
Jamming a 6500 sq ft complex in a single family neighbourhood seems ridiculous to me.
Hopefully you will take all opposed requests under serious consideration.
Regards
Janice

Janice Groff
[redacted]

C. Higgins
[redacted]
Whistler, BC
V0N 1B8

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC
V0N 1B8

Monday, August 6, 2018

Dear Mr. Licko, Mayor Wilhelm-Morden and Council Members,

Reference:
REZONING APPLICATION NO.001151
8629 FOREST RIDGE DRIVE
LOT 10, VAP13276, District Lot 2106, NWD, Group 1

I am writing with regard to the above-noted rezoning application. I have examined the plans and I know the site and neighbourhood well. I strongly object to the requested zoning changes that will allow the development of two townhouses on the proposed location.

The Bethel Lands Corporation has applied to remove a single-family residence currently housing five long-term residents and to rezone the property for two resident restricted rental units and two purpose built rental units contained in a single building. To displace our neighbours and friends from their home is upsetting to the members of our community as is the requested level of residential density of this project.

Troubling to us also are what appear to be inconsistencies in the information printed on the rezoning application sign and the actual plans submitted to the building department. The sign states that a single building is to be built but the plans show that there are two stand alone buildings, each containing two separate units. The new infill allowances, I feel, are generous enough and to allow additional units beyond these levels is unacceptable.

Also on the sign it is stated that the development will include two parking spaces within a shared underground parking garage, with two visitor parking spaces at grade. The plans actually show an underground parking lot with eight spaces. This does not conform to the character of the neighbourhood and the inconsistencies in facts fail to inspire us that this development will proceed in a transparent fashion.

This development is not appropriate for the community in which it will sit. If the developer was looking for a relaxation of the building setbacks in order to build a new primary residence along with a garage including a suite that would be acceptable. However, to create what is equivalent

to a multi-family residential development is not appropriate for the neighborhood and the people who live here. It's not in keeping with the character of a dead-end street lined with single-family homes and a few suites that harmoniously abide within the current zoning guidelines. This proposed development is not in character with the neighborhood we chose to raise our family in.

Alpine Meadows is consistently voted the best neighborhood in Whistler because the houses are full of people that actually live here and enjoy the neighborhood for exactly what it is. It becomes most concerning that this rezoning application could set a precedent should this application receive approval. If one developer is permitted to do this then how do you say no to the next one, and the next one, and the next one. To allow developers to ruin the character of our neighborhood under the guise of a housing crisis is not fair to those of us that call this home.

I am not ashamed to admit that this objection has a NIMBY element to it. I am well aware that Whistler is in need of additional housing for employees. There are a number of resident restricted housing proposals in front of council right now. Many of those are in areas that could be better suited for increased density and have less effect on established neighborhoods. The recent rejection of the proposal to build employee housing in Nesters Crossing is an example of one that would have had no impact on the current residents.

Building high-density housing in Alpine Meadows is unfair to those who made a choice to live in a neighborhood without densification. We are not interested in having 16 people living on one lot. A development of this size and scope has the potential to become a residential building where seasonal employees come and go with no vested interested in keeping with the quiet family-oriented character of the street. Building this townhouse in this location will affect traffic on the street, noise levels, change the character of the neighborhood and potentially affect both property values and the opportunity to attract potential buyers down the road.

To that end allow me to conclude by saying there have already been substantial changes made to the building guidelines in the Alpine neighborhood that have allowed for increased density. Those changes have gone far enough and I would respectfully suggest that the developer work within the existing zoning.

Every neighborhood in Whistler has its own character and feel. Please do not disrupt ours by allowing this rezoning application to go through.

Sincerely,

[redacted]

Karen Olineck

To: Planning
Subject: RE: Rezoning Application #001151

From: Paul Morrison [redacted]]
Sent: Tuesday, August 07, 2018 12:00 PM
To: Planning <planning@whistler.ca>
Cc: Mike Kirkegaard <mkirkegaard@whistler.ca>
Subject: Rezoning Application #001151

To Whom it Concerns,

We are writing to you to express our **disapproval** for the rezoning application #001151 at 8629 Forest Ridge Drive.

We have owned our property at [redacted] since 1983 and have lived in our home since 1985. This development does fit into our neighbourhood in any way, shape or form.

Contrary to the description given on the recently erected rezoning notice sign, we are told that there are EIGHT parking spots on grade and two separate residences joined by a breezeway. Very different from what the sign leads one to believe!

For the following reasons we strongly believe that this application be rejected:

1. The rezoning application sign is posted on a dead end street where very few other Alpine Meadows residents will see it or possibly even fully understand the impacts for our entire community.

2. The very short time frame of the posted notification.

3. The posted sign misrepresents the actual building being proposed.

4. The house on the property already is home to a significant number of employees who likely would not be able to afford to live in this new development.

5. The proposed house is in *no way* compatible with the community in which it's proposed to be built.

6. The Planning Dept. at Municipal Hall were not able to show us the plans but from what we hear from neighbours' who have seen them, the building has been misrepresented in the posted description.

7. Perhaps most importantly, being summer vacation many of the neighbours most affected are out of town and have no idea this application even exists.

Given the impact on our Alpine Meadows community, we would very much like to see this proposal **rejected** outright and a new commitment be made to enforce the existing bylaws so we do not have deal with at any time in the future.

Thank you.

Paul and Gail Morrison

[redacted]
Whistler, BC
V0N 1B8

[redacted]

Karen Olineck

To: Planning
Subject: RE: 8629 Forest Ridge Dr REzoning Application

From: Auley Serfas [redacted]
Sent: Tuesday, August 07, 2018 1:31 AM
To: Wanda Bradbury <WBradbury@whistler.ca>; Planning <planning@whistler.ca>; corporate <corporate@whistler.ca>; John Grills <jgrills@whistler.ca>
Cc: Scott Serfas [redacted]>
Subject: 8629 Forest Ridge Dr REzoning Application

Dear Mayor Nancy Wilhelm-Morden, Councillor John Grills, the task force for resident housing, and all councillors,

We own a full time home at [redacted] Just off of Forest Ridge Dr where there is a development proposal for multi-unit housing. We moved from Vancouver 3.5 years ago to get away from strata living. To get away from noise, and traffic and to raise our children in a safe environment that fosters independence and a healthy head space. Our kids play between houses within the neighbourhood and we are very concerned about the density proposed here. Our cul-de-sac is quiet, Whistler is awesome and that is why we decided to bring our family here. We are really happy about the community that we have created up here in our quiet neighbourhood.

There is an empty lot next to us, and another MAJOR concern is *precedence* and what such a development could mean for our family and other families surrounding us. There are several other homes that are likely to be taken down and upon redevelopment could lead to more units like the one suggested. Our neighbourhood would become that of a city subdivision. Where does 'infill' end?

This neighbourhood was never *intended* to be zoned for multi-family dwellings. The families that have grown up here invested for the same reason. They had the pleasure of raising their families in a green, safe environment with space to play and enjoy the outdoors. We only know of one home that does not support full time tenants/residents of whistler in our neighbourhood. We do our part! We understand the housing situation and feel that high density should be built in areas where families/investors know what the intension was when it was developed.

Forest Ridge, Lakewood Crt, Matterhorn and most of Alpine were never developed with the intension to have multi-family dwellings.

We know council talks about maintaining green space, cutting down on pollution and protecting environment. Creating density in these mature landscaped neighbourhoods would take from all of that.

Please share with all the councillors, let them know that we ask the municipal body to protect our neighbourhood, and allow us to feel confident that the municipality is also considering the existing residents, owners and renters in our neighbourhood while making responsible decisions for our community.

Call us anytime if you would like to discuss any of the above.

Auley and Scott Serfas

[redacted]

Whistler BC. V0N 1B8

[redacted]

[redacted]

Karen Olineck

To: Planning
Subject: RE: Concerns about Development of 8629 Forest Ridge Drive

From: N. Rowold [redacted]]
Sent: Monday, August 06, 2018 1:48 PM
To: Planning <planning@whistler.ca>
Cc: Nancy Trueman [redacted]>
Subject: Fwd: Concerns about Development of 8629 Forest Ridge Drive

Hi - Please receive our email below which we sent to Roman Licko, who seems to be away until August 20.

We are happy to discuss any of the below points in person further.

Kind regards,
Nancy Trueman & Niklas Rowold

---------- Forwarded message ---------
From: **N. Rowold** [redacted]>
Date: Sun, 5 Aug 2018 at 7:28 PM
Subject: Concerns about Development of 8629 Forest Ridge Drive
To: [redacted]>
Cc: Nancy Trueman [redacted]>

Dear Roman –

We recently bought a house in [redacted]. What attracted us to the neighborhood were the quiet streets, warm families with young children, and strong sense of community. It is a very safe neighborhood with minimal traffic, not a lot of evening noise, and families working together in everyday life through playdates, BBQs and generally helping each other out. This type of community takes a long time to build and come together and is what we feel what makes Alpine a very unique and attractive place to live in Whistler.

As a consequence, we are quite concerned about the plans to build a multi-unit housing project on 8629 Forest Ridge Drive. The plans as outlined on the board call for a large build, multiple garages, four separate housing units and a large and deep structure. Our worry is that this will negatively impact the neighborhood along the following lines:

1) Aesthetics: A large multi-housing unit with an underground garage does not fit into the aesthetics of the neighborhood which is made up a more discreet single-home units.
2) Zoning precedent: We are extremely concerned about this build setting a precedent for other plots to be developed along similar lines, which will destroy the Alpine community feel and completely transform this part of Whistler, making it less attractive for families like ours to live in.
3) Safety: A larger unit like this will inevitably lead to more traffic, especially around Fissile Lane connecting to Forest Ridge Drive, making it less safe for our children biking, going between homes and generally playing outside.
4) Noise: A denser multi-unit structure is likely to lead to more noise pollution, which adversely affects the quiet neighborhood feel of Forest Ridge Drive.

While we fully understand the housing situation in Whistler, we don't believe that it is best addressed by allowing multi-unit housing in single-unit housing neighborhoods like Alpine - especially off the main roadways where families tend to be. The housing issue is much more efficiently addressed by emphasizing multi-unit developments in dedicated

neighborhoods where like-minded residents can come together and create their own unique and harmonious living environment. Pretty much all of us in Alpine around 8629 Forest Ridge Drive have local resident tenants, and thus do our part in alleviating the housing issue in Whistler.

For all of the above reasons we implore the council to reconsider this development proposal and opt for a much smaller more modest structure which fits into the Forest Ridge Drive neighborhood and will not undermine the very special community feel that makes this part of Alpine extremely livable and family friendly.

Thank you for passing our concerns onto council. We are available any time to speak in person.

Best regards,

Nancy Trueman & Niklas Rowold

Planning Dept.
Re Zoning 800 1151
Bethel Lands Corp.

8629 F.R.D. FVI
Lot 10 VAP 13276
District Lot 2106
N.W.D. Group 1

Sex hundred & ten sq. meters with under ground parking!

I oppose such a huge development in a quiet neighbor hood in Alpine meadows.

Robert & Linda McKean

@ [redacted]
alpine

Phone [redacted]

Karen Olineck

To: Planning
Subject: RE: 8629 Forrest Ridge rezoning application

-----Original Message-----
From: Wayne Flann [redacted]]
Sent: Monday, August 06, 2018 1:29 PM
To: Mike Kirkegaard <mkirkegaard@whistler.ca>
Cc: Planning <planning@whistler.ca>
Subject: 8629 Forrest Ridge rezoning application

Hi, As the next door neighbour of the rezoning appliction I feel that the neighbourhood does not need a four-plex. The extra vehicle traffic, noise, and fear for setting a zoning change in Alpine concerns me as it would set precedent for higher density.. Not what i invested in. Would be great if the municipality placed the hydro lines in our neighbourhood undergroud and reduce the fire risk during storms.

Wayne Flann

Karen Olineck

From: Karen Olineck
Sent: Tuesday, July 31, 2018 1:23 PM
To: Roman Licko
Subject: FW: Rezoning application 1151

Karen Olineck
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8111

From: David Girard [redacted]
Sent: Wednesday, July 25, 2018 4:28 PM
To: Planning <planning@whistler.ca>
Cc: Gina Girard [redacted]>
Subject: Rezoning application 1151

Dear RMOW Planning Department,

I am writing in regard to the rezoning application for 8629 Forest Ridge Drive.
It is my understanding this developer is requesting approval to build a 12 bedroom 4plex approximately 6000 square feet in size with an underground parkade with qty 8? parking spaces on a lot which is zoned residential.

Recognizing the need for employee housing, and experiencing the impact our housing shortage is having on our local businesses, I support projects that provide housing while at the same time are in keeping with the form and character of existing neighbourhoods and are appropriate for the site/neighbourhood, and do not affect the use and enjoyment of adjacent lands..

This particular proposal is intended to be built in an established residential neighbourhood of RI1 zoned private homes. Where do I start to comment on how wrong this proposed development is on SO many fronts? Size, form, occupancy load, traffic, noise, density, proximity to existing residences...
I'll not get into the details of GFA and allowed zoning on this lot, I'm sure the Municipal Planning Dept. will convey that information far better than I could.

The crux of the matter is this development just plain and simply doesn't belong on this type of lot in this neighbourhood, or any neighbourhood in Whistler.

I realize the RMOW is currently reviewing existing proposals in response to the RMOW employee housing call for proposals across Whistler.

If the developer is looking to build employee rental accommodations, I would suggest a duplex would be more appropriate to this type of lot and neighbourhood, and if done tastefully, could very well blend in with the existing form and character of the neighbourhood, with far less impact to adjacent lands and the neighbourhood in general.

This proposal with parking for 8 vehicles below grade and more parking on surface, 12 bedrooms, and how many residents would potentially be living in this complex? I would expect there to be at least 12 if not 18 or 24 individuals when this property is fully occupied.

This type of development would, I trust will be considered by RMOW to be an inappropriate development of this site, and would substantially affect the use and enjoyment of adjacent lands.

Thank you for the opportunity to respond to this proposal.

Kind Regards,
David & Gina Girard
[redacted],
Whistler

Karen Olineck

From: Denise Taveira on behalf of Planning
Sent: Wednesday, August 08, 2018 4:35 PM
To: Roman Licko; Amica Antonelli; Karen Olineck
Subject: FW: Rezoning Application 001151, 8629 Forest Ridge Drive
Attachments: Forest Ridge Drive Rezoning.pdf; ATT00001.htm

FYI.

Denise Taveira
RESORT MUNICIPALITY OF WHISTLER
TEL: 8171

From: Vera Goodwin [redacted]]
Sent: Wednesday, August 08, 2018 4:32 PM
To: Planning <planning@whistler.ca>
Subject: Rezoning Application 001151, 8629 Forest Ridge Drive

To whom it may concern,

Please find below a letter in regards to Rezoning Application 001151 at 8629 Forest Ridge Drive. Apologies as I had intended to hand deliver it yesterday, however I have not returned o Whistler yet, so thought I'd better email it to you.

Kind regards,
Vera Goodwin

VERA & TYLER
GOODWIN

[redacted]

[redacted]

[redacted]FOREST RIDGE DRIVE
WHISTLER, BC
V0N 1B8

RESORT MUNICIPALITY OF WHISTLER
PLANNING DEPARTMENT
WHISTLER, BC

Dear Resort Municipality of Whistler,

Re: Rezoning Application No. 001151
8629 Forest Ridge Drive
Lot 10, VAP12376, District Lot 2106, NWD, Group 1

I am writing to you in regards to the above Rezoning Application to rezone the 1336.48m2 property for two resident restricted rental units and two purpose built rental units contained in a single building.

As a property owner on Forest Ridge Drive for over 12 years, we strongly disagree with approving a random rezoning application for one single property on Forest Ridge Drive without first implementing a study for all re-zoning within Alpine Meadows to meet objectives of the Municipality and residents, followed by a clearly laid out new zoning by-law to allow for higher density residential development in appropriate locations.

Allowing for the re-zoning of ONE property in the middle of a mostly single-family residential street to 4-units, without a planning initiative for the entire neighbourhood is not in the best interest of the current residents of Alpine Meadows or the Municipality.

If you have an queries, please do not hesitate to contact me via email or phone.

Sincerely,

Vera & Tyler Goodwin

August 6, 2018

Planning Department
Resort Municipality of Whistler

Attention: Amica Antonelli

Re: RZ 001151 8629 Forest Ridge Drive

The Fissile Idylwood Strata (#VR1338) is a 29 lot single family bare land strata that is a close neighbour of 8629 Forest Ridge Drive. The south-west corner of our strata property boundary is the north-east corner of 8629 Forest Ridge. Our owners are a mix of local residents and second home owners who are frequent users of their Whistler properties. Many of the suites in the homes are rented to local residents.

The proposed rezoning to accommodate a 4 unit rental townhouse building with a total Gross Floor Area of 615 m² was discussed at the most recent meeting of our Strata Council held on July 14, 2018. While we are generally supportive of the RMOW's initiative to allow greater utilization of large single family lots as permitted under the existing Residential Infill (RI) zoning, we believe that this proposal doesn't fit with the character of the existing single family neighbourhood for the following reasons:

1. The allowable density in the Residential Infill zone is 465 m² or a floor space ratio of 0.35, whichever is less. The homes in our strata and the other homes surrounding 8629 Forest Ridge are limited to this size. The proponent is requesting a density of 615 m² or an increase of 32% above what was intended within the Alpine South Infill program.
2. Rezoning of this property to allow a multi-family development could set a precedent for other large lots in the vicinity leading to an unintended change of use from predominantly owner occupied Single Family Residential to rental Multi Family Residential. Alpine Meadows is one of the few neighbourhoods in Whistler not dominated by non-resident ownership.
3. A more appropriate location for Multi Family within Alpine Meadows would be adjacent to the existing Multi Family developments close to Highway 99 and the Meadow Park Sports Centre in closer proximity to transit and amenities.
4. We would like to see the proponent work within the existing regulations of the Residential Infill zone which were developed following extensive consultation rather than requesting a spot rezoning for a different use which wasn't considered appropriate throughout this process.

We trust that you will take our comments into consideration as you review this application.

Best regards,

Strata Council VR 1338
John Morgan, Dave Copeland, Jill Almond, Bill Gordon, Toby Salin, Tanya Schecter, Mark Savoy

Karen Olineck

To: Planning
Subject: RE: RZ001151 - Error and concerns

From: Alexandra Kanitz [redacted]
Sent: Sunday, August 05, 2018 5:26 PM
To: wbradbury@whislter.ca; Jack Crompton <jcrompton@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; Jen Ford <jford@whistler.ca>; John Grills <jgrills@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; scjewett@whistler.ca; Planning <planning@whistler.ca>
Subject: RZ001151 - Error and concerns

Dear all,

We are new full time residents at Whistler. We have just bought a house in Alpine Meadows and we are settling down in the area for the long term, with family and new businesses.

We have been living here since January and just after we bought our house we saw the permit application sign in 8629 Forest Ridge Drive (RZ001151). We are very concerned about this rezoning application.

Apologies if I am sending this to some of you who might not be involved with this issue but I am still learning the ropes here and did not want to miss the deadline for this discussion.

Although we appreciate the issue with housing in Whistler, Alpine Meadows is one of the few neighbourhoods in Whistler that still carries a family community and permanent residents' character. We had to pay slightly more to buy in Alpine Meadows than we would have done in Rainbow or other many areas, for this exact reason.

The information provided online and on the site also seems incorrect / incomplete. The 2 documents available for revision show the application for 2 townhomes with 4 bed units (see attached screen shot). The application landing page states 4 employees-restricted townhomes. The information is inconsistent but either way, we can only assume that the number of beds will be way above 4 - maybe 4 townhomes x 4 beds = 16 or 2 townhomes with 4 =8. Either way, certainly a lot higher density than you would expect for this size of plot and zone.

RZ1147	1315 Cloudburst Drive (Cheakamus)	AC3 Zone (Athletes' Centre Three)	0.66	56 apartments & townhomes	156
RZ1150	5298 Alta Lake Road (Alta Lake/West Side)	TA17 Zone (Tourist Accommodation Seventeen)	3.85	13 townhomes	52
RZ1151	8629 Forest Ridge Drive (Alpine)	RI1 (Residential Infill One)	0.13	2 townhomes	4
RZ1152	2028 Rob Boyd Way (Creekside)	CC2 Zone (Commercial	0.57	10 dormitory units + 1 - 3	12

[redacted]

It is surprising that this application is even considered as appropriate. We are very worried about the precedent that it would set. If this rezoning application was to be approved, we fear that it would not be long before other similar applications would follow and the character and spirit of this local community would soon be badly affected. Further more, the value of property in Alpine Meadows would also be

affected as a higher density neighbourhood, not only has its overall community feel affected, it will certainly impose higher demand on our utilities and other services.

We ourselves bought into this neighbourhood with its respective zoning bylaws (RI1). We made a point of reading all the information and understanding the restrictions before committing to it and it would be extremely unfair to allow private land owners to simply re-write these rules to benefit financially in detriment of the overall community.

We trust Whistler Mayor and Council will reconsider this, refuse the rezoning applications and hopefully find an alternative, more suitable, neighbourhood for such employee-restricted townhomes. Judging by the documentation provided, there are already more appropriate proposals taking the number of beds to above 2000. We are very hopeful that this will make a significant difference to this well-known Whistler challenge.

Thanks in advance for your time. We rely on your good sense and judgement to carry this forward appropriately.

Best regards,

Alexandra Kanitz and John Rasmussen

WHISTLER

REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: June 19, 2018 **REPORT:** 18-075

FROM: Resort Experience **FILE:** 7734

SUBJECT: PRIVATE SECTOR EMPLOYEE HOUSING INITIATIVE - UPDATE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Information Report No. 18-075, which provides an overview of the preliminary rezoning applications received for the Private Sector Employee Housing Initiative, be received by Council.

REFERENCES

Appendix "A" – Mapping of property locations for preliminary rezoning applications

PURPOSE OF REPORT

The purpose of this Report is to provide Council with an overview of the preliminary rezoning applications received for the Private Sector Employee Housing Initiative.

DISCUSSION

On April 24, 2018 Council endorsed a process and timeline for implementing Recommendation No. 6 of the Mayor's Task Force on Resident Housing, which is to allow for development of a target of 500 bed units of resident restricted rental housing on private lands over the next five years (2018 – 2023). The process endorsed by Council allows for concurrent evaluation of prospective developments.

The following table provides a summary of the process and timeline endorsed by Council:

TARGET DATE	TASK
April 2018	Notification for Preliminary Rezoning Applications.
May 31, 2018	Application Deadline.
June 2018	Staff completes review of preliminary applications against OCP policies and guidelines and provides comments to applicants.
July 2018	Applicants provide revised application materials.
August 2018	Staff complete evaluation of revised applications and prepare recommendations for Council.
September 2018	Council provides direction on which, if any, applications are supported for further review and processing.
September 2018 – June 2019	Processing of zoning amendment applications and development permit applications that receive approval for further consideration. This includes

	submission and review of further detailed information and studies. Timeline may vary depending on application.
July 2019 – December 2023	Building permit application and construction.

To initiate the project in April 2018, staff notified interested parties of the process and placed advertisements in the local newspaper notifying the public of the process. Preliminary applications were due on May 31, 2018, and were to include the following information:

- Dimensioned site plan;
- Preliminary building massing;
- Number, type, and size of dwelling units;
- Site data, including useable site area, site coverage, gross floor area, building height, building setbacks, and number of parking stalls;
- Written summary of how the development meets the applicable guidelines, and;
- Initial assessment of access and servicing options from a qualified professional.

Applications Received

The following nine applications were received by 5 pm on May 31, 2018:

Rezoning Application number	**Address (Neighbourhood)**	**Current Zoning**	**Parcel Area (ha)**	**Dwelling Units Proposed**	**Bed Units Proposed**
RZ1144	2077 Garibaldi Way (Nordic)	RS-E1 Zone (Residential Single Estate One)	0.88	74 apartments	222
RZ1146	7104 Nancy Greene Drive (White Gold)	RS-E1 Zone (Residential Single Estate One)	0.28	65 apartments	184
RZ1147	1315 Cloudburst Drive (Cheakamus)	AC3 Zone (Athletes' Centre Three)	0.66	56 apartments & townhomes	156
RZ1150	5298 Alta Lake Road (Alta Lake/West Side)	TA17 Zone (Tourist Accommodation Seventeen)	3.85	13 townhomes	52
RZ1151	8629 Forest Ridge Drive (Alpine)	RI1 (Residential Infill One)	0.13	2 townhomes	4
RZ1152	2028 Rob Boyd Way (Creekside)	CC2 Zone (Commercial Core Two)	0.57	10 dormitory units + 1 - 3 apartments	12
RZ1153	8975 Highway 99 (Rainbow)	RS-E1 Zone (Residential Single Estate One)	5.66	150 apartments & townhomes	354

RZ1155	2671 Highway 99 (Creekside)	RS-E1 Zone (Residential Single Estate One)	1.73	7 dormitory units + 97 apartments & townhomes	246
RZ1154	1525 Highway 99 (Spring Creek/Function)	RS-E1 Zone (Residential Single Estate One)	11.34	496 apartments & townhomes	1004
Total					2,234

See Appendix A for location maps of each of the applications.

In total, the Municipality received zoning amendment applications for 2,234 bed units. This is a preliminary calculation and will be confirmed as staff proceed with review of the applications.

The application for 1315 Cloudburst Drive requests an increase in the maximum gross floor area of the property, to allow for additional employee housing units beyond what the gross floor area that is currently permitted could provide for. (The property is zoned AC3 Zone (Athletes' Centre Three). The permitted uses are: Athletes' Centre, Athletes' Centre accommodation, auxiliary buildings and uses, and, parks and playgrounds.) The other eight applications generally request a change in use/building form, from single family residential to multifamily, or commercial to multifamily.

Bed units are calculated according to the definition in the Official Community Plan. 'Bed unit' is defined as:

> "A measure of a quantity of development intended to reflect servicing and facility requirements for one person, calculated as follows:

	Unit Size (m^2)	**Number of Bed Units**
Multiple Residential Dwelling Units		
	0 - 55	2
	55 - 100	3
	100+	4
Commercial Accommodation		
Guest room, sleeping unit, or dwelling unit	0 - 55	2
	55 - 100	3
	100+	4
Pension guest room	N/A	1.5
Bed and breakfast	N/A	6
Campsite	N/A	1
Detached dwelling	N/A	6
Duplex dwelling	N/A	12
Dormitory bed	N/A	0.5 "

Next Steps

Over the month of June 2018, staff will complete a preliminary review of all applications received, using the guidelines for evaluating rezoning proposals for private sector employee housing endorsed by Council on December 5, 2017. (See Report No. 18-040 for an overview of the guidelines.) Comments will be provided to the applicants on their proposed rezoning, identifying any issues and requirements for additional information. Applicants will have the opportunity to revise their submission to address issues raised or provide additional information as may be required.

Staff will prepare a report to Council in September with an evaluation of each proposal and recommendations for further review and processing of appropriate applications. Any applications that receive approval by Council for further consideration would then follow the standard rezoning process.

WHISTLER 2020 ANALYSIS

See Report No. 18-040 for an analysis of the Private Sector Employee Housing Initiative against Whistler 2020 strategies.

OTHER POLICY CONSIDERATIONS

Compliance with Zoning and Parking Bylaw No. 303, 2015 regulations and other RMOW policies will be assessed as part of the zoning amendment process.

BUDGET CONSIDERATIONS

All costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees will be paid by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

At the time a rezoning application is submitted and received by the Planning Department, a rezoning application sign must be posted on the property within seven days. This report identifies all applications received. Consistent with standard practice these applications will also be identified in the applications register posted on the municipal website.

Any correspondence received from members of the public becomes part of the rezoning application file for staff and Council consideration.

For any proposals that are recommended for further review and processing, staff also recommend a public information meeting be held respecting each, in advance of bringing forward a zoning amendment bylaw for consideration of first and second readings by Council. Any proposed zoning amendment bylaw would be also be subject to a Public Hearing, adhering to statutory public notice requirements, prior to Council consideration of third reading of the Bylaw.

SUMMARY

The purpose of this Report is to provide Council with an overview of the applications received for the Private Sector Employee Housing Initiative.

Respectfully submitted,

Amica Antonelli
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A

1. 2077 Garibaldi Way (RZ1144) - 74 dwelling units, 222 bed units;

2. 7104 Nancy Greene Drive (RZ1146) - 65 dwelling units, 184 bed units;

3. 1315 Cloudburst Drive (RZ1147) – 56 dwelling units, 156 Bed units;

4. 5298 Alta Lake Road (RZ1150) - 13 dwelling units, 52 bed units;

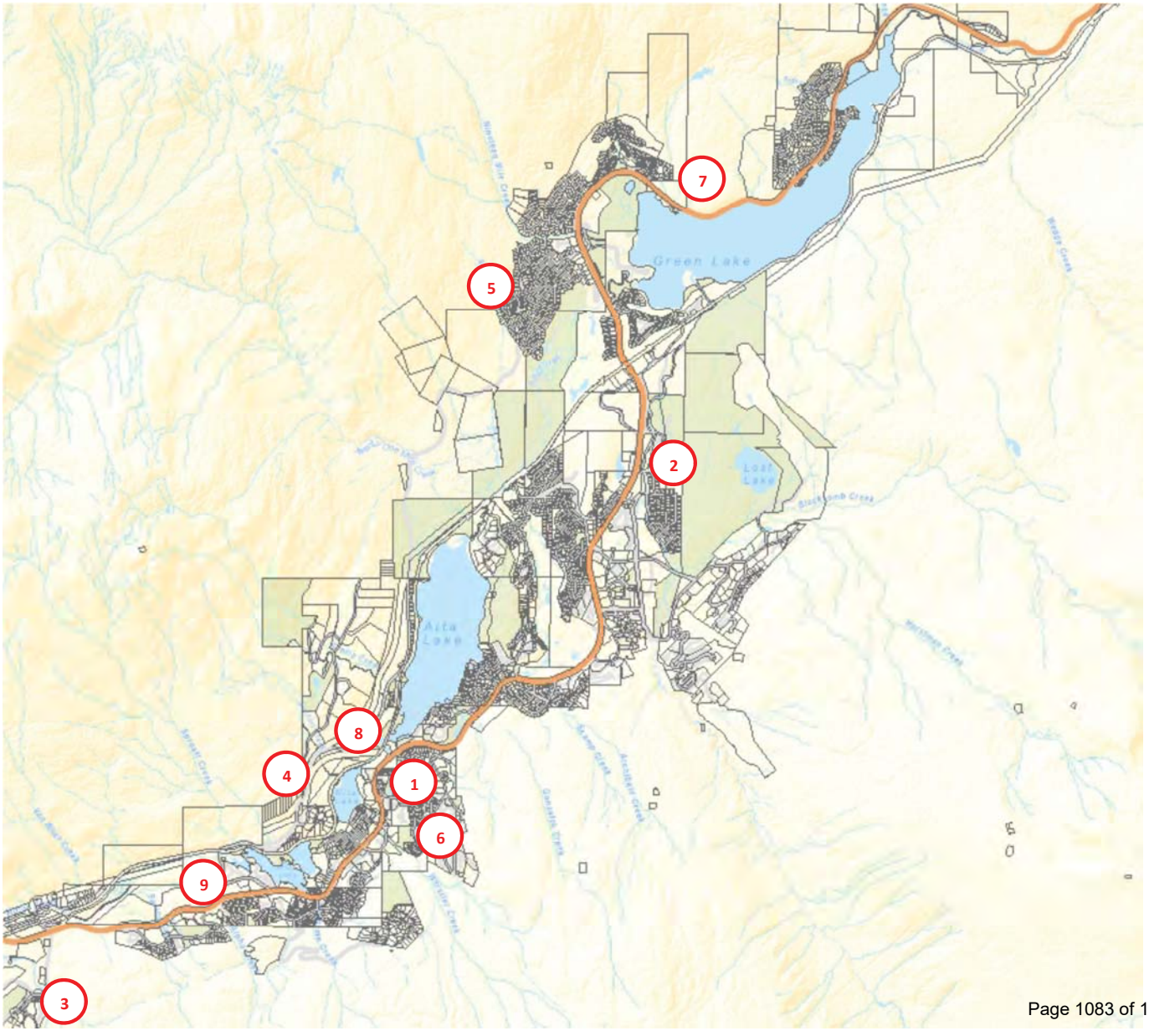
5. 8629 Forest Ridge Drive (RZ1151) – 2 dwelling units, 4 bed units;

6. 2028 Rob Boyd Way (RZ1152) – 10 dormitory units + 1 dwelling unit, 12 bed units;

7. 8975 Highway 99 (RZ1153) - 150 dwelling units, 354 bed units;

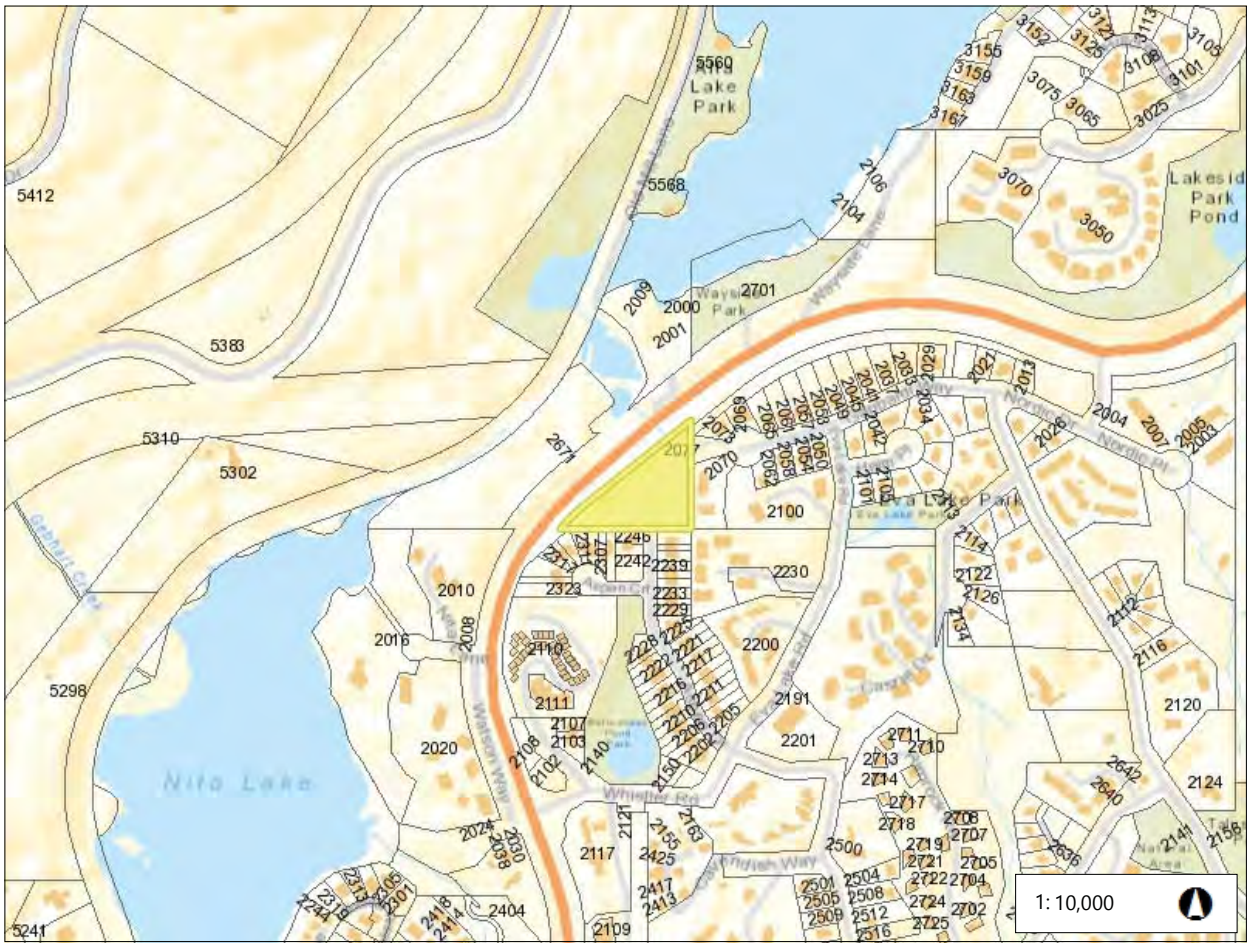
8. 2671 Highway 99 (RZ1155) – 7 dormitory units + 97 dwelling units, 245.5 bed units; and,

9. 1525 Highway 99 (RZ1154) – 496 dwelling units, 1004 bed units.



Resort Municipality of WHISTLER

2077 Garibaldi Way



Legend

- Civic Addresses
- Parcels

Notes

For Internal Use Only

508.0 0 254.00 508.0 Meters

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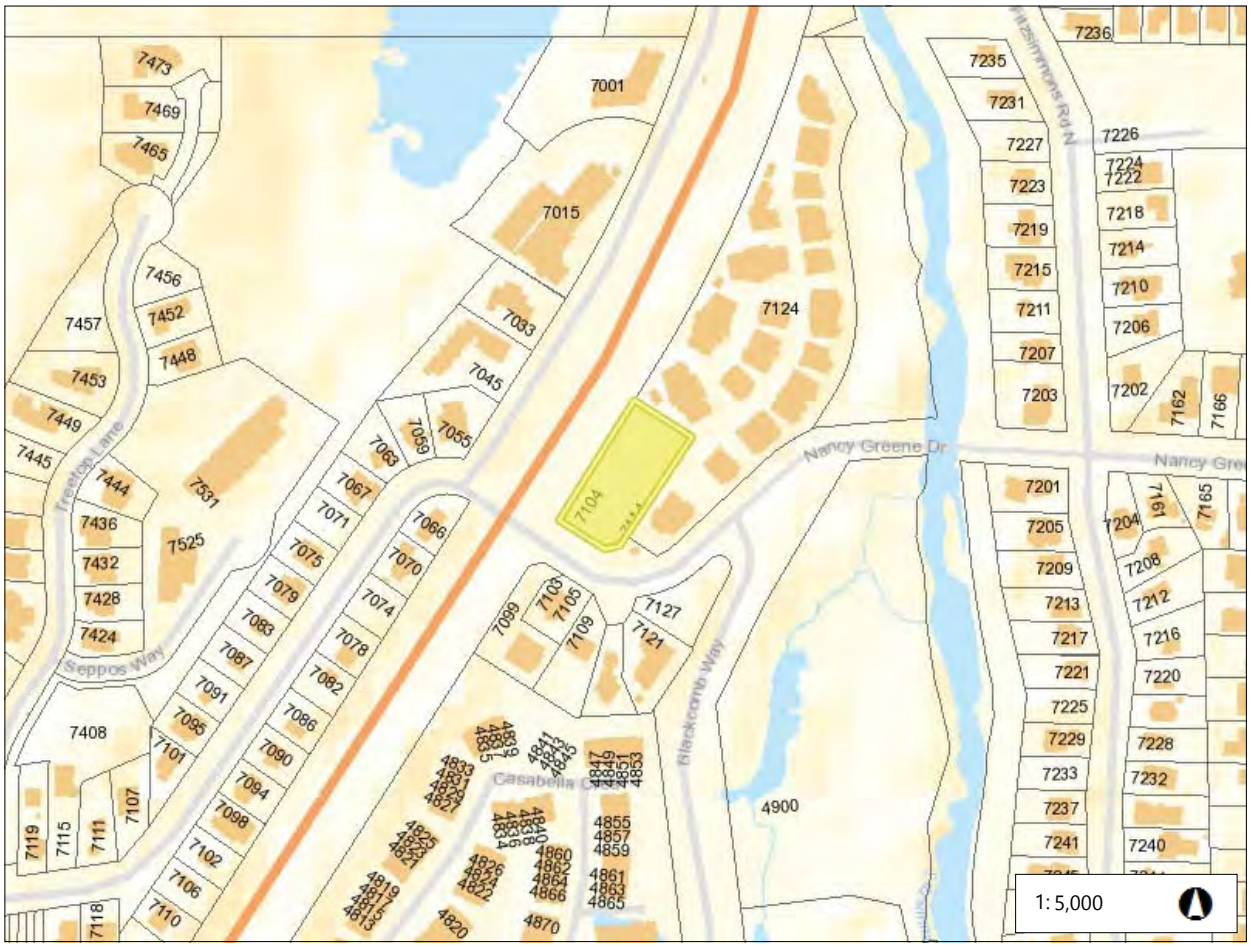
Resort Municipality of WHISTLER

7104 Nancy Green Drive



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- Civic Addresses
- Parcels

Notes

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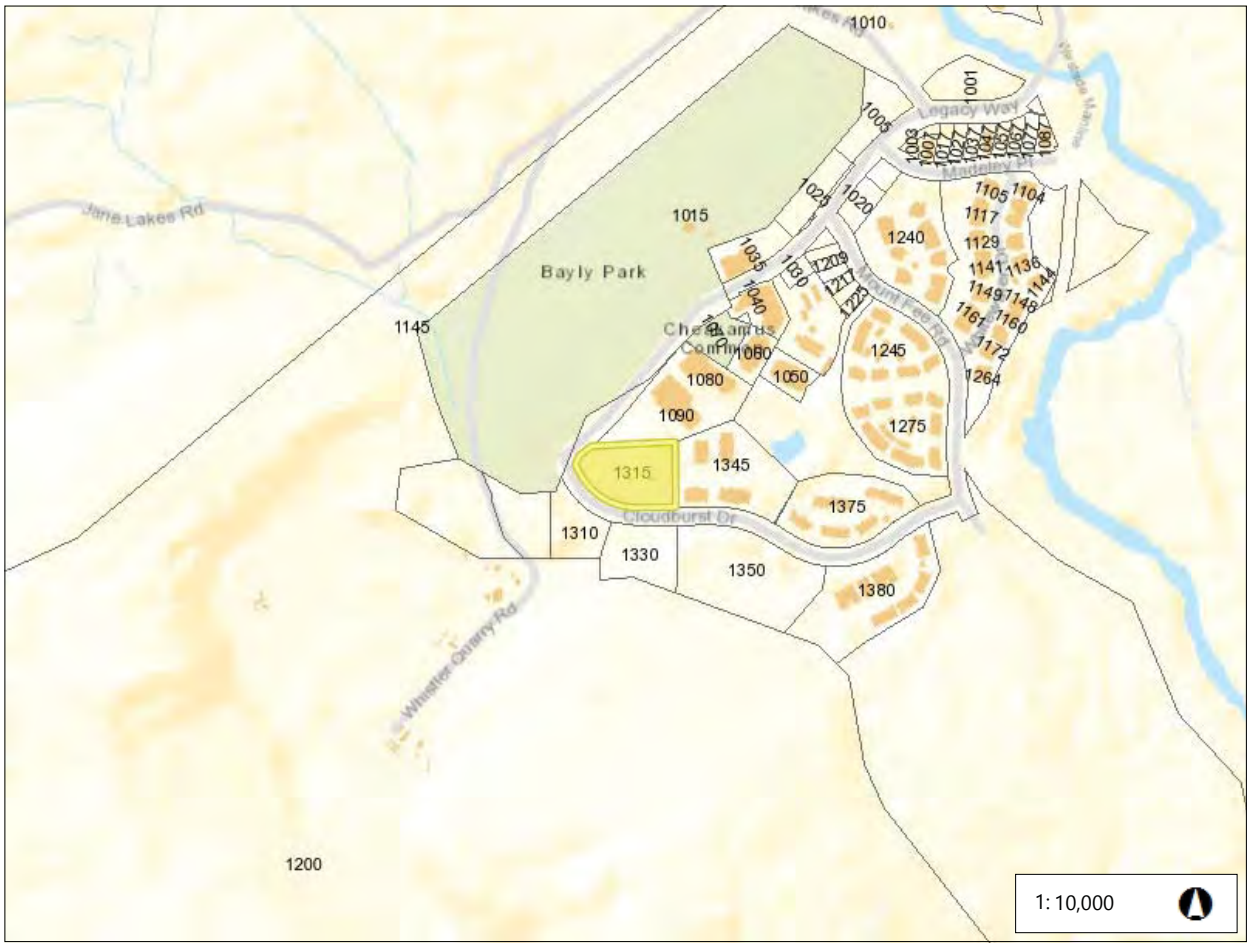
Resort Municipality of WHISTLER

1315 Cloudburst Drive



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- Civic Addresses
- Parcels

Notes

For Internal Use Only

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Resort Municipality of WHISTLER

5298 Alta Lake Road

Legend

- Parcels

Notes

For Internal Use Only

1,270.0 0 635.00 1,270.0 Meters

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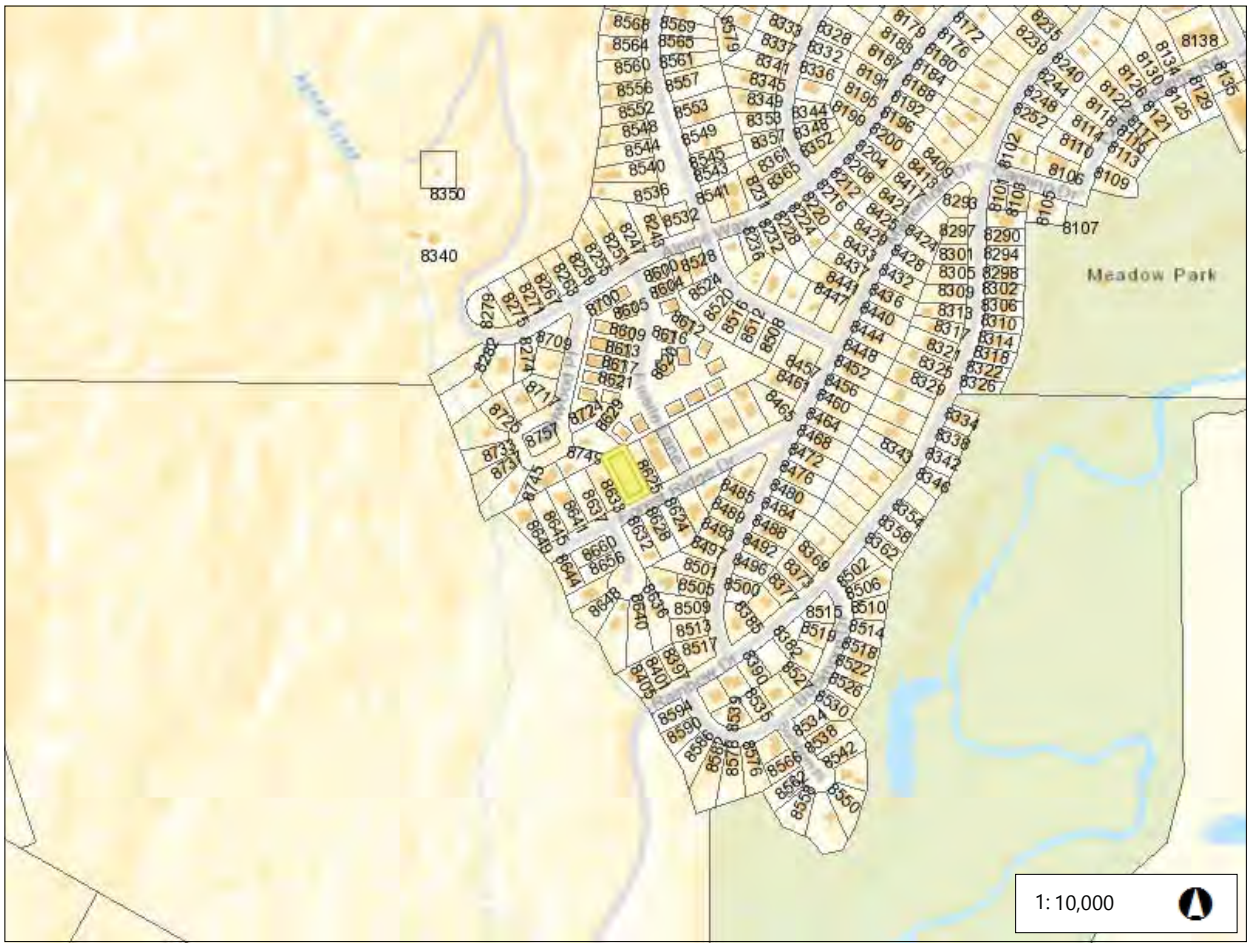
Resort Municipality of WHISTLER

8629 Forest Ridge Drive



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Notes

For Internal Use Only

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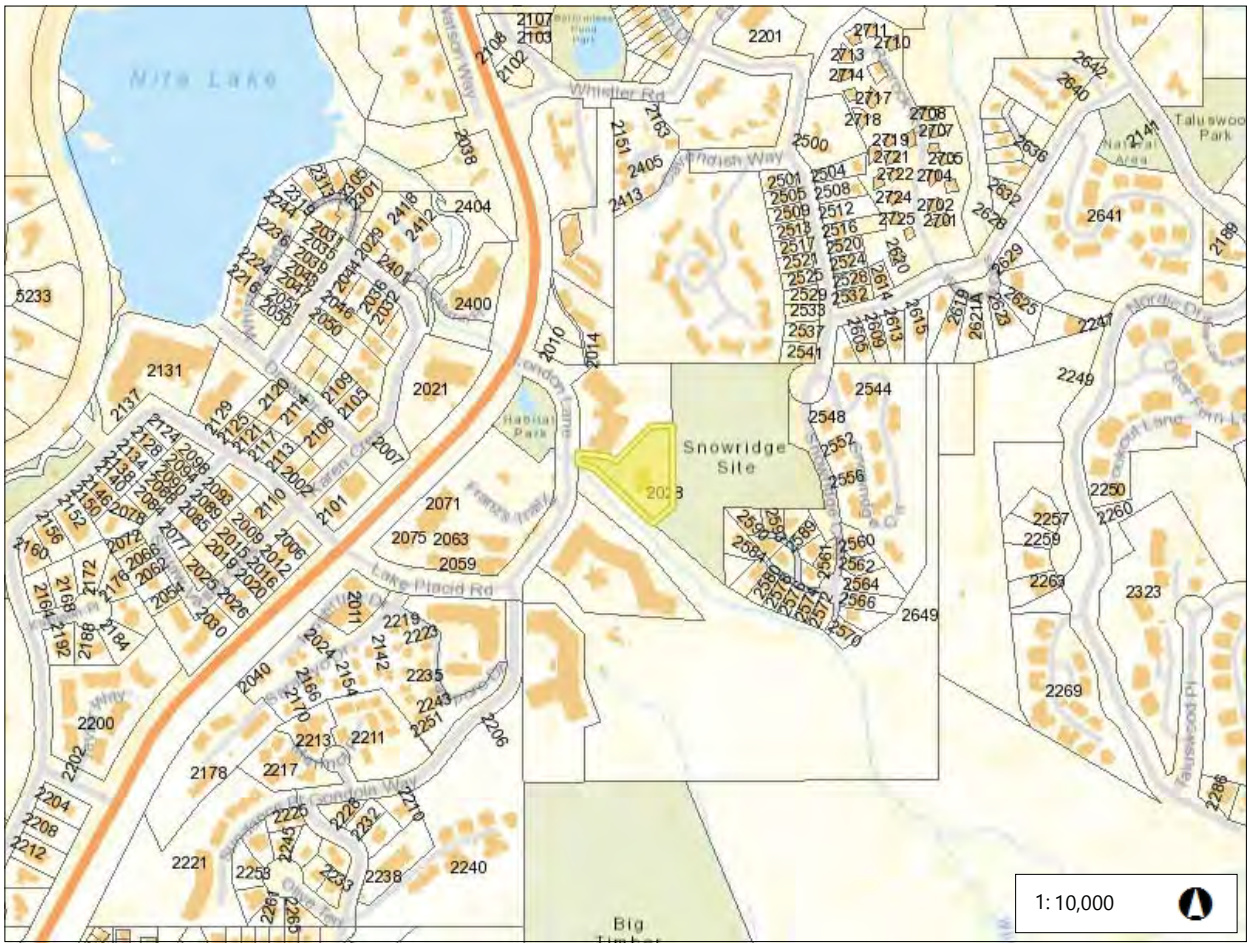
Resort Municipality of WHISTLER

2028 Rob Boyd Way



Legend

- Civic Addresses
- Parcels

Notes

For Internal Use Only

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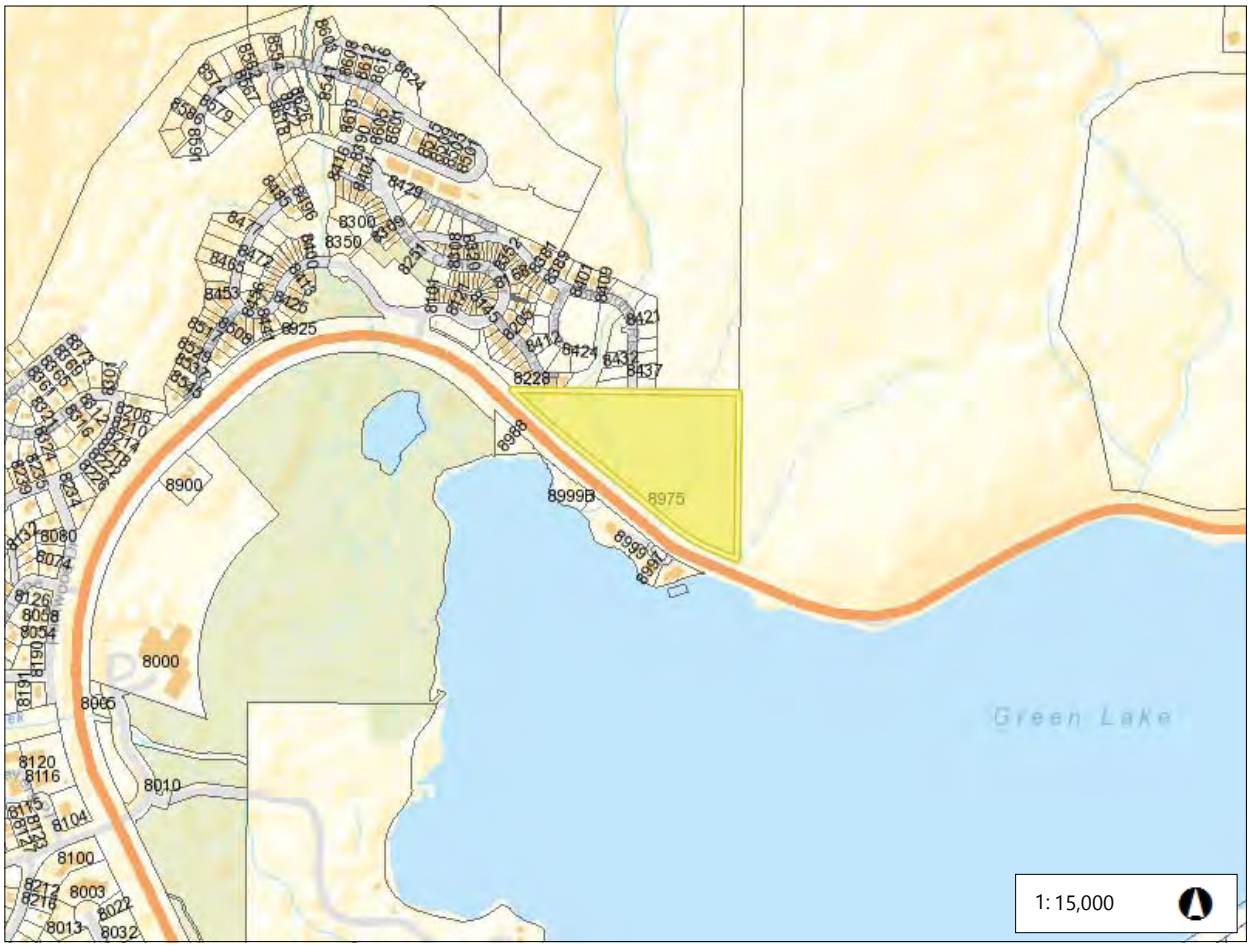
Resort Municipality of WHISTLER

8975 Highway 99



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- Civic Addresses
- Parcels

Notes

For Internal Use Only

762.0 0 381.00 762.0 Meters

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Resort Municipality of WHISTLER

2671 Highway 99

Legend

- Civic Addresses
- Parcels

Notes

For Internal Use Only

762.0 0 381.00 762.0 Meters

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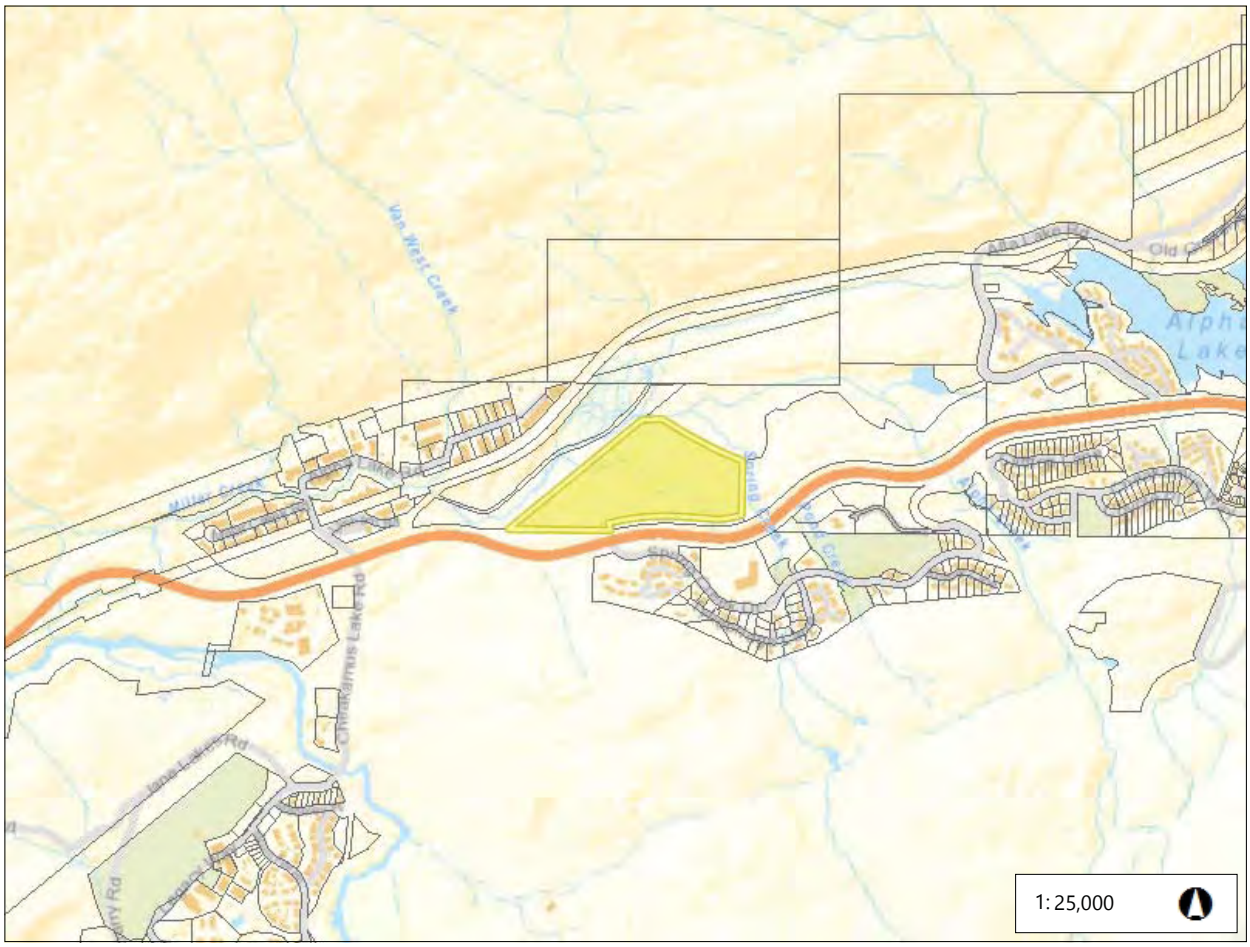
Resort Municipality of WHISTLER

1525 Highway 99



Legend

- Parcels

Notes

For Internal Use Only

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WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	December 5, 2017	**REPORT:**	17-133
FROM:	Resort Experience	**FILE:**	7734, 2140
SUBJECT:	GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council direct staff to evaluate rezoning proposals for private sector employee housing developments relative to the Guidelines, contained in Appendix "A" of this Report, in order for staff to make recommendations to Council regarding support for further review and processing of any such applications; and further,

That Council direct staff to communicate the Guidelines to potential applicants and require the applicants to address corresponding information requirements as part of any application submittal.

REFERENCES

Appendix "A" – Draft Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

PURPOSE OF REPORT

The purpose of this Report is to establish guidelines that will help facilitate employee housing developments on private lands that are consistent with the recommendations and objectives of the Mayor's Task Force on Resident Housing (the Task Force) and policies within the Resort Municipality of Whistler's (RMOW) Official Community Plan. The Guidelines will be communicated to potential applicants for their consideration prior to proceeding with an application, and will be used by staff to evaluate any proposals and make recommendations to Council regarding support for further review and processing of any such applications.

DISCUSSION

The Task Force was initiated in October 2016 to analyze Whistler's employee housing needs and make informed recommendations to Council for specific initiatives to pursue. The Task Force has been engaged in an extensive process convening six times over the past year. Significant research has been conducted, and the resort community has provided input through a community survey on housing needs, and more recently a community forum on Task Force recommendations.

One of the recommendations from the Task Force was for the municipality to support proposed rezonings from the private sector for employee housing developments on currently under-developed sites, to help address Whistler's employee housing needs. More specifically, the recommendation was to support rezonings for multi-family rental housing, with occupancy and rent restrictions that would be below market rents to help address housing affordability for the resident workforce. As

significant interest has been expressed by private property owners and potential developers, it is prudent for the RMOW to provide greater direction and clarity as to the specific policies and objectives that relate to this initiative. This will help facilitate those proposals that best meet identified housing needs consistent with municipal objectives and community planning policies.

The Guidelines presented in Appendix "A" are based on the research and recommendations of the Task Force and incorporate relevant Official Community Plan policies. The Guidelines are presented as a draft with the potential for refinement moving forward.

WHISTLER 2020 ANALYSIS

The proposed Guidelines seek to help facilitate private sector employee housing development and meet the Descriptions of Success for resident housing.

OTHER POLICY CONSIDERATIONS

Proposed rezonings must be consistent with applicable policies and requirements of the RMOW Official Community Plan.

BUDGET CONSIDERATIONS

Proposed developments are required to make development applications. Applicable application fees support application processing.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed Guidelines are based on the work of the Task Force and the community input received through that process, as well as policies of the RMOW Official Community Plan. The Guidelines are presented to Council as a draft with potential for refinement moving forward.

SUMMARY

This Report presents guidelines that are recommended to be used to evaluate rezoning proposals for private sector employee housing developments. Evaluations of proposed rezonings will be conducted to make recommendations to Council regarding support for further review and processing of any such applications.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE

APPENDIX A
DRAFT GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.

2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.

3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.

9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work

and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

Community Planning Considerations

10. Proposed developments shall be located within an area designated for development of residential accommodation.

11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.

Development Standards

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

19. Proposed developments must meet RMOW green building standards.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.

RZ001146 – 7104 Nancy Greene Drive Zoning Amendment Bylaw for Employee Housing

Council Presentation

September 20, 2022

Purpose

- Request Council's consideration of first and second readings
  - ✓ Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022
    - A bylaw to implement the proposed employee housing project at 7104 Nancy Greene Drive under the municipality's Private Employee Housing Initiative

Subject Lands

Background

- Under existing RS-E1 Zone the parcel is permitted 1 detached dwelling
- The proposal is for 36 employee units in a 3-storey apartment
  - ✓ All units to be secured rental
  - ✓ Half the units will be offered at below market rents, in alignment with Council Policy K-01
  - ✓ units ranging from 1 to 3 bedrooms

Elevations

Front (south) elevation

Highway side
(west) elevation

Analysis

- Proposal has evolved to address
  - ✓ Revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing
  - ✓ Staff and Advisory Design Panel review
  - ✓ Public feedback

Submission Date	Unit Count	GFA (sq. m)	FSR	Storeys	Bed Units
May 2018	67	6490	1.8	4	184
Aug 2018	47	3523	1.3	4	122
March 2020	38	2676	0.95	3	104
March 2021	36	2597	0.92	3	99
October 2021	36	2,586	0.92	3	99

Analysis

- Current proposal incorporates adjustments from previous iterations including
  - ✓ Size and massing, livability, design guidelines
  - ✓ A minimum of 1 parking stall per dwelling unit
  - ✓ Building design evolved to address neighbourhood context, scale, and design guidelines

Bed units

- ✓ 99 bed units
- ✓ All bed units to be employee-restricted rental
- ✓ Half to be offered at secured affordable rates, in alignment with Council Policy K-01

Analysis

- Proforma
  - ✓ Independent third party verified the proposed development and rental rates are feasible and reasonable
    - Below market rents range from $1,497/month (studio) to $3,627/month (3-bedroom)
    - Market rents range from $1,728/month (1-bedroom) to $3,443/month (2-bedroom)
    - Inclusive of hydro
  - ✓ Proposed rents are reasonable when compared to other Private Employee Housing projects and current development costs
  - ✓ Important product within the spectrum of employee housing needed in the community

Advisory Design Panel Review

- Reviewed and supported by ADP on November 7, 2021
- ADP comments related to:
  - ✓ site context and circulation, including the interface with Highway 99 and Nancy Greene Drive;
  - ✓ form, character and building massing, including the hierarchy of windows for the front elevation to match the neighbourhood;
  - ✓ the design of stairwell and façade materials have the opportunity to create more visual interest; and
  - ✓ landscaping needs to be sensitive to Highway 99, the hydro lines and adjacent properties and avoid shading out lower units.

Zoning Amendment Bylaw (7103 Nancy Greene Drive) No. 2370, 2022

- Bylaw 2370 will:
  - ✓ Rezone land from RS-E1 to RM75 to provide for a 36-unit employee-restricted rental apartment building
  - ✓ Regulate the permitted uses, density, building height, site coverage, parcel dimensions, setbacks, and parking requirements at 7104 Nancy Greene Drive

Zoning Amendment Bylaw (7103 Nancy Greene Drive) No. 2370, 2022

- Permitted uses
  - ✓ Apartments for employee housing
  - ✓ Residential rental tenure only
- Maximum height
  - ✓ 3 storeys, up to 10.5 m
- Maximum density
  - ✓ 2,750 square meters Gross Floor Area
  - ✓ 36 units
- Parking
  - ✓ In accordance with zoning bylaw, except that a minimum of 1 parking space is required per dwelling unit

Zoning Amendment Bylaw (7103 Nancy Greene Drive) No. 2370, 2022

- RM75 Zone consistencies with immediately adjacent Fitzsimmons Walk:

	RM75	RTA26	RM52
Intent	Rental employee housing	Medium density market dwelling units in townhouse and duplex form	Medium density employee housing units in a townhouse form
Use	Apartment (rental)	Townhouse, duplex	Townhouses for employee housing
Density (FSR)	0.97	0.84	1.062
Building Height	10.5 m	8 m	14 m
Setbacks F/S/R	3 m front parcel line (parkade), 22 m (building) 4.5 m Hwy 99 6 m from rear parcel line 7 m from east parcel line	4.5 m from Hwy 99, Nancy Greene Drive, and subject parcel; 7.25 m from any other lot line	Minimum of 4.5 m from all lot lines

Zoning Amendment Bylaw (7103 Nancy Greene Drive) No. 2370, 2022

- Conditions of adoption
  - ✓ Registration of a development covenant in favour of the RMOW to:
    - Secure development on the lands consistent with final supported plans
    - Secure a green building commitment consistent with current municipal policies, including EV charging infrastructure
    - Secure a parking management plan outlining use of resident and visitor parking
  - ✓ Confirmation from the Ministry of Transportation and Infrastructure that the development has been reviewed and accepted
  - ✓ Registration of a housing agreement in favour of the RMOW
  - ✓ Provide an updated Preliminary Site Servicing Plan & Design Brief
  - ✓ Submit a waste and recycling plan

Policy Considerations and Previous Council Decisions

- Council's authority to consider and adopt a zoning bylaw is established in the *Local Government Act*
- Previous Council decisions:
  - ✓ September 18, 2018: Administrative Report No. 18-117 – Private Sector Employee Housing Initiative Recommendations
  - ✓ June 19, 2018: Administrative Report No 18-075 Private Sector Employee Housing Initiative – Update
  - ✓ May 5, 2020: Administrative Report No. 20-043 presented a revised application. Council endorsed staff to further review and process the revised application, conduct an online public information and input opportunity and authorized staff to prepare the zoning bylaw amendment.

Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

- The rezoning complies with the Guidelines
  - ✓ Optimizes affordable rental employee housing at a density, scale, and form that is appropriate for the site context
  - ✓ Located in a walkable location close to shopping, amenities, and employment
  - ✓ Connected to the Valley Trail
  - ✓ Proposed on a previously-disturbed site
    - Will not have unacceptable negative impacts on environmentally sensitive lands

Community Engagement

- Rezoning application site sign posted on the property
- RZ001146 is identified in the Active Development Applications portal
- A 30-day online information and input opportunity was provided from May 28, 2020 to June 28, 2020
  - ✓ Correspondence received is part of the rezoning application file and has been included in staff report 22-129
- The proposed Zoning Bylaw is subject to a public hearing adhering to statutory public notice requirements prior to council consideration of third reading

Analysis

- Public input comments
  - ✓ 147 pieces of correspondence received during 30-day input period
  - ✓ Support for employee housing, location, size of the development
  - ✓ Opposition to building size, density, noise, traffic, parking, privacy, environment
- Proposed Zoning Amendment Bylaw and conditions balance neighbourhood concerns with supplying housing

Recommendation

That Council consider giving first and second readings to Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022; and

That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022; and

Recommendation

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- Registration of a development covenant in favour of the Resort Municipality of Whistler (RMOW) to:
  - ✓ Secure development on the lands consistent with supported development plans to be finalized prior to adoption; and
  - ✓ Secure a green building commitment consistent with current municipal policies and including provision of a Level 1 charging plug at each parking stall plus four Level 2 Electric Vehicle chargers; and
  - ✓ Secure a parking management plan outlining the use of resident and visitor parking in conjunction with rental tenancy.
- Registration of a fire suppression covenant;
- Registration of a housing agreement in favour of the RMOW to set the maximum initial rents as proposed by the applicant and summarized in the report, and to define terms for employee rental housing consistent with that presented in RMOW Standard Housing Agreements for Affordable Employee Housing Developments Report No. 21-122;
- Confirmation from the Ministry of Transportation and Infrastructure that the development has been reviewed and accepted;
- Provision of an updated Preliminary Site Servicing Plan and Design Brief that reflects the development and includes all required infrastructure and any infrastructure upgrades; and
- Submission of a waste and recycling plan consistent with “Solid Waste Bylaw No. 2139, 2017”.

RZ1146 – 7104 Nancy Greene Dr. Private Employee Housing

Council Presentation

May 5, 2020

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, BC Canada V8E 0X5
www.whistler.ca
TEL 604 932 5535
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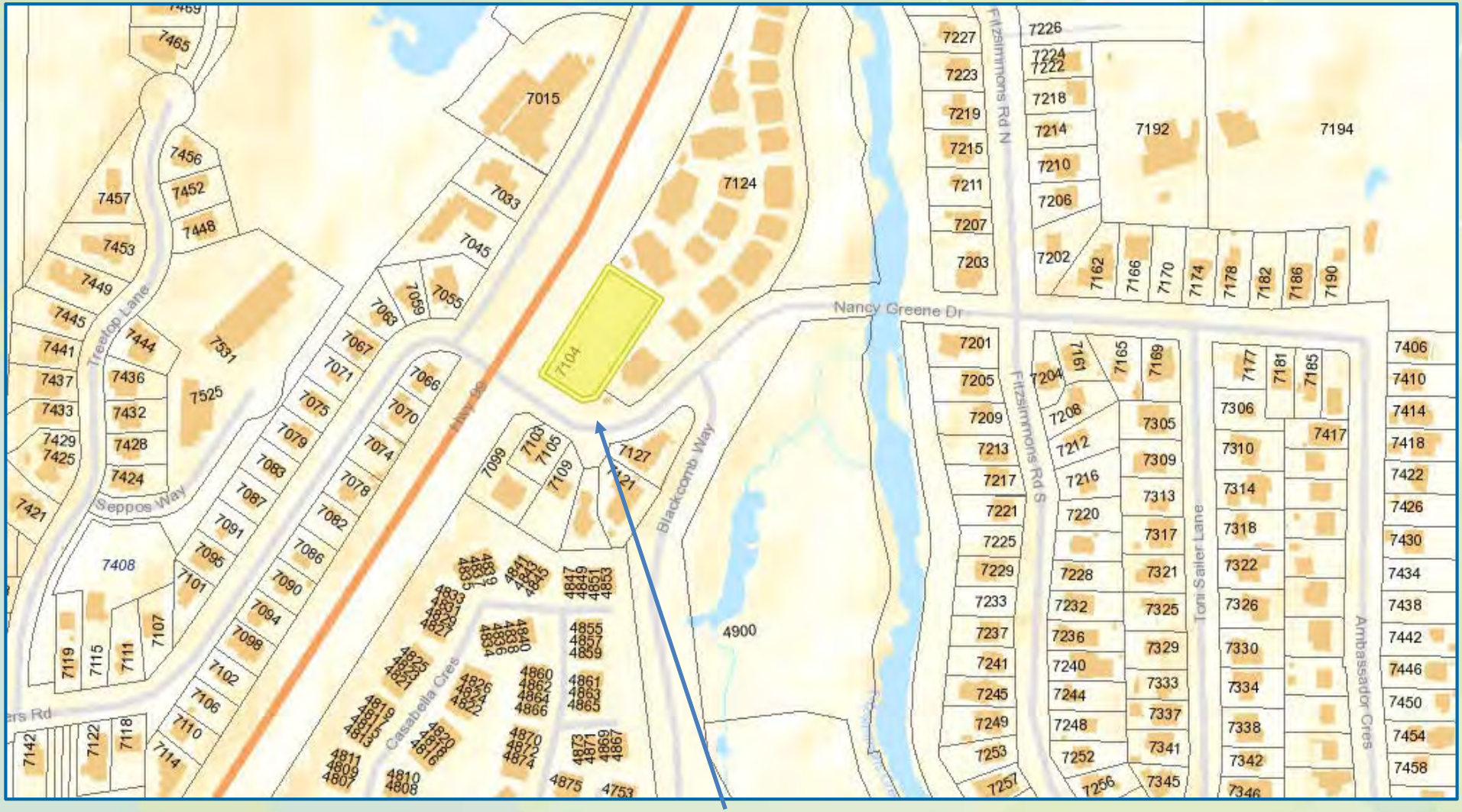
FAX 604 935 8109

Purpose

- To present a revised proposal for a new 38 unit rental employee housing building at 7104 Nancy Greene Drive, under the Private Employee Housing Initiative, for Council consideration.

- **Recommend that** Council authorize:
  - ✓ Further review and processing of the application
  - ✓ An online public information and input opportunity
  - ✓ Preparation of a draft zoning amendment bylaw for future Council consideration

Subject Site



Aerial Photo

Background

- **September 18, 2018** - Council reviewed 9 PEHI proposals and authorized further processing of RZ1146.

- **March 26, 2019** - Council endorsed revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing.

- Current proposal submitted (dated March 12, 2020) to address previous concerns by the Public, Council and staff.
    - Applicant is committed to 100% employee rental project as per initial guidelines – no market component, no ownership

Background

- **Public Comments – previous concerns identified**
  - ✓ Scale, massing and overall density proposed
  - ✓ Existing vegetation and trees, privacy, screening and buffering from adjacent Fitzsimmons Walk and Highway 99
  - ✓ Siting considerations – setbacks, height, noise, shading, site coverage
  - ✓ Traffic and parking impacts (i.e. insufficient parking, increased traffic and intersection impacts and noise)
  - ✓ Overall quality of design and "neighbourhood fit"

- **Current Situation**
  - ✓ Housing needs and policies established by the Mayor's Taskforce on Resident Housing and the updated OCP continue to apply
  - ✓ Support continued processing of active employee housing development proposals

Revised Development Proposal

- 38 employee-restricted rental dwelling units within a three-storey apartment building. 42 parking spaces and one loading bay.
- Mix of units proposed: 1 bedroom (incl. studio layouts), 1 bedroom with flex space, 2 bedrooms, 2 bedrooms with flex space and a single 3-bedroom with flex space unit.
- All units have in-suite laundry, a balcony and dining area. Additional secured storage areas are available in conjunction with 22 parking stalls (garages).
- Secured bicycle storage is proposed to be housed in an accessory building.
- **The revised proposal includes:**
  - ✓ A reduction to the density and height to be more compatible with the neighbourhood;
  - ✓ An increase to the landscape areas for socializing and to provide screening/buffering; and
  - ✓ An increase to the amount of parking proposed to allow one stall per dwelling unit with four visitor stalls and a loading bay.

Revised Application Vs Previous Submittals

	Dwelling Units	Bed Unit Allocation	Height	Floor Space Ratio	Gross Floor Area
May 2018 Proposal	65 apartment units	184	14.0 metres (5 stories + under-ground parking)	1.8	4, 954 m^2
August 2018 Proposal	47 apartment units	122	11.0 metres (4 stories + under-ground parking)	1.3	3,411 m^2
March 2020 Proposal	38 apartment units	104	8.5 metres (3 stories + under-ground parking)	0.95	2, 676 m^2

Previous Submittals - Project Renderings

May 2018 Proposal

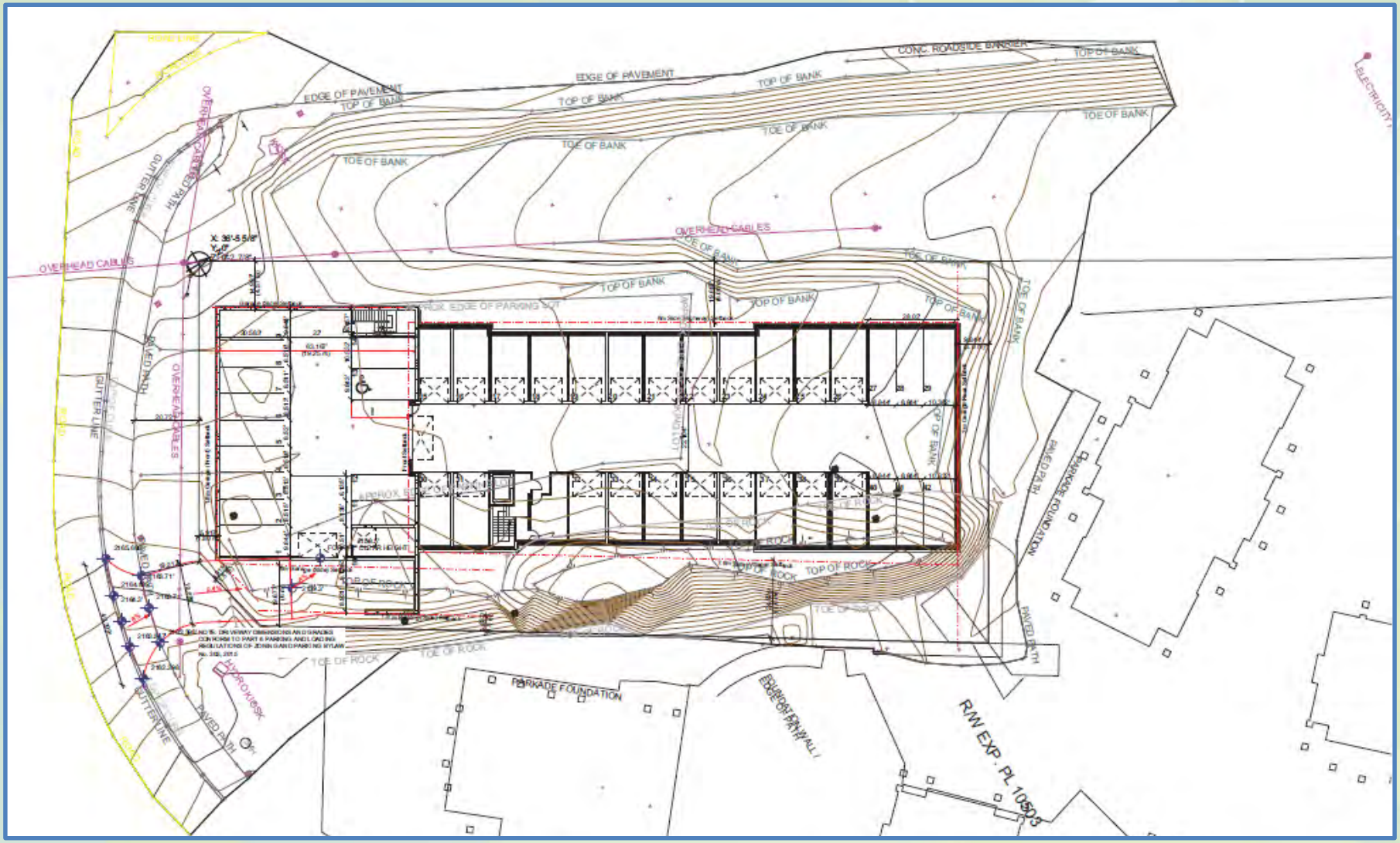
August 2018 Proposal

Development Statistics Comparison

	Dwelling Units	Gross Floor Area (m2)	Site Area (m2)	Floor Space Ratio	Height (metres)
1310 Cloudburst - WHA	27 units	2,700 m2	3,846 m2	0.7	13.8 m
1330 Cloudburst - WHA	45 units	3,071 m2	5,134 m2	0.6	11.5 m
1020 Legacy Way – WHA Passivhaus	24 units	1,657 m2	1,580 m2	1.05	16.6 m
Fitzsimmons Walk – RM52 Employee Portion	36 units 3 bldgs	4,250 m2	4,000 m2	1.06	10.1 m 4 storeys
Fitzsimmons Walk – RTA26 Market Portion	41 units 15 bldgs	10,847 m2	12,000 m2	0.90	8.8 m to 10.8 m
March 2020 Nancy Greene Proposal	38 units	2, 676 m^2	2,816 m2	0.95	8.5 m 3 storeys

- The neighbouring developments are Fitsimmons Walk, highway corridor development (multifamily and Nesters Market) and the adjacent duplex and single family dwellings on Nancy Greene Drive.

Development Proposal – Site Plan



Development Proposal – Elevations

Northwest (facing Hwy 99)

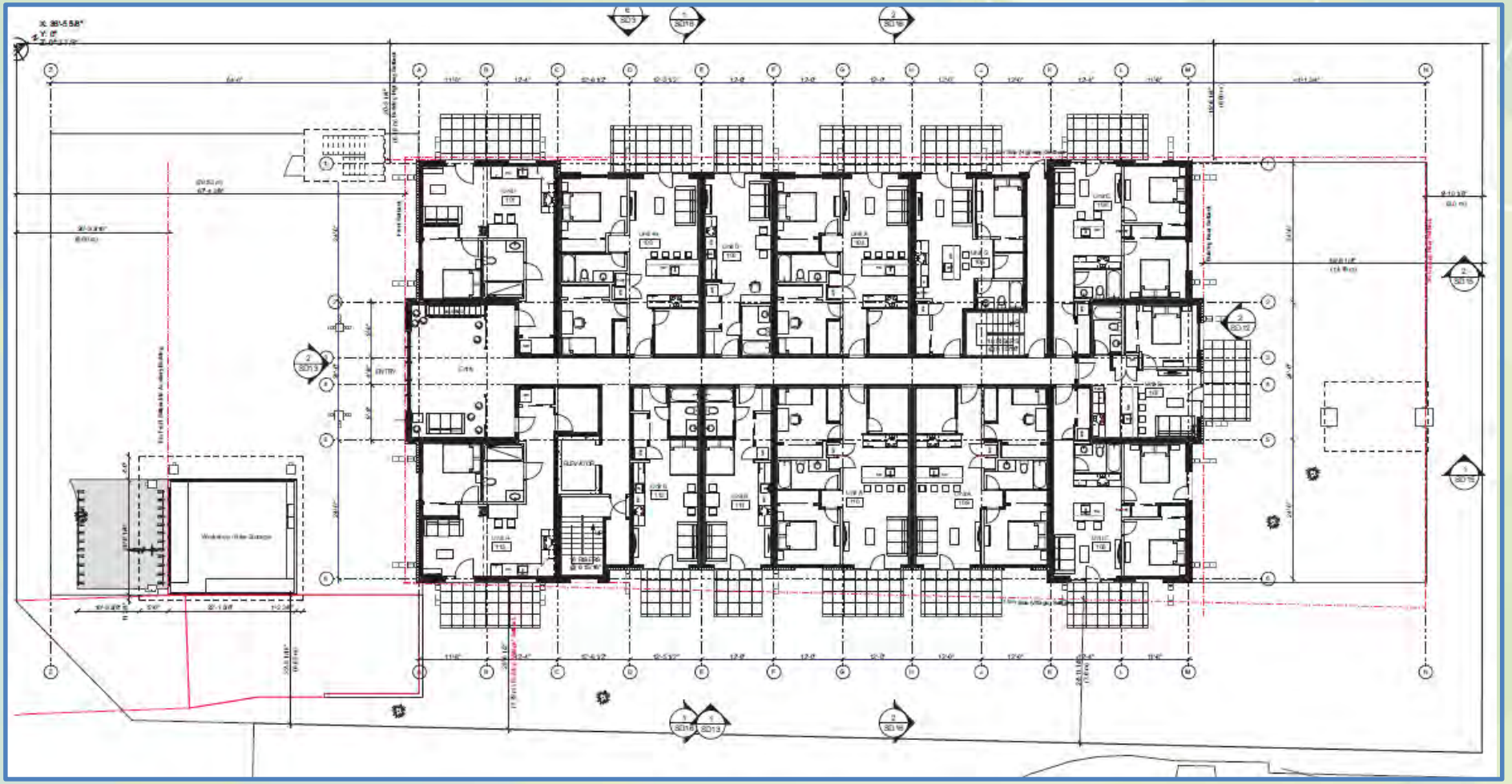
Northeast (facing Fitzsimmons Walk)

Development Proposal – Elevations cont.

Southeast (facing Fitzsimmons Walk)

Southwest (Nancy Greene Dr.)

Development Proposal – Ground Floor

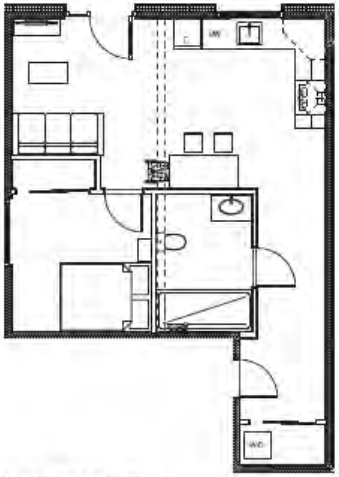


Development Proposal – Unit layouts

Development Proposal – Unit Layouts cont

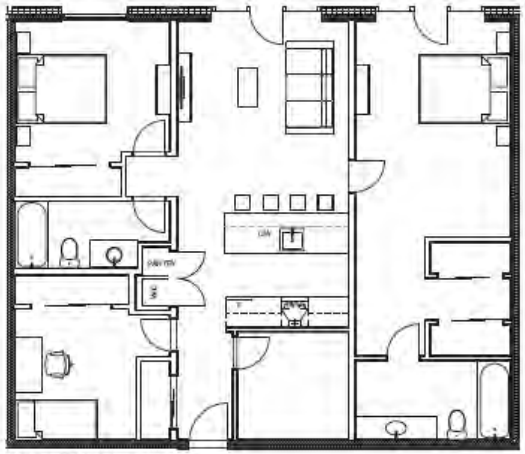
Unit G (531.3 sq ft)

Unit H (636.9 sq ft)



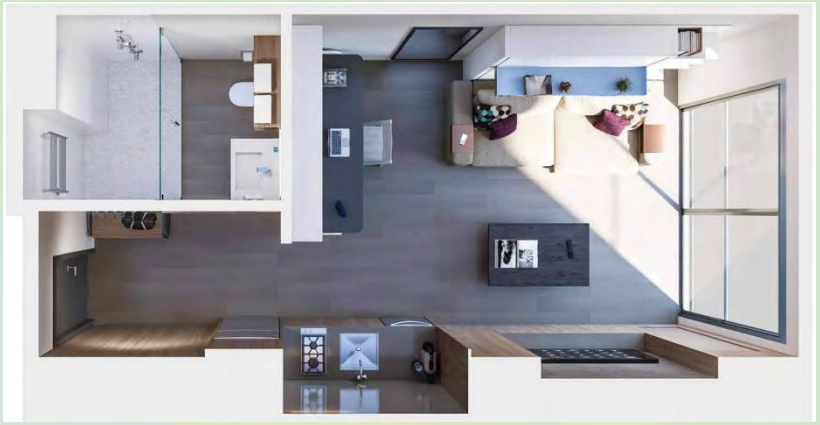
Unit I (644.0 sq ft)

Unit I+ (704.8 sq ft)



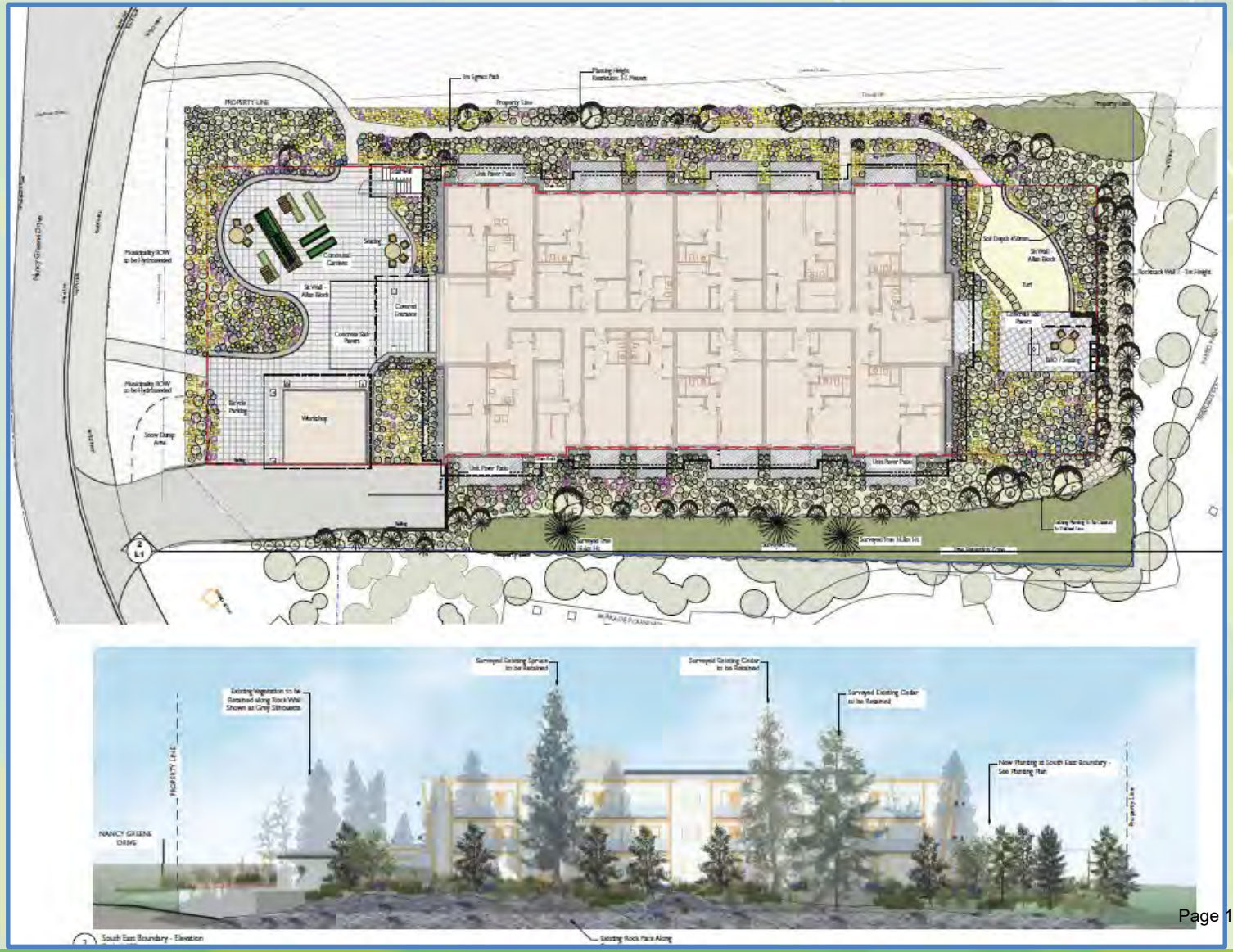
Unit E (1180.5 sq ft)

Micro-Unit Example: Design and Livability

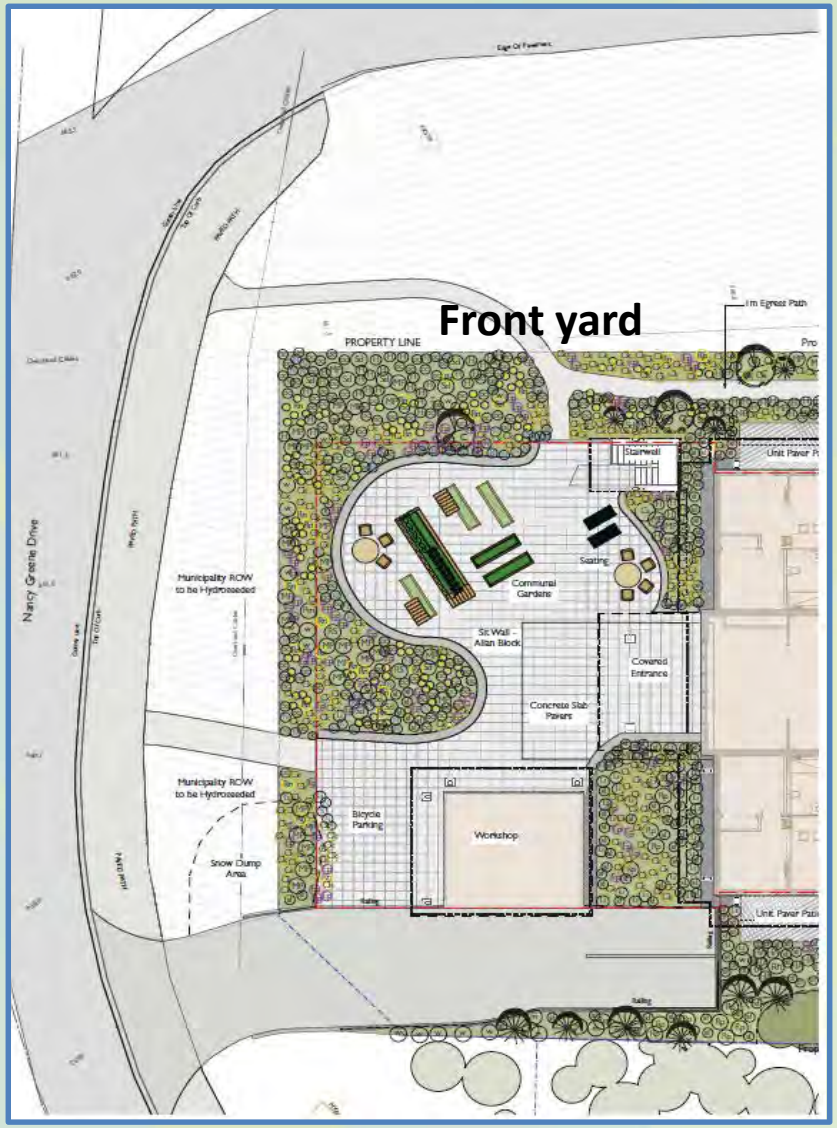


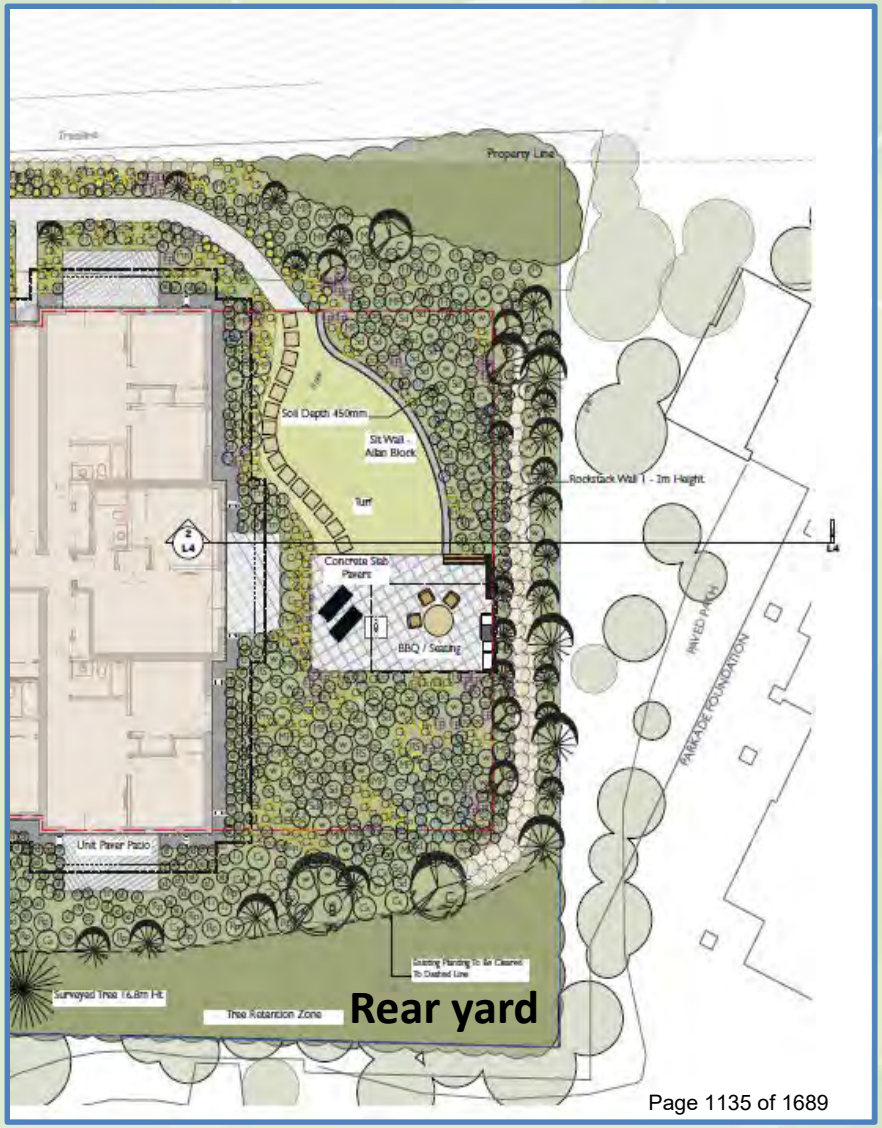
Yotel project, Mammoth Lakes, CA

Development Proposal – Landscape Plan



Development Proposal – Landscape Plan





Development Proposal – Landscape Features

Landscape Features

Allan Block Walls

Concrete Pavers

Covered Communal BBQ Area

Maglin Seats

Planting Style

Ornamental Grasses

Mountain Hemlock

Mixed Shrubs for Screening To Footpath

Mixed Perrenial Plants

Proposed Rental Rates

- Applicant suggests proposed rents are below market and comparable to category 5 of WHA employee housing:

Proposed Base Rents			
	Base Rent $/mth	Unit Size (SF)	$/SF/mth
1 bdrm & 1 brm plus flex	$1,307 - $2,277	378 to 637	$3.46 - $3.57
2 bdrm & 2 brm plus flex	$2,236 to $2,742	644 to 940	$3.47 - $2.91
3 bdrm plus flex	$3,014	1,180	$2.55

- Confidential pro forma sets out development costs, operating costs, projected revenues, projected return on investment and rents.
- Preliminary analysis indicates proposed monthly rents are comparable to category 5, however, further review of rents relative to unit sizes is required - e.g., 1 bdrm (studio layout) of 378 sf at $1,350/mth (incl. utilities), compares with 431 sf studio at 1060 Legacy Way at $1,355/mth (incl. utilities).
- Analysis also required of relative amenities provided and associated additional costs.
- Further review of proposed rents to be completed in conjunction with independent third party review of development pro forma, project feasibility and developer returns, including the proposed number and size of units.

Zoning Amendment Bylaw: Drafting

- Potential new site specific zone to establish the permitted uses, maximum density of development, building heights, and development setbacks.
  - ✓ Consider using new rental-only zoning (authority introduced by Province in 2018).
  - ✓ A draft zoning amendment bylaw would include consideration of further **public input**, **third party evaluation** of development pro forma, and review by the **Advisory Design Panel**.
  - ✓ Public hearing required prior to any Council consideration of bylaw adoption
  - ✓ Housing agreement and development covenant to establish an approved design also required.

Public Sector Employee Housing (PSEH) Criteria

Employee Housing Requirements - Occupancy and Rent Restrictions

- Housing Agreement Bylaw and employee restrictions
- 100% rental and proposes 104 employee restricted bed units
- Proposal suggests rental rates 20-40% below market value and comparable to WHA category five. Further review is recommended of unit sizes, and associated rents on a $/sf basis.
- Rental increases capped at CPI per Council's PSEH Guidelines
- A mix of units are proposed to meet demand identified by the WHA

Community Planning Considerations

- Parcel located in a designated development area for residential development
- The size of the building has been reduced to better integrate with adjacent development and the highly visible location on Highway 99. Further public input and review with ADP is recommended relative to building massing, form and character and landscape screening.
- Site is located 115 m from transit and 180 m from services & is highly walkable
- Preliminary engineering brief suggests proposal can be serviced with existing infrastructure.
- A traffic and access review has been submitted and reviewed with some recommendations. Review recommends 30 km/hr speed limit and collector designation for Nancy Greene Drive which is supported. Further review is recommended and MOTI approval required.

Development Standards

- 52 parking spaces are required; 42 spaces are proposed – one space per unit, plus visitor. Parking variance requested for 10 spaces. Site is centrally located with excellent walking options.

Policy Considerations

- **Official Community Plan (OCP)**
  - The lands are designated as a development permit area for form and character, the protection of development from hazardous conditions, and protection of the natural environment.
  - The design proposed generally meets the Guidelines for form and character and wildfire prevention in the existing OCP. Through the rezoning process the proposed development is along being evaluated relative to the updated OCP.
- **Zoning Analysis**
  - Compliance with Whistler's "Zoning and Parking Bylaw No. 303, 2015" will continue to be assessed as part of the zoning amendment process. A new custom zone would be developed.

Community Engagement

- Activities to date
  - ✓ Development Notification Sign has been posted on the property.
  - ✓ Application materials that have been presented to Council are available for review on whistler.ca under Active Development Projects,
  - ✓ Letters of support and opposition for the previous application submittal were included in the September 2018 report to Council.

- Staff recommend an Online Public Information and Input Opportunity for the revised proposal
  - ✓ Public notice in the Pique, mail out to adjacent properties within 100 metres of subject site, posting on RMOW website.
  - ✓ 30-day period for public review and comment.
  - ✓ Copies of all correspondence received and summary of public input to be included in subsequent report to Council.

- Zoning amendment bylaw also subject to the statutory public hearing requirements.

Next Steps – Further Review

- ✓ Online Public Information and Input Opportunity
  - Ability for public to review relevant materials accessed from RMOW website and submit written comments.
  - Public input becomes part of rezoning application file; will be considered in subsequent staff recommendations to Council.

- ✓ Third Party Confidential Pro Forma Evaluation
  - Demand for units, proposed unit types, sizes and layouts (with reference to WHA waitlist and local market analysis)
  - Local market and employee housing rents
  - Project feasibility and quality and affordability of rental units

- ✓ Advisory Design Panel Review
  - Development footprint – adequacy of landscape screening and buffering (from highway and neighboring properties)
  - Building massing, architectural form and character
  - Unit sizes, layouts and livability
  - Site access and parking

Next Steps – Cont

✓ Staff Review and Recommendations to Council

- Staff analysis of proposed development and rezoning, as determined through the further review process

- Recommendations to Council on proposed development and draft zoning amendment bylaw

Recommendations

- **That** Council endorse further review and processing of RZ1146 a revised application from Vidorra Developments to replace the RS-E1 zone at 7104 Nancy Greene Drive with a custom multi-family zone to provide for 38 units of rental employee housing; and

- **That** Council direct staff to conduct an online public information and input opportunity, as described in this Report, for the proposed development; and further,

- **That** Council authorize staff to prepare a zoning amendment bylaw for the proposed development for Council consideration.

PRIVATE EMPLOYEE HOUSING PROPOSALS – REVISED EVALUATION GUIDELINES AND CONSIDERATION OF REZONING APPLICATIONS

Council Presentation

March 26, 2019

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
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WHISTLER

PURPOSE

- Report presents recommended revisions to Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing
- Intended to support Private Employee Housing Initative

BACKGROUND

- Dec. 2017 -- initial draft Guidelines adopted by Council
  - ✓ Put in place to provide consistent approach to evaluation of proposals and meet priority objectives of Private Sector Housing Initiative, MTFRH
    - 100% employee housing, 100% rental, below market rates
- April 2018 – process for receiving and considering applications adopted by Council
- May-Sept. 2018 – guidelines/evaluation process applied
  - ✓ 9 proposals received; 2 with significant market components withdrawn
- Sept. 2018 – Council authorized further review and processing of five applications
  - ✓ All applications are for apartment style housing
- Feb. 26, 2019 – Council information update on status of applications
  - ✓ Status of individual applications; outstanding issues to resolve

BACKGROUND

- February 26, 2019 Council Resolution
  - ✓ Support advancement of RZ1147 (1315 Cloudburst Drive) and RZ1152 (2028 Rob Boyd Way) as proposed
  - ✓ Other three applications RZ1144 (2077 Garibaldi Way), RZ1146 (7104 Nancy Greene Drive) and RZ1153 (8975 Highway 99) - significant concerns to resolve – site context and neighbourhood compatibility, traffic considerations
  - ✓ Explore other suitable options
  - ✓ Consider greater flexibility in guidelines to achieve creative solutions
    - Tenure of housing (rental and ownership)
    - Unrestricted market component (limited, predominantly employee)
    - Flexibility helps to address form of housing, density, project viability, livability and affordability

GUIDELINES PROPOSED REVISIONS

- Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall optimize the amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to occupancy, price and rent restrictions secured through a Housing Agreement Bylaw and Housing Covenant registered on title in favour of the Resort Municipality of Whistler.

1. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development.

GUIDELINES PROPOSED REVISIONS

Other revisions:

- ✓ Revisions to address sales price restrictions for ownership units similar to rent restrictions for rental units. Note: additional revision proposed to address sales price escalation for ownership units.
- ✓ Removal of guideline pertaining to current priorities for housing needs – provides greater flexibility – needs to be addressed in consultation with RMOW and WHA. Note: additional revision proposed to address WHA ownership and rental waitlists.
- ✓ Additional language to address consistency with site context – add form of housing, and consideration of visual and solar access impacts. Note: additional revision proposed to simplify this language.
- ✓ Additional language to address site impacts and character of development – minimize extensive site grading and alteration of natural landscape; site landscaping consistent with mountain character and FireSmart
- ✓ Delete reference to WHA standards for similar developments – proposed developments shall achieve quality design, construction, finishing and livability.
- ✓ Additional language to provide flexibility for consideration in reduction of parking requirements – detailed rationale, unique circumstances and mitigation measures

APPLICATION OF GUIDELINES

- Guidelines to apply equally to any current rezoning application and any that may be received that proposes employee hosing as a community benefit to realize a change of use, increase in density or increase in the accommodation capacity for a property
- Applications evaluated and considered as they are received, subject to Council's full discretion and decision-making authority for rezonings – is not a proposal call
- Guidelines work in conjunction with all applicable OCP policies

RECOMMENDATION

That Council endorse the revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing, dated March 26, 2019, attached as Appendix "A",

With the following additional revisions:

6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. ~~Sales prices and rents~~ Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office). Sales prices will be permitted to increase by the percentage change in the Core Consumer Price Index for Canada from the date of purchase to the date of sale, consistent with current WHA standard housing agreements.
8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA. Consideration is to be given to Whistler Housing Authority ownership and rental waitlists.
9. Proposed densities, scale of development and form of housing should be appropriate for the site context. ~~Impacts on scenic views, and views and solar access for adjacent properties should be minimized.~~ Visual impacts and impacts on solar access should be minimized.

Private Sector Employee Housing Initiative - Recommendations

Council Presentation

September 18, 2018

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Canada V0N 1B4
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Application Review

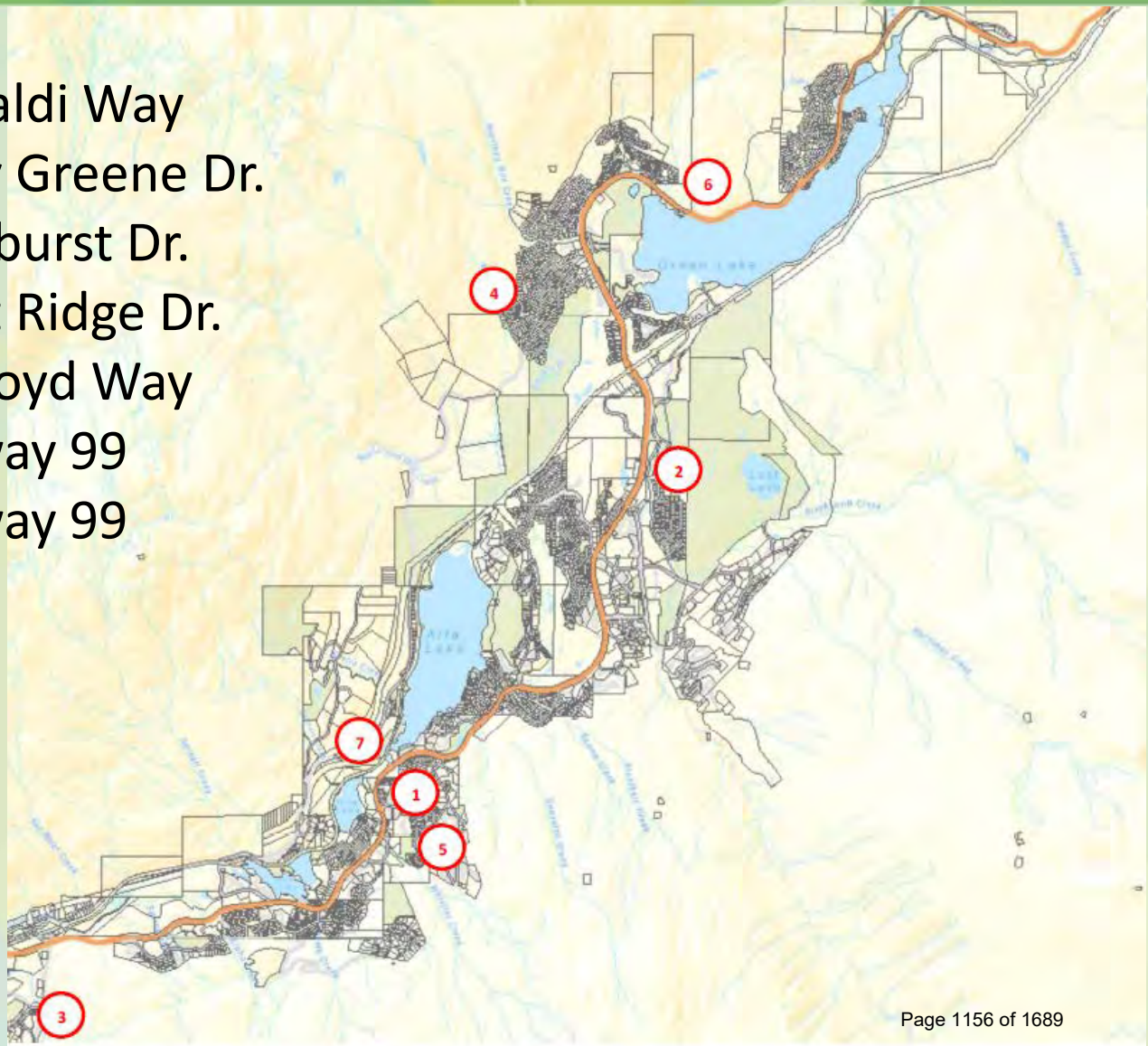
Date	Task
May 31, 2018	Preliminary applications received
June 2018	Staff review & comment to applicants
August 7, 2018	Revised applications received
August 2018	Staff evaluation of revised applications
September 2018	Council provides direction on applications supported for further review & processing
September 2018	Continue processing applications supported for further review (including open house & public hearing)

Preliminary Applications Received

	August 2018 Updated Proposals	
File Number - Address	**Dwelling Units Proposed**	**Bed Units Proposed**
RZ1144 - 2077 Garibaldi Way	48 apartments	144
RZ1146 - 7104 Nancy Greene Dr.	47 apartments	122
RZ1147 - 1315 Cloudburst Dr.	24 (of 56 apartments)	78 (of 156)
RZ1150 - 5298 Alta Lake Road	Application withdrawn	
RZ1151 - 8629 Forest Ridge Dr.	2 market townhomes & 2 WHA townhomes	16
RZ1152 - 2028 Rob Boyd Way	2 shared apartments (or 1 dormitory)	8 (or 2)
RZ1153 - 8975 Highway 99 ('Rainbow Ridge')	99 apartments & 48 dorm beds	339
RZ1154 - 1525 Highway 99 ('Zen Lands')	Application withdrawn	
RZ1155 - 2671 Highway 99 ('Interlakes')	69 apartments	~173
Total	324 apartments + 48 dormitory beds	948

Location Overview

1. RZ1144 2077 Garibaldi Way
2. RZ1146 7104 Nancy Greene Dr.
3. RZ1147 1315 Cloudburst Dr.
4. RZ1151 8629 Forest Ridge Dr.
5. RZ1152 2028 Rob Boyd Way
6. RZ1153 8975 Highway 99
7. RZ1155 2671 Highway 99



Criteria for Assessment

Criteria:

- ✓ OCP Policies,
- ✓ Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing,
- ✓ See Report 18-040 for complete list.

Interpretation:

Value	Interpretation
√	Meets the criterion
Partial	Meets some aspects of the criterion
X	Does not meet the criterion

Evaluation Criteria

	Evaluation Criteria
Affordability	100% employee housing with standard registered Housing Agreement.
	100% rental housing.
	Achieves housing objectives for affordability and type of unit.
Neighbourhood Context	Land designated for development of residential accommodation.
	Land within or adjacent to existing neighbourhoods.
	Densities and scale consistent with neighbourhood.
	Walking distance to transit, trails, amenities, and services.
	Previously disturbed site or site requiring minimal alteration.
	Views and scenery are preserved.
Servicing & Traffic	Easily served by existing infrastructure and services.
	Additional traffic volumes do not exceed service capacity.
	Site is easily accessible from adjacent roadway.
Site Planning	Adequate green space is provided.
	Meets the parking requirements of the Zoning Bylaw
	Minimal impacts on any environmentally sensitive lands.
	20 m buffer on Hwy 99 is preserved.
Building Design	Adequate storage and laundry facilities.
	Achieves RMOW green building standards.

Affordability

- All proposed rents are 20% or less than market rents.
- Pro formas were submitted for each proposal.
- Financial information under review by an independent third party.

2077 Garibaldi Way – RZ1144

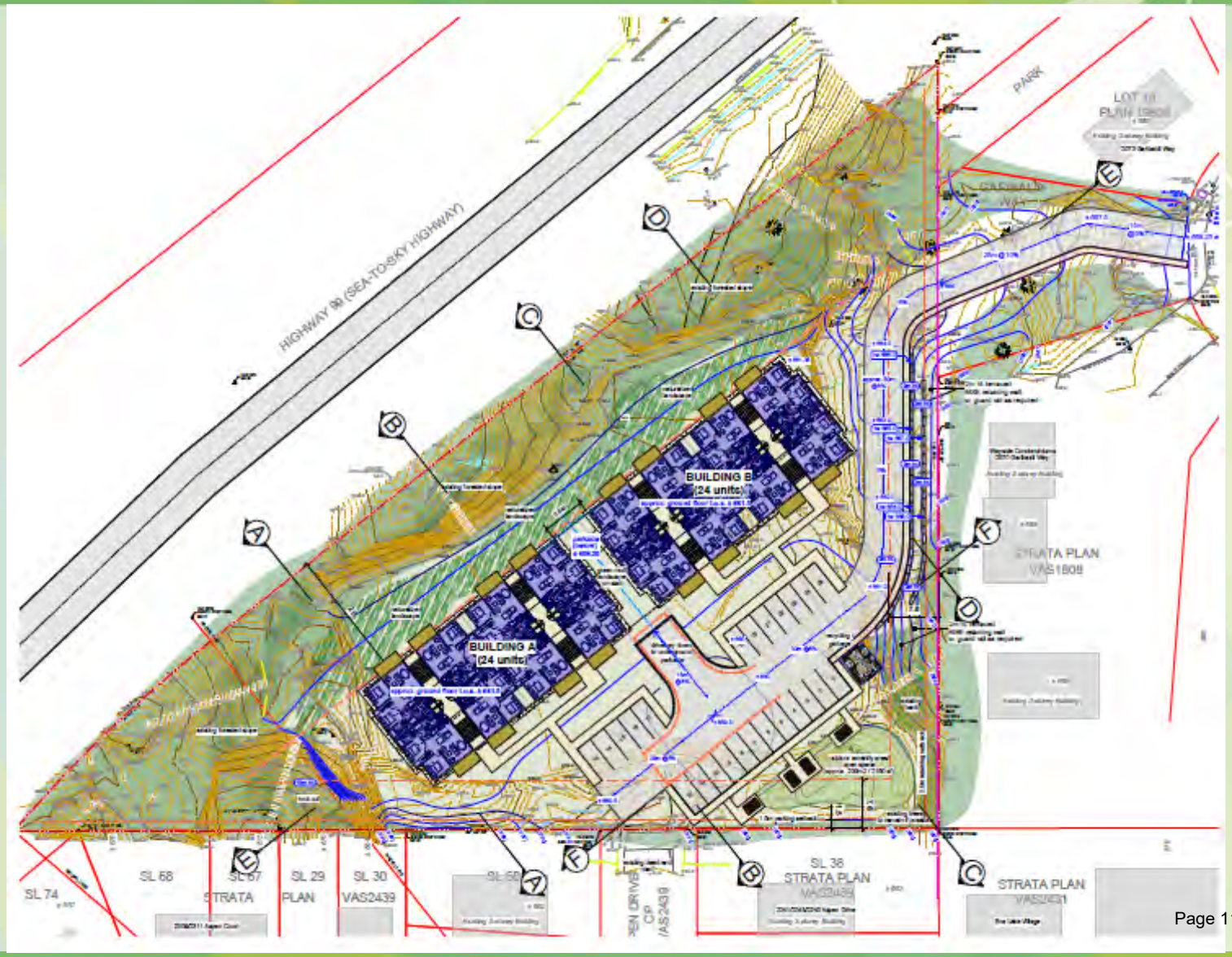
RZ1144 Proposal Overview

	RZ1144 Proposal
Current Zoning	RS-E1 Zone (Residential Single Estate One)
Number of Dwelling Units	48 Apartments
Number of Bed Units	144
Site Area	8841 m^2
Total Gross Floor Area	3523 m^2
Floor Space Ratio	0.398
Proposed Setbacks	20 m from HWY 99 7.6 m from other two sides
Unit Mix/ Unit Size	48 - 2BR units @ 73.4 m^2 each
Total Parking Provided	77 stalls
Surface Parking	25 stalls
Underground Parking	52 stalls
Height	10.6 m (3 stories + under-ground parking)

Site Conditions

Site Conditions

Site Plan


HIGHWAY 99 (SEA-TO-SKY HIGHWAY)
BUILDING B
(24 units)
BUILDING A
(24 units)
PARK
STRATA PLAN
VAS1809
SL 74
SL 68
SL 67
STRATA
PLAN
SL 29
SL 30
VAS2439
SL 38
STRATA PLAN
STRATA PLAN

Renderings

LOOKING TOWARD ENTRY- PROPOSED

RZ1144 Evaluation

	Evaluation Criteria	Analysis
Affordability	100% employee housing with standard registered Housing Agreement.	√
	100% rental housing.	√
	Achieves housing objectives for affordability and type of unit.	√
Neighbourhood Context	Land designated for development of residential accommodation.	√
	Land within or adjacent to existing neighbourhoods.	√
	Densities and scale consistent with neighbourhood.	√
	Walking distance to transit, trails, amenities, and services.	√
	Previously disturbed site or site requiring minimal alteration.	√
	Views and scenery are preserved.	√
Servicing & Traffic	Easily served by existing infrastructure and services.	√
	Additional traffic volumes do not exceed service capacity.	**partial**
	Site is easily accessible from adjacent roadway.	√
Site Planning	Adequate green space is provided.	**partial**
	Meets the parking requirements of the Zoning Bylaw	√
	Minimal impacts on any environmentally sensitive lands.	√
	20 m buffer on Hwy 99 is preserved.	√
Building Design	Adequate storage and laundry facilities.	√
	Achieves RMOW green building standards.	√

RZ1144 Recommendation

Features:

- ✓ Close proximity to transit and services,
- ✓ 20 m buffer on Highway 99,
- ✓ Limited visual impacts for neighbouring properties,
- ✓ Proposed rents 20-40 % less than market rates,
- ✓ Density consistent with other multifamily in neighbourhood,
- ✓ Local roads sufficient to accommodate the additional traffic.

Concerns:

- ✓ Wait time for southbound turn movement onto Highway 99,
- ✓ Limited usable green space.

Recommendation:

- ✓ Staff recommend that this application be considered for further review and processing.

7104 Nancy Greene Drive – RZ1146

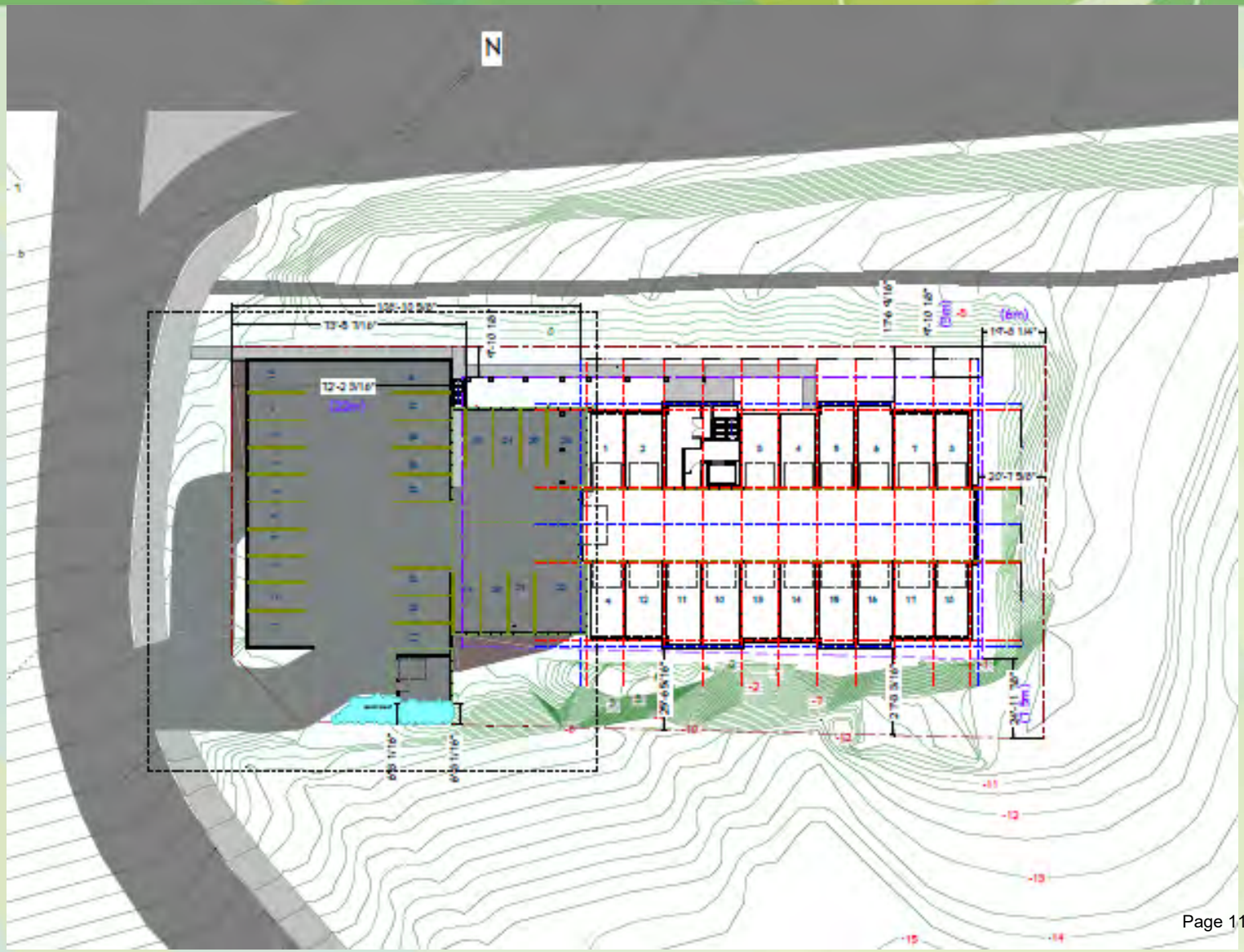
RZ1146 Proposal Overview

	RZ1146 Proposal
Current Zoning	RS-E1 Zone (Residential Single Estate One)
Number of Dwelling Units	47 Apartments
Number of Bed Units	122
Site Area	0.28 ha
Total Gross Floor Area	3412 m^2
Floor Space Ratio	1.3
Proposed Setbacks	22 m from Nancy Green Drive (front) 6.0 m rear 7.5 m side @ Fitzsimmons Walk 3.0 m side @ HWY 99
Unit Mix/ Unit Size	31 - 1BR units ranging from 43 m^2 to 61 m^2 16 - 2BR units @ 68 m^2
Total Parking Provided	62
Surface Parking	18
Underground Parking	44
Height	11.0 m (4 stories + under-ground parking)

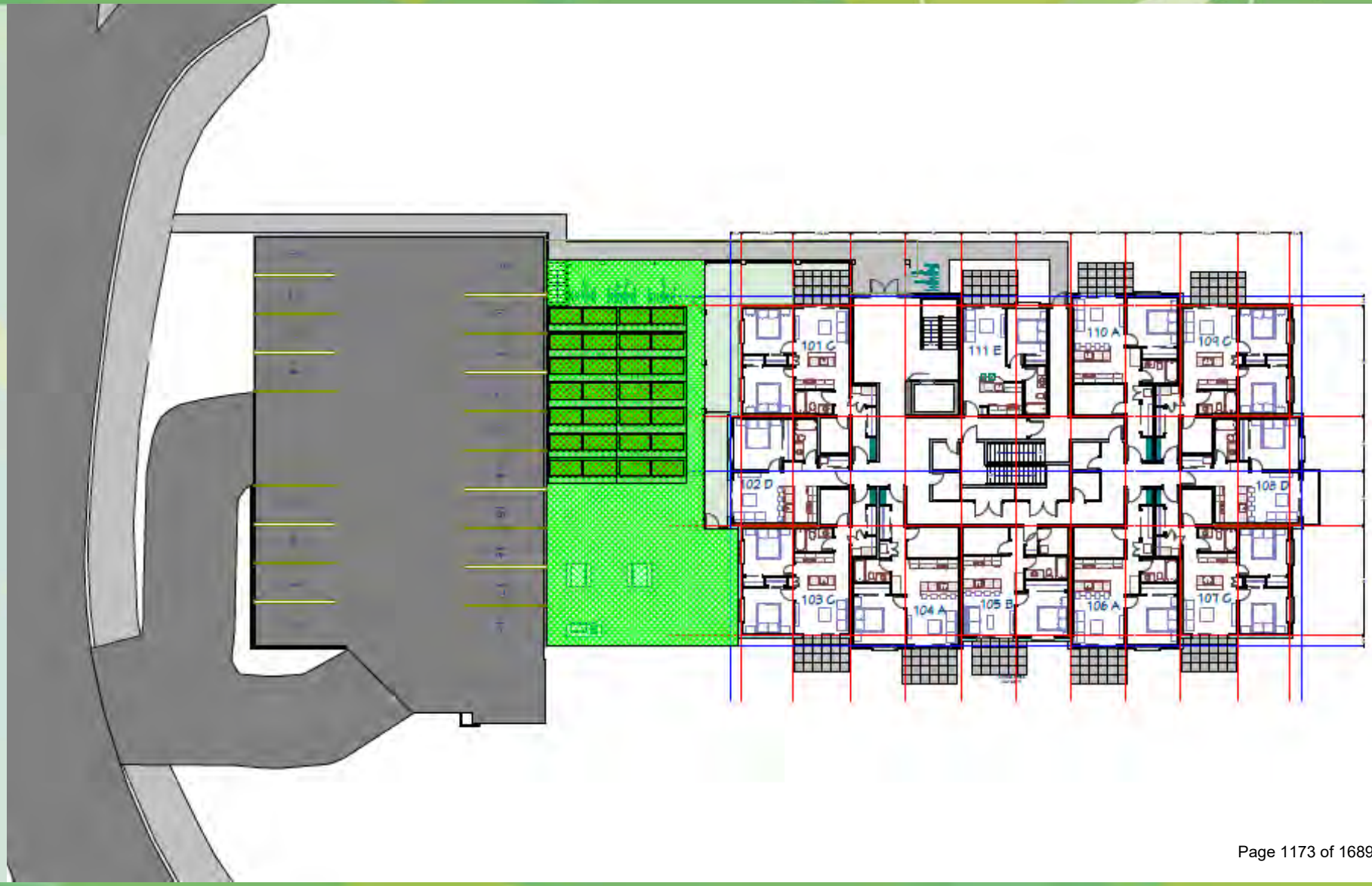
Site Conditions

Site Conditions

Site Plan



Site Plan



Renderings

RZ1146 Evaluation

	Evaluation Criteria	Analysis
Affordability	100% employee housing with standard registered Housing Agreement.	√
	100% rental housing.	√
	Achieves housing objectives for affordability and type of unit.	√
Neighbourhood Context	Land designated for development of residential accommodation.	√
	Land within or adjacent to existing neighbourhoods.	√
	Densities and scale consistent with neighbourhood.	partial
	Walking distance to transit, trails, amenities, and services.	√
	Previously disturbed site or site requiring minimal alteration.	√
	Views and scenery are preserved.	√
Servicing & Traffic	Easily served by existing infrastructure and services.	√
	Additional traffic volumes do not exceed service capacity.	partial
	Site is easily accessible from adjacent roadway.	√
Site Planning	Adequate green space is provided.	partial
	Meets the parking requirements of the Zoning Bylaw	√
	Minimal impacts on any environmentally sensitive lands.	√
	20 m buffer on Hwy 99 is preserved.	x
Building Design	Adequate storage and laundry facilities.	√
	Achieves RMOW green building standards.	√

RZ1146 Recommendation

Features:

- ✓ Close proximity to transit and services,
- ✓ Utilizes a previously disturbed site,
- ✓ Very close proximity to the Village,
- ✓ Proposed rents 20-40 % less than market rates.

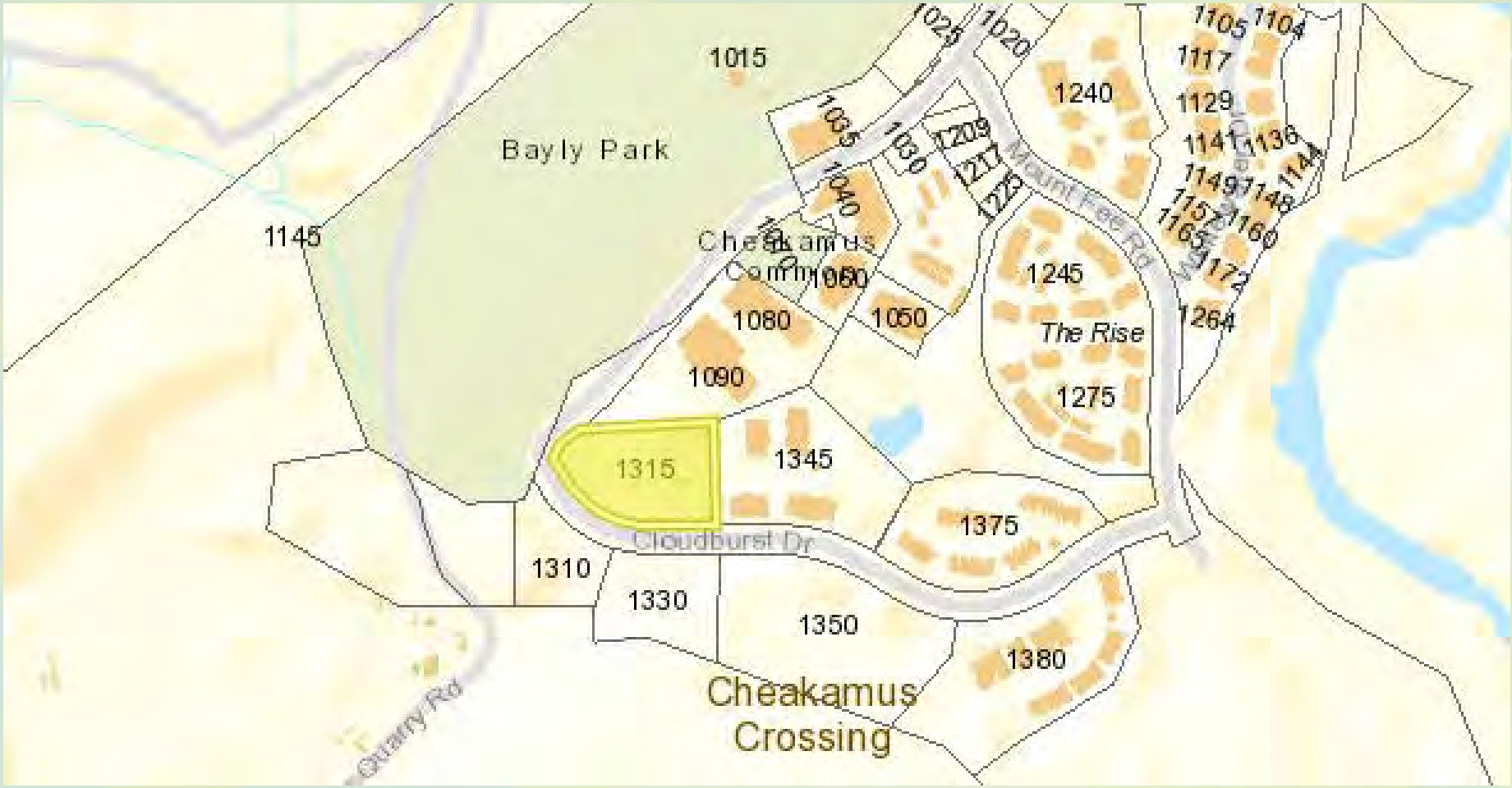
Concerns:

- ✓ Scale and massing,
- ✓ Limited green space,
- ✓ Minimal opportunity for buffering Highway 99.

Recommendation:

- ✓ Staff recommend that this application be considered for further review and processing.

1315 Cloudburst Drive – RZ1147



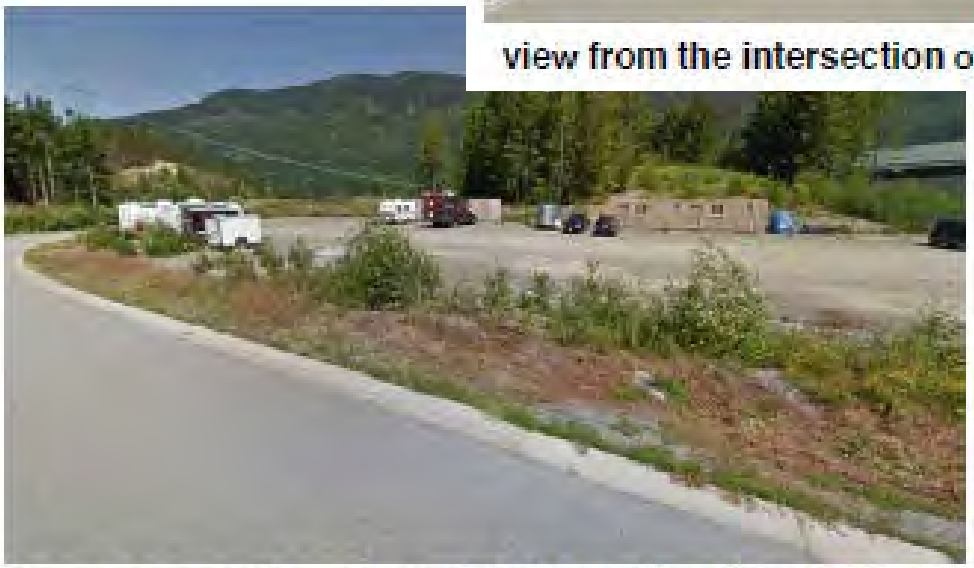
RZ1147 Proposal Overview

	RZ1147 Proposal
Current Zoning	AC3 Zone (Athletes' Centre Three)
Number of Dwelling Units	24 Apartments (of 56 total)
Number of Bed Units	78
Site Area	0.66 ha
Total Gross Floor Area	4046 m^2
Floor Space Ratio	0.63
Proposed Setbacks	9.5 m from Legacy Way (front) 6.0 m from all other lot lines 4.0 m between principal buildings
Unit Mix/ Unit Size	16 - 1BR @ 41 m^2 36 - 2BR ranging from 60 m^2 to 77 m^2 4 - 3BR @ 109 m^2
Total Parking Provided	77
Surface Parking	15
Underground Parking	62
Height	Two buildings: 14 m & 7 m (4 stories and 2 stories, + u/g parking)

Site Conditions

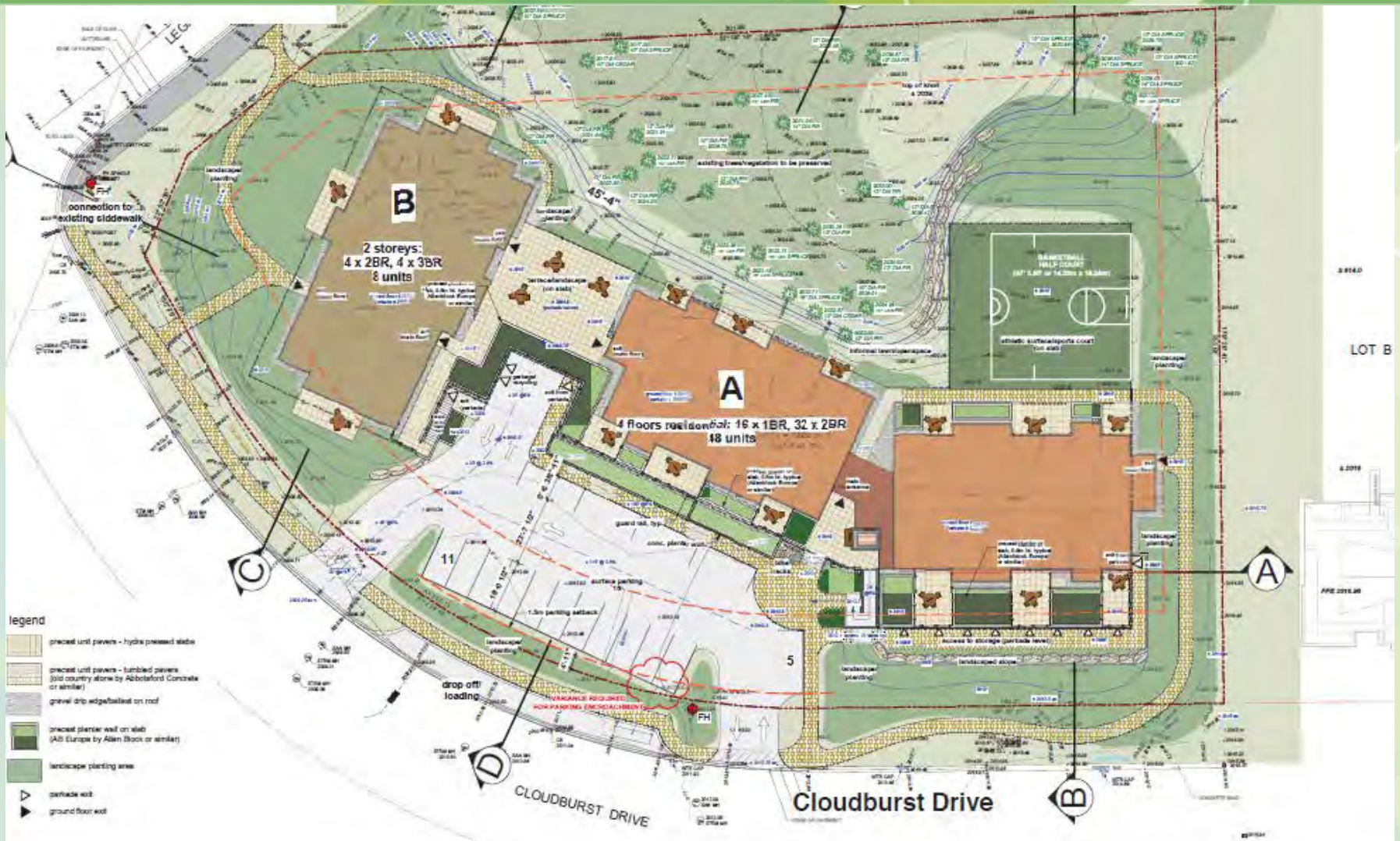
Site Conditions

view from the intersection of legacy way/cloudburst



views along south property boundary / cloudburst drive

Site Plan


B
2 storeys:
4 x 2BR, 4 x 3BR
8 units
A
4 floors residential: 16 x 1BR, 32 x 2BR
48 units
connection to existing sidewalk
LOT B
drop off/ loading
CLOUDBURST DRIVE
Cloudburst Drive
legend

Rendering


1 SITE OVERVIEW
2 BACK OF UNITS - SPORTS COURT
3 LOOKING SOUTH-EAST CLOUDBURST DRIVE

RZ1147 Evaluation

	Evaluation Criteria	Analysis
Affordability	100% employee housing with standard registered Housing Agreement.	√
	100% rental housing.	√
	Achieves housing objectives for affordability and type of unit.	√
Neighbourhood Context	Land designated for development of residential accommodation.	√
	Land within or adjacent to existing neighbourhoods.	√
	Densities and scale consistent with neighbourhood.	√
	Walking distance to transit, trails, amenities, and services.	√
	Previously disturbed site or site requiring minimal alteration.	√
	Views and scenery are preserved.	√
Servicing & Traffic	Easily served by existing infrastructure and services.	√
	Additional traffic volumes do not exceed service capacity.	**partial**
	Site is easily accessible from adjacent roadway.	√
Site Planning	Adequate green space is provided.	√
	Meets the parking requirements of the Zoning Bylaw	√
	Minimal impacts on any environmentally sensitive lands.	√
	20 m buffer on Hwy 99 is preserved.	√
Building Design	Adequate storage and laundry facilities.	√
	Achieves RMOW green building standards.	√

RZ1147 Recommendation

Features:

- ✓ Close proximity to transit and services,
- ✓ Previously disturbed parcel,
- ✓ Proposed rents 20-40 percent less than market rates,
- ✓ The density of the proposal is consistent with neighbourhood,
- ✓ Generous green space and social areas.

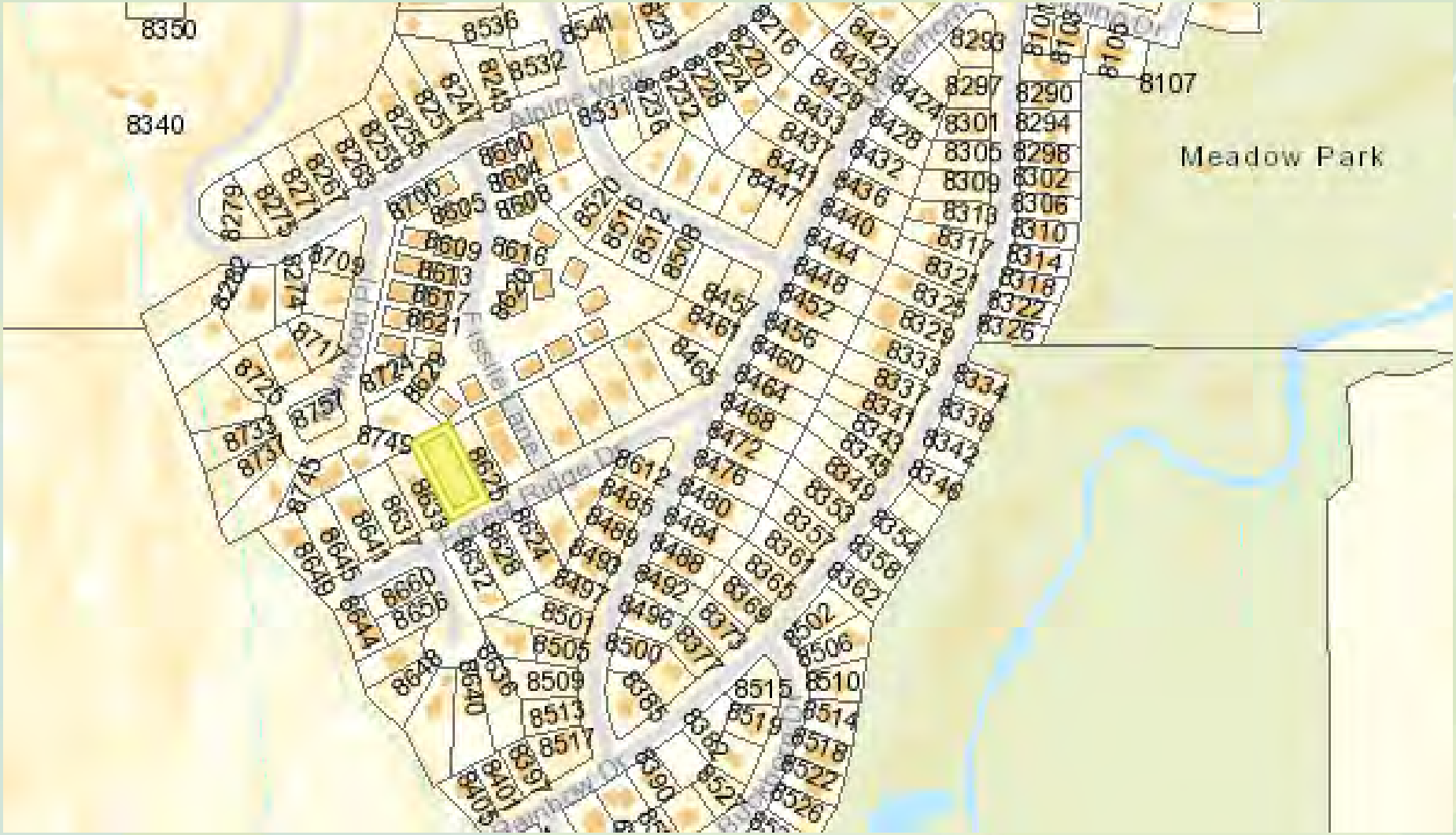
Concerns:

- ✓ None (traffic report pending).

Recommendation:

- ✓ Staff recommend that this application be considered for further review and processing.

8629 Forest Ridge Drive – RZ1151



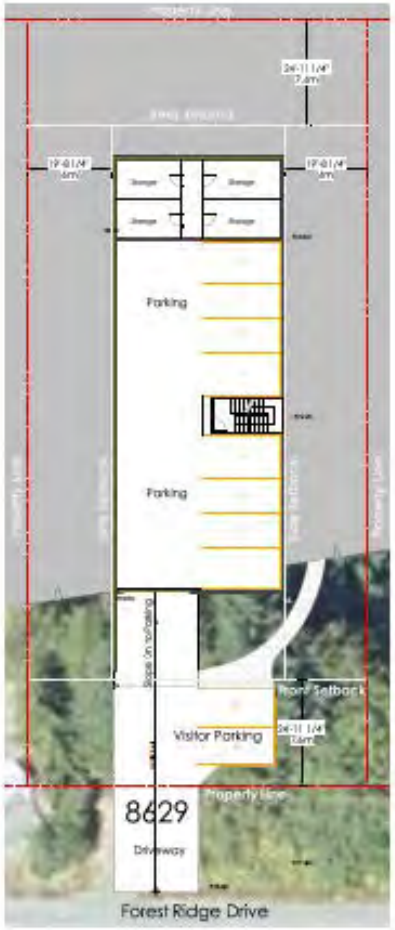
RZ1151 Proposal Overview

	RZ1151 Proposal
Current Zoning	RI1 Zone (Residential Infill One)
Number of Dwelling Units	4
Number of Bed Units	16
Site Area	1336 m^2
Total Gross Floor Area	535 m^2
Floor Space Ratio	0.40
Proposed Setbacks	7.6 m from Forest Ridge Drive (front) 6.0 m sides 7.6 m rear
Unit Mix/ Unit Size	2 – 3BR market town homes @ 134 m^2 2 – 3BR employee town homes @ 134 m^2
Total Parking Provided	10 stalls
Surface Parking	2 stalls
Underground Parking	8 stalls
Height	7.55 m (2 stories above parking)

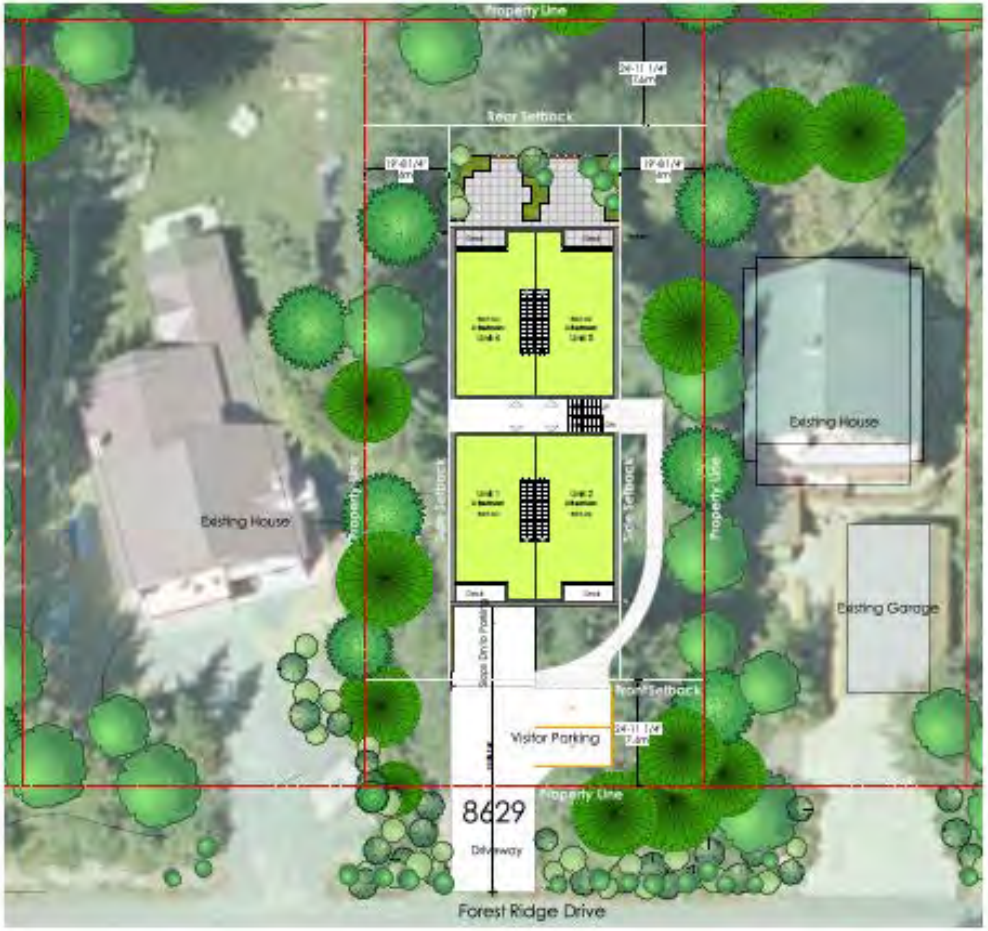
Site Conditions

Site Conditions

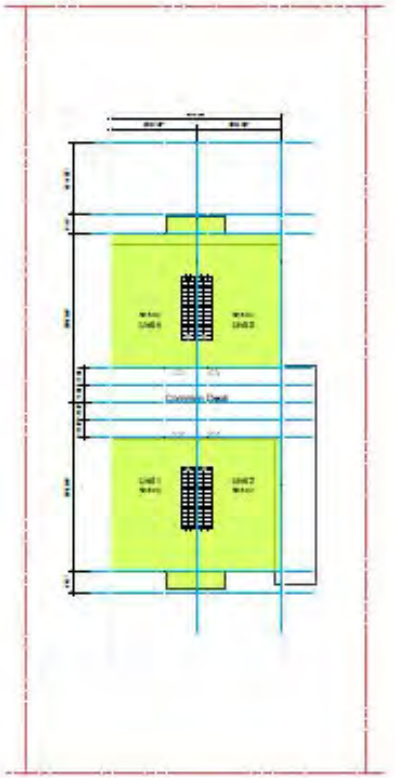
Site Plan



Underground Parking



Level 1 Plan



Level 2 Plan

Renderings


Existing 3 Storey House
Proposed 4-Plex


Proposed 4-Plex
Existing 2 Storey House
Forest Ridge Drive

RZ1151 Evaluation

	Evaluation Criteria	Analysis
Affordability	100% employee housing with standard registered Housing Agreement.	**X**
	100% rental housing.	**x**
	Achieves housing objectives for affordability and type of unit.	**partial**
Neighbourhood Context	Land designated for development of residential accommodation.	**√**
	Land within or adjacent to existing neighbourhoods.	**√**
	Densities and scale consistent with neighbourhood.	**partial**
	Walking distance to transit, trails, amenities, and services.	**√**
	Previously disturbed site or site requiring minimal alteration.	**√**
	Views and scenery are preserved.	**√**
Servicing & Traffic	Easily served by existing infrastructure and services.	**√**
	Additional traffic volumes do not exceed service capacity.	**partial**
	Site is easily accessible from adjacent roadway.	**√**
Site Planning	Adequate green space is provided.	**partial**
	Meets the parking requirements of the Zoning Bylaw	**√**
	Minimal impacts on any environmentally sensitive lands.	**√**
	20 m buffer on Hwy 99 is preserved.	**√**
Building Design	Adequate storage and laundry facilities.	**√**
	Achieves RMOW green building standards.	**√**

RZ1151 Recommendation

Features:

- ✓ Innovative approach to applying gross floor area to the parcel:

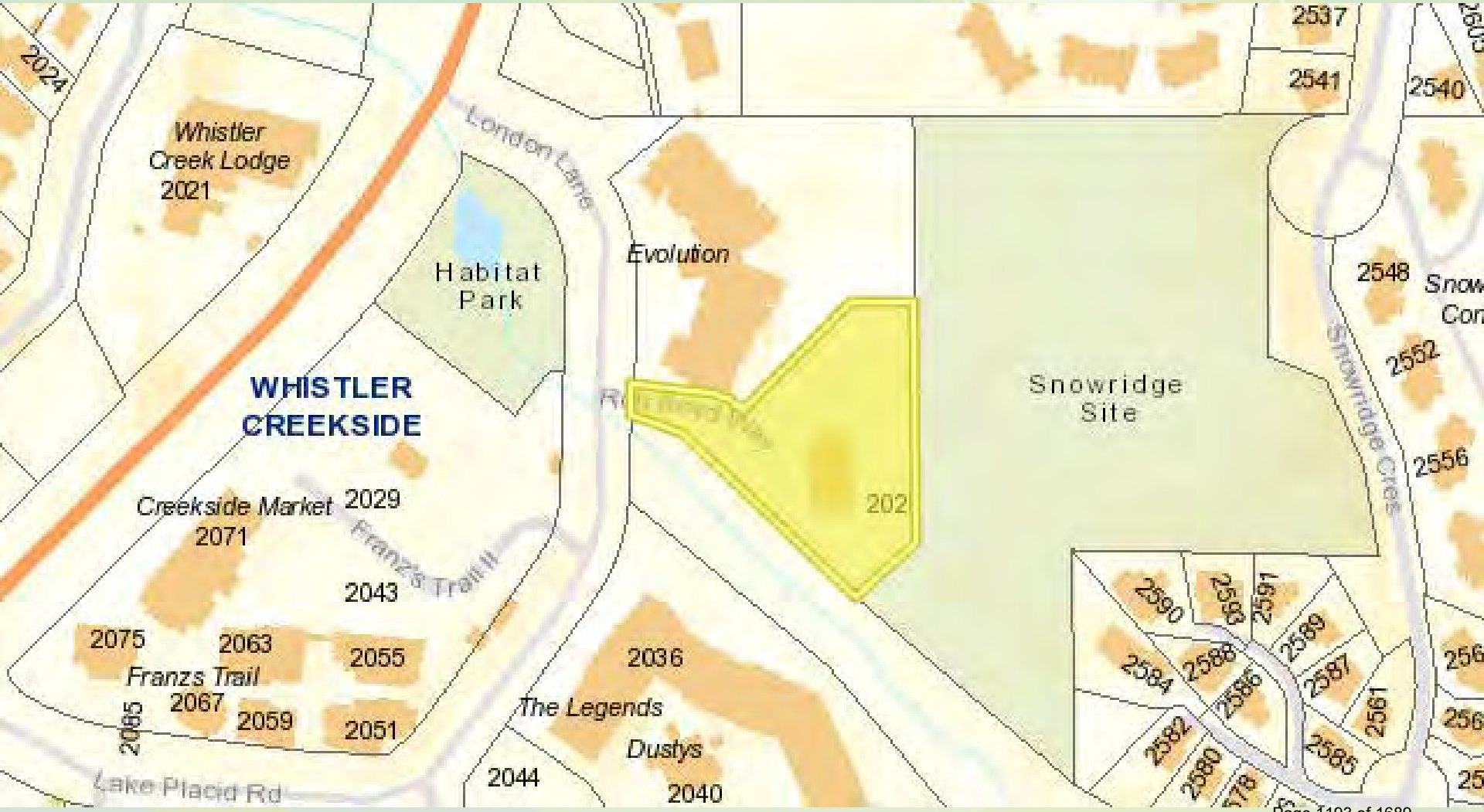
Concerns:

- ✓ 2 of the 4 townhouse units are not employee housing units.
- ✓ Less affordable relative to other applications received.
- ✓ FSR slightly greater than development potential under existing zoning.
- ✓ Limited green space provided.

Recommendation:

- ✓ Staff Do Not recommend that this application be considered for further review and processing.

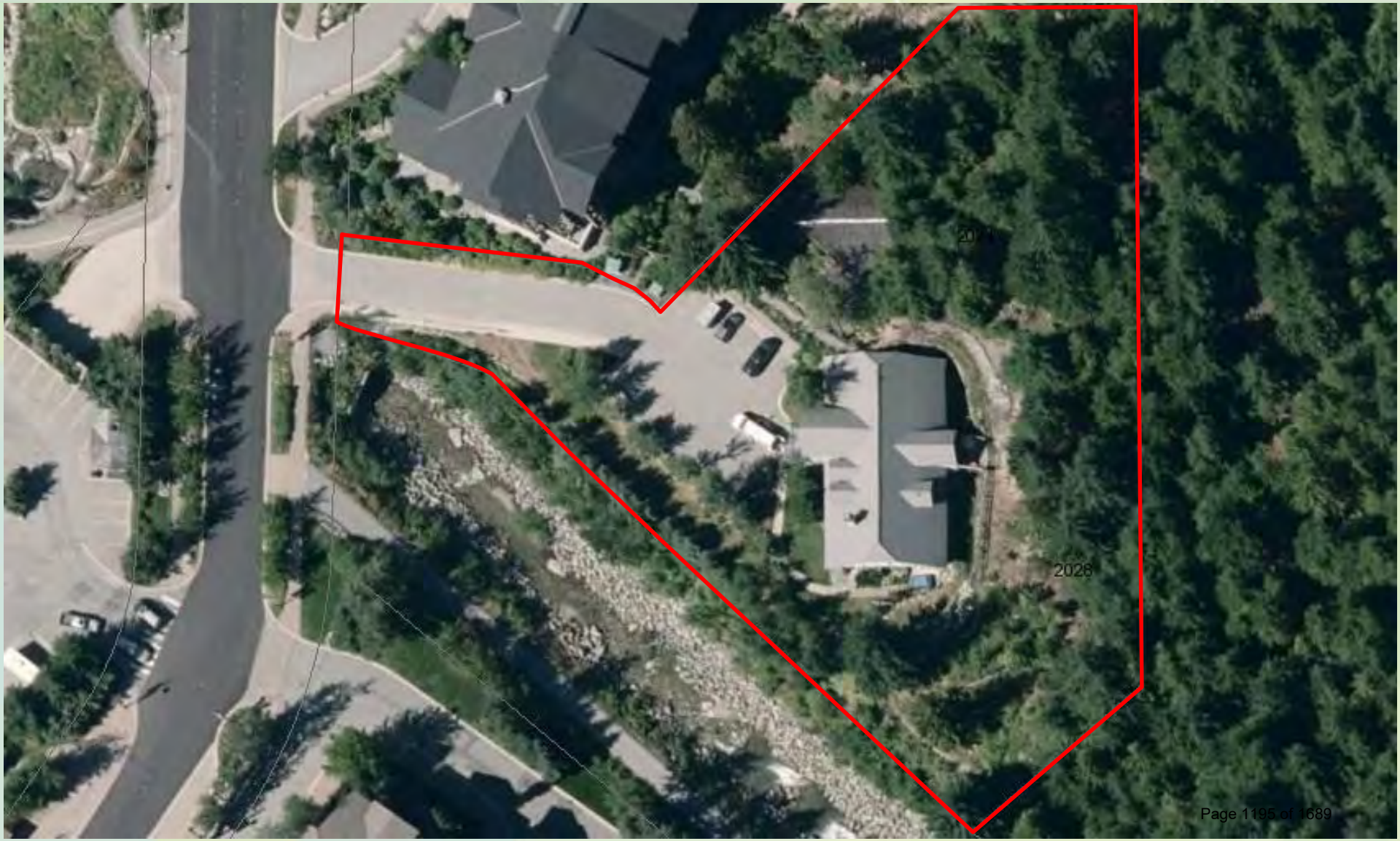
2028 Rob Boyd Way – RZ1152



RZ1152 Proposal Overview

	RZ1152 Proposal 1	RZ1152 Proposal 2
Current Zoning	CC2 (Commercial Core Two)	CC2 (Commercial Core Two)
Number of Dwelling Units	1	2
Number of Bed Units	2	8
Site Area	5690 m^2	5690 m^2
Total Gross Floor Area	None (recommissioning existing unused cabin)	240 m^2
Floor Space Ratio	0.16	0.20
Proposed Setbacks	unchanged	5.7 m from new building to northwest parcel line, otherwise unchanged.
Unit Mix/ Unit Size	I dormitory containing up to four double beds	2 - 4BR apartments @ 120 m^2
Total Parking Provided	24	26
Surface Parking	24	22
Underground Parking	0	4
Height	Two stories	Two stories + parking level

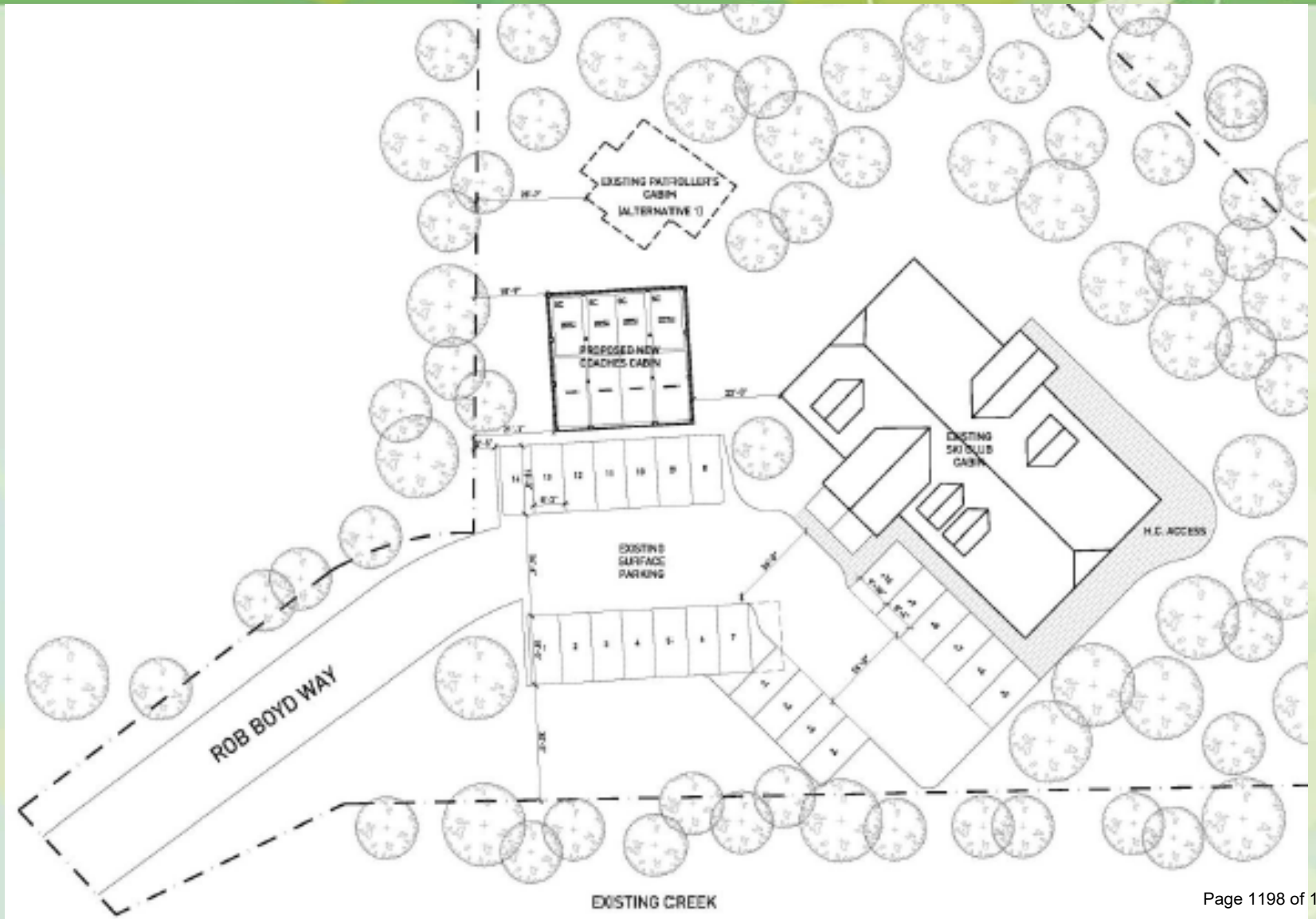
Site Conditions



Site Conditions

Site Conditions

Site Plan


EXISTING PATROLLER'S CABIN (ALTERNATIVE 1)
PROPOSED NEW COACHES CABIN
EXISTING SKI CLUB CABIN
H.C. ACCESS
EXISTING SURFACE PARKING
ROB BOYD WAY
EXISTING CREEK

Rendering

RZ1152 Evaluation

	Evaluation Criteria	Analysis
Affordability	100% employee housing with standard registered Housing Agreement.	√
	100% rental housing.	√
	Achieves housing objectives for affordability and type of unit.	√
Neighbourhood Context	Land designated for development of residential accommodation.	√
	Land within or adjacent to existing neighbourhoods.	√
	Densities and scale consistent with neighbourhood.	√
	Walking distance to transit, trails, amenities, and services.	√
	Previously disturbed site or site requiring minimal alteration.	√
	Views and scenery are preserved.	√
Servicing & Traffic	Easily served by existing infrastructure and services.	√
	Additional traffic volumes do not exceed service capacity.	**partial**
	Site is easily accessible from adjacent roadway.	√
Site Planning	Adequate green space is provided.	**partial**
	Meets the parking requirements of the Zoning Bylaw	√
	Minimal impacts on any environmentally sensitive lands.	√
	20 m buffer on Hwy 99 is preserved.	√
Building Design	Adequate storage and laundry facilities.	√
	Achieves RMOW green building standards.	√

RZ1152 Recommendation

Features:

- ✓ Close proximity to transit and services,
- ✓ Proposed rents up to 20% less than market rates.

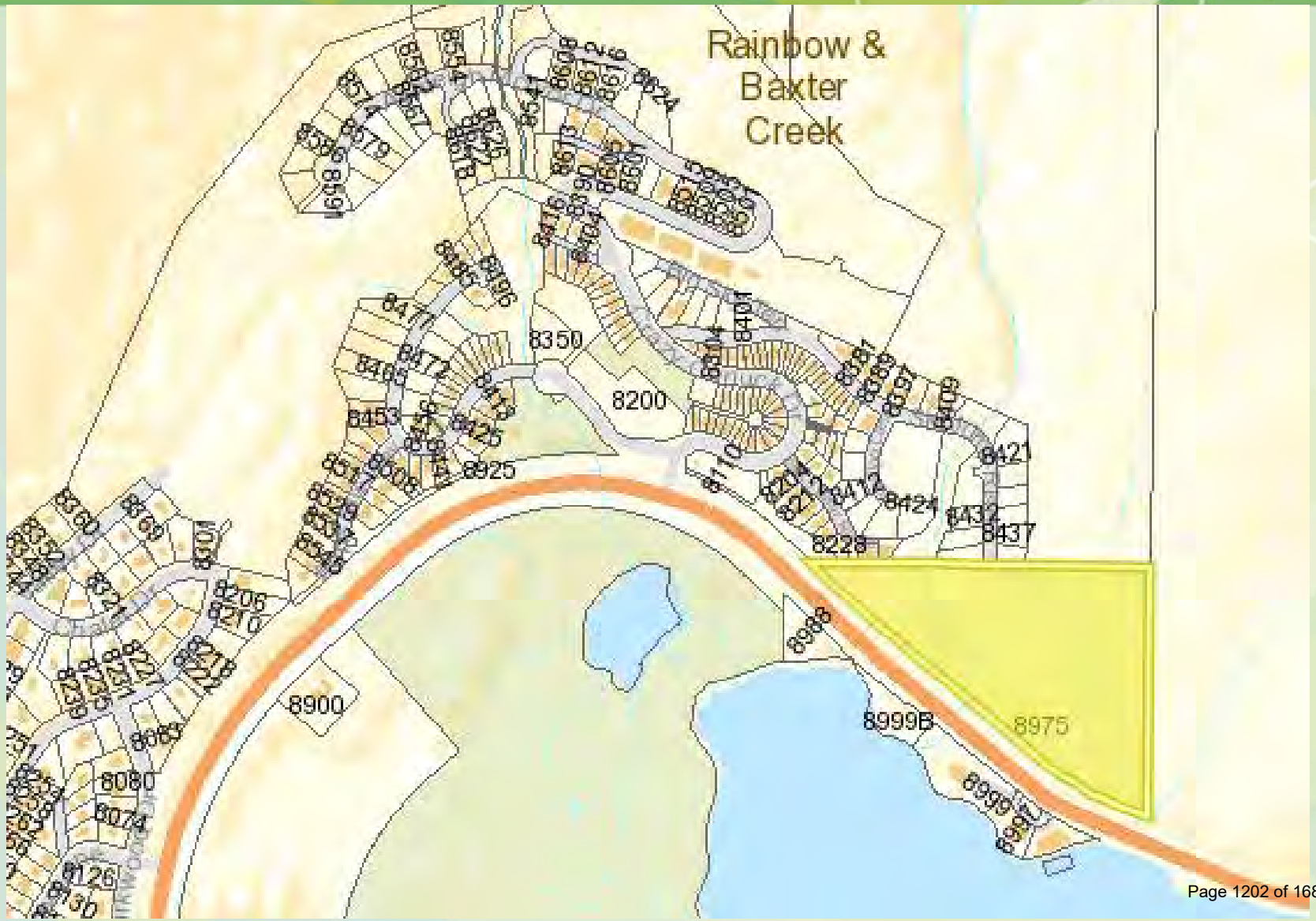
Concerns:

- ✓ Traffic study is pending.
- ✓ Limited usable green space.

Recommendation:

- ✓ Staff recommend that this application be considered for further review and processing.

8975 Highway 99 – RZ1153 ('Rainbow Ridge')



RZ1153 Proposal Overview

	RZ1153 Proposal
Current Zoning	RS-E1 Zone (Residential Single Estate One)
Number of Dwelling Units	99 Apartments & 48 Dormitory Beds
Number of Bed Units	339
Site Area	5.66 ha
Total Gross Floor Area	11,417 m^2
Floor Space Ratio	0.23
Proposed Setbacks	20 m from HWY 99 10 m from all other sides
Unit Mix/ Unit Size	21 – Studio @ 36 m^2 33 – 1BR @ 48 m^2 36 – 2BR ranging from 62 m^2 to 71 m^2 9 – 3BR @ 86 m^2 48 Dormitory Beds (80 m^2)
Total Parking Provided	240
Surface Parking	115
Underground Parking	125
Height	15.6-19.0 m (3 & 4 stories + parking)

Site Conditions

Site Conditions

Site Plan


RAINBOW RIDGE
ecosign
Existing Rainbow Development
Trudy's Landing Water Easement
10m Setback
Park D
1,100m²
Building C
Park C
700m²
Riparian Protection Area
Building B
New Valley Trail
20m Setback
Park B
500m²
Proposed Valley Trail to Use Existing Road Alignment
Park A-1
300m²
Building A
Park A-2
700m²
Green Lake
10m Setback
VALLEY TRAIL EASEMENT
Temporary Recreational Single Track Inside Valley Trail Easement
Approximate Location of Powerline
HWY 99
Trudy's Landing
To Pemberton
LEGEND
Existing Trails
Proposed Trails
Proposed Pathway
Existing Contours
Proposed Contours
Existing Trees Off Site
Existing Trees On Site
Re - Vegetated Areas
Existing Water / Sewer Easement
Proposed Snow Dump Areas
Recycling Centres 8x8m

Site Plan


Rainbow
Alpine Meadows
Existing Valley Trail
Rainbow Ridge
Highway 99
Proposed Valley Trail
Green
Lake

RZ1153 Evaluation

	Evaluation Criteria	Analysis
Affordability	100% employee housing with standard registered Housing Agreement.	√
	100% rental housing.	√
	Achieves housing objectives for affordability and type of unit.	√
Neighbourhood Context	Land designated for development of residential accommodation.	√
	Land within or adjacent to existing neighbourhoods.	√
	Densities and scale consistent with neighbourhood.	partial
	Walking distance to transit, trails, amenities, and services.	√
	Previously disturbed site or site requiring minimal alteration.	x
	Views and scenery are preserved.	partial
Servicing & Traffic	Easily served by existing infrastructure and services.	partial
	Additional traffic volumes do not exceed service capacity.	partial
	Site is easily accessible from adjacent roadway.	partial
Site Planning	Adequate green space is provided.	√
	Meets the parking requirements of the Zoning Bylaw	√
	Minimal impacts on any environmentally sensitive lands.	partial
	20 m buffer on Hwy 99 is preserved.	√
Building Design	Adequate storage and laundry facilities.	√
	Achieves RMOW green building standards.	√

RZ1153 Recommendation

Features:

- ✓ Close proximity to transit and services,
- ✓ Generous green space and social areas,
- ✓ Preserves the riparian areas,
- ✓ Trail connectivity,
- ✓ Proposed rents 20-40 % less than market rates.

Concerns:

- ✓ Size of development & number of units relative to the limited access,
- ✓ Disturbance of a green field site,
- ✓ Impacts to view & scenery,
- ✓ Traffic volumes - Single access point via strata road, Ski Jump Rise likely requires upgrades,
- ✓ Removal of mature forest.

• Recommendation:

- ✓ Staff Do Not recommend that this application be considered for further review and processing.

2671 Highway 99 – RZ1155 ('Interlakes')

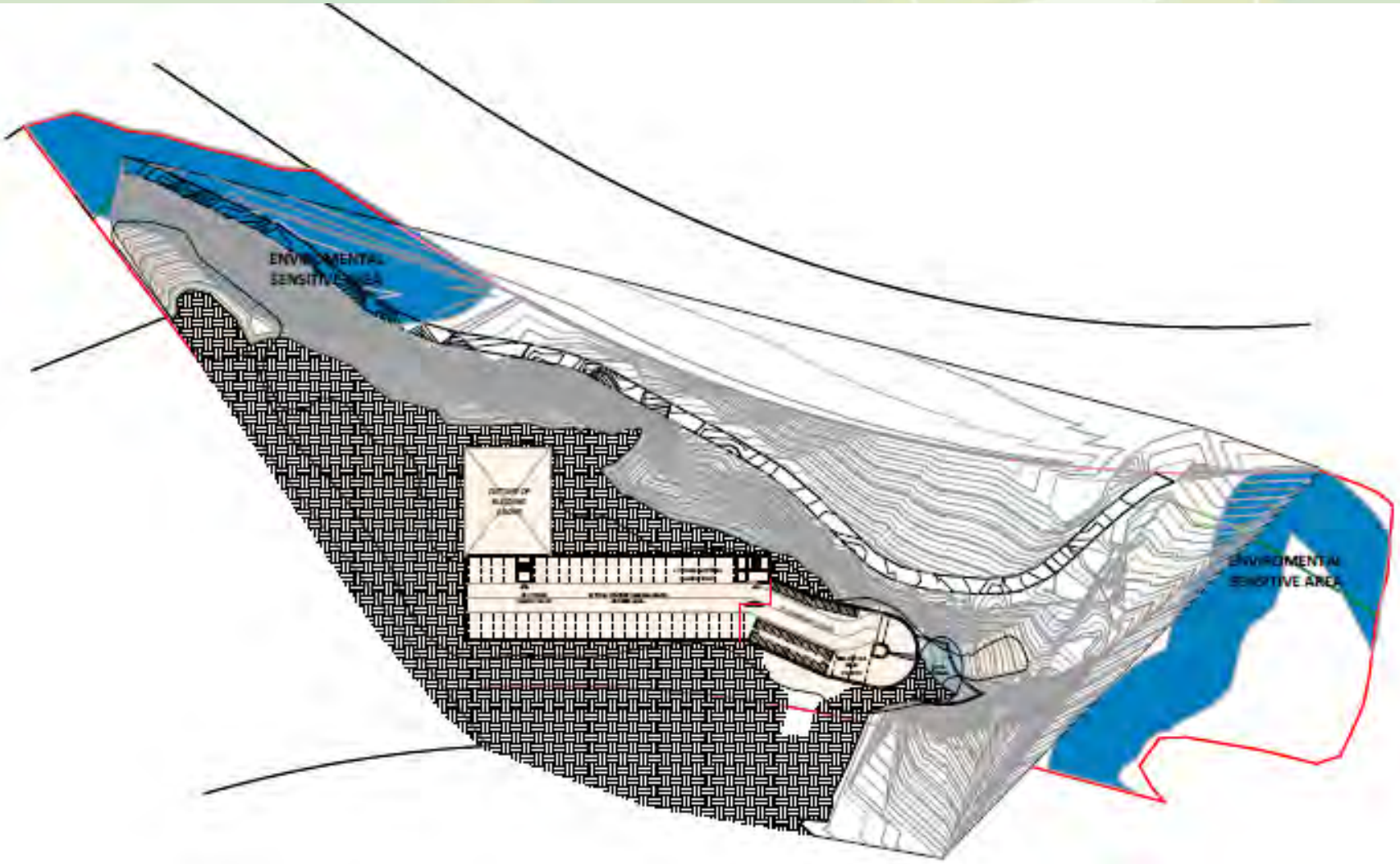
RZ1155 Proposal Overview

	RZ1155 Proposal
Current Zoning	RS-E1 Zone (Residential Single Estate One)
Number of Dwelling Units	69 Apartments
Number of Bed Units	173
Site Area	1.73 ha
Total Gross Floor Area	7116 m^2
Floor Space Ratio	0.42
Proposed Setbacks	7.5 m from HWY 99 (front) 7.5 m from sides 15 m rear
Unit Mix/ Unit Size	39 – Bachelor @ 39 m^2 15 – 1BR @ 50 m^2 12 – 2BR @ 79 m^2 3 – 3BR @ 76 m^2
Total Parking Provided	76 plus
Surface Parking	0
Underground Parking	76
Height	10.7 m (3 stories + 2 u/g parking levels)

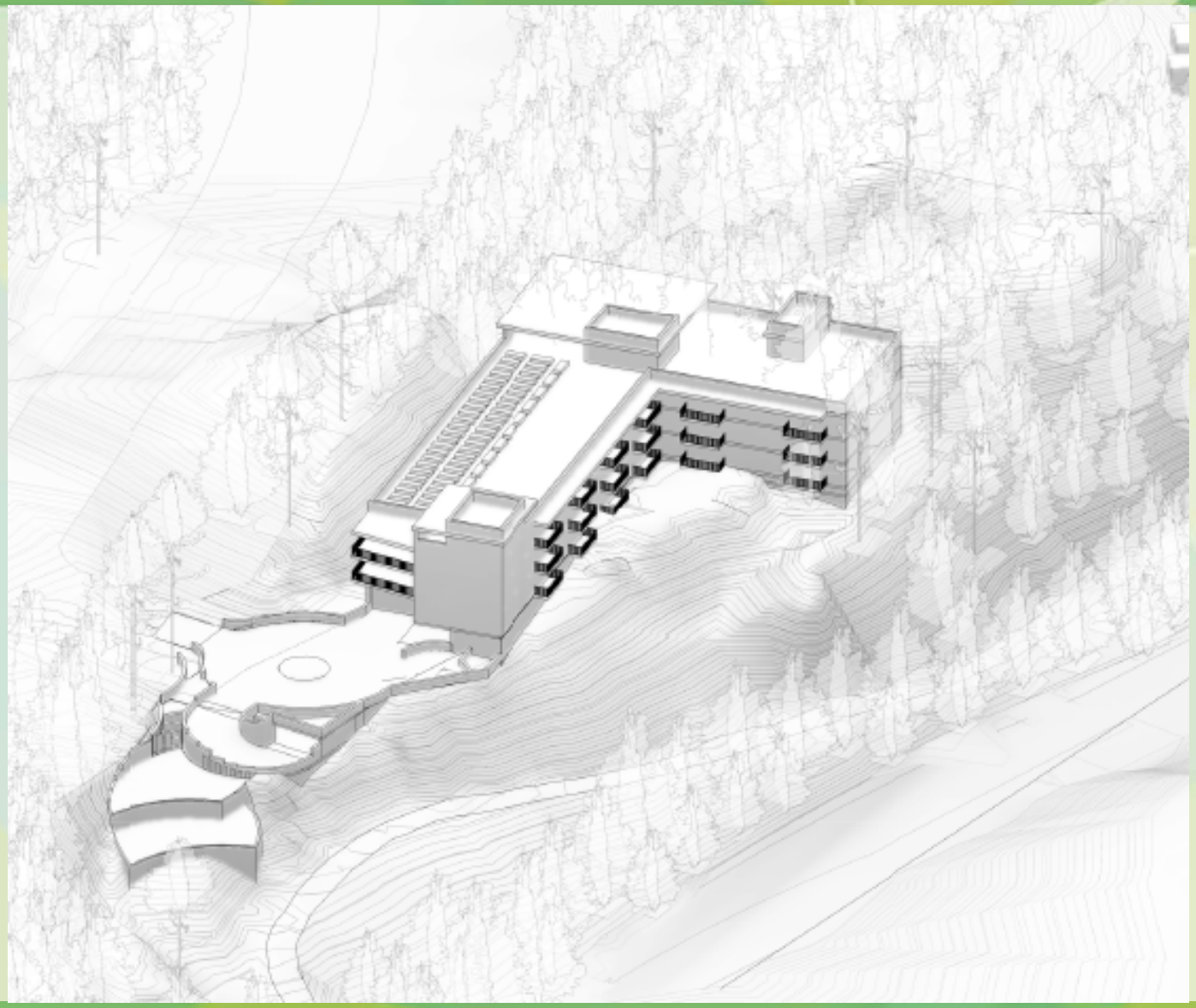
Site Conditions

Site Conditions

Site Plan



Rendering



RZ1155 Evaluation

	Evaluation Criteria	Analysis
Affordability	100% employee housing with standard registered Housing Agreement.	√
	100% rental housing.	√
	Achieves housing objectives for affordability and type of unit.	√
Neighbourhood Context	Land designated for development of residential accommodation.	x
	Land within or adjacent to existing neighbourhoods.	partial
	Densities and scale consistent with neighbourhood.	partial
	Walking distance to transit, trails, amenities, and services.	partial
	Previously disturbed site or site requiring minimal alteration.	√
	Views and scenery are preserved.	x
Servicing & Traffic	Easily served by existing infrastructure and services.	√
	Additional traffic volumes do not exceed service capacity.	√
	Site is easily accessible from adjacent roadway.	x
Site Planning	Adequate green space is provided.	√
	Meets the parking requirements of the Zoning Bylaw	√
	Minimal impacts on any environmentally sensitive lands.	√
	20 m buffer on Hwy 99 is preserved.	x
Building Design	Adequate storage and laundry facilities.	√
	Achieves RMOW green building standards.	√

RZ1155 Recommendation

Features:

- ✓ Convenient access to the Valley Trail,
- ✓ Provides green space and social areas,
- ✓ Preserves the riparian areas
- ✓ Passive House standard of construction & savings on energy costs,
- ✓ Proposed rents in the range of 40-55% less than market rates.

Concerns:

- ✓ Land not designated for residential development in OCP,
- ✓ Longer walking distance to transit & amenities,
- ✓ Views & scenery are impacted,
- ✓ Highway access is problematic,
- ✓ Disturbance of the 20 m vegetated buffer along Highway 99.

Recommendation:

- ✓ Staff Do Not recommend that this application be considered for further review and processing.

Evaluation Summary

Appendix C - Private Employee Housing Initiative - Evaluation Summary Table								
Proposal Address		2077 Garibaldi Way	7104 Nancy Greene Dr.	1315 Cloudburst Dr.	8629 Forest Ridge Dr.	Rob Boyd Way	8975 Hwy 99	2671 Hwy 99
Application #		RZ 1144	RZ1146	RZ1147	RZ1151	RZ1152	RZ1153 (Rainbow)	RZ1155 (Interlakes)
Dwelling Units Proposed		48 apartments	47 apartments	56 apartments	4 townhomes	1 dorm or two apts	99 apt & 48 dorm beds	69 apartments
Bed Units Proposed		144	122	78	16	8	339	173
	Criteria for Evaluation							
Affordability	100% employee housing with registered Housing Agreement Bylaw.	√	√	√	X	√	√	√
	100% rental housing.	√	√	√	X	√	√	√
	Achieves housing affordability objectives.	√	√	√	Partial	√	√	√
Neighbourhood Context	Land designated for development of residential accommodation.	√	√	√	√	√	√	X
	Land within or adjacent to existing neighbourhoods.	√	√	√	√	√	√	Partial
	Density and scale consistent with neighbourhood.	√	Partial	√	Partial	√	Partial	Partial
	Walking distance to transit, trails, amenities, and services.	√	√	√	√	√	√	Partial
	Previously disturbed site or and site requiring minimal alteration	√	√	√	√	√	X	√
	Views and scenery are preserved.	√	√	√	√	√	Partial	X
Servicing & Traffic	Easily served by existing infrastructure and services.	√	√	√	√	√	Partial	√
	Additional traffic volumes do not exceed service capacity.	Partial	Partial	Partial	Partial	Partial	Partial	√
	Site is easily accessible from adjacent roadway.	√	√	√	√	√	Partial	X
Site Planning	Adequate green space is provided.	Partial	Partial	√	Partial	Partial	√	√
	Meets the parking requirements of the Zoning Bylaw	√	√	√	√	√	√	√
	Minimal impacts on any environmentally sensitive lands.	√	√	√	√	√	Partial	√
	20 m buffer on Hwy 99 is preserved.	√	X	√	√	√	√	X
Building Design	Adequate storage and laundry facilities.	√	√	√	√	√	√	√
	Achieves RMOW green building standards.	√	√	√	√	√	√	√
Applications Recommendation for Further Review		Recommended	Recommended	Recommended	Not Recommended	Recommended	Not Recommended	Not Recommended
# of Bed Units Recommended		144	122	78	0	8	0	0
Total Bed Units Recommended								352

Recommendation

That Council authorize further review and processing of Rezoning Applications RZ1144 (2077 Garibaldi Way), RZ1146 (7104 Nancy Greene Drive), RZ1147 (1315 Cloudburst Drive), and RZ1152 (2028 Rob Boyd Way).

Private Sector Employee Housing Initiative

Council Presentation

June 19, 2018

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca
TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

Housing Task Force Recommendation No. 6

Allow for development of resident restricted rental housing on private lands that may be currently underdeveloped.

- Target of 500 bed units
- Constructed over next 5 years (2018 – 2023)

Preliminary Applications – Due May 31, 2018

- Site plan;
- Building massing, height, and gross floor area;
- Number, type, and size of dwelling units;
- Site data (useable site area, site coverage, setbacks, parking stalls);
- Written summary of how the development meets the applicable guidelines, and;
- Initial assessment of access and servicing options from a qualified professional.

Project Timeline

Date	Task
April 2018	Notification
May 31, 2018	Application deadline
June 2018	Staff review
July 2018	Applicants provide revised application
August 2018	Staff evaluation & recommendations to Council
September 2018	Council provides direction on applications supported for further review & processing
September 2018 – June 2019	Processing of applications
July 2019 – Dec 2023	BP applications & construction

Criteria for Assessment

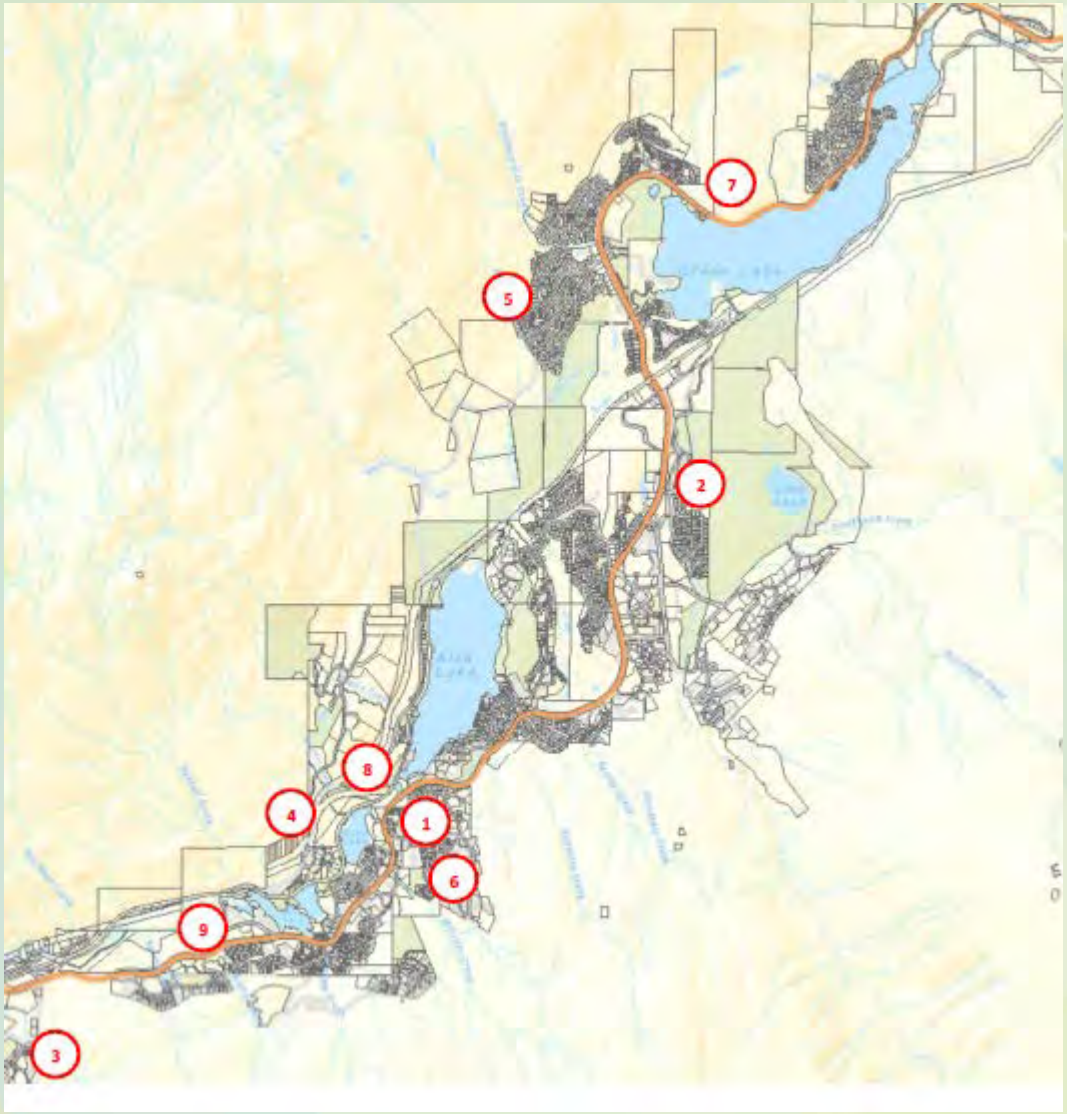
- OCP Policies
- Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

(See report 18-040 for complete list.)

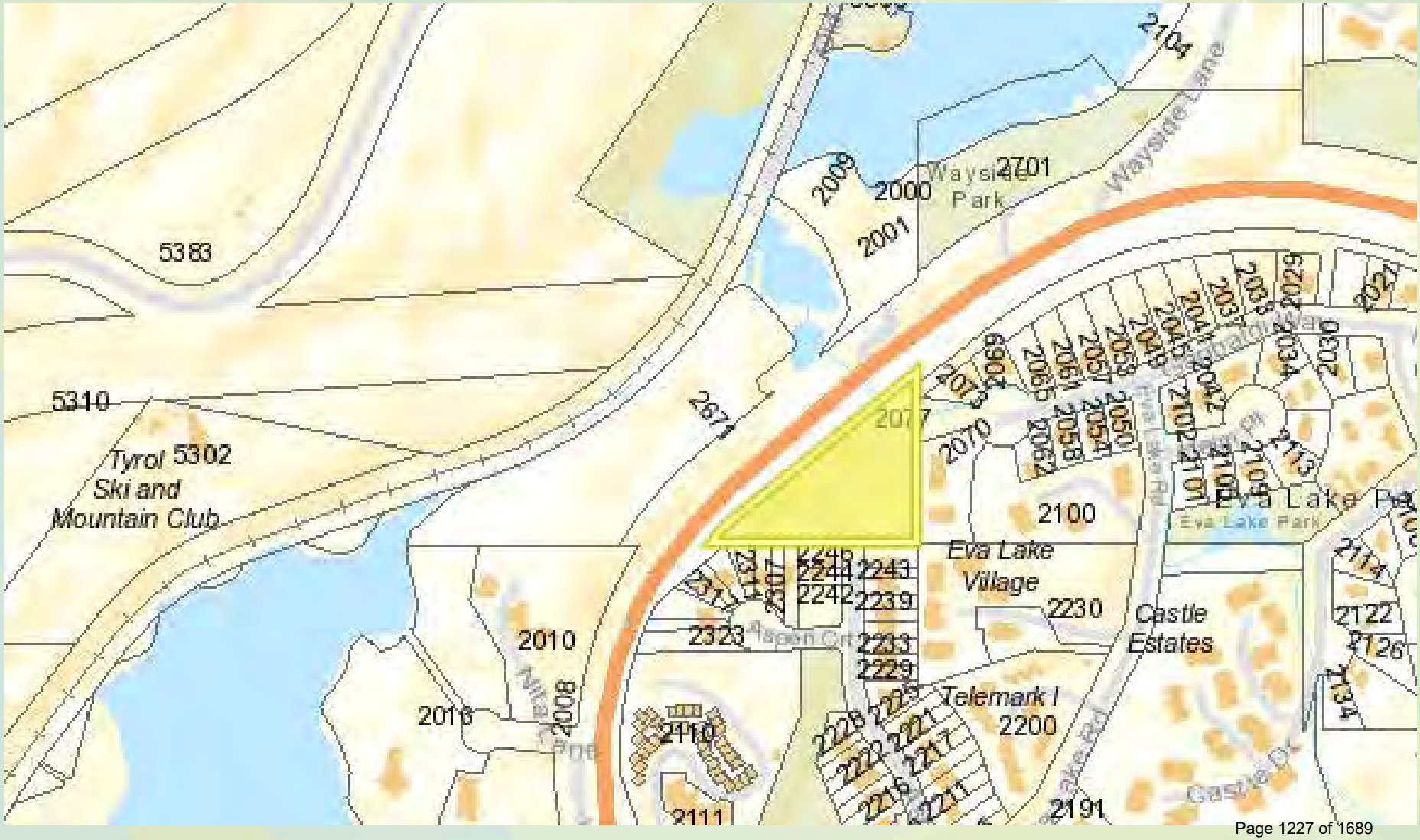
Preliminary Applications Received

File Number Address	Current Zoning	Dwelling Units Proposed	Bed Units Proposed
RZ1144 **2077 Garibaldi Way**	RS-E1 Zone (Residential Single Estate One)	74 apartments	222
RZ1146 **7104 Nancy Greene Drive**	RS-E1 Zone (Residential Single Estate One)	65 apartments	184
RZ1147 **1315 Cloudburst Drive**	AC3 Zone (Athletes' Centre Three)	56 apartments & townhomes	156
RZ1150 **5298 Alta Lake Road**	TA17 Zone (Tourist Accommodation Seventeen)	13 townhomes	52
RZ1151 **8629 Forest Ridge Drive**	RI1 (Residential Infill One)	2 townhomes	4
RZ1152 **2028 Rob Boyd Way**	CC2 Zone (Commercial Core Two)	10 dormitory units or 1 - 3 apartments	12
RZ1153 **8975 Highway 99**	RS-E1 Zone (Residential Single Estate One)	150 apartments & townhomes	354
RZ1155 **2671 Highway 99**	RS-E1 Zone (Residential Single Estate One)	7 dormitory units + 97 apartments & townhomes	246
RZ1154 **1525 Highway 99**	RS-E1 Zone (Residential Single Estate One)	496 apartments & townhomes	1004
			2,234

Preliminary Applications Received



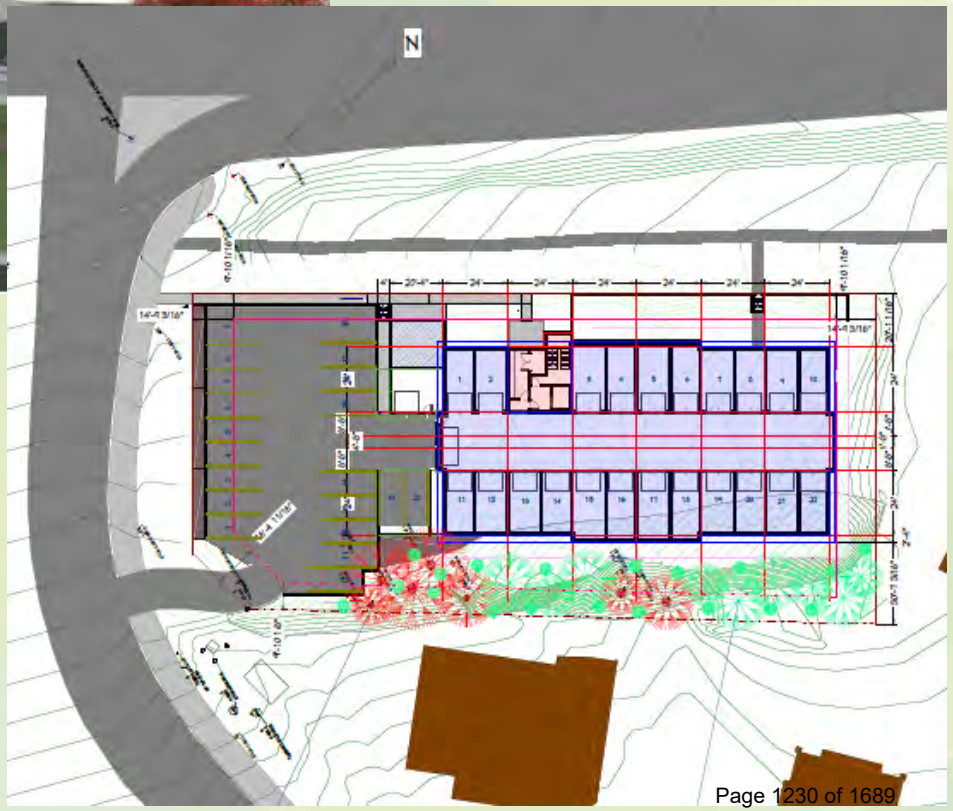
1. 2077 Garibaldi Way



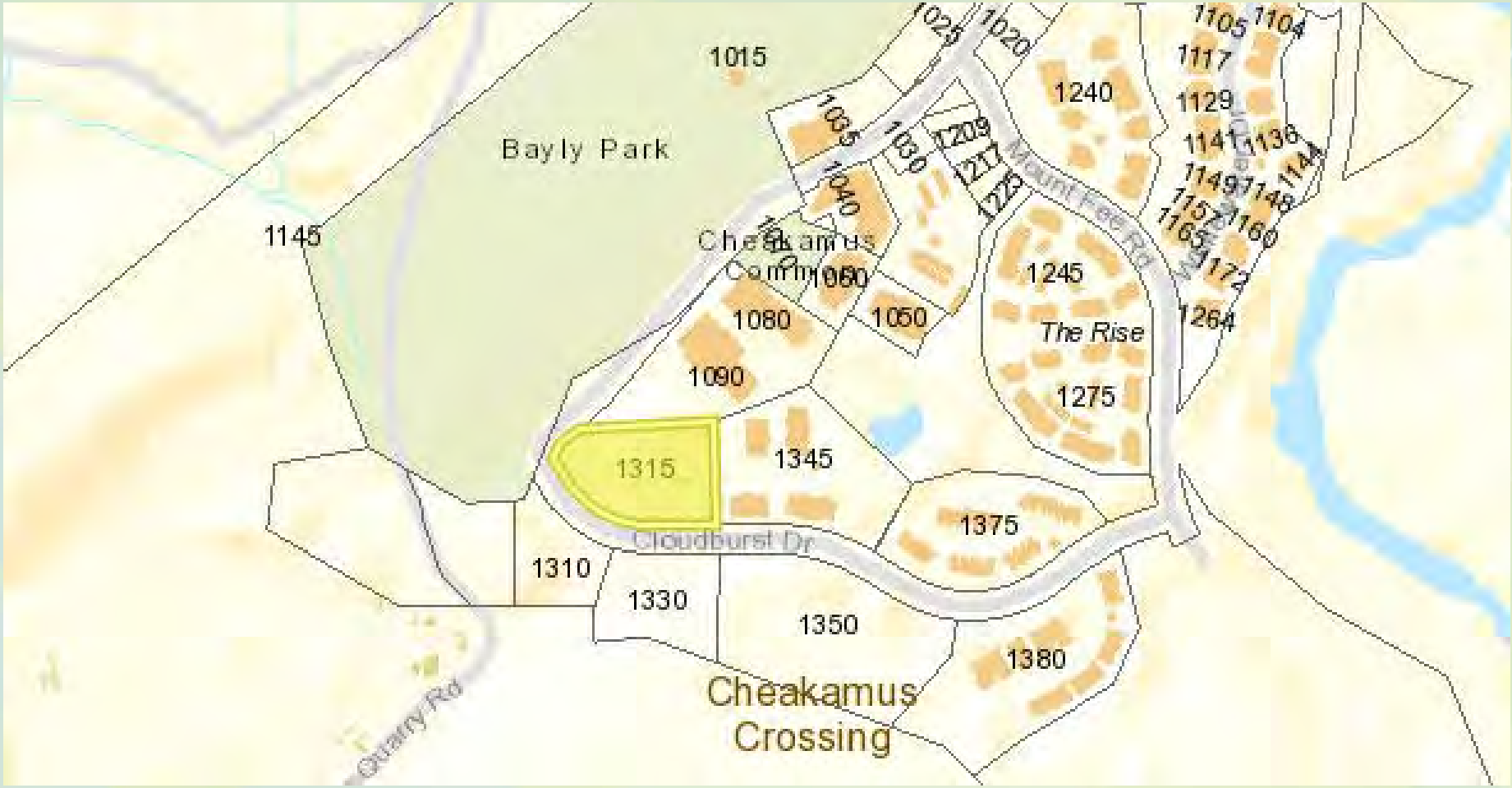
1. 2077 Garibaldi Way

2. 7104 Nancy Greene Drive

2. 7104 Nancy Greene Drive



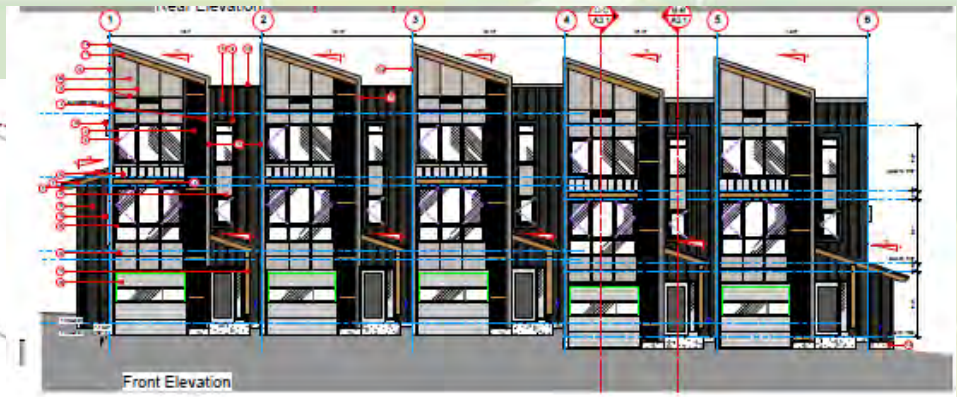
3. 1315 Cloudburst Drive

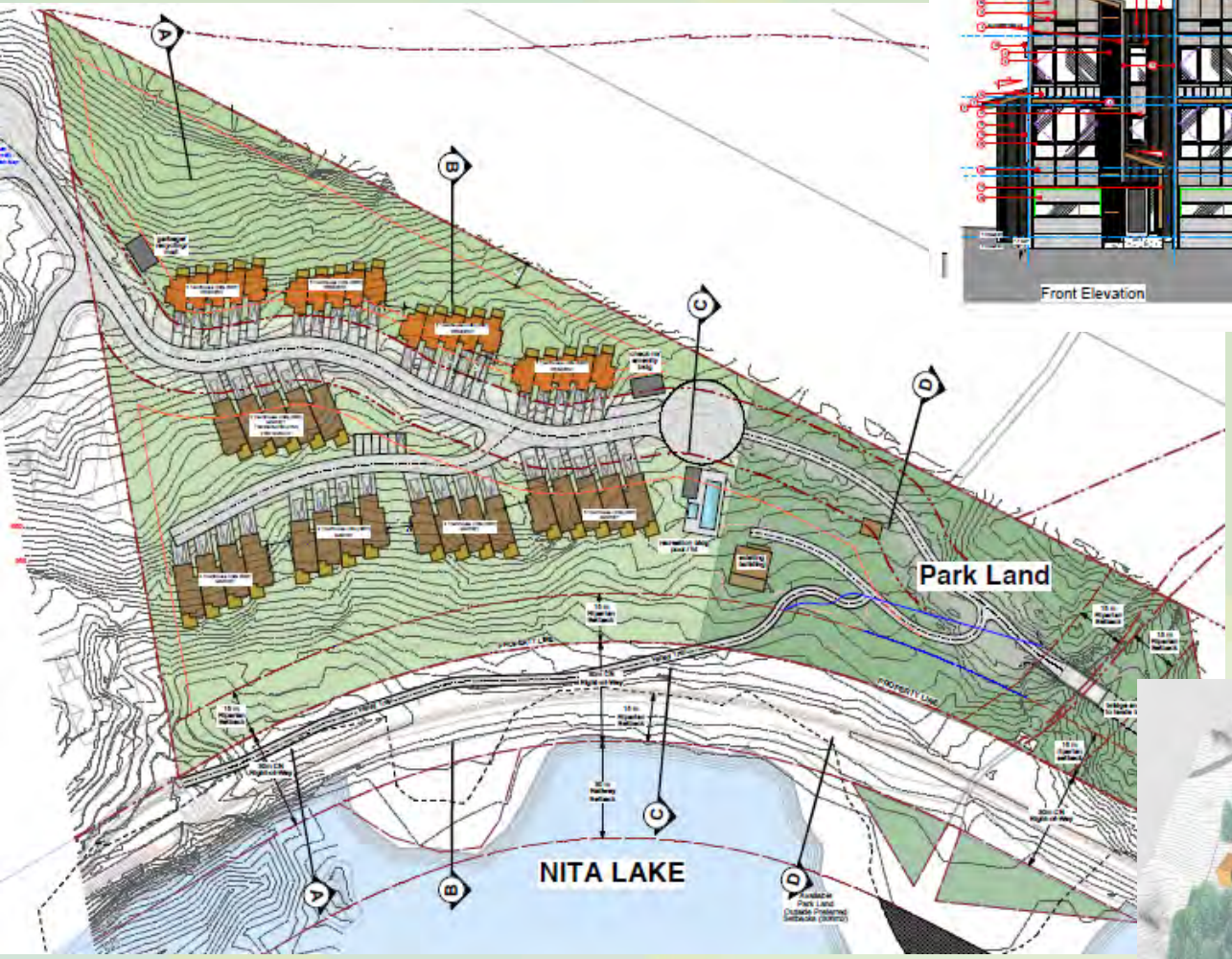


3. 1315 Cloudburst Drive

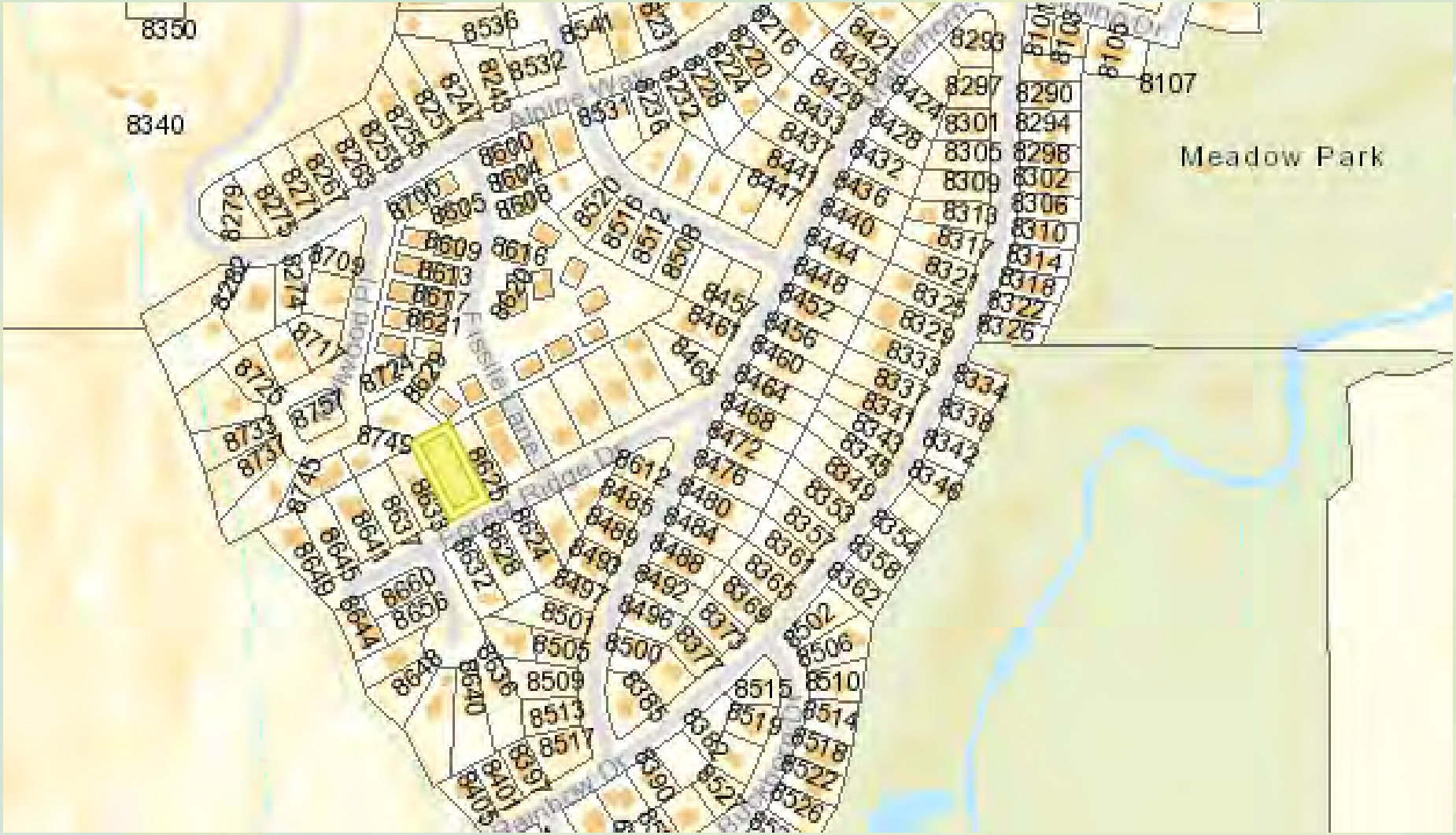
4. 5298 Alta Lake Road

4. 5298 Alta Lake Road

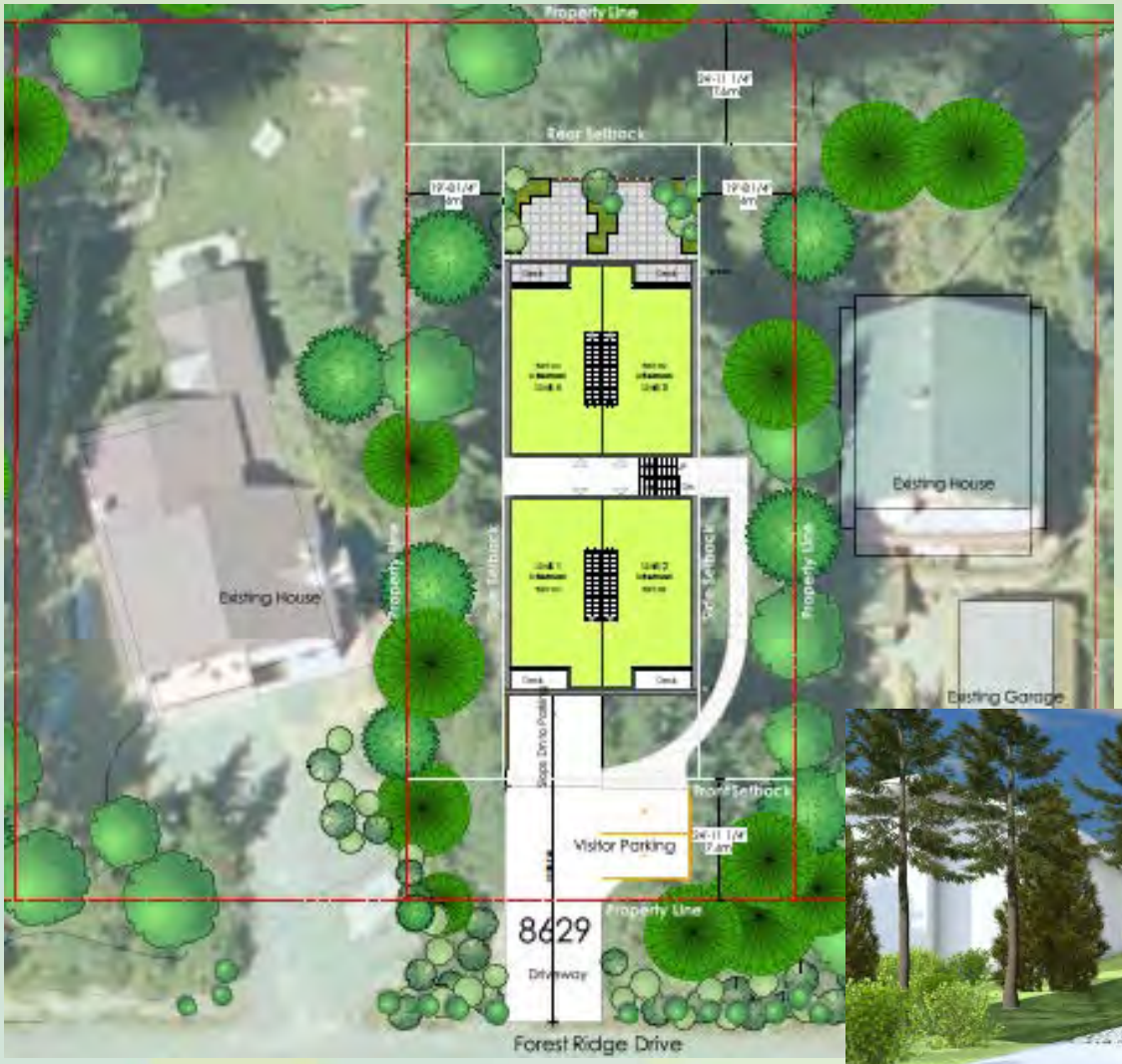




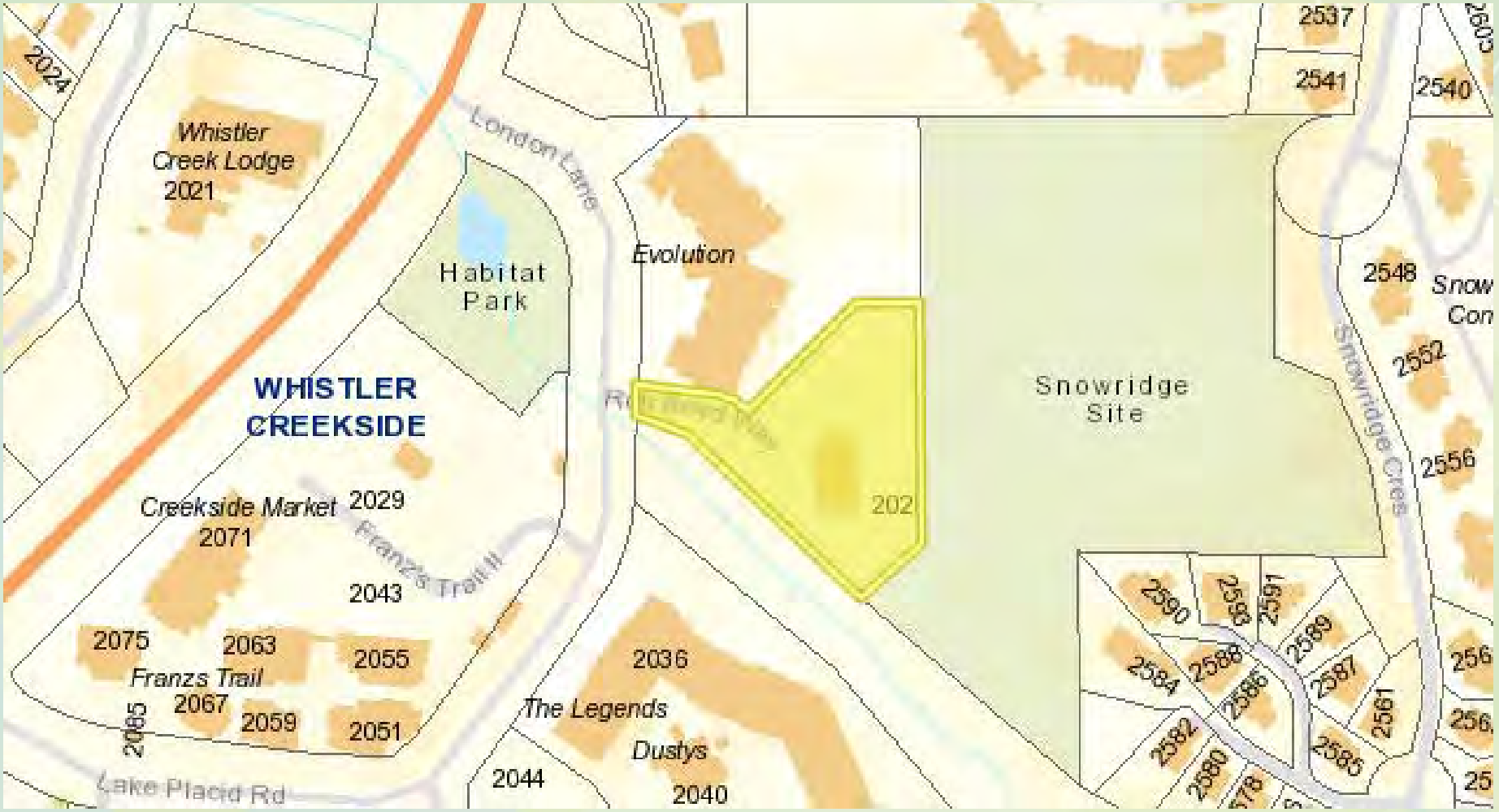
5. 8629 Forest Ridge Drive



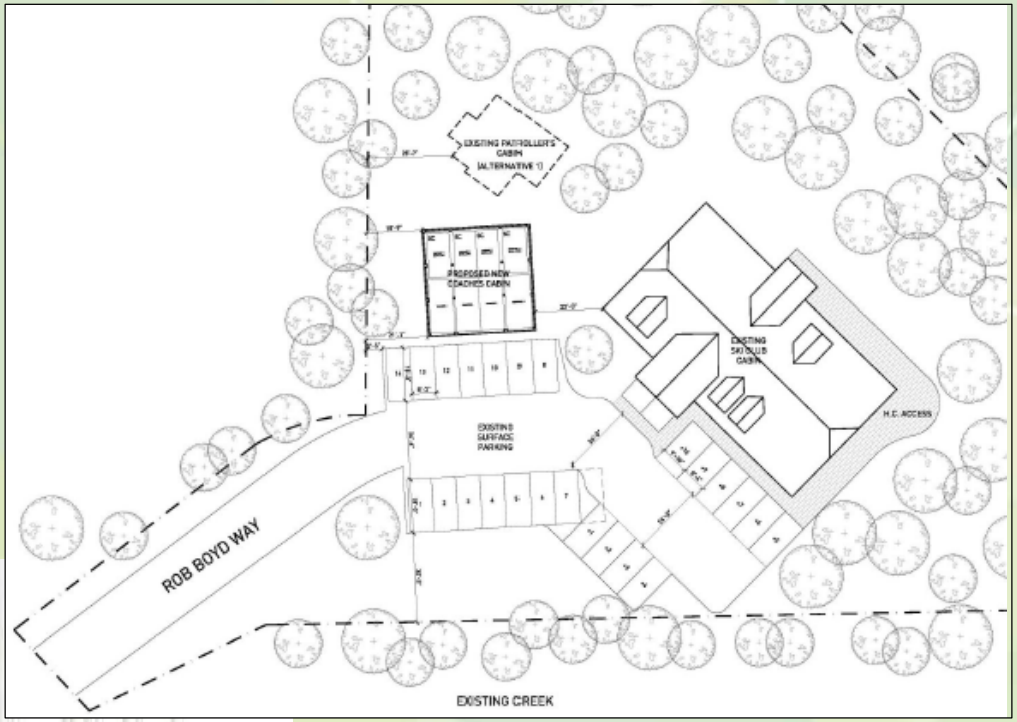
5. 8629 Forest Ridge Drive



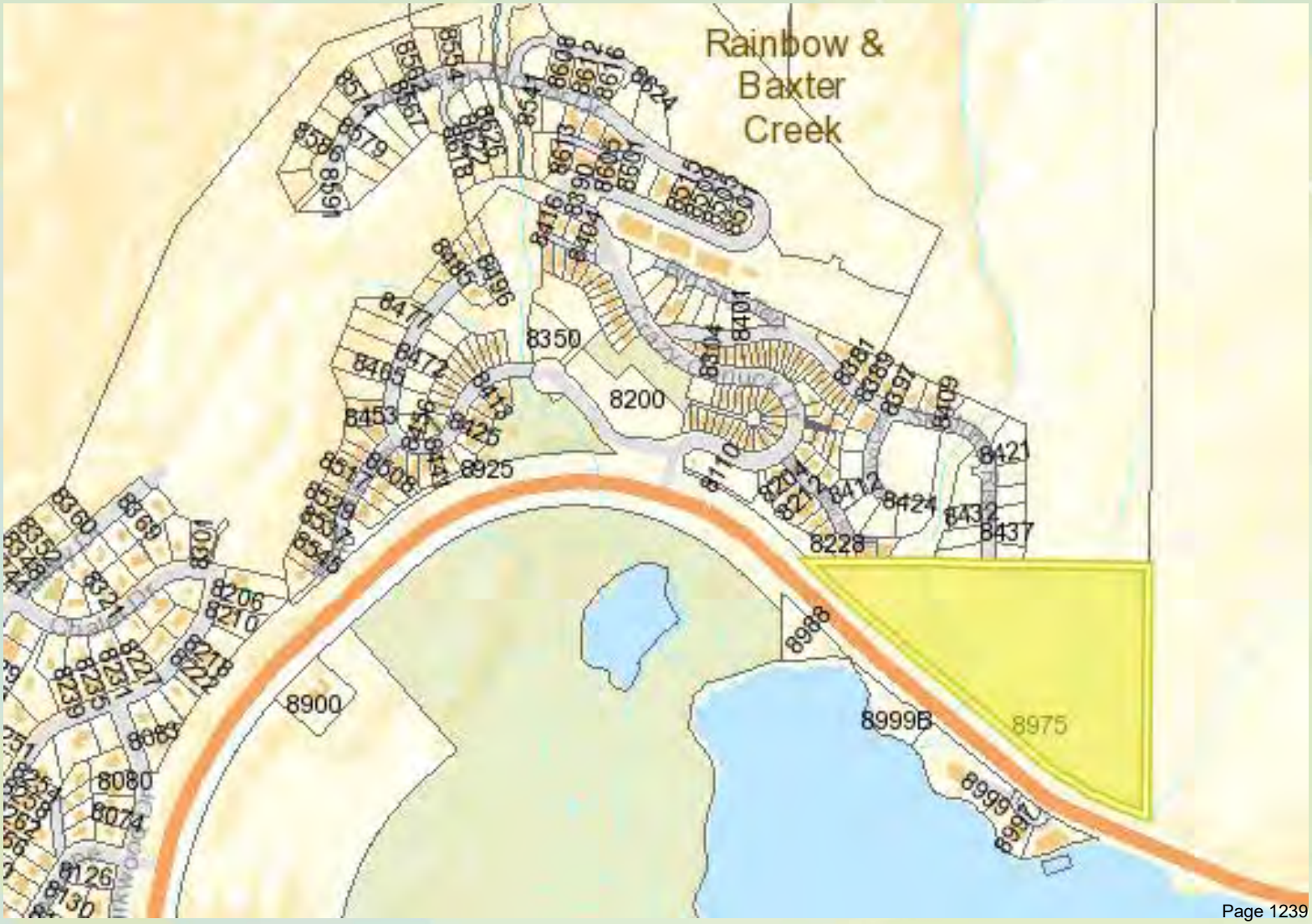
6. 2028 Rob Boyd Way



6. 2028 Rob Boyd Way



7. 8975 Highway 99



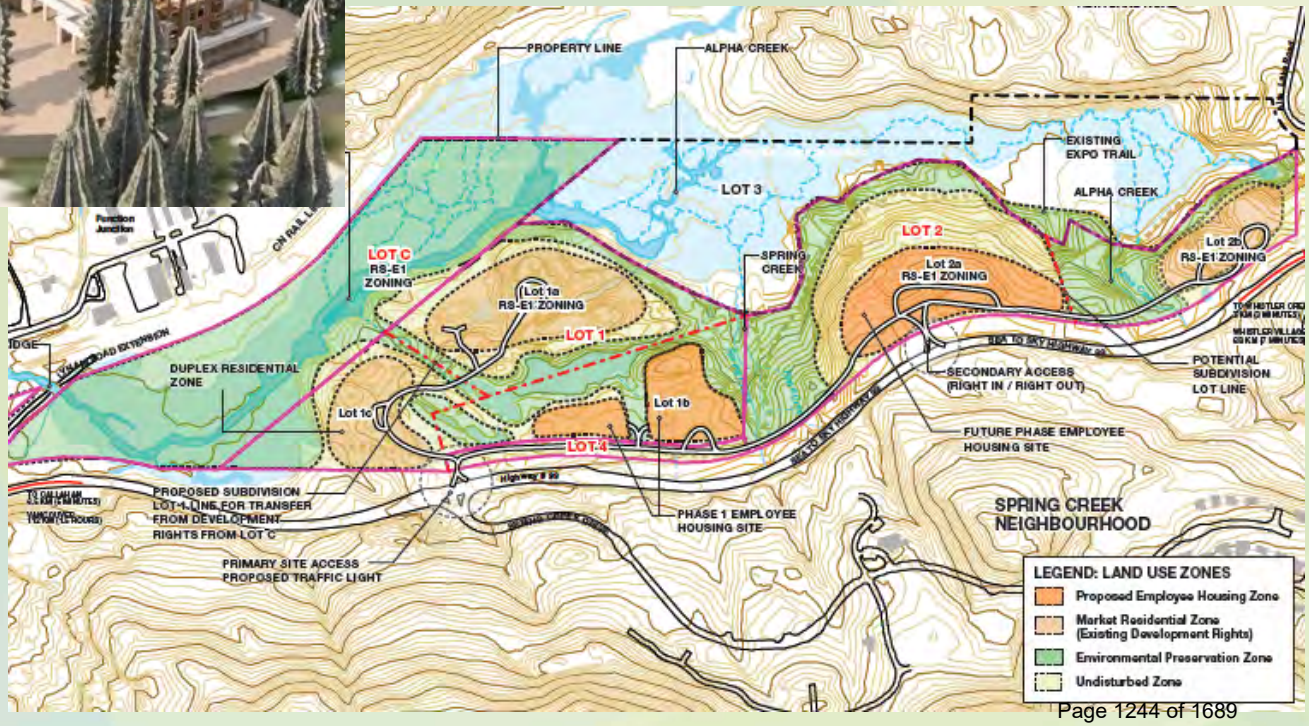
7. 8975 Highway 99

8. 2671 Highway 99

8. 2671 Highway 99

9. 1525 Highway 99

9. 1525 Highway 99



Project Timeline

Date	Task
April 2018	Notification
May 31, 2018	Application deadline
June 2018	Staff review
July 2018	Applicants provide revised application
August 2018	Staff evaluation & recommendations to Council
September 2018	Council provides direction on applications supported for further review & processing
September 2018 – June 2019	Processing of applications
July 2019 – Dec 2023	BP applications & construction

Community Engagement

- Formal notification to all parties that have expressed interest in submitting a preliminary development proposal,
- Report to Council outlining all preliminary applications received,
- Municipal website,
- Rezoning process consultation for any applications supported for further detailed review and processing:
  - ✓ Sign posted on property,
  - ✓ Public information meeting,
  - ✓ Public correspondence included in application file & Council package,
  - ✓ Public hearing.

Recommendation

That Information Report No.18-075, which provides an overview of the preliminary rezoning applications received for the Private Sector Employee Housing Initiative, be received by Council.

GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

Council Presentation

December 5, 2017

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca
TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

Context for Proposed Guidelines

Addressing employee housing needs is the top priority of Whistler Council

And, we know that:

55% of permanent resident workforce live in rental housing

60% renters expect to have to move within 12 months

3 in 4 permanent residents rent market homes

& market rentals are escalating beyond affordability ranges

Community Support for Initiative

Community Housing Survey

Highest response rate for an RMOW survey

>2,200 respondents, 25% of adult population

Includes workforce & non workforce residents

Support for allowing more resident restricted homes:

- **92% workforce supports**
- **87% non-working residents supports**

Support for rezonings into higher density multi-family homes in areas close to jobs and amenities:

- **85% of all workforce supports**
- **75% of non-working residents support**

Community Forum

Over 300 residents personally attended & more than 1200 views of live event online

Private developments were well received, including:

- Allocation of bed units for new resident restricted
- Opportunity for businesses to participate in providing housing for staff
- Need for guidance to developers

Description of Initiative

- Property owner seeking to develop property for 5 lots as per historic zoning
- Cluster 5 lots and auxiliary uses on 8 acres
- Dedicate remainder of parcel (100 acres) to RMOW for municipal purposes:
  - ✓ secure legal right of way for existing municipal sewer main line;
  - ✓ secure public access and a trail connection to Function Junction from Alta Lake Road and Whistler's west side;
  - ✓ parks, open space and trails;
  - ✓ protection of ecologically sensitive Millar Creek wetlands;
  - ✓ wildfire protection;
  - ✓ one acre of land for employee housing to be combined to an existing adjacent 2-acre site owned by the RMOW and located at 1451 Alta Lake Road, thereby significantly increasing its development potential for employee housing.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. 100% percent employee housing with occupancy and rent restrictions registered through a Housing Agreement and covenant. Rezonings proposing new unrestricted market accommodation not supported.
2. 100% rental housing.
3. Occupancy eligibility restricted to Whistler Employees as defined by the Whistler Housing Authority.
4. Projects must meet housing affordability objectives. Allowance for reasonable returns on investment. Projects with lower capital costs (e.g. servicing) are best-suited for further consideration. High cost projects not supported.
5. Proposed rents must be less than unrestricted market rents for comparable housing. Proponent must submit a confidential project pro forma. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.
6. Initial maximum monthly rents will be established prior to project approval and secured through Housing Agreement and Covenant. Annual rent increases allowed in accordance with Residential Tenancy Act rules.
7. Rental agreements, rent rolls, and unit occupancy must be submitted annually to the RMOW/WHA to verify employee occupancy, rent restrictions and rates. Failure to submit will result in penalties.
8. Proposed housing types, unit mixes and sizes shall meet housing needs identified by the RMOW/WHA.
9. Current priorities for private sector employee housing:
    - ✓ Dormitory-style rental tenancies for seasonal employees located close work location and amenities;
    - ✓ Apartments and/or townhomes for permanent resident employees on underdeveloped sites within existing neighbourhoods;
    - ✓ Projects that provide opportunities for employers to participate in securing housing for their employees.

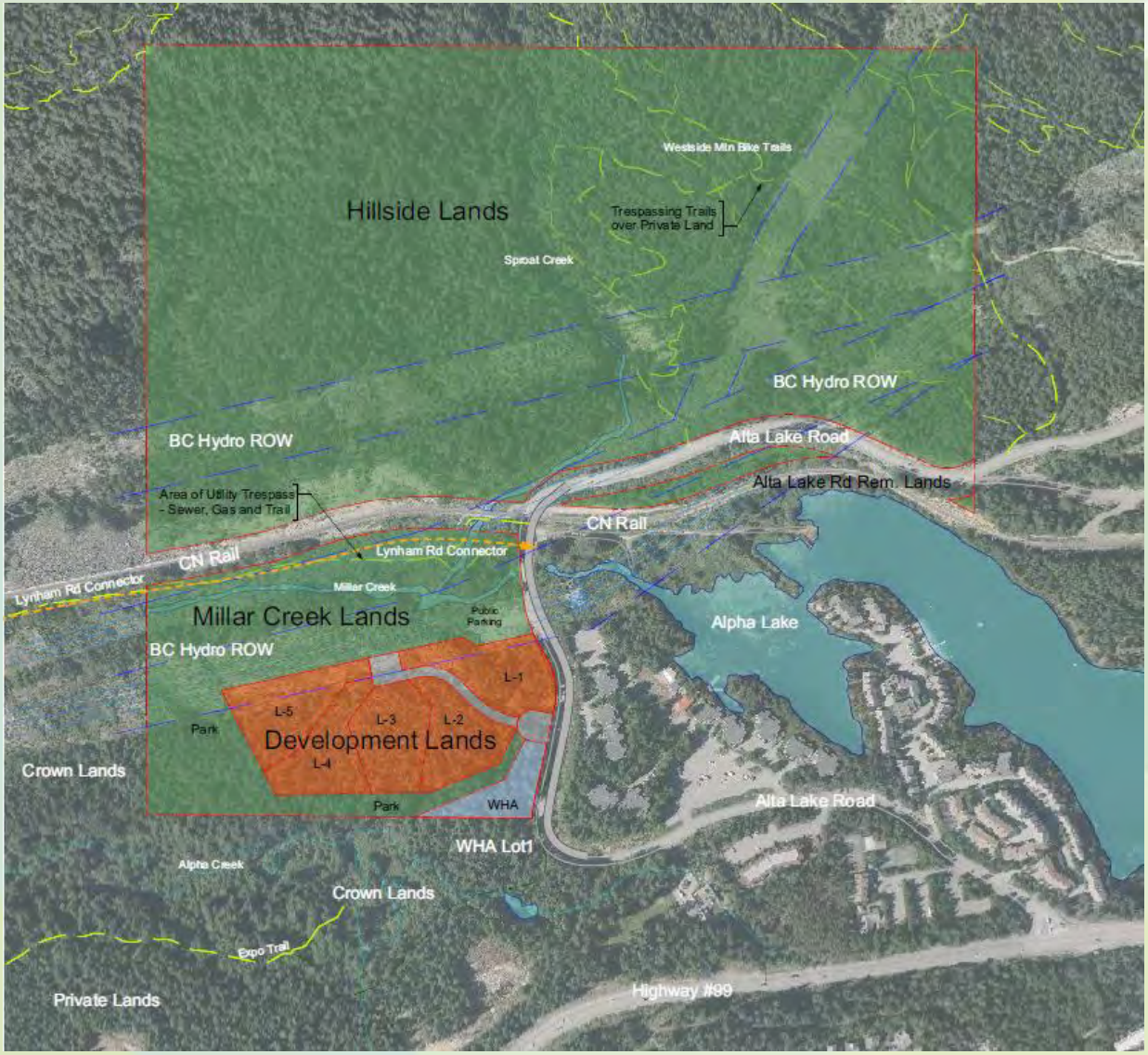
Community Planning Considerations

10. Proposed developments shall be located within an area designated for residential accommodation.
11. Support for an increase in Whistler's development capacity for additional employee housing. Target of 500 bed units of employee housing for proposed private sector employee housing developments over the next five years (2018- 2023).
12. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.
13. Proposed developments shall be close to a transit stop, the valley trail, parks and community facilities, convenience goods and services and places of work.
14. Proposed developments must be capable of being served by Municipal services and accessible via the local road system. Sites that are close to and easily served by existing infrastructure and services, are preferred.
15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.
16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.

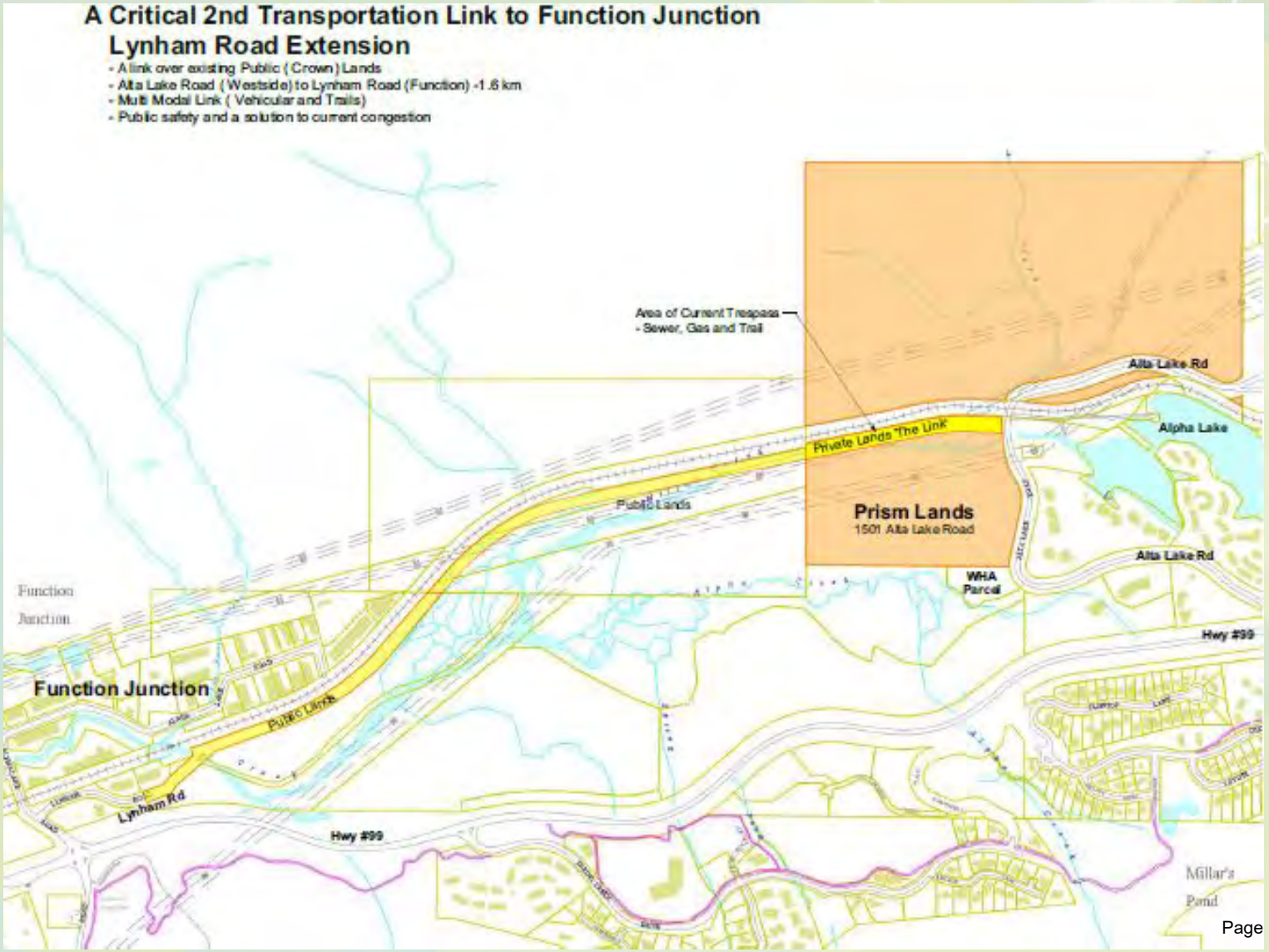
Development Standards

18. Proposed developments shall meet WHA standards for similar developments:
    - ✓ Quality of design, construction, finishing, and livability
    - ✓ Outdoor spaces and amenity areas integrated within site planning.
    - ✓ Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.
19. Proposed developments must meet RMOW green building standards.
20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.

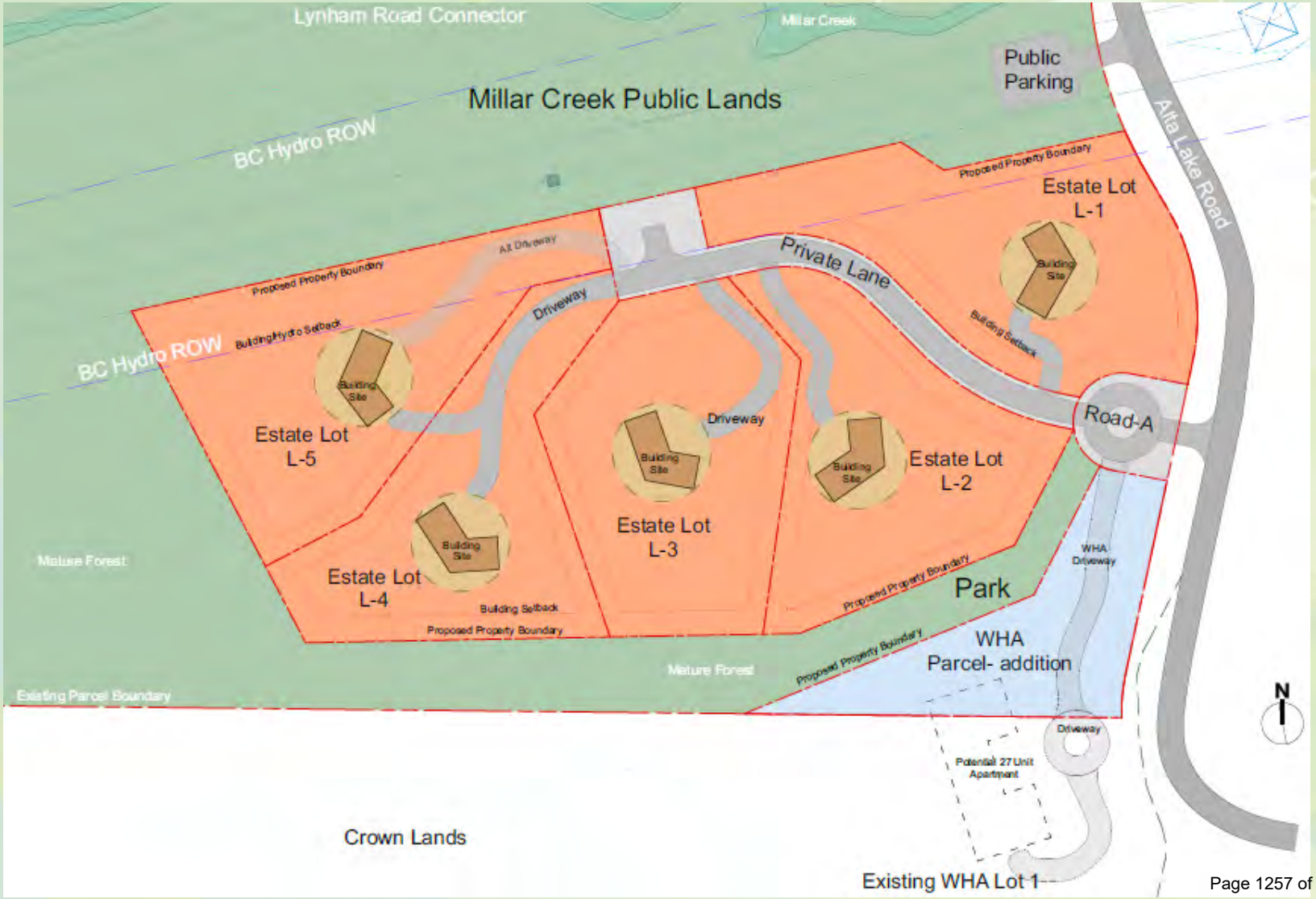
Proposed Site Plan



Context and Linkages



Development Site



Official Community Plan Considerations

- Current OCP recognizes development potential and accommodation capacity for 5 lots under previous zoning regulations in place at time of OCP adoption (October 17, 1994)
  - *"4.1.3 Development of accommodation on any other lands will require an amendment to Schedule B (lands designated for development of accommodation), provided that* ***accommodation permitted by zoning in effect at the date of adoption of this OCP may be developed without further amendment of the OCP****."*
- Previous zoning was RR1 zone, and permitted density was one detached dwelling/per 8.09 hectares (20 acres) – allowing the proposed 5 lots
- The proposed development addresses concerns related to dispersed large lot development, environmental protection, efficient services, and compatibility of uses

Official Community Plan Considerations

- Proposed rezoning is consistent with mandatory conditions for evaluation of all rezonings under Section 4.13 of OCP
  - ✓ Capable of being served by municipal services
  - ✓ Accessible via local road system
  - ✓ Impacts on traffic volumes, overall pattern of development, municipal finance, views and scenery, existing community and recreation facilities, employee housing, community greenhouse gas emissions, heritage resources
  - ✓ Must exhibit high standards of design, landscaping and environmental sensitivity
- Further review and processing to be completed

Site Specific Amenity Zoning

- New zoning and subdivision of lands would provide for:
  - ✓ 5 lot residential development with average lot size greater than one acre – maximum detached dwelling of 465 square metres, auxiliary residential dwelling, auxiliary building and uses – typical of standard RS-E1 zones
  - ✓ Consolidation of one acre portion to existing RMOW employee housing site
  - ✓ Zoning for remainder of site to provide for municipal purposes
  - ✓ Rights to 5 lot development contingent upon supported development plan, development guidelines, land dedication and transfer (amenity), green building requirements
- Application recommended for further review and processing – preparation of zoning amendment bylaws

Community Engagement and Consultation

- Required rezoning application information sign is posted on the property.
- Proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

Recommendation

That Council authorize further processing of Rezoning Application RZ1143; and

That Council direct staff to prepare a zoning amendment bylaw for RZ1143 that would create new site specific zoning for the Prism Lands with amenity provisions that would provide for the proposed land uses and dedication of lands to the Resort Municipality of Whistler for municipal purposes, as described in this report #17-113.

CARRIED

Moved By Councillor J. Ford

Seconded By Councillor C. Jewett

Amendment: **That** Council amend the bylaw to increase the fine for parking in an accessible parking stall without a valid permit to $500.

DEFEATED

OPPOSED: (5): Councillor A. De Jong, Councillor R. Forsyth, Councillor J. Grills, Councillor D. Jackson, and Councillor C. Jewett

Moved By Councillor R. Forsyth

Seconded By Councillor D. Jackson

Amendment: **That** Council amend the bylaw to increase the fine for parking in an accessible parking stall without a valid permit to $300 with a maximum fine of $500.

CARRIED

Councillor D. Jackson declared a conflict and left the Meeting at 6:58 p.m.

9.5 Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022 No. 22-129 File No. RZ001146

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council consider giving first and second readings to Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022; and

That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022; and further

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a development covenant in favour of the Resort Municipality of Whistler (RMOW) to:

    a. Secure development on the lands consistent with supported development plans to be finalized prior to adoption; and

    b. Secure a green building commitment consistent with current municipal policies and including provision of a Level 1 charging plug at each parking stall plus four Level 2 Electric Vehicle chargers; and

c. Secure a parking management plan outlining the use of resident and visitor parking in conjunction with rental tenancy.

2. Registration of a fire suppression covenant;

3. Registration of a housing agreement in favour of the RMOW to set the maximum initial rents as proposed by the applicant and summarized in the report, and to define terms for employee rental housing consistent with that presented in RMOW Standard Housing Agreements for Affordable Employee Housing Developments Report No. 21-122;

4. Confirmation from the Ministry of Transportation and Infrastructure that the development has been reviewed and accepted;

5. Provision of an updated Preliminary Site Servicing Plan and Design Brief that reflects the development and includes all required infrastructure and any infrastructure upgrades; and

6. Submission of a waste and recycling plan consistent with "Solid Waste Bylaw No. 2139, 2017".

CARRIED

Councillor D. Jackson returned to the Meeting at 7:23 p.m.

9.6 Resort Municipality of Whistler Cannabis Retail Strategy Bylaw Amendments Report No. 22-130 File No. 7657.00

Moved By Councillor C. Jewett

Seconded By Councillor J. Ford

That Council consider giving first and second readings to "Zoning Amendment Bylaw (Cannabis Retail) No. 2371, 2022";

That Council consider giving first, second and third readings to "Business Licence Amendment Bylaw (Cannabis Retail) No. 2373, 2022" (Business Licence Bylaw);

That Council consider giving first, second and third readings to "Liquor Licence and Cannabis Retail Licence Application Processing Fee Bylaw No. 2374, 2022";

That Council authorize staff to schedule a Public Hearing regarding "Zoning Amendment Bylaw (Cannabis Retail) No. 2371, 2022"; and further

That Council authorize staff to give public notice of their intention to adopt the Business Licence Bylaw and provide an opportunity for persons who consider they are affected by the Business Licence Bylaw to make written submissions to Council prior to adoption of the Business Licence Bylaw.

CARRIED

9.7 Wastewater Treatment Plant Secondary Clarifier Refurbishment Project Report No. 22-131 File No. E40503

7.6 RZ1146 – 7104 Nancy Greene Drive – Private Employee Housing Report No. 20-043 File No. RZ1146

Councillor D. Jackson declared a conflict on this item. (Resides near the development.)

Councillor D. Jackson left the Meeting at 7:43 p.m.

Moved By Councillor R. Forsyth

Seconded By Councillor J. Ford

That Council endorse further review and processing of RZ1146 a revised application from Vidorra Developments to replace the RS-E1 zone at 7104 Nancy Greene Drive with a custom multi-family zone to provide for 38 units of rental employee housing; and

That Council direct staff to conduct an online public information and input opportunity, as described in this Report, for the proposed development; and further,

That Council authorize staff to prepare a zoning amendment bylaw for the proposed development for Council consideration.

CARRIED

7.7 Crabapple Drive Sewer Lift Station Upgrade Project Report No. 20-044 File No. E30101-2020

Councillor D. Jackson returned to the Meeting at 8:25 p.m.

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

That Council authorize the Mayor and Municipal Clerk to execute the contract for the 2020 Crabapple Drive Sewer Lift Station Upgrade project with Luxton Construction Inc. in the amount of $696,980.00 (plus GST).

CARRIED

7.8 Alternative Municipal Tax Collection Scheme Bylaw Report No. 20-046 File No. 4350

Moved By Councillor J. Ford

Seconded By Councillor J. Grills

That Council consider giving first, second, third and final readings to the "Alternative Municipal Tax Collection Scheme Bylaw No. 2282, 2020".

CARRIED

Amendments to Council Policy I-06: *Parks and Recreation Fees and Charges*
File No. I-06
Report No. 19-041

and
Parks and Recreation Fees and Charges Regulation Amendment Bylaw No. 2223, 2019
File No. 2223
Report No. 19-042

Moved by Councillor R. Forsyth
Seconded by Councillor C. Jewett

That Council adopt the amended version of Council Policy I-06: *Parks and Recreation Fees and Charges Policy* attached as Appendix "A" to Administrative Report to Council No. 19-041; and

That Council consider giving first, second and third readings to "Parks & Recreation Fees & Charges Regulation Amendment Bylaw No. 2223, 2019".

CARRIED

Private Employee Housing Proposals – Revised Evaluation Guidelines and Consideration of Rezoning Applications
File No. 7734
Report No. 19-043

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council endorse the revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing, dated March 26, 2019, attached as Appendix "A", with the following additional revisions:

6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office). Sales prices will be permitted to increase by the percentage change in the Core Consumer Price Index for Canada from the date of purchase to the date of sale, consistent with current WHA standard housing agreements.

8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA. Consideration is to be given to Whistler Housing Authority ownership and rental waitlists.

9. Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.

Moved by Mayor J. Crompton
Seconded by J. Grills

That the motion be amended to change the wording in section 8 from 'consideration' to 'preference'.

DEFEATED

OPPOSED: Councillors A. De Jong, R. Forsyth, J. Grills and C. Jewett.

That Council endorse the revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing, dated March 26, 2019, attached as Appendix "A", with the following additional revisions:

6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office). Sales prices will be permitted to increase by the percentage change in the Core Consumer Price Index for Canada from the date of purchase to the date of sale, consistent with current WHA standard housing agreements.

8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA. Consideration is to be given to Whistler Housing Authority ownership and rental waitlists.

9. Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.

CARRIED

Five-Year Financial Plan 2019-2023 Bylaw No. 2225, 2019
File No. 4530
Report No. 19-044

Moved by Councillor A. De Jong
Seconded by Councillor R. Forsyth

That Council include Project P074 Millar Creek Lands, attached as Appendix "A" to Administrative Report to Council No. 19-044, in the 2019 Proposed Projects Listing, Appendix "A" of Report 19-028; and

That Council consider giving first, second and third readings to the "Five-Year Financial Plan 2019-2023 Bylaw No. 2225, 2019", as revised to correct the title of Schedule "A".

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Liquor License Advisory Committee

Moved by Councillor J. Grills
Seconded by Councillor R. Forsyth

That Council receive the Regular Meeting Minutes of the Liquor License Advisory Committee of January 24, 2019.

CARRIED

Forest and Wildland Advisory Committee

Moved by Councillor R. Forsyth
Seconded by Councillor A. De Jong

That Council receive the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of February 13, 2019.

CARRIED

extensive closure of trails on Mount Sproatt and Rainbow Mountain. Whistler shares these mountains with Whistler's grizzly and black bear populations, and Council and the RMOW appreciate the community's ongoing care towards bears. Mayor Nancy Wilhelm-Morden added she is aware that the community has many avid hikers and bikers, and has a degree of familiarity with bears but asked that everyone respect these trail closures to ensure the bears and people are safe. The COS have reminded us that grizzly bears are extremely sensitive to human presence. Even if you don't see them, they can detect people from kilometres away and when they do they alter their behaviour. This puts increased pressure on these bears, and complicates efforts to gain enough weight prior to denning. The closures are also important to reduce the likelihood of injury or death due to a conflict with agitated grizzly bears. The closed trails are the entire Sproatt Alpine Network, Rainbow Lake Trail, Skywalk, Kevin's Homerun Trail, Screaming Cat Lake Trail and Upper Nineteen-Mile Creek Trail. Further details can be found on the website at whistler.ca/bearalerts. Mayor Nancy Wilhelm-Morden thanked the community for their help in protecting Whistler's bears by avoiding these trails.

RMOW Recognized for Achieving Carbon Neutrality

Mayor Nancy Wilhelm-Morden announced that the Resort Municipality of Whistler was proud to achieve carbon neutrality again in 2017. This was recognized last week by the Province and UBCM with the RMOW being awarded Level 4 recognition from the Climate Action Recognition Program. Whistler signed the Climate Action Charter in 2007 and has been committed to taking action on climate change and reducing greenhouse gas emissions. The RMOW looks to lead by example by reducing both corporate emissions and emissions from the broader community. The RMOW corporate operations have achieved carbon neutrality annual since 2010. Corporate greenhouse gas emissions have reduced by 29 per cent since peak levels in 2009. Work continues with staff actively seeking opportunities to reduce energy consumption and greenhouse gas emissions across operations. Further information about the RMOW's work on climate action initiatives can be found online at whistler.ca/ClimateAction.

Meadow Park Sports Centre Hosts the Canucks and Pool Reopening

This weekend, Whistler was delighted to welcome back the Vancouver Canucks for their annual training camp. The training camp was hosted at Meadow Park Sports Centre and the Canucks trained over four days with sessions open for the public to watch for free. Mayor Nancy Wilhelm-Morden added that it was great to see hockey fans coming out to cheer on the players.

Mayor Nancy Wilhelm-Morden noted that the Meadow Park Sports Centre has now completed their annual maintenance work. The pool has reopened for all swim classes and public access, and she thanked the community for their patience during this time.

Local Government Elections

Mayor Nancy Wilhelm-Morden noted that nominations for Council have now closed and she congratulated Councillor Crompton as he will become the next Mayor of Whistler. Mayor Nancy Wilhelm-Morden also wished Councillors Jen Ford, Cathy Jewett and John Grills luck in their campaigns.

ADMINISTRATIVE REPORTS

Private Sector Employee Housing Initiative Recommendations
File No. 7734

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Council authorize further review and processing of Rezoning Applications RZ1144 (2077 Garibaldi Way), RZ1146 (7104 Nancy Greene Drive), RZ1147 (1315 Cloudburst Drive), and RZ1152 (2028 Rob Boyd Way).

Report No. 18-117

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That the motion be amended to add RZ1153 (8975 Highway 99).

Moved by Councillor J. Grills
Seconded by Councillor C. Jewett

That the amendment to the motion be amended to add the requirement that an indication from the Ministry of Transportation and Infrastructure has been received within 120 days as to access to Highway 99.

CARRIED

That the motion be amended to add RZ1153 (8975 Highway 99) provided that an indication from the Ministry of Transportation and Infrastructure has been received within 120 days as to access to Highway 99.

CARRIED

That Council authorize further review and processing of Rezoning Applications RZ1144 (2077 Garibaldi Way), RZ1146 (7104 Nancy Greene Drive), RZ1147 (1315 Cloudburst Drive), and RZ1152 (2028 Rob Boyd Way), and RZ1153 (8975 Highway 99) provided that an indication from the Ministry of Transportation and Infrastructure has been received within 120 days as to access to Highway 99.

CARRIED

Mayor N. Wilhelm-Morden declared a recess at 7:25 p.m.

Mayor N. Wilhelm-Morden reconvened the Meeting at 7:27 p.m.

DVP1159 – 4335 Blackcomb Way – Electronic Projection Sign at Maury Young Arts Centre
File No. DVP1159
Report No. 18-114

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That Council approve the issuance of Development Variance Permit DVP1159 to vary "Sign Bylaw No. 558, 1987" to permit an electronic projection sign for the display of still images only to be installed at 4335 Blackcomb Way, as shown on the Sign Specifications and Sample Content and as described in the Project Brief, both prepared by Arts Whistler, dated July 4, 2018, and all attached as Appendices "B" and "C" to Administrative Report to Council No.18-114.

OPPOSED: Councillor S. Maxwell

CARRIED

DVP1161 – 8127 Alpine Way – Covered Entry and Carport Addition
File No. DVP1161
Report No. 18-115

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That Council approve the issuance of Development Variance Permit DVP1161 for the proposed development located at 8127 Alpine Way to vary the building setbacks as follows:

1) Vary the front setback from 7.6 metres to 7.0 metres for a covered entryway.
2) Vary the front setback from 5.0 metres to 4.2 metres for an attached carport.

As shown on the architectural plans A-2.0, dated September 6, 2018, and A-3.0, dated July 17, 2018, by Brisbin Brook Beynon Architects attached as Appendix "B" to Administrative Report to Council No. 18-115.

CARRIED

DP1627 – 1501 Alta Lake Road (Prism Lands)

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That the 2018 Corporate Plan including 2017 Annual Report and Financial Statements as attached as Appendix "A" to Administrative Report No. 18-082 be received and considered by Council; and

That Council consider submissions and questions from the public with respect to the annual report.

OPPOSED: Councillor S. Maxwell

CARRIED

Mayor Nancy Wilhelm-Morden thanked the General Manager of Corporate and Community Services Norm McPhail for his many years of service for the Resort Municipality of Whistler and wished him all the best for his future plans.

2017 Statements of Financial Information
File No. 4325
Report No. 18-083

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That Council approve the 2017 Statements of Financial Information attached as Appendix "A" to Administrative Report No. 18-083.

CARRIED

INFORMATION REPORTS

Private Sector Employee Housing Initiative – Update
File No. 7734
Report No. 18-075

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That Information Report No.18-075, which provides an overview of the preliminary rezoning applications received for the Private Sector Employee Housing Initiative, be received by Council.

CARRIED

Mayor's Task Force on Resident Housing – Cheakamus Crossing Expansion Update
File No. 2150
Report No. 18-087

Moved by Councillor J. Crompton
Seconded by Councillor S. Anderson

That Information Report No. 18-087 regarding progress of the Cheakamus Crossing Expansion initiative, a key element of the Mayor's Task Force on Resident Housing, be received.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Transportation Advisory Group

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That Council receive the Regular Meeting Minutes of the Transportation Advisory Group of March 15, 2018 and May 17, 2018.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018" be given first and second readings.

CARRIED

Report No. 17-128

That Council include the Extra Early Bird Rate at 75% of the Regular Seasons Pass Rate in section 5.5 of the Policy; and further,

That Council remove the second paragraph in section 5.6 of the Policy.

CARRIED

Parks & Recreation Fees & Charges Regulation Amendment Bylaw No. 2168, 2017
File No. 2168
Report No. 17-134

Moved by Councillor J. Ford
Seconded by Councillor S. Maxwell

That Council consider giving first, second and third readings to "Parks & Recreation Fees & Charges Regulation Amendment Bylaw No. 2168, 2017".

CARRIED

UBCM Community Emergency Preparedness Fund Application
File No. 854
Report No. 17-130

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That Council endorse the grant application to the Union of British Columbia Municipalities for the Community Emergency Preparedness Fund for the Emergency Social Services accessibility needs project 2018; and

That Council pass a resolution indicating support of this application and a willingness to provide overall grant management as per Union of British Columbia Municipalities' grant requirements.

CARRIED

DP1543 – 8080, 8075 and 8085 Nesters Road – Flood Control
File No. DP1543
Report No. 17-131

Moved by Councillor J. Ford
Seconded by Councillor J. Grills

That Council approve the issuance of Development Permit DP1543 for revised flood control measures for 8075, 8080 and 8085 Nester Road in compliance with flood control plans GRD-1 to GRD-5, prepared by Creus Engineering, dated October 12, 2017 (Rev. No. 6) attached as Appendix "B" to Administrative Report to Council No. 17-131 subject to the following conditions:

1. Registration of a floodplain covenant amending existing floodplain covenant CA4661528 on each of the three properties and attaching the report prepared by LaCas Consultants Inc., dated October 12, 2017 and the flood control plans GRD-1 to GRD-5, prepared by Creus Engineering, dated October 12, 2017 (Rev. No. 6);
2. Planting the flood control berm to the satisfaction of the General Manager of Resort Experience; and further

That Council authorize the Mayor and Municipal Clerk to execute the floodplain covenant.

CARRIED

Guidelines For Evaluating Private Sector Rezoning Proposals for Employee Housing
File No. 7734, 2140
Report No. 17-133

Moved by Councillor S. Maxwell
Seconded by Councillor S. Anderson

That Council direct staff to evaluate rezoning proposals for private sector employee housing developments relative to the Guidelines, contained in Appendix "A" of this Report, in order for staff to make recommendations to Council regarding support for further review and processing of any such applications; and further,

That Council direct staff to communicate the Guidelines to potential applicants and require the applicants to address corresponding information requirements as part of any application submittal.

Moved by Councillor J. Crompton
Seconded by Councillor C. Jewett

That the motion be amended to include that CMHC Affordability Criteria be attached to Reports to Council.

OPPOSED Councillor S. Anderson

CARRIED

Moved by Councillor S. Maxwell
Seconded by Councillor J. Ford

That the motion be amended by including that parking shall be provided on site and meet at a minimum the same requirements as the Cheakamus and Rainbow developments.

OPPOSED Acting Mayor Crompton, Councillor S. Anderson, Councillor J. Ford, Councillor J. Grills and Councillor C. Jewett

DEFEATED

That Council direct staff to evaluate rezoning proposals for private sector employee housing developments relative to the Guidelines, contained in Appendix "A" of this Report, in order for staff to make recommendations to Council regarding support for further review and processing of any such applications; and further,

That Council direct staff to communicate the Guidelines to potential applicants and require the applicants to address corresponding information requirements as part of any application submittal, and

That CMHC Affordability Criteria be attached to all Reports to Council.

CARRIED

Five-Year Financial Plan 2017-2021 Amendment Bylaw No. 2170, 2017
File No. 2170
Report No. 17-132

Moved by Councillor C. Jewett
Seconded by Councillor J. Ford

That Council consider giving first, second and third readings to the "Five-Year Financial Plan 2017-2021 Amendment Bylaw No. 2170, 2017".

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Advisory Design Panel

Moved by Councillor C. Jewett
Seconded by Councillor John Grills

That Council receive the Regular Meeting Minutes of the Advisory Design Panel of September 20, 2017.

CARRIED

	That adoption of the July 21, 2021 Advisory Design Panel Committee minutes be tabled to the next meeting due to an omission from the circulated Agenda and supporting documents package. CARRIED
	PRESENTATIONS/DELEGATIONS
	Applicant Team: Dennis Maguire, Rod Nadeau, Tom Barrett, Alex Van Zyl, Lynette Graham, Ryan Nadeau, GNAR Inc. & Sven Gabora entered the meeting at 3.42pm.
File No. RZ001146 3rd Review 7104 Nancy Greene Drive	RMOW Manager of Projects Planning, J. Chapman introduced the project and asked the committee to review and comment on this rezoning application for a purpose built rental apartment building under the RMOW's private sector employee housing initiative. A presentation by Architect Dennis Maguire was given about the proposed development: • The site is 2816.54m2 and currently zoned for RS-E1. The proposed building will be 3 story's and will be 36 units of one and two bedrooms sized units. • Setbacks: o Front (South) 22.73m o Back (North) 12.5m o Side (East) Fitzsimmons Walk 7.6m o Side (West) 4.9m • 37 underground parking units are planned with 2 accessible parking stalls in parkade entranceway plus secured bike storage and lockers. In addition to this, a ski/ bike workshop building will be located at the building entranceway. • A 'hammerhead' shaped delivery/ garbage truck turn around area is proposed on eastern side of building. • At the front of the building a number of community planter boxes and various seating is planned in the courtyard at the front of the building. • Due to BC Hydro power lines running over the site, the range of vegetation is limited, therefore planting and screening has been carefully considered especially on eastern side for privacy from/to Fitzsimmons Walk development. • The proposed siding is comprised of board and baton with highlights of wood. The base of the roof is designed with mixed metal and wooden soffits at the base of the roof. The windows are very durable with a mixed wooden/ vinyl grain appearance and triple glazed, slightly recessed, panes. The balconies have railings with two inch metal pickets to maximize light into the units.

- Windowless ‘inboard second bedrooms’ are designed with glass doors and high opaque windows into the hallway to maximize light; these spaces are often favorable for office/ storage or nurseries.
- The roof will be predominantly gabled with scuppers and some flat sections for snow drainage management to break up the design. The stairwell will be visual from the outside, on the western side of building, with windows and motion detectors to add light and encourage use.
- The upper floor will be closed off to the Occupants and contain a mechanical area with HVAC. A semi continuous HRV heating/ cooling system which uses the ventilation system and allows hot/ cool air to be introduced to offset the hot/ cool air. Baseboard heaters in all units to supplement.
- This will be a highly insulated building making it extremely energy efficient.

Panel offers the following comments:

Site Context and Circulation, including Accessibility:

1. Panel are cognizant of the prominence of this site, on the corner of a busy intersection on Highway 99, being highly visible 24/7. Despite being an ‘affordable’ development, all efforts should be focused to create the best possible quality design. A better site rendering would alleviate some concerns.

2. Query as to whether the ‘loading area/ truck turnaround area’ at the eastern side could be extended to be as wide as possible. Panel also suggested that a roundabout like the one at the neighboring Fitzsimmons Walk property would make access to the area easier and more elegant. Also a stairway from this area of the parkade to the building entrance was suggested to make it more functional and accessible.

3. Panel would like further evidence, that access from Nancy Greene Drive to ensure it is safe for vehicles to enter/ exit the property.

Form, Character and Massing:

1. Panel are in agreement that the design and delivery of this project is much improved from the previous application in July 2021.

2. Panel would like to see a more coordinated hierarchy of the architecture around details of the windows on the front elevation of the building including creating more of a match with the form of the neighboring properties.

	Materials, Colors & Lighting: 1. Panel like the exterior design of the stairwell being visible from the outside but would like the façade materials to be more interesting and integrated into the rest of the building. Also more considered lighting inside the stairwell, could create an interesting visual from the Highway. 2. Panel thought the noise from the Highway could be shielded from the apartments by using a wider picket railing fence which would also prevent any visual eyesores of stored items on apartment balconies. 3. A trellis covering the engineering spaces on the rooftop would be more visually appeasing rather than the current open design. **Landscaping** 1. Planting on the western side needs to be carefully considered due to proximity to Highway 99 and restrictive BC Hydro power lines above. Also landscaping in the setback area needs further work to be more effective. Landscaping here needs to be sympathetic to other properties along the Highway. 2. Trees and dense vegetation may cause lower apartments to be dark. 3. The courtyard patio is a nice design but Panel have concerns that may create noise issues to neighboring properties on Nancy Greene Way. Moved by T. Kloepfer Seconded by P. DuPont and M. Donaldson **That** the Advisory Design Panel supports the rezoning amendment at 7104 Nancy Greene Way.
	OTHER BUSINESS
	There were no items of Other Business.
	MOTION TO TERMINATE
	Moved by T. Kloepfer Seconded by P. DuPont **That** the Advisory Design Panel Committee meeting of November 17, November, 2021 be terminated at 5.09 PM CARRIED

There needs to be a better way of enclosing the roof area with the addition of a drain.

Moved by B. Martin
Seconded by T. Kloepfer

That the Advisory Design Panel is generally in support of the proposed changes for the Patios, however for Patio A, the applicant needs to consider the height of the gate in relation to the planting and the proportions on the new door into the building. Panel supports the applications to move forward with the applicant to work with staff to resolve comments.

That the Advisory Design Panel supports the rezoning application with Panel comments on the building design to be worked out with staff through further design development. The application does not have to return to Panel.

CARRIED

Applicant Team and RMOW Planning Analyst, Clancy Sloan left meeting at 2.49 PM.

Councilor Jackson left declared a conflict of interest with RZ1146 and left the meeting at 2.50 PM

File No. RZ1146

2nd Review

7104 Nancy Green Drive

RMOW Manager of Project Planning, John Chapman, entered meeting at 2.50 PM

John Chapman introduced the application. This rezoning application is a proposal for a three story residential building above one level of underground parking. It will be secured rental, employee-restricted housing under the RMOW's private sector employee housing initiative that recognizes private developers have a role to play in meeting the community's goals for provision of employee housing. The development proposes a mix of studio, one, two and three bedroom units. The proposal includes one parking stall per dwelling unit, which would require a variance to the zoning and parking bylaw to permit

The site is currently flattened and covered with gravel. To the north and east of the site is the Fitzsimmons Walk housing development with Highway 99 on the west and some single family dwellings to the south across Nancy Green Drive. The site has a rocky bluff on the eastern side. Staff would like the Panel to consider the building massing, form and character in particular on the south and west elevations which are highly visible from the highway. The proposed landscaping and screening should also be considered, particularly on the south and west aspects. We also request the panel to comment on circulation.

Applicant team, Dennis Maguire and Rod Nadeau entered at 2.55 PM

The applicant team advised on the following:

1. This is a 3 story, residential, rental building.
2. There are a number of site constraints such as Highway 99, the Fitzsimmons Walk housing development and its location in a Tree Preservation Zone.
3. The setback was increased to add a larger courtyard entrance with all parking underground.
4. The Driveway was pushed as far as possible from the highway to avoid any traffic blind spots.
5. Due to the height of the land on the site, the ground floor is lower, but the 2nd floor is level with the height of the highway at midpoint of the building.
6. There is a natural rocky bluff that creates a buffers between Fitzsimmons Walk along with dense mature trees. Overall the Fitzsimmons Walk properties are orientated to look east, away from this proposed development.
7. The building has a flat roof to minimize the height of the building and for water and snow management to avoid drip lines and snow shedding.
8. Each unit has their own private deck/ patio.
9. The highway right of way will be seeded and planted with plugs. Highways Agency have given no guidance on planting in the right of way. BC Hydro have a limitation of 3m height within 5 m of center line of hydro line and 5m height within 6m of center line of hydro line. Hydro line follows the property line on the south and west.
10. Fire access is from Nancy Green Drive. Fire hydrants are all within the required 45m distance.
11. The building was originally proposed as a four story building, however, Planning staff have requested it to be reduced to a three story building.
12. The project architect advised that he couldn't present on a building that he couldn't support and turned it over to the project owner to continue the presentation. Recommendation that this should be a four story building.
13. Site is ideal for low cost housing due to its location and proximity to shops, bus stops and to the Village. Several community amenities are also close by including schools, a park and the Olympic plaza.
14. This will be purpose built, rental only housing development; the current Owner will retain ownership throughout the building's lifetime.
15. The Developer has built five or six similar apartment style buildings always with an emphasis on good appearance, being livable and durable.
16. The finish ages well even over 10/ 20 years and the Stucco is durable and performs well. The finish is brown with metal finished siding which gives it the appearance of polished Cedar.
17. Railings are picket style for better privacy and will provide a security shield for each unit's deck.
18. The proposal's amenities include a bike workshop and ski tuning one story building and a community garden with raised beds on the west of the building. On the north of the building is a communal BBQ.

Tom Barrett entered at 3.11 PM

19. There has been careful consideration of screening and spacing between Fitzsimmons Walk
20. The site has some rocky grading that must be under two meters which has allowed for some extra landscaping. There is currently a lot of mature trees and plants of up to eight meters in height which will be retained but BC Hydro lines must be considered.

Kerr Lammie entered at 3.20 PM

Panel offers the following comments

Site Context and Circulation

1. The western elevation faces Highway 99 which is an important cross junction in Whistler. The look and quality of the building and the articulation of the massing is extremely important, as is the landscaping. More trees should be planted along the west and south sides, and possibly could be planted on top of the actual parkade if more soil was used to build up the height to enhance the character of the site
2. This is a unique site when you look at Fitzsimmons Walk as a collective; stay in tune with quality of immediate surroundings.
3. The circulation of the driveway and accessibility for people being dropped off or delivery drivers is a concern and needs to be amended. Small cars can turn around but larger ones and garbage trucks would back out onto Nancy Green Drive. Consider amending the entrance to include a drive through access.
4. Amenity program is well thought out, but consider another location for amenity space for south aspect, less highway noise
5. Screening relative to the adjacent Fitzsimmons Walk property seems good.

Form and Massing

6. Include sections through to adjacent buildings to understand relative heights.
7. Façade is very modular. The building needs something to break up the massing – whether through different material changes, horizontal vs vertical, stepping, opportunity to get some different roof heights, most prominent aspect of roof is the mechanical and it is the least detailed of all.
8. The proposal needs more design development, the scheme is not there yet from a form and character standpoint.
9. Due to site location in walking distance to the Village and other amenities, Panel would support more total units to help ease the

current housing difficulties if it demonstrates a benefit and addresses the other concerns.

Details

10. Several types of units have a 'dark 2nd bedroom' i.e. no window. Although these spaces are permitted by a BC Building Code due to presence of sprinklers system, unless it is a storage room, the livability of this space as a second bedroom, den, baby room or office space is questionable. Whistler needs more bedrooms, not storage rooms.

Moved by: B. Martin
Seconded by H. Owens

That the Advisory Design Panel would like the proposal to be revised and come back prior to advancing the rezoning with particular attention to the west side massing, details, planting, roof lines, circulation both driving and pedestrian, internal livability of the units and consideration for an increased density if it demonstrates a benefit and addresses other concerns.

CARRIED

Applicant Team and RMOW Manager of Project Planning, John Chapman left meeting at 4.06 PM.

File No RZ1144

3rd Review

2077 Garibaldi Way

RMOW Planner, Roman Licko and the Applicant Team of Brent Murdoch of Murdoch and Company along with Dave Brownlie entered the meeting at 4.10PM. Councilor Jackson also re-joined the meeting.

Roman Licko introduced the rezoning proposal which has previously been reviewed twice by the panel; August 2020 and in December 2017. This is a mixed use project proposing 14 employee townhouse units and six market triplex homes.

Brent Murdoch advised on the following:

1. This Garibaldi Way proposal predates the RMOW call to provide for more affordable housing.
2. The area is disturbed and completely cleared. On the south east of the site is Aspen Drive made up of duplex and triplex homes. Garibaldi Way is mostly single family homes with town houses.
3. The 20 meter tree buffer setback from Highway 99 has been challenging to comply with.
4. Due to the current construction environment where builders and contractors are struggling to provide affordable housing alongside market developments at a reasonable cost, the applicant discussed the site plan and massing, rather than going into too much architectural detail. Current construction and plumbing prices are escalating at 30%.

CORRESPONDENCE RECEIVED JANUARY 19, 2018 - MAY 27, 2020

PUBLIC HEARING FOR RZ001146 - 7104 NANCY GREENE DRIVE

From: Jan Simpson [redacted]
Sent: Friday, January 19, 2018 3:28 PM
To: Planning
Cc: [redacted]
Subject: 7401 Whistler

I do hope in the interest of affordable housing for locals they in your wisdom you will wholeheartedly support the rezoning of this property. I want to move back home from Pemberton and this is a solution for me.Ive been holding my breath for a MAC rental unit at Rainbow but I'd prefer to be able to walk to the library and health clinic Thank you for your support

Sent from my iPhone

From: Sarah Werkhoven [redacted] >
Sent: Saturday, January 20, 2018 12:11 PM
To: Planning
Subject: RZ001146 - Letter of Support

Dear Planning Department,

The housing crisis in whistler and surrounding areas is severe. After exploring your website and current housing projects, we are thrilled at Vidorra's current developments.

Not only is Vidorra creating much needed housing for the community, but it is also doing so in a very sustainable and energy efficient way. The locations for your buildings are thoughtfully chosen and we appreciate you incorporating comfort to ensure the building feels like home to the tenants.

As a whistler business we have seen first hand how the housing crisis effects both residents and businesses alike.

Please accept this letter as our support for your current projects and any future developments.

Warmest regards,

Eco Chic Spa
[redacted]

23rd January 2018

Dear Resort Municipality of Whistler,

This letter is in support of the Application Ref: RZ001146 for 7104 Development in Whitegold.

Our businesses have been in a constant hiring struggle over the past few years. Our struggle to find AND RETAIN suitable staff levels is directly related to the recent increase in resort tourism volumes and the recent **lack of affordable rental accommodation** in the corridor. Turnover has been the highest we have seen in our business since opening in 2013. This is again directly related to the lack of affordable housing. The high cost of living has also forced many employers to increase their wages to cover this spike in order to retain team members.

Whistler prides itself on having a **strong community**, but how can we still support this strong and growing community when most of our team members no longer live here as they are being forced to live outside of Whistler?

When interviewing we shouldn't have to ask potential candidates if they have accommodation for the season in order to hire them? But more often than not this has turned into the case. Some cover letters even stating **"I would like to apply for this position but if you do not provide staff accommodation I am afraid I will not be able to interview"** Our focus has now shifted from providing our guests with an exceptional experience to taking on extra admin duties coordinating 2x staff accommodations for team members in need.

We are in full support for any reasonable solutions that will allow Whistler to once again become a resort with enough affordable beds for our workers. We are excited about the steps and plans brought forward as a result of the Mayor's Taskforce. We are also excited to see fast action on this application towards helping solve what is a critical Resort situation.

Sincerely,

[redacted]

Pepe Barajas
President | CEO
Infinity Enterprises Group

From: Zoë Lomoro [redacted] >
Sent: Thursday, February 01, 2018 9:58 AM
To: Planning
Subject: RZ001146 Fitzsimmons

Good morning again!

I am writing to show my support for Ryan Nadeaus employee housing project RZ001146.

I see this project as a possible asset to the community and a great addition to the housing needs along side the WHA.

I think they have some great innovative solutions to some problems we're presented with today as a community. I like their plan and hope it can help!

Thanks
Zoë

James Thomson & Colleen Smith
3-7124 Nancy Greene Drive
Whistler, BC V0N 1B7
[redacted]

Date: February 2, 2018
To: Resort Municipality of Whistler (RMW) – Planning – Melisa Laidlaw
Copy: Resort Municipality of Whistler (RMW) – Mayor – Nancy Wihelm-Morden
From: James Thomson & Colleen Smith – 3-7124 Nancy Greene Drive, Whistler, BC V0N 1B7

Ref: 7104 Nancy Greene Drive Rezoning Application RZ001146 - Application to change zoning from RS-E1 Zone (Residential Single Estate One) to a High Density 65 apartments 53,342 square feet 5 floors Multi-Tenant Rental Apartments & 10,500 square feet of parking garage for only 20 parking spaces

We are writing to you to express our concerns and make suggestions for major changes to this rezoning application. We purchased 3-7124 Nancy Greene Drive (Fitzsimmons Walk) February 2017 and prior to purchase we researched the zoning of the vacant lot 7104 Nancy Greene Drive that is behind our property. We made our purchase decision in large part because this vacant lot is zoned RS-E1 (for example little risk of any industrial, commercial, multi-tenant apartment rezoning and removal of the existing coniferous trees along the property line which would negatively affect our townhome value). RMW zoned this north-east land to be a single home development use at 7104 Nancy Greene Drive and HWY 99 (like the home built on the north-east corner of Lorimer Drive and HWY 99). See attached RS-E1 zone bylaw and map of vacant lot at 7104 Nancy Greene Drive.

Specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

1) RWM Zoning Intent – The intent of this current zone is to provide low density detached dwelling residential use

Developer Rezoning Intent – The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.

2) RWM Zoning Intent – Permitted Uses – The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground.

Developer Rezoning Intent – Permitted Uses – The developer's intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.

3) RWM Zoning Intent – Density – The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters.

Developer Rezoning Intent – Density – The developer's intent is the same as in number 1). Maximize density for maximum rental profit and resale value. This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

4) RWM Zoning Intent – Height – The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement.

Developer Rezoning Intent – Height – The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.

5) RWM Zoning Intent – Site Coverage – The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters.

Developer Rezoning Intent – Site Coverage – The developer's intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.

6) RWM Zoning Intent – Setbacks – The intent of the zone setbacks is for a minimum permitted front setback of 7.6 meters. Also, minimum permitted side setbacks for a gross floor area of detached dwelling of less than 325 square meters is 3 meters and for a gross floor area of detached dwelling of from 325 square meters to a maximum of 465 square meters is 6 meters.

Developer Rezoning Intent – Setbacks – The developer's intent is the same as in number 1). Maximize the high density building onto the site thus proposing (requiring) minimum setbacks from Fitzsimmons Walk property lines of only 3 meters for his huge 5 floor building. Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A (see attached Fitzsimmons Walk strata plan of lot). As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

Other Issues – Proposed Project Renderings and site plan (see attached)

We notice in the developer's proposed project renderings and site plan that there are no existing coniferous trees left in the setbacks and property lines. Also, shown in the rendering is the developer's planned large "community garden in the sunny south east section" of the site bordering the Fitzsimmons Walk town home building H units 1, 2 and 3. The developer would have to cut down and remove all the existing large trees so his garden can get sun and in addition he would have to remove all the massive high rock along this same property line to put a side walk right on the property line bordering building H units 1, 2 and 3. The developer can not be permitted to do this.

Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

To summarize:

We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

Yours truly,

James Thomson & Colleen Smith [redacted]

34. RS-E1 Zone (Residential Single Estate One) (Bylaw No. 1523)

Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

(2) The following uses are permitted all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)

(i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or

(ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.

(c) detached dwelling; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

(7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

Height

(8) The maximum permitted height of a building is 7.6 metres.

Parcel Area

(9) The minimum permitted parcel area is 40 hectares.

Site Coverage

(10) The maximum permitted site coverage is 35 percent.

Setbacks

(11) The minimum permitted front setback is 7.6 metres

(12) The minimum permitted side setback is as follows:

Gross Floor Area of Detached Dwelling	Minimum Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(13) The minimum permitted rear setback is 7.6 metres.

(14) Notwithstanding subsections (11) to (13), no detached dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
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(15) No addition shall be made to a detached dwelling in existence on January 28, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

(16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(18) The maximum permitted number of bedrooms in a detached dwelling is 4.

(19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)

(20) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)

(21) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)

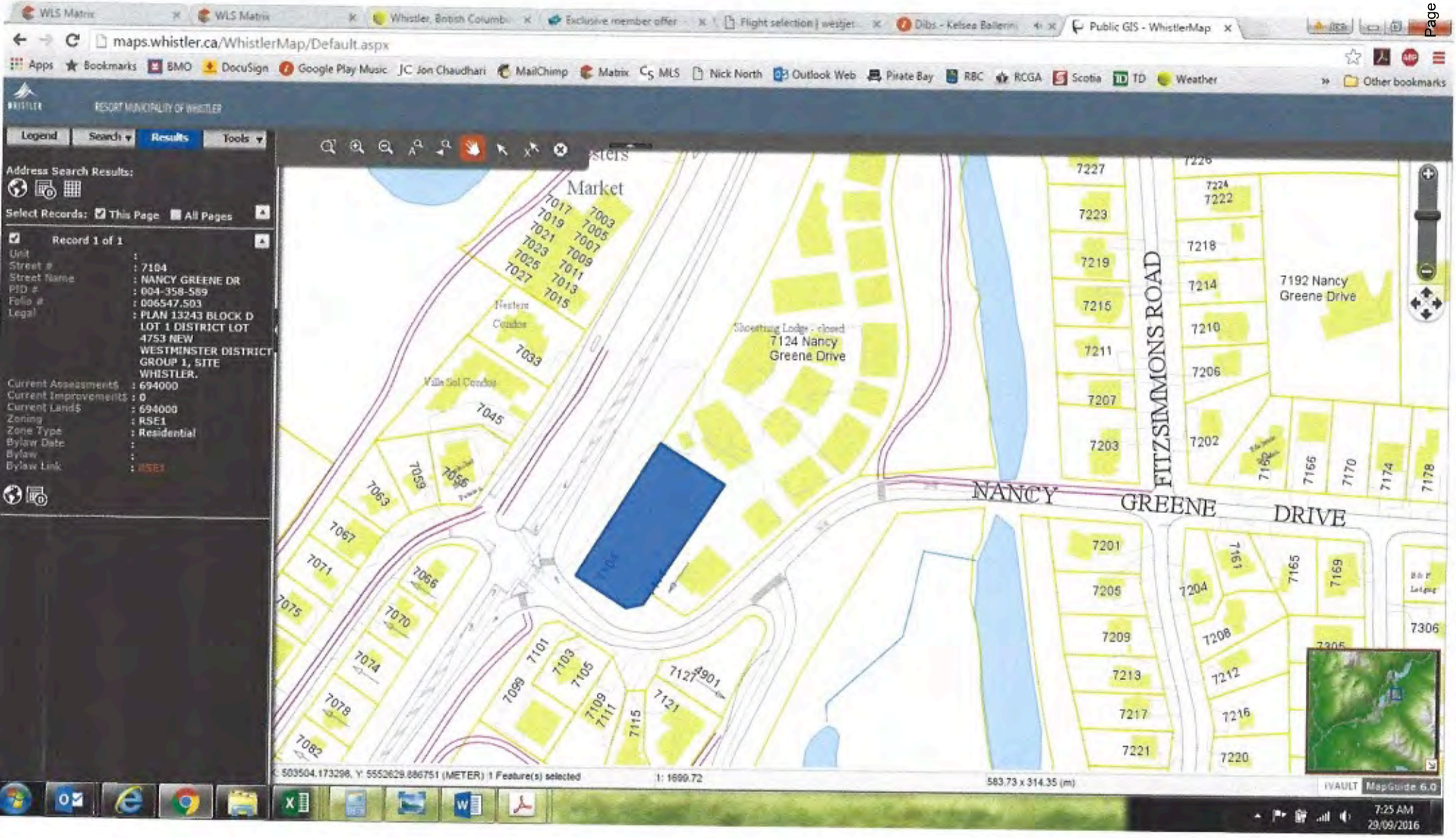
(22) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section is prohibited.

(23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)

(24) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

Temporary Commercial and Industrial Uses

(25) The land in the RSE1 Zone (Residential Single Estate One) located within District Lot 2941 at universal transverse mercator coordinates 493006E/ 554576N is designated as an area in which temporary commercial and industrial use permits may be issued to permit temporary commercial and industrial uses related to, or associated with, the administration and operation of the 2010 Winter Olympic and Paralympic Games. (Bylaw No. 1792)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Record 1 of 1
Unit :
Street # : 7104
Street Name : NANCY GREENE DR
PID # : 004-358-589
Folio # : 006547.503
Legal : PLAN 13243 BLOCK D LOT 1 DISTRICT LOT 4753 NEW WESTMINSTER DISTRICT GROUP 1, SITE WHISTLER.
Current Assessment$: 694000
Current Improvements$: 0
Current Land$: 694000
Zoning : RSE1
Zone Type : Residential
Bylaw Date :
Bylaw :
Bylaw Link : RSE1
Market
Western Condos
Villa Sol Condos
Shooting Lodge - closed
7124 Nancy Greene Drive
7192 Nancy Greene Drive
FITZSIMMONS ROAD
NANCY GREENE DRIVE
7017
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29/09/2016

17077-01

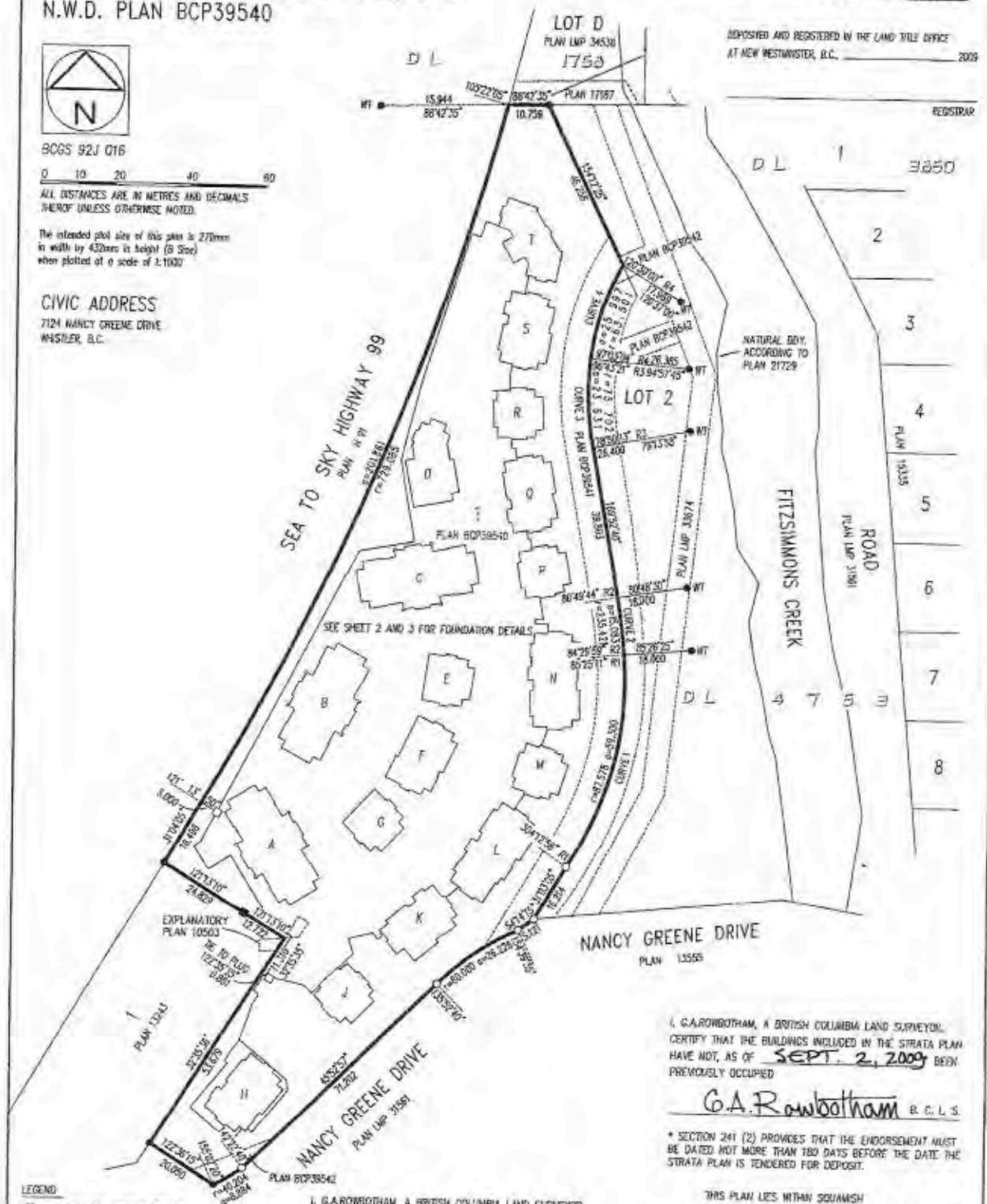
SHEET 1 OF 23 SHEETS

STRATA PLAN OF LOT 1, D.L. 4753, GP.1 N.W.D. PLAN BCP39540

STRATA PLAN BCS 3599

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. _____ 2009

REGISTRAR



CIVIC ADDRESS

7124 NANCY GREENE DRIVE
WHISTLER, B.C.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
m²	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
(C)	-	COMMON PROPERTY
ST	-	STORAGE
●	-	STANDARD IRON POST FOUND
○	-	STANDARD IRON POST PLACED
□	-	LEAD PLUG PLACED
■	-	LEAD PLUG FOUND
R1	-	RADIAL BEARING FOR CURVE 1
WT	-	WITNESS
LC	-	LOCKER (COMMON PROPERTY)
PC	-	PARKING (COMMON PROPERTY)
SC	-	STORAGE (COMMON PROPERTY)

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: SEPTEMBER 2, 2009

G.A. Rowbotham B. C. L. S.

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN BCP39540

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF SEPT. 2, 2009 BEEN PREVIOUSLY OCCUPIED

G.A. Rowbotham B. C. L. S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN TWO DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

THIS PLAN LIES WITHIN SQUAMISH LILLOOET REGIONAL DISTRICT

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.

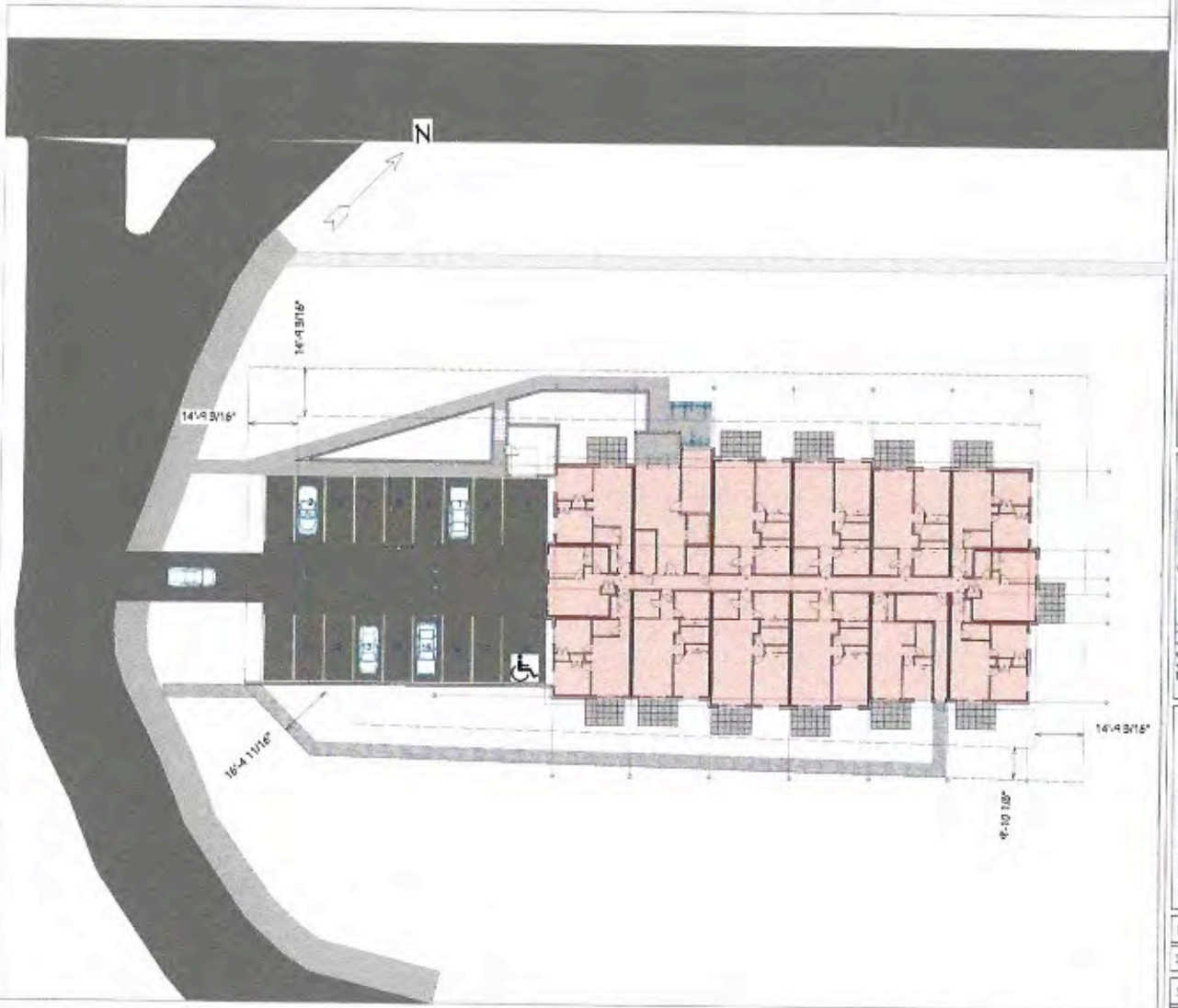
THE FIELD SURVEY WAS COMPLETED ON THE 8th DAY OF AUGUST, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 100554 ON THE 2nd DAY OF SEPTEMBER 2009.

G.A. Rowbotham B.C.L.S.

FILE NO. - 17077	OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS	204-15585 24th AVENUE, SURREY, B.C. V4A 2J4	PHONE - 531-4067

Key Plan

*NOTE: PRELIMINARY SITE PLAN!
Current road position is an estimate.



Site Plan

5

7104 Nancy Green Drive
By Vidorra Developments
&
Innovation Building Group

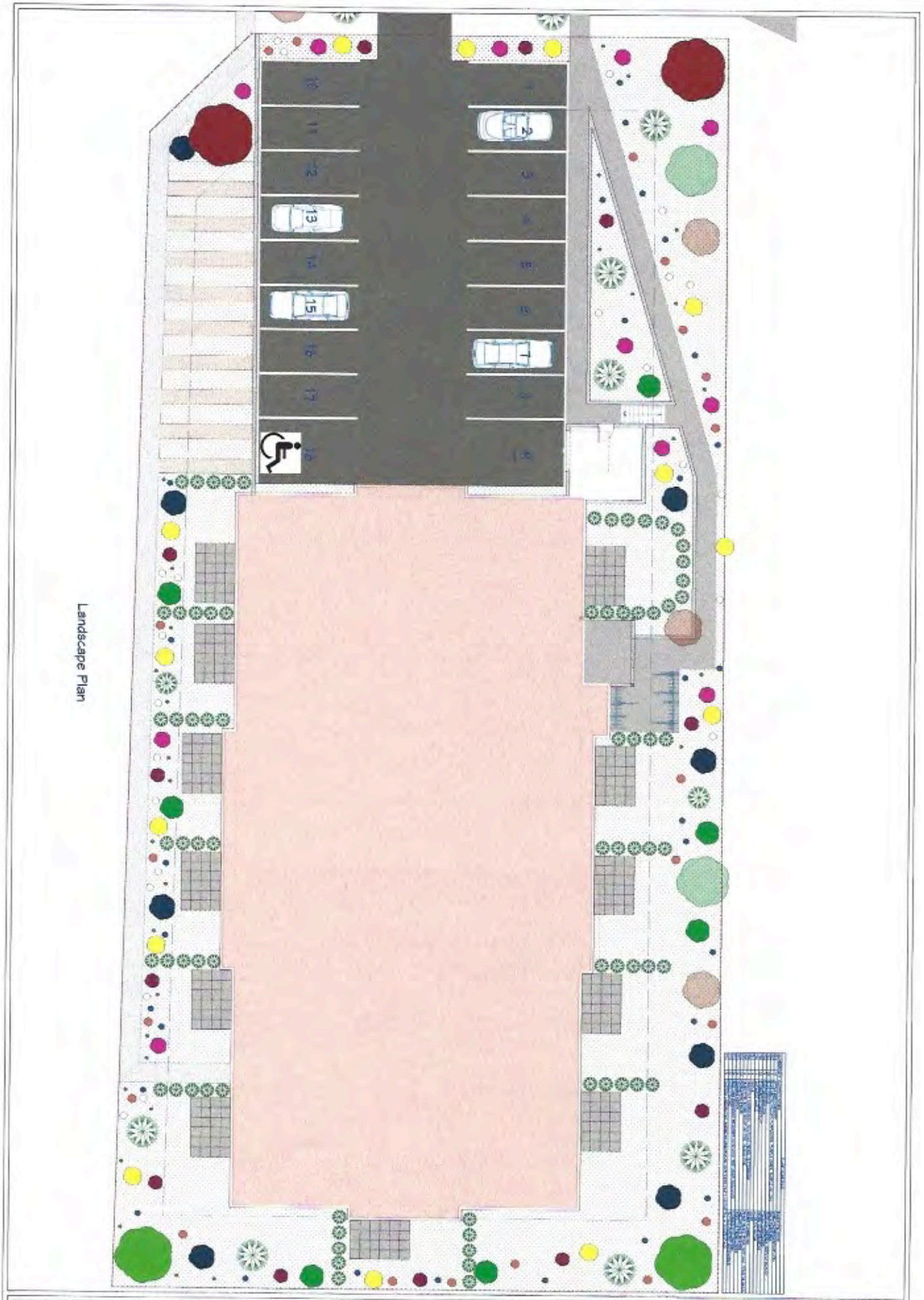
VIDORRA DEVELOPMENTS

DRAWINGS PROVIDED BY: Innovation BUILDING GROUP

DATE: 1/9/2018

SCALE: 1/16" = 1'

SHEET: A-100



Landscape Plan

SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:			
A-101	1/16" = 1'	1/9/2018	Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS	9

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

James Thomson & Colleen Smith
3-7124 Nancy Greene Drive
Whistler, BC V0N 1B7
[redacted]

Date: February 2, 2018
To: Resort Municipality of Whistler (RMW) – Planning – Melisa Laidlaw
Copy: Resort Municipality of Whistler (RMW) – Mayor – Nancy Wihelm-Morden
From: James Thomson & Colleen Smith – 3-7124 Nancy Greene Drive, Whistler, BC V0N 1B7

Ref: 7104 Nancy Greene Drive Rezoning Application RZ001146 - Application to change zoning from RS-E1 Zone (Residential Single Estate One) to a High Density 65 apartments 53,342 square feet 5 floors Multi-Tenant Rental Apartments & 10,500 square feet of parking garage for only 20 parking spaces

We are writing to you to express our concerns and make suggestions for major changes to this rezoning application. We purchased 3-7124 Nancy Greene Drive (Fitzsimmons Walk) February 2017 and prior to purchase we researched the zoning of the vacant lot 7104 Nancy Greene Drive that is behind our property. We made our purchase decision in large part because this vacant lot is zoned RS-E1 (for example little risk of any industrial, commercial, multi-tenant apartment rezoning and removal of the existing coniferous trees along the property line which would negatively affect our townhome value). RMW zoned this north-east land to be a single home development use at 7104 Nancy Greene Drive and HWY 99 (like the home built on the north-east corner of Lorimer Drive and HWY 99). See attached RS-E1 zone bylaw and map of vacant lot at 7104 Nancy Greene Drive.

Specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

1) RWM Zoning Intent – The intent of this current zone is to provide low density detached dwelling residential use

Developer Rezoning Intent – The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.

2) RWM Zoning Intent – Permitted Uses – The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground.

Developer Rezoning Intent – Permitted Uses – The developer's intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.

3) RWM Zoning Intent – Density – The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters.

Developer Rezoning Intent – Density – The developer's intent is the same as in number 1). Maximize density for maximum rental profit and resale value. This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

4) RWM Zoning Intent – Height – The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement.

Developer Rezoning Intent – Height – The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.

5) RWM Zoning Intent – Site Coverage – The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters.

Developer Rezoning Intent – Site Coverage – The developer's intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.

6) RWM Zoning Intent – Setbacks – The intent of the zone setbacks is for a minimum permitted front setback of 7.6 meters. Also, minimum permitted side setbacks for a gross floor area of detached dwelling of less than 325 square meters is 3 meters and for a gross floor area of detached dwelling of from 325 square meters to a maximum of 465 square meters is 6 meters.

Developer Rezoning Intent – Setbacks – The developer's intent is the same as in number 1). Maximize the high density building onto the site thus proposing (requiring) minimum setbacks from Fitzsimmons Walk property lines of only 3 meters for his huge 5 floor building. Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A (see attached Fitzsimmons Walk strata plan of lot). As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

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Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

To summarize:

We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

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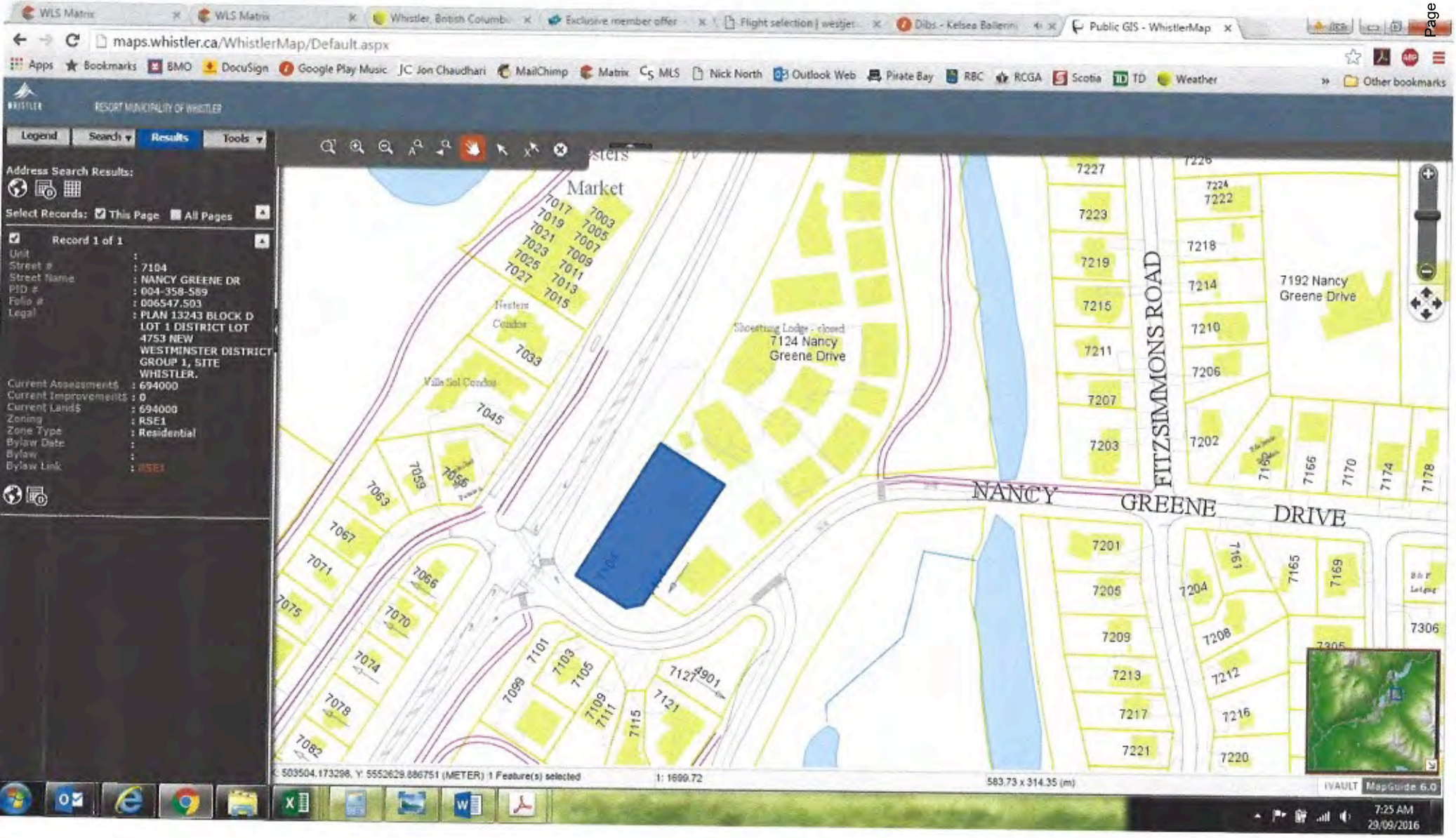
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SHEET 1 OF 23 SHEETS

STRATA PLAN OF LOT 1, D.L. 4753, GP.1 N.W.D. PLAN BCP39540

STRATA PLAN BCS 3599

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. _____ 2009

REGISTRAR

BCGS 92J 016

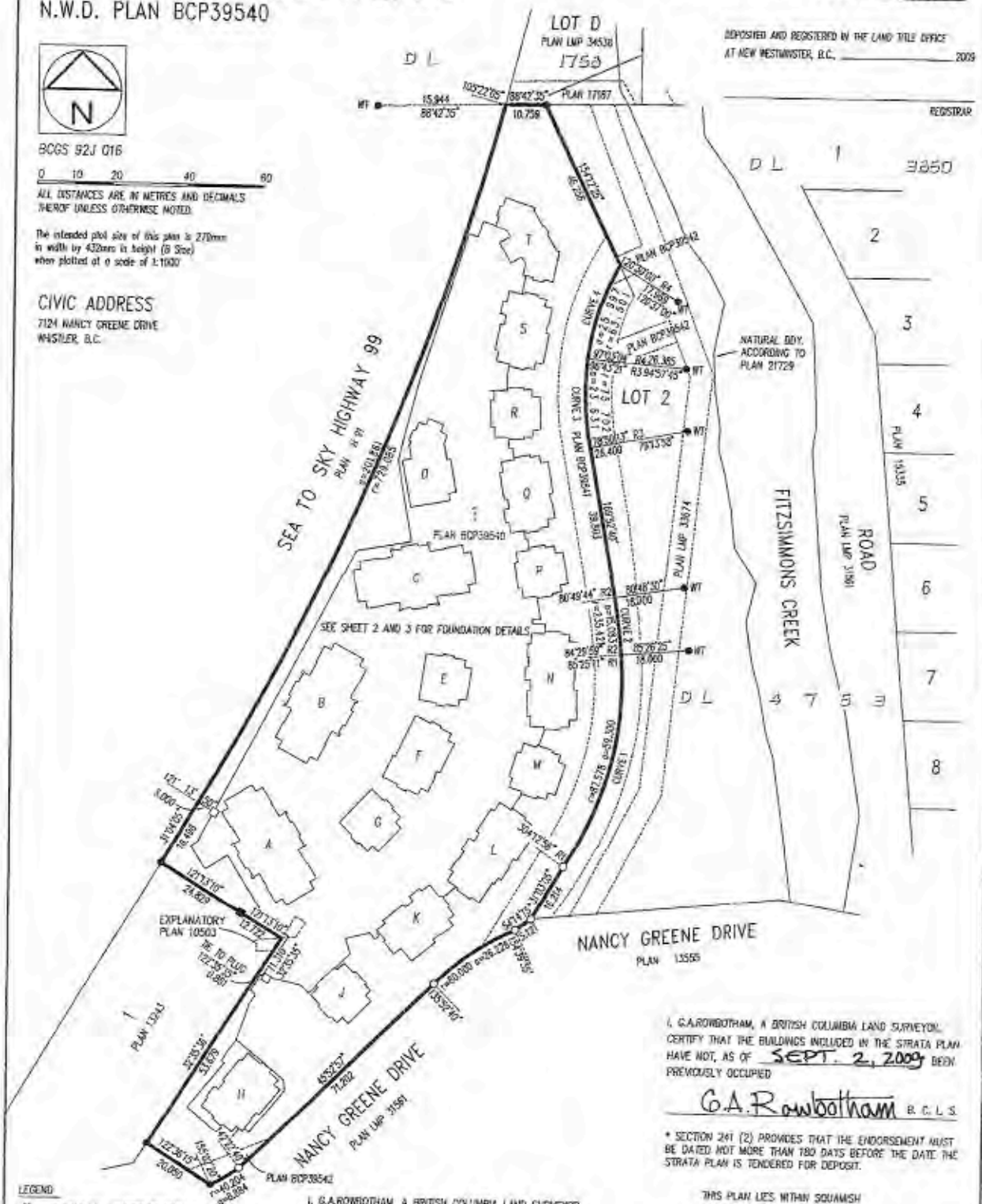
0 10 20 40 60

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 270mm in width by 432mm in height (B Size) when plotted at a scale of 1:1000

CIVIC ADDRESS

7124 NANCY GREENE DRIVE
WHISTLER, B.C.



LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
m²	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
(C)	-	COMMON PROPERTY
ST	-	STORAGE
●	-	STANDARD IRON POST FOUND
○	-	STANDARD IRON POST PLACED
□	-	LEAD PLUG PLACED
■	-	LEAD PLUG FOUND
R1	-	RADIAL BEARING FOR CURVE 1
WT	-	WITNESS
LC	-	LOCKER (COMMON PROPERTY)
PC	-	PARKING (COMMON PROPERTY)
SC	-	STORAGE (COMMON PROPERTY)

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: SEPTEMBER 2, 2009

G.A. Rowbotham B.C.L.S.

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN BCP39540

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF SEPT. 2, 2009 BEEN PREVIOUSLY OCCUPIED

G.A. Rowbotham B.C.L.S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN TWO DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

THIS PLAN LIES WITHIN SQUAMISH LILLOOET REGIONAL DISTRICT

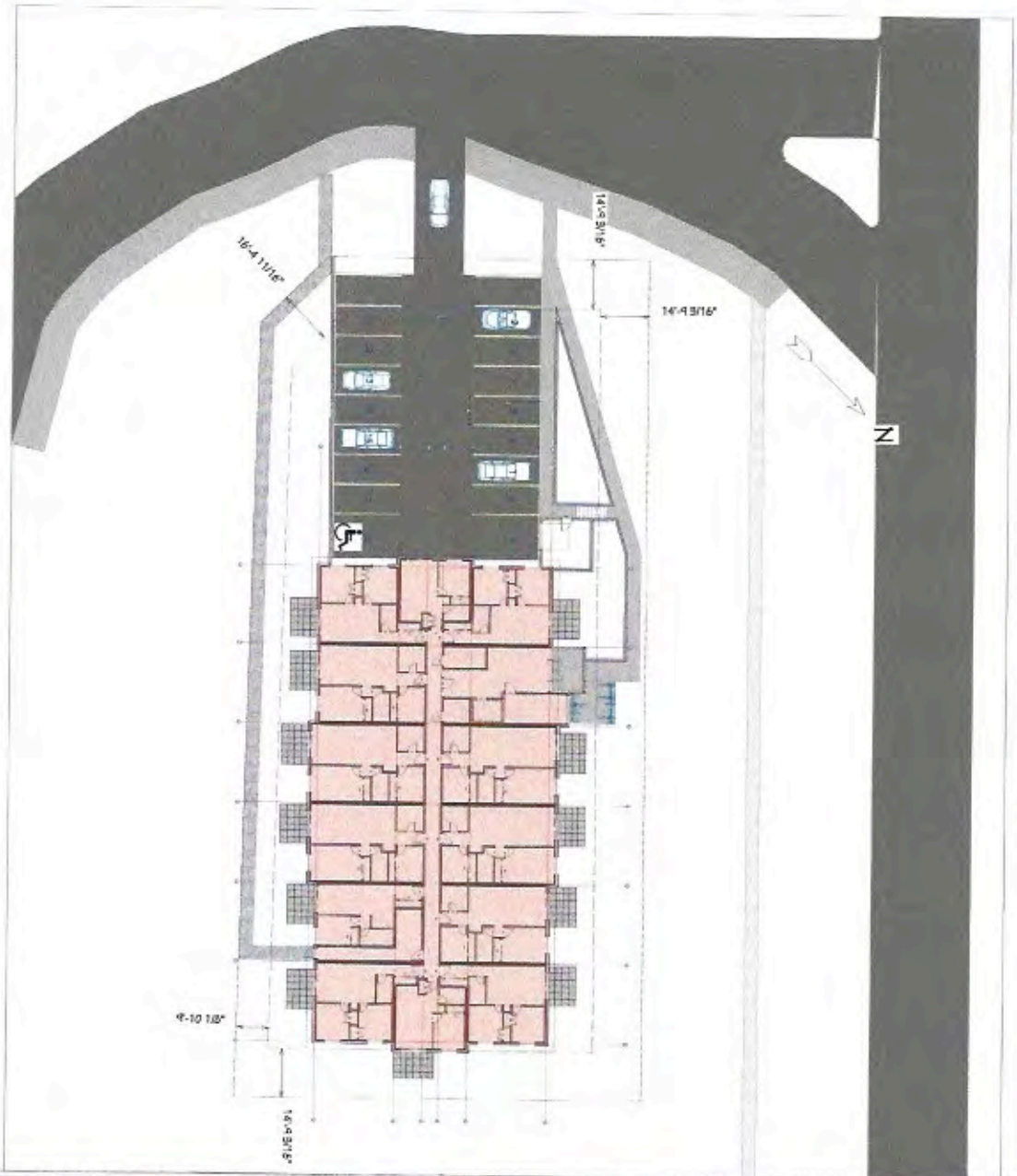
I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.

THE FIELD SURVEY WAS COMPLETED ON THE 8th DAY OF AUGUST, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 100554 ON THE 2nd DAY OF SEPTEMBER 2009.

G.A. Rowbotham B.C.L.S.

FILE NO. - 17077	OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS	204-15585 24th AVENUE, SURREY, B.C. V4A 2J4	PHONE - 531-4067

Key Plan



Site Plan

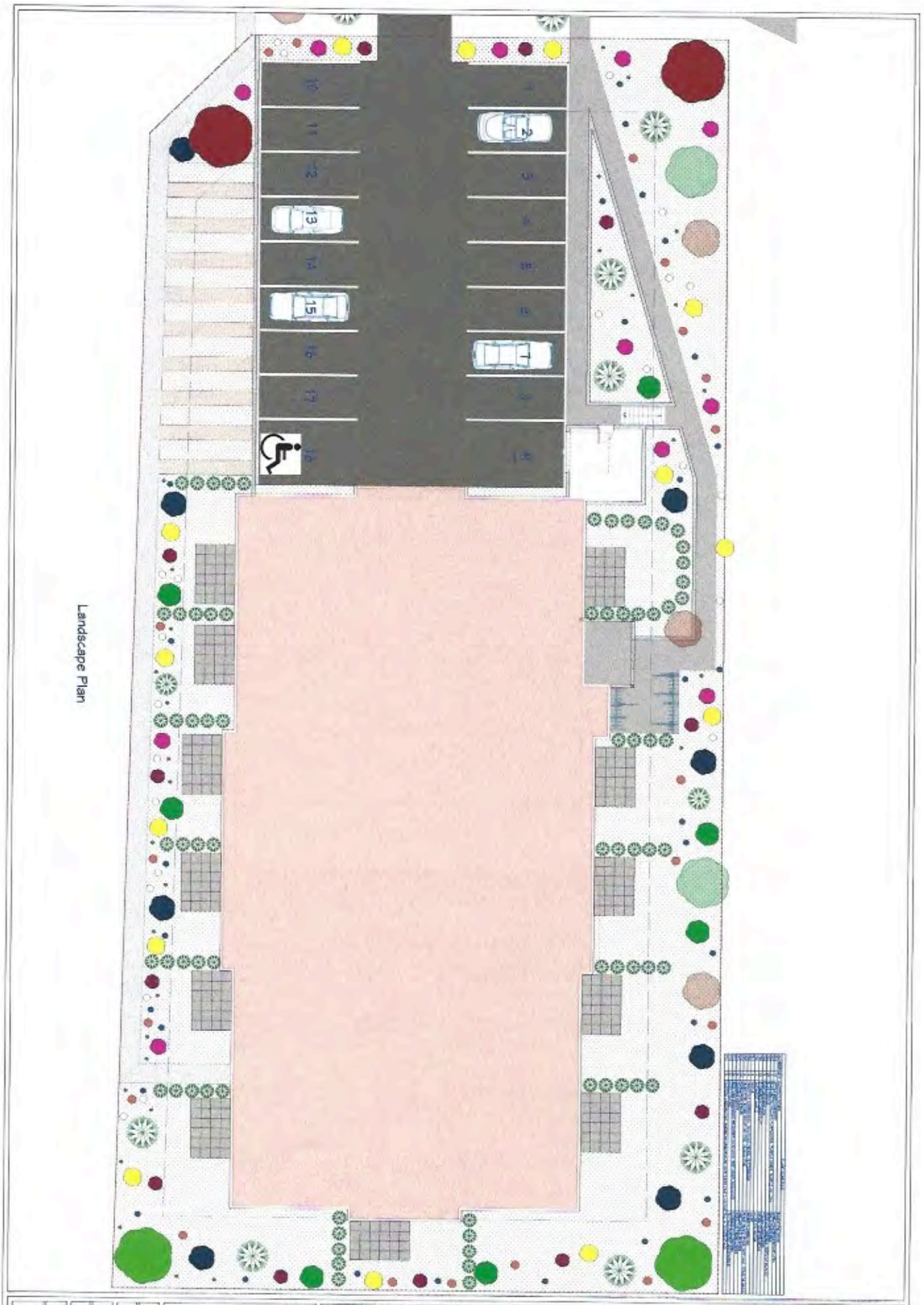
*NOTE: PRELIMINARY SITE PLAN!
Current road position is an estimate.

SHEET: A-100	SCALE: 1/16" = 1'	DATE: 1/9/2018	DRAWINGS PROVIDED BY: Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

5



Landscape Plan

SHEET: A-101	SCALE: 1/16" = 1'	DATE: 1/9/2018	DRAWINGS PROVIDED BY: Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS	REVISION TABLE: NUMBER / DATE / REVISED BY / DESCRIPTION	9

From: Christi Baldwin [redacted] >
Sent: Monday, February 05, 2018 9:01 AM
To: Melissa Laidlaw; Wanda Bradbury; Planning
Cc: Paul Bosa
Subject: RZ1146 - 7104 Nancy Greene Drive Rezoning Application Concerns

Hello,

I am writing to you in response to rezoning application number RZ1146 - 7104 Nancy Greene Drive.

I understand the need and do support the idea of rental properties in Whistler Blackcomb. But in doing so, I would expect a responsible process that does not add value to this property and community by diminishing the value of the adjacent properties.

I am the owner of unit 1 in Fitsimmons walk, which happens to be the first unit in the development. My home is immediately adjacent to this proposed rezoning. I am sure like other people of the area, I bought my property with expectations that the zoning next-door would not affect me. I bought my unit because of the privacy it affords.

The concern I have stems from the size of the proposed project, and its relationship to our project. It appears to me that the proposed setbacks would put this project right in our face. Furthermore, and possibly more importantly, it would require that the 40-year-old tree belt between the two projects be removed.

It appears there is also a proposal to have a garden space on the project. Whilst I love the idea of a green garden and sustainability, I do not understand the rationale if it forces you to remove the trees that stand between the two projects. I am sure there is a way to maintain the garden without eliminating the existing tree stand.

I believe there is an opportunity here to satisfy both parties. I would support a responsibly designed project that respects setbacks, allowing the privacy and value of our properties be maintained.

Paul Bosa
2940 Mathers Ave.
West Vancouver, B.C.
V7V 2K1

Christi Baldwin ***on behalf of Paul Bosa***
Executive Assistant
[redacted]

From: Tara Piersanti [redacted]
Sent: Monday, February 05, 2018 4:13 PM
To: Planning; Wanda Bradbury
Cc: [redacted]
Subject: Re: Lot 7104 Nancy Greene Drive - Proposed Development

To: Resort Municipality of Whistler

I am an owner at Fitzsimmons Walk at 7124 Nancy Greene Dr.

I have recently become aware of a proposed development next to our property -- which I understand is a 65 unit residential complex.

While I understand, and am concerned about housing, this location is not appropriate, designed, or envisioned for this higher density at this site.

There is the following concerns:

1.this site was intended to be low density residential. That is why we bought our adjoiniing property at Fitzsimmons.

2.The use, and this application has now been converted, from low density to high density. This is a major and unwarranted change.

3.This creates multiple problems in which we object to this application:

a)Road Design- there is already a major traffic and ingress/egress concerns at this intersection, which would require major changes such as a full traffic signalization, driveway entrances, ... all on a downslope,that involves another street turn that is already unsafe down to the right...this intersection is already a safety hazard.

b)Parking- there is already insufficient parking... that this project does not address. This application, if approved has to OVERSUPPLY parking. The Fitszimmons complex, and the whole of Whistler, has been met with people trying to park illegally. This proposal has insufficient parking.

c)Pedestrian Traffic- there is already a problem in pedestrians coming onto our property, as a means of traffic.

d)Density Change- a change from a low density residential to high density is drastic. The expectations of neighbouring property owners should be considered. This site was never considered to be anything but low density.

e)False Positive Expectations- this site was always to be low density residential. While Whistler needs more affordable housing, putting high density projects as a postage stamp on predeveloped neighbourhoods, is not the answer. It is ad hoc planning. If Whistler needs affordable or more high density housing, it has to be done by comprehensive neighbourhood planning, and not ad hoc planning.

We bought our futuristic Fitzsimmons property on certain zoning expectations. This seems to be a proposal to put 65 units on a high traffic, geographically challenged corner, with insufficient parking, and challenge to pedestrians.

This should be maintained as a low density site.

We oppose this application.

Thank you.

From: Melissa Boyd [redacted]
Sent: Monday, February 05, 2018 6:40 PM
To: Planning
Subject: 7104 Nancy Greene Drive development

Hello,

I am writing in objection to the newly proposed development at 7104 Nancy Greene Drive and have serious concerns about the scale of this project.

I own a unit in the neighbouring Fitzsimons Walk development and worry about the impact this development will have on the neighbourhood and our current lifestyle.

My concerns are:

- **The size of the proposed development.** The amount of units and the number of levels of the development are way out of character with the surroundings. I feel sorry for the neighbouring units that will be looking directly at the proposed new development. The proposed five storey building would overshadow their units and have a number of units staring directly down on them.

That certainly can't be within code? Would all of those units facing the current Fitzsimons Walk development have to have no balconies and frosted glass so not to impede the privacy and liveability of those units?

- **The noise factor of a rental development with that many tenants in such a condensed area**. Having that many new bodies living in such a small build envelope is unrealistic for the size of that block and would change the dynamic of the area for the worse.

- **There isn't enough parking allocated for the amount of tenants they are proposing to house in the development**. Where are the other people going to park? I imagine they are going to look at the empty lot adjacent to the highway and clog that area with more cars. That again drastically changes the liveability and lifestyle for those that live in the Fitzsimons Walk development and surrounding homes.

- They are proposing to allow pets to live in this development. **Were is the open garden space allocated for all of those animals to get outside and relieve themselves?** There is no open garden space allocated for such a thing within this building envelope.

We will find that these pet owners will be letting their dogs out to relieve themselves in what could be the common area of the Fitzsimons Walk grounds or the open lot adjacent to the proposed building site. Again ruining the lifestyle and liveability of those that currently live in the area.

- **I believe I read that this was a last minute application to the Whistler council that denotes a slightly revised design of a development they are doing in Pemberton**. Surely Whistler would require a lot more thought and work be put in to a significant development within our municipality? If council even considers a development on this land, ensure that it is designed specific for that block taking in to account the neighbouring properties. As the current design is too many stories, too many units, and not enough allocated outdoor space for the area and the size of the land.

- Would this development be run by WHA? If a smaller scale of this kind of rental development would go ahead in this area it would need to be run by WHA. Why would the community want to allow a private sector builder to be able to charge what they want in the future for rent per unit.

They may tell us now (maybe for next five years) that they will cap rent in line with WHA standards. But what will happen past that point? They could easily increase rental prices. They then gain the development they wanted in the first place with no benefit to the community at large.

I know Whistler is in need of additional affordable housing. I just wonder if this is the location for such a development. And if it does get approved please ensure it is not at such a large scale. We do not have any other buildings of that size and density in the area. It just ruins the character of the entire area.

In the end it is my opinion that that site is much too small to be able to accommodate a development of that scale. Ideally I don't want to see the site developed at all. But if council do entertain the idea please keep in mind the current character of the neighbourhood and make the developers redesign to produce a more subtle design that fits within the character of the neighbourhood. Three storey maximum, with ample parking for all units, and open garden space designated for pets.

Thank you for taking my thoughts and objections in to consideration. I look forward to gaining any feedback you may have from your end or being notified of an open council meeting that we can attend in regards to this proposed development.

Kind regards,

Melissa Boyd

Jason and Rebecca Bond
#25 Fitzsimmons Walk,
7124 Nancy Greene Drive,
Whistler, BC
V0N1B7
[redacted]

February 5th 2018

Ref: 7104 Nancy Greene Drive Rezoning Application RZ001146 – application to change zoning from RS-E1 zone to high density 65 apartments, 53,342 square feet, 5 story multi-tenant rental.

Dear Sir/Madam;

We are writing to you today to express our deep concern regarding the above rezoning application. We have been owners at Fitsimmons Walk from inception, buying off plan in 2007. As part of our due diligence process, prior to purchase, we were informed that this lot was zoned single-home low-density. Whilst we understand and sympathize with the issues the city currently faces with a lack of employee housing, and we are not necessarily against the development of new WHA rental housing, we do urge you to also consider the neighbourhood we live in, pay property taxes on and the investment we have faithfully made over a long period.

This type of densification is completely out of line with the character and neighbourhood of White Gold which is primarily single-family and low-density town-homes. Cressey, in building Fitzsimmons Walk, had to work within strict guidelines and built and beautiful, thoughtful, low-density community, which fits harmoniously with its surroundings whilst also meeting WHA criteria.

The proposed application above, in our opinion, is:

1. Too high at 5 stories;
2. Has too few underground parking spaces;
3. Unnecessarily removes trees (which aside from aesthetics also buffer us from highway 99 and this new development);
4. A potentially threat our security;
5. Too close to the boundary lines.

To put this density application into perspective it would be similar to building over 400 apartments on the Fitzsimmons Walk site.

Sincerely,

Jason and Rebecca Bond.

From: Jenny Rowcliffe [redacted]
Sent: Tuesday, February 06, 2018 12:49 AM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

Attn: Melissa Laidlaw

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

We are the owners of 13 Fitzsimmons Walk.
We understand that a local developer has applied for a rezoning of the land at the corner of Nancy Greene Drive and Highway 99 to build a five-storey, 65 unit employee housing rental complex.
This land is currently zoned RS-E1 (residential single estate) i.e. 1 home only.
We are very concerned that the proposed development is excessive on the land available, would represent a complete about face from current zoning and is out of proportion with the existing adjacent properties. We respectfully request zoning is maintained in its current state or any proposed development is significantly limited in density.

Please therefore accept this email as official notice of our concern regarding the development in its current state.

Yours sincerely

Guy and Jenny Rowcliffe
JAG Resources Ltd

From: kenneth Chan [redacted]
Sent: Tuesday, February 06, 2018 5:57 PM
To: Planning
Cc: Wanda Bradbury
Subject: Concern about Rezoning Application - 7104 Nancy Greene Drive Whistler

Attention: Ms Melissa Laidlaw

Dear Melissa,

We are the owners of #33-7124 Fitzsimmons Walk. We bought the property a few years ago and with the understanding that the zone is for residential single estate use. However, it was recently brought to our attention that the above slot is under application to convert it to a multi-tenant rental apartments.

We have no objection to build employee housing as it is needed to make Whistler a much prosperous resort area. However as you may agree, employee housing need better planning and consider the impact on the neighbour of the area.

We have the below major concerns when converting a single estate land use to a five- storey/ 65 units/ 20 parking spaces

1. Density of the space - the rezoning application will significantly increase the density in the area, causing traffic and safety issues to Nancy Greene Drive and Blackcomb Way, esp when the land slot is close Hwy 99.

2. Environment - how will the rezoning application impact the existing coniferous trees and other greens in the area

3. Use of multi-tenant rental apartments - how to ensure the proposed complex is restricted to "employee housing rental" use.

We love Whistler and we always want it a better place in live in. We understand land is a scare resource, hence all round planning is needed.

Your attention to the above concern is much appreciated.

Kind regards

Kenneth Chan / Elaine Lui

From: Mike Cormack [redacted] >
Sent: Tuesday, February 06, 2018 9:30 PM
To: Planning
Cc: Jenny Drake
Subject: Building Group/Vidorra Developments

To Whom it May Concern:

My wife and I own a townhome (unit 34) in the Fitzsimmons Walk development and have since 2010.

I applaud the green credentials of the proposal, and I am also very sensitive to the urgent need for affordable housing in Whistler. Fitzsimmons Walk has been a great solution of a combination of WHA units, townhomes and a community approach to development.

My concerns about the project as it is currently designed are twofold:

1. The new building would shade afternoon light and block views for many of the units in Fitzsimmons Walk, in particular the WHA units. If the unit were to be moved closer to Nancy Greene Drive and/or tiered such that it is not 5 story rectangle, perhaps this problem could be solved. The drawings also depict the building as "lot line to lot line", which continues to be an undesirable trend in many homes, let alone a building of this size. There should be adequate setbacks.

2. Further, if the building were moved closer to Nancy Greene Dr, the building would lose outside parking, which it should. We don't need more outside parking in Whistler. Parking lots have many negative environmental impacts, and this property is very close to the watershed into Fitzsimmons Creek (I would guess it is in the watershed). Runoff from the parking lot would negatively affect the water quality into Fitzsimmons Creek. The green aspects of the building would suffer with an outdoor parking lot, and if the goal is to have less cars better to do without the outdoor lot. Much better to put a playground in.

Thanks for your consideration.

Regards,
Mike Cormack

[redacted]

From: Mike Cormack [redacted] >
Sent: Wednesday, February 07, 2018 1:02 PM
To: Planning
Subject: Re: Building Group/Vidorra Developments

As an amendment to my earlier comments, a point of clarification. It appears to me from the drawings that there is some amount of underground parking (looks like there is a garage door). I believe it is much preferable to all involved and to lower the environmental impact to keep the parking underneath the building vs. above ground.

Thanks.

Regards,
Mike Cormack
[redacted]

On Tue, Feb 6, 2018 at 9:30 PM, Mike Cormack [redacted] > wrote:

To Whom it May Concern:

My wife and I own a townhome (unit 34) in the Fitzsimmons Walk development and have since 2010.

I applaud the green credentials of the proposal, and I am also very sensitive to the urgent need for affordable housing in Whistler. Fitzsimmons Walk has been a great solution of a combination of WHA units, townhomes and a community approach to development.

My concerns about the project as it is currently designed are twofold:

1. The new building would shade afternoon light and block views for many of the units in Fitzsimmons Walk, in particular the WHA units. If the unit were to be moved closer to Nancy Greene Drive and/or tiered such that it is not 5 story rectangle, perhaps this problem could be solved. The drawings also depict the building as "lot line to lot line", which continues to be an undesirable trend in many homes, let alone a building of this size. There should be adequate setbacks.

2. Further, if the building were moved closer to Nancy Greene Dr, the building would lose outside parking, which it should. We don't need more outside parking in Whistler. Parking lots have many negative environmental impacts, and this property is very close to the watershed into Fitzsimmons Creek (I would guess it is in the watershed). Runoff from the parking lot would negatively affect the water quality into Fitzsimmons Creek. The green aspects of the building would suffer with an outdoor parking lot, and if the goal is to have less cars better to do without the outdoor lot. Much better to put a playground in.

Thanks for your consideration.

From: Kavine Vaswani [redacted]
Sent: Wednesday, February 07, 2018 3:41 PM
To: Planning; Wanda Bradbury
Subject: Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

Attn: Melissa Laidlaw

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

We have been the owners of 38 Fitzsimmons Walk since 2012. In that time we have really appreciated the serenity of the area.

We have been told that a developer has applied for a rezoning of the land at the corner of Nancy Greene Drive and Highway 99 to build a five-storey, 65 unit employee housing rental complex. However as far as we know this land is currently zoned RS-E1 (residential single estate) i.e. 1 home only.

This is quite worrying that the proposed development is quite aggressive on the land available, and it would represent a complete shift from current zoning picture we see with the existing landscape.

We would appreciate that the zoning is maintained in its current state or any proposed development is significantly controlled in its capacity.

Please therefore accept this email as official notice of our concern regarding the proposed development.

Sincerely yours

Kavine Vaswani
Time Capsule Ventures.

Best Regards,
Kavine Vaswani
Group CEO
ASSUDAMAL GROUP
SINCE 1929
ASSUDAMAL & SONS (HK) LIMITED
[redacted]

From: Elizabeth Chaplin [redacted]
Sent: Thursday, February 08, 2018 12:33 PM
To: Planning
Cc: Wanda Bradbury
Subject: No to rezoning 7104 Nancy Greene Drive

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

I am Elizabeth Chaplin, the owner of #22-7124 Nancy Greene Drive at Fitzsimmons Walk.
I understand that a local developer has applied to rezone the land on the entrance into the White Gold corner, at 7104 Nancy Greene Drive and Highway 99.
They are asking to build a five-storey, 65 unit employee housing seasonal rental complex.
This land is currently zoned RS-E1 (residential single estate) i.e. 1 home only.
I am very concerned that the proposed development is excessive on the size of land available, too high, no parking, no storage, and potentially poor quality construction and materials would be used to maximize the profit to the developer.
This rezoning would represent a complete change from the current zoning .
The previous re zoning request was for a gas station and it too was denied.
Unlike so many areas along the highway and in Whistler, we need to put our best quality and foot forward to show the world what Paradise really looks like!
There is still work needed to be done between highway, industrial and municipal work yard areas, to protect the travelers from anything unsightly.
This corner Project represents some flood plain-river concerns, highway and access issues, height problems, maintenance concern, a need to insist on specific quality design and materials from a Developer, and management of the building or buildings into the future.
These are just some of the issues we all should be conscious of and consider.
I think this is a “long shot” proposal, when the communities key weakness right now, is the shortage of Resident Housing.
I feel the Developer is asking for the moon!
A building of any kind needs careful planning, must use quality” bullet proof” construction and material’s, on a lot suitable in size, and mostly, consider the ultimate use.
Rental properties for “Seasonal” employee housing today should look like this!

1) Fit on the lot.
2) Built with appropriate garage, storage, indoor space, quality materials, not wood, low maintenance, efficiency, shared Laundry.
3) This building is not a building that needs “garden areas” for residents! They are here for a short “Seasonal” time!

4) This project would best look like" The Coops" picture #12 at maximum 10,000 sq. ft., built with paved parking to almost the lot lines and under each unit or underground, there would be the proper closed parking and storage per unit.
5) I am in favour of proper rental housing for seasonal and long term service industry personal.

I have collected pictures of some of the current Rental properties and WHA managed housing to demonstrate what these properties look like today, and how well they are standing up. #11 Picture NEW Cheakamus-design flaws!
The property direction by Municipal Councils of the past, let these Developers away with murder and a large profit!
Gradually the benefit to the community is that we create slums throughout the valley!
We respectfully request zoning is maintained in its current state or any proposed development is significantly limited in density.

If considering for long term rental, consider this idea….Coops #12 picture. Maximum 10 units built well. 10,000sq.ft max.

#9 #10 Westside This is a good building, parking and maintenance, could have more metal and a hardy board type materials used.
The lot is large enough to accommodate properly. Whistler /Blackcomb manage it and it is well built and looked after!

#7 #8 Gondola Place WHA is built managed and maintained poorly with difficult parking.
#5 #6 Whistler Creek Court is another slum building maintained and managed poorly.
#3 #4 Eva Lake Road is another building that has cost the community a fortune because of the poor construction.
#1 #2 Nordic Place is another building that has cost the community a fortune because of the poor construction.

Here is the link to the photos:-
https://www.dropbox.com/sh/jjhh0pwh1cehdbi/AADZ6dzqNfPgRTYFYir1ax1Oa?dl=0

I have more properties that I have photos of that demonstrate various other building through out the valley that today appear to be all for profit and not for quality of life!
Please therefore accept this email as official notice of my concern regarding the development in its current state.

If we consider properly quality and design, and provide our community with positive environments, we will attract the best service industry people who will provide the best experience for our visitors.

Regards,

Elizabeth Chaplin

Licensed Sales Associate

[redacted]

The Whistler Real Estate Co.

17-4308 Main Street

Whistler, BC V0N 1B4

realestateatwhistler.com

From: Brian Verlaan [redacted]
Sent: Sunday, February 11, 2018 1:35 PM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

Attn: Melissa Laidlaw

Rezoning Application RZ001146 - 7104 Nancy Greene Dr.

We are the owners of 14 Fitzsimmons Walk.

We understand that a local developer has applied for a rezoning of the land at the corner of Nancy Greene Drive and Highway 99 to build a five-storey, 65 unit employee housing rental complex.

We note that this plot is currently zoned RS-E1 (residential single estate) i.e. one home only.

We would like to voice our concerns regarding this application.

The magnitude of the proposed development seems excessive for the land available, and would be inconsistent with the spirit of the current zoning. Furthermore, the proposed development would be significantly out of proportion with the existing adjacent properties - particularly Fitzsimmons Walk.

While acknowledging the need for employee housing in Whistler, we respectfully request zoning is maintained in its current state or any proposed development is significantly limited in density.

Lastly, we would appreciate being kept abreast of developments with regard to the status of this rezoning application via the above email.

Please accept this email as official notice of our concern regarding the development in its current state.

Yours sincerely,

Brian & Elisabeth Verlaan

From: Stevi & Damon [redacted]
Sent: Monday, February 12, 2018 11:36 AM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning application ~ attn: Melissa Laidlaw
Attachments: Rezoning Application RZ001146 Concerns.pdf

Hello Melissa Laidlaw,

As an owner of a condo in the Fitzsimmons Walk property at 7124 I have concerns about the application to rezone the adjacent lot. Please see attached letter for specific details.

Thank you for your attention and consideration to this issue.

Stevi Williams

Date: February 14, 2018

To: Resort Municipality of Whistler (RMW) – Planning – Melisa Laidlaw
Copy: Resort Municipality of Whistler (RMW) – Mayor – Nancy Wihelm-Morden

From: Ajay Dilawri - #9 – 7124 Nancy Green Drive, Whistler, BC V0N 1B7

Subject: **7104 Nancy Greene Drive Rezoning Application RZ001146**
Application to Change Zoning from RS-E1 Zone (Residential Single Estate One) to a High Density 65 apartments 53,342 square feet
5 floor Multi-Tenant Rental Apartments
& 10,500 Square Feet of Parking Garage for Only 20 Parking Spaces

We are writing to you to express concern and make suggestions for major changes to this rezoning application.

Specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

1) RWM Zoning Intent – The intent of this current zone is to provide low density detached dwelling residential use

   Developer Rezoning Intent – The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.

2) RWM Zoning Intent – Permitted Uses – The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground.

   Developer Rezoning Intent – Permitted Uses – The developer's intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.

3) RWM Zoning Intent – Density – The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters.

Developer Rezoning Intent – Density – The developer's intent is the same as in number 1). Maximize density for maximum rental profit and resale value. This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

4) RWM Zoning Intent – Height – The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement.

Developer Rezoning Intent – Height – The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.

5) RWM Zoning Intent – Site Coverage – The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters.

Developer Rezoning Intent – Site Coverage – The developer's intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.

6) RWM Zoning Intent – Setbacks – The intent of the zone setbacks is for a minimum permitted front setback of 7.6 meters. Also, minimum permitted side setbacks for a gross floor area of detached dwelling of less than 325 square meters is 3 meters and for a gross floor area of detached dwelling of from 325 square meters to a maximum of 465 square meters is 6 meters.

Developer Rezoning Intent – Setbacks – The developer's intent is the same as in number 1). Maximize the high density building onto the site thus proposing (requiring) minimum setbacks from Fitzsimmons Walk property lines of only 3 meters for his huge 5 floor building. Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A. As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

Other Issues – Proposed Project Renderings and site plan (see attached)

We notice in the developer's proposed project renderings and site plan that there are no existing coniferous trees left in the setbacks and property lines. Also, shown in the rendering is the developer's planned large "community garden in the sunny south east section" of the site bordering the Fitzsimmons Walk town home building H units 1, 2 and 3. The developer would have to cut down and remove all the existing large trees so his garden can get sun and in addition he would have to remove all the massive high rock along this same property line to put a side walk right on the property line bordering building H units 1, 2 and 3. The developer can not be permitted to do this.

Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

Summary

We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

Trevor & Judy Hill
28-7124 Nancy Greene Drive
Fitsimmons Walk
Whistler, BC V0N 1B7 Canada
[redacted]

Dear Sirs:

We are writing to you to express our concerns, along with many of our neighborhood in Fitzsimmonds Walk, and make some suggestions/requests for major changes to this rezoning application. We purchased 7124 Unit 28 Nancy Greene Drive (Fitzsimmons Walk) November 2016 and prior to purchase as part of the diligence in purchasing in the area we researched the zoning of the vacant lot 7104 Nancy Greene Drive that is behind our property. Based on the posted information on your website, we made our purchase decision in large part because this vacant lot is zoned RS-E1 (for example little risk of any industrial, commercial, multi-tenant apartment rezoning and removal of the existing coniferous trees along the property line which would negatively affect our town home value). RMW zoned this north-east land to be a single home development use at 7104 Nancy Greene Drive and HWY 99 (like the home built on the north-east corner of Lorimer Drive and HWY 99). See attached RS-E1 zone bylaw and map of vacant lot at 7104 Nancy Greene Drive.

As shared with other members of the community, our specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

1) RWM Zoning Intent-The intent of this current zone is to provide low density detached dwelling residential use Developer Rezoning Intent - The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.

2) RWM Zoning Intent- Permitted Uses- The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground. Developer Rezoning Intent- Permitted Uses - The developers intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.

3) RWM Zoning Intent- Density - The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters. Developer Rezoning Intent- Density - The developers intent is the same as in number 1). Maximize density for maximum rental profit and resale value. This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

Trevor & Judy Hill
28-7124 Nancy Greene Drive
Fitsimmons Walk
Whistler, BC V0N 1B7 Canada
[redacted]

4) RWM Zoning Intent- Height - The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement. Developer Rezoning Intent- Height- The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.

5) RWM Zoning Intent- Site Coverage - The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters. Developer Rezoning Intent - Site Coverage- The developers intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.

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As one of the enticements for us we believe Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A (see attached Fitzsimmons Walk strata plan of lot). As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

Other Issues- ***Proposed Project Renderings and site plan (see attached)*** We notice in the developer's proposed project renderings and site plan that there are no existing coniferous trees left in the setbacks and property lines. Also, shown in the rendering is the developer's planned large community garden in the sunny south east section of the site bordering the Fitzsimmons Walk town home building H units 1, 2 and 3. The developer would have to cut down and remove all the existing large trees so his garden can get sun and in addition he would have to remove all the massive high rock along this same property line to put a side walk right on the property line bordering building H units 1, 2 and 3. The developer can not be permitted to do this.

Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

Trevor & Judy Hill
28-7124 Nancy Greene Drive
Fitsimmons Walk
Whistler, BC V0N 1B7 Canada
[redacted]

To summarize:
We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

Yours truly,
[redacted]
Trevor and Judy Hill

Attachments:

- Resort Municipality of Whistler RS-E1 Zoning and Parking Bylaws (303,2015, 34)
- Project Strata Plan, Renderings and Site plan

34. RS-E1 Zone (Residential Single Estate One) (Bylaw No. 1523)

Intent

(1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

(2) The following uses are permitted all other uses are prohibited:

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)

(i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or

(ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.

(c) detached dwelling; and

(d) park and playground.

Density

(3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.

(4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

(5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.

(6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

(7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

Height

(8) The maximum permitted height of a building is 7.6 metres.

Parcel Area

(9) The minimum permitted parcel area is 40 hectares.

Site Coverage

(10) The maximum permitted site coverage is 35 percent.

Setbacks

(11) The minimum permitted front setback is 7.6 metres

(12) The minimum permitted side setback is as follows:

Gross Floor Area of Detached Dwelling	Minimum Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(13) The minimum permitted rear setback is 7.6 metres.

(14) Notwithstanding subsections (11) to (13), no detached dwelling located within a bare land strata plan shall be less than:

(a) 7.6 metres from the boundaries of that plan;

(b) 7.6 metres from an internal access road; and

(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

(15) No addition shall be made to a detached dwelling in existence on January 28, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

(16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

(18) The maximum permitted number of bedrooms in a detached dwelling is 4.

(19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)

(20) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)

(21) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)

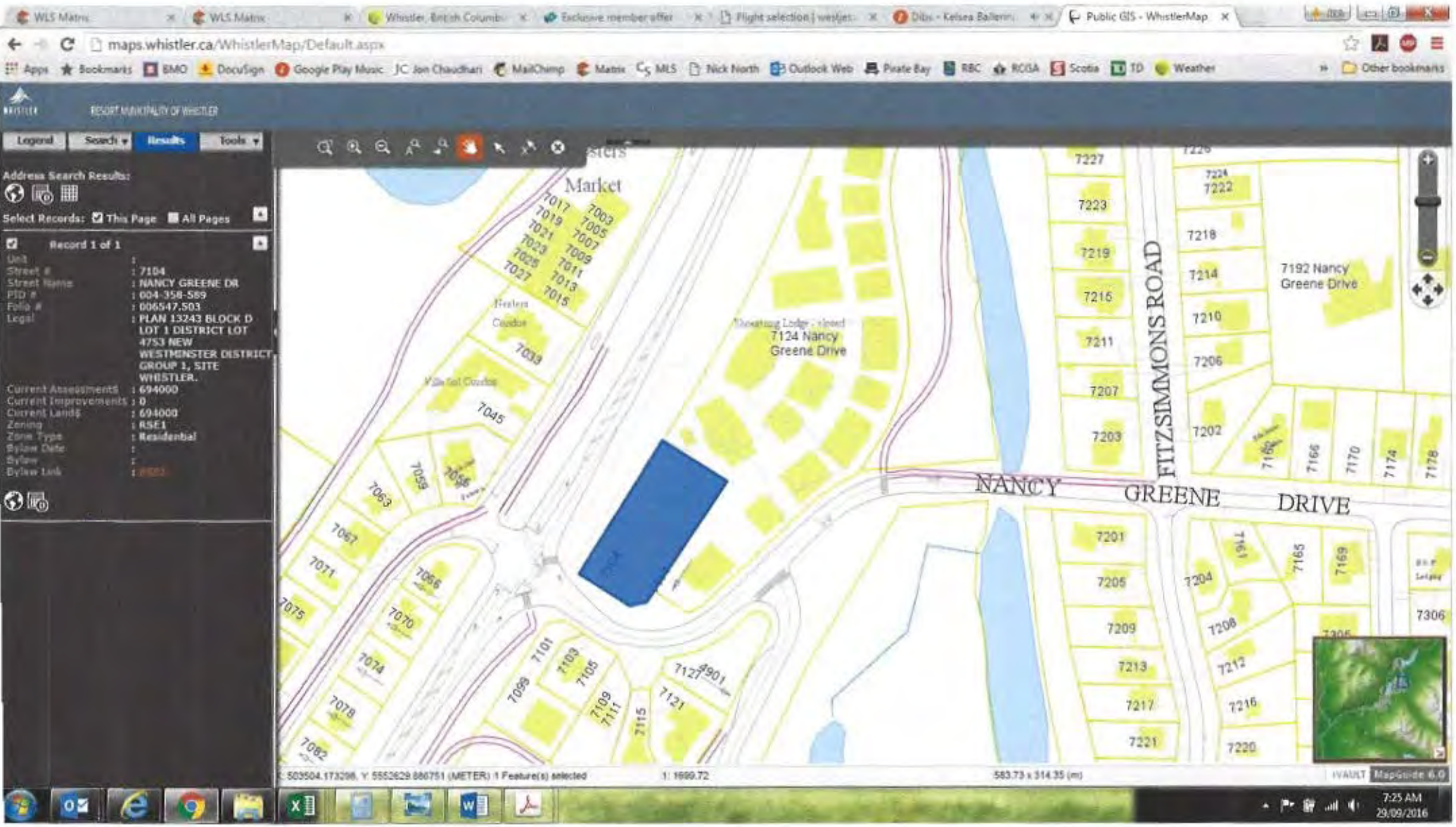
(22) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section is prohibited.

(23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)

(24) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)

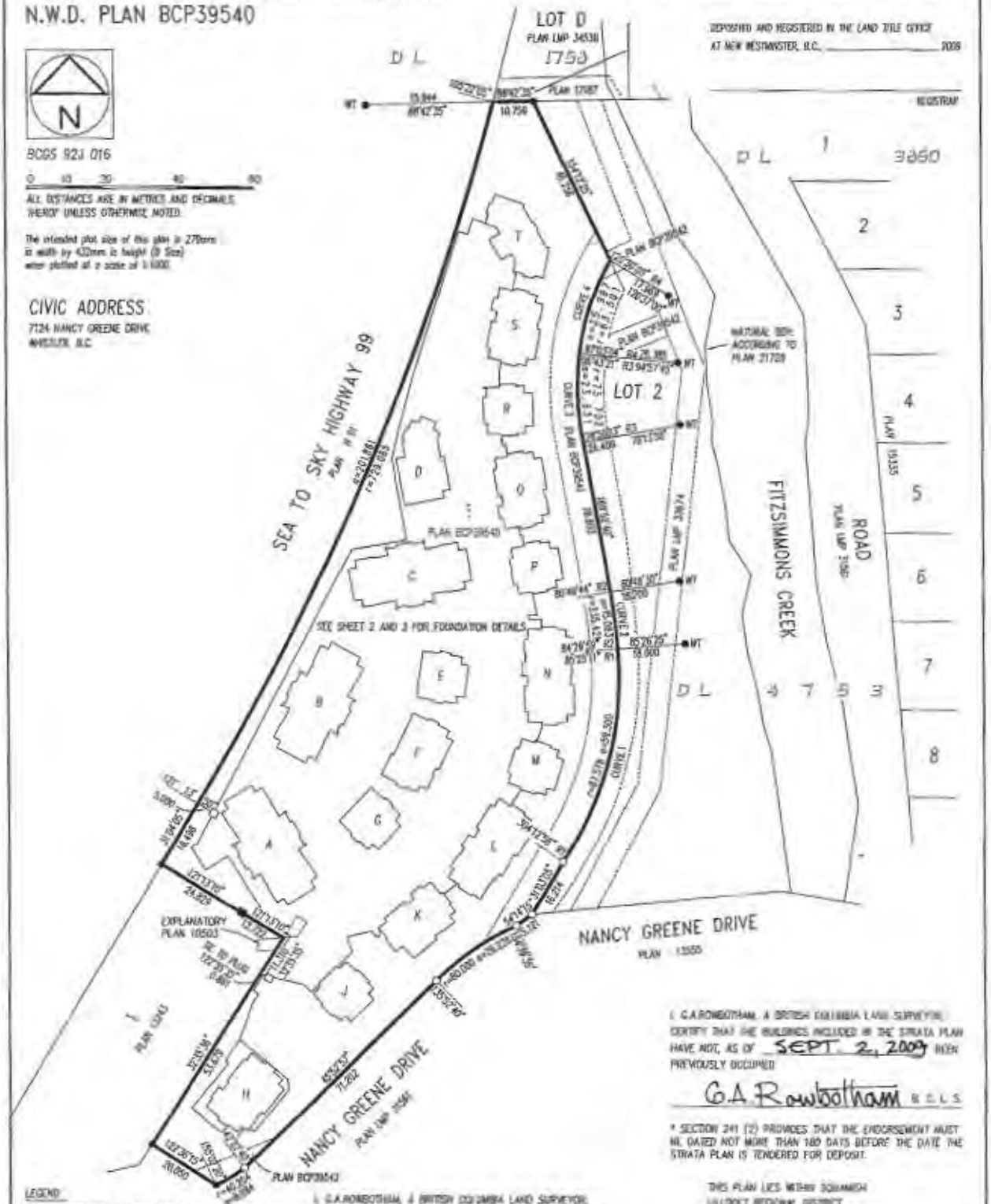
Temporary Commercial and Industrial Uses

(25) The land in the RSE1 Zone (Residential Single Estate One) located within District Lot 2941 at universal transverse mercator coordinates 493006E/ 554576N is designated as an area in which temporary commercial and industrial use permits may be issued to permit temporary commercial and industrial uses related to, or associated with, the administration and operation of the 2010 Winter Olympic and Paralympic Games. (Bylaw No. 1792)


Public GIS - WhistlerMap
maps.whistler.ca/WhistlerMap/Default.aspx
RESORT MUNICIPALITY OF WHISTLER
Legend
Search
Results
Tools
Address Search Results:
Select Records: This Page All Pages
Record 1 of 1
Unit :
Street # : 7104
Street Name : NANCY GREENE DR
PID # : 004-358-589
Folio # : 006547.503
Legal : PLAN 13243 BLOCK D LOT 1 DISTRICT LOT 4753 NEW WESTMINSTER DISTRICT GROUP 1, SITE WHISTLER.
Current Assessments : 694000
Current Improvements : 0
Current Lands : 694000
Zoning : RSE1
Zone Type : Residential
Bylaw Date :
Bylaw :
Bylaw Link :
Market
7124 Nancy Greene Drive
7192 Nancy Greene Drive
FITZSIMMONS ROAD
NANCY GREENE DRIVE
1: 1699.72
583.73 x 314.35 (m)
MapGuide 6.0
7:25 AM
29/09/2016

STRATA PLAN OF LOT 1, D.L. 4753, GP.1 N.W.D. PLAN BCP39540

STRATA PLAN BCS 3599



BCGS 92J 016

0 10 20 40 80

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 279mm in width by 432mm in height (B Size) when plotted at a scale of 1:1000.

CIVIC ADDRESS

7124 NANCY GREENE DRIVE
WHISTLER, B.C.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. _____ 2009

REGISTRAR

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
m^2	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
(C)	-	COMMON PROPERTY
ST	-	STORAGE
●	-	STANDARD IRON POST FOUND
○	-	STANDARD IRON POST PLACED
□	-	CLAD PLUG PLACED
■	-	LEAD PLUG FOUND
R1	-	RADIAL BEARING FOR CURVE 1
WT	-	WITNESS
LC	-	LOCKER (COMMON PROPERTY)
PC	-	PARKING (COMMON PROPERTY)
SC	-	STORAGE (COMMON PROPERTY)

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: SEPTEMBER 2, 2009

G.A. Rowbotham B.C.L.S.

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN BCP39540

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF SEPT. 2, 2009 BEEN PREVIOUSLY OCCUPIED

G.A. Rowbotham B.C.L.S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

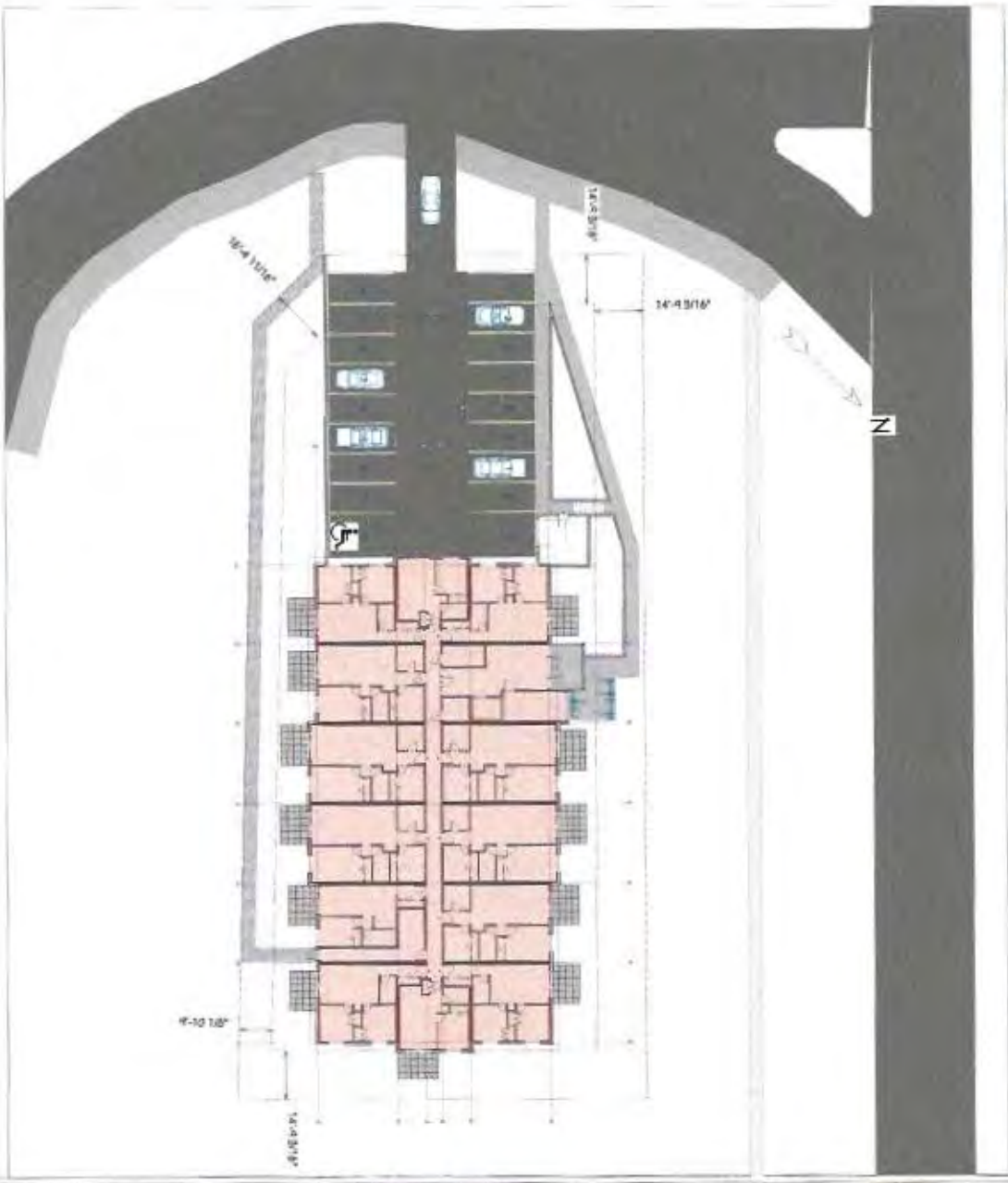
THIS PLAN LIES WITHIN SQUAMISH LILLOOET REGIONAL DISTRICT

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 8th DAY OF AUGUST, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 100554 ON THE 2nd DAY OF SEPTEMBER 2009.

G.A. Rowbotham B.C.L.S.

FILE NO. - 17077	OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS	204-15585 24th AVENUE, SURREY, B.C. V4A 2J4	PHONE - 531-4057

*NOTE: PRELIMINARY SITE PLAN!
Current road position is an estimate.



Site Plan

SHEET: A-100	SCALE: 1/8"=1'	DATE: 1/9/2018	DRAWING PROVIDED BY: Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS	5

SHEET: A-101	SCALE:	DATE: 1/9/2018	DRAWINGS PREPARED BY: Innovation BUILDING GROUP	7104 Nancy Green Drive By Vidorra Developments & Innovation Building Group	VIDORRA DEVELOPMENTS	REVISION TABLE: NUMBER / DATE / DESCRIPTION	6

James Thomson & Colleen Smith
3-7124 Nancy Greene Drive
Whistler, BC V0N 1B7
[redacted]

Date: February 14, 2018
To: Melissa Laidlaw, RMOW Planning Dept., email planning@whistler.ca
Copy: Mayor Nancy Wihelm-Morden, email assistant wbradbury@whistler.ca
From: James Thomson & Colleen Smith

Ref: RMOW Resort Experience Recommendation - December 5 2017 Report 17-133 File 7734, 2140 Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing AND Rezoning & Parking Reduction Variance Application RZ001146 7104 Nancy Greene Drive

Further to our opposition letter dated February 2 2018 recommending major changes to the Rezoning Application RZ001146 – 7104 Nancy Greene Drive. I reviewed the above noted guidelines you linked me to. Thank you, but this report is "a recommendation" from "Resort Experience" only. After reading this report recommendation and guidelines AND the developers above noted rezoning application, we conclude this rezoning application does not comply with your guideline objectives. Attached are your Guidelines. Our complaints and comments are as follows:

OTHER POLICY CONSIDERATIONS – Proposed rezoning must be consistent with applicable policies and requirements of the RMOW Official Community Plan. Proposed rezoning is not consistent.

APPENDIX A – 1. 2. 3. – Projects must be 100% Whistler employee housing with rent below market rental value.

RMOW does not have enforceable property management controls to ensure this for profit rental housing building's leases, sub leases, lease assignments rents and rental agreements, etc. of the apartments and or bedrooms are at or below rent restrictions that would be below market rents to help address housing affordability for the resident work force. What if the apartments or bedrooms are sub rented through AIRBB, or similar short term rental? Or sub leased to sub tenants who are not Whistler employees (for profit)? How will RMOW or WHA know? Seasonal tenants & sub tenants are known to sub-let very easily.

APPENDIX A – 4. – Applicant developer does not meet "minimal site disturbance, alteration and preparation" as developer will cut down all the existing forest coniferous trees and remove all the large rock hill elevation bordering the neighboring Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5), main complex stair and WHA building A to fit his project onto this site. Applicant developer must be enforced to leave untouched all these coniferous trees and rock hill elevation in larger setbacks and reduce the density, height and size of the proposed apartment building.

APPENDIX A – 5. 6. 7. – Please refer to comments in Appendix A – 1. 2. 3. above. 100% Whistler employee housing is not assured. Are the applicant developer's proposed rents below unrestricted market rents? They seem to be closer to market rents.

APPENDIX A – 12. – Applicant developer's proposed apartment building is to be located adjacent to existing Fitzsimmons Walk neighborhood BUT the proposed densities and scale of development are NOT appropriate for this small site context. Again, this is a too high & dense 5-story 65-apartments 119-bedroom 238-bed apartment building proposal. The proposed property side & back setbacks are significantly less than that for a multi-residential apartment building zoning. This project application should be significantly downsized to 3-floors only (same as Fitzsimmons Walk) AND have legal enforceable restrictions added into larger lot site setbacks to prevent the applicant developer from cutting down and removing any of the numerous existing coniferous trees and rock elevation that borders the property line next to Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5) main complex stair & WHA building A.

APPENDIX A – 15. – Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

Please refer to proposed restrictions and requirements in APPENDIX A – 4. and 12. above.

APPENDIX A – 16. – The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of natural environment.

Again, please refer to proposed restrictions and requirements in APPENDIX A – 4. 12. and 15. above. Allowing the applicant developer to break up & destroy the natural rock hill elevation and existing mature coniferous trees all along the property line of the Fitzsimmons Walk development will be against the guidelines and not legal. The existing small natural coniferous forest on the vacant lot site (setbacks) must be kept as a buffer between applicant's proposed multi-residential project and the existing Fitzsimmons development.

APPENDIX A – 17. – It is clear this developer applicant's proposed high density multi-residential apartment building will far exceed the service capacity of the adjacent roadway. It is obvious this high a density project will legally be required to provide more than 92 interior parking spaces and not the ridiculously low 39 (20 interior & 19 exterior) spaces proposed. Even if the project had only 40-60 parking spaces, there will be a lot more traffic from visiting cars, trucks, etc. and tenants with vehicles looking for parking spaces in the neighborhood. A disaster of increased traffic on the HWY 99/Nancy Greene Drive intersection, Nancy Greene Drive and Blackcomb Way.

APPENDIX A – 20. – Parking shall be provided on site and shall meet the requirements specified in zoning and parking bylaw 303, 2015.

The current site is too small to allow for this proposed high-density multi-residential apartment building project and parking. The entire vacant lot would have to be excavated to the property lines to build the interior parking structure for 39-92 parking spaces and numerous bike & storage lockers. Therefore, all proper development guidelines protecting environmental, existing tree growth, setbacks, neighbors, etc. will not be adhered to and will be destroyed. Please also refer to Appendix A – 17. reply above.

We recommend and ask you to include our oppositions, concerns and recommendations in your review of this rezoning application (& applicant's request for parking variance reduced from 92 to 39 spaces). We are very concerned and look forward to discussing this further with you.
Thank you,

[redacted]

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	December 5, 2017	**REPORT:**	17-133
FROM:	Resort Experience	**FILE:**	7734, 2140
SUBJECT:	GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council direct staff to evaluate rezoning proposals for private sector employee housing developments relative to the Guidelines, contained in Appendix "A" of this Report, in order for staff to make recommendations to Council regarding support for further review and processing of any such applications; and further,

That Council direct staff to communicate the Guidelines to potential applicants and require the applicants to address corresponding information requirements as part of any application submittal.

REFERENCES

Appendix "A" – Draft Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

PURPOSE OF REPORT

The purpose of this Report is to establish guidelines that will help facilitate employee housing developments on private lands that are consistent with the recommendations and objectives of the Mayor's Task Force on Resident Housing (the Task Force) and policies within the Resort Municipality of Whistler's (RMOW) Official Community Plan. The Guidelines will be communicated to potential applicants for their consideration prior to proceeding with an application, and will be used by staff to evaluate any proposals and make recommendations to Council regarding support for further review and processing of any such applications.

DISCUSSION

The Task Force was initiated in October 2016 to analyze Whistler's employee housing needs and make informed recommendations to Council for specific initiatives to pursue. The Task Force has been engaged in an extensive process convening six times over the past year. Significant research has been conducted, and the resort community has provided input through a community survey on housing needs, and more recently a community forum on Task Force recommendations.

One of the recommendations from the Task Force was for the municipality to support proposed rezonings from the private sector for employee housing developments on currently under-developed sites, to help address Whistler's employee housing needs. More specifically, the recommendation was to support rezonings for multi-family rental housing, with occupancy and rent restrictions that would be below market rents to help address housing affordability for the resident workforce. As

significant interest has been expressed by private property owners and potential developers, it is prudent for the RMOW to provide greater direction and clarity as to the specific policies and objectives that relate to this initiative. This will help facilitate those proposals that best meet identified housing needs consistent with municipal objectives and community planning policies.

The Guidelines presented in Appendix "A" are based on the research and recommendations of the Task Force and incorporate relevant Official Community Plan policies. The Guidelines are presented as a draft with the potential for refinement moving forward.

WHISTLER 2020 ANALYSIS

The proposed Guidelines seek to help facilitate private sector employee housing development and meet the Descriptions of Success for resident housing.

OTHER POLICY CONSIDERATIONS

Proposed rezonings must be consistent with applicable policies and requirements of the RMOW Official Community Plan.

BUDGET CONSIDERATIONS

Proposed developments are required to make development applications. Applicable application fees support application processing.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed Guidelines are based on the work of the Task Force and the community input received through that process, as well as policies of the RMOW Official Community Plan. The Guidelines are presented to Council as a draft with potential for refinement moving forward.

SUMMARY

This Report presents guidelines that are recommended to be used to evaluate rezoning proposals for private sector employee housing developments. Evaluations of proposed rezonings will be conducted to make recommendations to Council regarding support for further review and processing of any such applications.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE

APPENDIX A
DRAFT GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.

2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.

3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.

9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work

and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

Community Planning Considerations

10. Proposed developments shall be located within an area designated for development of residential accommodation.

11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.

Development Standards

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

19. Proposed developments must meet RMOW green building standards.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.

Karen Olineck

From: Planning
Sent: Thursday, February 15, 2018 12:25 PM
To: Melissa Laidlaw
Cc: Denise Taveira
Subject: Fw: Rezoning Application RZ001146 7104 Nancy Greene Drive – Another Alternative Solution for RMOW

From: simerik simerik [redacted]
Sent: Thursday, February 15, 2018 11:08 AM
To: Planning
Cc: Wanda Bradbury
Subject: Rezoning Application RZ001146 7104 Nancy Greene Drive – Another Alternative Solution for RMOW

To: Melissa Laidlaw, Planning Dept.
Copy: Mayor Nancy Wihelm-Morden

I have a possible solution for new Whistler employee housing rental apartments for you to consider. It is as follows:

- There are 3-4 large RMOW parking lots on the east side of Blackcomb Way between Lorimer Rd and Gondola Transit Exchange.
- Rezone 1 parking lot and build on that parking lot a concrete parking structure of 3 floors on ½ of the land parking lot.
- You will now have almost 1/3 more parking spaces than currently on the existing parking lot to provide more parking for increased parking demand.
- On the other ½ of the land (existing surface parking lot) you build a large multi-residential apartment rental building for Whistler Employee Housing.
- The largest parking lot to do this is the one adjacent to Lorimer Rd (which is better as it is also furthest form Fitzsimmons Creek).
- This project gives RMOW more parking for increased resort demand AND high-density Whistler employee rental housing.
- It is a lot closer to all employment for Whistler employees renting apartments – ie next to the village, Blackcomb and Whistler Mountains, hotels, restaurants, stores, etc.
- Whistler employees residing here will not require cars to get to work since the Village and Mountains are very close to walk or bike to work.
- This project will not be on RS-E1 zoned land therefore less controversial and unfair to existing RS-E1 owner neighbors.

This solution is better than the draft Guidelines for Evaluating Private Sector Rezoning Proposals for Whistler employee rental apartment housing that requires changing part of existing low-density RS-E1 neighborhoods to high density multi-residential apartments that do not mix well with the existing RS-E1 neighboring developments for many reasons.
Yours truly,
James Thomson

James Thomson & Colleen Smith
3-7124 Nancy Greene Drive
Whistler, BC V0N 1B7
[redacted]

Date: February 14, 2018
To: Melissa Laidlaw, RMOW Planning Dept., email planning@whistler.ca
Copy: Mayor Nancy Wihelm-Morden, email assistant wbradbury@whistler.ca
From: James Thomson & Colleen Smith

Ref: RMOW Resort Experience Recommendation - December 5 2017 Report 17-133 File 7734, 2140 Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing AND Rezoning & Parking Reduction Variance Application RZ001146 7104 Nancy Greene Drive

Further to our opposition letter dated February 2 2018 recommending major changes to the Rezoning Application RZ001146 – 7104 Nancy Greene Drive. I reviewed the above noted guidelines you linked me to. Thank you, but this report is "a recommendation" from "Resort Experience" only. After reading this report recommendation and guidelines AND the developers above noted rezoning application, we conclude this rezoning application does not comply with your guideline objectives. Attached are your Guidelines. Our complaints and comments are as follows:

OTHER POLICY CONSIDERATIONS – Proposed rezoning must be consistent with applicable policies and requirements of the RMOW Official Community Plan. Proposed rezoning is not consistent.

APPENDIX A – 1. 2. 3. – Projects must be 100% Whistler employee housing with rent below market rental value.

RMOW does not have enforceable property management controls to ensure this for profit rental housing building's leases, sub leases, lease assignments rents and rental agreements, etc. of the apartments and or bedrooms are at or below rent restrictions that would be below market rents to help address housing affordability for the resident work force. What if the apartments or bedrooms are sub rented through AIRBB, or similar short term rental? Or sub leased to sub tenants who are not Whistler employees (for profit)? How will RMOW or WHA know? Seasonal tenants & sub tenants are known to sub-let very easily.

APPENDIX A – 4. – Applicant developer does not meet "minimal site disturbance, alteration and preparation" as developer will cut down all the existing forest coniferous trees and remove all the large rock hill elevation bordering the neighboring Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5), main complex stair and WHA building A to fit his project onto this site. Applicant developer must be enforced to leave untouched all these coniferous trees and rock hill elevation in larger setbacks and reduce the density, height and size of the proposed apartment building.

APPENDIX A – 5. 6. 7. – Please refer to comments in Appendix A – 1. 2. 3. above. 100% Whistler employee housing is not assured. Are the applicant developer's proposed rents below unrestricted market rents? They seem to be closer to market rents.

APPENDIX A – 12. – Applicant developer's proposed apartment building is to be located adjacent to existing Fitzsimmons Walk neighborhood BUT the proposed densities and scale of development are NOT appropriate for this small site context. Again, this is a too high & dense 5-story 65-apartments 119-bedroom 238-bed apartment building proposal. The proposed property side & back setbacks are significantly less than that for a multi-residential apartment building zoning. This project application should be significantly downsized to 3-floors only (same as Fitzsimmons Walk) AND have legal enforceable restrictions added into larger lot site setbacks to prevent the applicant developer from cutting down and removing any of the numerous existing coniferous trees and rock elevation that borders the property line next to Fitzsimmons Walk building H (units 1,2,3), building J (units 4,5) main complex stair & WHA building A.

APPENDIX A – 15. – Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

Please refer to proposed restrictions and requirements in APPENDIX A – 4. and 12. above.

APPENDIX A – 16. – The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of natural environment.

Again, please refer to proposed restrictions and requirements in APPENDIX A – 4. 12. and 15. above. Allowing the applicant developer to break up & destroy the natural rock hill elevation and existing mature coniferous trees all along the property line of the Fitzsimmons Walk development will be against the guidelines and not legal. The existing small natural coniferous forest on the vacant lot site (setbacks) must be kept as a buffer between applicant's proposed multi-residential project and the existing Fitzsimmons development.

APPENDIX A – 17. – It is clear this developer applicant's proposed high density multi-residential apartment building will far exceed the service capacity of the adjacent roadway. It is obvious this high a density project will legally be required to provide more than 92 interior parking spaces and not the ridiculously low 39 (20 interior & 19 exterior) spaces proposed. Even if the project had only 40-60 parking spaces, there will be a lot more traffic from visiting cars, trucks, etc. and tenants with vehicles looking for parking spaces in the neighborhood. A disaster of increased traffic on the HWY 99/Nancy Greene Drive intersection, Nancy Greene Drive and Blackcomb Way.

APPENDIX A – 20. – Parking shall be provided on site and shall meet the requirements specified in zoning and parking bylaw 303, 2015.

The current site is too small to allow for this proposed high-density multi-residential apartment building project and parking. The entire vacant lot would have to be excavated to the property lines to build the interior parking structure for 39-92 parking spaces and numerous bike & storage lockers. Therefore, all proper development guidelines protecting environmental, existing tree growth, setbacks, neighbors, etc. will not be adhered to and will be destroyed. Please also refer to Appendix A – 17. reply above.

We recommend and ask you to include our oppositions, concerns and recommendations in your review of this rezoning application (& applicant's request for parking variance reduced from 92 to 39 spaces). We are very concerned and look forward to discussing this further with you.
Thank you,

[redacted]

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	December 5, 2017	**REPORT:**	17-133
FROM:	Resort Experience	**FILE:**	7734, 2140
SUBJECT:	GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council direct staff to evaluate rezoning proposals for private sector employee housing developments relative to the Guidelines, contained in Appendix "A" of this Report, in order for staff to make recommendations to Council regarding support for further review and processing of any such applications; and further,

That Council direct staff to communicate the Guidelines to potential applicants and require the applicants to address corresponding information requirements as part of any application submittal.

REFERENCES

Appendix "A" – Draft Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

PURPOSE OF REPORT

The purpose of this Report is to establish guidelines that will help facilitate employee housing developments on private lands that are consistent with the recommendations and objectives of the Mayor's Task Force on Resident Housing (the Task Force) and policies within the Resort Municipality of Whistler's (RMOW) Official Community Plan. The Guidelines will be communicated to potential applicants for their consideration prior to proceeding with an application, and will be used by staff to evaluate any proposals and make recommendations to Council regarding support for further review and processing of any such applications.

DISCUSSION

The Task Force was initiated in October 2016 to analyze Whistler's employee housing needs and make informed recommendations to Council for specific initiatives to pursue. The Task Force has been engaged in an extensive process convening six times over the past year. Significant research has been conducted, and the resort community has provided input through a community survey on housing needs, and more recently a community forum on Task Force recommendations.

One of the recommendations from the Task Force was for the municipality to support proposed rezonings from the private sector for employee housing developments on currently under-developed sites, to help address Whistler's employee housing needs. More specifically, the recommendation was to support rezonings for multi-family rental housing, with occupancy and rent restrictions that would be below market rents to help address housing affordability for the resident workforce. As

significant interest has been expressed by private property owners and potential developers, it is prudent for the RMOW to provide greater direction and clarity as to the specific policies and objectives that relate to this initiative. This will help facilitate those proposals that best meet identified housing needs consistent with municipal objectives and community planning policies.

The Guidelines presented in Appendix "A" are based on the research and recommendations of the Task Force and incorporate relevant Official Community Plan policies. The Guidelines are presented as a draft with the potential for refinement moving forward.

WHISTLER 2020 ANALYSIS

The proposed Guidelines seek to help facilitate private sector employee housing development and meet the Descriptions of Success for resident housing.

OTHER POLICY CONSIDERATIONS

Proposed rezonings must be consistent with applicable policies and requirements of the RMOW Official Community Plan.

BUDGET CONSIDERATIONS

Proposed developments are required to make development applications. Applicable application fees support application processing.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed Guidelines are based on the work of the Task Force and the community input received through that process, as well as policies of the RMOW Official Community Plan. The Guidelines are presented to Council as a draft with potential for refinement moving forward.

SUMMARY

This Report presents guidelines that are recommended to be used to evaluate rezoning proposals for private sector employee housing developments. Evaluations of proposed rezonings will be conducted to make recommendations to Council regarding support for further review and processing of any such applications.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE

APPENDIX A
DRAFT GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezonings proposing new unrestricted market accommodation as part of the project are not supported.

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5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

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and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

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12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

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14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.

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Development Standards

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

19. Proposed developments must meet RMOW green building standards.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303. 2015.

From: Elizabeth Chaplin [redacted]
Sent: Tuesday, May 05, 2020 4:13 PM
To: corporate <corporate@whistler.ca>
Cc: [redacted] Mayor Jack Crompton – jcrompton@whistler.ca; Duane Jackson – djackson@whistler.ca; Jen Ford – Jford@whistler.ca; John Grills – jgrills@whistler.ca; Cathy Jewett – cjewett@whistler.ca; Arthur De Jong – adejong@whistler.ca; Ralph Forsyth – rforsyth@whistler.ca
Subject: 7104 Nancy Greene Drive Whistler BC WHA Project

Mayor and Council of the Whistler Resort and Municipality,
My name is Elizabeth Chaplin
7124-22 Nancy Green Drive
Box 1418
Whistler BC V0N 1B0
[redacted]

I would like to address, in my opinion, of what can and can not be built on this site.
It appears the proposal today is for about 35 units.
Rental rates have gone up to $3.00 from $2.00.
I would like to suggest the need for above ground parking, and a maximum of 3 stories.
There should be NO decks for storing junk.
There should be storage and underground parking required on this location to accommodate all vehicle of Tenants.
Garbage should be under ground so not to be unsightly on a very visible location in the Valley.
Proper road or high way access designs are required, plus for this central location in the valley, there needs to be a solid, easy to maintain, attractive, HIGH QUALITY property.
Some of us have discussed the landscaping plan at Fitzsimmons Walk and I feel that nothing such as the buffer of rocks and trees should be removed or blasted away, other than for foundation.

I understand there is a meeting tonight on the project.
With positive public input and proper Municipal planning, and strict Developer guide lines, this could be a nice property.
The Developer needs a very strict list of building details that he must follow!
The base recommendations should be those used for the projects in Cheakamus Crossing, with design, quality, parking, maintenance of exterior and density, all considered. Long term success and a positive visibility paramount!

https://www.whistler.ca/sites/default/files/2020/Apr/meeting-package/package/26777/2020-05-05_regular_package_revised.pdf

Thank you for your time and attention. I would like to kept up dated on how this project is accepted in the community.

Regards,

Elizabeth Chaplin

CORRESPONDENCE RECEIVED AS PART OF PUBLIC INPUT OPPORTUNITY MAY 28, 2020 – JUNE 28, 2020

PUBLIC HEARING FOR RZ001146 - 7104 NANCY GREENE DRIVE

From:	chaltenengineering@shaw.ca
To:	Planning
Subject:	Support letter for RZ1146
Date:	Tuesday, June 09, 2020 10:02:22 AM
Attachments:	image002.png

I have worked with Vidorra in some of their recent buildings in Pemberton and I will strongly support the opportunity to have one of Vidorra's buildings in our community .
Vidorra's is an example of building energy efficient buildings in our area, and at the same time offer reasonable priced units to the market.
We live in a place where is extremely difficult to find reasonable and proper accommodation, 7104 by Vidorra will provide some relief to this situation
Regards.

Sebastian Guerrero P.Eng, M.Eng
Principal

Chalten Engineering

81-1500 spring creek drive
Whistler B.C. V0N 1B0
T + 1 604 902 1404
www.chalten.ca

From: Stephanie Johnson
To: Monica Urbani
Subject: FW: White gold residence building
Date: Tuesday, June 09, 2020 1:41:31 PM

Hi Monica,

Please see the update re: name and address for correspondence related to RZ1146. It would appear that the Joanne would like her submission included as part of the public record.

Thanks,

Steph

Stephanie Johnson
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8169

-----Original Message-----
From: Joanne Blaxland [redacted]
Sent: Tuesday, June 09, 2020 11:42 AM
To: Stephanie Johnson <sjohnson@whistler.ca>
Subject: Re: White gold residence building

My full name is Joanne Blaxland
9455 Emerald drive

Sent from my iPad

> On Jun 9, 2020, at 10:31 AM, Stephanie Johnson <sjohnson@whistler.ca> wrote:
>
> Hi Joanne,
>
> Thank you kindly for your email submission. To update you, planning staff seek additional information about the intent of your email. To clarify, are you emailing about RZ1146 a rezoning application for 7104 Nancy Greene Drive?
>
> To clarify, for public submissions to be included in the Council correspondence package your name(s) and residence address (or business address if applicable) must be included. Please note that your comments will form part of the public record for this rezoning application.
>
> Should you wish to have your comments included as part of the public record, can you please re-submit in accordance with the above? Thank you kindly once again for your participation.
>
> Cheers,
>
> Stephanie
> Stephanie Johnson
> RESORT MUNICIPALITY OF WHISTLER
> TEL: 604-935-8169
>
> -----Original Message-----
> From: Joanne Blaxland [redacted]
> Sent: Tuesday, June 09, 2020 8:32 AM

> To: Planning <planning@whistler.ca>
> Subject: White gold residence building
>
> I have looked at the plans for this white gold building, I know Whistler well and think this building is a good idea for locals and the area is well suited for its function.
> I also have been in other buildings built by this developer and have been pleased with what I have seen and with his endeavors to develop eco friendly buildings.
>
> I would very much like to see this project proceed.
>
> Joanne
>
> Sent from my iPad
>
> _____
>

From:	Roger Bing-Wo
To:	Planning
Subject:	Letter of Support (re: proposed 7104 apartment building)
Date:	Tuesday, June 09, 2020 11:13:05 AM

Hello,

I am writing to voice my support for the captioned project. Affordable rental housing is badly required within Whistler and this project will meet this need. Moreover, the developer has the experience to successfully complete the project.

Regards,

Roger Bing-Wo
102-8300 Bear Paw Trail, Whistler
Reference number RZ1146

From:	Dan Nakagawa
To:	Planning
Subject:	7104 Nancy Greene Drive
Date:	Tuesday, June 09, 2020 12:45:29 PM

To whom this may concern,

We are writing to express our support for the employee housing project proposed for 7104 Nancy Greene Drive - RZ1146. We have reviewed the submission to Council by municipal staff and the 7104 website. The support the project as it is innovative and provides a number of amenities of interest to employee renters. The project is the best located rental project in Whistler. The variety of suite sizes will provide accommodation for a wide range of tenants. The proposed rental rates are reasonable and comparable to current WHA rents. The standard of construction will facilitate a reduction in the emission of greenhouse gases as the quality of construction will exceed BC Building Code Step Level 5 and the Passive House Standard. The cost of heating these units will be minimal.

Sincerely,

Dan and Rury Nakagawa
6488 Balsam Way

From: tom demarco
To: Planning
Subject: 7104 proposal @ White Gold
Date: Tuesday, June 09, 2020 11:23:06 AM

As a long-time resident of Whistler, I think this is a brilliant proposal, just the kind of thing that we desperately need. I particularly favour its location, which will permit its residents to live car-light or car-free. We must not allow NIMBYism to continue to delay projects such as this that are so valuable to the community as a whole.

Thomas DeMarco

From:	cheryl Young
To:	Planning
Subject:	Asking for this residential housing to be approved
Date:	Tuesday, June 09, 2020 11:19:08 AM

Hello,

My name is Cheryl Young and my home is at 9412 Dearborn Place in Whistler.

I have been following the Innovative Building Group for some time and am always impressed by their attention to sustainability and tasteful design.
I have become aware that their new project is under review and I want to ask you to allow it to be approved.

Rental housing in Whistler (in normal non covid times) is always at such a shortage and young people struggle to find affordable places to call home.
Slum landlords pack them into tiny spaces and charge a small fortune.
"RZ1146" is an great solution to ease this from continuing.

Thank you for your consideration.

Cheryl

From: [redacted]
To: Planning
Subject: 7104 Nancy Green Drive
Date: Tuesday, June 09, 2020 11:11:48 AM

Re:
Ref. # RZ1146

We fully support this application for permanent rental resident housing which is needed in our community.

Regards,
Bob and Sue Adams
8136 Muirfield Crescent
Whistler

From:	DOUG OMARA
To:	Planning
Subject:	7104 Employee rental housing
Date:	Tuesday, June 09, 2020 10:55:04 AM

Dear Planning

I am writing this letter to support the project at 7104 Fitsimmons. The developer has reduced the overall size and impact to be in context with the neighborhood.

It meets or exceeds the municipal requirements for employee rental housing.

Given the close proximity to the village, the site should have a minimal impact on vehicular traffic and increase pedestrian and bicycle use.

In short, we support this project and respectfully request that it moves forward as soon as possible

Thank you

Doug O'Mara
One of the original founders of the Whistler Housing Society
8493 Matterhorn Drive, Whistler B.C.

From:	Paul Krainer
To:	Planning
Subject:	RZ1146
Date:	Tuesday, June 09, 2020 10:04:40 AM

To whom it may concern,

We support the plan to develop 7104. The attractive and energy efficient design of the building make it a great addition to Whistler's need for resident rental apartments.

Regards
Sylvia and Paul Krainer
2200 Aspen Dr. Whistler BC
V0N 1B2

From:	Bronwen Hill
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Opposition to current proposal at 7104 Nancy Greene Drive
Date:	Wednesday, June 10, 2020 5:05:48 PM
Attachments:	GIS Mapping of FitzWalk WHA property size.PNG 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf 2004 study for development sites - see Appendix B.pdf

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler'. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned

about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Bronwen Hill
47-7124 Nancy Greene Drive
Whistler, BC
V8E0W9
[redacted]

Attachments/Links

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler - 2004 Study
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Michele Parkes
To:	Roman Licko; Mike Kirkegaard; Stephanie Johnson; Ralph Forsyth; John Grills; Jen Ford; Duane Jackson; Cathy Jewett; Arthur De Jong; Jack Crompton; Planning; corporate
Subject:	Plan 13243 Block D Lot 4573
Date:	Wednesday, June 10, 2020 11:42:31 AM
Attachments:	2020 06 Letter to Council 3.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

From:	Michele Parkes
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Project proposal 7104 Nancy Greene Drive
Date:	Wednesday, June 10, 2020 11:24:26 AM
Attachments:	2020 06 Letter to Council 1.pdf
Importance:	High

Michele Parkes
7124 Nancy Greene Drive
Unit 76
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

Being a long-time resident of our community, I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
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Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation as a buffer yet it will take over 10 years for this to grow in. This is unacceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Michele Parkes

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Michele Parkes
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Proposed building plan Plan 13243
Date:	Wednesday, June 10, 2020 11:32:31 AM
Attachments:	2020 06 Letter to Council 2 - V3.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Michele Parkes
7124 Nancy Greene Drive
Unit76
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The

increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Michele Parkes

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	N B
To:	Planning
Subject:	project at 7104 Nancy Greene Drive.
Date:	Wednesday, June 10, 2020 1:27:12 PM
Attachments:	2020 06 Letter to Council 1[12107].docx 2020 06 Letter to Council 2 - V3[12112].docx 2020 06 Letter to Council 3[12110].docx

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Sent from Mail for Windows 10

Nicolas Bouvier
7124 Nancy Greene Drive
Unit 54
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

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While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

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- Privacy issues with the current proposal

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Nicolas Bouvier
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

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7124 Nancy Greene Drive
Unit 54
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
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that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

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Regards,
Nicolas Bouvier

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Nicolas Bouvier
7124 Nancy Greene Drive
Unit 54
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Nicolas Bouvier

Sincerely,
Nicolas Bouvier
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From: Elizabeth Chaplin
To: corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc: [redacted]
Subject: 7104 Nancy Greene Drive Development request
Date: Wednesday, June 10, 2020 2:52:52 PM
Attachments: image001.png
image002.png
Scanned from a Xerox Multifunction Printer.pdf

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Regards,

Elizabeth Chaplin
The Whistler Real Estate Co.
Licensed Sales Associate
[redacted]

CHAPLIN+ ASSOCIATES
17-4308 Main Street
Whistler, BC V8E 1A9
realestateatwhistler.com
@elizabethchaplinwhistler

Elizabeth Chaplin
7124 Nancy Greene Drive
Unit 22
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the setbacks and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Setbacks

The setbacks being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

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For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the setbacks so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example, 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February regarding the development that "the good thing about this is it will be a model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should not be different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself has also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons Walk is 10 meters from the property line and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons Walk remain and be undisturbed,
- increase the setbacks so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference these states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2-story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the live ability of it. This project is far too dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Elizabeth Chaplin

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Elizabeth Chaplin
7124 Nancy Greene Drive
#22 Fitzsimmons Walk Box 1418
Whistler, BC V0N 1B0
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

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The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons Walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

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As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Elizabeth Chaplin [redacted]

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Elizabeth Chaplin
7124 Nancy Greene Drive
Unit #22 Box 1418
Whistler, BC V0N 1B0
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
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Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	reiko kagawa
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Development Proposal
Date:	Thursday, June 11, 2020 1:34:07 PM

Dear Council members

Please see attached documents.
Thank you.

Reiko Kagawa

Letter to Council 1

2019.03.26_guidelines_for_evaluating_private_se...

2004 study for development sites - see Appendix...

From:	Steve Brooks
To:	Jack Crompton
Cc:	Planning; Cathy Jewett; Duane Jackson; John Grills; Stephanie Johnson; Roman Licko; Arthur De Jong; Jen Ford; Ralph Forsyth; Mike Kirkegaard; corporate
Subject:	7104 Nancy Greene Proposed WHA Development
Date:	Thursday, June 11, 2020 1:07:57 PM

Stephen Brooks
7124 Nancy Greene Drive
Unit 44
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs
The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping! Or, major disturbances through blasting which could affect the existing concrete foundation structure which could then lead to large repair/insurance costs for owners of 7124.
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any differently. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be a model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
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The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself has also previously mentioned that he would not be removing the mature trees on the site "I think

the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

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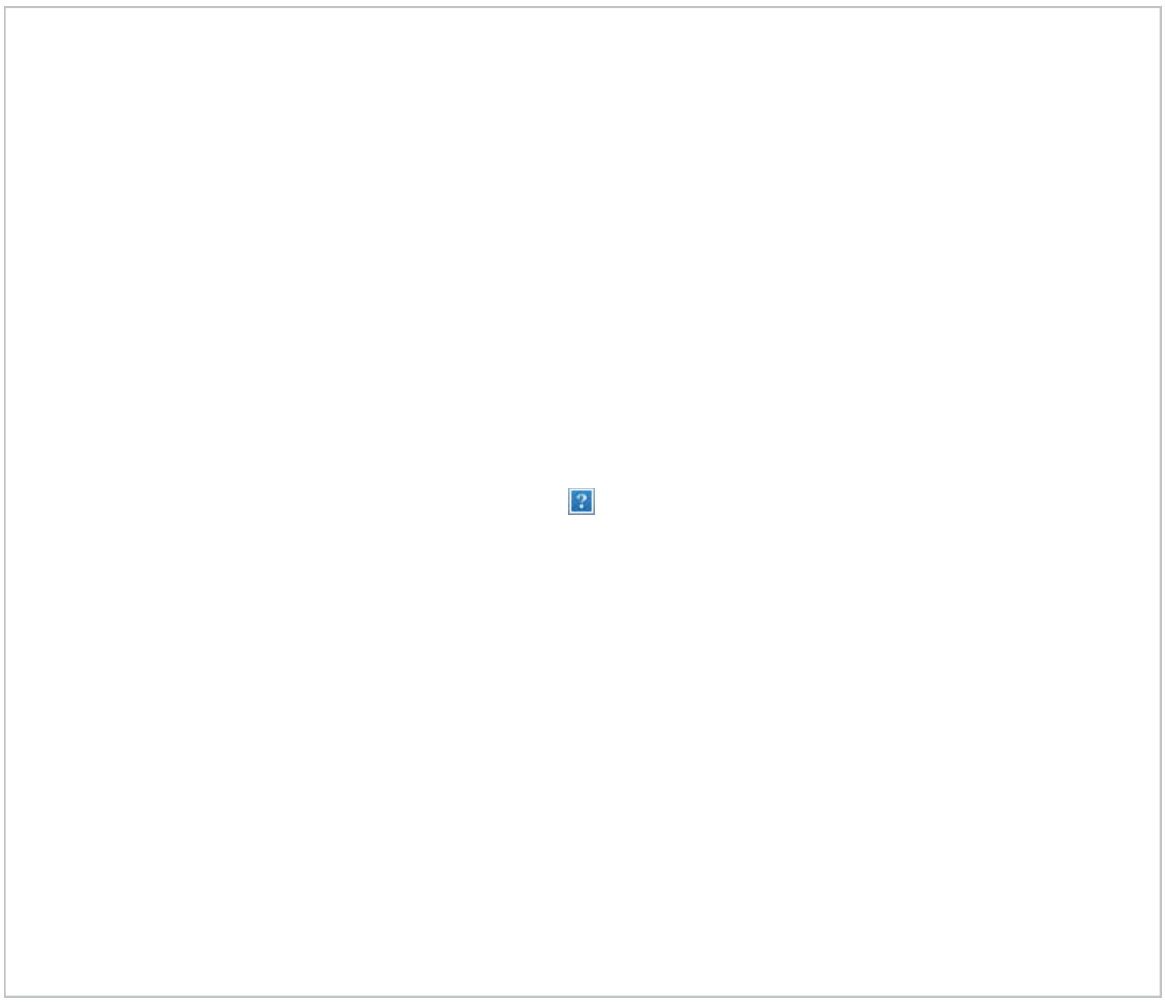
Regards,
Stephen Brooks

Sincerely,
Stephen Brooks
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

Zoning of Surrounding properties to the development



From:	Doug Wylie
To:	Planning
Subject:	7104 Nancy Greene Drive - RZ1146
Date:	Friday, June 12, 2020 10:11:24 AM

Re: Invitation for public input on the above rezoning application

I have watched with interest the various proposals for employee housing initiatives. Many of these only provided employee housing if there was an increase to market housing to go along with it. I do not support projects which increase our market bed units beyond the current level.

This particular project was originally going to be a gas station. It has gone through three iterations of employee housing, each time the unit number has been reduced. The location is ideal: walking distance to village, close to bus stops, Nesters market nearby etc.

We think that it is a well thought out project which is not too dense for the site. We also think that the architecture is very attractive. We are told that it meets and exceeds the 5th step of the future 2032 building permit requirements. It also provides some garages as well as a separate bike repair/storage building.

This project meets and exceeds the parameters that Council should be considering in order to approve the rezoning and we hope that it gets their approval.

thank you, Doug and Karin Wylie
#201- 8300 Bear Paw Trail
Whistler, BC

From:	[redacted]
To:	corporate; Planning; Jack Crompton; Adam Jung; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Dr. project opposition
Date:	Saturday, June 13, 2020 7:41:27 AM
Attachments:	2020 06 Letter to Council 1.docx 2020 06 Letter to Council 2 - V3.docx 2020 06 Letter to Council 3.docx

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Dear municipal members,

As an owner at 7124 Nancy Greene Drive, I am writing to express my concerns to the proposed project at 7104 Nancy Greene Drive. Please see attached documents.

Thank you,
Robert Lee

Robert Lee
7124 Nancy Greene Drive
Unit #43
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

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Robert Lee
7124 Nancy Greene Drive
Unit #43
Whistler, BC
Phone
Email

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

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For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

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Regards,
Robert Lee

Cc: RMOW General Manager of Resort Experience
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Attachments:
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The Coops transposition

Robert Lee
7124 Nancy Greene Drive
Unit #43
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Robert Lee

Sincerely,
Robert Lee
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Andrew Ellott
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 13, 2020 10:49:28 AM

Hi
This is to confirm my support for the development proposed at 7104 Nancy Green Drive to add more rental properties to Whistler's housing stock.

As a business owner in Nesters and a resident of Nesters Road this development is good use of the highway location. My only comment is that this parcel has been critical to help reduce congestion at Nesters by being used as an employee parking lot for people who work at Nesters.

While this is not a reason to vote against the development, it would be great if the development could somehow maximize parking spaces (for more than are needed for the residents) to provide an opportunity for extra spaces to be leased to Nesters businesses.

Regards
Andrew

Andrew Ellott
7138 Nesters Road
Whistler BC V8E 0E2
[redacted]

From:	Thomas Yiu
To:	Planning
Subject:	Rezoning Application RZ1146 - 7104 Nancy Greene Drive
Date:	Sunday, June 14, 2020 11:54:31 PM

To: Planners of Resort Municipality of Whistler

I am an owner at the Fitzsimmons Walk at 7124 Nancy Greene Drive.

I have recently received a Notice of Online Public Information And Input Opportunity concerning the captioned rezoning application and would like to provide you with my input.

- In general, I am supportive of having more affordable housing projects in Whistler but I seriously do not think this is the right location for it; especially given the change of zoning (which is always a very serious matter) and the increase in density that is being applied for this project.
- This has always been a quiet neighbourhood consisting of mainly detached and semi-detached houses of very high quality and standards. An employee residential complex in this location will create a huge negative impact to all this; not to mention the various traffic, noise, and may other environmental issues that are expected to come along with such level of density.
- This site was zoned under RZ-E1 which was intended for a single-detached house. Re-zoning from a single house to a 38-unit employee housing complex is way out of proportion and shouldn't be taken lightly. The development has to benefit the neighbourhood and the community at large but I don't see it from reading the current plans.
- Inadequate car parking space, noise and waste management will be some of the serious issues with this project. Underground parking (with a minimum space to unit ratio of 1-to-1) will definitely be needed.
- Suggest there's a lump sum payment/tax to be levied by the City and certain commitments to be made to the neighbours in mitigating the issues and all the negative impact coming out from this project.
- Overall, from my experience as a developer/ real estate investors for 13 years, such employee housing projects should be considered, managed and developed on a larger scale basis by the Resort Municipality and not by allowing private developers to do this piece meal.

Thank you for your attention.

Regards,

Thomas Yiu

From:	Bob Dewhirst
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Proposed RZ1146 - 7104 Nancy Greene Drive development
Date:	Sunday, June 14, 2020 6:41:04 PM
Attachments:	2020 06 Letter to Council 1.docx 2004 study for development sites - see Appendix B (1).pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf

Hello Mayor and Councillors,

Please find attached a letter regarding the density and privacy issues relating to the proposed 7104 Nancy Greene Drive development.

Respectfully,
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst
7124 Nancy Greene Drive,
Unit 15
Whistler, BC V8E 0W9
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

We are long-time residents of our community, and are writing to express our concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While we understand there is a great need for resident housing in Whistler, this must be as the Whistler Official Community Plan (OCP) states, "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following two points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is very high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too high a density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Michele Parkes
7124 Nancy Greene Drive
Unit 76
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
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Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

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As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Michele Parkes

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	Luis Eduardo Garcia
To:	Planning
Subject:	RZ1146
Date:	Monday, June 15, 2020 9:03:02 AM

Good morning, As a resident of Whistler, I support the construction of the new rental building to be located at Hwy 99 and Nancy Green Drive.

Once our town goes back to normal, we will be in the same position as before where we had shortage of staff housing.

Having more initiative like this one helps local businesses secure housing for their employees.

Regards,

Luis García
8501 Rope Tow Way
Whistler BC. V8E0G7

Don Middleton
7109 Nancy Greene Drive
Whistler, BC

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Don Middleton

[redacted]

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From: Stevi & Damon
To: Planning
Subject: Development application RZ1146-7104 Nancy Greene Drive
Date: Sunday, June 14, 2020 2:28:36 PM
Attachments: 2020 06 Letter to Council 1.docx

Stevi Williams
7124 Nancy Greene Drive
Unit 27
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

We originally spent our weekends renting hotels when visiting from our North Vancouver home but consistently found the noise level of the village at night and especially on the weekends intolerable. I know a lot of this was due to tourists partying while on holiday but it was also partly due to the youthful element of many locals also happily (and loudly) joining in. This is one of the reasons we bought our town home at Fitzsimmons Walk; it was close enough to be a part of Village life but far enough away we didn't need to worry about being kept up at night by loud parties. I fear that due to the generally youthful and temporary nature of staff housing residents we would be susceptible to those same issues again if the proposed development was approved for 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of

Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Sincerely,
Stevi Williams
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Tom Thomson
To:	Planning; Rod Nadeau; Clare Ogilvie
Subject:	7104 Nancy Greene Dr.
Date:	Monday, June 15, 2020 10:27:08 AM

Mister Mayor and Council

I have been a resident and owner in White Gold Estates since 1970.
7104 Nancy Green Dr. had always provided the neighbourhood with a kick.

When the Boot's sole replacement was a proposed Standard Oil gas station I spoke to Mayor and Council of the day, as a neighbour in strong opposition to placing a gas station on the sight. Primarily because of environmental concerns. Standard has since established a few kilometres to the north.

The Innovation Building Group has now in 2020 a proposal before The Mayor's Task Force On Residential Housing, "7104 White Gold Resident Housing."
I am today in strong support of I.B.G.'s proposal to place "essential residential housing for Whistler" on this sight.

Tom Thomson
White Gold Estates
[redacted]

--

From:	Jenny Citherlet
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - Density and Privacy Comments
Date:	Monday, June 15, 2020 9:10:46 AM
Attachments:	7104 Nancy Green Drive _ Density and Privacy.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm 2004 study for development sites - see Appendix B.pdf ATT00003.htm

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Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive.

Kind regards,

Jenny Citherlet

#59-7124 Nancy Greene Drive
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

I am a 20 yrs long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
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With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Jenny Citherlet
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - storage, parking, traffic Comments
Date:	Monday, June 15, 2020 9:15:26 AM
Attachments:	2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00001.htm The Coops on 7104 Nancy Greene Drive.pdf ATT00002.htm 2019 - Community Life survey results.pdf ATT00003.htm 7104 Nancy Green Drive_Storage_Parking_Traffic.pdf ATT00004.htm

---

Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive and the issue of storage, parking and traffic.

Kind regards,

Jenny Citherlet
59-7124 Nancy Greene Drive
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from

either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	Jason Bond
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Objection to Density Fitzsimmons Area
Date:	Monday, June 15, 2020 10:02:25 AM
Attachments:	Whistler Letter to Council FitzDev 150620 docx.docx

Dear Mayor and Council Members,
Please see my attached letter, I implore you consider our perspective on this over-densification matter as long-time residents, owners and tax payers in Fitzsimmons Walk.
Sincerely,
Jason.

Jason Bond
7124 Nancy Greene Drive
Unit 25
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Jason Bon

Sincerely,
Jason Bond
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Bob Dewhirst
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	RZ1146 - Proposed 7104 Nancy Greene Drive development
Date:	Monday, June 15, 2020 12:09:24 PM
Attachments:	2020 06 Letter to Council 2.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf The Coops on 7104 Nancy Greene Drive (1).pdf 2019 - Community Life survey results.pdf

Hi Mayor and Councillors,

Please find attached numerous concerns of ours as neighbours to the proposed development. There are four attachments and they concern storage, parking and especially traffic issues relating to the proposed project.

Sincerely,
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst
7124 Nancy Greene Drive
Unit 15
Whistler, BC V8E 0W9
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community, I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development is not only being too dense for the parcel of land it will be on but, it also has the following flaws:

- Inadequate storage for residents of the complex
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Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

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Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with one occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As residents living on Nancy Greene Drive, we observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove and branching in two directions along Blackcomb Way and beside highway 99. Vehicles also travel down the hill from highway 99 (usually with considerable speed) with bikes, strollers pedestrians, e-bikes and school children making this transition along the valley trail. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet these criteria.

As you can see, this proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Robert and Elizabeth Dewhirst

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing
The Coops transposition

From:	Don Middleton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Roman Licko; Mike Kirkegaard; Stephanie Johnson
Subject:	Comment on application for RZ1146-7104 Nancy Greene Drive
Date:	Monday, June 15, 2020 8:26:29 AM
Attachments:	Let 1.PDF Let 2.PDF Let 3.PDF

Dear Mayor, Council and staff,

Please find attached a letter with my comments about the proposed application RZ1146.
In addition, I would like to highlight another concern. Nester's has such limited parking that it now leases the lot for employee parking. I am very concerned that should an employee restricted complex proceed, that the developer will lease some of the new building's parking back to Nesters. This could then limit the amount of parking available to the building's residents.I would ask that a covenant be in place that restricts all parking at the new building be solely for the use of the guests and residents of the building.
Thank you,
Don Middleton
7109 Nancy Greene Drive,
Whistler

From:	Stephanie Johnson
To:	Monica Urbani
Subject:	FW: RZ1146
Date:	Thursday, June 18, 2020 9:39:51 AM

From: Keith Lambert [redacted]
Sent: June 9, 2020 12:44 PM
To: corporate@whistler.ca
Subject: RZ1146

Mayor & Council,
RZ1146 7104 Nancy Green Drive
I write referring to the 38 unit employee rental housing proposal.
This development has my support and is consistent with the objectives of the Mayor's Taskforce on (employee) Residential Housing. The location is entirely suitable for employee housing and the building is visually very attractive.
As many of us have experienced, neighbours don't always like large employee housing developments in their own backyards, and I note there are some nice homes in the immediate vicinity who might be so minded, but it seems to be Whistler's way. So if you are intent on providing non market housing for virtually all employees, this one should certainly be approved and go ahead.
I also point out the location is likely unattractive as an RSE1 development, as currently zoned, so a land use change to facilitate employee housing makes a lot of sense.
Thank you for your consideration.
Keith Lambert
[redacted]
2016 Nita Lane
Whistler, BC., Canada
V8E 0A6

From:	Vincent Martin
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 18, 2020 10:22:05 AM

Vincent Martin
2084 Squaw Valley Crescent, Whistler

I support the proposal at 7104 Nancy Greene Way RZ1146.

It is high time Whistler built some resident housing apartments to provide locals with affordable housing. The more the better.

Sincerely,
Your Name

Vincent Martin

Amy & Douglas Bowlby
39 – 7124 Nancy Greene Drive
Whistler, BC
V8E 0W9

June 18, 2020

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC
V8E 0X5

Dear Mayor and Council,

Re Proposed Redevelopment of 7104 Nancy Greene Drive (Proposed Redevelopment)

We are owners of a townhouse at Fitzsimmons Walk, located at 7124 Nancy Greene Drive adjacent to the Proposed Redevelopment. We are very concerned about the Proposed Redevelopment and the impact that it will have on the safety, enjoyment and value of our neighbourhood and the community in general.

When we purchased our townhome in the fall of 2017, just prior to the announcement of the Proposed Redevelopment, we never would have expected, given its size and location, that this single family lot would be rezoned and developed into a high density multi-family housing complex. We are not opposed to development per se and are sympathetic to the need to make quality affordable housing available to Whistler residents; but we fear the Proposed Redevelopment fails to satisfy a number of very important criteria for developing such a site.

For example, we are concerned with:

- The density of the Proposed Redevelopment and insufficient setbacks – they are trying to cram too many units into a small site resulting in unacceptable destruction of natural environment and loss of privacy for the neighbouring properties;
- The safety of increased traffic at the intersections of Nancy Greene Drive and Blackcomb Way (which is uncontrolled) and Nancy Greene Drive and the Highway, and in particular with a high-traffic property access being located so close to the intersection with the Highway – this is a recipe for disaster;
- The lack of sufficient parking for residents and their guests – this will exacerbate an already existing lack of sufficient parking in the neighbourhood once the parking on the existing site is no longer available; given the lack of sufficient "overflow" parking in the surrounding area, it is absolutely essential that the Proposed Redevelopment provides sufficient parking for its own residents and guests, and the Council's assumption that people will simply not have vehicles if there is no parking available is completely unrealistic;
- The lack of sufficient storage for residents for bikes and other gear – this will inevitably lead to balconies full of stuff that will be plainly visible from Fitzsimmons Walk;

- The proposed destruction of the surrounding environment (blasting and tree removal) which will directly affect the privacy and character of neighbouring properties and Fitzsimmons Walk in particular;
- Inconsistency with the developer's prior commitments regarding preservation of trees and rock in which they committed not to remove the large trees and rock face between the Proposed Redevelopment and Fitzsimmons Walk – we want these buffers which provide a natural privacy screen and enhance the character of our property to be maintained;
- Inconsistency with RMOW's own Guidelines for evaluating such proposals and the Summary Report from the Comparative Evaluation of this site in 2004 which concluded that a development of five townhome units would be suitable for the site; and
- The proposed design – the design and construction should be high quality in keeping with the surrounding properties given its prominence on the corner as the gateway to the community.

If you allow the Proposed Redevelopment as currently proposed, this will undoubtedly have an adverse impact on the safety, character, enjoyment and value of the neighbourhood and surrounding properties like Fitzsimmons Walk. We urge you to please carefully consider these criteria when determining whether to approve the Proposed Redevelopment or not and on what terms and conditions. Something more like "The Coops" development in Creekside would be much more suitable to this site.

If you approve the Proposed Redevelopment, please ensure that it is right-sized for the lot, and designed with safety, quality, practicality and aesthetics in mind to provide sufficient parking and storage for its residents and guests and to maintain sufficient setbacks and privacy for all neighbours.

Yours truly,

[redacted]

From: Vincent Martin
To: Planning
Subject: RZ1146
Date: Thursday, June 18, 2020 10:07:20 AM

I was made aware of this exciting project and would love Whistler to have a bigger stock of resident apartment.

From:	Alexander
To:	Planning
Subject:	7104 Nancy Greene Way RZ1146
Date:	Thursday, June 18, 2020 1:37:24 PM

To Whom it may concern,

This email is to voice that I support the proposal at 7104 Nancy Greene Way RZ1146.

Whistler is in dire need of resident restricted housing and this project emphasises exactly that. Our town is losing the fabric upon which it was created as locals continue to leave to other towns with more affordable housing options. We need more affordable housing ASAP.

Sincerely,

Alex Relf
6436 Toad Hollow, Whistler BC, V8E0C5

From: Doug Benville
To: Planning
Subject: RZ001146 (Rezoning Application)–7104 Nancy Greene Drive
Date: Thursday, June 18, 2020 3:10:13 PM

Hi,

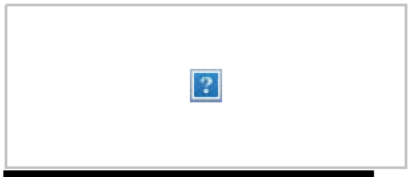
I am writing to you in support of the housing project being proposed by Innovation Building Group. At 7104 Nancy Green Drive

I have lived in whistler for the last 22 years and watched the need for affordable housing grow almost completely unchecked. I read article after article on the dire need for affordable local housing, for the people who make this town work, and see no action being taken to remedy the problem. I am a local business owner and have many friends that own their own businesses. We all struggle to find staff. Forced shut down days due to an inability to find staff, while dealing with the extremely high overhead local whistler business have to pay is no longer acceptable.

This project seems like a great step in the right direction. And, will find great support and praise from the local community.
Please strongly consider approving this project. It's what Whistler needs.

Kind regards

--
Doug Benville



From:	Randy Smith
To:	Planning
Cc:	[redacted]
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 18, 2020 11:01:49 AM

To: planning dept

From: Randy Smith
1375 -#3 Alpha lake road
Whistler, BC
V8E 0R7

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.

I've reviewed the proposal for this property and I'm in support of building low cost employee housing in Whistler. As a response to the great need for housing in this town. This property is a great spot for something like this.

Regards,

Randy Smith

From: EBike Ash [redacted]
To: Planning
Subject: RE: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 6:22:34 AM

Awesome project ♥
The very type of housing most needed at a location that makes sense.

I support the proposal at 7104 Nancy Greene Way RZ1146.

Please fast track this and othe projects like this. Not all if us can afford multi-million estates.
Lets get back to modest sensible housing please!!

Sincerely,

eBikeAsh ☮
Chief Fun Officer
[redacted]
4652 Blackcomb Way
Whistler, BC V8E 0Y8

North America's Original eBike Adventure company!!
Book by phone, text or online
9am, 1pm & 5pm daily May-Nov
www.WhistlerElectricBikeTours.com / WhistlerBnB.com

Our local Bears:
https://www.facebook.com/WhistlerEbikes/posts/1127307670703926

Guests Love these eBike Adventures:
https://youtu.be/zigv7uNjmW4
Check out the fun:
http://animoto.com/play/OMOrYlFY0id8UPmlBT0Yvw

100's of 5 Star Reviews♥ ♀
https://www.tripadvisor.ca/Attraction_Review-g154948-d7064244-Reviews-Whistler_EBikes-Whistler_British_Columbia.html?m=19905

Always remember:
Its nice to be important, but it is more important to be nice we

From:	[redacted]
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted] Elizabeth Chaplin"; Douglas Bowlby
Subject:	Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)
Date:	Friday, June 19, 2020 8:38:22 AM
Attachments:	Bowlby letter re 7104 NGD.pdf

The attached letter is in relation to the proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146).

Kind regards,
Amy & Doug Bowlby
39 – 7124 Nancy Greene Drive
[redacted]

From: Dee Raffo
To: Planning
Subject: RE: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 9:46:24 AM

To whom it may concern,

I am writing to you today in support of the proposal at 7104 Nancy Greene Way RZ1146. It would be great to see more resident housing go up to support the workers in Whistler, especially one that is energy efficient and close enough to the Village that utilizing the public transport links would be practical for its residents.

Sincerely,

Dee Raffo
8168 Crazy Canuck Drive, Whistler
[redacted]
linkedin.com/in/deeraffo
@deeraffo
instagram/deeraffo
www.deeraffo.com

From:	Nia Cote
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Friday, June 19, 2020 6:08:23 AM

From: Nadia Cote
1116 plateau crescent
Squamish BC

To whom it may concern,

I'm emailing you today in regards to the Nancy Greene project.

I support the proposal at 7104 Nancy Greene Way RZ1146.

I believe it would be so good to have some awesome secure permanent housing in whistler for locals. I lived 13.5 years in whistler but had to move to Squamish due of housing situation .. Now I have to drive to whistler everyday which I hope I wasn't .. This project looks exactly what we need!

Sincerely,
Nadia

Sent from my iPhone

From:	Stebeleski 1
To:	Planning
Subject:	RZ1146
Date:	Friday, June 19, 2020 6:06:22 PM

Hello,

I am writing this letter in support of the White Gold Resident Housing proposed for 7104 - re: RZ 1146.

Whistler needs more secure permanent rental housing, specifically designed for Whistler's long term locals. This project will provide space for residents of the village, in a well built, efficient complex. Personally knowing the building company involved, I feel strongly that this project would be a significant asset to the community.

Please consider this an official support letter toward RZ1146.

Thank-you,
Brad Stebeleski
Owner, 2709 Sproatt Drive
Whistler, BC
V8E 0A8

From: Elizabeth Chaplin
To: amybowlby@gmail.com; corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc: bronwen.k.hill@gmail.com; Douglas Bowlby
Subject: RE: Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)
Date: Friday, June 19, 2020 10:07:57 AM
Attachments: image001.png
image002.png

Excellent. TX Amy

Regards,

Elizabeth Chaplin
The Whistler Real Estate Co.
Licensed Sales Associate
[redacted]

CHAPLIN+ ASSOCIATES
17-4308 Main Street
Whistler, BC V8E 1A9
realestateatwhistler.com
@elizabethchaplinwhistler

From: amybowlby@gmail.com [redacted]
Sent: June-19-20 8:38 AM
To: corporate@whistler.ca; planning@whistler.ca; jcrompton@whistler.ca; adejong@whistler.ca; cjewett@whistler.ca; djackson@whistler.ca; jford@whistler.ca; jgrills@whistler.ca; rforsyth@whistler.ca; sjohnson@whistler.ca; mkirkegaard@whistler.ca; rlicko@whistler.ca
Cc: [redacted]; Elizabeth Chaplin <[redacted]>; Douglas Bowlby <[redacted]>
Subject: Proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146)

The attached letter is in relation to the proposed rezoning and development of 7104 Nancy Greene Drive (RZ1146).

Kind regards,

Amy & Doug Bowlby
39 – 7124 Nancy Greene Drive
[redacted]

From:	Jillian Maguet
To:	Planning
Subject:	RZ 1146
Date:	Friday, June 19, 2020 6:00:00 PM

Hello,

I am writing this letter in support of the White Gold Resident Housing proposed for 7104 - re: RZ 1146.

I believe the village of Whistler needs to have more environmentally built, local housing options. Knowing the construction company involved, I strongly support this project moving ahead. They have been building sound, energy efficient building exceeding BC standards. We all know that quality is often lacking in many of Whistler homes and complexes and I think it is wonderful to have an option that will be incredibly efficient, and is 100 % for Whistler residents.

Thank-you for your consideration. I look forward to watching this project advance.

Jillian Maguet
Owner, 2709 Sproatt Drive
Whistler, BC
V8E 0A8

My company has been at the forefront of energy efficient building and **7104** will be built to standards beyond anything being constructed in BC today. We have a perfect location for this groundbreaking building that will make embracing a green lifestyle easy for residents as they will be within walking distance to Whistler Village, Nesters Market and bus stops. Plus the rental rates are reasonable and permanently capped below market rates

From:	Adam Schroyen
To:	Planning
Subject:	7104 Nancy Greene Way RZ1146
Date:	Friday, June 19, 2020 4:08:21 PM

To: planning@whistler.ca

From:
Adam Schroyen
#43-1500 Spring Creek Dr

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.

I have reviewed the information regarding this proposal supplied from Innovation Building Corp. on their website and feel that it is a good fit for Whistler.

The building height looks very appropriate for the site and appears to be even shorter then some of the surrounding buildings. I appreciate the underground parking, wide range of shared facilities for the buildings occupants and aesthetics. The views of the project from the highway look very suitable with what appears to be natural materials, subdued colour palette and sufficient landscaping to make this building fit in with the "Whistler look."

In my opinion, this project looks like a very good asset to Whistler's resident housing inventory.

Sincerely,
Adam Schroyen

From:	Elizabeth Chaplin
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	7104 Nancy Greene Drive Development site
Date:	Monday, July 20, 2020 12:57:42 PM
Attachments:	image001.png image002.png

Hello fellow Fitzsimmons Walk Owners and Neighbours,
As you maybe aware, your Strata Councils and 7104 Nancy Green Development Committee, have been working hard to reduce the size of the WHA Development, requested for this single family lot, just behind Fitzsimmons Walk.
The other goal has been to ensure there is quality design and construction from any Developer, making the principal residents housing project being suggested, cost effective and suitable for long term accommodation. A good life style for its residence is what Whistler needs more of.
We have suggested to Planning, the Mayor and Council, that a 5-10 unit building is more in keeping with what the WHA mandate has been, over a 38 unit site with bad design, poor layouts, no parking and or storage!
We need your support!
Please write the members letters that address your concerns and present to them your positive ideas.
Catherine and Jennifer have a mandate to improve housing for the WHA. It should not be at the expense of the neighbours or Whistler as a community. It needs to be attractive and well maintained on a corner that is very visible to the world.
It also needs to have a plan to address traffic and the higher density that already, as it is, has many issues and difficulties.
Using the base information that I will send you in my next email please address the Mayor, Council and Planning directly and as often as you can. Ask your friends to participate, to be positive and look for a great out come.

To: corporate <corporate@whistler.ca>; Planning <planning@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Arthur De Jong <adejong@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>; Duane Jackson <djackson@whistler.ca>; Jen Ford <jford@whistler.ca>; John Grills <jgrills@whistler.ca>; Ralph Forsyth <rforsyth@whistler.ca>; Stephanie Johnson <sjohnson@whistler.ca>; Mike Kirkegaard <mkirkegaard@whistler.ca>; Roman Licko <rlicko@whistler.ca>

Please email and call your Council Members and take them to the site to discuss the best plan for the property and WHA alike.
Thank you for your help and participation.

Regards,

Elizabeth Chaplin
The Whistler Real Estate Co.
Licensed Sales Associate

[redacted]

CHAPLIN+ ASSOCIATES
17-4308 Main Street
Whistler, BC V8E 1A9
realestateatwhistler.com
@elizabethchaplinwhistler

From:	Yukiko Tanaka
To:	corporate; Planning; Jack Crompton
Cc:	Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Concern about the development application RZ 1146 – 7104 Nancy Greene Drive
Date:	Saturday, June 20, 2020 1:15:34 PM
Attachments:	2020 06 Letter to Council 01.pdf 2020 06 Letter to Council 02.pdf 2020 06 Letter to Council 03.pdf

Dear Mayor and Council,
I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.
While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.
I would like to bring the attention of the Council to the following points of concern: (Please find the attached documents.)

- Density of the proposed project
- Privacy issues with the current proposal
- Storage & Parking
- Set-backs & Height

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Yukiko Tanaka

Yukiko Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Yukiko Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Yukiko Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The

increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Yukiko Tanaka

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Yukiko Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Yukiko Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	Namgil Woo
To:	Planning
Date:	Saturday, June 20, 2020 7:56:55 AM

To:
planning@whistler.ca

From:

Namgil Woo

101-1020 Legacy way, BC, Whistler V8E1N5

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.

Many people are still waiting to have a house at a reasonable price. We still need accommodation for the Whistler worker.

Sincerely,

Namgil woo

From:	Yusaku Tanaka
To:	corporate; Planning; Jack Crompton
Cc:	Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Concern about the development application RZ 1146 – 7104 Nancy Greene Drive
Date:	Saturday, June 20, 2020 11:45:09 AM
Attachments:	2020 06 Letter to Council 1.pdf ATT00001.htm 2020 06 Letter to Council 2.pdf ATT00002.htm 2020 06 Letter to Council 3.pdf ATT00003.htm

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Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to the surrounding environment”. The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following points of concern: (Please find the attached documents.)

- Density of the proposed project

- Privacy issues with the current proposal

- Storage & Parking

- Set-backs & Height

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Yusaku Tanaka

Yusaku Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

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Density:

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- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

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Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a Venetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

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Yusaku Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Yusaku Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

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The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

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As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The

increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Yusaku Tanaka

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Yusaku Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Yusaku Tanaka

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	m
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	brian bennett
Subject:	7104 Nancy Greene Drive Development request; Set-backs and Height
Date:	Sunday, June 21, 2020 7:27:45 PM
Attachments:	2020 06 Letter to Council Set-backs and Height.docx

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett
Makiko Miyake

Sent from Mail for Windows 10

Brian Bennett
Makiko Miyake
7124 Nancy Greene Drive
Unit #45
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

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The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

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Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

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Kindly,

Brian Bennett
Makiko Miyake
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	m
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	brian bennett
Subject:	7104 Nancy Greene Drive Development request; Storage, Parking, Traffic
Date:	Sunday, June 21, 2020 7:24:55 PM
Attachments:	2020 06 Letter to Council ,Storage, Parking, Traffic.docx

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett
Makiko Miyake

Sent from Mail for Windows 10

Brian Bennett
Makiko Miyake

7124 Nancy Greene Drive
Unit #45
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

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The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

From:	Stephen List
To:	Planning
Subject:	Nancy Greene Drive
Date:	Monday, June 22, 2020 11:20:56 AM

Dear Sir/Madame,

From: Stephen List
Whistler Address: 8248 Alpine Way.

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Drive RZ1146.

Trying to find affordable rental properties has been a huge life stress since moving to Whistler 2 years ago. Paying over the top for poor quality housing is a massive downside to living here, and ultimately force a lot of people to leave. Any proposal to build more affordable rental property for young professionals should be welcomed and supported fully.

Sincerely,
Your Name

Steve

From:	Matthew Prosdocimi
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Monday, June 22, 2020 6:25:57 PM

From:
Matthew Prosdocimi

Whistler Address
2400 Dave Murray Pl, Whistler, BC V8E 0M3

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146. I operate a small business in Whistler and I always have trouble finding accomodation for the contractors that work for me. I have been living here for 8 years and have a large circle of connections and I still find it extremely difficult to find accommodation. This is why I support more housing development!

Sincerely,

Matthew Prosdocimi

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Kindly,

Brian Bennet
Makiko Miyake

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From: Gordon Wiber
To: Planning
Subject: I support the proposal at 7104 Nancy Greene Way RZ1146.
Date: Monday, June 22, 2020 8:34:31 AM
Attachments: image001.png

Gordon Wiber, CPA, CA, CFP
Gordon J. Wiber & Associates Inc.
Chartered Professional Accountants
10 – 1006 Lynham Road, Whistler, BC V8E 0S3
[redacted]
Fax: 604-935-1154

Gordon J. Wiber & Associates Inc.
CHARTERED PROFESSIONAL ACCOUNTANTS

From:	Dale Marcoux
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 11:44:51 PM
Attachments:	2020 06 Letter to Council 1.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf 2004 study for development sites - see Appendix B.pdf

---

Please see attached.

Thank-you for your time and energy.

Jane Nielsen
7124 Nancy Greene Drive
Unit 60
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Jane Nielsen
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From: adela smazilova
To: Planning
Subject: 7104 Nancy Greene Drive RZ1146
Date: Tuesday, June 23, 2020 6:14:44 PM

Adela Smazilova

6801 Crabapple Dr, Whistler, BC V0N 1B6, care-taker suite

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Drive RZ1146.

As a long time local resident I strongly support the proposal to build more affordable housing in this particular area. In order for Whistler to thrive, we need more affordable housing. Businesses need staff who can afford to live here - be it doctors, nurses, store managers, hotel supervisors - you name them. Affordable housing is key to heal hy and thriving communities. Please make this proposal a reality soon. Thank you.

Sincerely,

Adela S

From:	Sonia Kniehl
To:	Roman Licko; Mike Kirkegaard; Stephanie Johnson; Ralph Forsyth; John Grills; Jen Ford; Duane Jackson; Cathy Jewett; Arthur De Jong; Jack Crompton; Planning; corporate
Subject:	Development and rezoning application for RZ1146 - 7104 Nancy Greene Drive
Date:	Tuesday, June 23, 2020 11:55:11 PM
Attachments:	2020 06 Letter to Council 3.docx

Please see attached letter.

Thank you for your time and consideration.

Sonia K.

Sonia Kniehl
7124 Nancy Greene Drive
Unit #70
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

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For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,
Sonia Kniehl
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

From:	Sonia Kniehl
To:	Mike Kirkegaard; Roman Licko; Stephanie Johnson; Ralph Forsyth; John Grills; Jen Ford; Duane Jackson; Cathy Jewett; Arthur De Jong; Jack Crompton; Planning; corporate
Subject:	Development and rezoning application for RZ1146 – 7104 Nancy Greene Drive.
Date:	Tuesday, June 23, 2020 11:39:02 PM
Attachments:	20.06.23. council letter 2.docx The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Hello,

Please see attached letter.

Thank you for your time and consideration.

Sonia K.

Sonia Kniehl
7124 Nancy Greene Drive
Unit #70
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there are 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage as well as the units themselves, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. All of this space is used to its full capacity. And we still regularly deal with storage issues. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skis, tires for cars etc...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99, transport a pet, and to visit friends. As a resident of Fitzsimmons Walk, I bike regularly for work, for social, to get groceries etc. but I still use a car for travel in inclement weather, transporting a paddle board to the lake and for traveling with my pet, I cannot travel anywhere on public transit with a dog.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use all of these spaces and still regularly encounter parking issues within the complex. The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces in not enough. This lack of parking will result in people attempting to use the Ftizsimmons walk guest parking along with 'street parking', I could see parking on Nancy Greene dr. and on Blackomb way becoming an issue. Honestly during peak times there are people who work in the village, that may live in alpine, emerald, pemberton etc. who park in this vicinity and walk in, because they can't park anywhere in the village.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians. I think it already is a safety concern.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Sonia Kniel

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	Mélinda Cart
To:	corporate; Planning
Subject:	Letters sent to council and mayor
Date:	Thursday, June 25, 2020 9:06:12 PM
Attachments:	2020 06 Letter to Council 3.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (2).pdf 2020 06 Letter to Council 2 - V3.docx 2019 - Community Life survey results.pdf The Coops on 7104 Nancy Greene Drive.pdf

Hello,
Please find attached letter 2 and 3 of 3 and attachments sent to different council members and mayor.
Thank you,

Mélinda Cart
Unit 64
7124 Nancy Greene Drive
Whistler BC

Mélinda Cart
7124 Nancy Greene Drive
Unit 64
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
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RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

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Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

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What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Mélinda Cart

Sincerely,
Mélinda Cart
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	RZ1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:02:44 PM
Attachments:	2019 - Community Life survey results.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:
Inadequate storage for residents of the complex
Inadequate availability of parking for residents and visitors
It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

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Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including

members of council, own and need to store! Storage is an issue in this proposal!

Parking
The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion
As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jen Ashton

Privacy

With such a dense development being proposed, the residents of 7124 Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would-be single-family home or something comparable built as per the zoning. We believe that the council is not using their best judgement in considering a four-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on our quality of life and privacy as neighbours to such a development. This proposal would mean that everyone in this building will be overlooking our property. The developer may be proposing a vegetal buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Robert and Elizabeth Dewhirst
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

From:	alvaro mu?oz
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 18, 2020 10:18:37 PM

Alvaro munoz santos
8177 crazy Canuck drive

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Way RZ1146.
I think is a great idea that nobody else is doing and its really needed for the community and all the workers on minimum wage that make this town keep growing every year.

Sincerely,
Alvaro munoz

Thank you

From:	Holly Adams
To:	Planning
Subject:	7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 12:32:18 PM

Hello planning department,

This project 7104 Nancy Greene Drive is in such a favourable location, across from Nesters Plaza, close to the village and mountains and is energy efficient. Innovation Building Group has a great track record, has been rewarded for its' buildings, AND it’s a local company. I support this project.

I have am fortunate to be living in WHA restricted housing and it will be great to see more Whistler residents have affordable housing.

Holly

Holly Adams
2416 Dave Murray Place
Whistler, BC
V8E0M4

From:	Sven Gabora
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 18, 2020 10:42:41 AM
Attachments:	RZ1146_Letter of Support.pdf

Please find enclosed my letter of support for the rezoning application at 7104 Nancy Greene Drive.

Sven Gabora
8416 Read Alley
Whistler

Resort Municipality of Whistler
Attn: Planning Department
planning@whistler.ca

RE: 7104 Nancy Greene Drive RZ1146

To Whom It May Concern:

I am writing to support the Rezoning proposal at 7104 Nancy Greene Drive RZ1146.

Covid seems to be providing a breather from the housing crisis. We all know the problem is going to come roaring back once business resumes. This project is a great opportunity to deliver rental housing to the community without requiring market housing to support it.

There could not be a better location for a rental housing project. It's close to the village, right across from Nesters and on a transit route. That means for a lot of trips people either won't have to use their cars, or it will enable them to live without a car, which is a key element to live affordably.

If Whistler wants to house its population, we need to build higher density housing close to the center. In most neighbourhoods, people aren't that keen on a 3-story apartment building going up next to them, so this seems like the perfect location at the neighborhood entrance. Plus, the adjacent Fitzsimmons Walk development is already comprised of 3 and 4 story buildings, so it's really filling in a missing piece in the neighborhood. Once the building is finished it will look better than the gravel parking lot now.

The design looks great and integrates the building into the surrounding area. The building is tucked away behind landscaping, it is lower than the neighbouring buildings and the parking is underground.

If this is not the perfect location for rental housing, where else is?

Sincerely,

Sven Gabora

From:	Bronwen Hill
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - Development height and Set-backs
Date:	Thursday, June 18, 2020 1:50:12 PM
Attachments:	image.png 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf The Coops on 7104 Nancy Greene Drive.pdf

Dear Mayor, council and staff

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The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
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For reference attached is a map identifying the surrounding lots and their zonings.

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- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
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Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
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The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

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be undisturbed,

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I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Bronwen Hill
47-7124 Nancy Greene Drive
Whistler, BC
V8E0W9

Attachments:

Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

Zoning of surrouding properties for reference

From: darren boyd
To: Planning
Subject: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 7:44:26 AM

I Darren Boyd support the proposal at 7104 Nancy Greene Way RZ1146.

I would love to see this project to move forward and make use of this lot which just seems to be a parking lot for cars for the last 5 years . This would also help many of my Whistler friends to stay in the town they love and not have to move out due to expensive private rentals that are grossly overpriced. I like the location especially as it is close to the main village to walk and right across from the nester market making it ideal for non car owners.

Sincerely,
Darren

Sent from my iPhone

From:	Denise Brown
To:	Planning
Subject:	7104 Nancy Green Drive, Whistler RZ1146
Date:	Friday, June 19, 2020 12:43:16 PM

To Mayor and Council

re: 7104 Nancy Green Drive Whistler DP:RZ1146

I am a long time resident of Whistler having arrived in 1991. I have both owned market and resident restricted property. I have been renting in Whistler for the past 6 years. I have two children who are now 16 and 20 who have grown up in Whistler and have been educated through the Whistler School System. We have worked, played, socialized and lived Whistler for these 30 years. I have never lived in Pemberton or Squamish as I made Whistler my home and I have made financial sacrifices to do so. I did not move from Australia to live in Pemberton or Squamish. I moved from Australia to live in Whistler.

I have also worked as a Licensed Realtor since January 2001 and was the listing agent for Rod Nadeau at Innovation Building for the sale of Solana at Rainbow in 2017. I believe I have a well rounded perspective of the housing market from living in the rental and purchase market as well as helping both locals and non-residents/second home owners purchase and sell properties in Whistler.

I reviewed the documents available to the public for 7104 Nancy Green Drive RZ10046 from original submission to the most recent proposal being put before council of 38 employee covenanted rental units units over 3 stories with under building parking, visitor space, in suite storage, elevator, bike storage, garbage room, extensive landscaping and a design that will fit the quality of the neighborhood.

I feel that Innovation Building has taken the concerns of Council and neighbors into consideration and has made the adjustments requested to make this a successful rental complex which is well needed in our Resort. I support their application and hope that the Mayor and Council Members will give them their yes vote.

Demand for affordable rental and purchase properties has supply and demand fluctuations similar to market conditions. In 1991 when I first came to Whistler, rental properties were in great demand and rents were high in proportion to the minimum wage paid. Then more rental properties came available. Then affordable purchase housing was in demand. And the RMOW/WHA worked to solve that problem and so on. Today, we are back to high rental demand and Innovation is helping add rental property to a very scarce inventory.

As recently as this past winter, individuals have had to pay up to $1000

per bed (not per room... per bed) in order to secure a place to sleep, so that they can secure a job in Whistler. At minimum wage, that is more than 50% of their monthly salary. Limited supply and high demand has driven rental rates up higher than what is reasonable. More recently since COVID-19 (est March 15) when employers had to shut their doors, their employees were laid off, a lot of renters went home and more properties became available. As well, with travel being prohibited AirBNB properties were not able to do nightly rentals and a good number of these properties came available for long term rental. This increase in properties available for long term rental has given people more options and in some cases a slight reduction in cost, however, a considerable number of properties are only available until November as Landlords are hoping that Whistler/Blackcomb Mountain will open as usual and nightly rental bookings will resume. If so, we are back to the limited number of properties available for rent and purchase again at the end of 2020 and I don't see any reduction in rental rates coming soon

While the above discussion is not specifically relevant to the 7104 Nancy Green Drive RZ1146 application, observing the ups and downs of the Whistler rental and purchase housing market over the past 30 years, I would respectfully request that Council look further into the future than the latest crisis and proactively plan purchase and rental projects beyond those already slated for Cheakamus Crossing. By the time we reach their finished build and move in time, Whistler will again be at capacity and further crisis decisions will need to be made. You want to keep Whistler families in Whistler. Plan now beyond Cheakamus Crossing. Families in Pemberton or Squamish who work in Whistler deserve the right to have the option to purchase or rent in Whistler. If there are no affordable options then they will leave, and it may be further away than the Sea to Sky Corridor.

Again, 7104 Nancy Green Drive will offer more rental housing within walking distance of the village and I support their application.

Respectfully
Denise Brown
2837 Clifftop Lane
Whistler BC V8E 0A8

DENISE BROWN
BBA | Associate Broker
RE/MAX Sea to Sky Real Estate

[redacted]

Whister-RealEstate.ca

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From:	reiko kagawa
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Development Proposal RZ1146 (Storage, Parking and Traffic)
Date:	Thursday, June 11, 2020 2:26:47 PM
Attachments:	2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019 - Community Life survey results.pdf

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Reiko Kagawa
7124 Nancy Greene Drive
Unit 44
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there are 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60 sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close to the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home. Also if you have family you will take your kids soccer game or Hockey game to the city. I love to be green but on some occasions I really need a car.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't be considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be careless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Reiko Kagawa

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	Bronwen Hill
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Development application at 7104 Nancy Greene Drive - opposition
Date:	Friday, June 12, 2020 1:07:27 PM
Attachments:	2004 study for development sites - see Appendix B.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019 - Community Life survey results.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Cc: RMOW General Manager of Resort Experience
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Director of Planning – M Kirkegaard
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As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to

happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid. It is already an accident waiting to happen, do not increase this risk!

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

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Council must reject this proposal and only consider a much smaller development!

Regards,
Bronwen Hill

47-7124 Nancy Greene Drive
Whistler, BC
V8E0W9

From:	Jenny Citherlet
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	7104 Nancy Greene Drive - set-back and height Comments
Date:	Monday, June 15, 2020 9:23:04 AM
Attachments:	2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00001.htm 7104 Nancy Green Drive_Set backs and heightB.pdf ATT00002.htm

Please find enclosed my comments regarding the rezoning project for 7104 Nancy Green Drive and the issue of set-backs and height.

Kind regards,

Jenny Citherlet

59-7124 Nancy Greene Drive
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

June 15, 2020

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Bob Dewhirst
To:	Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth
Cc:	corporate; Planning; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	RZ1146 Proposed 7104 Nancy Greene Drive development
Date:	Monday, June 15, 2020 12:29:20 PM
Attachments:	2020 06 Letter to Council 3.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf

Hi Mayor and Councillors,

Please consider the attached letter regarding the proposed development for 7104 Nancy Greene Drive. It pertains to the set-backs and the height of the proposed building. There is also an additional attachment referred to in the letter.

Sincerely,
Robert and Elizabeth Dewhirst

Robert and Elizabeth Dewhirst
7124 Nancy Greene Drive
Unit 15
Whistler, BC V8E 0W9
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

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The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be no different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself has also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

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Sincerely,
Robert and Elizabeth Dewhirst
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From: Julie-Anne Roy
To: Planning
Subject: letter of support
Date: Thursday, June 18, 2020 2:06:19 PM

From:
Julie-Anne Roy

8200 bear paw trail

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene Drive RZ1146.

I support the proposal for the apartment building on Nancy Green Drive. I believe there is an urgent need for resident restricted housing and this a step forward to the solution of the housing crisis.

Sincerely,

Julie-Anne Roy

“

From: [redacted]
To: Planning
Subject: Re: White Gold Resident Housing
Date: Thursday, June 18, 2020 7:14:03 AM

Hi

I support the proposal at 7104 Nancy Greene Way RZ1146

Thanks,

Martin Stockley
9151 Emerald Drive Whistler BC

From: Laurissa Stebeleski
To: Planning
Subject: RZ1146
Date: Saturday, June 20, 2020 6:51:58 AM

I am writing today in support of project RZ1146. Whistler is in dire need of affordable housing for its workers. This is a beautifully designed, energy-efficient property walking distance from the village and other amenities. It would be a great asset to our community. I hope to hear it gets approved.

Laurissa Stebeleski
8429 Bear Paw Trail, Whistler, BC V8E 0G7

From: Kayla Cadham
To: Planning
Subject: Support Letter for RZ1146 - 7104 Nancy Greene Drive
Date: Friday, June 19, 2020 4:35:43 PM
Attachments: Support Letter - RZ1146 7104 Nancy Greene Drive.pdf

Good Afternoon,

Please find the attached letter of support for the project at 7104 Nancy Greene Drive (RZ1146) from Whistler resident and business owner, Ann Chiasson.

Thank you.

Kayla Cadham
Executive Assistant
RE/MAX Sea to Sky Real Estate

[redacted]
www.myseatosky.com
38261 Cleveland Avenue, Squamish, BC, V8B 0A6, Canada

June 19th, 2020

ATTN: Whistler Planning Department

RE: RZ1146 - 7104 Nancy Greene Drive

I am writing to support the development of 7104 Nancy Green Way. The Innovation Building Group has worked diligently to build high quality buildings with highly efficient systems.
The location of this property is exceptional for Resident Housing and with the need for long term focused rental properties, this is an opportunity for the RMOW to provide something special to the benefit of the community.

Best regards,

Ann Chiasson
Broker Owner
RE/MAX Sea To Sky Real Estate

From:	Heather Odendaal
To:	Planning
Subject:	Support Letter for #RZ1146 - 7104 Nancy Green Drive
Date:	Friday, June 19, 2020 7:15:00 PM

To whom it may concern,

I write this letter to show my support of Project #RZ1146 - 7104 Nancy Green Drive, the housing project by Innovation Building.

I have been a Whistler resident for 17 years and have seen the strength and need for Housing Projects up and down the Whistler corridor. Employee housing serves and supports the crucial workforce that our resort community relies on. This particular project is tastefully planned and strategically located close to public transportation, grocery stores and village amenities.

I have recently seen a flood of older homes in Whistler that previously provided rental housing for Whistler employees, hit the market during COVID-19 and I am concerned about the long term implications to an already dire rental housing situation. There is a need to approve these projects as soon as possible.

Please feel free to contact me for any additional input.

Heather Odendaal
8181 Crazy Canuck Drive, Whistler
CEO, Bluebird Strategy
Director, Whistler Chamber of Commerce

Heather Odendaal
CEO
Bluebird Strategy Ltd.

[redacted]

From:	Ben Thomas
To:	Planning
Subject:	RZ1146- 7104 Nancy Greene Drive
Date:	Sunday, June 21, 2020 12:19:50 AM

From: Ben Thomas- 6296 Piccolo Drive, Whistler BC V8E 0C5

To Whom It May Concern,

I am writing to support the proposal for the employee housing project at 7104 Nancy Greene Drive. I think the project is a very responsible project and fits the interests of the Mayor's Task Force. I love that the project is 100% rental housing, is built with green initiatives and is located close enough to the village that residents can avoid having a car.

I think this is exactly the type of project that Whistler should be supporting and encouraging.

Sincerely,

Ben Thomas

From:	Jamie Thomson
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	Colleen Smith
Subject:	RZ-1146 - 7104 Nancy Greene Drive Rezoning & Parking Variance Application Opposition
Date:	Tuesday, June 23, 2020 5:17:13 PM
Attachments:	RZ1146 7104 NGD Opposition JT CS Letter Density Privacy.pdf RZ1146 7104 NGD Opposition JT CS Letter Setbacks Height.pdf RZ1146 7104 NGD Opposition JT CS Letter Storage Parking Traffic.pdf

Mayor Jack Crompton, Councillors & Planning Dept

Attached for the record are 3 opposing letters - 1) on Density & Privacy, 2) on Setbacks & Height and 3) on Storage, Parking & Traffic Congestion. These letters all conclude that a significantly smaller project can only fit onto this small piece of land. Then existing rock and forest privacy buffer along the Fitzsimmons Walk property line can remain undisturbed.

Sincerely,

James Thomson & Colleen Smith

James Thomson & Colleen Smith

7124 Nancy Greene Drive
Unit 3
Whistler, BC V8E 0W9
[redacted]

June 22, 2020

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept.

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighborhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a coniferous mature tree buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Yours truly,

James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

James Thomson & Colleen Smith

7124 Nancy Greene Drive
Unit 3
Whistler, BC V8E 0W9

[redacted]

June 22, 2020

Mayor, Council and Planning Dept
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councilor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15-20 meters from property line to preserve undisturbed the existing rock and coniferous trees.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Yours truly,

James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

James Thomson & Colleen Smith
7124 Nancy Greene Drive
Unit 3
Whistler, BC V8E 0W9
[redacted]

June 22, 2020

Mayor, Council and Planning Dept
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept.

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bring to your attention would not be issues.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households – this will be no different for people moving into this development. On average a whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

The neighboring Fitzsimmons Walk property, all WHA has in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting for a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping soley done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Lenency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler OWN cars! In the neighboring Fitzsimmons Walk property - that is just as close to the village and Nesters as the proposed development has 46 vehicles, where at any one time there is 67 persons living onsite. The developer is suggesting 2 persons per bedroom, equally 128 people and only 42 parking spaces – that is 0.3 parking spaces per person. Severely lacking!

The 2019 Community Life Survey of Whistler (attached) residents, that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Yours truly,

[redacted]

James Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	philippe dugas
To:	Planning
Subject:	Re RZ1146
Date:	Monday, June 22, 2020 2:45:57 PM
Attachments:	Support letter 7104.pdf

Please find attached support letter for the project.

Regards

Phil Dugas

Sent from my iPhone

Sent from my iPhone

From: Anna Piekarczyk
To: Planning
Subject: RZ001146 - Letter of Support
Date: Wednesday, June 24, 2020 11:44:23 AM

I support the proposal at 7104 Nancy Greene Way RZ1146

My name is Anna Piekarczyk . I would like to support the Nancy Green project for many reasons. As a Whistler employee, I was struggling a lot to get a stable affordable apartment here. Through the last 3 years, I was traveling between Pemberton where I was living, and Whistler where I worked. It was extremely difficult to commute every day and live far from the place where your whole life is concentrated. Fortunately, I was lucky enough and got the WHA apartment and live now in the 1020 Legacy Way building. I was extremely lucky. I would like to support the Nancy Green project because I hear a lot from my colleges at work that they still struggling with the affordability and condition they live in. I know now that living in a new dedicated rental building improves the quality of life. Unfortunately, the places around the village are not only overpriced to the offered conditions but also not stable. A Project like Nancy Green will guarantee the stability, affordability, and will be located in the most desirable space. Close to stores and walking distance to the village and this is the key for many people working in here. Elimination of the car numbers used will only help the environment. This is also something that we should consider facing climate change. This project is built by a very experienced company and it is guaranteed that it will be one of the best quality buildings in Whistler. The project checked all the important marks. I would like to see that the RMOW will also look towards advantages the project brings and by going forward send a message for all the struggling employees that they could live in the heart of Whistler in an affordable dedicated rental building.

Best Regards

Anna Piekarczyk

From: Berneta Asato IEG
To: Planning
Cc: Pepe Barajas IEG
Subject: Letter of Support for 7104 reference number "RZ1146"
Date: Wednesday, June 24, 2020 4:55:57 PM
Attachments: 27A5A7888E9A4FD893FBE440AB6BB702[57350312].png
Letter of Support for 7104 reference number "RZ1146.pdf

Good Afternoon,

I hope this finds you well and I am submitting this letter of support for building 7104 in White Gold Estates, on behalf of Pepe Barajas, CEO/President of Infinity Enterprises group. The reference number is "RZ1146".

Thank you,
Berneta

BERNETA ASATO
EXECUTIVE ADMINISTRATIVE ASSISTANT
INFINITY ENTERPRISES GROUP
205E-1200 Alpha Lake Rd
Whistler, BC V8E 0H6
[redacted]
www.infinityenterprises.ca

June 24, 2020

To whom it may concern,

I am writing this letter to you in support of 7104 Nancy Greene Drive in Whistler Gold Estates, building reference number RZ1146. As a long time, Whistler resident (over ten years), and owner of multiple businesses in Whistler, I have seen firsthand, of how residents of this town constantly struggle to find long term permanent housing that is affordable. From my employees to friends, it is a constant battle to find housing. The result of which is almost always, relocating away from Whistler. The stress and uncertainty of constantly having to find housing every 6 months/season or having landlords change their minds of on rentals especially during the winter season is such a disruption to quality of life.

I, myself, rent out anywhere from 4-6 houses each year to ensure that I have employees for all of my companies. And every year, we must find new homes as leases expire or landlords decide they want to move back in, or go the vacation rental route. I am not alone in this, many of my colleagues that own restaurants in Whistler go through the same thing every year.

The housing shortage in Whistler, is a crisis that is here to stay and without projects like 7104 we will continue to struggle to find and keep employees in our workforce, that will support our economic growth.

The success of this project is in alignment with the mayor's taskforce on resident housing initiative and it is wonderful to hear that an amazing building like this will be 100% Whistler resident restricted rental apartments. This is the perfect location for a project of this scope as it is within walking distance to Whistler Village, Nesters Market and bus stops.

I fully support the development of this project and would be happy to converse with you should you have any questions or would like me to elaborate on anything in this letter. Please feel free to reach out to me at [redacted]

Yours truly,

[redacted]

Infinity Enterprises Group LTD
Pepe Barajas, CEO/President

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	RZ1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:02:44 PM
Attachments:	2019 - Community Life survey results.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

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Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:
Inadequate storage for residents of the complex
Inadequate availability of parking for residents and visitors
It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including

members of council, own and need to store! Storage is an issue in this proposal!

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Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion
As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jen Ashton

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	RZ1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:23:50 PM
Attachments:	Letter to Council .pages 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	application RZ 1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:06:41 PM
Attachments:	2004 study for development sites - see Appendix B.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

---

Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

Mayor and Council Resort Municipality of Whistler 4325 Blackcomb Way Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:
Density of the proposed project; and
Privacy issues with the current proposal

Density:
The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:
A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "… locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy
With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Jen Ashton

From:	Jen Ashton
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko; Duane Jackson
Subject:	RZ1146 – 7104 Nancy Greene Drive
Date:	Thursday, June 25, 2020 1:02:44 PM
Attachments:	2019 - Community Life survey results.pdf The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:
Inadequate storage for residents of the complex
Inadequate availability of parking for residents and visitors
It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including

members of council, own and need to store! Storage is an issue in this proposal!

Parking
The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion
As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jen Ashton

From:	Martin Karnik
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Thursday, June 25, 2020 10:09:48 AM

Martin Karnik
B406 - 8200 bear Paw Tail
Whistler, BC
V8E 1M2

I support the proposal at 7104 Nancy Greene Way RZ1146.
I would like to see this development to go ahead, we need more family friendly places like this in Whistler. This one would be great for us, its close to village so no car needed and for reasenable price.

I hope this new development give us opportunity to live and enjoy Whistler for Manny years to come.

Thank you Martin, Sarka and son Alex

From:	Lynette Graham
To:	Planning
Subject:	Support for RZ1146 - 7104 Nancy Greene Dr
Date:	Friday, June 26, 2020 11:15:22 AM

To whom it may concern,

This project addressing the ever-present "housing crisis" in Whistler and its proximity to the village has positive environmental impacts in terms of minimising the use of cars. The building's standard of high efficiency sets a solid benchmark for new developments everywhere in Whistler and beyond, and Whistler should be proud to have a building of this calibre easily accessible from the village.

Kind regards,

LYNETTE GRAHAM

[redacted]
Add. 2116 Lake Placid Road, Whistler, BC

From:	charla maclean
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 9:50:21 AM

Hi there.

I’m writing my support of affordable housing and employee housing being built across from nestors.

It is disgusting that this town caters more to the tourists, then it does to the people who work here to allow the ability for tourists to enjoy it.

It has come to my attention that this project is in jeopardy of being cancelled because the elite of whistler doesn’t want it.

Hopefully covid has shown you that to run this town properly. We need to not just rely on seasonal workers. To keep long term workers. We need to provide opportunities for people to build a long term life, that doesn’t include having to work 3 jobs to afford living here.

7104 Nancy green needs to be employee rent restricted property. It needs to be fair priced.

Charlie Mack

From:	Ryan Powell
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 10:54:26 PM

To whom it may concern,

I support the proposed rezoning of 7104 Nancy Green Drive, Whistler BC for the purpose of much needed affordable staff housing. This continues to be one of the biggest issues this community faces year after year.

Sincerely,

Ryan Powell

Phil Dugas
8417 Read Alley
Whistler, BC
2020-06-17

Whistler Planning Department
Whistler BC.

To whom it may concern

Please accept this letter in support of the propose project at 7104 Nancy Greene Way RZ1146. Our community has been in dire need of affordable housing for years. Although some progress has been made, the efforts must be sustained in order the match and balance the continuous and increasing problem of unaffordable living, sometimes feeling predestined to only leave room for the wealthy. Every year we see projects being approved involving oversized homes which goes against every definition of sustainable living with little to no resistance from the public. Why is it that when an actual viable project comes to the table it seems to find more challenges in its path? Maybe the fact that the people who need it the most are from all walks of life, active and most likely too busy trying to make the best out of their time in Whistler or feed a family meaning that keeping the pulse on development proposals is not always on their radar. However the fact of the matter is, these are the same people who supports many of the local businesses through the slow times like we've all witnessed in the last few months but also who step up to the plate when the busy prosperous times come again. They are the people we hire, who serve food and drinks to our visitors, build our homes, drive our cabs, they are the work force we all so desperately need to make it all run smoothly while staying competitive with the rest of the world.

7104 Nancy Green Drive is a project which will provide a place for our friends and worker to call home. It is about providing them with a quality of life which for someone could be as simple as not having to go home to 6 noisy roommates after completing a 12-hour shift. The central location of the building means walking or biking to work within minutes and many more basic needs which too often feel like luxury. This project should be supported and moved forward for the community and as an example for future proposals.

Sincerely,

Phil Dugas

From:	David Evans
To:	Planning
Subject:	Rental property proposal at 7104 Nancy Greene
Date:	Saturday, June 20, 2020 4:42:09 PM

From:
David Evans
3-8082 Timber Lane

RE: 7104 Nancy Greene Drive RZ1146

I support the proposal at 7104 Nancy Greene WayRZ1146.

I support this project. Whistler has become an expensive place to live, even with the employee housing projects. There isn't very many rental housing authority properties and it is clear there is more rental units needed.

Sincerely,
David Evans

From: Dave
To: Planning
Subject: Rezoning Application RZ1146 - 7104 Nancy Greene Dr. Public Input
Date: Wednesday, June 24, 2020 8:21:38 AM

To whom it may concern,

I would like to express my support of rezoning application RZ1146 at 7104 Nancy Greene Drive. I think staff and council have done a great job of addressing all of the initial concerns around size, form and character. More employee housing in Whistler is sorely needed, especially in the form of rental inventory and I would like to see this project go ahead.

Sincerely,

Dave Den Duyf
President
Sabre Rentals Ltd.
8021 Mons Road Whistler, BC V8E 1K8
[redacted]

From:	Paul Sauvé
To:	Planning
Subject:	Rezoning application RZ1146
Date:	Tuesday, June 23, 2020 6:49:51 PM

To the planning department,

Please reconsider this rezoning proposal, for a few reasons:

1. The current WHA neighbourhood next door (Fitz Walk) is an owned residential neighourhood with many families with young children. We do not think a high density & rented building is consistent with the current neighbourhood. We do not object to a development similar to the ones currently nearby. In other words, fewer units that are owned (not rented) makes sense to us. Given the size (extremely small), profit model (rental), and density of the units proposed, we are certain that these units will be a revolving door of transient neighbours. We do not feel that this is consistent with the WHA's historic mandate. The WHA is not akin to Whistler Blackcomb staff housing, but for other businesses. And we hope it has not come to see itself as such due to pressure from certain developers or lobby groups. The greatness of the WHA has always been in its opportunity for young locals to afford ownership. Creating more opportunity for transience does not help our community in the long term. Please work with the developer to find a model that has ownership, not rental, as well as more space per unit for family growth. Admittedly, we don't know what that looks like. Is it 15 units instead of 38? Is the cost 500K to own, or 600K? Regardless, it is this avenue that we think strikes a compromise between the necessity of building more affordable housing and keeping the spirit of our community and the WHA strong.

2. The storage & parking situation: Examples of the consequences of such small units in a very sporty town abound from Tamarisk to The Vale to even Beaver Flats. Inevitably everyone's stuff ends up on their deck (especially bikes). In Whistler this is a massive thief attractant. The Fitz Walk parkade has been a bike theft target on many occasions, so we are acutely sensitive to becoming more of a haven for thieves. We know that stratas & landlords are terrible at enforcing their own "messy" bylaws (for example, bbQs or bikes on decks), so we feel that developers in Whistler should not have proposals approved when they don't account for the adequate storage needs of our typical resident (2 sets of skis each, 2 bikes each, etc...). The indoor space in the units proposed is simply not livable if one needs to keep all their toys in it as well.
Which is why parking & storage go together in this concern. There is also no way that resident toys won't overwhelm the parking proposal, which is already meagre (in terms of available stalls for number of residents). We know that the developer would like to encourage a new kind of carless tenant. Of course this is a developer's dream scenario. They will use the proximity of the development to the village (and Nester's) to promote the idea of carless living being an attainable reality. Recent history has shown us that carless living is not a goal among Whistlerites, who increasingly get larger trucks and bigger bike racks for their adventures. No matter how good the transit is, they don't take it. Also, many locals don't work in the Village anymore, so the proximity argument fails. Adding salt to the wound is our increasing reliance on adding E-power to everything from bikes to scooters to skateboards, which just necessitates more parking & storage. This proposal completely fails the "reality" test when it comes to how people here actually live (to play).

To conclude, please do keep considering proposals (don't let developers fold their tent). But please keep the developers to the standard that the WHA used to have: Ever better developments creating awesome neighbourhoods for ownership by the future families of the town. This may cost more. The Rainbow development was no slouch, price-wise, but certainly became popular. The market is there for a development done right.

Thanks for listening. Sincerely,

Paul Sauvé & Wendy Robinson
62 - 7124 Nancy Greene Drive
Whistler BC V8E 0W9
[redacted]

From:	Dale Marcoux
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Second letter - 7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 11:48:06 PM
Attachments:	2020 06 Letter to Council 2.docx The Coops on 7104 Nancy Greene Drive.pdf 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

Please see attached.

Thank-you for your time and energy.

Jane Nielsen
7124 Nancy Greene Drive
Unit 60
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

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As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

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The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler

that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Jane Nielsen

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From: [redacted]
To: Planning
Cc: Rod Nadeau; Ryan Nadeau; "Candice Bennett-Bush"
Subject: Support for Ref. No. RZ1146
Date: Saturday, June 20, 2020 3:34:49 PM

To whom it may concern,

I am writing this email to offer my support to the Resident Housing Project proposed by Innovation Building Group at 7104 Nancy Greene Drive.
This rental housing project meets the high demand for permanent rental housing. The proposed units are designed to nicely blend in with the strata units located adjacent to the development.

As a small business owner, we have been providing employment in the valley for close to twenty-four years with the number of staff varying from six to twelve people.
Our staff usually have university or technical school education and become valuable members of our society.
They choose to make their homes in Whistler because of the healthy life style offered. Even though they are in an above average wage scale, it takes many years to be able to save enough money to move into the housing market.
In the shorter term the only solution is the rental housing market and for many, the rental housing market is the only solution for an extended period of time.
At least have my staff have always had to rely on rental accommodations in either Squamish or Pemberton with a couple managing to get into the housing market in Pemberton.

From an environmental point of view, it would be good to see the workers of Whistler spending less time commuting and to be around to support the local economy in the area they work.

Best regards,
Doug

Doug Bush AScT, RSIS
Doug Bush Survey Services Ltd.
Unit 18 - 1370 Alpha Lake Road
Whistler, B.C. V0N 1B1
[redacted]

From:	Dale Marcoux
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Third letter - 7104 Nancy Greene Drive
Date:	Monday, June 22, 2020 11:50:08 PM
Attachments:	2020 06 Letter to Council 3.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals (1).pdf

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Please see attached.

Thank-you for your time and energy.

Jane Nielsen
7124 Nancy Greene Drive
Unit 60
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Sincerely,
Jane Nielsen
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
Zoning of Surrounding properties to the development
The Coops on 7104 Nancy Greene Drive
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

From:	Mark Richards
To:	Planning
Subject:	development of 7104 Nancy Greene Drive RZ1146
Date:	Tuesday, June 23, 2020 9:27:30 PM

From:
Mark Richards

56-2704 Cheakamus Way

RE: 7104 Nancy Greene Drive RZ1146

As long as the housing market and local economy requires this development,

I support the proposal at 7104 Nancy Greene Way RZ1146.

Sincerely,

Mark

From:	wakako miura
To:	corporate
Cc:	Planning; Jen Ford; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Roman Licko; Stephanie Johnson; Ralph Forsyth; Mike Kirkegaard; John Grills
Subject:	#1 - Density and Privacy #2 - Storage, Parking and Traffic #3 - Set-backs and Height
Date:	Tuesday, June 23, 2020 5:21:58 PM
Attachments:	2020 06 Letter to Council 1.pages.pdf 2020 06 Letter to Council 2 - V3.pages.pdf 2020 06 Letter to Council 3.pages.pdf

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Hello,
Please see attached.
Thank you.

Wakako

Wakako Miura
7124 Nancy Greene Drive
Unit 46
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Wakako Miura

Sincerely,
Wakako Miura
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Wakako Miura
7124 Nancy Greene Drive
Unit 46
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars…all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Wakako Miura

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

Wakako Miura
7124 Nancy Greene Drive
Unit 46
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back - Front	Set-back - Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Wakako Miura

Sincerely,
Your Name
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Mélinda Cart
To:	Planning
Subject:	proposed development at RZ 1146 – 7104 Nancy Greene Drive. 1 of 3
Date:	Thursday, June 25, 2020 8:52:18 PM
Attachments:	2020 06 Letter to Council 1.docx 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf 2004 study for development sites - see Appendix B.pdf

---

Hello,
Please find attached letter 1 of 3 and attachments sent to different council members and mayor.
Thank you,

Mélinda Cart
Unit 64
7124 Nancy Greene Drive
Whistler BC

Mélinda Cart
7124 Nancy Greene Drive
Unit 64
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings and is not designed to be sensitive to its surrounding environment.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

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neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

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With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Mélinda Cart

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	m
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	brian bennett
Subject:	7104 Nancy Greene Drive Development request; Density and Privacy
Date:	Sunday, June 21, 2020 7:21:34 PM
Attachments:	2020 06 Letter to Council Density and Privacy.docx

Good evening Everyone,

The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett
Makiko Miyake

Sent from Mail for Windows 10

Brian Bennett
Makiko Miyake
7124 Nancy Greene Drive
Unit [45]
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

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- Privacy issues with the current proposal

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Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Kindly,

Brian Bennett
Makiko Miyake
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	kenneth Chan
To:	corporate; Planning; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Concerns over Development application RZ1146-7104 Nancy Greene Drive
Date:	Thursday, July 23, 2020 5:43:19 PM

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler , BC V8E 0X5

Dear Mayor and Council,

I owned a property along Nancy Greene Drive (#33-7124 Fitzsimmons Walk) and I write to express my concern over the recent discussion and council meeting about proposed development of 7104 Nancy Greene Drive.

When we purchased the house of Fitzsimmons Walk, we have taken into account that 7104 Nancy Greene Drive site would be used as single homes or something comparable built as per the zoning and the property is currently zoned for a single residential home.

I fully appreciate that housing shortage is now a big challenge to the Whistler community and we need more land/space to grow the community to make Whistler a better place to live in. However, rezoning a single residential home to a multi-storey building will jeopardize the Nancy Greene Drive neighbourhood for the below reasons.

Density - The current proposed density of the 7104 Nancy Greene Drive is far too high for such a small site esp when you compared it with other land lots in the neighbourhood, eg the Fitzsimmons Walk WHA land and 2077 Garibaldi Way. High density not only affect the outlook in that area, but also the living environment.

Traffic congestion / Risk - Currently there is high traffic in the area including Blackcomb Way, Nancy Greene Drive, Nesters and Highway 99. The proposed 7104 development is simply adding more people (as drivers, bikers, pedestrians, shoppers) and create huge usage to that junction area and hence more risk to the residents and road users in that area.

Parking spaces - The small site is not able to accommodate parking spaces for the proposed number of new units. To be realistic, each unit needs at least one car in Whistler for daily use and how can such land lot accommodate sufficient parking space without adversely impact the environment and residents in the area.

While we need to solve the housing shortage problem in Whistler, we also need to consider the impact on the existing residents as a result of any new development. It is better to have a holistic approach to solve the problem, but not to create another new problem while we are trying to solve the housing shortage issue.

KIndly reconsider the rezoning proposal and make the ideal use for the vacant land lot for the sake of all the residents in Whistler.

Regards

Chan King-leung

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning - M Kirkegarrd
Senior Planner - Roman Licko
Planner - Stephanie Johnson

From:	Kate Turner
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 11:13:51 PM

Hello,

I would like to voice my support for Whistler's need for more affordable employee-restricted rental housing. The last thing we need are more Airbnb units or second homes sitting empty as Whistlerites struggle to find a home.

Sincerely,
Kate Turner

From:	Jessica Chen
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Sunday, June 28, 2020 11:39:48 PM

To:
RMOW Planning Department

From:
Ying-Ju Chen
265-4314 Main Street
Whistler, BC V8E 1A8

RE: 7104 Nancy Greene Drive RZ1146

I am writing to support the proposal at 7104 Nancy Greene Drive RZ1146 as I believe this can be part of the solutions to Whistler's housing crunch for the following reasons:

- The proposed building will create 38 units for Whistler residents.
- It is in walking distance to life essentials such as grocery and liquor stores, restaurants, café and the mountains, and further reduces the need for a car and lessens the traffic.
- The project is right by the entrance of White Gold, which would not disturb much of the neighborhood.
- Based on the proposal, the 3-story building will fit into the neighborhood really well and will be comparable to the 3- and 4-story Fitzsimmons Walk buildings.
- The parking is underground and no surface parking which would not have any visual impact.

I look forward to seeing this project coming to fruition and provide more housing to Whistler residents.

Best regards,
Ying-Ju Chen

From: Cayley Fee
To: Planning
Subject: RZ001146 (Rezoning Application)–7104 Nancy Greene Drive
Date: Sunday, June 28, 2020 8:59:57 AM

Whistler needs affordable housing for full-time residents.

From: info
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 8:20:20 AM

To whom it may concern,

I'm writing in support of the rezoning of 7104 Nancy Green Drive to affordable housing.

Whistler is in desperate need of reasonably priced accomodation.

Please put this through, council and Mayor.

Regards,

Micah Cianca
Evergreen Whistler Property Services
[redacted]
Please forgive errors from voice to text

From: Stacey Campbell
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 11:18:19 PM

Dear who it may concerns I would like to show my support the 7104 Nancy Green Drive rezoning for affordable staff housing. I believe more affordable housing is needed for Whistler. Thank you!

From: Steve Andrews
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 10:20:08 PM

I would like to express my support for the development proposed at Nancy Greene drive. this will provide much-needed resident rental accommodation, of which I am on the waiting list. Please allow this project to go through and provide housing for some long-term locals who desperately need it.

Thank you,

Steve Andrews

From:	Michael Beliveau
To:	Planning
Subject:	Rz1146
Date:	Saturday, June 27, 2020 11:41:35 PM

Hi! Thanks for taking the time to read this!

My name is Michael Daigle-Beliveau, I live at 8440 matterhorn drive. Been living in Whistler since 2008

I totally support this project and would love to see locals living in there. Please make it happen!

Thanks

From:	Steve Brooks
To:	Jack Crompton
Cc:	Planning; Arthur De Jong; Cathy Jewett; corporate; Duane Jackson; Jen Ford; John Grills; Mike Kirkegaard; Ralph Forsyth; Roman Licko; Stephanie Johnson
Subject:	Development Plans for 7104 Nancy Greene Dr.
Date:	Saturday, June 27, 2020 1:07:10 PM

Stephen Brooks
7124 Nancy Greene Drive
Unit 44
Whistler, BC
[redacted]
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:
The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site

when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind the council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy
With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and chose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be a single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Lastly, when I moved to Whistler in the fall of 1994 my first accommodation was at the Shoestring. I have fond memeories of walking to the left of the cold beer and wine store in front of the Boot to get to Nester's Market and my first employer, Wild Willies. The most stand out feature directly in front of our property today is the large boulder that was also the main feature/attraction close to the then cold beer and wine store. We must save this feature/attraction. It would be devastating to lose what Mother Earth created. Save the rock…..
Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Stephen Brooks

Sincerely,
Stephen Brooks

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

From:	Steve Brooks
To:	Jack Crompton
Cc:	Planning; Arthur De Jong; Cathy Jewett; corporate; Duane Jackson; Jen Ford; John Grills; Mike Kirkegaard; Ralph Forsyth; Roman Licko; Stephanie Johnson
Subject:	Development Plans for 7104 Nancy Greene Dr.
Date:	Saturday, June 27, 2020 12:56:04 PM

Stephen Brooks
7124 Nancy Greene Drive
Unit [44]
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage
As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for

people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking
The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion
As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to

happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Stephen Brooks

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	David Buzzard
To:	Planning
Subject:	RZ1146 - Nancy Green Road Housing Project
Date:	Saturday, June 27, 2020 11:48:19 PM

To Whom it May Concern,

Please take this note as my support for the proposed rental housing project located on Nancy Green Road, across the highway from the Nesters Shopping Centre.

This property has a long history of commercial development, being part of the old Ski Boot Hotel site before it was developed into the current housing units. Later the property was considered for a potential gas station.

There is also a dire need in the community for employee rental accommodation, and this is an ideal spot for it. It's within easy walking distance to the Whistler Village, and located on current transits routes.

Regards,

David Buzzard,
9295 Emerald Drive,
Whistler BC,
V8G 0G5,
(604) 938-4105

David Buzzard Photography
604-938-4105
www.davidbuzzard.com
Stock Photos
dbuzzard.photoshelter.com
Instagram
instagram.com/david_buzzard_photography/

From: Stacey Campbell
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 11:18:19 PM

Dear who it may concerns I would like to show my support the 7104 Nancy Green Drive rezoning for affordable staff housing. I believe more affordable housing is needed for Whistler. Thank you!

From: Perry Drapkin
To: Planning
Subject: Rz1146
Date: Saturday, June 27, 2020 11:57:20 PM

I’m in favor of this staff housing project to pass and be built Asap.

Sent From My iPhone4

From:	Kyle Graham
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Saturday, June 27, 2020 10:57:29 PM

From: Kyle Graham
2007 Nordic Pl RE: 7104 Nancy Greene Drive RZ1146 I support the proposal at 7104 Nancy Greene Way RZ1146. After reading the well thought out plan for 7104 Nancy Greene Way, it's a building that compliments the community well and feel it'll really help push the community forward in a positive way. Sincerely, Kyle Graham

From:	Tessa Harrison
To:	Jack Crompton; corporate; Planning; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	Rezoning application for RZ1146 – 7104 Nancy Greene Drive
Date:	Friday, June 26, 2020 4:55:20 PM
Attachments:	2019 - Community Life survey results.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm

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Paul Harrison

7124 Nancy Greene Drive

Unit # 2

Whistler, BC

[redacted]

Mayor and Council

Resort Municipality of Whistler

4325 Blackcomb Way

Whistler, BC V8E 0X5

Dear Mayor and Council,

As a home owner and resident of the Whistler community, I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. I respectfully am writing to urge Council to reject this proposal now and consider a much smaller development.

This proposed development is, not only too dense for the parcel of land it will be on, but also has the following flaws:

--[if !supportLists]-->• <!--[endif]-->Inadequate storage for residents of the complex

--[if !supportLists]-->• <!--[endif]-->Inadequate availability of parking for residents and visitors

--[if !supportLists]-->• <!--[endif]-->It will significantly increase traffic congestion

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Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!**Parking**

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the

most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

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As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Please Council, reject this development for the sake of the entire community.

Regards,

Paul Harrison

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

From:	Tessa Harrison
To:	Planning
Subject:	development application RZ 1146 – 7104 Nancy Greene Drive
Date:	Friday, June 26, 2020 4:12:11 PM
Attachments:	2004 study for development sites - see Appendix B.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm

---

Paul Harrison

7124 Nancy Greene Drive

Unit 2

Whistler, BC

[redacted]

[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

My family and I have been part of the Fitzsimmons Community for over a decade and have had many wonderful memories here. We are not a wealthy family but we chose to live more modestly in the city in order to be able to have the privilege of vacationing in the natural, scenic beauty of this area of Whistler. Which is why we are deeply concerned about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While we agree that there is a great need for resident housing in Whistler, we also believe that this must be, as the Whistler Official Community Plan (OCP) states “designed and managed to be sensitive to

the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

Density of the proposed project; and

Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.

Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to

the surrounding environment' nor does it consider the "...locational characteristics..." of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,

Paul & Tessa Harrison

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

GIS Mapping of Fitzsimmons Walk WHA buildings

Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From:	Susan Marcelino
To:	Planning
Subject:	Nancy Greene drive development
Date:	Saturday, June 27, 2020 9:41:38 PM

To whom it may concern,

I would like to write to support the construction of WHA housing at the Nancy Greene site. I hear that there have been emails of opposition so I would like to say that I am for the building of affordable housing for whistler locals on this site.

Thank you

Get Outlook for Android

From:	Sue Maxwell
To:	Planning
Subject:	Regarding RZ1146
Date:	Saturday, June 27, 2020 5:42:16 PM

Dear Planning Department,

I am writing to voice my support of the project proceeding at 7104 Nancy Greene Drive. This project would provide much needed rental accommodation for employees in a central location near other multifamily buildings. I have toured another project that Vidorra has built in Pemberton and appreciated the thought put into energy efficiency, liveability and durability. The access to a community garden is another bonus and will help create a sense of community in the building along with the workshop.

Of all of the projects submitted for employee housing, I thought that this one was the one that made the most sense and so was surprised to see letters of opposition. I was also saddened that the original version with more units and less parking did not proceed. This location is ideal for car-free residents. It is across the highway from a grocery store, near transit and a short walk from the village. If we want our community to be less car-dependent, let's start building buildings that way -more space for people, less space for cars. The inclusion of a car share system is a great idea. If nearby residents are worried about parking, make sure that new residents are aware of the limited parking within the building and change the street parking to resident permit only. Where possible, see if the rent can be lowered by reducing parking requirements.

Please support this building as this is the kind of solution that can help with the long-term housing issues that Whistler will continue to face.

Sincerely,
Sue Maxwell
9571 Emerald Dr.
Whistler, BC

DATE: June 27, 2020

TO: Resort Municipality of Whistler (RMW)
Director of Planning - Mike Kirkegaard
Mayor - Jack Crompton

CC: Resort Municipality of Whistler (RMW)
Council Members
Senior Planner - Roman Licko
Planner - Stephanie Johnson

FROM: Hugh & Pamela McKinnon - Unit 5 - 7124 Nancy Greene Drive
Whistler, BC V8E 0W9

SUBJECT: 7104 Nancy Greene Drive Rezoning Application RZ1146

As residents at 7124 Nancy Greene Drive we are writing to you in response to rezoning application RZ1146 - 7104 Nancy Greene Drive.

We understand and respect the need for non-market rental properties in the Whistler municipality and applaud the Private Employee Housing Initiative. However, as relatively new owners at Fitzsimmons Walk we are discouraged to see an application for development that will add value to this proposed site at the detriment to the value and community of the adjacent properties.

We are owners of Unit 5, Building J in Fitzsimmons Walk, one of the primary buildings that would be most impacted by this proposed development. When we purchased our property we did so with the expectation that the rezoning of this adjacent site would be of reasonable density and a good fit in our existing neighbourhood.

Our most significant concerns with this application include:

- The magnitude and density of the building being proposed based on the site size and make up of the existing community. The developer is requesting rezoning from RSE-1 to that of a new custom zone which would establish the permitted uses, maximum density of development, building heights and setbacks for the property. As this is currently unestablished zoning could we express our request that the zoning be unique to the variables defined by this site taking into consideration a good and reasonable fit to the existing neighbourhood and adjacent properties. The proposed 38 unit apartment building far surpasses the appropriate density deemed suitable for this site in past studies.

- In all likelihood the established green belt and the rock bluff on the south east sector between our developments will be removed or significantly impacted, effectively eliminating the privacy we currently have and that of other units adjacent this development within Fitzsimmons Walk. This development would be conspicuous from every angle, including its interaction with our view corridor, and our neighbours in other buildings bordering this development within Fitzsimmons Walk.

- This proposal falls 20% short of parking requirements as specified in ROWM Zoning and Parking Bylaws by proposing 42 parking stalls, a reduction from the required 52. We feel that it is short-sighted to approve this parking variance as there is no additional or overflow parking anywhere in the area.

In summary, we are not against a new WHA rental development providing it fits in with the surrounding neighbourhood, is of lower density, has setbacks that do not negatively influence our privacy or property values at Fitzsimmons Walk, provide adequate underground parking and storage as is consistent with RMOW bylaws and with neighbouring properties and is a quality built structure as it is a very visible location.

We respectfully ask for your careful and diligent consideration of all parties who would be impacted by this development proposal.

Sincerely,

[redacted]

[redacted]

Hugh McKinnon

[redacted]

Pamela McKinnon

[redacted]

From: Lisa Miravitchi
To: Planning
Subject: RZ1146
Date: Saturday, June 27, 2020 10:09:36 PM

SUPPORT!!

Get Outlook for iOS

From:	Bridgit Muldoon
To:	Planning
Subject:	RZ1146 - I support this rezoning
Date:	Saturday, June 27, 2020 10:57:38 PM

Dear RMOW and Council,

Our Whistler community WANTS and is ASKING for more affordable employee housing. I support the development plans for 7104 Nancy Green Drive (the parking lot across from Nesters) to be built.

Our community has been struggling for far too long and we are going to be losing (and have lost) some valuable community members because locals can't afford to live here.

I fully SUPPORT the rezoning of this land for affordable staff housing.

Sincerely,
Bridgit Muldoon
Community member since 2005
[redacted]

From:	Ryan Nugent
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 10:28:15 PM

Hello,
My name is Ryan Nugent, and I have lived in Whistler for 9 years.
I would like to support RZ1146 for the 36 unit affordable housing complex at 7104 Nancy Green Drive.
Finding affordable housing in Whistler is hard for newcomers and after living in this great town I want to settle down and make a family but right now there are little affordable options for myself. I moved here for one reason and I stayed for the community, this would help me build a family in this amazing town.

Thank you,
Ryan Nugent
8132 ALDER LANE
Whistler, BC
V8E 0G3

[redacted]

Colleen Smith & James Thomson
3-7124 Nancy Greene Drive
Whistler, BC V8E 0W9
[redacted]

June 27, 2020

Mayor, Council & Planning
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Ref: RZ1146 Rezoning Application - 7104 Nancy Greene Drive – Keep Rock Trees Undisturbed

Dear Mayor, Council and Planning Dept.

The developer's current proposal calls for too high a density building with very short setbacks which will negatively impact the surrounding residential area.

As the saying goes 'a picture is worth a thousand words', the pictures below highlight the extent to which the developer will have to remove the existing rock face outcrop and many mature trees to accommodate his high density proposal, despite saying otherwise.

In 2018 and 2019 the residents of Fitzsimmons Walk wrote several letters to RMOW opposing the developer's plan to demolish all the existing rock outcrop and trees on the rock and to the property line along Fitzsimmons Walk. At that time he was planning to build the parking garage and building 1.5 to 3.0 meters from the property line. The developer responded specifically as follows to the opposition letters concerns on the existing trees and rock buffer. He wrote in his reply **"I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124"**. He also said **"We can also use a 6m setback from 7124 on our South property line to preserve more trees."** His current proposal to remove existing trees and rock outcrop is contrary to his prior undertakings as stated above and in the developer's web site in 2018/2019 which said **"the existing trees we are planning to leave in place will screen almost the entire building from the rear of Fitzsimmons Walk buildings"**. The following was added to the developer's web site at that time **"we are proposing to leave the mature 71ft full trees that border our two developments in place and these are taller than both buildings and already block the view corridor our building occupies"**. The developer commits to preserving the existing rock and forest undisturbed between all Fitzsimmons Walk and his project.

The 1st picture below shows the Surveyor's orange marker (& our tape measure to identify it) where all the above rock and trees will be demolished by the developer's RZ1146 application.

At the highest part, the rock face behind Building H of the Fitzsimmons Walk complex measures a total of 18 feet approx. The orange mark on the rock was put there by the developer's surveyor who confirmed that the plan is to demolish the entire portion of the rock face above this mark which measures 10 feet approx. That represents about 55% of the rock face demolished. In addition, all the large trees on and behind the rock would also have to be removed which should be unacceptable by RMOW. There's also the strong possibility that the rock demolition process will cause damage to the trees in the foreground of the picture #2 which are on Fitzsimmons Walk Strata property. What happens if there's damage to those trees? Destruction of any trees on the Fitzsimmons Walk Strata property line is not allowed.

The 2nd picture above shows the total 18 foot high rock face facing townhome #3 Fitzsimmons Walk, the orange demolition marker at 10 feet from the top of the rock face and the existing trees on the property line and inside Fitzsimmons Walk property line that may be destroyed with proposed rock demolition by developer. This rock & tree demolition should not be allowed by RMOW. RMOW must reduce RZ1146 density, equally increase the setbacks and leave undisturbed existing rock & tree forest from Fitzsimmons Walk property lines.

Yours truly,

[redacted]

Colleen Smith & James Thomson
#3 Fitzsimmons Walk

From:	Three Below Restaurant
To:	Planning
Subject:	Rz1146
Date:	Saturday, June 27, 2020 10:14:07 PM

With many of my employees wanting affordable housing desperately I am in support of this housing project. I feel we need more employee restricted housing.

Pri

From:	Kate Turner
To:	Planning
Subject:	RZ1146
Date:	Saturday, June 27, 2020 11:13:51 PM

Hello,

I would like to voice my support for Whistler's need for more affordable employee-restricted rental housing. The last thing we need are more Airbnb units or second homes sitting empty as Whistlerites struggle to find a home.

Sincerely,
Kate Turner

From:	wardsl10
To:	Planning
Subject:	Support for RZ1146
Date:	Saturday, June 27, 2020 11:00:15 PM

Dear Sir/Madam,

The rezoning application for 7104 Nancy Green Drive was recently brought to our attention. We would like to put our opinion forward that we strongly support this application.
We have lived and worked in Whistler, me for 5 years and Graham for 9 years, and we have had so many struggles with housing since the days we arrived here and still struggle now. We are 35 and 39 respectively and currently sharing a small town house with 2 other couples and a single. We are currently waiting for our citizenship exams to be re-scheduled due to covid. We work hard full time in hospitality and tourism (I work for Fairmont and Graham for Whistler Bungee). We have worked hard to get to our current positions but still find ourselves priced out of even a one bedroom apartment. We want to stay in Whistler and our employers value us and pay us as well as they can, but the options to move on from shared housing are still out of our price range and often if something goes come up the competition is so high we don't even get a viewing because we don't know the landlord or one of their friends.

Applications like this give us a glimmer of hope that we can stay in the place we want to call home and have a family. We feel we deserve more opportunities to choose somewhere we would be able to live without 7 adults in their 30s sharing a small kitchen and two bathrooms, and where we can potentially grow and have a private family life. Whistler loses so many amazing workers over this and we will unfortunately be joining them if we cannot find somewhere soon.

Thank you for the proposal, we hope it can be approved along with others in the future to help the people that serve the tourists in this town every day and make their holidays in Whistler so special. We have so much to give to the community but cannot do it without our basic needs for a small private living space being met.

Yours Sincerely,
Sarah Ward and Graham Winslet

From: Derek Abel
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 11:26:12 AM

To whom it may concern,

I am in support of the proposal of the building at 7104 Nancy Green Drive. Whistler is in dire need of more employee restricted housing and this looks like a place I would love to live. I honestly cannot believe this building hasn't already been approved and built. This building concept is what the WHA should be building, we need garages and bike/ski tuning facilities.

I am of the firm belief that every square inch of undeveloped land in Whistler should be zoned for employee or resident restricted housing. We need to house people who work and actually live here. Who knows when another pandemic will hit and locals will prop up the local economy and save our towns small businesses.

Kind regards,

Derek Abel
Whistler resident since 2005

From:	Sharon Audley
To:	Planning; Council
Subject:	REZONING APPLICATION RZ1146
Date:	Sunday, June 28, 2020 1:11:13 PM

I am writing in support of this rezoning application. As a community, for several reasons, we fell behind on employee housing. This quieter period we find ourselves in is an opportunity to correct this.
While Cheakamus Crossing is an excellent amenity, it's important to have housing throughout the valley. Part of what has made Whistler unique is the combination of neighbours- local, weekenders, international and employees living together.
It is critical to have housing where people can walk to work, groceries and school. In particular, those that work early or late and the transit is not an easy option. There is currently employee housing that this will be adjacent to. The plans provide storage for bikes, ski and bike work areas and gardens. I think that this be attractive, fill a strong need and replace an ugly parking lot. This is an excellent location for people to have a wonderful car free life.
Best wishes,
Sharon

Sharon Audley
38-2544 Snowridge Circle,
Whistler, BC [redacted]

From:	Sarah Barry
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 2:25:48 AM

To whom it may concern,

I am in support of the proposed Nestor's area housing unit. With the shortage of housing for long term locals, I welcome this plan and I believe that the local communities opinions should be more heavily weighted than the second home owners whom only visit Whistler on occasions.

Kind regards,

Sarah Barry

From:	Liz Berkley
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 10:37:48 PM

Hi there!

I support the proposal in building affordable housing for Whistlers workforce.

Thanks!
Liz Berkley

Dear Planning Department and Council,

I am writing in support of RZ1146 at 7104 Nancy Green Drive. I spent a full afternoon reviewing the reports, proposals, amendments, letters from 2018 to present, as well as the recent Council presentation.

Thank you all for doing the work for this project. After absorbing as much as I could, I am 100% in support.

But as I learned about this proposal, many questions were raised for me – for everyone involved with this application:

- What is the real, true reason we are still waiting for this rezoning to be approved? Is it *really* about setbacks? Trees? Landscaping? Lifestyle? Parking? Storage? Pet ownership concerns?
- Has Council been brave in the face of frivolous opposition letters from second homeowners, or appeased and legitimized them in this process?
- Has Council sent a clear message to this community, in alignment with the Mayor's Housing Task Force that narrow-minded, privileged, and materialistic issues will no longer be considered legitimate reasons to stall and impede future employee housing developments?
- Should we consider the weight and validity of luxury homeowners who only oppose affordable housing setbacks, tree cutting and design proposals, yet are routinely silent when their wealthy neighbours do the exact same type of work/development on multi-million dollar homes?
- Are the letters of opposition really about lifestyle concerns and design issues or could it be an act to stall this proposal and others like it to de-incentivise developers from choosing wealthy Whistler neighbourhoods as a viable place to submit affordable housing proposals?
- Is it fair that with every month an employee housing proposal is delayed, the poorest of our community will have to foot the bill through higher rent, due to the ever-increasing construction and material costs?
- Is it really a good use of our planning and professional staff and tax dollars to have to re-visit proposals, designs and landscaping plans for items that can be conditionally modified and approved by Council in earlier proposal phases?
- Why are form letters and letters with non-disclosed addresses published and considered in this public process?

We will never be able to build enough affordable rental housing. There will *always* be a need.

Council has an impossible job in front of them. Balancing the wants and needs of two completely different classes of people. On one hand, it's the second/luxury homeowners who pay taxes (and vote), and on the other hand it's Whistlers workforce who keep this resort operating and vibrant (who *also* vote).

So, let it be clear that I am not pointing my finger at Council, I am directing this letter to the people in opposition, and to those people I say this:

If this employee housing development is truly going to impact your overall enjoyment of your life and lifestyle, I will happily switch you lives.

Whenever there is an opportunity presented for low-income people and families to slowly crawl themselves out of poverty, especially in this community, there is always a privileged handful of people who flex their power and tell us we want too much, or we're too close, or we're too soon. Always about their impacts, their lifestyles, their losses. But we don't want the same things. We want much less. We want stability. We want one place to call home, that is safe, affordable and secure. It's hard to have a lifestyle when you're always in survival mode.

If you are one of the people who wrote an opposition letter, please find it in your heart to stop and consider what you're really doing and saying when you choose to oppose something that would greatly impact the livelihoods of countless people in this small community. The people that serve you, wash your dishes, clean your house, drive you home and watch your kids. These people deserve a lifestyle too, don't they? You may think that this one proposal is not that big of a difference, but unfortunately, all housing proposals are going through this nonsense – no one wants them near their nice homes. If not now, when? If not here, where? If not you, who?

Nikki Best
2-3102 Panorama Ridge
Whistler, BC V8E0V3

From: Gabriel Blais-Fredette
To: Planning
Subject: Rz1146
Date: Sunday, June 28, 2020 12:54:18 PM

This messsage is to support the project of afffortable housing across the nester area whistler is in urgent needs of affordable housing and do not needs anymore luxury to be built my is Gabriel Blais fradette whistler resident for 13 year

From:	Jeanette Bruce
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 3:01:36 PM

Hi there,

I'm getting in touch to voice my support for the proposed affordable employee housing unit at 7104 Nancy Green Drive. My partner and I have lived in Whistler since 2012 and are #304 on the WHA rental housing list. We both work full-time in the Village, and would be keen to see these WHA rental units built in White Gold, so close to our workplaces but also so close to our favourite recreation areas!

I believe that rezoning this area is the right decision if the RMOW wants to support local workers who need affordable housing options to stay in this community. This precarious time has proven that, more than ever, Whistler needs to support its workforce if it will bounce back from COVID-related setbacks and closures.

Thanks for receiving this feedback, and please let me know if I can voice my support in any other way.

Best,

Jeanette Bruce

From:	Beau Bruder
To:	Planning
Subject:	RE: 7104 Nancy Green Drive RZ1146
Date:	Sunday, June 28, 2020 10:32:56 AM

Hi there,

I'm writing to voice to my support for the affordable employee housing proposed at 7104 Nancy Green Drive.

I have lived in Whistler for almost 10 years now, and like so many who first move to Whistler, I began my journey living in staff housing working for the mountain. Were it not for the existence of affordable housing, I would never have been able to make it in this town with it's absolutely insane rent and cost of living.

It seems that most people agree that a person should not have to work two or three jobs just to scrape by in this town, and it also seems that most people, including local politicians, agree that we are in serious need of significantly more employee housing to help those struggling to get by. Unfortunately, in the past decade I have seen next to no increase in affordable housing, while the unchecked rise of Airbnb continued to propel rents to new, unforeseen heights.

It's time to stop paying lip service to the issue. It's time to actually *do something.* Please support affordable housing and develop 7104 Nancy Green Drive. Thank you.

Beau Bruder

From:	Jessica Chen
To:	Planning
Subject:	7104 Nancy Greene Drive RZ1146
Date:	Sunday, June 28, 2020 11:39:48 PM

To:
RMOW Planning Department

From:
Ying-Ju Chen
265-4314 Main Street
Whistler, BC V8E 1A8

RE: 7104 Nancy Greene Drive RZ1146

I am writing to support the proposal at 7104 Nancy Greene Drive RZ1146 as I believe this can be part of the solutions to Whistler's housing crunch for the following reasons:

- The proposed building will create 38 units for Whistler residents.
- It is in walking distance to life essentials such as grocery and liquor stores, restaurants, café and the mountains, and further reduces the need for a car and lessens the traffic.
- The project is right by the entrance of White Gold, which would not disturb much of the neighborhood.
- Based on the proposal, the 3-story building will fit into the neighborhood really well and will be comparable to the 3- and 4-story Fitzsimmons Walk buildings.
- The parking is underground and no surface parking which would not have any visual impact.

I look forward to seeing this project coming to fruition and provide more housing to Whistler residents.

Best regards,
Ying-Ju Chen

From: info
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 8:20:20 AM

To whom it may concern,

I'm writing in support of the rezoning of 7104 Nancy Green Drive to affordable housing.

Whistler is in desperate need of reasonably priced accomodation.

Please put this through, council and Mayor.

Regards,

Micah Cianca
Evergreen Whistler Property Services
[redacted]
Please forgive errors from voice to text

From:	Rick Clare
To:	Planning; corporate
Subject:	RZ1146
Date:	Sunday, June 28, 2020 10:59:26 AM

Dear Mayor and Council,

I would like to state my support for the project at 7104 Nancy Greene way. Whistler BC

In my opinion we need more variety in employee housing to bring the cost of rental into a more affordable option. Also this project appears to be working on decreasing its long term environmental footprint which is a great initiative to encourage.

Rick Clare
Emerald Drive
Whistler BC

From:	Mary Ann Collishaw
To:	Council; corporate; Planning
Subject:	RZ001146 - 7104 Nancy Greene Dr.
Date:	Sunday, June 28, 2020 2:25:54 PM

Dear Mayor and Council,

I am in full support of this housing project. The location and layout are ideal and will benefit the neighbourhood and our community as a whole.

This is a secure rental that allows residents to have their own space, in an innovative, safe, clean, progressive building with community space. This building is ideal for key members of the community who live, work and play in Whistler to grow and flourish as respected members of society.

Purpose-built micro suites are more liveable than many of the modified dwellings that our residents are living in currently, and allow for relative affordability and safety.

In this location, it is environmentally-conscious and highly reasonable that some residents would not have a car and can rely on active transportation instead. The location is ideal for walkability to the village and Nesters. The parking allocation is very reasonable.

This plan has evolved, respectfully of all of the comments and feedback that have delayed the process since it was initially proposed.

I would love to live in this building, and have been excited about it since I first heard about it. I hope that it will be approved and will become a model for new builds within Whistler.

Please allow this project to move ahead as soon as possible so that the pricing does not get increased even more.

With respect and thanks for your leadership and hard work,

Mary Ann Collishaw
23-3262 Archibald Way
Whistler, BC, V8E 0T3

From:	pete@leadingdigital.ca
To:	Planning
Subject:	Need for RZ1146
Date:	Sunday, June 28, 2020 1:18:42 AM
Attachments:	image001.png

Hello,

My name is Pete Crutchfield and I live at 23-3262 Archibald Way, Whistler, BC.

We have all known for many years that one of the main threats to our beautiful Whistler community is the lack of affordable housing, which is why I was so heartened to see the wonderful proposal from a developer who is a long term local. The Nadeaus have designed an excellent plan for an environmentally efficient building built with the needs of the Whistler community in place.

Whistler needs affordable housing with easy access to the village where many of the residents will be employed. This housing project will be a boon for the businesses that will be able to employ and retain the type of quality, well rested employees who will be happy to provide the best guest experience for our many visitors.

I've looked through their website to examine the plans and I see many benefits but didn't see any flaws. I'm sure there will be some "N.I.M.B.Y's, but we can't allow that to derail a project that is so essential to Whistler's positive growth. Quite frankly, never mind the growth, at this stage I believe this project will help prevent Whistler's shrinkage. With everything going on in the world today, the waters are getting cold. Whistler NEEDS this affordable housing project.

Thank you,

LEADING DIGITAL
BRINGING CUSTOMERS TO YOU

Pete Crutchfield, Owner
[redacted]
3262 Archibald Way, Whistler, BC V0N 1B3

From: Chris Dennstedt
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 3:14:26 PM

I'm am writing in support of the affordable housing development below being built at 7104 Nancy Green drive. I support this rezoning for affordable staff housing in whistler.
Sincerely,
Christine dennstedt

7104 - Innovation Building Group

https://www.whistler.ca/business/land-use-and-development/planning/active-applications/rz001146-rezoning-application-7104-nancy-greene-drive

Sent from Yahoo Mail for iPhone

From:	Olivier Do Ngoc
To:	Planning; corporate; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 3
Date:	Sunday, June 28, 2020 6:05:58 PM
Attachments:	20200628 Letter to Council 3.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm 7104.pdf ATT00003.htm

Please find attached in reference to your recent notice.

Best regards
Olivier

Olivier Do Ngoc

Director, W2 Investments Group Limited
506 - 221 West Esplanade,
North Vancouver, British Columbia,
V7M 3J3 Canada

[redacted]

From: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
[redacted]

To: Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbor to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high-density building will ensure it not only doesn't fit in the neighborhood, but will very much encroach on neighboring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbors to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors and dramatic increase of noise pollution which will impact the health and well-being of current Fitzsimmons Walk residents especially young children

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighborhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighborhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbors. All are separated by natural tree screening and this property should be no different. The neighboring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighboring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighboring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference, this states that: "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2-story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighborhood and the livability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Best Regards,

[redacted]

Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

Planner – Stephanie Johnson

From:	Olivier Do Ngoc
To:	Planning; corporate; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 2
Date:	Sunday, June 28, 2020 6:05:51 PM
Attachments:	20200628 Letter to Council 2 W2G.pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm The Coops on 7104 Nancy Greene Drive.pdf ATT00003.htm 2019 - Community Life survey results.pdf ATT00004.htm 7104.pdf ATT00005.htm

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Please find attached in reference to your recent notice.

Best regards
Olivier
Olivier Do Ngoc

Director, W2 Investments Group Limited
506 - 221 West Esplanade,
North Vancouver, British Columbia,
V7M 3J3 Canada

[redacted]

From: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
[redacted]

To: Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighboring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighboring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighborhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighborhood.

Residents of Whistler own cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Fitzsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighborhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers, pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section cannot sustain an increase resulting from a high-density development! It will become a serious safety issue for not only motorists, but pedestrians which should concern the municipality.

Refer to your 'Guidelines for Evaluating Private Sector re-zoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Best Regards,

[redacted]

Olivier Do Ngoc
Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector re-zoning Proposals for Employee Housing
The Coops transposition

From:	Olivier Do Ngoc
To:	Planning; corporate; Jack Crompton; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Cc:	[redacted]
Subject:	Comment about your Notice regarding rezoning application RZ1146 7104 Nancy Greene Drive - Letter 1
Date:	Sunday, June 28, 2020 6:05:14 PM
Attachments:	20200628 Letter to Council 1 W2G .pdf ATT00001.htm 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf ATT00002.htm 2004 study for development sites - see Appendix B.pdf ATT00003.htm 7104.pdf ATT00004.htm

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Please find attached in reference to your recent notice.

Best regards
Olivier

Olivier Do Ngoc

Director, W2 Investments Group Limited
506 - 221 West Esplanade,
North Vancouver, British Columbia,
V7M 3J3 Canada
[redacted]

From: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
[redacted]

To: Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings to meet these criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1,000 meters square than the neighboring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighborhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "...locational characteristics..." of the neighborhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be a single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4-story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbor to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a "green" buffer, but it will take over 10 years for this to grow in and will not remedy the sheer impact of the overly dense development on the neighboring community. This is not acceptable.

Please take the time to really consider what is being proposed here. This very high-density proposal, while helping to fulfil the mayor's task force of finding more bed units, will only create significant issues for the future. It would create a precedent that will undoubtedly not only impact the overall development of Whistler which the long-time residents and City Council have been so careful about for decades. The council must reject this proposal and ask the developer to consider a smaller and much more reasonable and appropriate development on this site which would already go a long way in creating more residential units for the community, anything beyond that is just motivated by pure profiteering and should not be allowed at the expense of the public good.

Best Regards,

[redacted]

Olivier Do Ngoc
Director, W2 Investment Group Limited

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
- Director of Planning – Mike Kirkegaard
- Senior Planner – Roman Licko
- Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

From: charlotte farr
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 8:10:28 AM

To whomever this may concern,

I SUPPORT this rezoning for affordable staff housing.

In my five years living and working in whistler, living has gotten less and less affordable. Something needs to be done to make it more realistic for locals to be able to stay living here long term.

Kind regards,

Charlotte Farr

Sent from my iPhone

From: Cayley Fee
To: Planning
Subject: RZ001146 (Rezoning Application)–7104 Nancy Greene Drive
Date: Sunday, June 28, 2020 8:59:57 AM

Whistler needs affordable housing for full-time residents.

From:	Sarah Fenwick
To:	Planning
Subject:	RZ1146 - 7104 Nancy Green Drive
Date:	Sunday, June 28, 2020 1:37:41 PM

Hello,

I am emailing you in support of the rezoning for the housing development at 7104 lNancy Green Drive.

As a resident of Whistler for the last 6 years I have witnessed the struggles personally for myself, my friends and colleagues to find affordable housing. There have been so many who have had to leave town as a result of this situation and good people and good workers have been lost to other towns/countries.

After spending almost 6 years on the WHA rental list, this week I have finally received accommodation through this. 6 years is a crazy amount of time to wait on this list, and I know I am not the only person to have to wait this length of time.

Having affordable accommodation so business can retain good staff and so people don't need to work 3 jobs just to be able to pay rent should be the highest priority, I am astounded that this project has received so many delays.

This building project will be beneficial to so many individuals and businesses, I only hope that sense will prevail and this project will finally be given the go ahead, I also hope that projects like this will continue to happen to truly help our town and economy thrive.

Kind Regards
Sarah

From: joe filler
To: Planning
Subject: Rz1146
Date: Sunday, June 28, 2020 4:13:46 AM

I am very much in favour of the proposal for staff housing on Nancy Greene

Sent from my iPhone

From:	Amedeo Gadotti
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 11:16:00 PM

We all agree, that Whistler needs more affordable, employee-restricted, rental housing - and the only way to get it is to SUPPORT applications like this and ensure the support greatly outweighs the opposition. We cannot be the silent majority and let squeaky wheels dismantle a great proposal. This is a great application and they have mitigated all issues, and have more great things to offer than any other developer I have seen. Please send in a letter of support Whistler.

From:	dina Goldfarb
To:	Planning
Subject:	RZ001146
Date:	Sunday, June 28, 2020 6:24:41 AM

I support this 7104 Nancy green project for affordable employee local longterm housing!!!! Not private second home ownership
I'd like to be updated
The BobyFix
Dina goldfarb Rmt
5634 Alta lake rd
V0N1b5
[redacted]

Sent from my iPhone

From: Alfonso Montellano
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 6:52:39 PM

Hello RMOW Council,

I SUPPORT this rezoning for affordable staff housing.

Please make it happen!

Diego Herrera

From: [redacted]
To: Planning
Subject: RZ1146 Support for Staff Housing
Date: Sunday, June 28, 2020 7:35:20 AM

Hi there,

Having reviewed documentation pertaining to this application to rezone for staff housing I wish to express my support for it.

Being a renter in Whistler and long term member of the community the supply of quality secure staff housing is vital to my quality of life. If the rental housing supply Is greater then it allows people like myself to actually save for a deposit on a house etc. Without the opportunity to do so then me and my peers will be forced to move away to the detriment of the fabric of Whistler's community.

Best regards

Joe Howard
[redacted]

From:	Kandis Hughes
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 9:46:20 AM

Mayor and Council of Whistler Municipality

I support the application for 35 units to be built on Nancy Green Way, Whistler.

Whistler needs more affordable housing to ensure the sucessful growth of our tourism town. We are losing too many incredible residents who simply cannot afford housing or to raise a family. Approving this application will be a step in the right direction.

Best regards,

Kandis Hughes
[redacted]

From:	Leanna Hutchins
To:	Planning
Subject:	Support letter for 7104 Nancy Greene Drive
Date:	Sunday, June 28, 2020 9:26:24 AM

RE: 7104 Nancy Greene Drive RZ1146

To whom it may concern,

I support the proposal at 7104 Nancy Greene Drive RZ1146.

This development is long overdue. Whistler needs more affordable housing options and it is time to optimize the land available in order to house more of Whistler's work force. I highly support the rezoning of this property. I am also very impressed by the green building capacity of the developer. Vidorra Developments has gone beyond passive house standards in their design. They have a proven track record of building green buildings, and I strongly believe this is a project all of Whistler will be proud of. Please allow this development to go ahead without any further delays.

Sincerely,

Leanna Hutchins
8177 Crazy Canuck Drive
Whistler, BC, V8E 0G8

Sent from my iPhone

From:	Ruth Jagger
To:	Planning
Subject:	support for 7104 Nancy Green Drive: RZ1146
Date:	Sunday, June 28, 2020 12:56:49 PM

To whom it may concern,

My name is Ruth Jagger, a long term local and resident of Whistler.
Throughout the years I have grown to understand the difficulty within this town to find affordable and suitable accommodation.

It has recently come to my attention of the plans to build affordable staff accommodation at the site mentioned in the subject title above.

I want to express my full support for this to go ahead. It is very much needed in this town and is the perfect location to allow working individuals, who serve our community to easily commute to and from work.

Throughout the years, accommodation has got more and more expensive and it has simply become too costly for those trying to make a living here.
Without housing for staff, we will struggle to maintain the quality of service provided in our businesses throughout Whistler which is becoming more and more popular for tourists.

Thank you for taking the time to read my letter and I hope this project can go ahead for the good of our Whistler community.

Kind regards,

Ruth Jagger

From:	Tanya Kong
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 4:20:20 PM

Dear Planning Dept of the Resort Municipality of Whistler,

Id like to state on the record that I am in full support of this rezoning application for new affordable housing for Whistler locals. Whistler desperately needs more accommodation options just like this. Accommodations that are built specifically to benefit the local community. Afterall, locals are the ones that drive this economy to be the success that it is!

Many thanks,

Tanya Kong
Owner of Kong Law in Function Junction

From:	Hannah McIntyre
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:25:36 AM

Hello,

As a long-time resident of Whistler, I want to email my support for this planned affordable housing. Goodness knows we need it.

Thank you,

Hannah McIntyre

From:	Rachel Meaney
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:52:26 AM

Hey,

I support the rezoning for the affordable/ staff housing on Nancy Green drive.

Thanks

Rachel

Get Outlook for Android

From:	veronica merighi
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 11:11:06 PM

We all agree, that Whistler needs more affordable, employee-restricted, rental housing - and the only way to get it is to SUPPORT applications like this and ensure the support greatly outweighs the opposition. We cannot be the silent majority and let squeaky wheels dismantle a great proposal. This is a great application and they have mitigated all issues, and have more great things to offer than any other developer I have seen. Please send in a letter of support Whistler.

From:	Ben Mier
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 10:10:28 AM

To mayor and council,

I support the rezoning for affordable staff housing at 7104 Nancy Green Drive. We need much more of this in Whistler and it is extremely vital to the long lasting economy of Whistler that it provides affordable staff housing.

It is so hard to live in Whistler and in my 7 years here I have seen skilled labourer after skilled labourer leave as they don't want to pay this much to live here. In comes the next 19 year old looking to party for one season.

Please, we need your help.

Thanks,

Ben Mier

From:	Helen Mitchell
To:	Planning
Subject:	RZ1146 - Letter of Support
Date:	Sunday, June 28, 2020 10:41:06 PM

This letter is in support of the rezoning of 7104 Nancy Green Drive for the affordable housing project. These plans look both pleasing to the eye and practical. This type of housing is so desperately needed in our town if we want to continue to be a resort that prides ourselves on inclusivity and accessibility. So many hard working people that contribute to our community are not to continue living in Whistler due to the lack of housing like this project will provide.

Kind regards,
Helen.

From: [redacted]
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 7:49:50 AM

Dear council,

I am 100% in support of 7104 Nancy Green Drive to be built. We need cheap staff housing. Banfield, Spruce Grove detached houses and most of Rainbow was a huge mistake to solve our affordable hosing problem.

I am 100% against Alta Lake development and it's developer. Another developer that is trying to scam WHA.

Thanks,
Florin Moldovan
[redacted]

From: Madison Perry
To: Planning
Subject: RZ1146 - In Support
Date: Sunday, June 28, 2020 8:57:16 AM

I highly support this housing project.

I'm not sure how this CANT make sense. This area has been undeveloped & it's prime real estate for a new development.

The fact that this is also a green build is by far the best part about it. The units look amazing & I would personally be putting myself on the list for a unit. I think this is an amazing opportunity for Whistler & it would be silly for us not to go for it.

I hope this initiative is approved.

Thank you for your time.

Cheers,

Madison Perry
REALTOR®
[redacted]

'The referral of your family and friends is the greatest compliment you can give me. Thank you for your trust.'

From:	Beric Pocklington
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:54:11 AM

To Whom it May Concern,

I support the proposal for affordable employee housing at 7104 Nancy Green Drive.

Sincerely,
Beric Pocklington
Whistler, BC

From: Janice Power
To: Planning
Subject: Re: RZ001146
Date: Sunday, June 28, 2020 10:27:45 AM

Hi there,

I want to express my interest in this project going ahead. I have been living in Whistler for 3 years and intend on staying here much longer. However, affordable housing in this community it a huge concern (which all locals are aware of). The people that actually keep this town running can not afford to live here easily, and the rental units that they do have access to are either exorbitantly expensive, completely run down, or require sharing with multiple people. This is not a way to live.

More affordable housing is needed in this community. The proposition for the affordable housing at 7104 Nancy Greene Drive should go ahead for the sake of all of the people trying make a life and a home in this beautiful town.

Thank you for hearing me out.

Best,
Janice

From:	Peter Shrimpton
To:	Planning
Subject:	RZ1146 Nancy Greene Drive
Date:	Sunday, June 28, 2020 11:51:54 AM

I wish to express my support for the captioned Re-Zoning application.
Thank you.

Peter Shrimpton, Lawyer & Notary
Mountain Law Corporation
[redacted]

From:	Erik smeets
To:	Planning
Subject:	Re: RZ001146
Date:	Sunday, June 28, 2020 10:29:55 AM

Hi there,

I want to express my interest in this project going ahead. I have been living in Whistler for 3 years and intend on staying here much longer. However, affordable housing in this community it a huge concern (which all locals are aware of). The people that actually keep this town running can not afford to live here easily, and the rental units that they do have access to are either exorbitantly expensive, completely run down, or require sharing with multiple people. This is not a way to live.

More affordable housing is needed in this community. The proposition for the affordable housing at 7104 Nancy Greene Drive should go ahead for the sake of all of the people trying make a life and a home in this beautiful town.

Thank you for hearing me out.

Best,
Erik

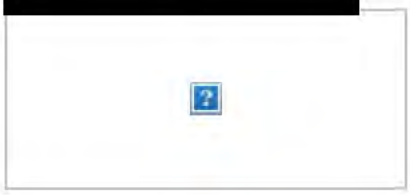
From: Cafe Shop Velvet Underground
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 3:08:42 PM

Hello,
I'm writing in regards to the proposed employee housing unit for 7104. I wanted to express my utmost support for this building.

Owning a business here in Whistler my biggest challenge is finding reliable employees, for management roles and I believe a big reason for this is the lack of respectable and affordable places to live for mature professionals. More housing like this would greatly benefit the town's businesses and thus have a hugely positive effect on the economy.

I hope you will approve this application and any other applications similar.
Have a great Sunday
Warm Regards Amy Rafferty
--

The Velvet Underground
5-1208 Alpha Lake Road, Whistler BC
[redacted]



Hatsune Tsunetomo/Martin Petit
7124 Nancy Greene Drive
Unit 42
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

I am a long-time resident of our community, and I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of the Council to the following 2 points of concern:

- Density of the proposed project; and
- Privacy issues with the current proposal

Density:

The current proposed density of the project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters and the developer is proposing 38 units and a Floor Space Ratio of 0.95, by comparison this is:

- A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.
- Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

I would also like to remind council that this development site has been evaluated previously for residential housing rental in the workshop and subsequent report completed in 2004 and documented in 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' – attached. This report identified this site would be appropriate for townhouse rental properties and a site maximum of 5 units. The current proposal is far exceeding this recommendation which was made by a host of personnel including municipal staff, WHA staff, Environmental professionals, Civil Engineers and Resort planners.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the

neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' as attached.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, especially those in Building A and H of Fitzsimmons Walk.

Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on my quality of life and privacy as a neighbour to such a development. This proposal would mean that everyone in this building will be overlooking my property, I no longer have any privacy on my patio or balcony. The developer may be proposing a vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the mayors task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Regards,
Hatsune Tsunetomo/MartinPetit

Sincerely,
Hatsune Tsunetomo/Martin Petit
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – Mike Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings
- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
- Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

Hatsune Tsunetomo / Martin Petit
7124 Nancy Greene Drive
Unit 42
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a neighbour to the proposed 7104 Nancy Greene Drive development, I am writing to council to bring your attention to the set-backs and height of the development application. This property is currently zoned for a single residential home and changing the set-backs and height allowances to accommodate this high density building will ensure it not only doesn't fit in the neighbourhood, but will very much encroach on neighbouring privacy and livability.

Set-backs

The set-backs being proposed in the March application from Vidorra are significantly less than what the surrounding properties were required to meet. Here is a quick look at what you are asking the neighbours to have in their backyards -

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RM1 Zoning	7.6m	3.0m	7.6m	7.6m	40%
Proposed Zoning	1.5m	1.5m	3.0m	8.5m	95%

For reference attached is a map identifying the surrounding lots and their zonings.

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbours. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbours

Previous projects have been forced to have larger set- backs and this project should not be treated any different. For example 5298 Alta Lake Road, the proposal saw the building set-back changed from 7.6 meters to 20 meters. This is significant! Councillor Jewett stated in February in regards to the development that "the good thing about this is it will be model moving forward for some of the other proposals we'll get in front of us in the near future". This development application at 7104 Nancy Greene Drive is exactly what she would have been referring to.
See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2708/16

Consider a development such as that illustrated in attachment 'The Coops on 7104 Nancy Greene Drive. This illustrates that a building such as The Coops (in Creekside) could be built on this plot of land and would not only maintain more consistent set-backs that match the neighbourhood, but would preserve the existing mature trees and natural rock.

The 9291 Emerald Drive employee housing project was required to preserve existing trees on the property – again this should be not different. See article - https://issuu.com/whistlerpublishing/docs/piquewebissue2706/20

The developer himself as also previously mentioned that he would not be removing the mature trees on the site "I think the most important issue are the mature trees on the site and the setbacks from the property lines. We have completed a detailed survey of the existing trees on the site and the height of those trees. We have moved the building closer to the Highway side of the property and preserve many of those trees and the rock face that is a great feature facing 7124". Clearly this proposal does not preserve the trees or the rock face.

Have you looked around the neighbourhood? None of the surrounding homes are built this close to their property lines (the adjacent building H at Fitzsimmons walk is 10 meters from the property line) and their neighbours. All are separated by natural tree screening and this property should be no different. The neighbouring properties would like to see:

- the rock and coniferous trees between the proposed apartment building and Fitzsimmons walk remain and be undisturbed,
- increase the set-backs so that they are consistent with neighbouring properties – at least 15 meters.

Height

As you can see from the previously presented the table, the height of the proposed development application is far greater than the neighbouring properties. It is unrealistic to think that a development with greater density and height than the surrounding properties will meet the requirement of guideline 12 in the 'Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing' dated 26 March 2019. For reference this states; "Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized." – highlight the second part of this statement!

What would be appropriate for this site is a 2 story building consistent with the low to medium density residential properties that it will be adjacent too.

I look forward to seeing council re-evaluate this development application with an understanding of how this will change our neighbourhood and the liveability of it. This project is far to dense, close to properties lines and will dwarf the surrounding properties. It must be reduced in size for it to be complimentary to the surroundings in which it is being built.

Regards,
Hatsune Tsunetomo / Martin Petit

Sincerely,
Hatsune Tsunetomo / Martin Petit
Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Hatsune Tsunetomo
7124 Nancy Greene Drive
Unit 42
Whistler, BC
[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council,

As a member of the Whistler community I have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. Council needs to reject this proposal now and only consider a much smaller development.

The development, not only being too dense for the parcel of land it will be on, but it also has the following flaws:

- Inadequate storage for residents of the complex
- Inadequate availability of parking for residents and visitors
- It will significantly increase traffic congestion

The high density that is being requested for this parcel of land results in the above issues. We therefore need to reconsider how many LIVABLE units can be built on this parcel of land. The 'Comparative Evaluation of Potential Resident Housing Sites in Whistler' study and workshop estimated 5 rental townhouses. This could look like something such as The Coops (see attached transposition onto the proposed site). If we abide by this professional and thoughtful report, the issues I am bringing to your attention would not be issues at all.

Storage

As Whistler residents, we love to play. Most of the sports/activities that we participate in, skiing, mountain biking, rock climbing, hiking etc., all require equipment. This equipment needs to be securely stored in our own residences. The proposed development for 7104 Nancy Greene Drive includes a bike storage room for 60 bikes but does not include any in-unit storage OR storage assigned to the unit.

Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there is 153 bikes. How do these fit in a storage room designed for 60 bikes? This will result in balconies being used for storage, which poses its own security concern, but means the balconies will not be used for outdoor enjoyment as intended.

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, skies and tires for cars...all the things that people in Whistler, including members of council, own and need to store! Storage is an issue in this proposal!

Parking

The developer is requesting a reduction in the number of required parking spaces in the proposed development. How can we allow this?

Council in their May 5th, 2020 meeting suggested that residents that live close the village and a supermarket would not have a need for a vehicle. This could not be further from the truth! Life is not solely lived in the village or shopping solely done at Nesters. Residents of Whistler use vehicles to access hikes around the valley, to travel along highway 99 and to visit friends. As a resident of Fitzsimmons Walk, I would not even consider catching a bus to Cheakamus to visit friends, as it is inconvenient having to catch a bus from Nesters, to the village and then wait for the next bus going south. Then having to do that on the way home.

Leniency was granted for parking allocations in both the Cheakamus and Rainbow projects. Look at the mess these neighbourhoods are now – cars parked everywhere. Cheakamus has the most frequent bus service and everyone still has a car or two. This is not what we want for our neighbourhood.

Residents of Whistler OWN cars! In the neighbouring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't considered general parking, that is being proposed is severely lacking! This lack of parking will result in people using the Ftizsimmons walk guest parking. This doesn't even consider the 'street parking' that will pop up causing safety issues. We can't have another Cheakamus or Emerald parking mess.

The 2019 Community Life Survey of Whistler (attached) found that over half of the residents said that their preferred method of transportation to/from work is by personal vehicle with 1 occupant. This does not indicate that people want to be carless in their lifestyle choices. The council must enforce zoning and parking bylaws to avoid another congested neighbourhood.

Traffic Congestion

As a resident living on Nancy Greene Drive, I observe considerable confusion and congestion on the section between the highway 99 intersection and Blackcomb Way. It is an accident waiting to happen. Adding additional vehicles due to a high-density building is an issue that Council needs to avoid.

For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail coming from Spruce Grove or down the hill from highway 99 with bikes, strollers pedestrians, e-bikes and school children. Who has the right of way? The high volume of traffic on this section can not sustain an increase resulting from a high density development! It will become a serious safety issue for not only motorists, but pedestrians.

Refer to your 'Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing' item 17 (attached) and you will see this development proposal does not meet this criteria.

As you can see, the proposed development and rezoning poses not only livability concerns, but also safety and security concerns. The severe lack of storage and parking makes these places unlivable for residents of Whistler that love to enjoy the outdoors. This requires access outside of the bus network and personal equipment. The increase in density will result in significantly more pedestrian and vehicle congestion along Nancy Greene Drive and is a serious safety concern!

Council must reject this proposal and only consider a much smaller development!

Regards,
Hatsune Tsunetomo/MartinPetit

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:
2019 Community Life Survey of Whistler
Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing
The Coops transposition

From:	Eduardo Vazquez-Vela
To:	Planning; Council; corporate
Subject:	RZ1146
Date:	Sunday, June 28, 2020 1:43:45 PM

RMOW,

After reading the available material regarding the application RZ1146, I totally SUPPORT this much needed affordable employee housing developement.

Kind Regards,

Eduardo Vazquez-Vela
8745 Idylwood Place
Whistler, BC
V8E 0G1

From:	Shelagh Weightman
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 8:11:22 AM

To RMOW:
I am writing to show my support for the redevelopment to support resident rental housing.
Shelagh Weightman
8457 Bear Paw Trail
Whistler
V8E0G7

From: sarah williamson
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 6:22:05 AM

To whom it may concern,

I would very much like you to know that I am in support of this rezoning for affordable staff housing.

I am a Scottish Canadian who has been paying taxes for 16 Years now in BC and affordable housing is what has allowed me to remain in this town.

I am a sole proprietor of a successful home hair salon business in my 678 square foot Condo in Millars Ridge Bayshores!

I pay my $100 every year to stay on that list so that I can move into a Larger home and pay more tax dollars! My plan moving forward post COVID-19 shut downs is to Pay the Canadian Government more tax dollars in the next few years than I have in the last 16 combined! Canada looked after me when I had lost my job and now that she's given me my job back I am on a mission to EARN BIG!

I am a success story of the WHA!

If you give Whistler Locals the chance to stay in this town. If you give them help at the start you will be amazed, you probably already have been amazed at what some of them will do with that Chance!

The people that need these homes to be built are the people that truly CARE about this town!

We are the future of this town! And if you help us out by giving us a chance, a start, an opportunity. The return on that investment will PAY and she's talking Dividends!

I know! Because that's exactly what I am in the process of making happen!

If my voice and letter has any sway whatsoever in the making of this decision then I am so glad I spoke up!

Yours Hopefully, kindly and gratefully,

Sarah Williamson
Whistler BC

Sent from my iPhone

From:	Amanda Wilson
To:	Planning
Subject:	RZ1146
Date:	Sunday, June 28, 2020 1:20:36 PM

Hi
I am writing as I support this rezoning for affordable staff housing. I am a local and we need more staff housing! The complaints by second home owners are frivolous and elitist.
We must continue to support our workers who live here, and think of local concerns over those of tourists and second home owners.
Sincerely
Amanda Wilson
6385 Corral Pl, Whistler

From: Dan Wilson
To: Planning
Subject: RZ1146
Date: Sunday, June 28, 2020 9:06:03 AM

Hello,

I would like to express my support for rezoning 1146. We need more affordable housing in Whistler. The location, building type and design will make this a wonderful addition to Whistler's housing stock.

The only improvement I would suggest for this project is to allow more density in order for the proponent to afford lower categories on the WHA rent scale.

The first proposal was clearly too large for the site and I feel the latest proposal while a very strong proposal in its own right is a bit of a lost opportunity.

That said, the project in its current form is a valuable addition to the Whistler community.

Regards,
Dan Wilson
3-3065 Hillcrest Dr
Whistler, BC

>
>
> Sent from my iPhone

From: [redacted]
To: Planning
Subject: Fwd: Support for the 7104 Nancy Green Drive with Subject RZ1146
Date: Monday, June 29, 2020 10:31:08 AM

Sent from AOL Mobile Mail
[redacted]

On Sunday, June 28, 2020, corporate@whistler.ca planning@whistler.ca <corporate@whistler.caplanning> wrote:

Dear Mayor & Council and Planning department

I am writing this email to show my support for the 7104 Nancy Green Drive with Subject RZ1146

I believe subject RZ1146 is an ideal housing solution for Whistler and its growing permanent local work force. Proving more affordable restricted employee housing will in the future help whistler recover strongly from the Covid-19 pandemic and when the resort gets back to full swing will be one of many needed projects to help us not go back to pre-covid times of short work force, potentially reduced hours of operations and also a lesser than ideal resort experience for our guests visiting out local community business that are stretched beyond means to deliver the best product and services we pride our town and resort experience on. Not to mention the project will create local jobs for our local construction workers.

I would imagine the current WHA owners of Fitzsimmons walk would support this as they once where looking for this same opportunity to make Whistler a sustainable permanent home so I can only guess that these opposition letters are from 2nd home owners or people using their properties to generate revenue off of our towns success.

The people that will benefit from this project are the people that Whistler will need and require to continue to grow and develop while maintaining its position as the best ski resort in North America through our amazing local businesses, excellent service and offerings, which create the world class resort experience we know and love.

Thank you for your consideration

Regards

Terry Clark
2-3102 Panorama Ridge
Whistler, BC
V8E 0V3

From:	charlotte dubois
To:	Planning
Subject:	RX1146
Date:	Monday, June 29, 2020 11:15:00 AM

Dear planning committee,

I just wanted to send a quick email to show my support for the act of re-zoning areas for local/affordable staff housing. As being a long term 12 year local resident I believe this kind of housing is vitally essential for the prosper of our community. Plain and simple- it's also just the right thing to do! Locals are slowly being pushed out of housing for million dollar estates/ big money business! We need councils such as yourself to help keep as many local people in town!

Thanks for your time!

Charlotte DuBois

Sent from my iPhone

From: Carlo Rahal
To: Planning
Subject: Fwd: 7104 Nancy Greene Drive Whistler BC WHA Project
Date: Monday, June 29, 2020 9:41:36 AM

To whom it may cocern

First and foremost, I believe this project is far too large for the size of this property and location. There are a number of practical considerations I believe RMOW has not considered or overlooked.
-DENSITY
The number of units is simply too high thus increasing problems concerning density, envelope, parking, traffic, architecture, neighbouring set backs and habitat destruction among others. Our single family residences, for example, conform to a relative density of .35, Fitz Walk is higher at approximately .60 but this is accommodated as a townhome development, the size of the property and it's ability to accommodate all parking under ground including beneath walkways and internal open space. This new proposed development would require a relative density of about .90. This represents a balance totally out of line with the property size and location and existing zoning parameters.
-PARKING
This should be a significant concern to us all. The developer is suggesting not all parking need be satisfied as some tenants would not want or need a vehicle due it's proximity to the village. Our village stretches along some 18km and to suggest some living there needing to visit family, friends, the hardware store in Function or ski from Creekside would chose to take a bus, walk or ride their bike? This ideology is so out of tune with reality, it's preposterous. For evidence, this same theory was applied to developed areas in lower Rainbow and Chekamus. I would invite anyone to take a drive though these areas after 5:00pm or weekends and see the quantity of cars and trucks lining the streets, driveways and public park areas. They are packed and chaotic. The same will apply here...but where?
-TRAFFIC
The entrance/exit to this development will be a another significant issue. The proximity to the flashing light intersection, Nancy Greene Dr., Blackcomb Way and the anticipated volume especially during winter ski season, will result in a traffic mess. It's obvious a fully operational traffic light will be required but the ensuing traffic volume will be both chaotic and potentially dangerous. Again, the proposed relative density of this project and the ensuing parking problems will fuel this problem and I really wonder if council is clear on this.
-ARCHITECTURE
I'm a big believer in architectural creativity and function. Simply

erecting a big tenement style box so visible along the highway to our village and an entrance to our community needs careful thought, creativity and consideration.
-ECONOMICS

I don’t see the economic viability as my concern. I prefer to stick to issues that impact me/us. This property is zoned single family and most likely sold for its zoning value and I have trouble believing a 35 unit project is justifiable for a ‘reasonable’ return on investment. The developers primary concern is maximizing ROI, thus increasing density and minimizing development costs.

In conclusion I see this development as far too large to adequately address all of the above concerns. I also fully understand RMOW’s concern for addressing the need for additional housing, and I agree. There is however, todays situation we’re living with which will most likely result in a less panicked housing dilemma. I believe a much smaller development, perhaps a building consisting 15-20 units, or a cluster of duplexes, fourplexes or any mixed development accommodating adequate parking, traffic flow and design can be accomplished .

Thank you

Carlo Rahal

7105 Nancy Greene Dr .
Whistler, BC

From:	Jamie Thomson
To:	Jack Crompton; corporate; Planning; Arthur De Jong; Cathy Jewett; Duane Jackson; Jen Ford; John Grills; Ralph Forsyth; Stephanie Johnson; Mike Kirkegaard; Roman Licko
Subject:	RZ1146 Rezoning and Parking Variance Application - 7104 NGD
Date:	Monday, June 29, 2020 12:24:23 AM
Attachments:	2020 06 Letter to Council 4 7127 NGD.pdf

Mayor Jack Crompton, Councillors, Planning Dept

Attached please find for the record attached opposing & recommendation letter from 7127 Nancey Greene Drive.

7127 Nancy Greene Drive
Whistler, BC, Canada

Luciano Fadi
7127 Nancy Greene Drive
c/o 3-7124 Nancy Greene Drive
Whistler, BC V8E 0W9
[redacted]

June 27, 2020

Mayor, Council & Planning
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor, Council and Planning Dept,

I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development & parking variance application RZ 1146 – 7104 Nancy Greene Drive.

While I understand there is a great need for resident housing in Whistler this must be, as the Whistler Official Community Plan (OCP) states "designed and managed to be sensitive to the surrounding environment". The current proposed project has many shortcomings for it to meet this criteria.

I would like to bring the attention of Council & Planning Dept to the following 5 points of concern:

- Density
- Privacy
- Setbacks
- Height
- Parking/traffic congestion

Density:

The current proposed density of the RZ1146 project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters (SM) and the developer is proposing 38 units and a Floor Space Ratio of 0.95. By comparison this is:

- a significantly smaller lot size than the neighbouring Fitzsimmons Walk WHA land of 3,912 square meters where there are only 36 units – see attached GIS Mapping,
- triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. RZ1144 land area is 8,841 SM, much greater than RZ1146. Please remember Council rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too much density for the neighbourhood.

Based on the above Council and Planning should reject this project or require developer to downsize it considerably.

To build something that is such high density in a neighbourhood that consists of primarily low-density zoning and buildings is not 'sensitive to the surrounding environment' nor does it consider the "…locational characteristics…" of the neighbourhood as per your guidelines documented in 'Guidelines for Evaluating Private Sector rezoning Proposals for

Employee Housing'. This small site of 2,816.6 SM would be better suited to a WHA town home project of 10-12 units similar to the Coops close to the HYW 99 in Creekside.

Privacy

With such a dense development being proposed, the residents of Nancy Greene Drive are concerned about the significant reduction in privacy, in addition to especially those in Building A and H of Fitzsimmons Walk.

Home owners on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that Councilors are not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on quality of life and privacy as a neighbour to such a development. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable for privacy. Why destroy any of the mature existing coniferous forest on Nancy Greene Drive and especially along the Fitzsimmons Walk complex property neighbours?

Setbacks

The set-backs being proposed in the May application from a 38 unit apartment building RZ1146 are significantly less than what the surrounding properties were required to meet. RZ1146 is proposing only:

- 1.5 meters Nancy Greene Dr front setback to garage structure,
- 4.57 meters HWY 99 side setback to garage structure,
- 1.5 meters Fitzsimmons Walk town home building H side setback to garage structure,
- 3.0 meters Fitzsimmons Walk WHA building A back setback to garage structure.

Reducing the set-backs, especially on Nancy Greene Dr front setback and Fitzsimmons Walk townhome building side setback will result in:

- Most existing large coniferous trees being removed from the Fitzsimmons Walk Townhomes side setback and Nancy Greene Drive front setback, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for all neighbours

Setbacks should be increased to leave the existing forest and rock on Nancy Greene Dr and along the Fitzsimmons Walk property lines to ensure an existing tree & rock buffer for privacy and force the proposed RZ1146 to be reduced in size .

Height

Proposed RZ1146 height increase to 8.5 meters for 3 floors of 38 apartments and 1 floor underground garage compared to neighbours of 7.6 meters height zoning is too high. The proposed property needs to be less dense, less height and must have more setbacks to keep existing forest, rock etc. and not be allowed a zoning bylaw parking reduction variance.

Parking/traffic congestion

To my knowledge the developer, RMOW Planning and Council have not mandated the requirement for a full engineering traffic study to be included in the RZ1146 rezoning application & parking reduction variance application. Why? The current zoning is RS-E1 Zone (Residential Estate One) and is located at the intersection of HWY 99 and Nancy Greene Dr. This is currently a difficult traffic intersection with Nesters and other commercial market stores, White Gold and Blackcomb Way traffic to and from Whistler Village (short cut from Lorimor Road). A full independent engineer traffic study is required with a RZ1146 rezoning and parking variance application.

This RZ1146 proposed 38 unit apartment building on a small lot of 2,816.6 SM should provide more parking according to the RMOW parking bylaw not less as applied for. As a guideline for RMOW to follow, Fitzsimmons Walk WHA of 36 condo units underground parking is 57 WHA parking plus 16 visitor parking spaces = 73 total parking. If a parking reduction variance is granted there will be a big problem illegal parking on the NGD roads because of this RZ1146 significant traffic increase.

Please take the time to really consider what is being proposed here. The high density proposal, while helping to fulfil the Mayor's task force of finding more bed units, will only create significant issues for the future. The council must reject this proposal and ask the developer to consider a smaller development on this site.

Sincerely,
Luciano Fadi

[redacted]

Cc: RMOW General Manager of Resort Experience
Cc: RMOW Planning Department
Director of Planning – M Kirkegaard
Senior Planner – Roman Licko
Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings

From:	Holly Kerruish
To:	Planning
Subject:	RE: 7104 Nancy Greene Drive RZ1146
Date:	Tuesday, June 30, 2020 6:01:52 PM

From:

Holly Kerruish
6244 Piccolo Dr, Whistler, BC V8E 0C5

I support the proposal at 7104 Nancy Greene Way RZ1146.

I personally believe that this town needs more affordable housing options and this one looks ideal.

Sincerely,

Holly Kerruish

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING NOTICE

PUBLIC HEARING FOR RZ001146 - 7104 NANCY GREENE DRIVE

James Thomson
3-7124 Nancy Greene Drive
Whistler, BC V8E 0W9
[redacted]

November 3, 2022

Mayor, Councilors & Planning Dept.
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5
jcrompton@whistler.ca
planning@whistler.ca
corporate@whistler.ca
cjewett@whistler.ca
jford@whistler.ca
adejong@whistler.ca
jmorden@whistler.ca
jmurl@whistler.ca
rforsyth@whistler.ca
mkirkegaard@whistler.ca
planning@whistler.caplanning@whistler.ca

Ref: Sept 20, 2022 Staff Report to Council – Zoning Amendment Bylaw (7104 Nancy Greene Dr) No. 2370 2022 - 3 Story 2,586 Square Meters 36 Employee Restricted Rental Apartments of 99 Beds and 36 Parking Spaces RZ1146 proposed by Vidorra Developments ("Vidorra")

Dear Mayor, Council and Planning Dept.

I am very disappointed with the recent proposal and discussion at the September 20 2022 council meeting to give first and second readings to Zoning Amendment Bylaw for rezoning application RZ1146 – 7104 Nancy Greene Drive.

Vidorra and the Planning Dept are proposing to "cram" excessive density buildings of 2,750 square meters total gross floor area onto a **SMALL** 2,800 square meter parcel of land next to Fitzsimmons Walk's 36 WHA condos and 41 market townhomes. How is this possible? Vidorra will have to cut down many trees and destroy most of the rock bluff to achieve this proposal as presented. Vidorra claims there will be 'minimal' disruption to the existing rock bluff and trees. How does one define "minimal" and what can RMOW do if Vidorra defaults & says it needs to destroy more to finish the project? There should be "zero" disruption to the existing rock bluff and trees facing the Fitzsimmons Walk townhomes and WHA condos! This can only be accomplished by increasing the setbacks from the Fitzsimmons Walk property lines and reducing the proposed building density.

Please also note that the Fitzsimmons Walk 36 WHA condos are in 3 buildings situated on a much larger land parcel of 3,900 square meters and include a lot more below grade owner parking of 57 spaces & 16 visitor parking spaces. Compare this to the proposed Vidorra rezoning RZ1146 of only 36 renter & visitor parking spaces! Given this fact, Council and Planning should reduce the number of apartments from 36 to 24. Please see attachment GIS Mapping of Fitzsimmons Walk WHA Land & Buildings vs 7104 NGD Land to see the disconnect of this proposal.

I am also disappointed that the Vidorra RZ1146 2020 proposal was accepted (with minor changes) without any consideration to the many major issues raised in numerous letters sent to RMOW in 2020 from Fitzsimmons Walk residents and neighbors! For the benefit of the Mayor, new and existing Councilors who many not have read these letters, numerous recommendations were made to:

- increase the setbacks to more than 15 meters from Fitsimmons Walk townhome property line for more existing rock bluff, trees screening and privacy to remain undisturbed,
- decrease the setbacks to 0 meters from HWY 99 and Nancy Greene Drive property lines for a better location of the proposed building & underground parking closer to the Nancey Greene Dr and HWY 99 intersection and further from the Fitzsimmons Walk townhomes & WHA condos,
- prevent any damage whatsoever to all the natural existing rock bluff and large trees with a legal covenant and with increase setbacks from Fitzsimmons Walk townhomes building H units 1-3,
- improve parking and storage by reducing the proposed density and apartments from 36 to 24,
- traffic impacts reduced by reducing the number of apartments.

Some of these 2020 letters recommended for example a similar “Creekside WHA Coops 2007 Karen Cres “ that would fit into this “small” 7104 Nancy Greene land lot really well. But we received no replies or feedback from RMOW on this proposal or any of our other recommendations for 7104 NGD!

I also have the following questions on the Vidorra proposal from this September 20 20220 Council meeting:

1. Why is the RZ1146 small land lot receiving the “ok” from Planning and Council for an apartment building of significantly greater density to land compared to RZ1144, RZ1147 and RZ1150 approvals from Planning and Council that all have significantly larger land lots and much smaller density buildings to be built compared to RZ1146? Please see RZ1144, RZ1147, RZ1150 that all set a precedent for RMOW with respect to RZ1146.

2. Why is there no longer a Parking bylaw Variance application of 2020 that Vidorra must apply for in 2022? How can the Vidorra proposal of only 36 parking be approved by Planning?

I believe RMOW parking bylaw requirements are greater than the 36 parking proposed by Vidorra. The Vidorra proposal is a parking ratio of only 1.0 x the number of apartments (36). By comparison, RMOW required a parking ratio of the Fitzsimmons Walk WHA units of 2.0 x the number of condos (36). Both projects are close to

the village and are easily accessible by public transit. If renters in the Vidorra project need parking for themselves and/or their visitors, where will they go: Nesters', Re-Use Centre, Montebello and if they manage to get an access code (very likely), they would end up in Fitzsimmons' visitor parking? If the size of the project is reduced as we recommended, more parking can be made available. Reduce the number of apartments and size of the building from 36 to 24 units with 36 parking spaces is a parking ratio of 1.5 x (still less than Fitzsimmons).

Why should Vidorra get less parking in a RS-E1 rezoning application for? Vidorra and RMOW must respect parking bylaw requirements.

3. Why is 100% Affordable Rental Rates Proposed in 2020 now 50% Affordable and 50% Market Rental Rates in 2022?

I believe revised rental rates proposed by Vidorra are essentially all market rent rates. Where is the RMOW employee housing rent discount? In the recent election campaign, employee housing was the most important issue. Shouldn't this project be 100% affordable employee housing, as originally proposed?

Please note that in the May-June 2020 letters RMOW received, those letters supporting the Vidorra proposal only supported an affordable employee restricted housing rental apartment building with affordable employee rents, not market rental apartments.

Please take the time to really consider what is being proposed here. This high density proposal, while helping to fulfil the Mayor task force of finding more bed units, will not create market discount affordable rentable "employee housing". Vidorra, not RMOW or Fitzsimmons Walk, will only profit from this RZ1146 proposal! The council must reject this proposal and ask the developer to consider a smaller development of affordable WHA housing on this site as we have set out, like reduced densities of RZ1144, RZ1147 and RZ1150.

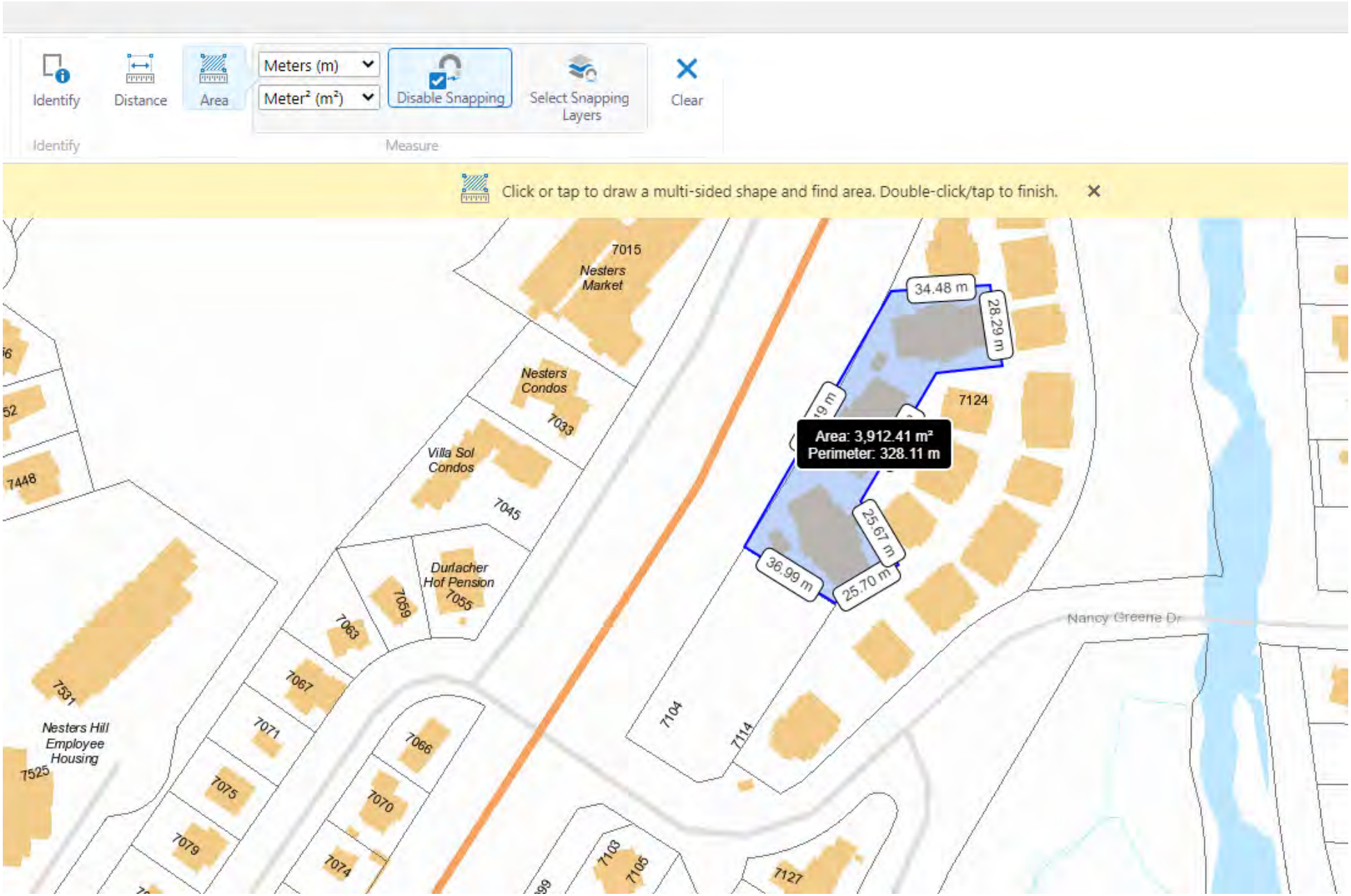
Yours truly,

James Thomson
James Thomson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings

GIS Mapping of Fitzsimmons Walk WHA buildings



CORRESPONDENCE RECEIVED AFTER PUBLIC HEARING NOTICE

ZONING AMENDMENT BYLAW (7104 NANCY GREENE DRIVE) NO. 2370, 2022

Robert and Elizabeth Dewhirst
7124 Nancy Greene Drive
Unit 15
Whistler, BC V8E 0W9
[redacted]

November 23, 2022

Mayor and Council
Resort Municipality of Whistler
Legislative Services Department
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council: Subject: **Public Hearing for RZ1146**

As members of the Whistler community, we have been following the progress of the development and rezoning application for RZ1146 – 7104 Nancy Greene Drive. This property was originally zoned for the building of a single family dwelling. We believe the prime reason for this zoning was due to the junction of Nancy Greene Drive with the very busy highway 99. There is an on ramp and an off ramp connecting with Nancy Greene Drive as well as the continuation of Nancy Greene Drive across the highway into Nesters Road. The driveway from 7104 will enter Nancy Greene Drive in this area of congestion.

The Valley Trail from the north enters Nancy Greene Drive where it splits into three routes. The first crosses Nancy Greene Drive in front of Fitzsimmons Walk via two crosswalks along Blackcomb Way toward The Village. The second crosses Nancy Greene Drive and follows along highway 99 again toward The Village. The third route crosses highway 99 at the traffic light and travels along Nesters Road to connect with the Valley Trail at Lorimer Road. Nesters Plaza which attracts considerable traffic is also serviced by this road.

The reasons for this description regard the safety of the pedestrians and cyclists using the Valley Trail in this area. We first wrote a letter to Council on June 14, 2020 regarding this zone change and the traffic around this intersection has increased dramatically since then. By the way, we did not receive a reply regarding our letter. We are aware of the congestion in this area as we are retired and frequently use this intersection. Children from White Gold and Spruce Grove areas commonly use the Valley Trail either alone or with parents to access the Whistler Waldorf School and adjoining Spruce Grove Park, Whistler Children's Center (daycare) and Myrtle Phillip Community School and adjoining park. This flow of people passes where council is proposing to place a driveway to access a 36 unit apartment building. The off ramp of highway 99 also enters Nancy Greene Drive where RMOW is proposing the driveway of 7104 Nancy Greene Drive. We also observe that the vehicles exiting highway 99 are moving extremely quickly.

I understand that Council very much wants to see more resident restricted housing built as soon as possible. This location is not the place for a 36 unit building. This project will jeopardize the safety of the people using the Valley Trail and this intersection.

Council must reject this proposal and only consider a much smaller development!

Regards,
Robert and Elizabeth Dewhirst