



RESORT MUNICIPALITY OF WHISTLER

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STAFF REPORT TO COUNCIL

PRESENTED: September 20, 2022
FROM: Planning - Development
SUBJECT: ZONING AMENDMENT BYLAW (7104 NANCY GREENE DRIVE) NO. 2370, 2022

REPORT: 22-129
FILE: RZ001146

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 465m²) 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.

LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the LÍŁwat 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

A handwritten signature in dark ink, appearing to be 'Rod Nadeau', with a stylized 'R' and a horizontal line extending to the right.

Rod Nadeau

Vidorra Developments Ltd. &
Innovation Building Group Ltd.



Site location & context plan

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	2
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
Occupant Load		36		47
2 Persons Per Bedroom		= (47) x (2) = 94		

Unit List 36 Units				
Unit Number	Unit Type	Bedrooms	Flex	Gross Unit Area Sq m
101	Unit 1	1	0	36.56
102	Unit 1B	1	0	36.56
103	Unit 1B	1	0	36.56
104	Unit 1A	1	2	70.19
105	Unit 1G	1	0	49.36
106	Unit 1C	2	0	59.86
107	Unit 1D	1	0	43.54
108	Unit 1C	2	0	59.86
109	Unit 1A	1	2	70.19
110	Unit 1A	1	2	70.19
111	Unit 1A+	1	2	72.99
112	Unit 1B	1	0	36.56
113	Unit 1	1	0	59.86
201	Unit 1C	2	0	59.86
202	Unit 1B	1	0	36.56
203	Unit 1B	1	0	36.56
204	Unit 1A	1	2	70.19
205	Unit 1H	1	1	59.17
206	Unit 1C	2	0	59.86
207	Unit 1D	1	0	43.54
208	Unit 1C	2	0	59.86
209	Unit 1A	1	2	70.19
210	Unit 1A	1	2	70.19
211	Unit 1A+	1	2	72.99
212	Unit 1B	1	0	36.56
213	Unit 1C	2	0	59.86
214	Unit 1D	1	0	43.54
301	Unit 1F+	2	0	83.44
302	Unit 1E	2	2	106.74
303	Unit 1H	1	1	59.17
304	Unit 1F	2	0	81.63
305	Unit 1F	2	0	81.63
306	Unit 1A	1	2	70.19
307	Unit 1A	1	2	70.19
308	Unit 1A+	1	2	72.99
309	Unit 1F++	2	0	85.89
310	36			2,216.38 m²

Project Statistics				
Site Data	Current Zoning Standard	Proposed Zoning Standard	Project/Site Information	
Zoning	RS E1	S Is Specific	S Is Specific	
Site Area (m²)	2816.54 m²	2816.54 m²	2816.54 m²	
Existing Usable Site Area (m²)	2816.54 m²	2816.54 m²	2816.54 m²	
Site Coverage (Buildings above grade)	<35%	<38%	(1000.86 m²) / 2816.54 m² 38%	
Open Site Space (%)	>65%	>62%	64%	
Gross Floor Area (GFA, m²)	466 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%	
Height of Building (m)	7.6 m	10.5 m	9.8 m	
Number of Storeys	3	3	3	
Is the property located within 30m of a watercourse?	No	No	No	
SETBACKS				
Main Building				
Front (Nancy Greene Drive)	7.6 m	7.6 m	22.73 m	
Rear (North Fitzsimmons Walk)	7.6 m	7.6 m	12.5 m (10.9 m to wing walls)	
Side (Highway 98)	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 Fitzsimmons Walk)	7.6 m	6.0 m	6.57 m	
Side (Highway 98)	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	15.83 m	
Rear (North Fitzsimmons Walk)	7.6 m	7.6 m	54.22 m	
Side (Highway 98)	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	1BR, 2BR		
Ground oriented units with private yard	minimum 6	13		
Minimum unit floor area (m²)	35.0 m²	36.6 m²		
Total net residential area (m²)		2216.4 m²		

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Aerial View

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 Storeys, Sprinklered

Building Area is less than 3,000 m² if 3 storeys in building height
Combustible Construction Permitted
Floor Assemblies to be 80 min FRR
Loadbearing Walls and Columns to be not less than 60 min FRR
Parkade Floor Assemblies and Walls to be 90 min FRR

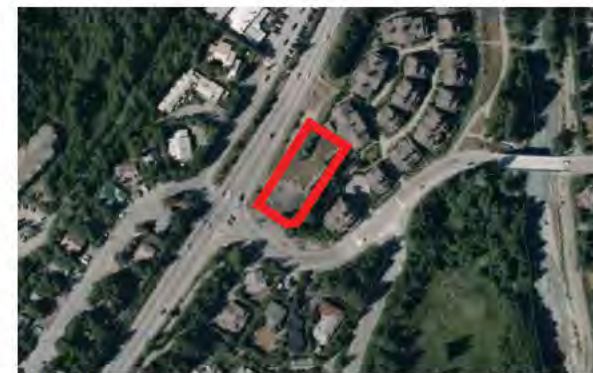
PROJECT DESCRIPTION

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	SURVEYOR	STRUCTURAL	ELECTRICAL / MECHANICAL	CIVIL	BUILDING ENVELOPE	BUILDING CODE CONSULTANT	LANDSCAPE ARCHITECT
Vidmar 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 doug@bush.ca #18 1370 Alpha Lake Road, Whistler, BC, V0N 1B1	Chia Ten Engineering Ltd Sebastian Guerrero P. Eng, M. Eng tel +1 604 902 1404 email challengeengineering@shaw.ca P.O. Box 1527, Whistler, BC, V0N 1B0	SRG Engineering Consultants Ltd Bil Khangura tel +1 604 266 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@rbinnie.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

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C-QUALITY

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mnae@vidmar-developments.com

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

PROJECT NUMBER: G45

Drawn at 1/8" = 1'-0"

This submission is provided for review only. For construction, refer to the final approved construction version of these plans and supporting documents.

REVISION:
#10 ISSUED FOR INFORMATION

DATE SHEET AND FOR DESIGN DETAILS:
ISSUE:
2022-03-16
1:44 PM

SHEET TITLE:
Cover Sheet

SHEET ID:
SD1



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madeau@innovat.onbuiding.com

PROJECT:

Whistler Affordable Housing
7304 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

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

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REVISION:

#1 0 ISSUED FOR INFORMATION

(SEE SHEET A001 FOR REVISION DETAILS)

ISSUE:

2022-03-16

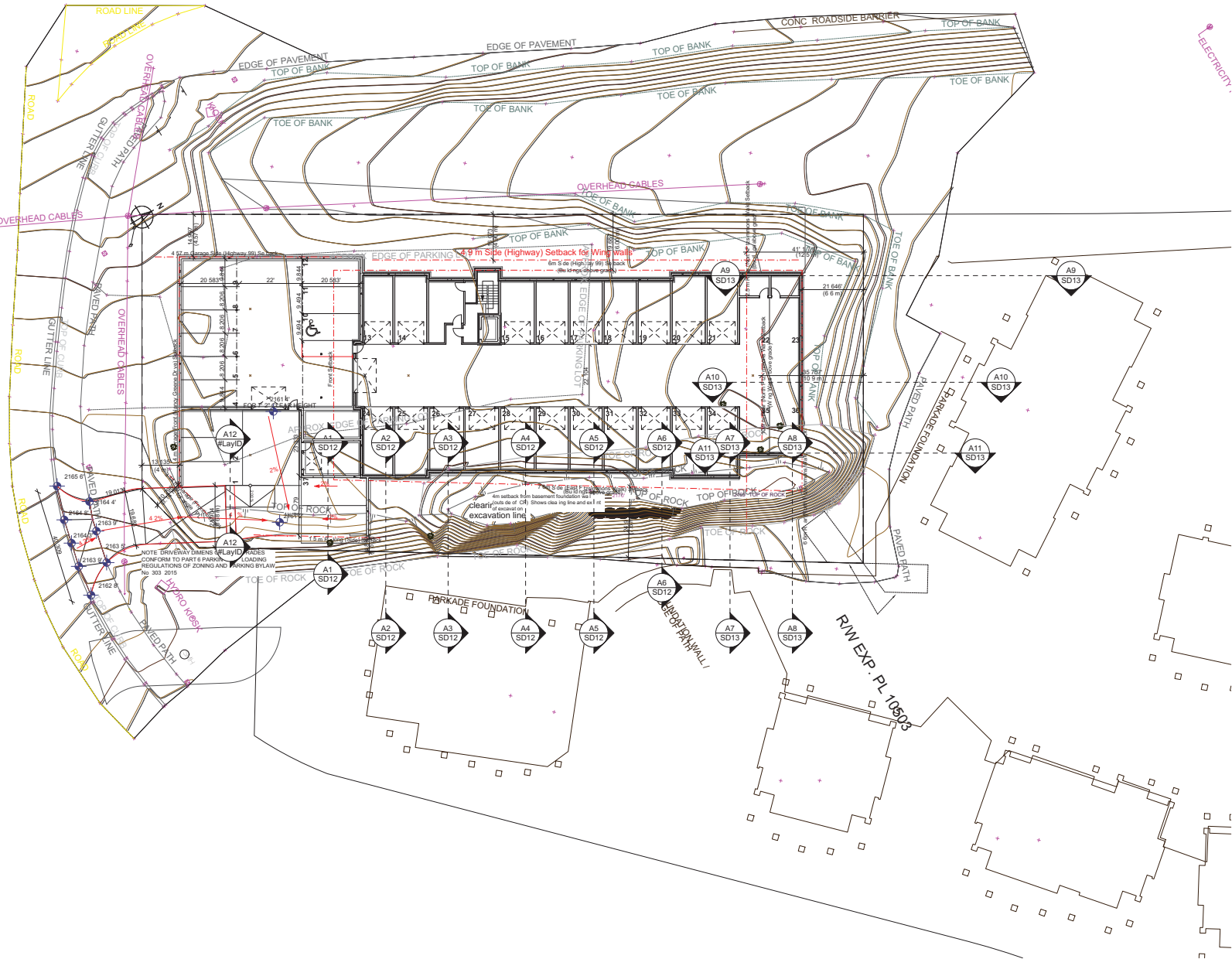
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SHEET TITLE:

Architectural Site Plan

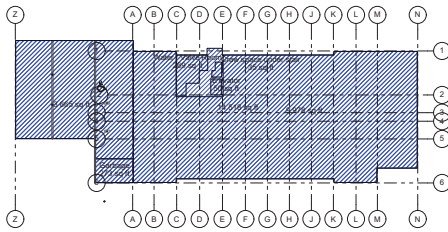
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SD2

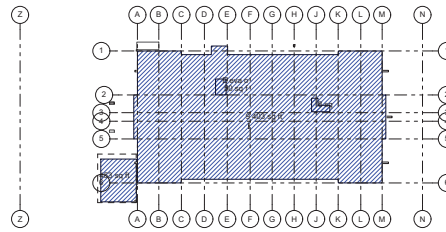


Architectural Site Plan

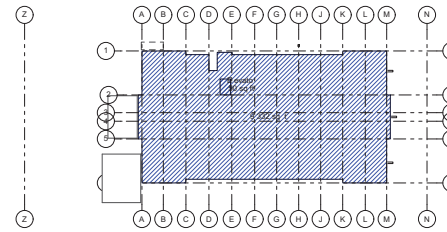
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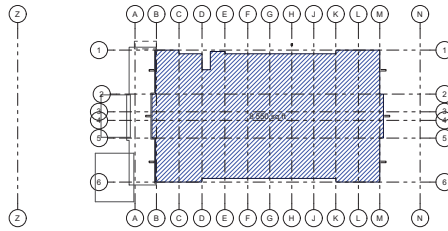
Basement
SCALE: 1/32" = 1' 0"



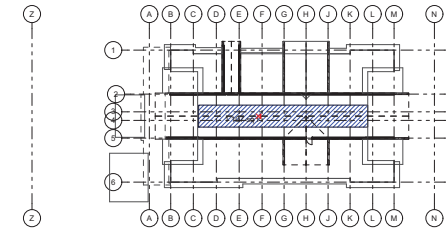
First Floor
SCALE: 1/32" = 1' 0"



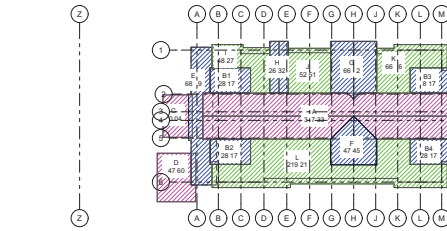
Second Floor
SCALE: 1/32" = 1' 0"



Third Floor
SCALE: 1/32" = 1' 0"

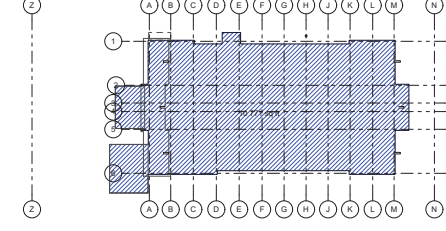


Mechanical Room
SCALE: 1/32" = 1' 0"



Roof Plan
SCALE: 1/32" = 1' 0"

AREAS	AREA PROPOSED
BASMENT 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	8350 sq ft 774.32 sq m
ROOF / MECH. ROOM AREA	1107 sq ft 102.84 sq m
WORKSHOP	453 sq ft 42.09 sq m
TOTAL AREA	43963 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 20m ² (215ft ²)	273 sq ft 25.50 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	15975 sq ft 1441.60 sq m
TOTAL G.F.A. (Building)	27988 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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PROJECT:

Whistler Affordable Housing
7704 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Draw ng size is 22"x34"

Prints on 11"x17" are at 50% scale

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REVISION:

#10 ISSUED FOR INFORMATION

(SEE SHEET A501 FOR REVISION DETAILS)

ISSUE:

2022-03-16
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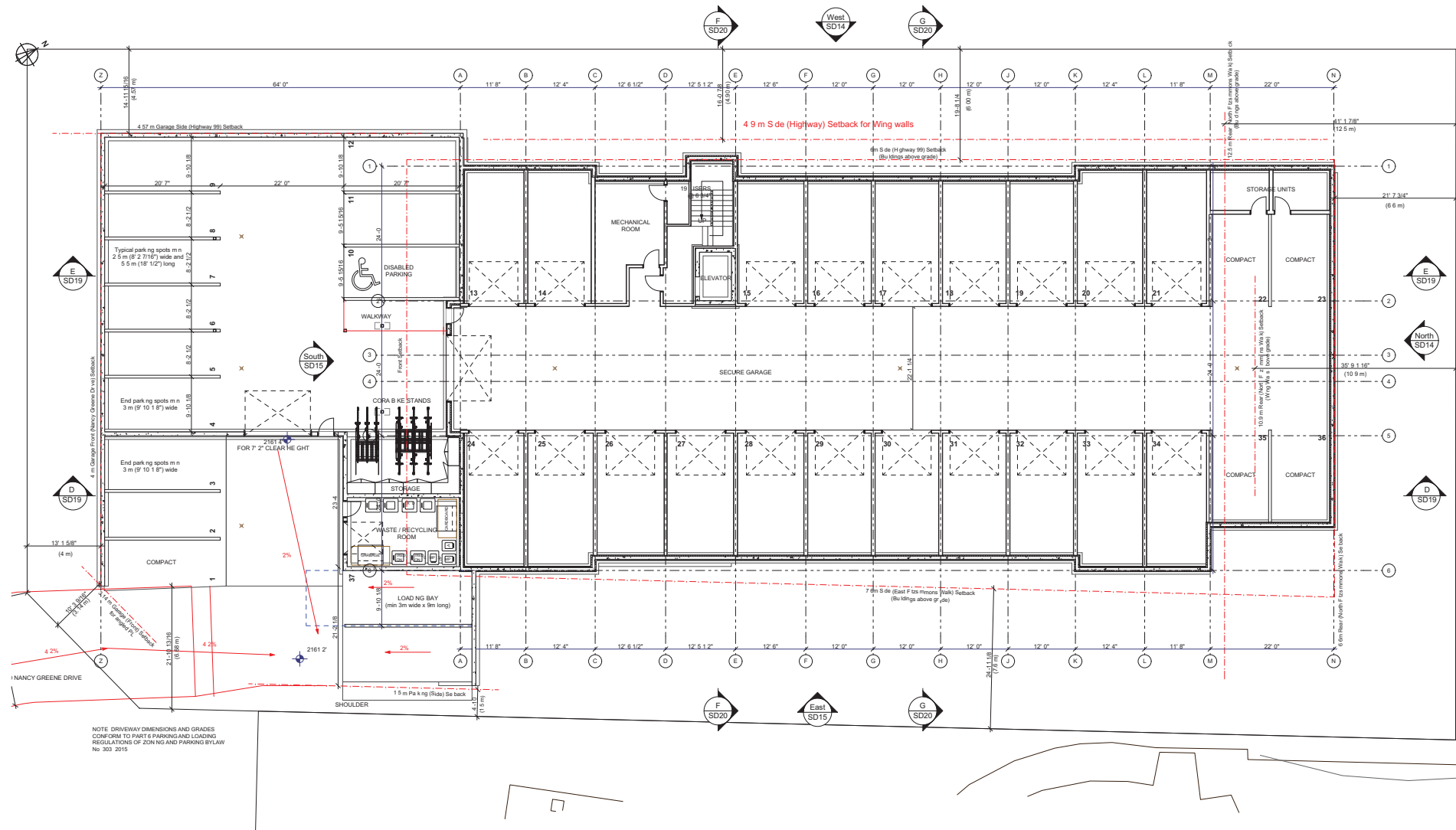
SHEET TITLE:

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 RESIDENT GARAGES
 3 X UNCOVERED SPACES (1 COMPACT)
 1 X LOADING BAY
TOTAL: 37 PARKING SPACES NCL 1 LOADING BAY



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PROJECT NUMBER: G45

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REVISION:

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ISSUE:

2022-03-16
 1:44 PM

SHEET TITLE:

Basement Plan

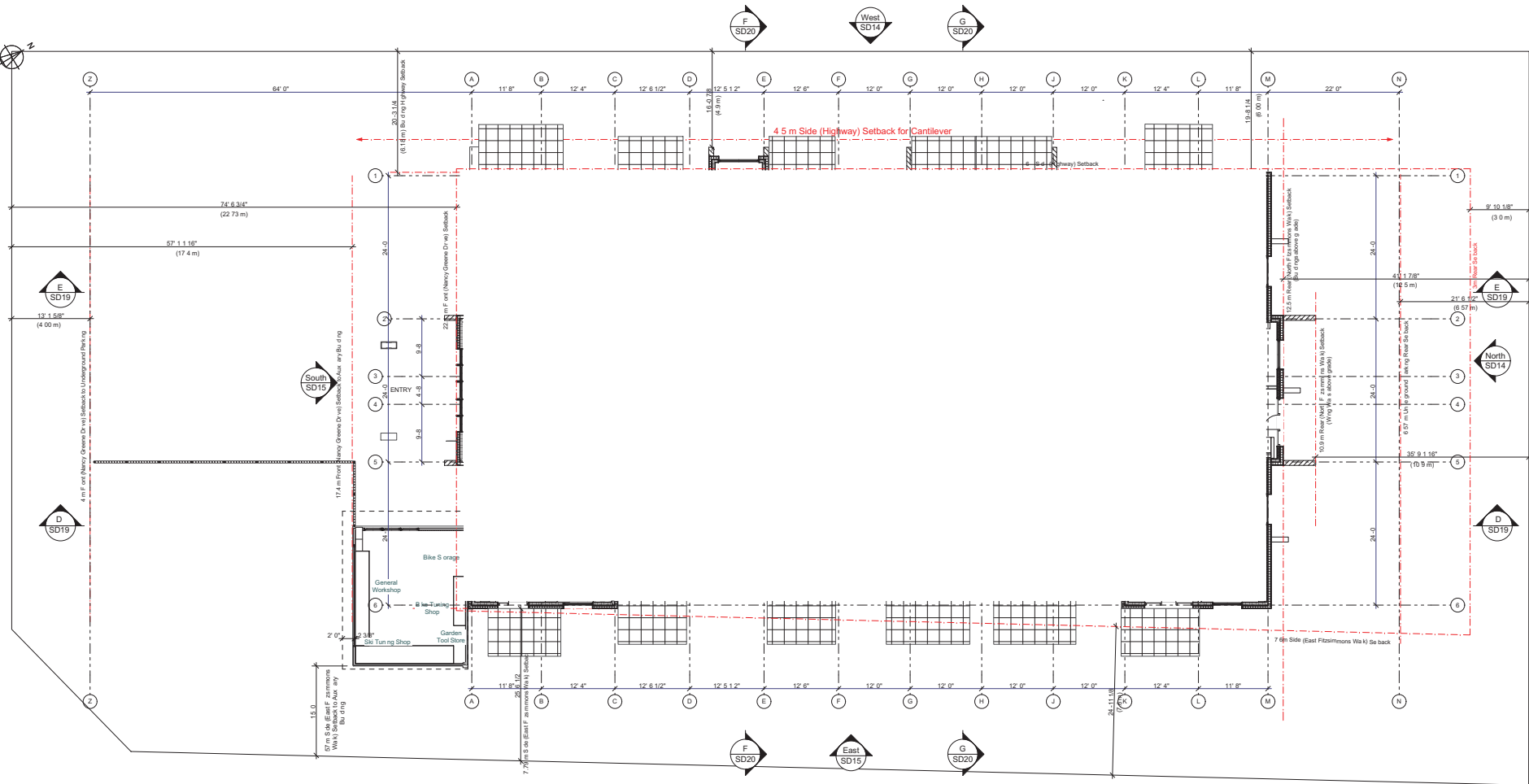
SHEET ID:

SD5


Basement Plan

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

FIRST FLOOR UNIT COUNT:
TOTAL: 13 UNITS



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



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PROJECT:
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Whistler BC V8E 0E7

PROJECT NUMBER: G45

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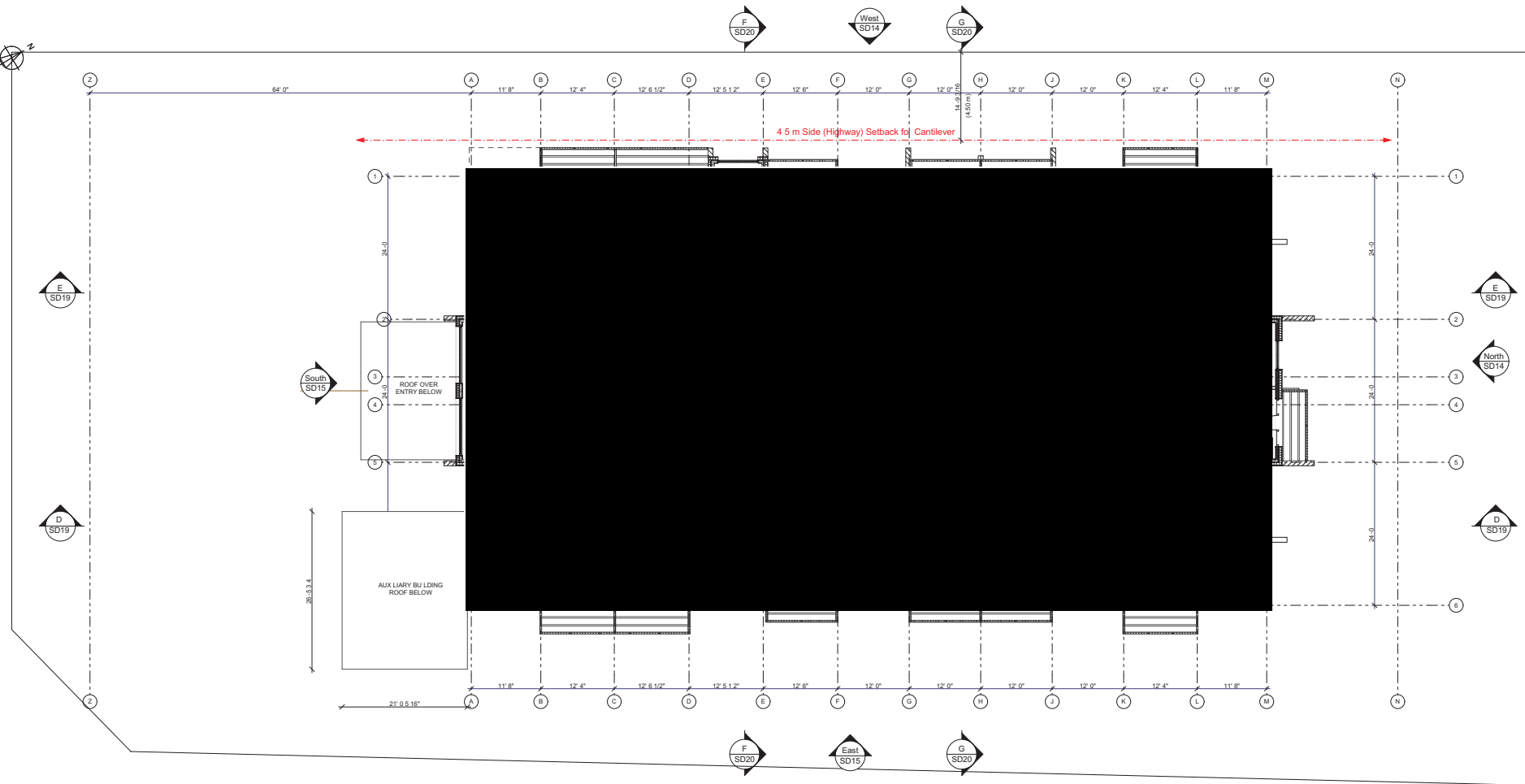
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(SEE SHEET A001 FOR REVISION DETAILS)

2022-03-16
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SHEET TITLE:
First Floor Plan

SHEET ID:
SD6

SECOND FLOOR UNIT COUNT:
TOTAL: 14 UNITS



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PROJECT NUMBER: G45

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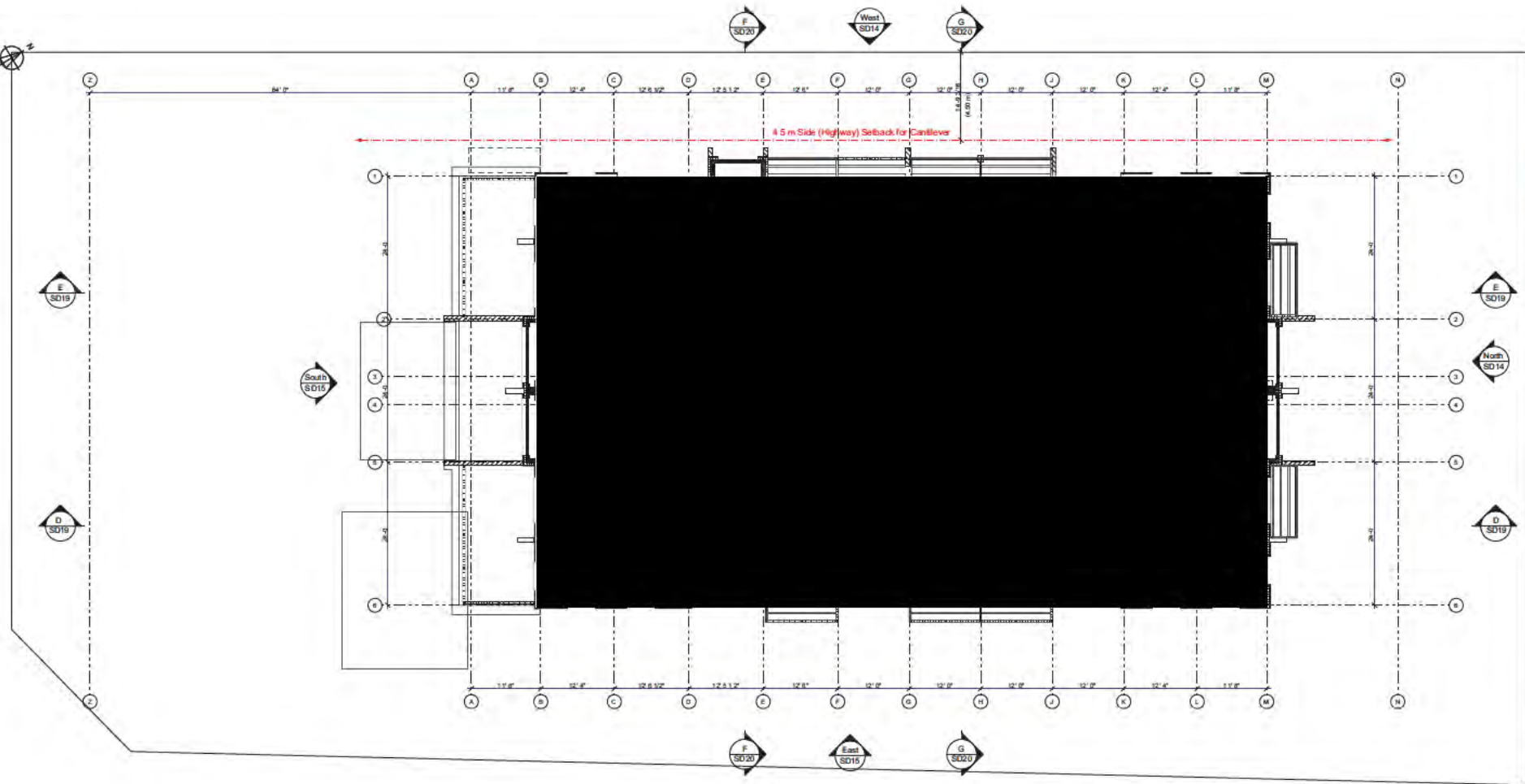
SHEET TITLE:

Second Floor Plan

SHEET ID:

SD7

THIRD FLOOR UNIT COUNT:
TOTAL: 9 UNITS



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PROJECT:
 Whistler Affordable Housing
 704 Nancy Greene Drive
 Whistler BC V8E 0B7
 PROJECT NUMBER: G45

Drawing size is 22x34"
 Plotted on 11x17" and at SD16 scale
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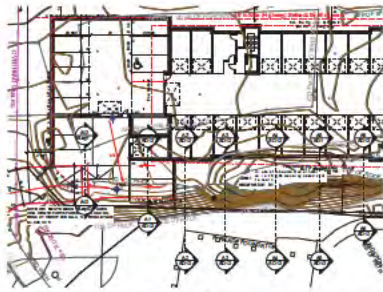
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 #10 ISSUED FOR INFORMATION
 (SEE SHEET AND FOR CONSTRUCTION DETAILS)
 ISSUE:

2022-03-16
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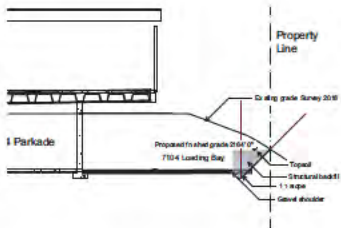
SHEET TITLE:
 Third Floor Plan

SHEET ID:
SD8

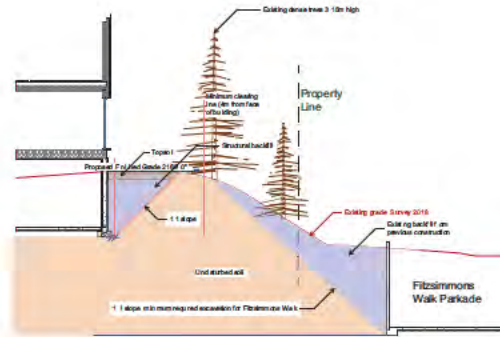
Third Floor Plan
 SCALE: 1/8" = 1'-0"



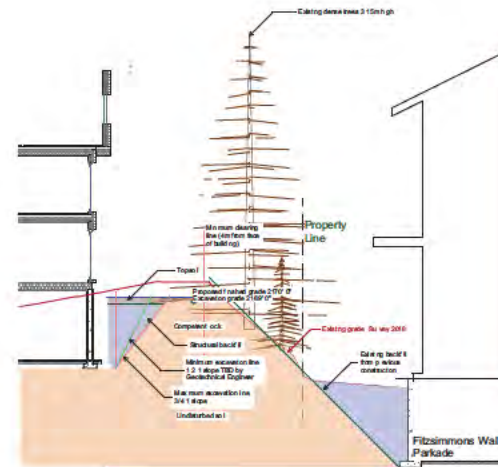
Section Cuts Key Plan 1
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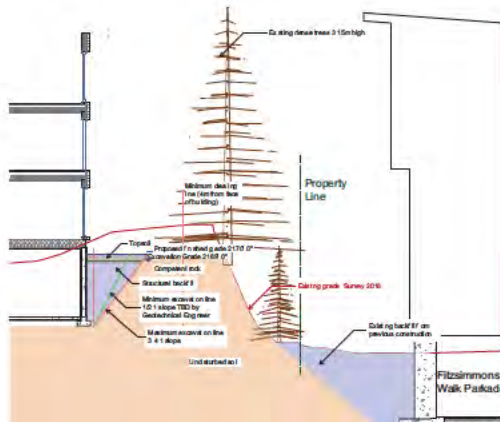
Building Site Section A1
SCALE: 1/8" = 1' 0"



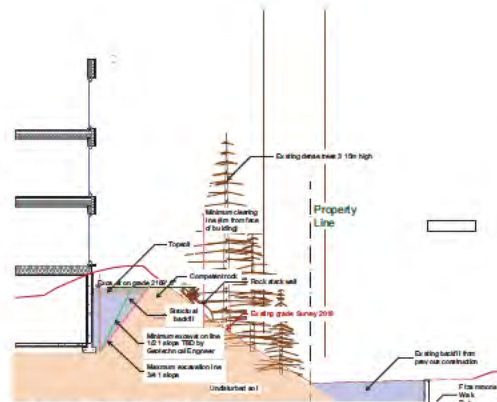
Building Site Section A2
SCALE: 1/8" = 1' 0"



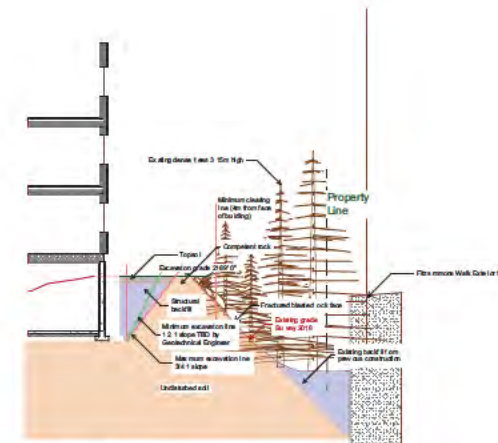
Building Site Section A3
SCALE: 1/8" = 1' 0"



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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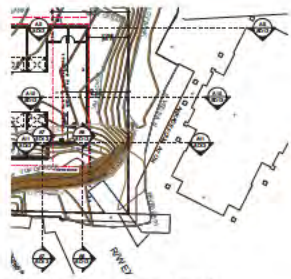
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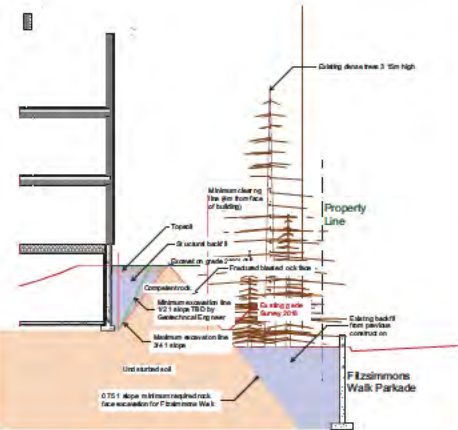
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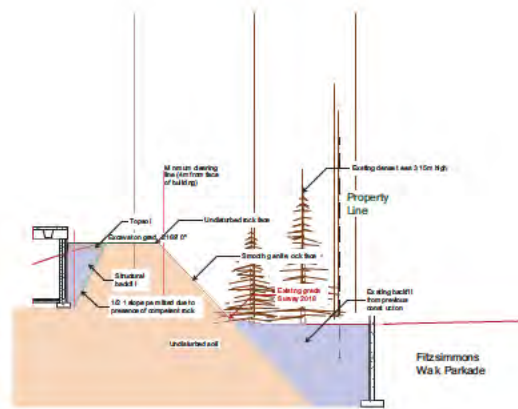
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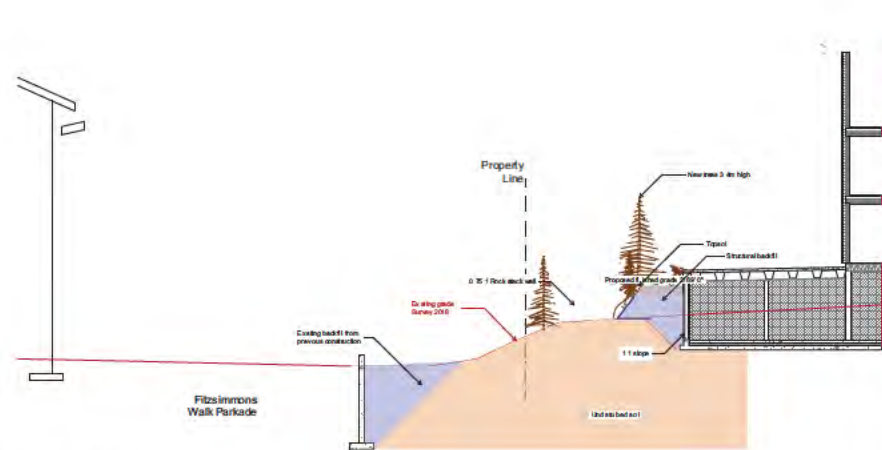
Section Cuts Key Plan 2
SCALE: 1/32" = 1' 0"



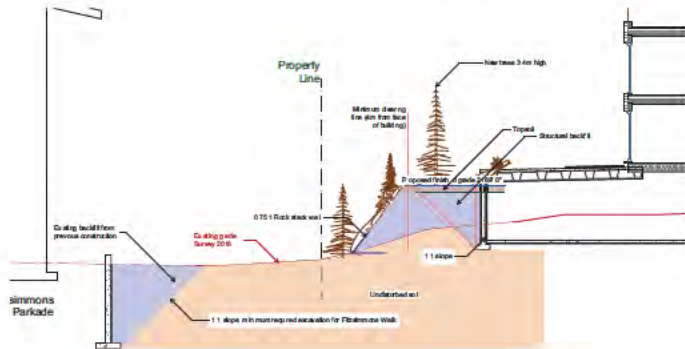
Building Site Section Fractured Rock Face A7
SCALE: 1/8" = 1' 0"



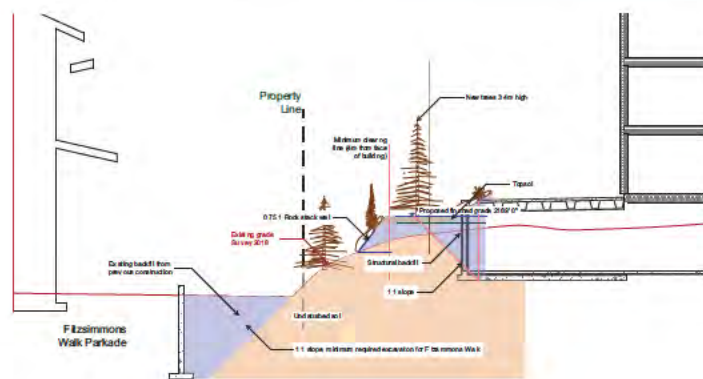
Building Site Section Smooth Granite Face A8
SCALE: 1/8" = 1' 0"




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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<p>Drawing size is 22x34" Printed on 11x17" and at 50% scale</p> <p>This submission is provided for your review only. For construction, refer to the issued for Construction version of these plans and supporting documents.</p> <p>REVISION: #10 ISSUED FOR INFORMATION USE SHEET FOR CONSTRUCTION DETAILS</p> <p>DATE: 2022-03-16 144 PM</p> <p>SHEET TITLE: Section cuts</p> <p>SHEET ID: SD13</p>

N M L K J H G F E D C B A



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



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Dennis Maguire

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PROJECT:

Whistler Affordable Housing
7304 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

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

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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:

SD14

6 5 4 3 2 1



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

Highest Roof
+33' 3 3/4"

Rough Ceiling
+27' 8 5/8"

Third Floor
+18' 5 3/4"

Second Floor
+9' 2 7/8"

First Floor
+0"

Basement
-10' 6 5/8"

West Elevation

SCALE: 1/8" = 1' 0"

North Elevation

SCALE: 1/8" = 1' 0"

EXTERIOR FINISHES

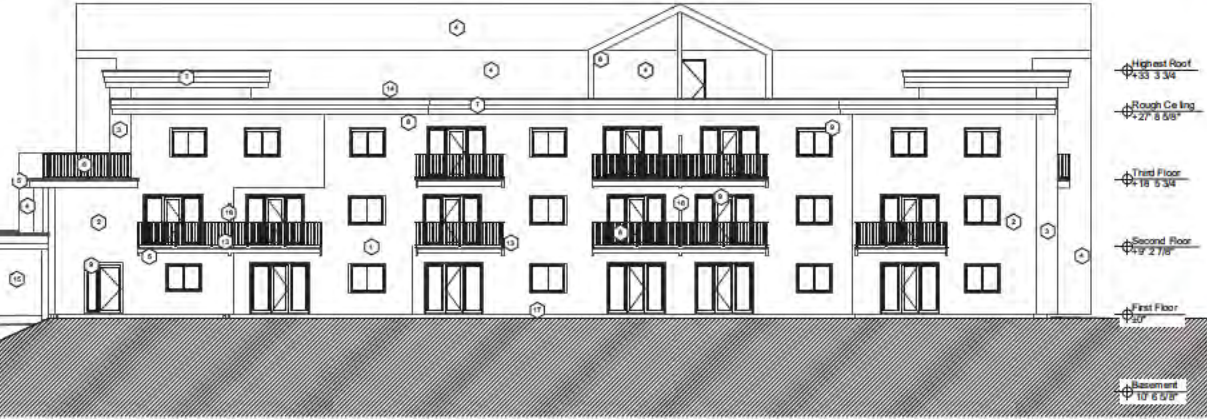
- 1 STUCCO SHERWIN WILLIAMS ELEPHANT EAR
- 2 BOARD AND BATTEN SIDING FORMASTEEL IN TEXTURED GRAPHITE
- 3 SOFFIT, WOOD TRIM, ENTRY COLUMNS FORMASTEEL PLANK METAL SIDING IN CASCADIA ESPRESSO 24 GAUGE
- 4 ROOF AND WALLS STANDING SEAM GUN METAL
- 5 DECK GLULAMS WOOD STAIN SANSIN SDF TRANSLUCENT TEAK 3/4
- 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
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- 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

±18 5 3/4"

Second Floor
±2 7/8"

First Floor
±0"

Basement
±10 6 5/8"



Highest Roof
±4 33 3/34"

Rough Ceiling
±4 27 5/8"

Third Floor
±4 18 5/34"

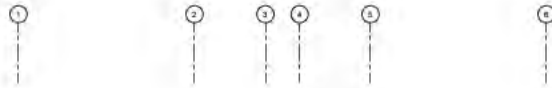
Second Floor
±2 7/8"

First Floor
±0"

Basement
±10 6 5/8"

East Elevation

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



Highest Roof
±4 33 3/34"

Rough Ceiling
±4 27 5/8"

Third Floor
±4 18 5/34"

Second Floor
±2 7/8"

First Floor
±0"

Basement
±10 6 5/8"

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
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- 17 PATIO STONES NATURAL CONCRETE 2' x 2' x 2" THICK
- 18 TRELLIS IN GABLE

South Elevation

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



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PROJECT

Whisper Affordable Housing
1704 Nancy Greene Drive
Winnipeg, BC, V6E 3K7

PROJECT NUMBER: 045

Drawing # 22-03-027-04

Printed on: 11/11/2022 at 10:00 AM

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2022-03-16
1:45 PM

SHEET TITLE:

Exterior Elevations

SHEET ID:

SD15



Coloured West Elevation

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



Coloured East Elevation

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




Coloured North Elevation

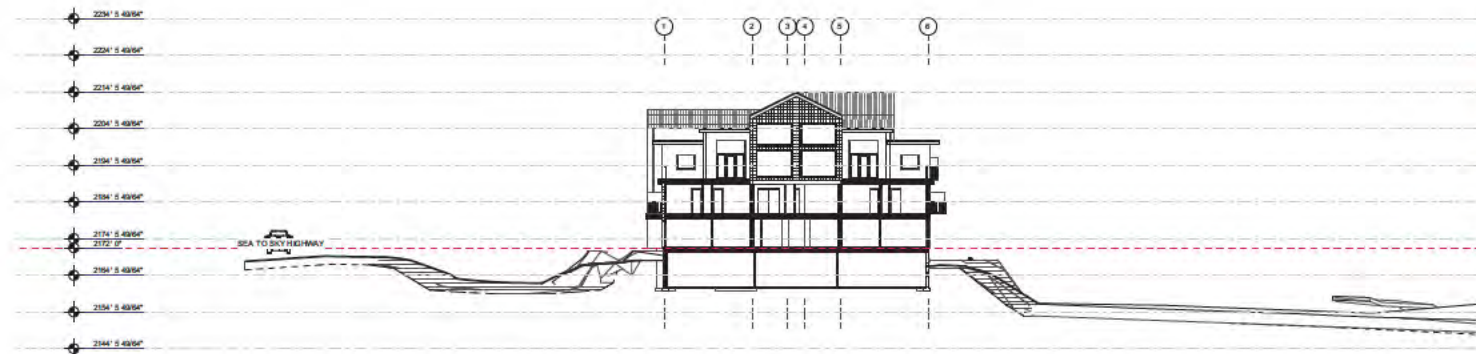
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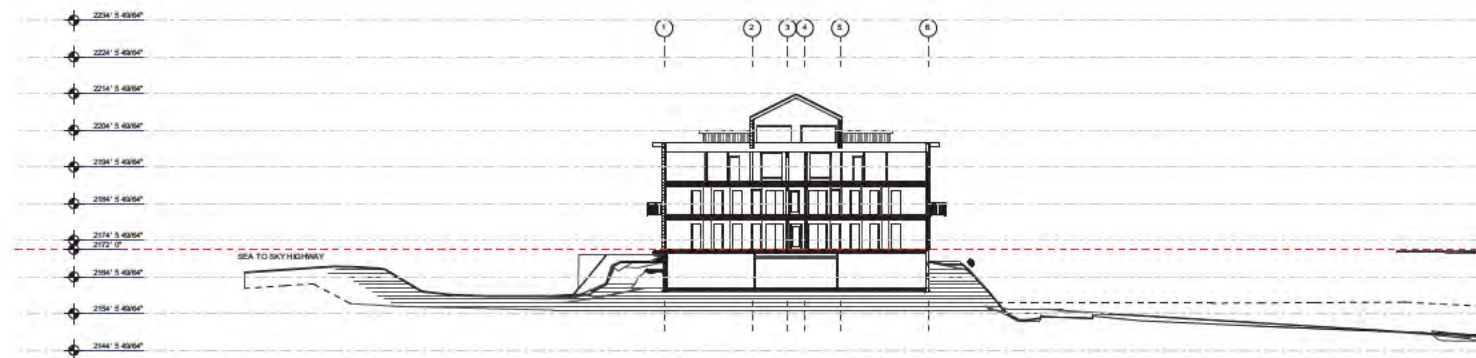
Coloured South Elevation

SCALE: 1/2" = 1'-0"

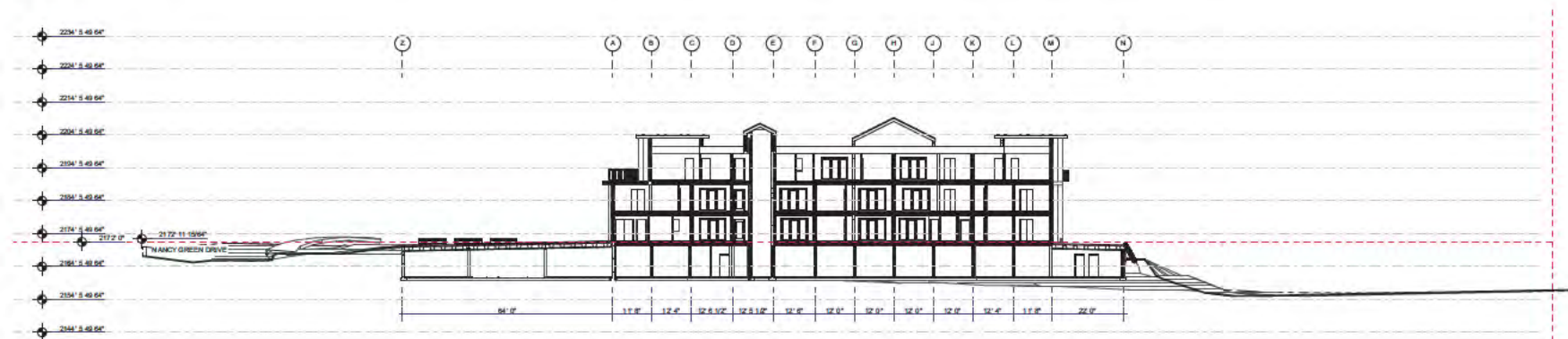

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<p>CLIENT: Vidoma Developments #15 1005 Alpha Lake Road Whistler BC V8N 1B1 +1 604 962 3807 ext 226 maclau@innovat-unibuilding.com</p>
<p>PROJECT: Whistler Affordable Housing 704 Nancy Greene Drive Whistler BC V8E 0E7</p>
<p>PROJECT NUMBER: G45</p>
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<p>DATE: 2022-03-16 1:45 PM</p>
<p>SHEET TITLE: Coloured Elevations</p>
<p>SHEET ID: SD16</p>



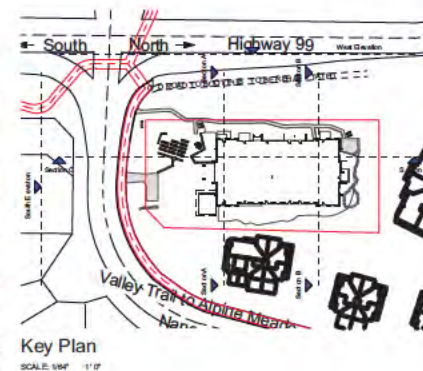
Building Site Section A
SCALE: 1/8" = 1' 0"



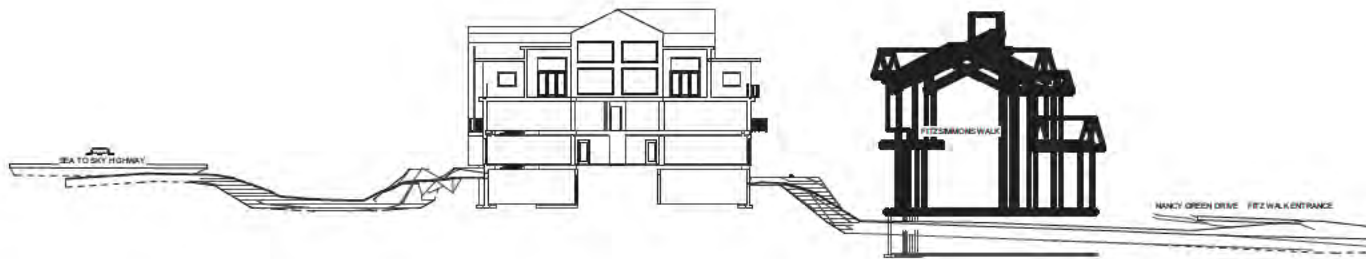
Building Site Section B
SCALE: 1/8" = 1' 0"



Building Site Section C
SCALE: 1/8" = 1' 0"



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<p>Drawing size is 22x34" Printed on 11x17" and at 50% scale</p>	<p>This submission is provided for your review only. For construction, refer to the issued for construction version of these plans and supporting documents.</p>
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<p>DATE: 2022-03-16</p>	<p>1:45 PM</p>
<p>SHEET TITLE: Site Sections</p>	<p>SHEET ID: SD17</p>



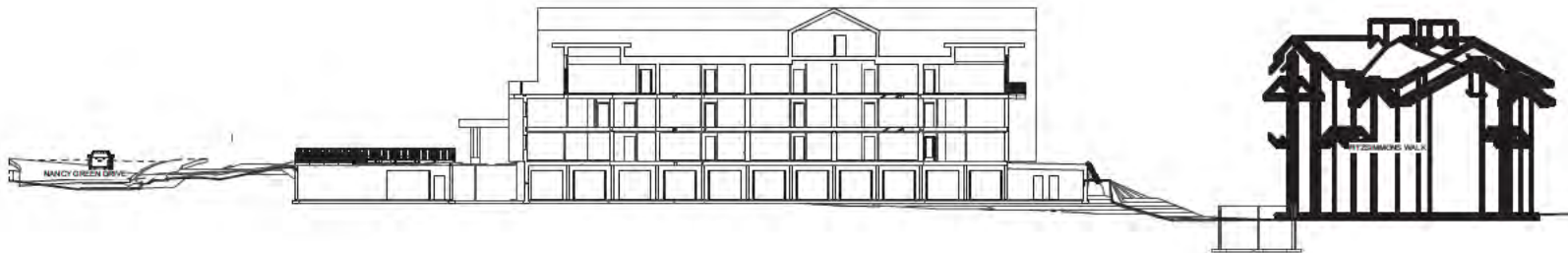
Building Site Section A with Fitz Walk Context

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



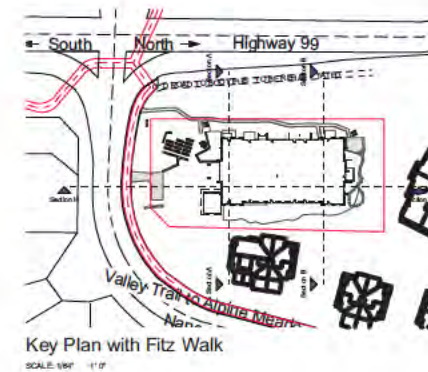
Building Site Section B with Fitz Walk Context


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



Building Site Section H with Fitz Walk Context

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




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<p>PROJECT</p> <p>Whistler Affordable Housing</p> <p>1005 Alpha Lake Road Whistler BC V8N 8B1</p>
<p>PROJECT NUMBER: GAS</p>
<p>Drawing size is 22x34" Printed on 11x17" and at 50% scale</p> <p>This information is provided for your reference only. For construction, refer to the issued for construction version of these plans and supporting documents.</p>
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<p>DATE</p> <p>2022-03-16</p> <p>1:45 PM</p>
<p>SHEET TITLE</p> <p>Site Sections with Fitz Walk for Context</p>
<p>SHEET ID</p> <p>SD18</p>



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PROJECT

Whistler Affordable Housing
104 Nancy Greene Drive
Whistler BC V8E 0B7

PROJECT NUMBER: GAS

Drawing size is 22" x 34"

Printed on 11" x 17" and all 600gsm stock

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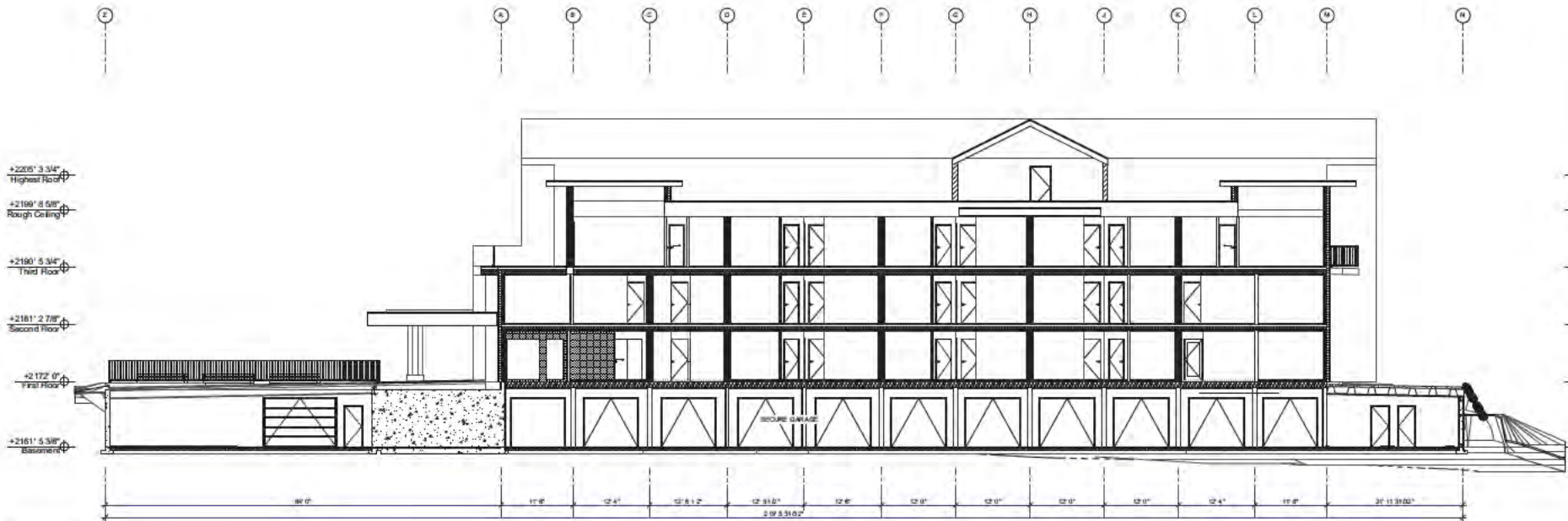
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SHEET TITLE

Building Sections

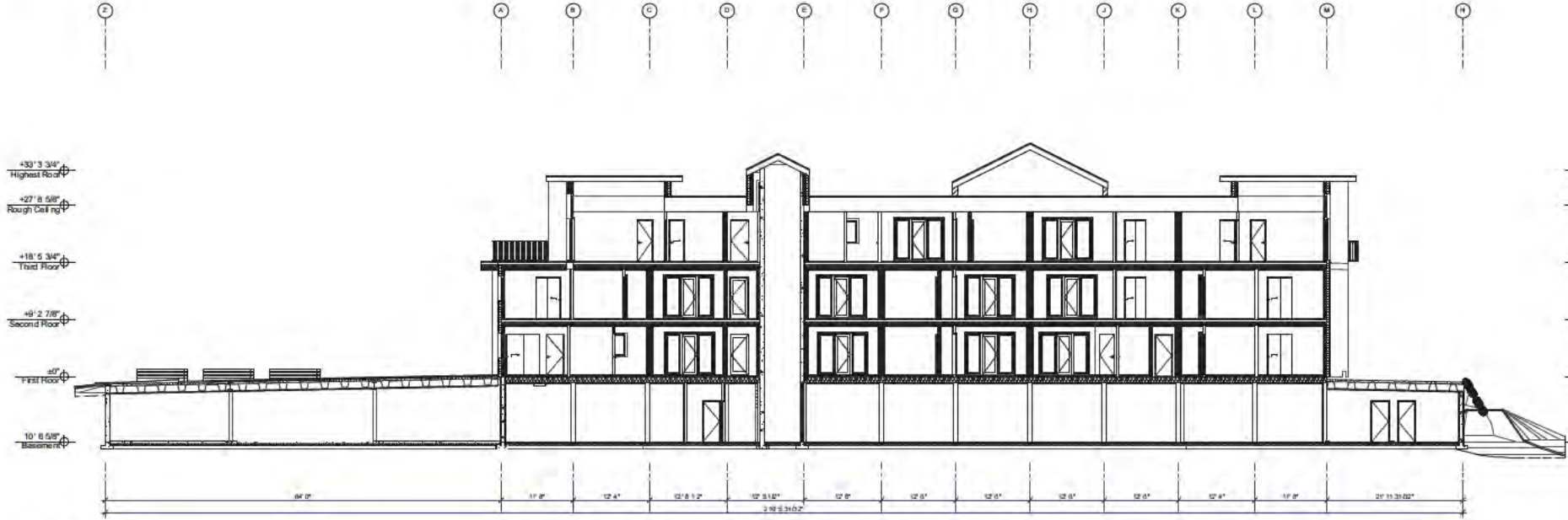
SHEET ID

SD19



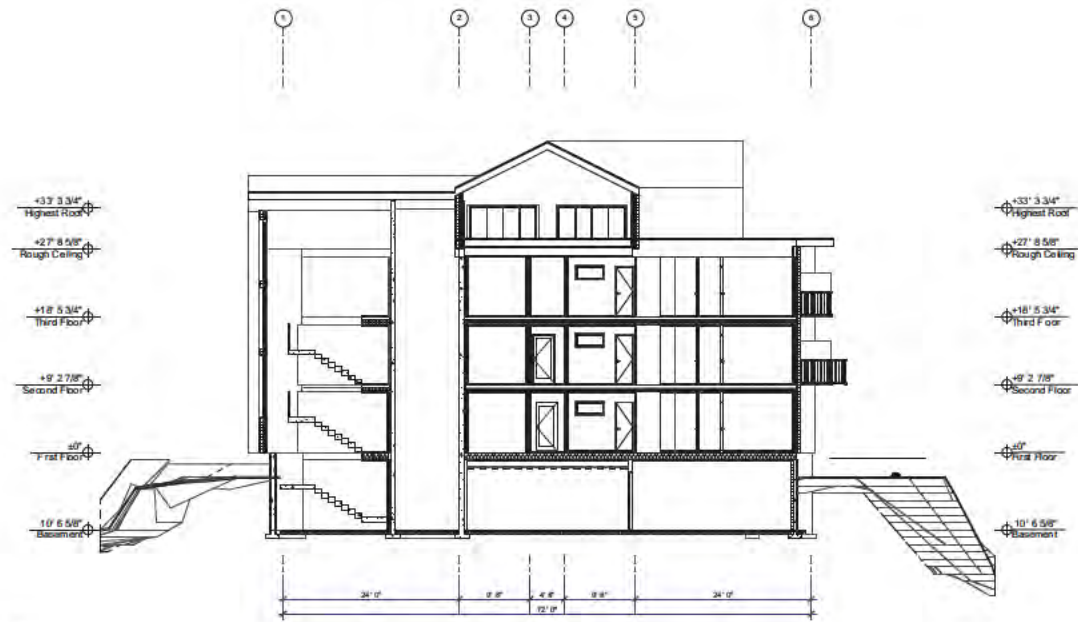
Building Section D

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

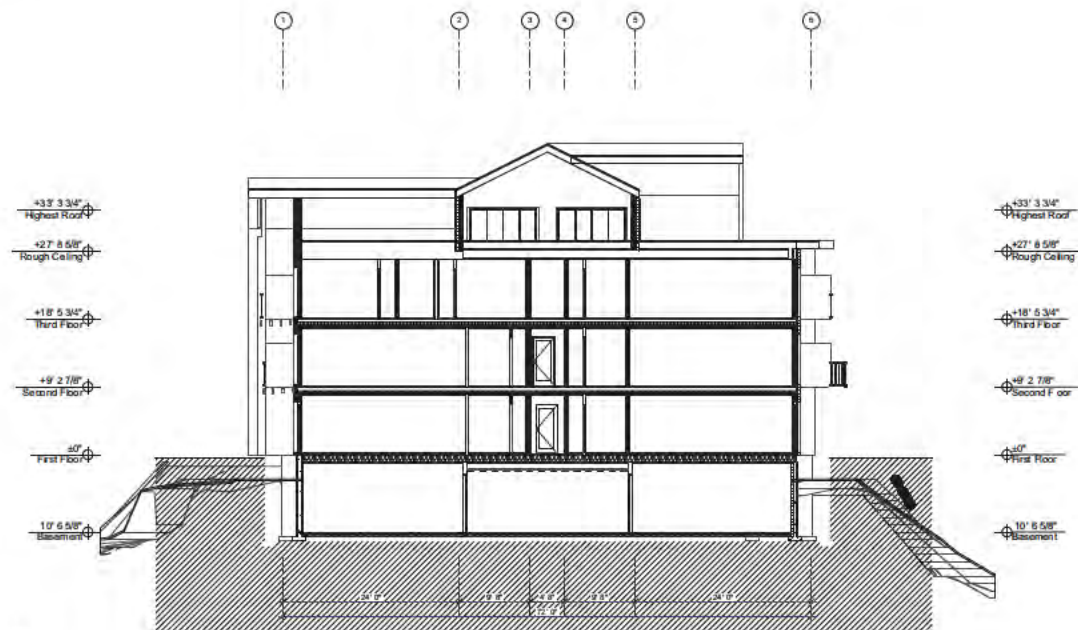


Building Section E

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



Building Section F
SCALE: 1/8" = 1'-0"



Building Section G
SCALE: 1/8" = 1'-0"



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+1 604 962 9807 ext 226
vdevelopments@victoriadevelopments.com

PROJECT:

Whistler Affordable Housing
704 Nancy Greene Drive
Whistler BC V8E 3K7

PROJECT NUMBER: 045

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

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1:46 PM

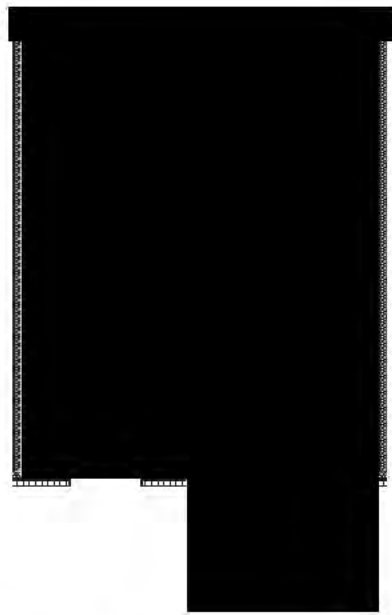
SHEET TITLE:
Building Sections

SHEET ID:
SD20



Unit A (755.5 sq ft)

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



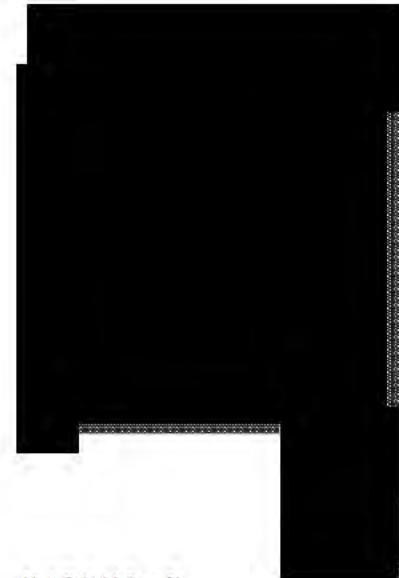
Unit A+ (785.7 sq ft)

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



Unit B (393.5 sq ft)

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



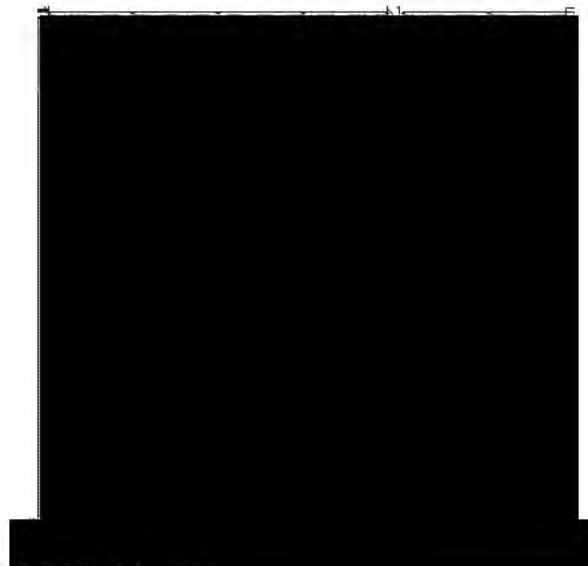
Unit C (644.3 sq ft)

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



Unit D (468.7 sq ft)

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




Unit E (1149.0 sq ft)

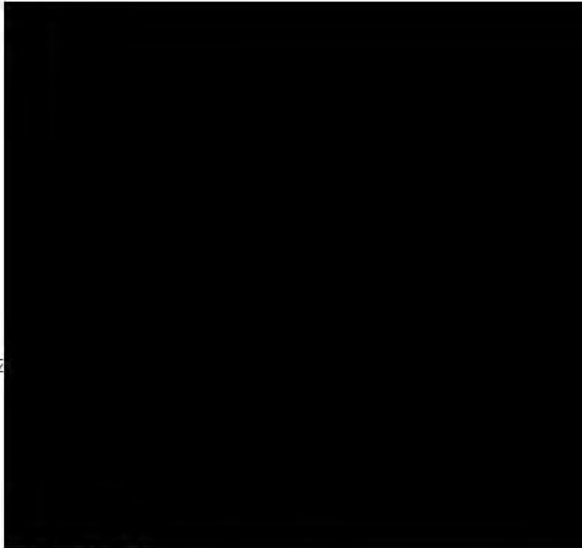
SCALE: 1/4" = 1'-0"



Unit F (878.7 sq ft)

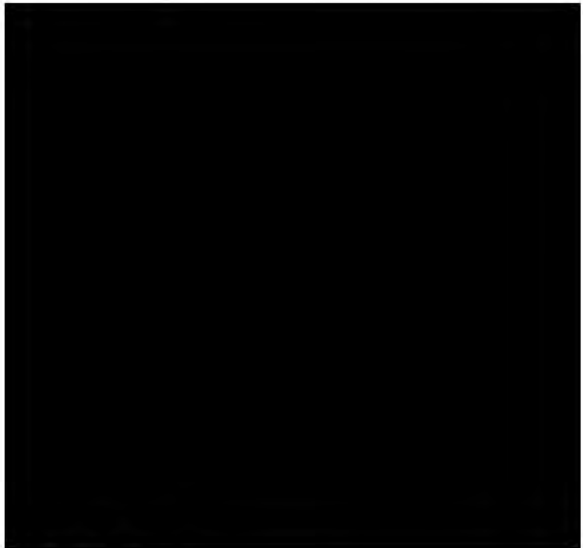
SCALE: 1/4" = 1'-0"


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<small>CLIENT: Victoria Developments 814 1005 Alpha Lake Road Whistler BC V8E 0B8 +1 604 962 0700 ext 226 vdevelopments@vdevelopments.com</small>
<small>PROJECT: Whistler Affordable Housing 104 Nancy Greene Drive Whistler BC V8E 0B7</small>
<small>PROJECT NUMBER: 645</small>
<small>Drawing size is 22x34" Printed on 11x17" and at 50% scale</small>
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<small>SHEET: 2022-03-16 1:46 PM</small>
<small>SHEET TITLE: Unit Layouts</small>
<small>SHEET ID: SD21</small>



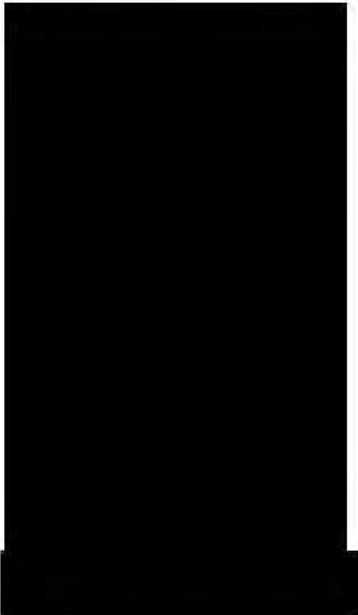
Unit F+ (898.1 sq ft)

SCALE: 1/4" = 1' 0"



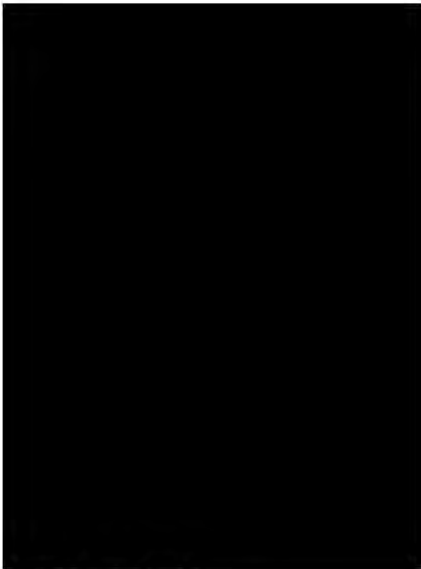
Unit F++ (924.5 sq ft)

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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vdevelop@protonmail.com

PROJECT:

Whistler Affordable Housing
704 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

Drawings size is 22x34"
Printed on 11x17" and at 60% scale

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DATE:

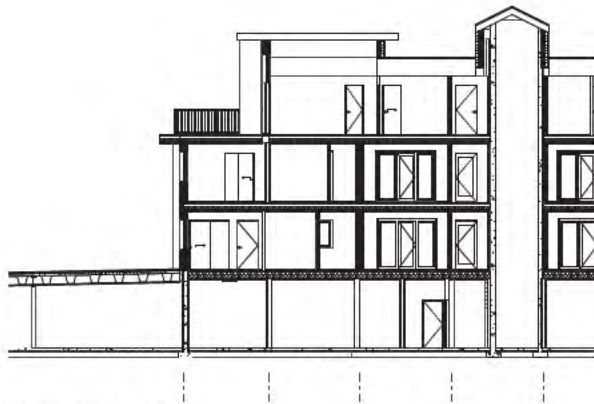
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SHEET TITLE:

Unit Layouts

SHEET ID:

SD22



Building Section E

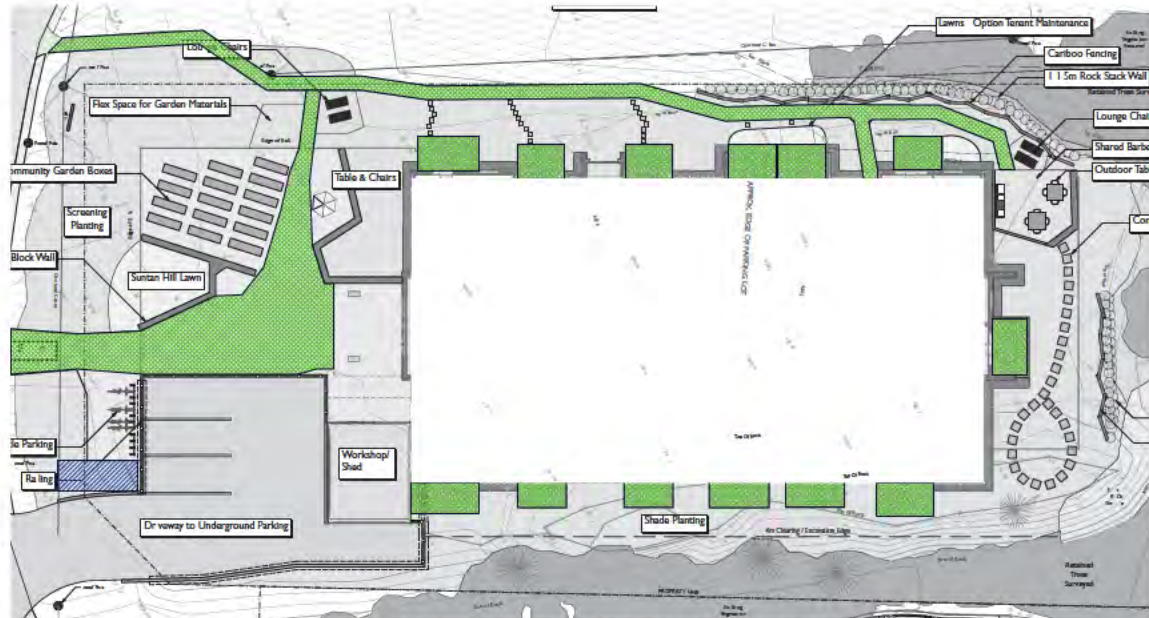
SCALE: 1/8" = 1'-0"

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



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PROJECT:

Whistler Affordable Housing

7104 Nancy Greene Drive

Whistler BC V8E 0B7

PROJECT NUMBER: GAS

Drawing size is 22"x34"

Printed on 11x17 inch at 100% scale

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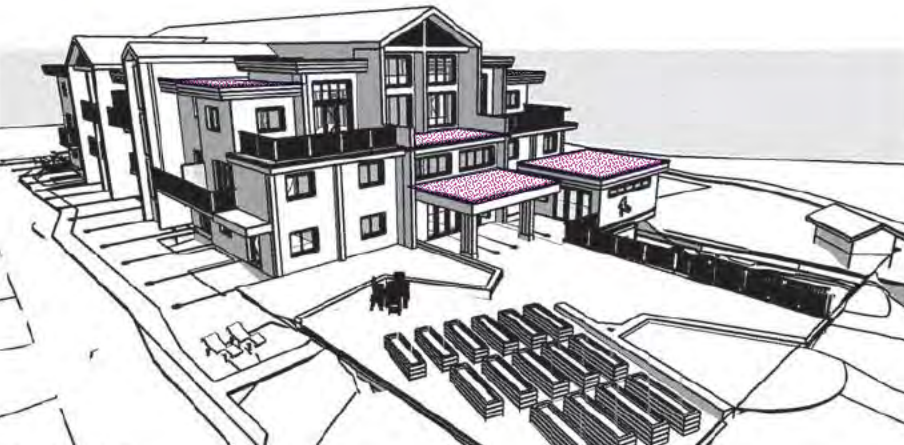
146 PM

SHEET TITLE:

Snow Shed Analysis

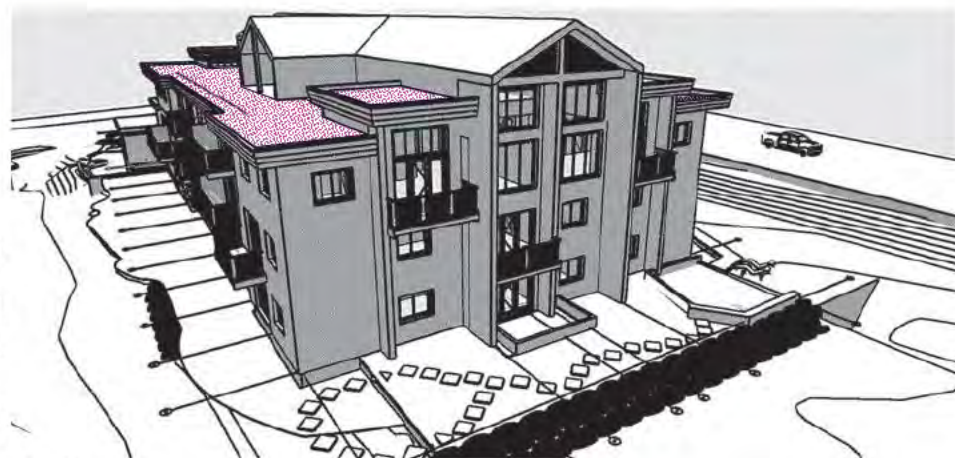
SHEET ID:

SD23



White Model Front


SCALE: 3/16" = 1'-0"



White Model Rear

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





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PROJECT:
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704 Nancy Greene Drive
Whistler BC V8E 0B7

PROJECT NUMBER: GAS

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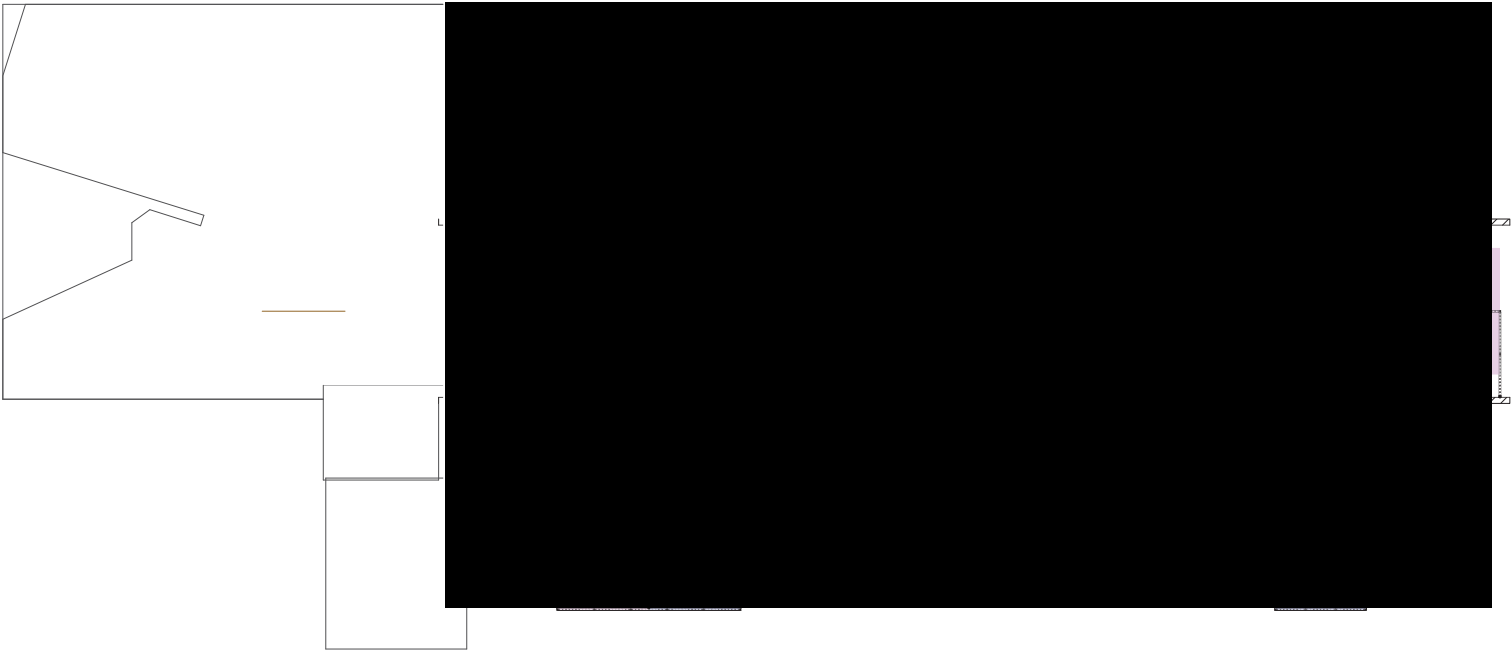
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SHEET TITLE:
Key Plan - First Floor

SHEET ID:
SD24

Second Floor Key Plan

SCALE: 1/8" = 1' 0"



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

PROJECT NUMBER: G45

Drawing size is 22"x34"
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SHEET TITLE:
Key Plan - Second Floor

SHEET ID:
SD25




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PROJECT:
Whistler Affordable Housing
7304 Nancy Greene Drive
Whistler BC V8E 0E7

PROJECT NUMBER: G45

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ISSUE:
2022-03-16
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SHEET TITLE:
Key Plan - Third Floor

SHEET ID:
SD26

Third Floor Key Plan

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



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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<p>SHEET TITLE: Neighborhood Context</p>
<p>SHEET ID: SD27</p>



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

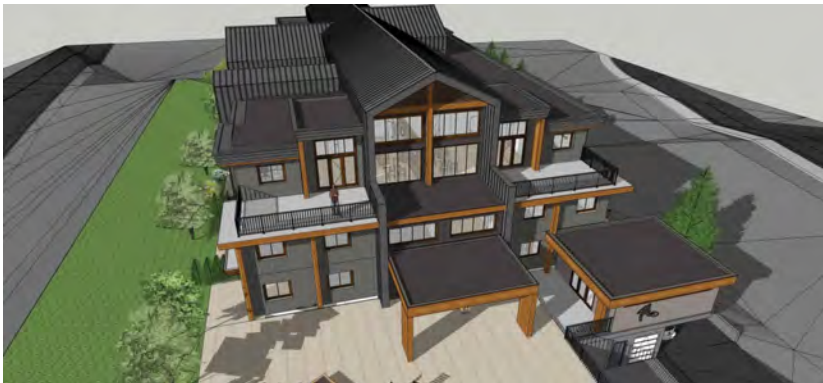


Fig. 2 Drone view of the front of the building.



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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<p>PROJECT:</p> <p>Whistler Affordable Housing 734 Nancy Greene Drive Whistler BC V8E 0E7</p> <p>PROJECT NUMBER: G45</p>	<p>Draw ng size is 22"x34" Prints on 11"x17" are at 50% scale</p> <p>This submission is provided for reasoning purposes. For construction refer to the Issued for Construction version of these plans and supporting documents.</p>
<p>REVISION:</p> <p>#10 ISSUED FOR INFORMATION (SEE SHEET A001 FOR REVISION DETAILS)</p> <p>ISSUE:</p> <p>2022-03-16 1 47 PM</p>	<p>SHEET TITLE:</p> <p>3D Perspective View</p>
<p>SHEET ID:</p> <p>SD28</p>	



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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<p>PROJECT:</p> <p>Whistler Affordable Housing 784 Nancy Greene Drive Whistler BC V8E 0E7</p> <p>PROJECT NUMBER: G45</p>
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<p>SHEET TITLE:</p> <p>3D Perspective View</p>
<p>SHEET ID:</p> <p>SD29</p>



1. Individual garages lots of storage



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



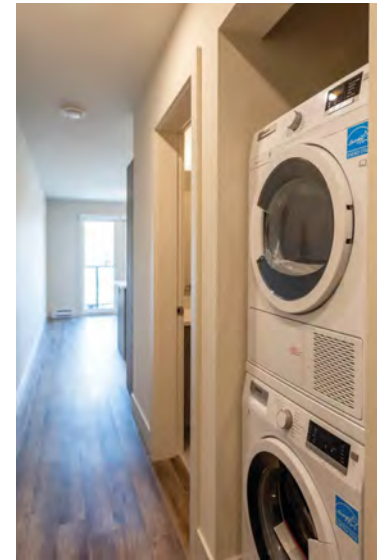
3. Typical unit interior big patio door and windows for lots of natural light



4. Typical unit interior



5. Typical unit interior




6. High efficiency washer dryer



7. Typical unit bathroom

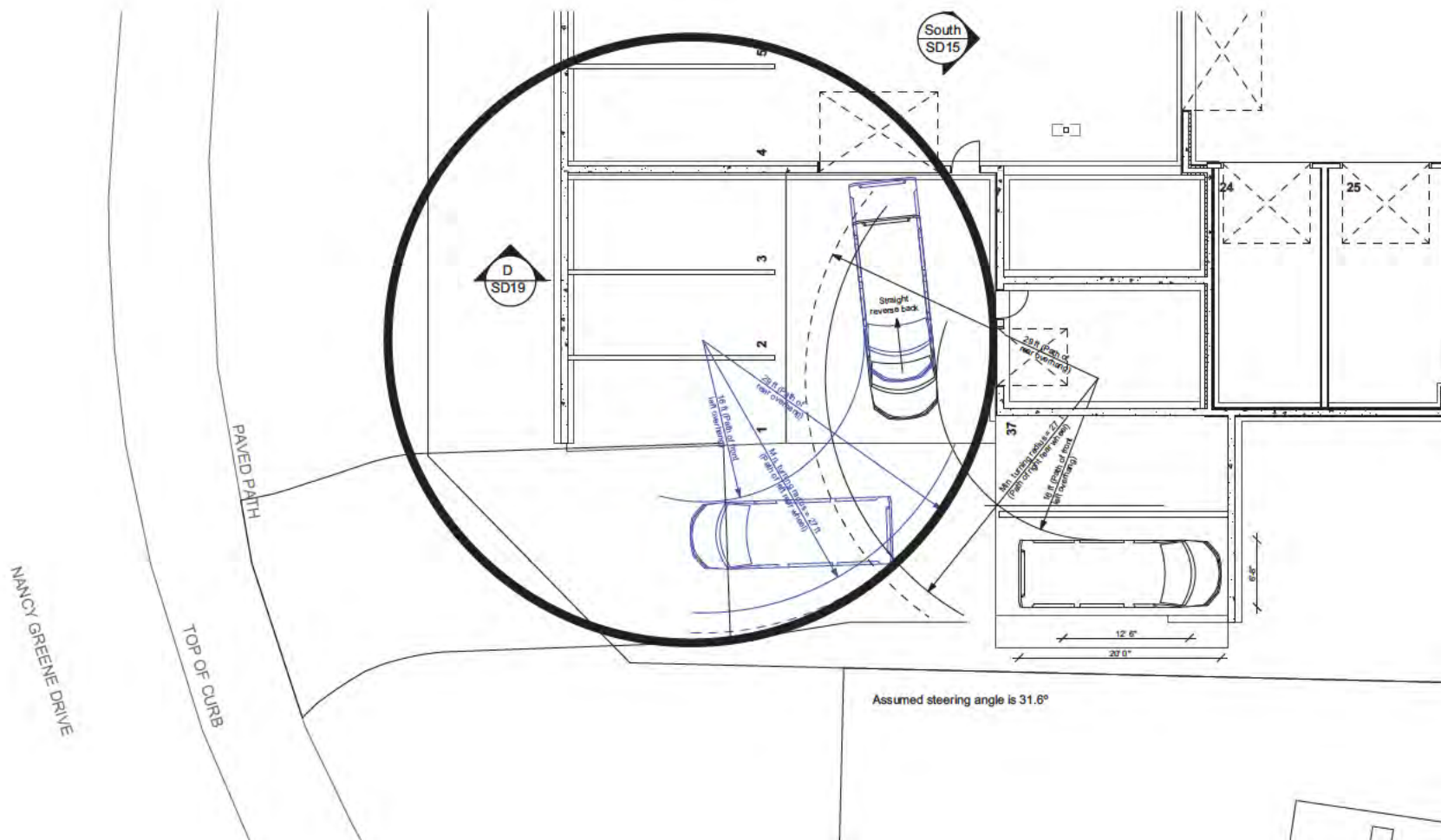


8. Typical unit bedroom

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<p>ISSUE: 2022-03-16 1:47 PM</p>
<p>SHEET TITLE: Interior Finishes</p>
<p>SHEET ID: SD30</p>

Sprinter Van Turning Radius

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



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PROJECT:

Whistler Affordable Housing

704 Nancy Greene Drive

Whistler BC V8E 0E7

PROJECT NUMBER: 045

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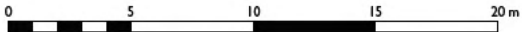
Vehicle Turning Radius

SHEET ID:

SD31



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



3. September 28, 2021 DP Re-submission
2. March 29, 2021 DP Submission
1. February 5, 2020 Municipality Staff Meeting



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Landscape Architects

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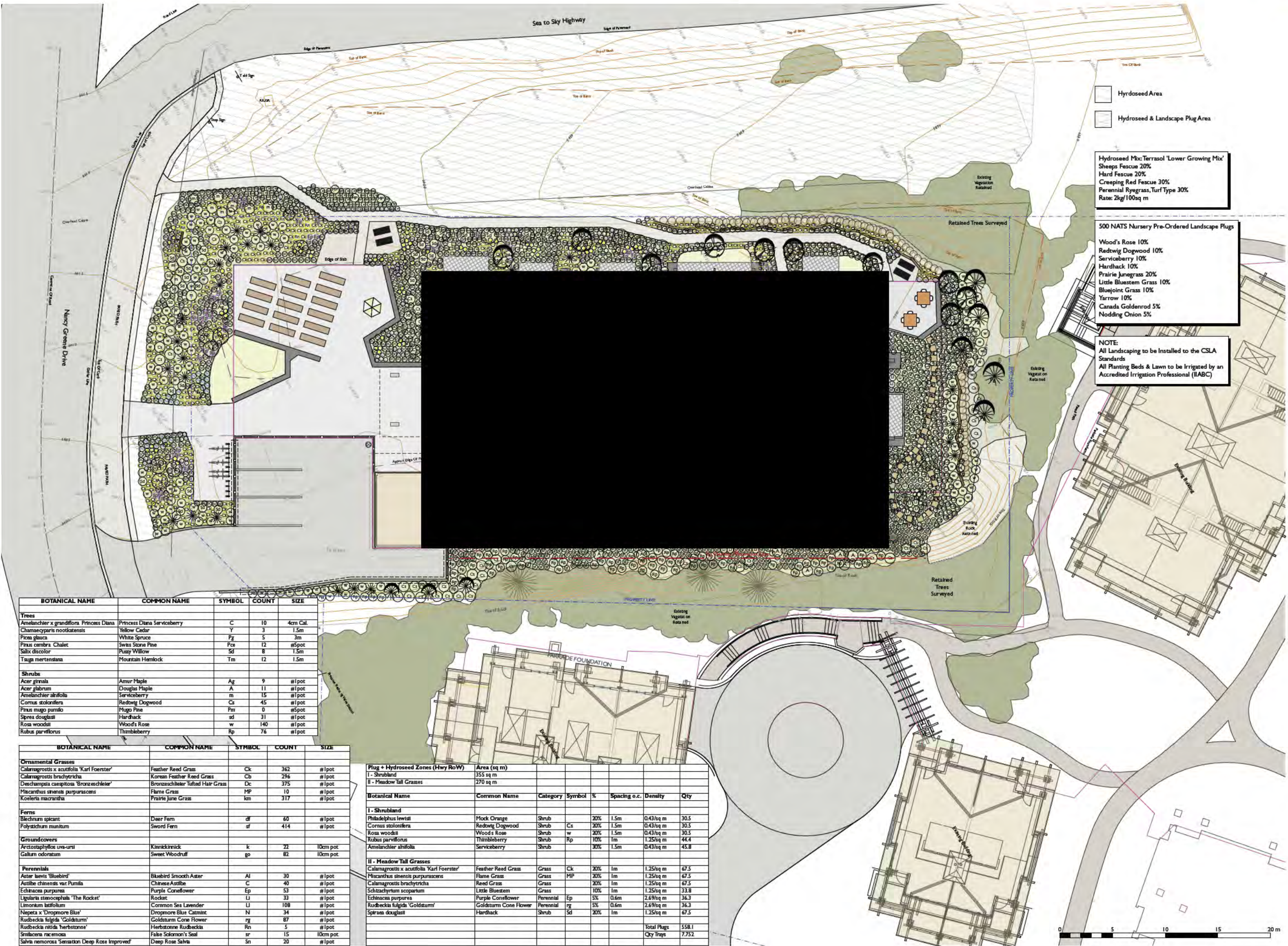
PROJECT

**7104 Nancy
Greene Drive**

DRAWING TITLE

Existing Conditions

DATE	September 28, 2021	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L3



- Hydroseed Area
- Hydroseed & Landscape Plug Area

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%
Redwing 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 (IABC)

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 contorta 'Chalet'	Swiss Stone Pine	Pc	12	#5pot
Salix discolor	Pussy Willow	Sd	8	1.5m
Taxus mertensiana	Mountain Hemlock	Tm	12	1.5m
Shrubs				
Acer glabrum	Amur Maple	Ag	9	#1pot
Acer glabrum	Douglas Maple	A	11	#1pot
Amelanchier alnifolia	Serviceberry	m	15	#1pot
Cornus stolonifera	Redwing Dogwood	Cs	45	#1pot
Pinus mugo 'Pumila'	Hugo Pine	Pm	0	#5pot
Spiraea douglasii	Hardhack	sd	31	#1pot
Rosa woodii	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 cespitosa '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 munifolium	Sword Fern	sf	414	#1pot
Groundcovers				
Arctostaphylos uva-ursi	Kinnikinnick	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	Li	108	#1pot
Nepeta x 'Drogonore Blue'	Drogonore Blue Catmint	N	34	#1pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	rg	87	#1pot
Rudbeckia hirta 'Herbstsonne'	Herbstsonne Rudbeckia	Rn	5	#1pot
Smilacina racemosa	Fairy 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	Redwing Dogwood	Shrub	Cs	20%	1.5m	0.43/sq m	30.5
Rosa woodii	Wood's 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
Schizanthus 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



3 September 28, 2021 DP Re-submission
2 March 29, 2021 DP Submission
1 February 5, 2020 Municipality Staff Meeting

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Landscape Architects
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T804.932.3040 info@tbbdo.com
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PROJECT

7104 Nancy
Greene Drive

DRAWING TITLE

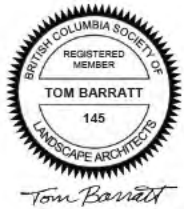
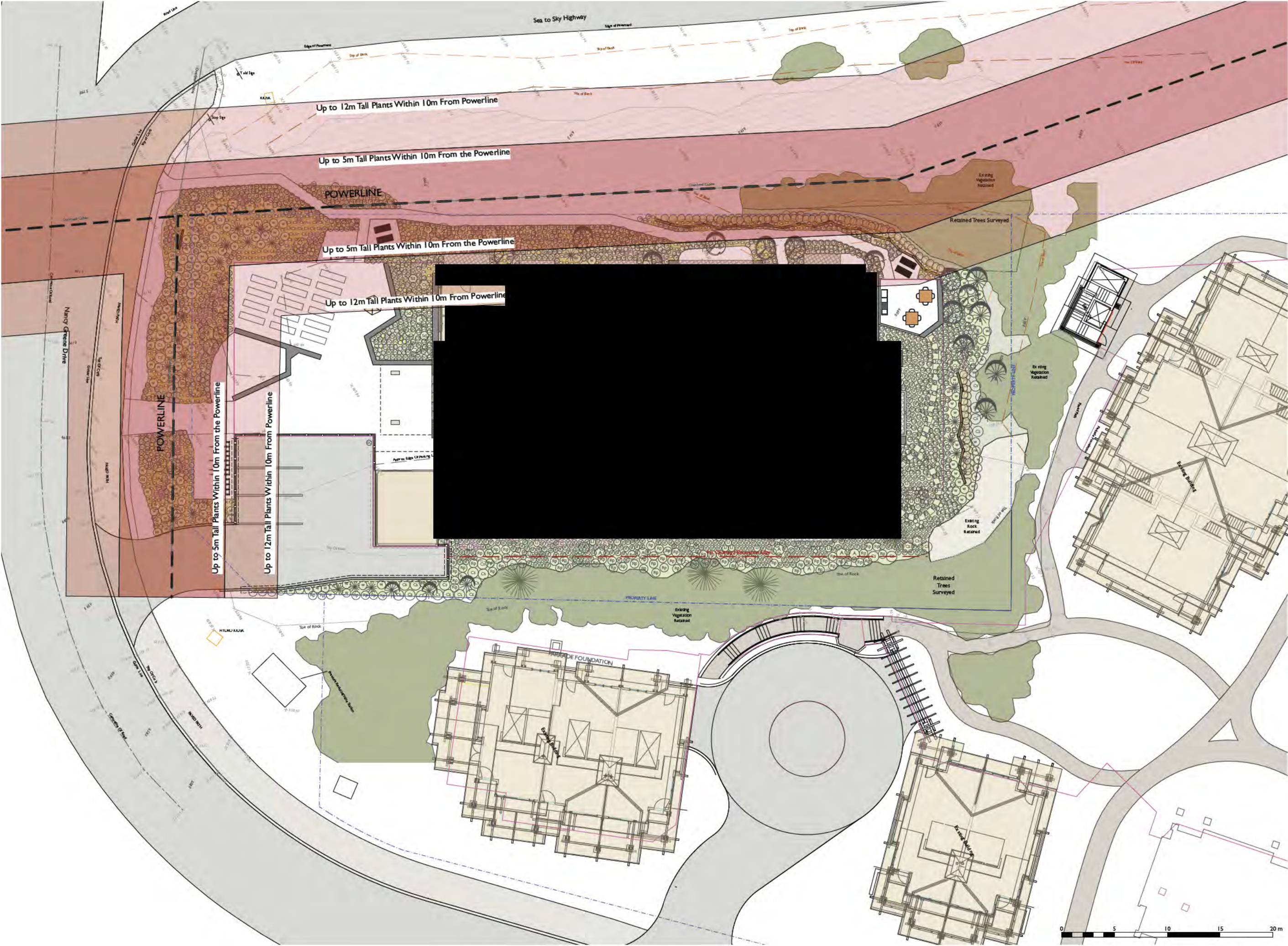
Planting Plan

DATE September 28, 2021 SCALE 1:150

PROJECT # 945 ITEM

REVISION # 1 SHEET

L4



- Up to 5m Tall Plants
- Up to 12m Tall Plants

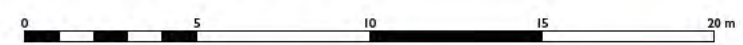
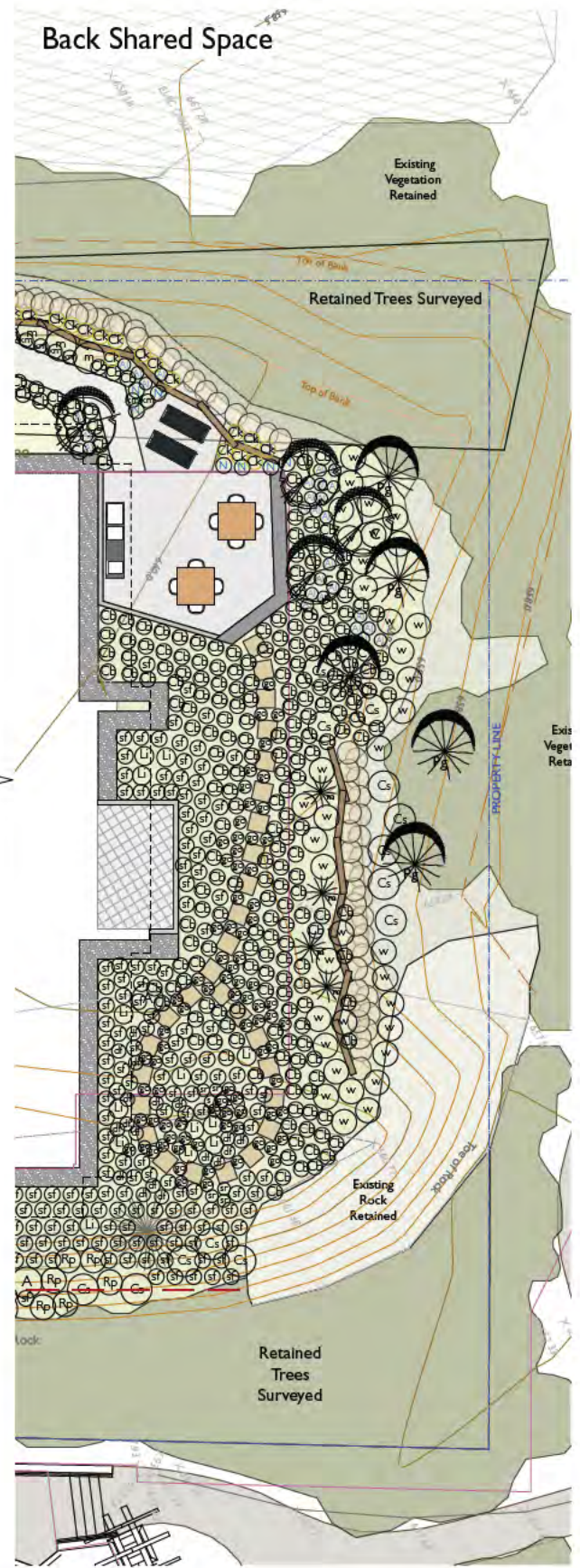
3. September 28, 2021 DP Re-submission
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1. February 5, 2020 Municipality Staff Meeting

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PROJECT
**7104 Nancy
Greene Drive**

DRAWING TITLE
**BC Hydro
Restrictions**

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



Planting Style



Landscape Features



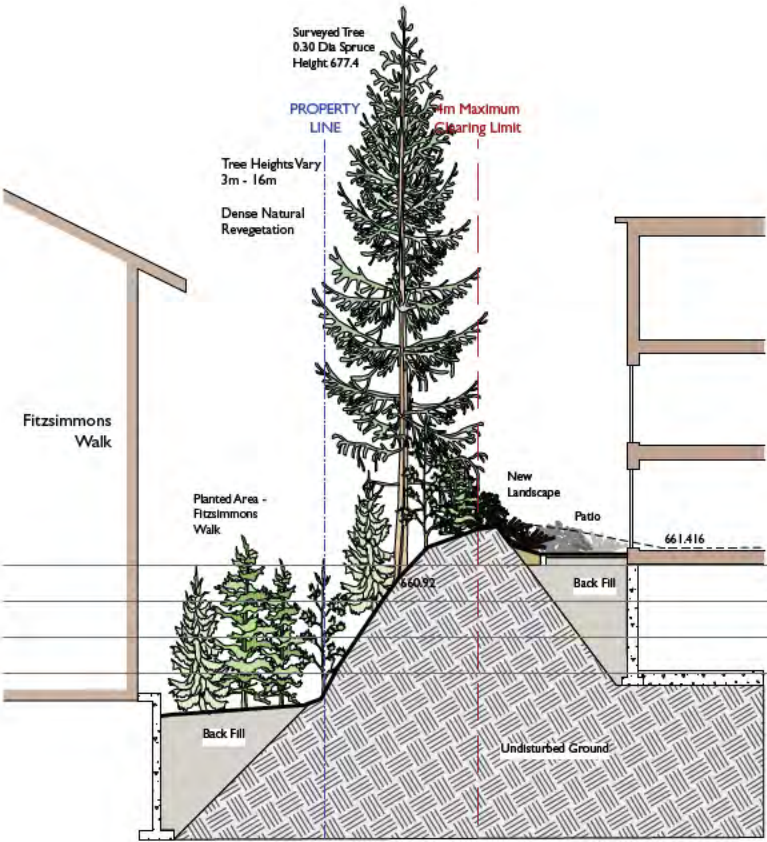
3. September 28, 2021 DP Re-submission
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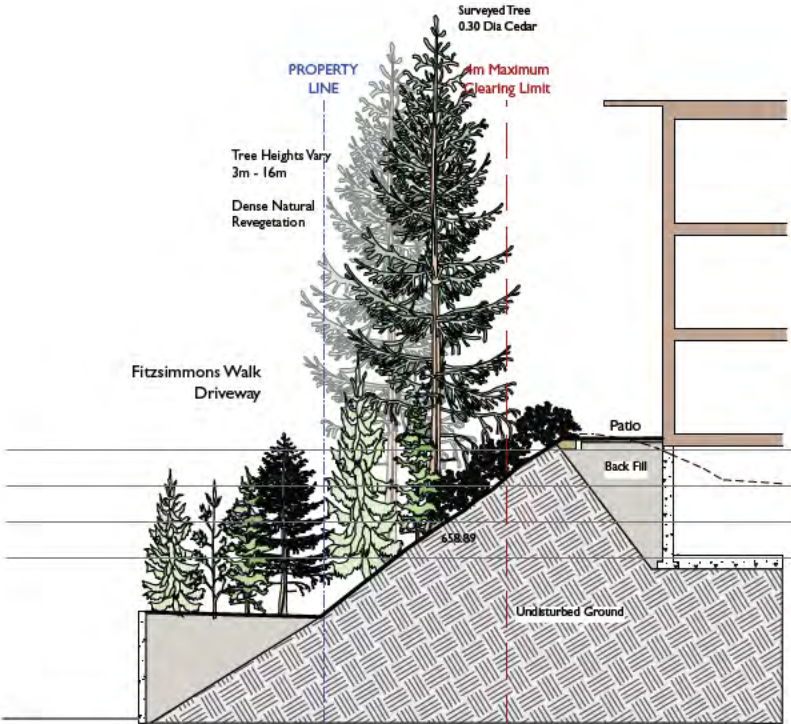
7104 Nancy Greene Drive

Front & Back Shared Spaces

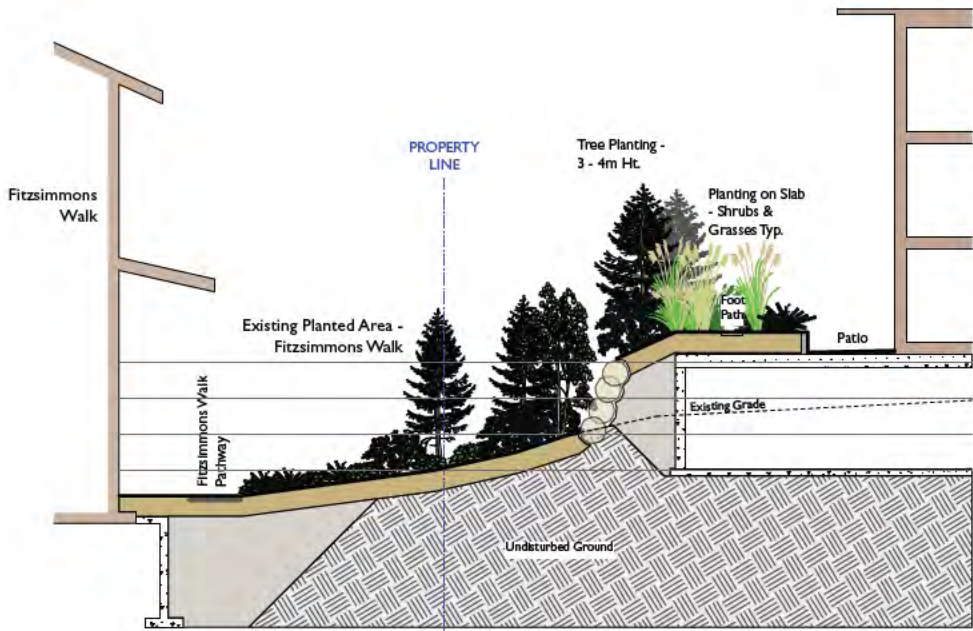
DATE	September 28, 2021	SCALE	1:100
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L5



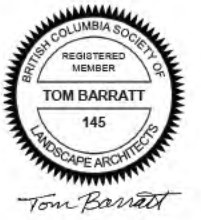
A3 Section Along East Property Line
Scale: 1:100



A5 Section Along East Property Line
Scale: 1:100



A10 Section Along North Property Line
Scale: 1:100



3. September 28, 2021 DP Re-submission
2. March 29, 2021 DP Submission
1. February 5, 2020 Municipality Staff Meeting

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PROJECT

**7104 Nancy
Greene Drive**

DRAWING TITLE

Site Sections

DATE	September 28, 2021	SCALE	1:100
PROJECT #	945	ITEM	
REVISION #	0	SHEET	L6



WHISTLER

MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL COMMITTEE 17 DECEMBER, 2021 STARTING AT 3.30 PM.

Remote Meeting

Held via Zoom – Link available at <https://www.whistler.ca/municipal-gov/committees/advisory-design-panel>

	PRESENT	Mtgs. YTD (5)
	Architect AIBC, Chair, J. Saliken	4
	MBCSLA, Co-Chair, P. Dupont	5
	Architect AIBC, H. Owens	5
	Architect AIBC, T. Kloepper	5
	MBCSLA, G. Brumpton	4
	UDI, B. Martin	5
	Member at Large, M. Donaldson	2
	Member at Large, K. Lammie	4
	RMOW Manager of Development Planning, M. Laidlaw	5
	RMOW Director of Planning, M. Kirkegaard	1
	RMOW General Manager Resort Experience, J. Gresley-Jones	1
	RMOW Manager of Projects Planning, J. Chapman	2
	RMOW Planning Analyst, M. Mucignat	1
	Recording Secretary, C. Thomas	3
	REGRETS	
	Councilor, D. Jackson	4
	CALL TO ORDER	
	Chairman J. Saliken recognized The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lilwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.	
	ADOPTION OF AGENDA	
	Moved by T. Kloepper Seconded by B. Martin	
	That Advisory Design Panel Committee adopt the Regular Committee Agenda of November 17, 2021.	
	CARRIED	
	ADOPTION OF MINUTES	

	<p>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.</p> <p style="text-align: right;">CARRIED</p>
	<p>PRESENTATIONS/DELEGATIONS</p>
	<p>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.</p>
<p>File No. RZ001146 3rd Review 7104 Nancy Greene Drive</p>	<p>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.</p> <p>A presentation by Architect Dennis Maguire was given about the proposed development:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ Front (South) 22.73m ○ Back (North) 12.5m ○ Side (East) Fitzsimmons Walk 7.6m ○ 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.

	<p>Materials, Colors & Lighting:</p> <ol style="list-style-type: none"> 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 appealing rather than the current open design. <p>Landscaping</p> <ol style="list-style-type: none"> 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. <p>Moved by T. Kloepper Seconded by P. DuPont and M. Donaldson</p> <p>That the Advisory Design Panel supports the rezoning amendment at 7104 Nancy Greene Way.</p>
	OTHER BUSINESS
	<i>There were no items of Other Business.</i>
	MOTION TO TERMINATE
	<p>Moved by T. Kloepper Seconded by P. DuPont</p> <p>That the Advisory Design Panel Committee meeting of November 17, November, 2021 be terminated at 5.09 PM</p> <p style="text-align: right;">CARRIED</p>

Page 5

Signing on behalf of
Recording Secretary,
C. Thomas

Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

RZ1146 – Nancy Greene Drive

Employee Housing Requirements – Occupancy and Rent Restrictions	
Guideline	Comments
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.	<p>The proposal will provide 36 employee-restricted units with half of the units identified as affordable housing units.</p> <p>Zoning adoption is contingent on registration of a housing agreement in favour of the RMOW to set the maximum rent price per unit for the units deemed affordable and to restrict all of the units for employees consistent with that presented in the RMOW Standard Housing Agreements for Affordable Employee Housing Development Report No. 21-122.</p>
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.	The proposal provides 36 employee-restricted rental units.
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	Eligibility for employee housing will be restricted to Whistler Employees consistent with that presented in the RMOW Standard Housing Agreement for Housing Developments Report No. 21-122.
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.	<p>With 18 units out of 36 units proposed to be affordable and in aligned with WHA rental rates set out in a Housing Agreement, the rental rates are less than for comparable WHA housing.</p> <p>The project proponent submitted a confidential proforma for the proposal which was reviewed by an independent third party retained by the RMOW to verify the proposed development and rental rates are feasible and returns are reasonable.</p>
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	Half of the units are proposed to be designated as affordable and are proposed to have rental rates comparable to current employee-restricted units in Whistler and aligned with the municipalities current policies. The non-rent restricted units will be employee-restricted market rental rates.

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.	The project proponent submitted a confidential proforma for the proposal which was reviewed by an independent third party retained by the RMOW to verify the proposed development and rental rates are feasible and returns are reasonable.
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.	<p>Zoning adoption is contingent with the registration of a housing agreement in favour of the RMOW to set maximum rental rates per unit for 18 out of 36 of the dwelling units consistent with that presented in the RMOW Standard Housing Agreements for Affordable Housing Developments Report No 21-122.</p> <p>The remaining market-rate employee-restricted units will be subject to the provincial rules for rental rate increases.</p>
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.	Zoning adoption is contingent with the registration of a housing agreement in favour of the RMOW to set maximum rental rates per unit for 18 out of 36 of the dwelling units consistent with that presented in the RMOW Standard Housing Agreements for Affordable Housing Developments Report No 21-122.
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.	The proposed multi-family building will provide a variety of configurations, including one-bedroom, two-bedroom and three-bedroom units. The applicant has reviewed RMOW and WHA information to determine the proposed housing type, unit mix and sizes that are considered appropriate for this location
Community Planning Considerations	
9. Proposed developments shall be located within an area designated for	The proposal is consistent with the Official Community Plan land use designation for the subject site as Residential – Low to Medium

development of residential accommodation.	which provides lands for medium density multiple residential development close to commercial recreational, institutional, transit and trail connections.
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).	The proposal will provide 99 bed units of employee housing.
11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.	The subject site is located in the White and Gold neighbourhood on a previously disturbed site and is walking distance to Nesters and the Village.
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.	<p>The proposal has gone through multiple iterations to improve the compatibility with the immediate surround neighbourhood.</p> <p>There are no expected impacts on scenic views. There are no impacts on solar access for adjacent properties. The proposed permitted building height of 10.5 meters is higher than the maximum permitted 7.6 meter building height permitted under the existing RS-E1 zoning, however the site sections demonstrate that the existing trees are taller than XX. Metres.</p> <p>The 20 meter highway buffer and visual corridor will be protected with landscaping and screening.</p>
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 proposed development is a short walk from transit stops, the valley trail, Nesters and the Village.
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.	A Preliminary Servicing Plan and Design Brief has been provided. The proposed development is accessed from Nancy Greene Drive.

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.	The site has been previously disturbed and levelled and alteration of the natural landscape is 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.	<p>A Traffic and Access Review Memo was submitted utilizing best practices. The review concluded that the proposed development is expected to generate relatively low traffic volumes and does not exceed the service capacity of the adjacent roadways.</p> <p>The review noted that the proposed access will cross a current Multi-User Pathway that travels along the north side of Nancy Greene Drive and that crossing treatments for this intersection should be considered based on current industry design guidelines that provides path users with priority, (i.e. motorists yielding to path users). These treatment could include a raised crossing, traffic control signage, enhanced cross marking or surface treatments.</p>
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	<p>The proposed development is considered to be a livable development with all units having balconies and indoor storage.</p> <p>Additional outdoor amenity areas are integrated into the site planning. The proponent has proposed an auxiliary workshop building to act as a communal space that can be used as a work space (i.e. bike repair etc.). The proposal also includes an outdoor patio space at the rear and communal garden beds at the front.</p> <p>The proposed landscaping is considered to maintain Whistler's natural mountain character and achieve FireSmart principles.</p>

	Building materials, colours, details and landscaping will be secured through Development Permit.
19. Proposed developments must meet RMOW green building standards.	<p>Adoption of the zoning bylaw amendment is contingent on registration of a development covenant in favour of the RMOW to secure a green building commitment consistent with the current policies. The proponent has submitted</p> <ul style="list-style-type: none"> • A minimum of Step Code 3 – the applicant has noted they will meet Step Code 4 • No use of natural gas • Entirely EV ready with four Level 2 charging stations • Stormwater management plan utilizing best environmental practices
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.	<p>The proponent</p> <p>How do we want to answer this one?</p>

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
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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



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

From: [Andrew Elliott](#)
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 Elliott
7138 Nesters Road
Whistler BC V8E 0E2


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

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 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 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



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:

- 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, 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 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,
Don Middleton

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:

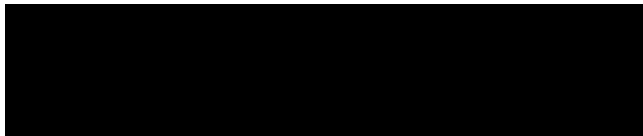
- The density of the Proposed Redevelopment and insufficient setbacks – they are trying to cram too many units into a small site resulting in unacceptable destruction of natural environment and loss of privacy for the neighbouring properties;
- The safety of increased traffic at the intersections of 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,

A large black rectangular redaction box covering the signature area.

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!!

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Guests Love these eBike Adventures:

<https://youtu.be/zigv7uNjmW4>

Check out the fun:

<http://animoto.com/play/OMOrYIFY0id8UPmlBT0Yvw>

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

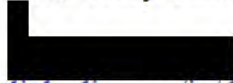
From: [Dee Raffo](#)
To: [Planning](#)
Subject: RE: 7104 Nancy Greene Drive RZ1146
Date: Friday, June 19, 2020 9:46:24 AM

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



[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



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



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 than 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

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.

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

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

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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 vegetian buffer, but it will take over 10 years for this to grow in. This is not acceptable.

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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



Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
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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, 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 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,
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

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

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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.

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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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Regards,

Yusaku Tanaka

Yusaku Tanaka
7124 Nancy Greene Drive
Unit 72
Whistler, BC

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

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Director of Planning – Mike Kirkegaard

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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 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 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 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

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: [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


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 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,

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



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 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!

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 healthy 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

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

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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.

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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

Fax: 604-935-1154



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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

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,
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

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 is not enough. This lack of parking will result in people attempting to use the Fitzsimmons walk guest parking along with 'street parking', I could see parking on Nancy Greene dr. and on Blackcomb 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.

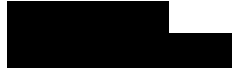
Thank you for your attention.

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



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, 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 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,
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

>

> _____

>

> 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

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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. We 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


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

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

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:

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Privacy

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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
Unit 76
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, 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 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 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 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!

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Cc: RMOW General Manager of Resort Experience

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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](#)

Sent from [Mail](#) for Windows 10

Nicolas Bouvier
7124 Nancy Greene Drive
Unit 54
Whistler, BC



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

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Regards,
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Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

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Unit 54
Whistler, BC

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

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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]
[REDACTED]

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



@elizabethchaplinwhistler

Elizabeth Chaplin
7124 Nancy Greene Drive
Unit 22
Whistler, BC

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 -

	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.

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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:

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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 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



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, 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 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 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 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,
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


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



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



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]
[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.

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 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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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](#)

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

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:

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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:

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- Comparative Evaluation of Potential Resident Housing Sites in Whistler – refer to Appendix B page 1
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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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- 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, 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 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

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

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



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.
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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:

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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



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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 - 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



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.
- ∞ 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.

Sincerely,
Jenny Citherlet

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

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Planner – Stephanie Johnson

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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](#)

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



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.

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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 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, 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 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 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 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%
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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.

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 surrounding 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 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





- Whister-RealEstate.ca
- CLHMS CMNE REDM, Personal Real Estate Corporation



VIPs find out about HOT listings before everyone else.

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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](#)

Reiko Kagawa
7124 Nancy Greene Drive
Unit 44
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 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, 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 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](#)

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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 (attached reference Appendix B on page 24 line item identified as 'Chevron White Gold Site). 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 must reject this proposal and only consider a much smaller development!

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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



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

June 15, 2020

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 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

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
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! 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 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]

[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

Whistler MarketPlace
(Next to the Post Office)
#105-4360 Lorimer Road
Whistler, BC V8E 1A5
Phone: (604) 932-2300

Whistler Nesters
(Below the Grocery Store)
#106-7015 Nesters Road
Whistler, BC V8E 0X1
Phone: (604) 932-2300

Pemberton
(In Mountains Edge)
1411 Portage Road
Pemberton, BC V0N 2L1
Phone: (604) 894-6616

Squamish
PO Box 740
38261 Cleveland Ave
Squamish, BC V8B 0A6
Phone: (604) 892-3571

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.

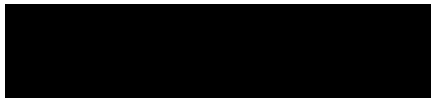
Please feel free to contact me for any additional input.

Heather Odendaal
8181 Crazy Canuck Drive, Whistler
CEO, Bluebird Strategy
Director, Whistler Chamber of Commerce

Heather Odendaal

CEO

Bluebird Strategy Ltd.



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

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.

Mayor, Council

Date

Page 2

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



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%
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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!

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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



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 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.

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,

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



INFINITY
ENTERPRISES GROUP



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.

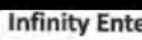
I, myself, rent out anywhere from 4-6 houses each year to ensure that I have employees for all of my companies. And every year, we must find new homes as leases expire or landlords decide they want to move back in, or go the vacation rental route. I am not alone in this, many of my colleagues that own 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,


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](#)

Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
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 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,
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



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.

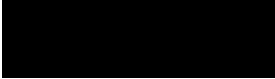
Persons on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that the council is not using their best judgement in considering a 4 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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Attachments: [2019 - Community Life survey results.pdf](#)
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Jennifer Ashton
7124 Nancy Greene Drive
Unit 61
Whistler, BC



Mayor and Council
Resort Municipality of Whistler
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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 Way](#) RZ1146.

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,

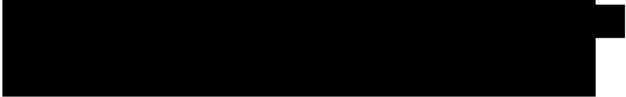
I would like to express my support of rezoning application RZ1146 at 7104 Nancy Greene Drive. I think staff and council have done a great job of addressing all of the initial concerns around size, form and character. More employee housing in Whistler is sorely needed, especially in the form of rental 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



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 neighbourhood 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



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,

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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.

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, 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 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,
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](#)

Please see attached.

Thank-you for your time and energy.

Jane Nielsen
7124 Nancy Greene Drive
Unit 60
Whistler, BC

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](#)

Hello,
Please see attached.
Thank you.

Wakako

Wakako Miura
7124 Nancy Greene Drive
Unit 46
Whistler, BC



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.

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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.

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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.

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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!

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

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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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!
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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.

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



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,

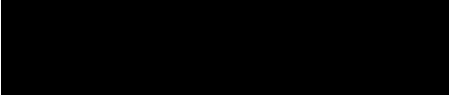
The attached letters and documents are in response to the Development and rezoning request at 7104 Nancy Greene Drive Whistler.

Thank you

Brian Bennett
Makiko Miyake

Sent from [Mail](#) for Windows 10

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



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 Kirkegaard
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


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: [Michel Berthoud](#)
To: [Planning](#)
Subject: Rezoning Application RZ1144 (2077 Garibaldi Way)
Date: Saturday, June 27, 2020 10:39:51 PM

I am writing to you to oppose the proposed rezoning application RZ1144 which would like to develop 20 townhouse units on the land at 2077 Garibaldi Way which is currently zoned as RS-E1.

As others, we bought our property in Nordic because it is 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. While 20 units is a better number than the original proposed number of units, it is still far greater than one. This 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.

Traffic is already a big concern for the Nordic neighbourhood and this proposed development would add to an already problematic traffic situation. Turning southbound onto Highway 99 is challenging at the best of times as overall traffic levels have increased. (not just in the neighbourhood, but also on the highway in general) Also the quiet cut-de -sac provides an area for kids to ride bikes, skateboards etc. and in the winter becomes a snow dump. Increasing traffic would make it less safe for children and increase the difficulty of snow removal.

Light pollution would be another concern. Would the outside lights be down-lights? Dark sky rated? Would lights be on all night?

The access road is also narrow, quite steep and passes very close to an existing building. Would it allow for two way traffic? Could emergency vehicles and snow removal operate? How will this affect noise levels as vehicles drive up the access road?

The original topography of the site was forest and a ravine. It was then backfilled to create the flat "disturbed" land that currently stands. During the back-filling there was a stop work order issued. Was there an environmental impact study done before backfilling? Were the recommendations followed?

While I acknowledge and agree that Whistler is in need of affordable employee housing, I still believe that this development will have a negative impact on the Nordic neighbourhood. I feel that a few things have moved forward for the better. The change to owner-occupied and no short term rentals is a positive step. The reduction in units is a move in the right direction but I still feel that adding 74 bed units (20 units) is still high when you compared it to the current zoning.

Thank you for your time,
Michel Berthoud

5-2070 Garibaldi Way

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



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 memories 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


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,
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/](https://www.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 PI 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

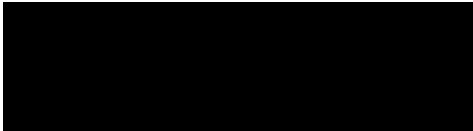
From: [Tessa Harrison](#)
To: [Jack Crompton](#); [corporate](#); [Planning](#); [Arthur De Jong](#); [Cathy Jewett](#); [Duane Jackson](#); [Jen Ford](#); [John Grills](#); [Ralph Forsyth](#); [Stephanie Johnson](#); [Mike Kirkegaard](#); [Roman Licko](#)
Subject: Rezoning application for RZ1146 – 7104 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](#)

Paul Harrison

7124 Nancy Greene Drive

Unit # 2

Whistler, BC



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 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 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/

Hugh McKinnon

Pamela McKinnon

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


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



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,

A black rectangular redaction box covering the signature of Colleen Smith & James Thomson.

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: [wards10](#)
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

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 message is to support the project of affordable 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


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,



Pete Crutchfield, Owner

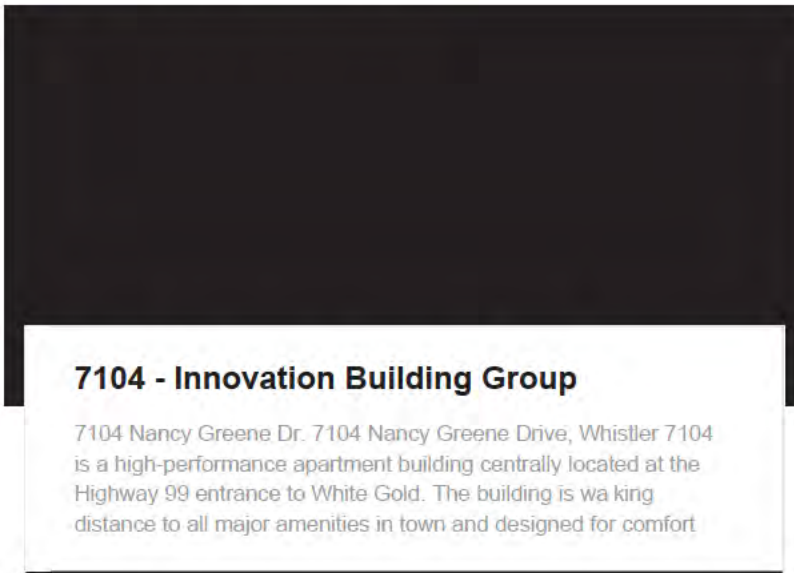
3262 Archibald Way, Whistler, BC V0N 1B3

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

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,



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](#)


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



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 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 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.

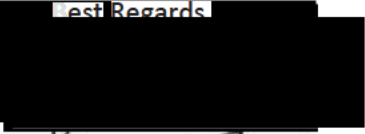
For example, at any one time at the intersection of Nancy Greene Drive and Blackcomb Way, there are vehicles travelling along Nancy Greene Drive, cars entering Nancy Greene Drive from either Blackcomb Way or Fitzsimmons Walk driveway, or other driveways. Compound this issue by having the valley trail 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


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](#)

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

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,



Oliver 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 Nancy 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 BobbyFix

Dina goldfarb Rmt

5634 Alta lake rd

V0N1b5



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 successful 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



Get [Outlook for Android](#)

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 housing problem.

I am 100% against Alta Lake development and its 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®



'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 is 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 to 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 is 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 to 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



Hatsune Tsunetomo/Martin Petit
7124 Nancy Greene Drive
Unit 42
Whistler, BC

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

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

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, 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 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,
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 development.

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.ca> 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. Providing 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 our 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 were 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 town's 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 concern

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, today's 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



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.

Mayor, Council and Planning Dept

Date

Page 3

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



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

ATTACHMENTS RECEIVED WITH CORRESPONDENCE

RZ001146 - ZONING AMENDMENT BYLAW (7104 NANCY
GREENE DRIVE) NO. 2370, 2022

Attachments:

1. Zoning of Surrounding properties to the development
2. The Coops on 7104 Nancy Greene Drive
3. Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing
4. Comparative Evaluation Of Potential Resident Housing Sites In Whistler
5. 2019 Community Life Satisfaction Survey
6. GIS Mapping of Fitzsimmons Walk WHA buildings

Attachments:

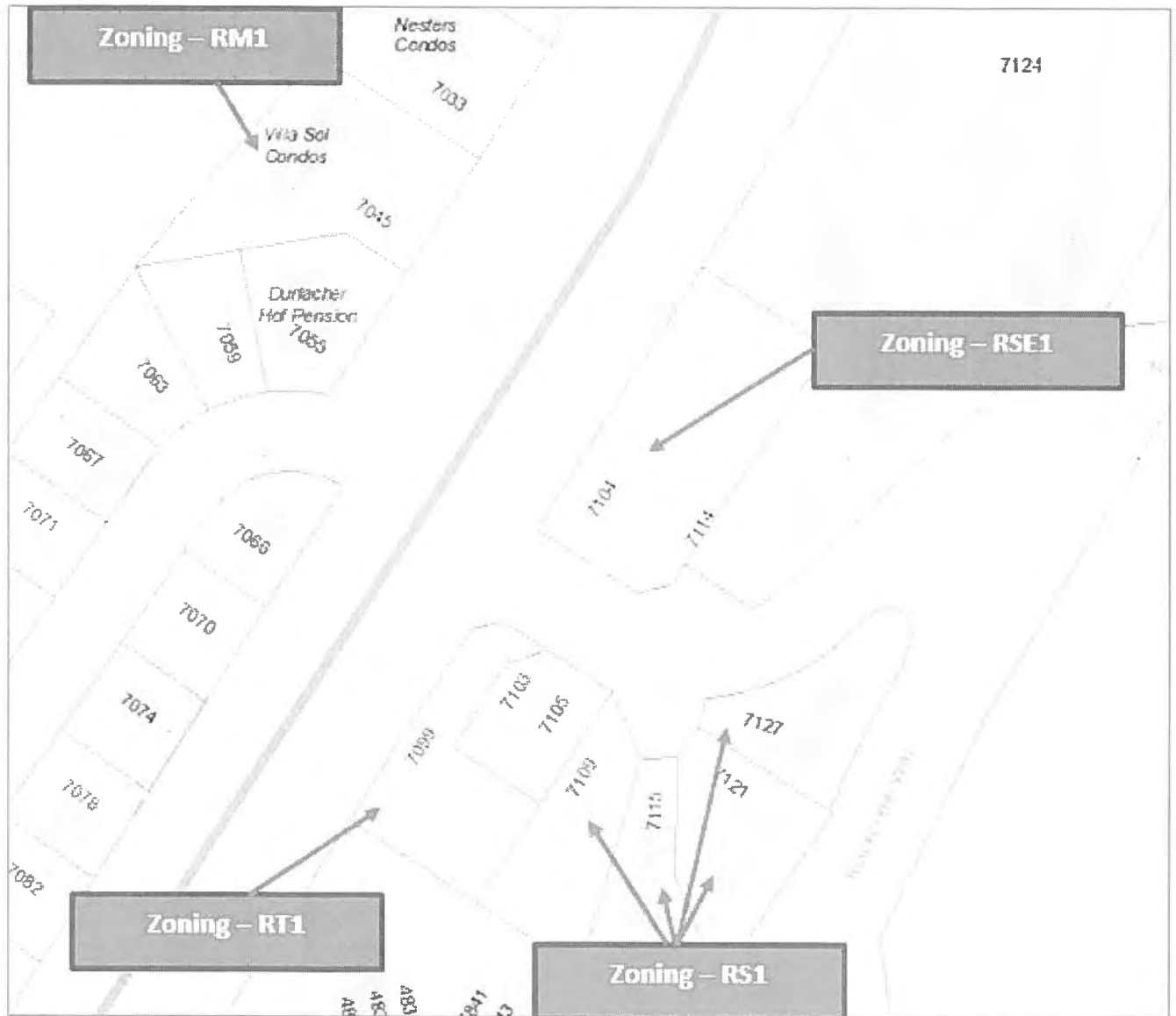
Zoning of Surrounding properties to the development

The Coops on 7104 Nancy Greene Drive

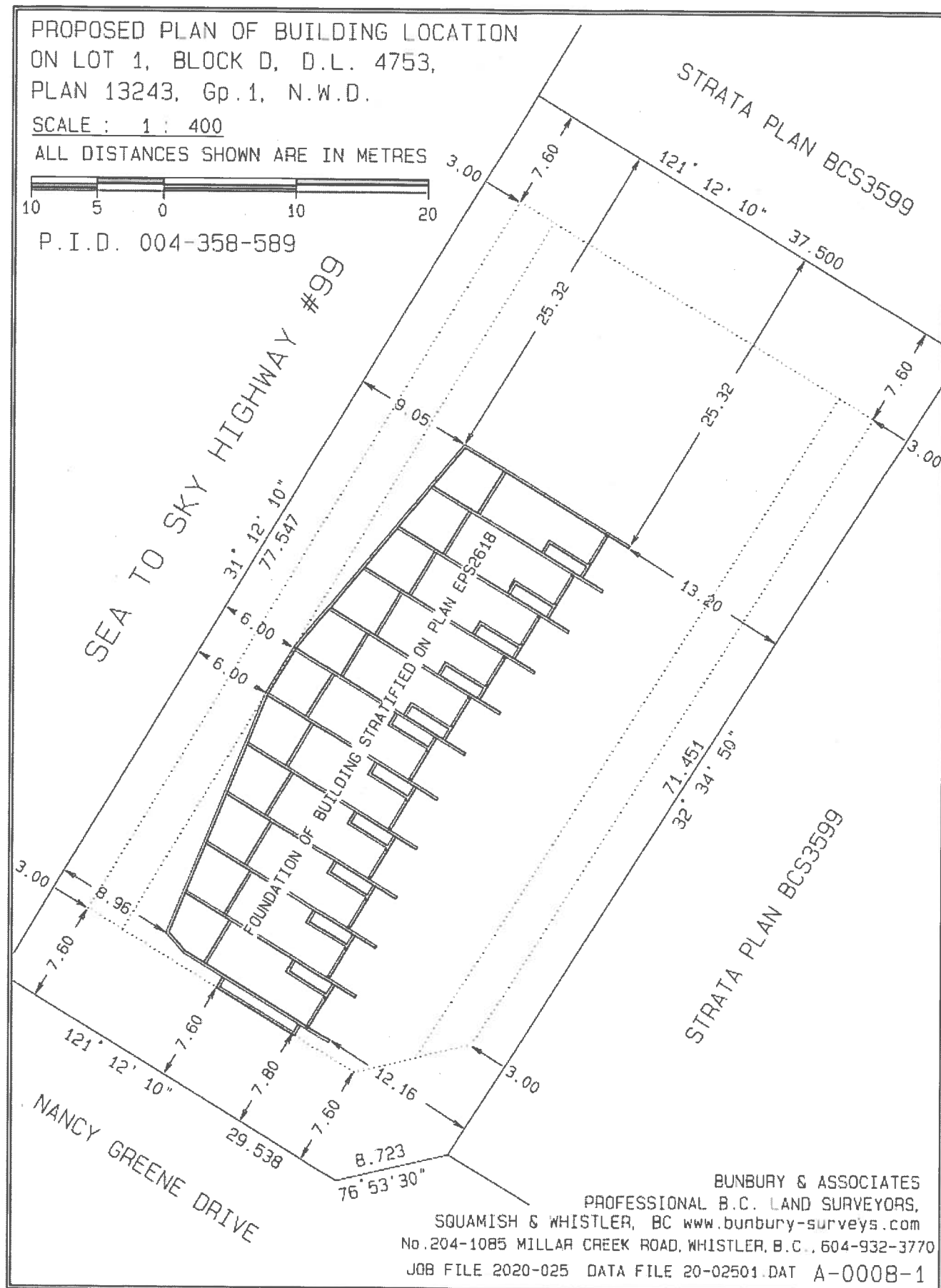
Guidelines for Evaluating Private sector Rezoning Proposals for Employee Housing

Attachment 1

Zoning of Surrounding properties to the development



The Coops on 7104 Nancy Greene Drive



**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. 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.
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. Consideration is to be given to Whistler Housing Authority ownership and rental waitlists.

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. Visual impacts and impacts on solar access 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.

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

SUMMARY REPORT

Prepared for: Whistler Housing Authority & Resort Municipality of Whistler

Submitted by: Cascade Environmental Resource Group Ltd.
CJ Anderson Civil Engineering Inc.
Drew Meredith
Jensen Resort Planning Ltd.

Dated: March 2004



Drew Meredith

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1.0 INTRODUCTION

1.1 BACKGROUND

The *Whistler. It's Our Future* process recognizes the importance of additional resident restricted housing to the continued success and future sustainability of Whistler's resort community. But where should new resident housing be constructed? The planning process for the Comprehensive Sustainability Plan (CSP) is attempting to answer this question. The community has provided input on five suggested futures for Whistler, based on a number of Crown sites recommended for development of resident housing. To date, the CSP process has not yet taken into consideration the privately held lands available for housing in Whistler.

In December of 2003, Council of the Resort Municipality of Whistler (RMOW) commissioned, through the Whistler Housing Authority (WHA), a comparative analysis of privately held sites having a potential for development of new resident restricted housing in Whistler. The intent was to evaluate all remaining available lands to determine the most appropriate sites for the WHA to pursue. Although the primary purpose was to assess privately held lands, a few pieces of Crown lands that were deemed too small for CSP purposes have been included in this study. The study findings will assist the WHA, RMOW staff and Council in their review of the feasibility for developing those sites.

1.2 STUDY TEAM

The consultants retained as the study team are:

Cascade Environmental Resource Group Ltd.

- Mike Nelson, R.P.Bio., Principal, Senior Aquatic Ecologist
- Karina Andrus, B.A., M.Sc (Candidate), Resource Manager
- Chris McDougall, B.Sc. GIS A.S., GIS Manager

CJ Anderson Civil Engineering Inc.

- Cam Anderson, P. Eng., Principal Engineer
- Andrew Hamer, Engineer Technologist

Drew Meredith

Jensen Resort Planning Ltd.

- Sharon Jensen, Principal Planner

1.3 STUDY OBJECTIVE

The study objective was to identify and assess potential development sites for resident housing to accommodate seasonal and long-term rental needs, resident ownership opportunities, and housing for seniors. Criteria were established to evaluate the potential resident housing sites, addressing the ecological, social and economic priorities of sustainable residential development. The evaluation took into consideration Whistler's planning goals and policies as enumerated in various documents such as Whistler 2002 – Charting a Course for the Future (Vision), the Official Community Plan (OCP), *Whistler. It's Our Future*, the Whistler Environmental Strategy and Protected Area Network, and the CSP process. Based on the established ecological, social and economic criteria, each site was then evaluated within the four System Conditions of The Natural Step framework. The sites were compared by attendees of a workshop session, and given a qualitative ranking of development suitability.

2.0 STUDY METHODOLOGY

The study methodology consisted of a staged approach:

2.1 CONFIRM EVALUATION CRITERIA

The study team established a set of key criteria for the evaluation of the potential sites, based on the terms of reference provided by the WHA and on the development review policies contained in Whistler's planning documents. The criteria include both subjective matters and objective or quantifiable items and were presented at the workshop for discussion purposes. These criteria are listed and explained in Section 3.0 of this report.

2.2 IDENTIFY SITES FOR REVIEW

The study terms of reference from the WHA included a list of proposed sites for review. In addition to these proposed sites, the study team utilized the initial criteria to review all properties in the Whistler Valley and expand the list of potential resident housing sites. Through this process, the study team reviewed over a hundred potential sites. At this first stage of review (and as the study progressed), sites were not considered for further review if any of the following criteria were met:

- Contained primarily extreme topography
- Contained primarily severe environmental constraints
- Located too far north or south to be serviced cost-effectively in the foreseeable future
- Entailed excessive site access and development costs
- Designated for parkland use

2.3 RESEARCH BY STUDY TEAM

The study team compiled data on a broad level for each site, based on the evaluation criteria. The research program consisted of gathering existing information and utilizing existing knowledge on each potential housing site. The opportunities and constraints for development of each potential site are summarized within this report and the within attached appendices.

2.4 SITE CATEGORIES

No potential development site has the same characteristics as any other in Whistler. As this study progressed, a number of site categories were defined. Each potential site was placed into a category; however, even within these categories each site has its own peculiarities. The site categories are:

i. Potential Development Sites

The Potential Development Sites are the primary sites researched by the study team and comparatively evaluated at the workshop session. The majority of these sites are vacant with existing uses limited to forest, green space, cleared land or recreation trails. Some have minimal zoning such as RR-1 or RS-E1 and others are already zoned to allow for higher intensity residential and/or commercial uses.

ii. Under-Developed Sites

The Under-Developed Sites are those that are currently used for residential and/or commercial uses as allowed by current zoning, but are considered to be under-utilized. Generally, it is assumed that a component of resident housing can be included in any future redevelopment of these sites.

iii. Small Infill Sites & Road Ends

The Small Infill Sites & Road Ends are small pieces of land that can potentially accommodate some resident units. Most are assumed as suitable for single family and duplex units compatible with the adjacent existing neighbourhoods. Other potential uses for the publicly owned road ends include mailbox kiosks, bus stops, green buffers, recycling facility, etc. The list includes a few portions of parkland that may not be needed for recreation use or to act as green buffers.

2.5 COMPARATIVE SITE EVALUATION

A comparison of potential development sites is a subjective process, with each site having its own peculiarities, strengths and weaknesses. Given this, the study team relied on a workshop forum which included representatives of the WHA Board, Council, RMOW staff and WHA staff to provide additional site details and assess the merits and challenges of each site. The consulting team had compiled available data and summarized the opportunities and constraints of each potential site, and presented these findings at the workshop. The workshop participants provided comments on each site, confirmed the site categories, and conducted the qualitative evaluation required to comparatively rate the development suitability of each site. The workshop participants are listed below:

WORKSHOP PARTICIPANTS		
WHA Board Caroline Lamont Duane Jackson Steve Bayly	Council Hugh O'Reilly Gordon McKeever Marianne Wade	WHA Staff Tim Wake Marla Zucht
Municipal Staff Bill Barratt Bob MacPherson Mike Kirkegaard Jan Jansen Joe Paul John Nelson Mike Vance	Study Team Drew Meredith Cam Anderson Mike Nelson Karina Andrus Chris McDougall Sharon Jensen	<i>Absent with regrets:</i> <i>Jim Godfrey</i> <i>Ken Melamed</i> <i>Kristi Wells</i> <i>Nick Davies</i> <i>Kirby Brown</i>

The workshop session culminated in the final list of sites considered viable for pursuance as resident housing development sites. Through consensus, the workshop attendees also established a qualitative comparison ranking for each of the sites placed into the “Potential Development Sites” category. Based on the attendees’ knowledge and experience, the site ranking reflects the community’s goals for resident housing and applies good planning principals to the evaluation. Minutes of the workshop session are attached as Appendix “H” to this report.

Following the workshop session, the study team attended a meeting of the WHA Board to confirm the findings of the workshop attendees and to review the expectations for the final report. At that meeting the qualitative ranking categories were established as the following:

- **“Good”** – Sites for which appropriate development could occur.
- **“Moderate”** – Sites for which appropriate development is envisioned so long as some constraints can be mitigated.

- **“Fair”** – Sites with development potential but having some challenging constraints to development.
- **“Poor”** – Sites with little likelihood of suitable development opportunities in the foreseeable future.
- **“Zoned”** – Sites with zoning allowing for intensive mixed residential and / or commercial uses, but as yet undeveloped. The ultimate use and density will likely result from complex planning negotiations between the landowner and the Municipality, with each having the potential to yield a component of resident housing.

2.6 THE NATURAL STEP FRAMEWORK ASSESSMENT

During the CSP process, resident restricted housing was noted as a key to the success of Whistler’s future and sustainability. The planning process for *Whistler. It’s Our Future* also noted that many residents believe that the future vision of Whistler should not come at the expense of the environment or the social and economic vitality of the resort. In response to these objectives, the study team utilized a set of criteria, described below, to evaluate the potential sites within four System Conditions of The Natural Step (TNS) Framework. The study evaluation criteria address the environmental, social and economic priorities of Whistler’s identified vision for the future.

The TNS System Conditions used to evaluate the potential resident housing sites are listed below, and the associated criteria evaluation methodology is described. The TNS analysis can be found in the spreadsheet attached as Appendix “D” to this report.

i. **Nature is not subject to increasing concentrations of substances extracted from the earth’s crust**

To meet this System Condition within the context of potential resident housing site development, the criteria allowed each site to be assessed by the amount of non-renewable energy sources, such as fossil fuels, required to live in a particular location. It was assumed that sites located close to work centres and amenities would reduce the amount of driving and the associated fossil fuel consumption and increase the liveability of neighbourhoods. Likewise, the proximity to transit and pedestrian routes could also reduce the amount of driving required and enable the creation of walkable community clusters.

In addition to locational considerations, the aspect of the property was evaluated to determine the site’s passive solar energy potential for reducing the amount of energy required for heating. With respect to other sources of energy, the study team determined that the majority of sites within this study could be candidates for geothermal heating and that cost and size of development would be the determining factor for its application.

ii. Nature is not subject to increasing concentrations of substances produced by society

Given that resident housing is considered a key success factor for Whistler's future vision, this study assumed that some development will occur. The evaluation of this System Condition found that all sites would create an increase in waste and the use of substances produced by society. Through the use of sustainable building practices, which emphasize durability and a reduction in synthetic material use, development can be accomplished with a smaller ecological footprint. Building practices can include such things as green building techniques and materials purchase or the use of recycled materials and products.

In addition, the use of sustainable building practices and the concentration of development near work centres, amenities and transit/pedestrian routes (as analyzed in the first System Condition) can reduce the impacts from increased population. In certain instances, the re-development of a site has the potential to reduce the current use of synthetic products on a property (e.g. the pesticides and herbicides for manicured landscapes).

iii. Nature is not subject to increasing and continual degradation by physical means

The protection of Whistler's natural environment is identified as a priority for future planning and development of resident housing. To meet this System Condition, the sites were evaluated based on the existing site conditions within potential development pods. The development pods were created exclusive of watercourse and wetland riparian areas and slopes greater than 30%. The criteria were established to determine pods with the least amount of site disruption required to develop resident housing. In addition, the Protected Area Network (PAN) objectives were utilized to evaluate the potential impacts to the natural environment from development. Further, the potential for urban sprawl and impacts to green space were noted.

iv. People are not subject to conditions that systematically undermine their ability to meet their needs, locally and worldwide

This System Condition was utilized to evaluate the economic and social implications of the development of resident housing. While any development of affordable housing will increase the ability of residents to meet their basic needs and will improve local businesses and the resort experience, all potential development sites were evaluated on costs for development, neighbourhood compatibility, community building, amenity and cultural enhancement, access to recreation, schools and green space.

3.0 SITE EVALUATION CRITERIA

Each potential site was evaluated for suitability for development of resident housing. The findings are detailed on the spreadsheets attached as Appendix “B” and Appendix “C” to this report. The following provides a summary explanation of each item on each spreadsheet and describes the methodology of the evaluation criteria.

3.1 SITE INFORMATION

- **Site ID** – Each site is numbered, with the individual development pods of each site identified with an alphabetical designation.
- **Site Name** – Each site is identified by a commonly known name.

3.2 SITE & POTENTIAL DEVELOPMENT AREA SIZES

Each potential development site is unique. Some sites have development potential over their entirety, while others are divided into pods of potential development areas (PDAs). These PDAs were defined by eliminating the portions of sites with exclusionary environmental and development constraints, including slopes greater than 30%, and watercourse, wetland and riparian areas. The site areas provided on the spreadsheet within Appendix “B” are as follows:

- **Site Area (ha) Entire Property** – The size of each entire property is provided in hectares.
- **PDA Area – Hectares** – The size of each potential development area per site is provided in hectares.
- **PDA Area – Square Metres** – The size of each potential development area per site is provided in square metres.
- **PDA Area – Acres** – The size of each potential development area per site is provided in acres.

3.3 SUITABLE HOUSING TYPES

- **Housing Capacity** – The estimated density capacity per site was calculated based on the explanation provided in Section 3.9 below.

- **Type / Tenure** – A range of tenure types is needed for resident restricted housing in Whistler to provide for resident employee ownership opportunities and long-term rental needs. The spreadsheet of Appendix “B” suggests the appropriate type for each potential development site. Housing types considered include seasonal or long-term rental, ownership, and senior housing. For each site a form consistent with the type and character of the neighbourhoods within the vicinity of the site is proposed.
- **Form / Density** – A range of unit types and sizes was assumed, including single family, duplex, townhouse and apartment forms. For comparison purposes, consistent assumptions and density calculations were needed for the potential densities of each site. Thus, typical housing types currently found in Whistler were used. The type of housing deemed most suitable for each site is listed on the spreadsheet found in Appendix “B”. Actual development of any given site might yield different forms and densities. Mixed-use projects are generally recommended, including purpose-built spaces such as live/work units and housing for senior residents.

The typical housing types considered in this study are:

- Single Family:**
- Low density including detached and duplex units
 - Small detached and duplex building forms
- Townhouse:**
- Medium density with 0.3 average floor space ratio (FSR)
 - Buildings of two and three storeys
 - Allows building forms to step with natural topography
 - As per existing projects like Bear Ridge and Suncrest
- Apartment:**
- Higher density with 0.6 average floor space ratio (FSR)
 - Buildings up to four storeys (wood frame)
 - Appropriate in locations with moderate topography
 - As per projects such as Beaver Flats and Nesters Pond

3.4 LAND VALUE

The assessed land values listed in the spreadsheet found in Appendix “B” were obtained from the assessment roll. Assessed values are not available for all of the potential sites. Those sites without a land value include the development pods contained within unsurveyed Crown Lands and some small portions of large private parcels. It is very difficult to accurately estimate the values of these properties, given the many variables such as disparate ownership and the vast array of potential uses, and the study team did not wish to give any arbitrary values. The costs associated with these properties will be driven more by the costs to access, service and create a parcel than by the acquisition cost. Further land cost analysis could be addressed in a detailed comprehensive report.

3.5 COMPETING LAND USE INTERESTS

- **Current Land Use** – The Appendix “B” spreadsheet indicates the known existing uses of each potential development site. In many cases, the lands are listed as “vacant” with the forest type noted.
- **Other Potential Land Uses** – Many of the potential sites have the ability to provide for the development of other community amenities. The spreadsheet of Appendix “B” lists suitable uses (other than restricted resident housing) to provide for the needs and wants of the community as expressed in Whistler 2002 – Charting a Course for the Future. These other potential uses are based on knowledge of the study team and input at the workshop session. This study does not, however, consider the funding responsibility for these additional community amenities.
- **Existing Development Rights** – The zoning of each site determines the existing rights of development, and is indicated on the spreadsheet found in Appendix “B”. In a very few cases, bed units are allocated to a site in addition to the rights of the zoning.

3.6 LOCATIONAL CONSIDERATIONS

- **Neighbourhood Compatibility** – The spreadsheet found in Appendix “B” provides a subjective summary of neighbourhood compatibility for each site. Consideration was given to the potential positive and negative impacts to resident housing development from existing adjacent land uses and the impacts of the potential development to existing neighbouring uses.
- **Proximity to Transit and Pedestrian Routes** – The proximity to public transit and pedestrian access routes is ranked on the spreadsheet of Appendix “B” based on existing transit schedules and proximity of potential sites to bus routes and existing stops:

Village area and along #99 Function to Alpine:	Green (G)
North of Alpine / Emerald Estates:	Yellow (Y)
West Side Road / North of Emerald Estates:	Red (R)
- **Proximity to Places of Work** – Three primary business / commercial districts were identified within the municipal boundaries. They are Whistler Village, Creekside, and Function Junction. The proximity of the centre point of each PDA to one of the business / commercial district was determined using Geographical Information System (GIS) analysis. In cases where the “as the crow flies” methodology was inappropriate (eg. sites located across large water bodies such as

Alta Lake), sites were evaluated on an individual basis. Ranking was determined based on travel distance from the centre point of each PDA to the closest business / commercial district as outlined below:

Within 500 metres:	Green (G)
500 to 2000 meters:	Yellow (Y)
Greater than 2000 meters:	Red (R)

- **Proximity to Amenities and Services** – The spreadsheet found in Appendix “B” provides a subjective ranking of the proximity to amenities and services (clinic, cultural facility, community centres, schools, daycares, markets, shopping, restaurants, gas stations, other support services, and recreation such as trails, parks, golf courses, ski lifts, arena, swimming pool, etc.). Because recreation opportunities are found almost everywhere and other services vary throughout the valley, only two rankings were used:

Near Whistler Village, Nesters, Creekside or Alpine:	Green (G)
West Side of Alta Lake or in vicinity of Emerald Estates:	Red (R)

- **Within 10m of Hydro Right of Way** - A buffer of 10 metres along the rights of way for all major hydro transmission lines was established at the request of the workshop participants. PDAs that fall partially within the 10m buffer are identified on the spreadsheet.

3.7 ENVIRONMENTAL CONSTRAINTS

- **Topography – Slope <30%** – Development areas suitable for the physical constraints of buildings were assumed to be those with slopes less than 30%. Triangular Irregular Networks (TINs) were created using the 2m contour intervals supplied by the RMOW. Percent slope was then calculated from these TINs. Areas within the site polygons with slopes predominantly less than 30% were digitized and denoted as PDAs. Areas with slopes greater than 30% were removed from each applicable site in the calculation of potential development site area.
- **Riparian Setbacks and Wetlands** – Watercourses and wetlands were identified as per mapping supplied by the RMOW. All major and minor watercourses received a 30m riparian setback, measured from centreline of stream. All wetlands received a 15m riparian setback. As well, data from the 2004 Terrestrial Ecosystem Mapping (TEM) was incorporated and any polygons that were coded as WA (water) or WE (wetland) received riparian setbacks of 30m and 15m respectively. All riparian setback layers were then merged together along with the major watercourse and wetland polygons to create a sensitive hydrological region layer. Portions of PDAs which fell within the boundaries of this layer were removed from further calculations and studies. The study team noted that the RMOW Protected

Area Network (PAN) committee has identified the preservation of both riparian habitats and wetlands as key objectives.

- **Highway Buffer of 20m** – The extents of the PDAs were reduced along Highway 99 to accommodate the typical 20-metre green buffer established as a guideline in the OCP. Portions of PDAs within 20 metres of the Highway 99 right of way were excluded from further study. It is important to note that in some cases this 20-metre swath is treeless or has primarily deciduous trees that provide a visual buffer only in summer months. Also, in some areas (such as the commercial centres of Creekside and Whistler Village) establishing a highway buffer is of less relevance.
- **Forest Type** – Using the 2004 Whistler Terrestrial Ecosystem Mapping (TEM) supplied by the RMOW, an analysis was performed to determine the age of the primary component of each forest stand found within the PDAs of each site. The structural stage of the each primary component was identified and grouped accordingly. The following four structural stages were of interest in this study:

Structural Stage 4:

Pole/Sapling – trees > 10m tall; dense stands; usually aged 20-40 years

Structural Stage 5:

Young Forest – self-thinning, canopy layers developed; usually 40-80 years

Structural Stage 6:

Mature Forest – mature canopy trees; usually 80-250 years

Structural Stage 7:

Old Forest – old, structurally complex stands with snags; > 250 years

The study map series found in Appendix “A” indicates the structural stage(s) for each potential site. The area and percent area of each forest type found within each PDA was calculated and entered into the spreadsheet found in Appendix “B”. Of greatest concern are those sites that contain large portions of forest stands in structural stage 6 or 7. The PAN committee has identified the protection of both old growth / mature forests and second-growth forests as one of their objectives.

- **Contains Forested Floodplain** – Using the 2004 Whistler Terrestrial Ecosystem Mapping (TEM) supplied by the RMOW, an analysis was performed to determine if portions of potential development areas were located on forested floodplains (coded FL). The PAN committee has identified the protection of alluvial forests as one of their objectives. The study map series of Appendix “A” identifies the forested floodplains. Those sites that fall completely or partially within forested floodplains are identified with a “yes” notation in the “Contains Forested Floodplain” column of the spreadsheet found in Appendix “B”.
- **Within Floodplain** – Floodplain boundaries were digitized from map 89-16, sheets 1-4 of the Floodplain Mapping Program obtained through the Ministry of

Sustainable Resource Management, and are identified on the study map series found in Appendix “A”. The study team determined which sites lay within potential floodplain zones. It should be noted that some of the major creeks flowing into the Whistler Valley have not yet undergone the floodplain mapping process (notably Nineteen and Twenty-one Mile Creeks).

- **Aspect** – The natural amenity of sunshine penetration was determined through a calculation of aspect per potential site using the TIN generated from the 2m contour data supplied by the RMOW. The aspect per site is ranked on the Appendix “B” spreadsheet based on the following system:

Predominantly South Facing:	Green (G)
Predominantly Flat or Mixed:	Yellow (Y)
Predominantly North Facing:	Red (R)

3.8 ESTIMATED OFF-SITE COSTS FOR ACCESS AND INFRASTRUCTURE

Each site was reviewed based on the municipal composite infrastructure map to determine its proximity to existing infrastructure. Municipal topographic mapping was used to estimate the most likely off-site servicing corridors. An appropriate point on the edge of the development pod was chosen for servicing connections and the various utility connection distances were calculated. The off-site costs were then estimated based on these servicing extensions.

Site specific costs for special items required to construct the developments (such as intersections, bridges, water pressure reducing stations, sewage pump stations and tie-ins) have been included.

Costing was determined using the same unit rates that were applied in the RMOW’s CSP study that were prepared by Webster Engineering. The road costs are per linear metre of road and are based on various cross slope ranges and include assumptions on the extent of soil and bedrock. Similarly, a 40% allowance for engineering and contingencies was applied to determine the total off-site costs.

The total estimated off-site cost is listed per site on the spreadsheet found in Appendix “C”.

It should be noted that general municipal infrastructure upgrades are not included such as:

- Increasing the size of municipal water reservoirs to provide more peak balancing water storage; and
- Increasing the capacity of surcharged sections of the trunk sanitary sewer that may be necessary to construct.

3.9 ESTIMATED NUMBER OF POTENTIAL DWELLING UNITS & BED UNITS

The following criteria were used to first estimate the developable area of each PDA, and then to estimate the average number of dwelling units and the average number of bed units:

- **Developable Area (m²)** – To calculate the potential buildable floor area on each site the following was assumed:
 - The area of each individual development pod area was reduced by 30% to allow for roads and green space, resulting in the amount of site available for building locations. This site area is provided in square metres under the “Developable Area” column on the spreadsheet found in Appendix “C”.
 - It is assumed that the appropriate building type and density changes at a site slope of 20%. Densities are expressed via a floor space ratio (FSR). An FSR of 0.3 was applied for portions of each site between 20% and 30% slope. This FSR would allow for townhouse densities. An FSR of 0.6 was applied for the remaining portions having less than 20% slope. This FSR would allow for apartments. The total buildable floor area was determined for each development pod on the basis of these FSR’s.

- **Average Number of Dwelling Units (70 m² each)** – To calculate the average number of dwelling units per PDA, the following typical category ranges were assumed:

Studio:	425 square feet
One-Bedroom:	600 square feet
Two-Bedroom:	800 square feet
Three-Bedroom:	1,200 square feet

Based on the above unit sizes, the average dwelling unit size is 750 square feet (70 m²). Based on this average, the estimated number of potential dwelling units was calculated and listed on the Appendix “C” spreadsheet per development pod.

- **Average Number of Bed Units (3 per avg. unit)** – The OCP designates three bed units per unit at the assumed average size of 750 square feet (70 m²). Based on this average, the estimated number of potential bed units was calculated and listed on the Appendix “C” spreadsheet per development pod.

3.10 ESTIMATED ON-SITE INFRASTRUCTURE COSTS

The civil analysis estimated the infrastructure cost per potential bed unit for each site. To achieve this, the infrastructure costs for each development pod were estimated. This on-site

costing was based on reviewing the shape of the individual development pods and making an assessment of reasonable servicing corridors allowing for individual building pads.

Once the estimated cost per PDA was determined, the bed unit calculation was applied to each development pod. The total estimated on-site cost is listed per site on the spreadsheet found in Appendix “C”.

It should be noted that:

- Some properties have several separate development pods within them. The notes on the summary spreadsheets identify where the costing identified for a development pod is subject to the prior development of an adjacent pod.
- On-site costing values were determined in the same manner as the off-site costing including the 40% engineering and contingency allowance.
- Works and services charges and/or municipal fees have not been applied to any of the sites.

3.11 COMPARATIVE COSTS PER BED UNIT

As described above, the estimated development cost per bed unit per individual development pod was calculated and summarized on the spreadsheet found in Appendix “C”.

For comparison purposes, the costs per bed unit were separated into four categories. The following indicates each category along with the distribution of potential development pods (the final site list identifies 28 properties with a total of 49 development pods):

A:	< \$ 1,000	3 development pods
B:	\$ 1,000 to \$ 5,000	28 development pods
C:	\$ 5,000 to \$15,000	13 development pods
D:	\$15,000 to \$50,000	5 development pods

3.12 ECONOMIC INDICATORS

The study team recognized that some economic costs to development of the potential sites are identical for any site development. These include:

- Works & service charges
- Property taxes
- Benefits to local business of additional resident housing

The economic indicators relevant for comparison purposes (most of which can be assessed via the data provided in this study) include:

- Land cost (where applicable)
- Costs to access, service and prepare the site for construction
- Extraordinary site preparation and/or construction costs
- Proximity to existing transit routes, community facilities and other infrastructure
- Ongoing municipal costs for maintaining new roads and infrastructure
- Cost of extending transit service to new area
- Community costs of allowing more market bed units (if necessary)
- Benefits of other community amenities provided within a development project

Further study of the potential development sites should be conducted to assess the economic impacts of resident housing at the potential locations such as:

- The cost to displace a current use of the property compared with the overall benefits of achieving resident housing at that location
- The value of uses other than resident housing at that location

3.13 FEASIBILITY & TIMING OF DEVELOPMENT

The feasibility and timing of development for any of the potential sites will be dependent on many factors, including:

- The ability to access and service a site within a reasonable timeframe
- The landowner's desire and ability to develop resident housing
- The landowner's desire to sell the site to the WHA
- Opportunities for public/private partnerships

These determinations are beyond the scope of this study and would probably best be determined through a proposal call process, an invitation for applications for development of resident housing, or other mechanisms.

4.0 STUDY FINDINGS

4.1 STUDY DELIVERABLES

The study team has provided a number of documents in support of the study findings, attached as appendices to this report:

- “A” – Mapping – Illustrative mapping of the potential sites for resident housing
- “B” – Spreadsheet – Site Data, Land Use Criteria & Environmental Constraints
- “C” – Spreadsheet – Estimated Housing Densities & Servicing Costs

- “D” – Spreadsheet – TNS Framework Assessment
- “E” – List & Notes of Sites – Potential Development Sites
- “F” – List & Notes of Sites – Under-Developed Sites
- “G” – List & Notes of Sites – Small Infill Sites & Road Ends
- “H” – Workshop Minutes – Council, WHA Board/Staff, RMOW Staff, Study Team
- “I” – Study Resources & References

4.2 STUDY LIMITATIONS

A few cautionary notes should be considered when reviewing the study findings:

- The study provides a broad scale overview of potential sites for resident housing development. Given the budgetary and timing constraints of the study and the large scale of the research mapping, opportunities have been identified at a preliminary level. Further exploration and detailed technical site analysis on all of the parameters will be required for each potential site to confirm the development suitability.
- The initial comparative analysis conducted by the study team and the workshop attendees is generally cursory in nature, but has served to identify potential sites that warrant further study.
- While many of the costing analyses are the same as those used in the RMOW’s CSP process, fully incorporating all of those costs, including application of various timelines and associated costs, is beyond the scope of this study. As such, the estimated costs presented in this study cannot be directly compared to summary costs presented in the RMOW’s CSP study.
- It is difficult to review the actual degree of environmental sensitivity of each potential site because the scale of the study cannot guarantee accuracy. Some sites not designated with environmental constraints might in fact have some concerns, while some of the identified constraints might be of lesser concern once an on-ground detailed review is conducted.
- Larger questions such as the market value and/or acquisition of the properties are beyond the scope of this study, and are left for municipal representatives to tackle.

5.0 CONCLUSIONS

This report of potential sites available for the development of new resident restricted housing in Whistler is a compilation of the consulting team's findings and the expert opinions of the WHA staff and board members, RMOW staff and Council. This report identifies primarily privately held lands in Whistler that are suitable for resident housing.

In summary, a total of 61 potential sites were identified for additional resident housing in Whistler within the three site categories:

Potential Development Sites	33
Under-Developed Sites	15
Small Infill Sites & Road Ends	<u>13</u>
Total Potential Sites	61

The estimated housing capacity of the "Potential Development Sites" totals 8,477 units, each at an average size of 750 square feet (70 square metres). These numbers do not include the potential for new resident units on the "Under-Developed Sites" or on the "Small Infill Sites & Road Ends" which could provide for another few hundred units. Of course, not all of the sites identified in this study will be developed with the estimated level of resident housing, but development of even 20 percent of the potential units would equal 1,695 new resident units. With a designation of three bed units per average unit, this 20 percent development would translate into 5,086 potential new resident bed units. From these numbers we can conclude there is ample opportunity within the valley from Function Junction to Emerald Estates to provide for our housing needs into the foreseeable future.

This study has considered the success factors established by Whistler for a sustainable future and presents the current resident housing potential within the valley. Accordingly, any future planning decisions made by the RMOW and Council will need to consider how we can meet Whistler's housing needs without disrupting the existing fabric of our community.

The RMOW commissioned this study, through the WHA, to achieve an inventory and comparative analysis of potential resident housing sites. The study findings can be used as a tool to assist the RMOW and the WHA in a number of forums:

- **Reviewing rezoning applications** – To assess if a subject property is in a desirable location for resident housing, based on a comparison of all other potential sites.
- **Choosing 300 acres of Crown Land** – To provide a complete picture of the lands suitable for resident housing in Whistler to help choose the Olympic Legacy land bank, and to help determine the best use of that land.
- **Identifying and evaluating potential site(s) to purchase** – To assist the WHA in searches for properties to purchase for development of resident housing.

Respectfully submitted,

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6.0 APPENDICES

- “A”** – Mapping – Illustrative mapping of the potential sites for resident housing
- “B”** – Spreadsheet – Site Data, Land Use Criteria & Environmental Constraints
- “C”** – Spreadsheet – Estimated Housing Densities & Servicing Costs
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- “E”** – List & Notes of Sites – Potential Development Sites
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- “H”** – Workshop Minutes – Council, WHA Board/Staff, RMOW Staff, Study Team
- “I”** – Study Resources & References

APPENDIX “A” Mapping –Potential Sites for Resident Housing

APPENDIX “B” Spreadsheet - Site Data, Land Use Criteria & Environmental Constraints

Appendix "B" Comparative Evaluation of Potential Resident Housing Sites in Whistler - Site Data, Land Use Criteria Environmental Constraints Summary Table

Site ID	Site Name	Site & PDA Sizes				Land Value	Current Land Use	Competing Land Use Interests		Existing Development Rights	Neighbourhood Compatibility		Localised Considerations										Rating							
		Site Area (ha)	PDA Area M2	PDA Area Hectares	Housing Capacity (est. no. of units)			Type / Tenure	Form / Density		Assessed Value of Land (a)	Assessed Value of Land (b)	Other Potential Land Uses	Proximity to Transit and Pedestrian	Proximity to Places of Work	Contains Mature / Old Growth Forest	Area Mature Forest	% Mature Forest	Area Old Growth	% Old Growth	Contains Young Forest	% Young Forest		Total % Forested	Contains Forested	Within Floodplain	Aspect			
31c	Two Lots above Emerald (E. side)	as above	3396.46	0.34	0.84	19	As above	As above	Vacant - mature forest	As above	As above	Y	R	R	NO	YES	3396	100	0	0	NO	0	0	100	NO	NO	Y	Fair		
31d	Two Lots above Emerald (E. side)	as above	393.77	0.04	0.10	2	As above	As above	Vacant - mature forest	As above	As above	Y	R	R	NO	YES	394	100	0	0	NO	0	0	100	NO	NO	Y	Fair		
32a	Parkhurst Lands (North)	64.74	63511.96	6.35	15.69	335	Rent / own	All	Gravel pit / lake trails - old growth forest	Recreation, single family	RSEI	R	R	R	NO	YES	0	0	63/12	100	YES	0	0	100	NO	NO	Y	Poor		
32b	Parkhurst Lands (North)	as above	4187.85	0.42	1.03	25	As above	As above	Vacant - forest	As above	As above	R	R	R	NO	NO	0	0	0	0	0	0	YES	4188	100	100	NO	Y	Poor	
32c	Parkhurst Lands (North)	as above	51849.72	5.19	12.81	211	As above	As above	Vacant - with old growth and mature forest	As above	As above	R	R	R	NO	YES	7583	34	209/0	23	YES	22207	43	100	NO	NO	Y	Poor		
32e	Parkhurst Lands (North)	as above	109734.56	10.97	27.12	509	As above	As above	Vacant - forest - with some mature forest	As above	As above	R	R	R	NO	YES	85991	55	0	0	YES	48144	45	100	NO	NO	Y	Poor		
32f	Parkhurst Lands (North)	as above	10879.78	1.09	2.69	70	As above	As above	Vacant - forest	As above	As above	R	R	R	NO	NO	0	0	0	0	0	0	YES	10880	100	100	NO	Y	Poor	
33a	Parkhurst Lands (South)	62.37	219163.82	21.92	54.16	1018	Rent / own	All	Vacant / historic site / lake trails - forest - with some mature and old growth forest	Heritage / interpretive centre, recreation, single family	RSEI	R	R	R	NO	YES	0	0	35/42	16	YES	102032	47	83	NO	NO	Y	Poor		
33b	Parkhurst Lands (South)	as above	11864.93	1.19	2.93	67	As above	As above	Vacant - forest	As above	As above	R	R	R	NO	NO	0	0	0	0	0	0	YES	11865	100	100	NO	YES	R	Poor
33c	Parkhurst Lands (South)	as above	50850.87	5.09	12.57	201	As above	As above	Vacant - forest	As above	As above	R	R	R	NO	NO	0	0	0	0	0	0	YES	50851	100	100	NO	NO	Y	Poor
33d	Parkhurst Lands (South)	as above	36856.19	3.69	9.11	136	As above	As above	Vacant - forest	As above	As above	R	R	R	NO	NO	0	0	0	0	0	0	YES	36856	100	100	NO	NO	Y	Poor

APPENDIX “C” Spreadsheet – Estimated Housing Densities & Servicing Costs

Appendix "C" Comparative Evaluation of Potential Resident Housing Sites in Whistler - Estimated Housing Denalties Servicing Costs

PRV ID	PRV NAME	ONITE TOTAL	OFFITE TOTAL	EXTENS	ESTIMATED HAD DENSITY ADJUST BY NOTES	DEVELOPING UNIT PRV	NO OF PRV'S (75% MAX)	NO OF PRV'S per 24 hrs	ONITE PRV UNIT	COMMENTS		
SITE INFORMATION											ASSUMED UNIT COSTS	
COSTS											ITEMS	Ln
1a	Alpha Creek Lands	\$516,000	\$331,000	PRV Stat, 1/2 inter	\$840,000	*	4036	36	103	8250 Subject to the development of other pods within this polygon	WATER	\$270
1b	Alpha Creek Lands	\$597,000	\$257,000	Pump	\$624,000	*	6746	52	137	8250 Subject to the development of other pods within this polygon	SAN	\$230
1c	Alpha Creek Lands	\$806,000	\$223,000	Pump	\$1,129,000	*	22441	165	495	2290 Subject to the development of other pods within this polygon	ROADS 0-20 XFALL	\$1916
1d	Alpha Creek Lands	\$130,000	\$151,000	Hay X, Pump	\$281,000	*	4764	36	108	2610	ROADS 20-40 XFALL	\$2,100
2a	Crown West of Pliam	\$284,000	\$0		\$284,000	**a	4176	27	81	3610 Site accessed and serviced via Site 4a (Pliam)	ROADS 30-40 (60%ROCK)	\$2,800
3a	Chetakama North	\$1,404,000	\$794,000	Bridge, L Pump	\$2,198,000		17180	95	283	7770	SERV. IN EXIST. ROADS	\$125
4a	Pliam Property	\$1,418,000	\$277,000	L Pump, Serv in Rd	\$1,695,000		24391	150	440	3780	HWY SERV. CROSSING	\$350
5.1a	Crown at Old Gravel Road	\$88,000	\$32,000		\$118,000		585	4	10	11800	BRIDGES	\$15,000
5.2a	Crown at Old Gravel Road	\$142,000	\$77,000		\$219,000		435	2	5	43600	FILL FOR ROADS	\$18
5.2c	Crown at Old Gravel Road	\$57,000	\$59,000		\$116,000		1645	10	31	3750	LARGE PUMP STATIONS	\$80,000
6a	Landon Mountain Lodge	\$2,025,000	\$270,000	Bridge, L Pump	\$2,295,000		15231	89	266	8630	SMALL PUMP STATIONS	\$40,000
6b	Landon Mountain Lodge	\$135,000	\$0		\$135,000	*	740	3	10	13500 Subject to the development of other pods within this polygon	SAN FORCEMAIN TIE-IN	\$20,000
7.1a	Lots 33.34 - Stonebridge	\$142,000	\$485,000		\$647,000		1275	8	24	22800	PRV STATION	\$100,000
7.2a	Lots 33.34 - Stonebridge	\$57,000	\$71,000	S Pump, Serv in Rd	\$128,000		742	6	16	8000	COMPLETE INTERSECTION	\$300,000
7.2c	Lots 33.34 - Stonebridge	\$142,000	\$0		\$142,000		2690	12	34	4180		
8.1a	Lots 33.34 - Stonebridge	\$142,000	\$995,000	PRV Station	\$1,137,000	*	2096	16	49	23210 Subject to the development of other pods within this polygon		
8.1b	Lots 33.34 - Stonebridge	\$847,000	\$16,000		\$863,000	*	23504	161	482	1800 Subject to the development of other pods within this polygon		
8.2a	Lots 33.34 - Stonebridge	\$294,000	\$106,000		\$400,000		4620	36	107	9600		
8.2d	Lots 33.34 - Stonebridge	\$675,000	\$1,771,000	Serv. in Ex. Rd's	\$2,446,000		6992	43	128	19110		
9a	Bunbury Property	\$142,000	\$199,000		\$341,000		2052	10	30	11370		
9b	Bunbury Property	\$152,000	\$572,000	Bridge	\$724,000		2770	15	45	16900		
10a	Triangle in Nordic	\$142,000	\$73,000	Small Pump	\$215,000	*	3438	25	73	2650		
11a	Highways Yard	\$851,000	\$398,000	Hay X-imp. inter	\$1,249,000		9447	69	207	6040		
12a	Village Nth Lot 2021(Library/Museum)	\$0	\$41,000	Serv. in Ex. Rd's	\$41,000		3672	31	94	440		
13a	Village North Lot 119 (Forest)	\$394,000	\$0		\$394,000		10836	93	278	1420		
14a	Cheron Triangle	\$142,000	\$48,000	Serv. in Ex. Rd's	\$190,000		1040	8	25	7600		
15a	Whistler Racquet & Golf Hotel	\$518,000	\$0		\$518,000		13887	114	343	1520		
16a	Cheron's White Gold Site	\$0	\$24,000	Serv. in Ex. Rd's	\$24,000		890	5	16	1500		
17a	Shoestring Lodge (Boat Pdy)	\$16,000	\$0		\$16,000		7916	66	197	90		
18a	Last Lake Estates in White Gold	\$259,000	\$111,000		\$370,000		19007	141	424	1350 TWL 704m, site elev 650-660m. It is expected building will require sprinklers		
19.1a	Mona West - Rainbow Substation	\$1,013,000	\$805,000	1/2 Intersect, L pump	\$1,818,000	**9.2	33193	229	687	26500 Shared access/servicing with Site 19.2 (Mona West)		
19.2a	Mona West - Zappa Lands	\$130,000	\$946,000		\$876,000	*	3899	33	97	7000 Subject to the development of other pods within this polygon		
19.2b	Mona West - Zappa Lands	\$518,000	\$805,000	1/2 Intersect, L pump	\$1,323,000	**9.1	19204	165	493	26900 Shared access/servicing with Site 19.1 (Rainbow Substation)		
20a	Riverside Camp-across Ftz. Ck	\$304,000	\$977,000		\$1,281,000	**	14823	85	255	9330		
20b	Riverside Camp-across Ftz. Ck	\$223,000	\$1,652,000		\$1,875,000	**	6539	47	140	13400		
21a	Crown at 21 Mile Creek	\$1,688,000	\$730,000	L Pump	\$2,418,000		64695	422	1267	1910		
22a	Crown West of Prospero	\$338,000	\$675,000		\$1,013,000	*	10520	63	189	6380 Subject to the development of other pods within this polygon		
22b	Crown West of Prospero	\$844,000	\$513,000	Large Pump	\$1,357,000	*	9937	64	191	7110 Subject to the development of other pods within this polygon		
23a	Progers Property	\$2,700,000	\$614,000	Reservoir, San Tia	\$3,314,000		71881	353	1059	3130		
23b	Progers Property	\$1,867,000	\$172,000	San Tia in, Pump	\$2,039,000	*	43482	242	725	2600		
23c	Progers Property	\$284,000	\$135,000	San Tia in, Pump	\$419,000	*	6240	46	137	3080		
24a	Crown End of Wedgewood Place	\$142,000	\$0		\$142,000		697	4	13	10630		
25a	Crown End of Mountainview Drive	\$142,000	\$0		\$142,000		2230	10	26	5080		
26a	Rainbow Lands	\$567,000	\$761,000	PRV, Intersection	\$1,328,000	**	13246	103	307	4330 Limited municipal san sewer capacity. Upgrades may be required		
26b	Rainbow Lands	\$1,563,000	\$471,000	Intersection	\$2,034,000	**	54590	294	881	23900 Limited municipal san sewer capacity. Upgrades may be required		
27a	Dickinson Triangle	\$675,000	\$547,000	Hay X, San Tia in, Int	\$1,222,000	**	10932	103	306	39700 Limited municipal san sewer capacity. Upgrades may be required		
27b	Dickinson Triangle		extreme terrain - access very difficult				extreme terrain - access very difficult			Limited access due to extreme terrain. Limited municipal san sewer capacity.		
28a	Two Lots above Emerald (North)	\$1,857,000	\$642,000	Reservoir	\$2,499,000	*	17480	96	288	8550 Limited municipal san sewer capacity. Upgrades may be required		
28b	Two Lots above Emerald (North)	\$1,519,000	\$1,114,000	Bridge, Reservoir	\$2,633,000	*	59554	333	999	26400 Limited municipal san sewer capacity. Upgrades may be required		
28c	Two Lots above Emerald (North)	\$884,000	\$1,212,000	Bridge, Reservoir	\$2,076,000	*	63049	309	927	22400 Limited municipal san sewer capacity. Upgrades may be required		
29a	Crown Lands above Hey's Yard	\$675,000	\$1,627,000	Bridge, Large Pump	\$2,302,000	*	26399	126	387	5990 Subject to the development of other pods within this polygon		
29b	Crown Lands above Hey's Yard		extreme terrain - access very difficult				extreme terrain - access very difficult			Limited access due to extreme terrain - very difficult with low bed units		
29c	Crown Lands above Hey's Yard	\$1,330,000	\$201,000	Water Connect to Res	\$1,531,000		18010	89	267	5810		
30a	Whistler Golf Course (South Third)	\$3,104,000	\$437,000	Hay Service X-imp	\$3,541,000		123987	1054	3234	1130		
31a	Two Lots below Emerald (Lakeside)	\$169,000	\$501,000	Pump, 1/2 Intersection	\$670,000	*	1223	9	27	24250 Limited municipal san sewer capacity. Upgrades may be required		
31b	Two Lots below Emerald (Lakeside)	\$57,000	\$480,000	Large Pump	\$537,000	**	169	1	4	134250 Limited municipal san sewer capacity. Upgrades may be required		
31c	Two Lots below Emerald (Lakeside)	\$142,000	\$345,000	Large Pump	\$487,000	**	276	2	7	69580 Limited municipal san sewer capacity. Upgrades may be required		
32a	Parkhurst Lands (North)	\$2,532,000	\$886,000	Bridge, Pump, 120Hz	\$3,418,000	**	44469	335	1005	35100 Limited municipal san sewer capacity. Upgrades may be required		
32b	Parkhurst Lands (North)	\$675,000	\$891,000	Bridge, Pump, 120Hz	\$1,526,000	**	20931	26	76	20080 Limited municipal san sewer capacity. Upgrades may be required		
32c	Parkhurst Lands (North)		extreme terrain - access very difficult				extreme terrain - access very difficult			No access due to extreme terrain. Limited municipal san sewer capacity.		
32d	Parkhurst Lands (North)	\$1,552,000	\$2,673,000	Bridge, Pump, Int	\$4,225,000	**	76814	509	1527	27700 Limited municipal san sewer capacity. Upgrades may be required		
32f	Parkhurst Lands (North)	\$296,000	\$1,323,000	Bridge, Pump, 120Hz	\$1,617,000	**	7916	70	210	76900 Limited municipal san sewer capacity. Upgrades may be required		
33a	Parkhurst Lands (South)	\$5,400,000	\$4,658,000	Bridge, pump, 140Hz	\$10,058,000		153436	1018	3052	33000 Limited municipal san sewer capacity. Upgrades may be required		
33b	Parkhurst Lands (South)	\$339,000	\$743,000	Bridge, pump, 140Hz	\$1,081,000	*	8395	67	201	53800 Limited municipal san sewer capacity. Upgrades may be required		
33c	Parkhurst Lands (South)	\$2,700,000	\$844,000	Bridge, pump, 140Hz	\$3,544,000	*	35594	201	601	59900 Limited municipal san sewer capacity. Upgrades may be required		
33d	Parkhurst Lands (South)	\$507,000	\$743,000	Bridge, pump, 140Hz	\$1,250,000	*	25760	136	407	30800 Limited municipal san sewer capacity. Upgrades may be required		

1 The cost estimate is for feasibility purposes only, and is accurate to ~30%. For establishing a project budget, we recommend the full addition of the accuracy allowance.

2 The estimate includes:

- * 20% Contingency & 15% Engineering

3 The estimate does not include the following:

- * Surveying, legal, or other consultant fees
- * Upgrades/Relocation of municipal facilities
- * DCC's municipal fees, GST

4 The estimate references sites as shown on the 'Potential Housing Sites Map' provided by Cascade Environmental

5 Existing Whistler Village service information was obtained from RMOW Water and Sanitary Composite Maps, Draft 7, July/August, 2003.

6 Developable Area is < 30% slope.

7 Allowances for roads & green spaces of 30% of the developable area has been applied to the calculations

KEY

- Extreme terrain - steep cliffs, river crossing, etc.

ITEMS	(m)
WATER	\$270
SAN	\$230
ROADS 9-20 XFALL	\$1,916
ROADS 20-40 XFALL	\$2,100
ROADS 30-40 (80%ROCK)	\$2,300
SERV. IN EXIST. ROADS	\$125
HWY SERV. CROSSING	\$200
BRIDGES	\$15,000
FILL FOR ROADS	\$180
LARGE PUMP STATIONS	\$80,000
SMALL PUMP STATIONS	\$40,000
SAN. FORCEMAIN TIE-IN	\$20,000
PRV STATION	\$100,000
COMPLETE INTERSECTION	\$300,000

SITE NOTES LEGEND

* - Subject to development of other pods within the polygon

Site ID - Subject to development of Site ID #8

** - Site costs are independent of other pods in polygon (for development of all sites in polygon use individual onsite costs with one/targeted off site cost)

** - Onsite costs are for lower site (upper portion difficult to access)

GENERAL NOTES

1 The cost estimate is for feasibility purposes only, and is accurate to +/-30%. For establishing a project budget, we recommend the full addition of the accuracy allowance.

2 The estimate includes:

* 20% Contingency & 15% Engineering

3 The estimate does not include the following:

* Surveying, legal, or other consultant fees

* Upgrades/Relocation of municipal facilities

* DCC's, municipal fees, GST

4 The estimate references sites as shown on the 'Potential Housing Sites Map' provided by Cascade Environmental

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6 Developable Area is < 30% slope.

7 Allowances for roads & green spaces of 30% of the developable area has been applied to the calculations

KEY

Extreme terrain - steep cliffs, river crossing, etc.

APPENDIX “D” Spreadsheet – TNS Framework Assessment

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
1a	Alpha Creek Lands	Good proximity to transit, work centre and amenities, potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school, Function and Creekside.	Increased use and waste of manmade materials with new development. Use of green building techniques and associated material purchase can minimize dependence on synthetic products.	Development pods A, B and D are entirely mature forest. Pod C is pole/sapling and mature forest. Potential impacts to riparian area to connect pods. Potential impact to green space along north side of Highway 99 between Function Junction and Twin Lakes.	Good neighbourhood compatibility. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school and daycare.
1b	Alpha Creek Lands				
1c	Alpha Creek Lands				
1d	Alpha Creek Lands				
2a	Crown West of Prism	Good proximity to transit and pedestrian, and Creekside amenities. Moderate proximity to work centre due to access constraints. Potential increased traffic due to south end of Whistler Creek school, Function and Creekside. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Majority of development pod is covered by mature forest. Potential impact to green space between Alpha Creek wetlands and hydro corridor. Potential impact to wildlife corridor. Access is dependant on development of adjacent property.	Potential development based on adjacent property, may be considered in future planning scenarios.
3a	Cheakamus North	Good proximity to amenities, transit and pedestrian access to Spring Creek. Moderate access to work centre due to access through neighbourhoods. Potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school and daycare, Function and Creekside.	as above	Development pod covered by pole/sapling, young and some mature forest. Potential impact to riparian area of Alpha Creek and Bayshores. Potential impact to green space between Spring Creek and Bayshores on east side of Highway 99.	Development costs moderate. Road connection between Spring Creek and Bayshores would be a good neighbourhood amenity. Development could impact adjacent neighbourhoods with increased traffic. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school.
4a	Prism Property	Good proximity to transit and pedestrian, and Creekside amenities. Moderate proximity to work centre due to access constraints. Potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school, Function and Creekside	as above	Development pod is entirely covered by mature forest. Potential impact to wetland pockets along the northern portion of development pod. Potential impact to green space on west side of Alta Lake Road between wetland and hydro corridor.	Development costs low. Potential conflict with existing neighbours. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school. May be considered in future planning scenarios
5.1a	Crown at Old Gravel Road	Moderate proximity to transit and work centres. Good proximity to Creekside amenities. Good southern exposure on some portions of the development pods creating opportunities for utilizing passive solar energy.	as above	Development pods vacant and partially vegetated. TEM analysis did not identify forest type, further analysis is required to identify forest cover. Potential impact to green space along rail line.	Development costs moderate to high due to low number of bed units. Good neighbourhood compatibility. Enhancement of community clusters as a result of close proximity to Function Junction, Creekside and Spring Creek school. Good access to parks and recreation opportunities.
5.2b	Crown at Old Gravel Road				
5.2c	Crown at Old Gravel Road				
6a	London Mountain Lodge	Poor proximity to transit and pedestrian. Moderate proximity to work centres and Good proximity to amenities. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pods are entirely covered by mature forest. Potential impact to riparian areas as development of pod A requires bridge access from pod B. Existing cabin and barn onsite. Potential impact to green space on west side of Nila Lake between hydro corridor and rail line.	Development costs moderate. Good neighbourhood compatibility, subject to redevelopment. Potential for cultural amenities such as artist-in-residence housing.
6b	London Mountain Lodge				
7.1a	lots 33 and 34 - Stonebridge	Poor proximity to transit and pedestrian. Moderate proximity to work centres and Good proximity to amenities.	as above	Development pods 7.2 B and C are entirely covered by pole/sapling forest as is part of pod 7.1A. Pod 7.1A and 7.2B not directly accessible from road, additional modification to landscape may be required. Development pod 8.1A is mature forest. Potential impact on green space at outlet of Alta Lake. upslope of rail line.	Development costs moderate to high with some sites already serviced. Minimal neighbours, therefore; potentially low impact building. Easy access to recreation trails.
7.2b	lots 33 and 34 - Stonebridge				
7.2c	lots 33 and 34 - Stonebridge				
8.1a	lots 33 and 34 - Stonebridge				
8.1b	lots 33 and 34 - Stonebridge	Poor proximity to transit and pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod B is covered by mature forest, pod C is old growth forest. Potential impact on green space at southwest end of Alta Lake, upslope of rail line.	
8.2c	lots 33 and 34 - Stonebridge				
8.2d	lots 33 and 34 - Stonebridge	Poor proximity to transit and pedestrian, amenities and work centres.	as above	Development pod is entirely covered by old growth forest. Potential impact to green space between hydro corridor and Alta Lake Road.	

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
9a	Bunbury Property	Good proximity to transit, pedestrian and amenities, potential increased traffic to south end of Whistler could be off set by decreased traffic due to proximity to Spring Creek school, Function and Creekside.	as above	Development pod A is covered by pole / sapling forest with some veteran trees. Pod B is currently occupied by three single family homes.	Development costs moderate to high due to low number of beds units. Good neighbourhood compatibility. Good access to green space.
9b	Bunbury Property				
10a	Triangle in Nordic	Good proximity to transit and pedestrian, and amenities, Moderate proximity to work centres.	as above	Development pod is vacant and forested. TEM analysis did not identify forest type. Further analysis is required. Potential impact to green space at end of Aspen Ridge.	Development costs low. Good neighbourhood compatibility however access may be difficult. Residential infill site with good access to Creekside.
11a	Highways Yard	Good proximity to transit and pedestrian, Moderate access to work centres. Poor proximity to amenities, however, situated half way between Village and Creekside.	as above	Development pod contains partial area of young forest, remainder of site is paved with existing structures. Potential environmental contamination from existing use. If required remediation could improve site conditions. Re-development of disturbed site may decrease current impact on natural environment.	Development costs low unless site remediation is required. Good neighbourhood compatibility. Good site for mixed use with community amenities.
12a	Village North Lots 20/21(Library/Museum)	Good proximity to transit, pedestrian, amenities and work centres.	as above	Development pod is a developed, primarily paved lot with existing buildings. Pod is adjacent to parkland.	Development costs low. Potential neighbourhood conflict as located within urban core, however, good opportunity for community clustering. Re-development could include mixed use and community amenities. Good access to daycare at MY Place, Valley Trail and recreational opportunities trails.
13a	Village North Lots 1/9 (Forest)	Good proximity to transit, pedestrian, amenities and work centres.	as above	Development pod is densely forested, however, TEM analysis did not identify. Site study is required to confirm forest type. Potential impact to green space within urban centre.	Development costs low. Potential neighbourhood conflict as located within urban core, however, good opportunity for community clustering. Development could include mixed use and community amenities. Good access to daycare at MY Place, Valley Trail and recreational opportunities trails.
14a	Chevron Triangle	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres, access required through adjacent site.	as above	Development pod is partially forested and site is known to be wet in nature. TEM analysis did not identify forest type, further site assessment is required. Potential impact to green space at intersection of Highway 99 and Lorimer Road.	Development costs low. Good neighbourhood compatibility provided access available through Whistler Racquet and Golf Hotel site. Residential infill close to walking trails and urban centre. Good access to schools and Valley Trail and recreation opportunities.
15a	Whistler Racquet & Golf Hotel	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is a vacant, disturbed, partially forested site	Development costs low. Good neighbourhood compatibility. Good access to Valley Trail, recreation facilities, trails and park. Potential for cultural centres.
16a	Chevron White Gold Site	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is a vacant, disturbed site with little existing forest cover.	Development costs low. Moderate to poor neighbourhood compatibility as a result of proximity to highway. Good access to Valley Trail, Lost Lake recreational trails and green space and school.
17a	Shoestring Lodge (Boot Pub)	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is a developed, disturbed site which contains little existing forest cover.	Development costs low. Good potential for mixed use and community amenities. Good access to school, Lost Lake recreational trails and green space.
18a	Lost Lake Estates in White Gold	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres.	as above	Development pod is sparsely forested with young and old growth forest. Majority of property lies below design flood level for Fitzsimmons Creek.	Development costs low however water pressure could be an issue for apartment style development. Neighbourhood compatibility is good only if low density in keeping with existing community. Good access to Lost Lake recreational trails and green space.

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
19.1c	Mons West - Rainbow Substation	Good proximity to transit, pedestrian and amenities, Moderate proximity to work centres	as above	Development pod C partially covered by both mature and young forest. Eastern portion of pod C in forested floodplain. Further site investigation required to delineate forested floodplain extents. Landscape fragmented by hydro lines.	Development costs low. Development of an area master plan required to manage competing land uses and development of community cluster. Good access to recreational trails.
19.2a	Mons West - Zeppo Lands	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres.	as above	Development pod A is covered by mature forest and is adjacent to wetland to the south, pod B contains partial area of mature forest, remainder of site is open space. Pod A is entirely within forested floodplain as is northeastern portion of pod B. Further site investigation required to delineate forested floodplain extents. Landscape fragmented by hydro lines.	
19.2b	Mons West - Zeppo Lands				
20a	Riverside Campground - across Fitzsimmons Creek	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pod B is entirely covered by mature forest, pod A is covered by primarily young forest and some mature forest. Potential alternate access from Riverside Campground will require construction of bridge over Fitzsimmons Creek. Potential alternate access through Spruce Grove may impact wetland and forested floodplain. Potential impact on green space east of Fitzsimmons Creek, north of Spruce Grove Park	Development costs moderate as a result of potential bridge construction. Potential conflict with tourist accommodation. Distance of housing from work centres could cause barrier to community building. Access to recreation is limited if accessed from campground.
20b	Riverside Campground - across Fitzsimmons Creek				
21a	Crown at 21 Mile Creek	Poor proximity to transit, pedestrian, amenities, work centres. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pod area completely covered by mature forest. Potential impact on green space along Alta Lake Road.	Development costs moderate. Good neighbourhood compatibility with potential low impact to neighbours. Distance of housing from work centres could cause barrier to community building. Extensive recreational trail network through site. May be considered in future planning scenarios.
22a	Crown West of Prospero	Good proximity to transit and pedestrian, Poor proximity to work and amenities. Good southern exposure creating opportunities for utilizing passive solar energy.	as above	Development pods completely covered by young forest. Pod A not directly accessible from road, therefore, access may require additional modification to landscape. Potential impact on green space along Alta Lake Road south of Alpine Meadows.	Potential development based on adjacent property. Development costs moderate. No potential neighbourhood conflicts identified. Distance of housing from work centres could cause barrier to community building. Good access to recreational trails.
22b	Crown West of Prospero				
23a	Propero Property	Good proximity to transit and pedestrian, Poor proximity to amenities and work centres.	as above	Development pods A and B are almost completely covered by young forest, pod C and part of B contain mature forest. Potential impact to riparian area if pods connected. Potential impact on green space along Alta Lake Road south of Alpine Meadows.	Development costs low due to high potential bed units. Good neighbourhood compatibility. Distance of housing from work centres could cause barrier to community building. Recreation trails throughout site.
23b	Propero Property				
23c	Propero Property				
24a	Crown End of Wedgeview Place	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres.	as above	Development pod contains partial area of young forest. Potential impact to green space at end of Wedgeview Place.	Development costs moderate. Potential single family infill site with good neighbourhood compatibility.
25a	Crown End of Mountainview Drive	Good proximity to transit, pedestrian and amenities, Poor proximity to work centres.	as above	Development pod contains partial area of young forest. Potential impact to green space at end of Mountainview Drive.	Development costs moderate. Potential single family infill site with good neighbourhood compatibility.
26a	Rainbow Lands	Moderate proximity to transit and pedestrian, Poor proximity to work centres, Good proximity to amenities.	as above	Part of development pod B contains mature and old growth forest, development pod A is covered by young forest. Large forest area not captured by TEM analysis. Further site analysis required to identify forest type in pod B. Potential impact to riparian area if pods are connected. Potential impact to green space north of Alpine Meadows.	Development costs low. No neighbours however development could displace current use of property by local businesses.
26b	Rainbow Lands				

Appendix "D" Comparative Evaluation of Potential Resident Housing Sites in Whistler - The Natural Step Framework Assessment

Site ID	Site Name	System Condition 1 Reduce dependence on scarce Fossil Fuels/Minerals/Metals	System Condition 2 Reduce dependence on synthetic chemicals/products	System Condition 3 Protection of natural environment	System Condition 4 Meet basic needs
27a	Dickinson Triangle	Moderate proximity to transit and pedestrian, Poor proximity to work centres, Good proximity to amenities.	as above	Development pods entirely covered by mature forest. Potential impact on green space along highway between Alpine Meadows and Emerald Estates. Potential additional modification to landscape required to access Pod B due to extreme terrain.	Development costs low if access and water service provided through Rainbow site or CSP Emerald West site. No neighbourhood conflict issues identified. Good access to recreational trails.
27b	Dickinson Triangle				
28a	Two Lots above Emerald (North)	Moderate proximity to transit and pedestrian, Poor proximity to work centres and amenities.	as above	Development pods A, B and C contain areas of primarily old growth and some mature forest. Pods are almost entirely forest covered. Potential impact to riparian areas as a result of bridge construction. Area will require reservoir and water intake construction. Additional modification to the landscape required for servicing. Potential impact to green space north of Emerald Estates.	Development costs moderate to high. No neighbourhood conflict issues identified. Recreational trail through site. Potential increased sprawl of Emerald Estates.
28b	Two Lots above Emerald (North)				
28c	Two Lots above Emerald (North)				
29a	Crown Lands above Highways Yard	Good proximity to transit and pedestrian, Moderate access to work centres, Poor proximity to amenities.	as above	Development pod is covered by young and pole sapling forest. Potential impact to riparian areas as a result of bridge construction. Additional landscape modification required for connecting water services to reservoir and to access Pod B through extreme terrain. Potential impact on green space between Nordic Estates and Brio.	Development costs high. Potential neighbourhood conflict with increased traffic through access in Brio. Site within Controlled Recreation Area, therefore, potential conflict with ski hill operations and planning. Recreational trails through site.
29b	Crown Lands above Highways Yard				
29c	Crown Lands above Highways Yard				
30a	Whistler Golf Course (South Third)	Good proximity to transit, pedestrian, amenities and work centres.	Development may reduce synthetic chemicals used for golf course manufacturing. Increased use and waste of manmade materials with new development. Use of green building techniques and associated material purchase can minimize dependence on synthetic products.	Development pod within existing manipulated landscape. Potential impact on anthropogenic green space. Poor soils noted on site, therefore, potential for extensive import of fill required for development. Further soil investigation required.	Development costs low due to high potential bed units. Potential neighbourhood conflicts. Potential impact to existing business and loss of resort experience. Considered not in keeping with Whistler It's Our Future success factors.
31a	Two Lots above Emerald (Lakeside)	Moderate proximity to transit and pedestrian, Poor work centres and amenities.	Increased use and waste of manmade materials with new development. Use of green building techniques and associated material purchase can minimize dependence on synthetic products.	Development pods A, C and D entirely covered by mature forest, pod B is covered by young forest. Potential impact on Green Lake as a result of sparsely forested foreshore. Potential impact on green space at north end of Green Lake.	Development costs moderate to high due to low number of potential bed units. No neighbourhood conflicts identified.
31b	Two Lots above Emerald (Lakeside)				
31c	Two Lots above Emerald (Lakeside)				
31d	Two Lots above Emerald (Lakeside)				
32a	Parkhurst Lands (North)	Poor proximity to transit, pedestrian, amenities, work centres in Whistler.	as above	Development pods A, C and E contain portion of old growth and mature forest, rest of site covered by young forest. Potential impact to riparian areas as southern development pods require bridge access across Green River. Potential impact to green space on east side of Green Lake between highway and hydro corridor.	Development costs high. No neighbourhood conflict issues identified. Recreational trails throughout site. Potential increased sprawl towards Pemberton neighbouring community.
32b	Parkhurst Lands (North)				
32c	Parkhurst Lands (North)				
32e	Parkhurst Lands (North)				
32f	Parkhurst Lands (North)				
33a	Parkhurst Lands (South)	Poor proximity to transit, pedestrian, amenities, work centres in Whistler.	as above	Development pods (primarily pod A) contain portion of old growth and mature forest, rest of site is entirely covered by young forest. Potential impact to riparian areas as development pods require bridge access across Green River. Potential impact to green space on east side of Green Lake between highway and hydro corridor.	Development costs high. No neighbourhood conflict issues identified. Potential impacts to heritage values of site. Recreational trails throughout site.
33b	Parkhurst Lands (South)				
33c	Parkhurst Lands (South)				
33d	Parkhurst Lands (South)				

APPENDIX “E” List & Notes of Sites – Potential Development Sites

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX “E”

LIST & NOTES OF SITES
POTENTIAL DEVELOPMENT SITES

Site 1 – Alpha Creek Lands

Consensus: Good**Summary Notes:**

- Vacant, mature forest, large wetland complex, PAN1
- Good access to transit, places to work and school, recreation
- Potential for community amenities
- Requires water pressure reducing station and two half-intersections
- Cost to service low

Workshop Input:

- Should include 20-metre buffer along the highway
- The TAG study suggested no further development at the south end given traffic concerns; however, that recommendation was made before Spring Creek was developed with community amenities needing further residents to effectively utilize the new facilities.

Site 2 – Crown West of Prism

Consensus: Fair**Summary Notes:**

- Vacant mature forest, wetland complex, PAN1
- Good access to transit, good proximity to amenities at Creekside, moderate to work sites
- Good southern aspect
- Development costs would be low

Workshop Input:

- Development depends on access through the adjacent Prism property
- Long-term site

Site 3 – Cheakamus North

Consensus: Good

Summary Notes:

- Vacant some mature, mostly young forest
- Potential impacts from traffic on adjacent neighbourhoods
- Will require bridge over Alpha Creek to Miller’s Pond
- Development costs would be moderate

Workshop Input:

- Road connection between Spring Creek and Millars Pond with a bridge over Alpha Creek would be a good neighbourhood amenity

Site 4 – Prism Property

Consensus: Fair

Summary Notes:

- Vacant mature forest
- Good access to transit, good proximity to amenities at Creekside, moderate to work sites
- Potential neighbourhood conflicts
- Development costs would be low

Workshop Input:

- Considered long-term, not a low-hanging fruit

Site 5 – Crown at Old Gravel Road

Consensus: Moderate

Summary Notes:

- Vacant
- Good neighbourhood compatibility, although adjacent to railway tracks
- Good southern exposure on some portions
- Proximity to work and transit moderate, good access to lakefront, trails and other recreation
- Development costs would be moderate to high due to low number of bed units

Workshop Input:

- Considered as part of the South Whistler neighbourhood, employee housing could help to utilize the amenities at Spring Creek and other South Whistler facilities
- Access to transit

Site 6 – London Mountain Lodge**Consensus: Zoned****Summary Notes:**

- Vacant, mature forest, except Hillman cabin and barn
- Proximity to transit is poor, proximity to work is moderate
- Aspect rated as poor
- Good for employee housing infill
- Moderate development costs (based on transfer of bed units)

Workshop Input:

- Existing zoning requires development of cabins for employees and artists-in-residence
- Potential to generate additional restricted housing

Sites 7 & 8 – Lots 33 and 34, Stonebridge**Consensus: Moderate****Summary Notes:**

- Vacant forested, some mature, some veteran trees
- Minimal impact to neighbours
- Proximity to transit is poor, proximity to work is moderate and poor
- Development costs would be moderate to high

Workshop Input:

- Owner can provide on-ground topographical survey and more detailed forest mapping
- One pod has an access easement for the Tyrol Lodge
- Some portions already serviced
- Proposed Nita Lake Connector will impact some of these sites
- Transit availability is “low” to west side, but different routings mean different frequencies
- Good trail access exists

Site 9 – Bunbury Property**Consensus: Zoned****Summary Notes:**

- 3 existing single family homes, vacant forested with veteran trees
- Good proximity to transit, moderate for proximity to work
- Development costs would be moderate to high (related to low number of bed units)

Workshop Input:

- Existing development rights are established via the bed unit inventory
- Low yield of employee units is expected within the overall development

Site 10 – Triangle in Nordic**Consensus: Good****Summary Notes:**

- Vacant forested
- Highway noise
- Infill of residential uses
- Access may be a problem
- Good proximity to transit and amenities, moderate for work
- Development costs would be low

Workshop Input:

- Include a 20-metre highway buffer

Site 11 –Highways Yard**Consensus: Good****Summary Notes:**

- Developable area currently used, cleared with some young forest
- Good proximity to transit, moderate for work, poor for amenities
- Low development costs.

Workshop Input:

- Must consider potential contamination issues (UST – industrial/commercial)

Site 12 – Village North Lots 20/21 (Library/Museum)**Consensus: Zoned****Summary Notes:**

- Parking lot with library and museum trailers
- Within urban centre – noise issues, potential neighbourhood conflicts
- Proximity to transit, work and amenities is good
- Within floodplain
- Development costs would be low

Workshop Input:

- Incorporate housing as part of the development

Site 13 – Village North Lots 1/9 (Forest)**Consensus: Zoned****Summary Notes:**

- Vacant, forest
- Within urban centre – noise issues, potential neighbourhood conflicts
- Proximity to transit, work and amenities is good
- Within floodplain
- Development costs would be low

Workshop Input:

- Incorporate housing as part of the development

Site 14 – Chevron Triangle**Consensus: Moderate****Summary Notes:**

- Vacant, forest, wet (needs further assessment); within floodplain
- Access through Whistler Racquet and Golf
- Proximity to transit and amenities is good, work moderate
- Development costs would be low

Workshop Input:

- Access through the adjacent Whistler Racquet and Golf Hotel site

Site 15 – Whistler Racquet and Golf Hotel**Consensus: Zoned****Summary Notes:**

- Vacant, partially forested
- Within floodplain
- Proximity to transit and amenities is good, work moderate
- Development costs would be low

Workshop Input:

- Some employee housing required under the existing zoning

Site 16 –Chevron White Gold Site**Consensus: Good****Summary Notes:**

- Vacant some trees
- Not best for residential
- Good proximity to transit, moderate for proximity to work
- Development costs are low

Workshop Input:

- Not suitable for a gas station

Site 17 – Shoestring Lodge (Boot Pub)**Consensus: Zoned****Summary Notes:**

- Lodge, restaurant, bar, etc., vacant land
- Good mixed use site
- Good proximity to transit, moderate for work
- Partially within floodplain
- Development costs would be low

Workshop Input:

- Incorporate housing as part of the development

Site 18 – Lost Lake Estates in White Gold**Consensus: Good****Summary Notes:**

- Single family house, vacant forested, some mature
- Within floodplain
- Water pressure issues for apartment style buildings
- Good proximity to transit and amenities, moderate for work
- Development costs would be low

Workshop Input:

- Potential soil issues must be considered

Site 19 – Mons West – Rainbow Substation & Zeppo Lands**Consensus: Fair****Summary Notes:**

- Mature and young forest, within floodplain
- Area requires comprehensive master plan due to competing land uses
- Fragmented area due to Hydro lines
- Good proximity to transit and amenities, moderate to poor for work
- Development costs are low

Workshop Input:

- An “energy mall” suggested for the substation site to bring new sources of fuel to Whistler

Site 20 – Riverside Campground – across Fitzsimmons Creek**Consensus: Zoned****Summary Notes:**

- Vacant, some mature forest
- Requires access and services via Spruce Grove Park
- Good proximity to transit and amenities, poor for work
- Good aspect
- Development costs would be moderate

Workshop Input:

- Given high cost of a bridge over creek, consider access through Spruce Grove Park
- May require bridge over Fitzsimmons Creek is Spruce Grove access is not approved

Site 21 – Crown at 21 Mile Creek**Consensus: Fair****Summary Notes:**

- Vacant, mature forest; good aspect
- Proximity to transit, work and amenities is poor
- No impact to neighbours
- Extensive trail network
- Moderate development costs

Workshop Input:

- High density needed to extend municipal services to this area
- Considered a long-term potential
- Existing trail access is important

Site 22 – Crown West of Prospero**Consensus: Fair****Summary Notes:**

- Vacant forested; good aspect
- No potential neighbourhood conflicts
- Proximity to transit moderate, work and amenities is poor
- Development costs are moderate

Workshop Input:

- Development will depend on access through the adjacent Prospero property

Site 23 – Prospero Property**Consensus: Moderate****Summary Notes:**

- Vacant forested, some mature
- Proximity to transit moderate, work and amenities is poor
- Development costs would be low due to high potential bed units

Workshop Input:

- While most of the property has development potential, the portion adjacent the Emerald Forest contains sensitive wetlands and should be deleted

Site 24 – Crown – End of Wedgeview Place**Consensus: Good****Summary Notes:**

- Vacant, forested
- Single family infill site, good compatibility with neighbours
- Proximity to transit and amenities is good, proximity to work is poor
- Moderate development costs

Workshop Input:

- Low-density use appropriate

Site 25 – Crown – End of Mountainview Drive**Consensus: Good****Summary Notes:**

- Vacant, forested
- Single family infill site, good compatibility with neighbours
- Proximity to transit and amenities is good, proximity to work poor
- Moderate development costs

Workshop Input:

- Consider provision of access to the panhandle lots above

Site 26 – Rainbow Lands**Consensus: Good****Summary Notes:**

- Rainbow Rentals, Whistler Paintball, temporary structures, nursery, some mature forest
- No neighbours
- Proximity to transit is moderate, work poor
- Limited downstream sewage capacity, upgrade may be required
- Development costs would be low

Workshop Input:

- Highway intersection and signalization is needed
- Potential public/private partnership with adjacent Crown lands and for the Olympic Village
- Add live/work uses to mitigate “poor” rating for proximity to employment opportunities
- Potential for other community/neighbourhood amenities
- Emerald sewer system design assumed an additional 1000 bed units

Site 27 – Dickinson Triangle**Consensus: Fair****Summary Notes:**

- Vacant, mature forest
- Proximity to transit moderate, poor proximity to work, proximity to amenities is good
- No neighbours
- Limited downstream sewage capacity, upgrade may be required
- Development costs are low

Workshop Input:

- Needs access and water service through the Rainbow site or through the “Emerald West” site identified under the CSP

Site 28 – Two Lots Above Emerald (North)**Consensus: Fair****Summary Notes:**

- Vacant, mature forest, some old growth
- Proximity to transit is moderate, work and amenities is poor; some trails
- No impact to neighbours; proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- Moderate to high development costs

Workshop Input:

- Servicing will be challenging (pressure zone)
- Transit rating is too high (should be red)
- Environmental issues regarding the forest, and consider existing trails

Site 29 – Crown Lands above Highways Yard**Consensus: Poor****Summary Notes:**

- Vacant mature and young forest
- Within controlled recreation area
- Accessed through Brio subdivision; some development pods not accessible
- Good proximity to transit, moderate for work, poor for amenities
- Development costs moderate

Workshop Input:

- Costs to access and service should be listed as moderate to high

Site 30 – Whistler Golf Course (South Third)**Consensus: Poor****Summary Notes:**

- Golf course
- Proximity to transit, work and amenities good
- Displacement of golf course would result in loss of recreation amenity, potential loss of adjacent property values and other impacts
- Low development costs

Workshop Input:

- The golf course is an existing amenity, an asset adjacent the Village with easy access for visitors – why throw it away?
- Whistler is rated the #1 golfing destination in Canada –courses by Nicklaus, Palmer, Jones
- Golf courses mature like fine wine – with millions of dollars invested over time
- Development as a residential use would go against the success factors identified by Whistler – It's Our Future
- Poor soils

Site 31 – Two Lots above Emerald (Lakeside)**Consensus: Poor****Summary Notes:**

- Vacant, mature forest
- Proximity to transit is moderate, work and amenities is poor
- Proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- High development costs

Workshop Input:

- Very long term servicing

Site 32 – Parkhurst Lands (North)**Consensus: Poor****Summary Notes:**

- Vacant, forested, some mature and old growth, gravel pit, trails
- Proximity to transit, work and amenities is poor
- Bridge required to access pod e
- Proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- High development costs

Workshop Input:

- Very long term servicing

Site 33 – Parkhurst Lands (South)**Consensus: Poor****Summary Notes:**

- Vacant, forested, some mature and old growth, historic site, bike trails
- Proximity to transit, work and amenities is poor
- Bridge required over Green River
- Railway crossing required
- Isolated development pockets with difficult access
- Proximity to heliport
- Limited downstream sewage capacity, upgrade may be required
- High development costs

Workshop Input:

- Very long term servicing

APPENDIX “F” List & Notes of Sites – Under-Developed Sites

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX “F”

**LIST & NOTES OF SITES
UNDER-DEVELOPED SITES**

Site 1 – Tyrol Lodge

- Club cabin and mature forest
- Proximity to transit is poor, proximity to work is moderate
- Good views, no neighbours
- On railway
- Development costs are low
- Consider the visual sensitivities of this lakeside location

Site 2 – International Hostel

- Include employee housing in redevelopment

Site 3 – Properties along Lake Placid Road

- Include employee housing in each redevelopment

Site 4 – Nordic Club Cabins

- All zoned LR-2

Site 5 – Whistler Golf Course – Parking Lot & Maintenance Area

- Surface parking lot and maintenance yard
- Proximity to transit, work and amenities is good
- Low development costs
- Good opportunity to consider converting a surface parking lot to an underground parkade with housing above, and to utilize an under-developed maintenance yard
- Low visibility from market housing high above

Site 6 – Whistler Golf Driving Range

- Existing driving range
- Within urban centre, noise issues
- Potential neighbourhood conflicts
- Proximity to transit, work and amenities is good
- Within floodplain
- Development costs are low
- Other uses considered include a fire hall adjacent the highway and the Olympic medals plaza
- Incorporate a few employee units at the end of the site

Site 7 – Municipal Hall and Fire Hall

- Include employee housing in redevelopment

Site 8 – Day Skier Parking Lots

- Potential for geothermal utility
- Possibly move training berm for housing along Blackcomb Way

Site 9 – Blackcomb Day parking Lots 6-8

- Parking lot, ski hill staff, snowmobile base area
- Development heights could be restricted due to low water pressures
- Proximity to transit and amenities is good, proximity to work is moderate (except for mountain)
- Good for mountain staff housing
- Development costs would be low
- Many competing existing and potential uses, including Olympic venues
- Incorporate housing as part of the development

Site 10 – Chateau Golf Course Clubhouse Site

- Include employee housing in redevelopment

Site 11 – BC Ambulance, Westel, Telus, Dandelion Daycare

- Add employee housing to each existing use

Site 12 – Mons West – Weather Station, Centra Gas, Public Works Yard

- Area requires comprehensive master plan due to competing land uses
- Good proximity to transit and amenities, moderate to poor for work
- Development costs are low
- Consider better use of employee housing at this location

Site 13 – Mons East – Whistler Service Park, Pomeroy, Nicklaus Maintenance Yard

- Existing industrial uses and potential contamination

Site 14 – Fire Hall in Alpine Meadows

- Add employee housing to the existing use

Site 15 – Mountainview Lots in Alpine

- Potential to develop the access pieces of each panhandle lot if an alternate access is provided to the upper portions
-

APPENDIX “G” List & Notes of Sites – Small Infill Sites & Road Ends

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX “G”

**LIST & NOTES OF SITES
SMALL INFILL SITES & ROAD ENDS**

Site 1 – Whisky Jack Parking Lot

- Owner interested in constructing employee housing over excess parking

Site 2 – Across from Rimrock / East side of Hwy 99

- Vacant forested
- Highway noise major negative impact
- Infill of residential uses
- Good proximity to transit, work and amenities
- Development costs would be moderate (related to low number of bed units, small size)
- Fee simple parcel owned by the RMOW
- 20-metre highway buffer would preclude any development, but the existing rock cut could be the visual buffer
- Mini recycling centre and/or a mailbox kiosk is being considered for this site

Site 3 – Lot at end of Nordic cul-de-sac

- Fee simple owned by RMOW?
- Single family use consistent with adjacent properties

Site 4 – Park above Old Mill Lane

- Potential for one or two houses or duplexes

Site 5 – Road end on Alta Lake Road

- Single family use consistent with adjacent properties

Site 6 – Park above Nature Reserve

- Flat area adjacent potential Crown development site

Site 7 – Park south of White Gold

- Single family use consistent with adjacent properties

Site 8 – End of Fitzsimmons Road North

- Single family use consistent with adjacent properties

Site 9 – Parcel adjacent Shoestring Lodge

- Owned by RMOW, road, or Shoestring?

Site 10 – Part of Lorimer Road

- Single family use consistent with adjacent properties

Site 11 – End of Easy Street

- Single family use consistent with adjacent properties

Site 12 – End of Balsam Way

- Single family use consistent with adjacent properties

Site 13 – End of Alpine Way

- Mostly steep terrain within riparian setback
 - Single family use consistent with adjacent properties
-

APPENDIX “H” Workshop Minutes – Council, WHA Board/Staff, RMOW Staff

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX “H”

WORKSHOP MINUTES

COUNCIL, WHA BOARD/STAFF, RMOW STAFF, STUDY TEAM

On February 11, 2004, the consulting team for the study of sites potentially available for resident housing conducted a workshop with members of the WHA Board, Council, municipal staff and WHA staff. The consulting team had compiled available data and summarized the opportunities and constraints for development of each potential site. The purpose of the workshop was to present these findings, gather additional details and opinions from the workshop participants, assess the merits and challenges of each site, and comparatively rate the development suitability of each, culminating in a short-list of sites for presentation to Whistler’s Council. This document summarizes the input provided at the workshop.

WORKSHOP PARTICIPANTS		
WHA Board Caroline Lamont Duane Jackson Steve Bayly	Council Hugh O’Reilly Gordon McKeever Marianne Wade	WHA Staff Tim Wake Marla Zucht
Municipal Staff Bill Barratt Bob MacPherson Jan Jansen Joe Paul John Nelson Mike Vance	Consulting Team Drew Meredith Cam Anderson Mike Nelson Karina Andrus Chris McDougall Sharon Jensen	<i>Absent with regrets:</i> <i>Jim Godfrey</i> <i>Ken Melamed</i> <i>Kristi Wells</i> <i>Nick Davies</i> <i>Kirby Brown</i>

GENERAL SUGGESTIONS

- Land cost is considered of lesser relevance where employee housing can be provided on “free” Crown Land and/or can be acquired as an amenity contribution from a developer of private lands.
- A 20-metre buffer should be mapped for all sites along Highway 99.
- For buffer and aesthetic purposes, a 10-metre setback should be mapped along all major hydro transmission lines.
- Transportation needs are different for different employee tenures.

RATINGS AND CATEGORIES

- Properties that are currently zoned for development should be given a “Zoned” rating. These will likely be developed as permitted under their market zoning, but can also provide employee housing as a component of a mixed-use project.
- Negotiations for alternate uses and densities of zoned properties, and for bed unit transfers and comprehensive development schemes for multiple properties will be undertaken by the Municipality, and is not part of the terms of reference for this study.
- Properties with an existing use based on the current zoning should be moved to the “Under-Developed” category.
- Properties that are very small should be moved to the “Small Infill” category.

ADDITIONAL SITES CONSIDERED

- **Whistler 900/1000 at Mid-Station** – not added:
 - Mid-station was built to accommodate a 5-storey building atop it some day.
 - Road access is required through Brio with a stretch of about five miles needed.
 - This site is one of Intrawest’s Crown option sites and might be slated for other uses – Intrawest should be consulted.
- **Municipal Hall and Fire Hall** – added to the “Under-Developed” category:
 - Housing could be incorporated as part of a re-development.
- **Ambulance, Westel, Telus, Daycare** – added to the “Under-Developed” category:
 - Housing could be added to the existing uses.

REVIEW OF POTENTIAL SITES

Site 1 – Crown Land, South Function

Consensus: Delete

- The sewer “smell” will be remedied, but it will never be at a “zero” level.
- A cluster of sites were identified in this location under the CSP process, but were not considered further given the desire to maintain a visual quality of entering Whistler.
- A grade separation might be needed for the railway crossing.
- A highway realignment might go through a portion of this site.

Site 2 – Alpha Creek Lands

Consensus: No designation was assigned

- A 20-metre buffer should be shown along the highway.
- The TAG study suggested no further development at the south end given traffic concerns; however, that recommendation was made before Spring Creek was developed with community amenities needing further residents to effectively utilize the new facilities.

Site 3 – Crown West of Prism

Consensus: “C”

- Development depends on access through the adjacent Prism property.
- Long-term site.

Site 4 – Cheakamus North

Consensus: “A”

- A road connection between Spring Creek and Millars Pond with a bridge over Alpha Creek is wanted/needed through this site.
- Development, including the desired road connection, would be a good neighbourhood amenity.

Site 5 – Prism Property

Consensus: “C”

- Considered long-term, not a low-hanging fruit.

Site 6 – Crown at Old Gravel Road**Consensus: "B"**

- Considered as part of the South Whistler neighbourhood, employee housing could help to utilize the amenities at Spring Creek and other South Whistler facilities.
- Access to transit.

Site 7 – Crown East of Prism-North of Alta Lake Rd**Consensus: Delete**

- Access would be tough give the sloping topography.

Site 8 – London Mountain Lodge**Consensus: "Zoned"**

- The existing zoning requires development of seven cabins for employees and artists-in-residence.
- There may be opportunities to generate additional restricted housing and/or to transfer bed units to/from the property.

Site 9 – Tyrol Lodge**Consensus: Move to Under-Developed category**

- Any re-development must consider the visual sensitivities of this lakeside location.

Sites 10 & 11 – Lots 33 and 34, Stonebridge**Consensus: "B"**

- An on-ground topographical survey and more detailed forest mapping are available from the owner for review.
- Site 10(c) has an access easement through it for the Tyrol Lodge.
- Some of these leftover sites are already serviced.
- The proposed Nita Lake Connector will impact some of these sites.
- Transit availability is "low" to the west side, although different routings mean different frequencies.
- Good trail access exists.

Site 12 – Rainbow Park**Consensus: Delete**

- Obtained as parkland through expropriation and should not be used for anything but park.

Site 13 – North End BC Rail Properties**Consensus: Delete**

- Difficult access.

Site 14 – Bunbury Property**Consensus: Zoned**

- The existing development rights are established via the bed unit inventory.
- A low yield of employee units is expected within the overall development.

Site 15 – Across from Rimrock – East side of Hwy 99**Consensus: Move to “Small Infill” category**

- A 20-metre highway buffer would preclude any development, but the existing rock cut could be the visual buffer.
- A mini recycling centre and/or a mailbox kiosk is being considered for this site.

Site 16 – Triangle in Nordic**Consensus: “A”**

- Include a 20-metre highway buffer.

Site 17 – Crown Land Above Highway Yard**Consensus: Delete**

- Costs to access and service are moderate to high.

Site 18 – Highway Yard**Consensus: “A”**

- Potential contamination issues must be considered (UST – industrial/commercial).

Site 19(a) – Whistler Golf Course – South Third**Consensus: Delete**

- The golf course is an existing amenity, an asset adjacent the Village with easy access for visitors – why throw it away?
- Whistler is rated the #1 golfing destination in Canada – with courses designed by Nicklaus, Palmer and Jones.
- Golf courses mature like fine wine – with millions of dollars invested over time.
- Development as a residential use would go against the success factors identified by Whistler – It’s Our Future.
- Poor soils.

Site 19(b) – Whistler Golf Course – Parking Lot & Maintenance Yard**Consensus: Move to Under-Developed category**

- Good opportunity to consider converting a surface parking lot to an underground parkade with housing above, and to utilize an under-developed maintenance yard.
- Low visibility from market housing high above.

Site 20 – Whistler Golf Driving Range**Consensus: Move to Under-Developed category**

- Same concerns as 19(a).
- Other uses considered include a fire hall adjacent the highway and the Olympic medals plaza.
- A few employee units can probably be incorporated at the end of the site.

Site 21 – Blackcomb Day parking Lots 6-8**Consensus: Move to Under-Developed category**

- Many competing existing and potential uses.
- Housing could be incorporated as part of the development.

Site 22 – Village North Lot 20/21 (Library/Museum Site)**Consensus: Zoned**

- Housing could be incorporated as part of the development.

Site 23 – Village North Lot 1/9 (Forest)

Consensus: Zoned

- Housing could be incorporated as part of the development.

Site 24 – Chevron Triangle

Consensus: “B”

- Any development should be with access through the adjacent Whistler Racquet and Golf Hotel site.

Site 25 – Whistler Racquet and Golf Hotel

Consensus: Zoned

- Some employee housing is required as part of the development under the existing zoning.

Site 26 –Chevron White Gold Site

Consensus: “A”

- The community and Council have already decided that this site is not suitable for a gas station.

Site 27 – Shoestring Lodge (Boot Pub)

Consensus: Zoned

- Housing could be incorporated as part of the development.

Site 28 – Lost Lake Estates in White Gold

Consensus: “A”

- Potential soil issues must be considered via consultation with Bob MacPherson.

Site 29 – Mons West

- The consulting team suggested all sites in the Mons West area be considered under a neighbourhood planning exercise by municipal staff as there have been many suggestions for various competing uses in this area.
- A recently suggested use for this site is an “energy mall” to bring new sources of fuel to Whistler.
- Although a comprehensive plan is needed, the workshop attendees suggested this study identify the issues and categorize each site as vacant or currently in use:

Site 29(a) – Weather Station – Consensus: Move to Under-Developed category

Site 29(b) – Centra Gas – Consensus: Move to Under-Developed category

Site 29(c) – Public Works Yard –Consensus: Move to Under-Developed category

Site 29(d) – Rainbow Substation – Consensus: “C”

Site 29(e) – Zeppo’s South – Consensus: “C”

Site 29(f) – Zeppo’s North – Consensus: “C”

Site 30 – Riverside Campground across Fitzsimmons Creek

Consensus: Zoned

- Given the high cost of a bridge over Fitzsimmons Creek, alternate access should be considered through Spruce Grove Park.

Site 31 – Crown Land at 21 Mile Creek

Consensus: “C”

- A high density would be needed to extend municipal services to this area.
- Considered a long-term potential.
- The existing trail access is important.

Site 32 – Crown Land West of Prospero

Consensus: “C”

- Development will depend on access through the adjacent Prospero property.

Site 33 – Prospero Property

- While most of the property has development potential, the portion adjacent the Emerald Forest contains sensitive wetlands and should be deleted:

Site 33(a) – Consensus: “B”

Site 33(b) – Consensus: Delete

Site 33(c) – Consensus: “B”

Site 34 – End of Wedgeview Place (Crown)

Consensus: “A”

- A low-density use would be appropriate.

Site 35 – Edgewater Property

Consensus: Delete

- The Edgewater site is environmentally sensitive.

Site 36 – End of Mountainview Drive (Crown)

Consensus: “A”

- Provision of access to the panhandle lots above should be considered.

Site 37 – Rainbow Lands

Consensus: “A”

- A highway intersection and signalization is needed.
- A public/private partnership with the adjacent Crown lands is possible.
- Adding some live/work uses could mitigate the “poor” rating for proximity to employment opportunities.
- Potential for other community/neighbourhood amenities.
- The design of the Emerald sewer system assumed an additional 1000 bed units.
- Potential for the Olympic Village.

Site 38 – Dickinson Triangle

Consensus: “C”

- Needs access and water service through the Rainbow site or through the “Emerald West” site identified under the CSP.

Site 39 – Two Lots Above Emerald - West

Consensus: “C”

- Servicing will be challenging (pressure zone).
- The transit rating is too high (should be red).
- Environmental issues regarding the forest.
- Existing trails should be considered.

Site 40 – Two Lots Above Emerald - East

Consensus: Delete

- Very long term servicing.

Site 41 – Parkhurst - North

Consensus: Delete

- Very long term servicing.

Site 42 – Parkhurst - South

Consensus: Delete

- Very long term servicing.
-

APPENDIX “I” Study Resources & References

COMPARATIVE EVALUATION OF POTENTIAL RESIDENT HOUSING SITES IN WHISTLER

APPENDIX "I"

STUDY RESOURCES & REFERENCES

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- Existing Trails
- 10m contours
- 2m contours
- BC Hydro - ROW
- BC Rail – ROW
- Hwy. 99 - ROW
- Golf Courses
- Major Water Courses
- Minor Water Courses
- Park
- RMOW cadastre
- Roads – All Types
- Swamp
- Swamp - Temporary
- 2003 Terrestrial Ecosystem Mapping
- Valley Trail
- Zones (Municipal Zoning)
- 2003 Digital Orthophotos (12.5cm resolution) – provided in geo-sid format



2019 Community Life Satisfaction Survey

Final Survey Results – Detailed Findings Report

Prepared for: **Resort Municipality of Whistler**

Prepared by: **Forum Research Inc.**



1 April 2019

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Background and Research Objectives

Project Background

The Resort Municipality of Whistler has a comprehensive community strategic plan called 'Whistler 2020' and a comprehensive corporate plan. A monitoring and reporting program is a component of both plans, which includes numerous indicators of community life and the Resort Municipality of Whistler's services that contribute to measuring Whistler's success and sustainability. While many different sources (but primarily Statistics Canada) are available to measure social and economic indicators of success, there are also many gaps, necessitating the need for a community survey that captures the information on an annual basis. The study is conducted to monitor Whistler's success at meeting goals that relate to community life, economic success and partnerships, the corporate plan as well as annual municipal budgets.

Research Objectives

The objectives of the 2019 Community Life Satisfaction Survey were to:

- Determine overall satisfaction with quality of life in Whistler;
- Determine the level of satisfaction and importance of services provided by the Resort Municipality of Whistler;
- Determine residents' perceptions when it comes to value for taxes paid, engagement and communication approaches, and
- Benchmark the results of the 2019 Community Life Satisfaction Survey with those from 2008, 2009, 2010, 2012, 2013, 2014, 2015, 2016, 2017, and 2018.

Research Design and Key Dates

Similar to research completed in 2010, between 2012-2015, and 2018, 2019 surveying focused on two key stakeholder groups. The research approach for these segments is detailed below.

1. **Permanent Residents** (those who own or rent property in Whistler and live there year-round)
 - Research was conducted via live agent Computer-Assisted-Telephone-Interviewing (CATI) of residents who live in the Resort Municipality of Whistler on a year-round basis. Respondents were called between 5pm and 9pm from January 21st, 2019 to February 7th, 2019. A total of 300 interviews were conducted, each approximately 13 minutes in length. Residents were reached either on a land line (23%) or cell phone (77%) using numbers generated by random digit dialing technology.
2. **Second Homeowners** (those who own property in Whistler but primarily live elsewhere)
 - Research among second home owners was conducted via live agent Computer-Assisted-Telephone Interviewing (CATI). Respondents were called between 5pm and 9pm from January 21st, 2019 to February 5th, 2019. A total of 202 interviews were conducted, each approximately 12 minutes in length. Although a proportion of second homeowners were found in the process of random sampling, the Resort Municipality of Whistler supplied a copy of their database of Whistler property owners who were then contacted directly. Residents were reached either on a land line (95%) or cell phone (5%) using numbers generated by random digit dialing technology.

Margin of Error

- The margin of error for a simple random sample of 300 interviews among permanent residents is +/- 5.59% at the 95% confidence level (or 19 times out of 20, if the study were to be repeated).
- The margin of error among second home owners cannot be calculated due to the unknown population of this group.

Additional Methodological Considerations

- As previously stated, only permanent residents and second homeowners were included in the survey in 2010, between 2012-2015, and in 2018. The additional component of surveying seasonal residents was added in 2017 but surveying with this group was not included this year.
- For the sample to be as representative as possible, CPO (cell phone only) households were included in the sample. Cell phone only households are those that no longer have a landline, and therefore can only be contacted via cell phone.
- The additional online survey component was continued this year, where a version of the survey was made available online via theWhistler.ca website. Results of this survey are available separately.

Questions and Analysis

Historical Tracking Questions

There are 14 indicator questions that have been asked in the Community Life Satisfaction Survey for the Resort Municipality of Whistler historically; these remain unchanged for benchmarking purposes. All 'don't know' and 'no opinion' responses were removed from the analysis.

Derived Importance

Forum Research introduced 'derived importance' to help determine strategic priorities for the Resort Municipality of Whistler. Derived importance is a statistical calculation based on the correlation between input variables (i.e. satisfaction with various aspects of life) and an outcome variable (i.e. overall satisfaction with Whistler as a place to live). Specifically, for this study, one of the questions trying to be answered is: How much impact does a change in satisfaction of a particular aspect of life in Whistler, have on satisfaction with life in Whistler overall? This correlation reveals the extent to which various aspects of life are related to, or possibly drive, overall satisfaction. **Ultimately, driver analysis relies on a statistical predictive model to determine priorities for the Resort Municipality of Whistler moving forward and can help inform the allocation of municipal policy or funding.**

Significance Testing

Forum Research applied statistical significance testing to compare survey results for 2018 with previous years. Statistical significance testing tells us whether differences between the observed percentages are reflective of real differences in the population or are merely a chance occurrence. It is important to note that significance testing considers differences in percentage points and other factors such as sample size, distribution, percentage, etc. For this reason, it may be found given two sets of variables with the same percentage point difference that one reveals a statistically significant difference in the population, which the other does not. Throughout the report results are compared to previous years with downward or upward trends highlighted as either 'significant' or merely 'directional'. Percentage spreads necessary for differences to be significant vary depending upon base sizes.

The following notations are used to identify significant differences in results throughout this report:

▲ **Significantly higher** ▲ **Directionally higher** ▼ **Significantly lower** ▼ **Directionally lower**

Significance is tested at the 95% confidence level. Directionally higher/lower is not yet statistically significant at the 95% confidence level but suggests a possible emerging trend of interest to the Resort Municipality of Whistler.

Executive Summary

Overall, the results of the 2019 Community Life Satisfaction Survey were very positive.

The majority of both permanent resident and second homeowner respondents said they are satisfied with community life in Whistler, services offered by the Resort Municipality of Whistler, and are receiving good value for their property tax dollars.

Permanent Residents

The majority of permanent resident respondents were satisfied with Whistler as a place to live/spend time (89%).

When it came to life in Whistler, permanent resident respondents were most satisfied with the recreation trails for hiking and mountain biking (98%), the ability to get around by bike and foot (98%), as well as the opportunities available for recreational activities (97%).

Regarding next steps, a derived importance analysis reveals that the top priorities to improving overall satisfaction with aspects of life in the Resort Municipality of Whistler moving forward are the ability to get around Whistler by personal automobile/vehicle, the ability to travel to and from Whistler on Highway 99, and career and employment opportunities.

Looking towards the future, a derived importance analysis reveals that the top priorities to improve overall value for taxes paid among permanent resident respondents are water utilities for your residence, village maintenance, the overall planning of the resort community, waste, recycling and composting services, and municipal hall main customer service counter.

Second Homeowners

Almost all second homeowner respondents are satisfied (very/somewhat) with Whistler as a place to spend time (94%); the majority (60%) are “very satisfied”.

Second homeowner respondents were most satisfied with opportunities available for recreational physical activities (98%), the ability to get around by bike and foot (97%), and recreation trails for hiking and mountain biking (97%).

Thinking about the services offered by the Resort Municipality of Whistler, second homeowner respondents are most satisfied with the maintenance of community parks and trails (97%), village maintenance (96%), as well as water utilities for residences (95%).

Detailed Findings

Living in Whistler: Housing, Employment, and Income

Permanent Residents

- The average self-assessed value of a permanent resident respondent's primary Whistler residence is \$1.253 million dollars (up from \$1.246 in 2018 and \$1 million in 2017).
- 60% of permanent resident respondents spend less than 30% of their income on housing.
- 75% of permanent resident respondents pay less than 40% of their income on housing.
- Over 8-in-10 permanent resident respondents are either employed or self-employed (86%), 1-in-10 are retired (9%), while 2% are students. Two percent (2%) are unemployed, and not seeking work.
- The median personal income range among permanent resident respondents is \$40,000 to \$45,000. The median personal annual income in 2019 is \$42,000.
- The median household family income range is \$110,000 to \$114,999. The median annual household income is \$109,700.

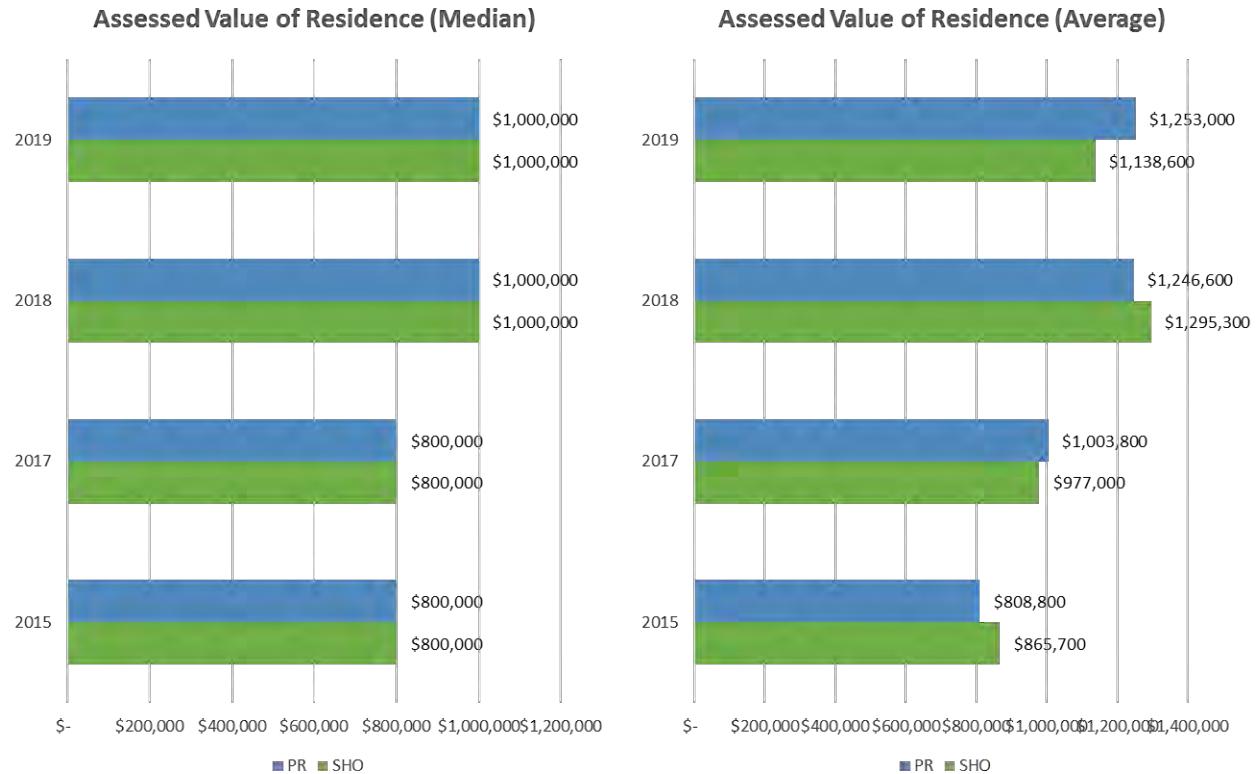
Second Homeowners

- The average self-assessed value of a second homeowner respondent's Whistler residence is \$1.138 million (down from \$1.295 million in 2018 but up from \$977,000 in 2017).
- One third of second homeowner respondents are either employed or self-employed (32%), over 3-in-5 are retired (61%). One percent (1%) are unemployed, and not seeking work, while 1% are students.

Assessed Value of Whistler Residence

Roughly three in ten (29%) permanent resident respondents assessed the value of their property between \$200,000 and \$400,000, another fifth of respondents (21%) between \$600k and \$800k, and half (50%) assessed at \$1 million dollars or more. The average assessed value by permanent resident respondents is \$1.253 million dollars (up from \$1.246 in 2018 and \$1 million in 2017). Significantly more permanent resident respondents assessed the value of their property to be over \$2 million (27%), when in comparison to previous years dating back to 2009, 2%-5% respondents valued their home at that amount. Also, in comparison to 2017 results, 14% more assessed the value of their property to be over \$2 million (13%→27%).

Of second homeowner respondents, 19% assessed their property between \$200,000 and \$400,000, 20% assessed between \$600,000 and \$800,000, and 61% at \$1 million dollars or more. On average, second homeowner respondents assessed the value of their property at \$1.138 million (down from \$1.295 million in 2018 but up from \$977,000 in 2017).



Q4. What is the assessed value of your primary Whistler residence? Would it be closer to...?

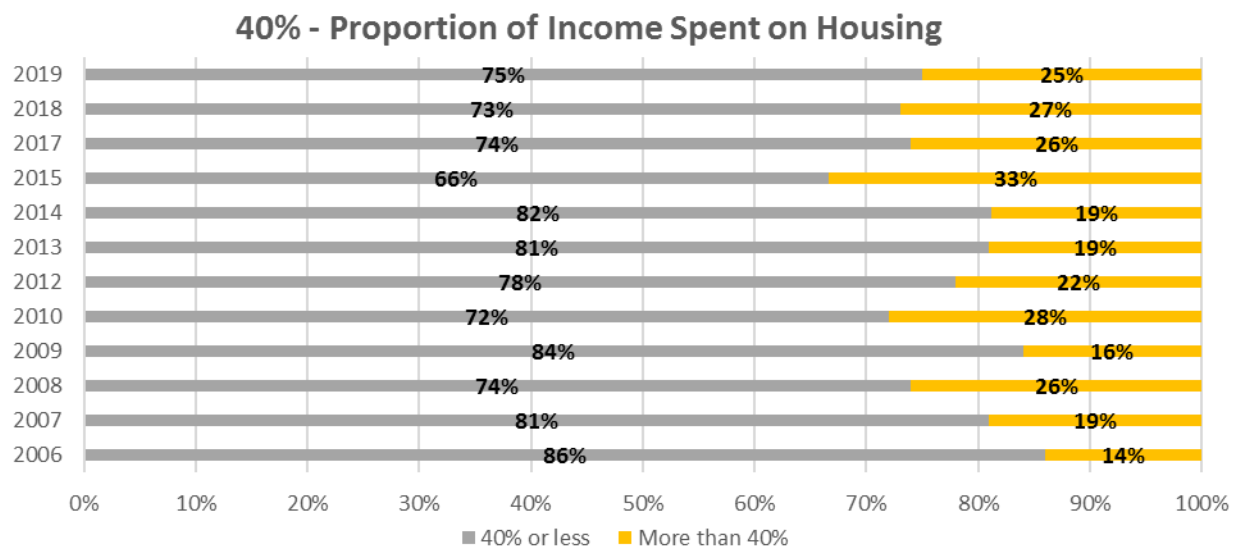
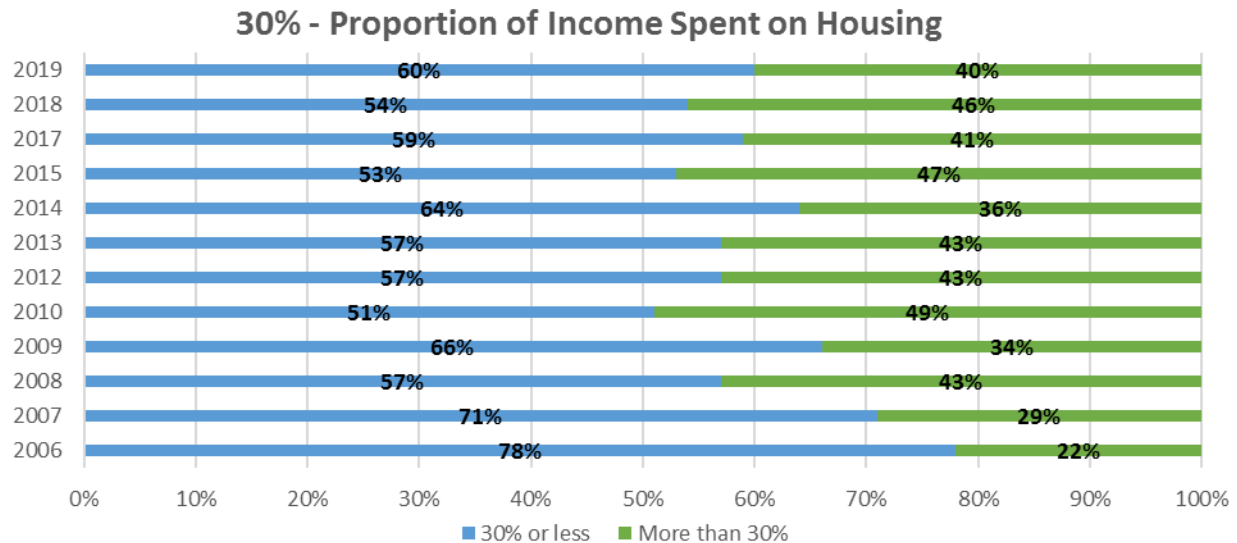
BASE: Total Permanent Residents: 2015 (n=224), 2017 (n=178), 2018 (n=212), 2019 (n=300)

BASE: Total Second Homeowners: 2015 (n=201), 2017 (n=200), 2018 (n=170), 2019 (n=202)

Income Spent on Housing – Permanent Residents

When looking at only permanent resident respondents, 40% spend more than 30% of their income on housing. Permanent resident respondents spending more than 30% of their income on housing decreased significantly in 2019 from 2018 by 6pp mirroring 2017 results (46%→40%).

Furthermore, one quarter of permanent resident respondents (25%) pay less than 40% of their income on housing. This is relatively consistent with historical scores for this measure and remains relatively unchanged from last year decreasing by 2pp (27%→25%).



Employment and Median Income Levels – Personal and Household

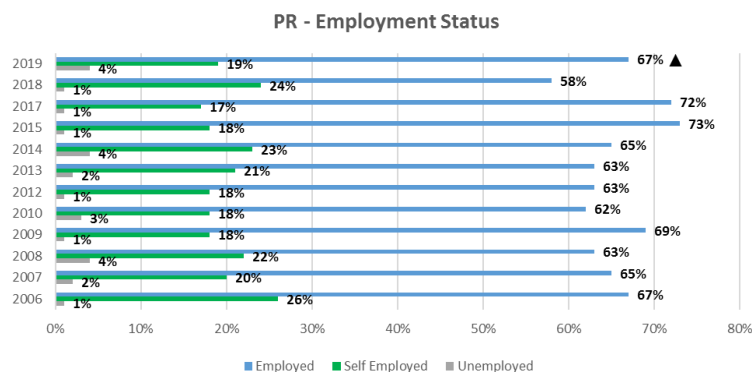
Permanent resident respondents are significantly more likely to be employed when compared to second homeowner respondents (67%, compared to 18%), while second homeowners are significantly more likely to be retired when compared to permanent resident respondents (61%, compared to 9%).

Employment Status		
	PR (N=300) %	SHO (N=202) %
Employed	67	18
Self Employed	19	16
Student	2	1
Retired	9	61
Unemployed (not seeking work)	2	1
Unemployed (seeking work)	2	4

Just under 7-in-10 permanent resident respondents are employed (67%), 1-in-5 are self-employed (19%), and 2% are unemployed, although seeking work. Significantly more respondents are employed when compared to historical findings in 2018; employment has increased significantly 9pp from the previous year ending a downward trend in employment scores. Those identifying as unemployed, but seeking work, has remained a consistent score unchanged from previous years (2%).

The median personal income range among permanent resident respondents is \$40,000 to \$45,000. This is down from \$55,000 to \$59,999 reported in 2018 and \$50,000 to \$54,999 reported on in 2017, along with levels reported in 2015 (\$50,000 to \$75,000). However, this is in line with levels reported in 2014, 2013, 2012, 2010, and 2009 (\$40,000 to \$45,000). The median household family income range is \$105,000 to \$109,999. This is also down from \$110,000 to \$114,999 reported in 2018, 2017, and 2015. However, it remains higher than those incomes reported in 2014, 2013, and 2010 (\$90,000 to \$95,000).

The median personal annual income in 2019 is \$42,000 (down significantly from 2018 at \$55,000 and \$52,000 in 2017). The median annual household income (respondents who are married or living common law or who are single with children living under the roof that are financially dependent on them) is \$109,700 (relatively consistent with last year). It should be noted that even though significantly more people are employed, income has dropped significantly.



Q3) Are you currently...? BASE: Total Permanent Residents: 2006 (n=301), 2007 (n=201), 2008 (n=300), 2009 (n=305), 2010 (n=300), 2012 (n=300), 2013 (n=300), 2014 (n=301), 2015 (n=257), 2017 (n=300), 2018 (n=303) 2019 (n=300)

Community Life

Permanent Residents

- 89% of permanent resident respondents are satisfied (very/somewhat) with Whistler as a place to live; one in two are “very satisfied” this year (50%, increasing 3pp from 47% in 2018).
- Highest satisfaction ratings were recorded for:
 - recreation trails for hiking and mountain biking (98%; up 1pp),
 - ability to get around by bike and foot (98%; up 4pp), and
 - opportunities available for recreational activities (97%; up 1pp).
- Lowest satisfaction ratings were recorded for:
 - personal opportunities for formal learning through schools/colleges/other with accredited courses in Whistler/Sea-to-Sky corridor (34%; down 8pp),
 - ability to get around Whistler by personal vehicle (63%; down 6pp), and
 - ability to travel to and from Whistler on Highway 99 (66%; up 2pp).
- There were no significant increases in satisfaction levels between 2018 and 2019.
- The most popular mode of transportation permanent resident respondents indicated they employ for travelling to and from work is by vehicle, travelling alone in both the winter months (55%), and summer months (41%).

Second Homeowners

- Nearly all second homeowner respondents are satisfied (very/somewhat) with Whistler as a place to spend time (94%); the majority (60%) was “very satisfied”.
- Highest satisfaction ratings were recorded for (changes in satisfaction noted below are not statistically significant):
 - opportunities available for recreational physical activities (98%; down 1pp),
 - ability to get around by bike and foot (97%; up 1pp), and
 - recreation trails for hiking and mountain biking (97%; no change).
- Lowest satisfaction ratings were recorded for (changes in satisfaction noted below are not statistically significant):
 - ability to travel to and from Whistler on Highway 99 (77%, down 4pp), and
 - personal opportunities for formal learning through schools and colleges with accredited courses in Whistler (43%).

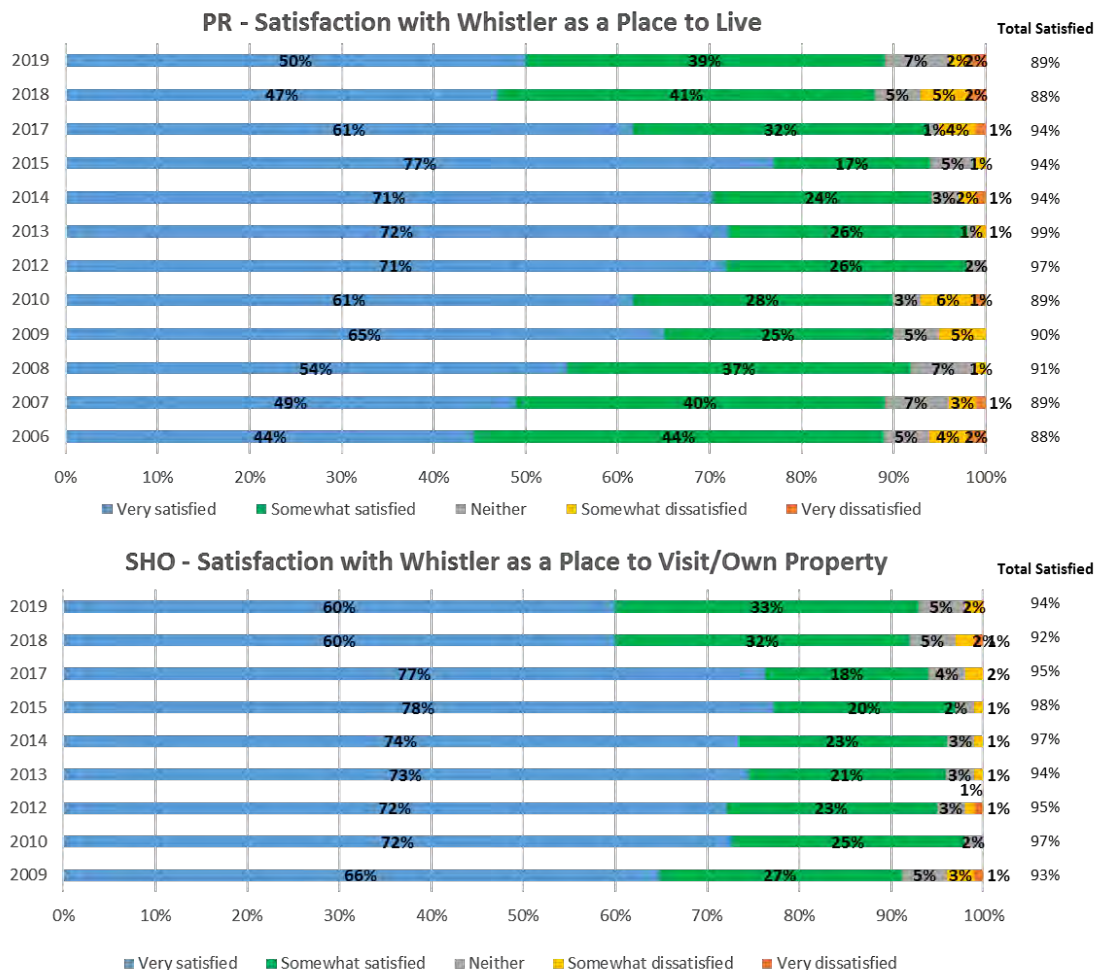
Whistler as a Place to Live/Spend Time

The majority of permanent (89%) and second homeowner (94%) respondents were satisfied with Whistler as a place to live/spend time.

There are no significant changes for this measure when comparing 2019 scores with 2018 results. Satisfaction scores remain consistent for both permanent resident and second homeowner respondents when compared to the previous year.

However, second homeowner respondents continued to be significantly more likely to be “very satisfied” when compared to permanent residents (60%, compared to 50%). This aligns with 2018 scores.

Permanent residents who own their homes were significantly more satisfied with Whistler as a place to live/spend time when compared to permanent resident renters (95%, compared to 82%).



Q5. Overall, how satisfied are you with Whistler as a place to live (PR) / visit and own property (SHO)? Are you...?

BASE: Total Permanent Residents (with an opinion): 2006 (n=301), 2008 (n=300), 2009 (n=303), 2010 (n=300), 2012 (n=300), 2013 (n=299), 2014 (n=301), 2015 (n=257), 2017 (n=291), 2018 (n=303), 2019 (n=300)

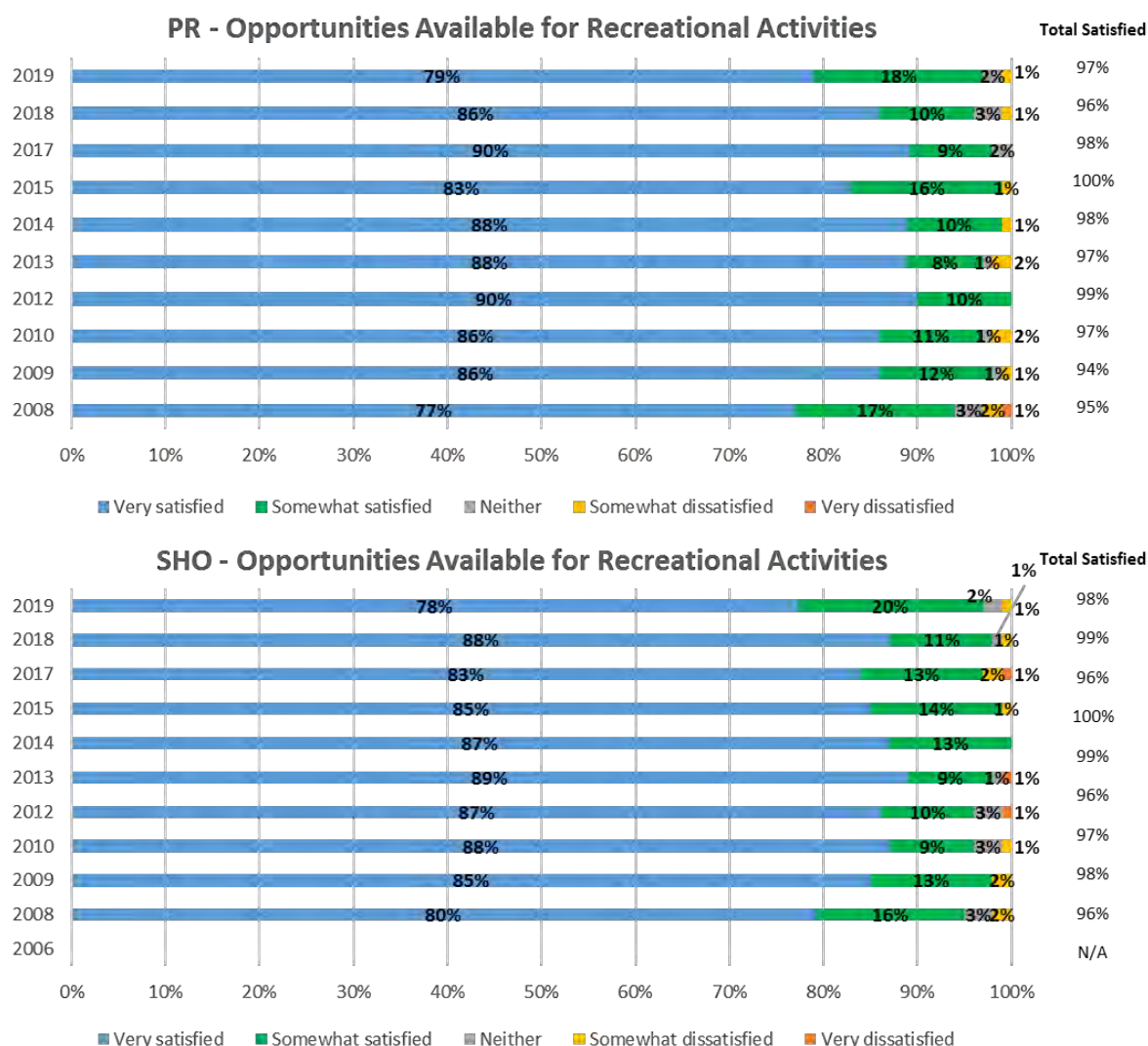
Total Second Homeowners (with an opinion): 2006 (n=200), 2008 (n=203), 2009 (n=197), 2010 (n=197), 2012 (n=197), 2013 (n=195), 2014 (n=197), 2015 (n=199), 2017 (n=199), 2018 (n=170), 2019 (n=202)

Opportunities Available for Recreational Physical Activities

Nearly all permanent resident (97%) and second homeowner (98%) respondents were satisfied with the opportunities available for recreational physical activities in Whistler.

There are no significant differences between permanent resident and second homeowner respondent scores for this aspect of life in Whistler.

When comparing 2019 results with 2018, both permanent residents and second homeowner respondents were significantly less likely to be “very satisfied” but more likely to be “somewhat satisfied” when it came to opportunities available for recreational physical activities in Whistler (PR: down 7pp for “very,” up 8pp for “somewhat,” SHO: down 10pp for “very,” up 9pp for “somewhat”).



Q6a. How satisfied are you with the following aspects of life in Whistler? Are you...? Opportunities available for recreational physical activities
 BASE: Total Permanent Residents (with an opinion): 2006 (n=301), 2008 (n=300), 2009 (n=303), 2010 (n=300), 2012 (n=300), 2013 (n=299), 2014 (n=301), 2015 (n=257), 2017 (n=291), 2018 (n=303), 2019 (n=300)
 Total Second Homeowners (with an opinion): 2006 (n=200), 2008 (n=203), 2009 (n=197), 2010 (n=197), 2012 (n=197), 2013 (n=195), 2014 (n=197), 2015 (n=199), 2017 (n=199), 2018 (n=170), 2019 (n=202)

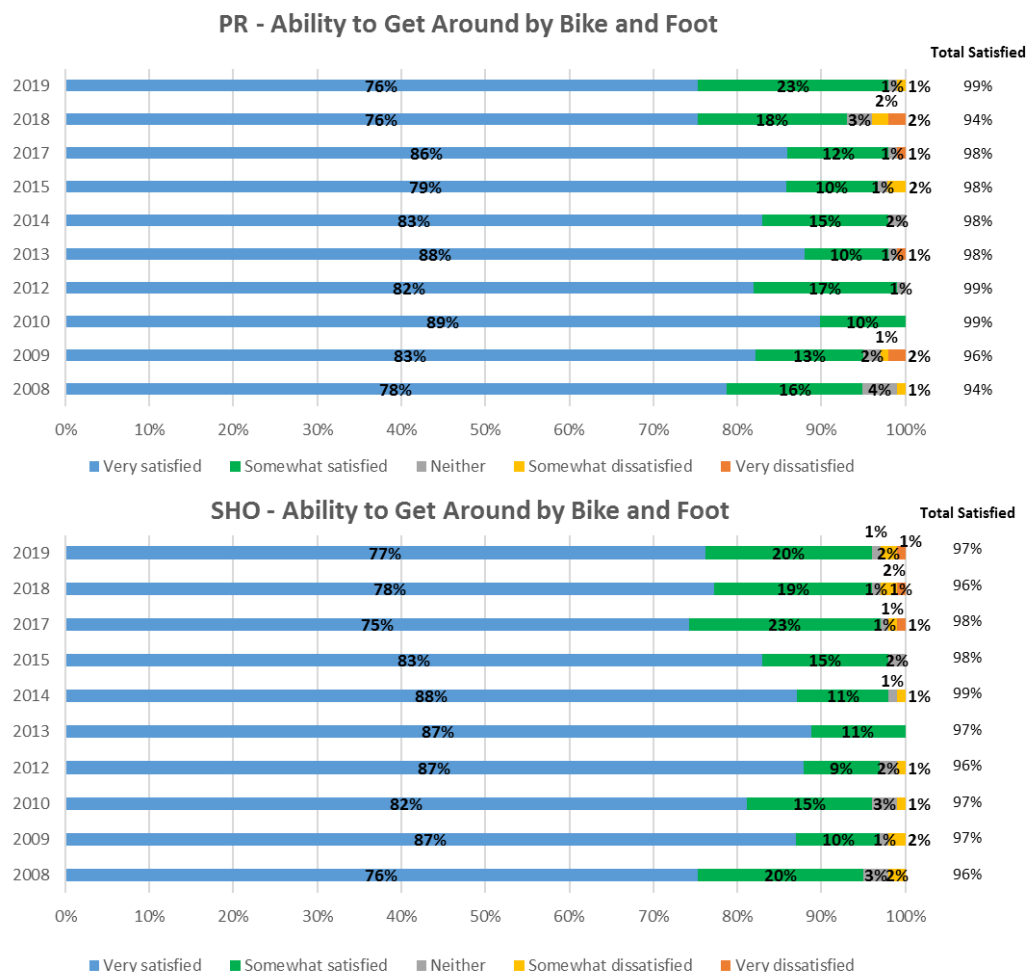
Ability to Get Around by Bike and Foot

Satisfaction with the ability to get around by bike and foot in Whistler was high among both permanent resident (99%) and second homeowner (97%) respondents.

Even though scores for permanent residents being “very satisfied” in 2019 were consistent with 2018 scores, a higher proportion of residents were “somewhat satisfied” with the ability to get around by bike and foot increasing by 5pp (18%→23%). There were no changes in scores for secondary homeowners for this measure when comparing 2019 to 2018.

There are also no significant differences between permanent resident and second homeowner respondents for this aspect of life in Whistler.

Male second homeowners were more satisfied with the ability to get around by bike and foot in Whistler when compared to females (100%, compared to 94%).



Q.6c) How satisfied are you with the following aspects of life in Whistler? “Ability to get around by bike and foot”

BASE: Total Permanent Residents (with an opinion): 2008 (n=300), 2009 (n=304), 2010 (n=299), 2012 (n=300), 2013 (n=298), 2014 (n=298), 2015 (n=257), 2017 (n=290), 2018 (n=303), 2019 (n=300)

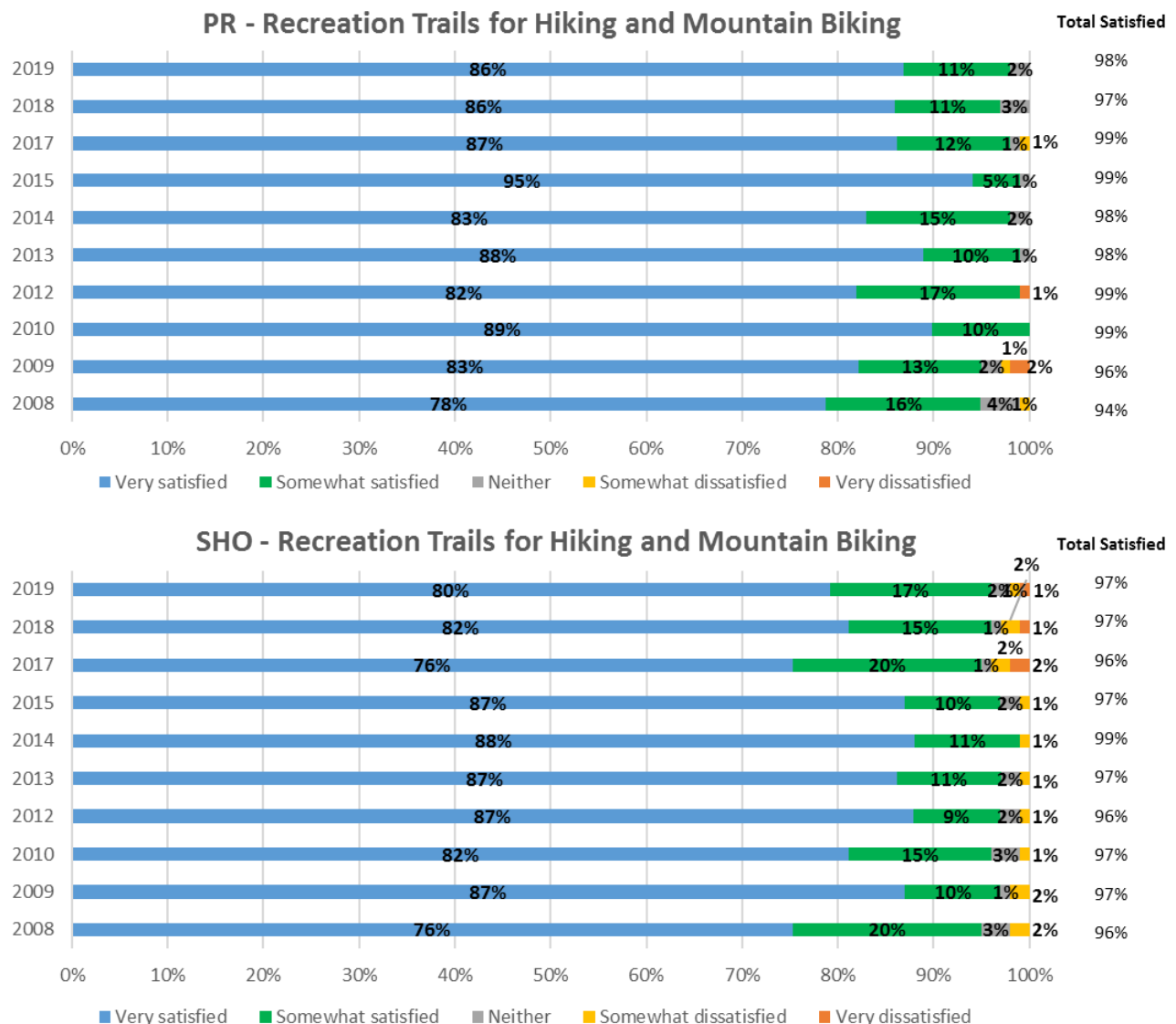
Total Second Homeowners (with an opinion): 2008 (n=205), 2009 (n=198), 2010 (n=191), 2012 (n=199), 2013 (n=187), 2014 (n=198), 2015 (n=192), 2017 (n=198), 2018 (n=170), 2019 (n=202)

Recreation Trails for Hiking and Mountain Biking

Nearly all permanent resident and second homeowner respondents said they were satisfied with recreation trails for hiking and mountain biking (permanent resident: 98%, second homeowner: 97%).

While permanent resident respondents were significantly more likely to be “very satisfied” (86%, compared to 80%), second homeowner respondents were significantly more likely to be “somewhat satisfied” (17%, compared to 11%).

There are no significant findings when looking at differences in satisfaction for this aspect between 2019 scores and previous years.



Q.6d) How satisfied are you with the following aspects of life in Whistler? “Recreation trails for hiking and mountain biking”

BASE: Total Permanent Residents (with an opinion): 2008 (n=300), 2009 (n=304), 2010 (n=299), 2012 (n=300), 2013 (n=298), 2014 (n=298), 2015 (n=257), 2017 (n=290), 2018 (n=294), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=205), 2009 (n=198), 2010 (n=191), 2012 (n=199), 2013 (n=187), 2014 (n=198), 2015 (n=192), 2017 (n=198), 2018 (n=168), 2019 (n=202)

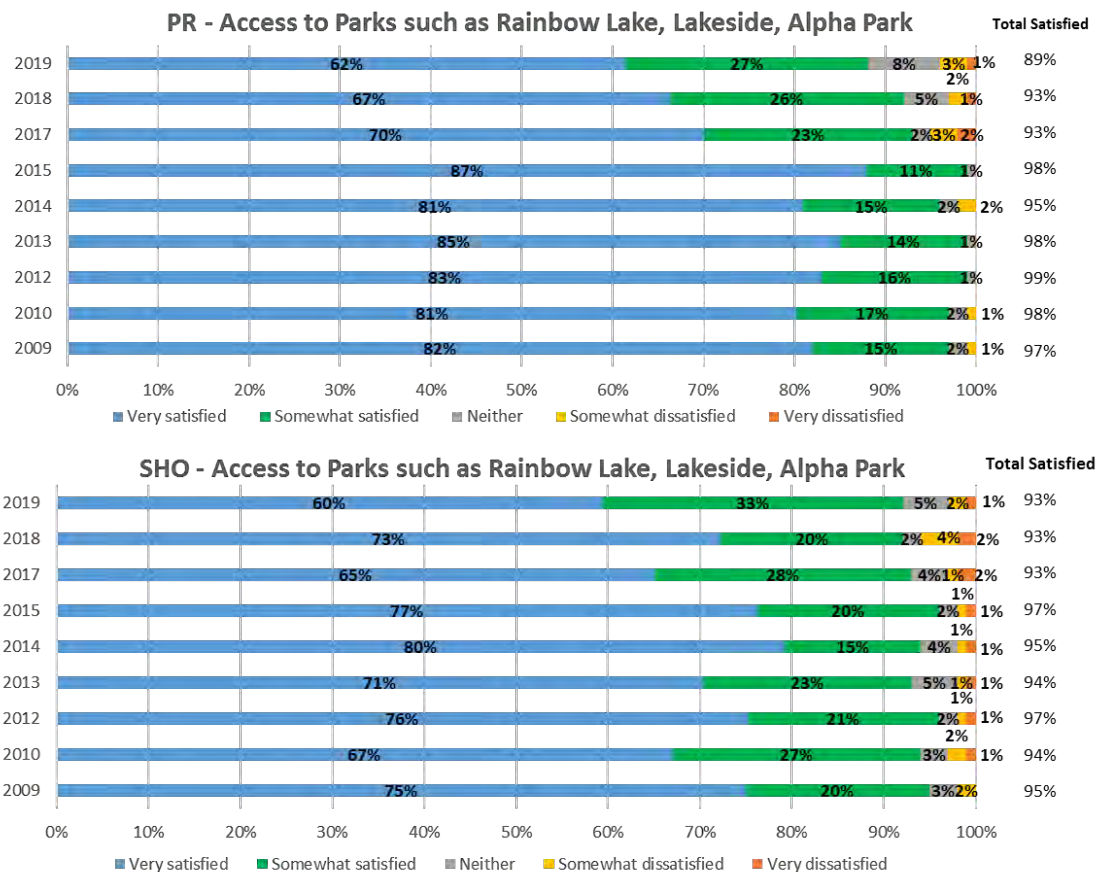
Access to Parks such as Rainbow Park, Lakeside, Alpha Lake Park

The majority of permanent resident and second homeowner respondents were satisfied with access to parks such as Rainbow Park, Lakeside, and Alpha Lake (89% for permanent resident, 93% for second homeowner).

When comparing 2019 results with 2018, permanent resident respondents were less likely to be “very satisfied” dropping 5pp (67%→62%). This score appears to be trending downward and this has been occurring since 2017.

Secondary homeowners were also less likely to be “very satisfied” and this drop was significant. “Very satisfied” scores dropped by 13pp (73%→60%). However, “somewhat satisfied” scores increased by 13pp (20%→33%).

Those unemployed permanent residents were more likely to be satisfied with access to parks when compared to those employed respondents (95%, compared to 87%). Furthermore, male second homeowners were more satisfied with this aspect when compared to females (97%, compared to 89%).



Q.6e) How satisfied are you with the following aspects of life in Whistler? “Access to parks such as Rainbow Lake, Lakeside, Alpha Lake Park”

BASE: Total Permanent Residents (with an opinion): 2009 (n=304), 2010 (n=299), 2012 (n=299), 2013 (n=299), 2014 (n=297), 2015 (n=256); 2017 (n=284), 2018 (n=300), 2019 (n=300)

Total Second Homeowners (with an opinion): 2009 (n=197), 2010 (n=189), 2012 (n=195), 2013 (n=191), 2014 (n=192), 2015 (n=195); 2017 (n=187), 2018 (n=168), 2019 (n=202)

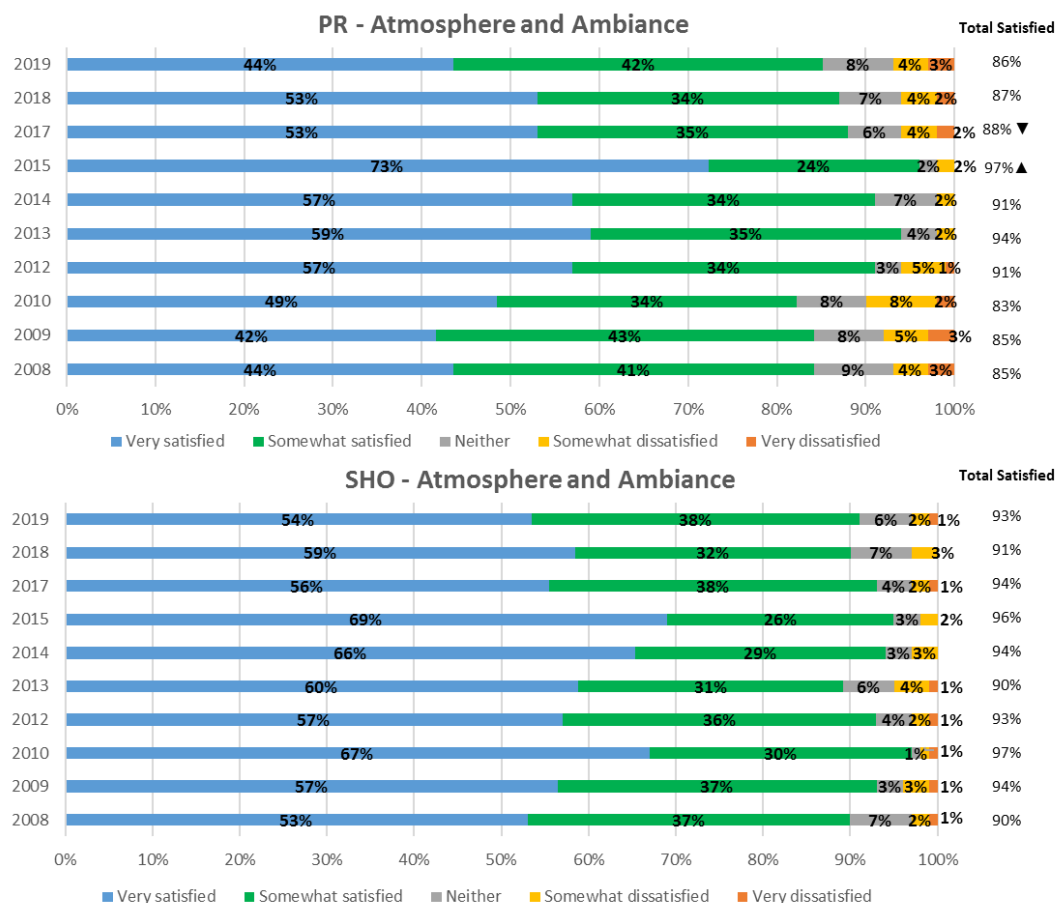
Atmosphere and Ambiance

The majority of permanent resident (86%) and second homeowner (93%) respondents said they were satisfied (very/somewhat) with the atmosphere and ambiance in Whistler Village in 2019.

Second homeowner respondents continue to be significantly more likely to be “very satisfied” with the atmosphere and ambiance in Whistler than were permanent resident respondents (54%, compared to 44%). Second homeowners were also significantly more satisfied at the top two-box level as well (93%, compared to 86%).

When comparing 2019 scores to historical findings, permanent resident respondents were significantly less likely to be “very satisfied” dropping 9pp from the previous year. This score appears to be trending downward and this has been occurring since 2017.

Those permanent resident respondents between 35-54 were significantly more likely to be very satisfied when compared to both younger and older respondents (92%, compared to 80%, 85%, respectively).



Q6g) How satisfied are you with the following aspects of life in Whistler? “Atmosphere and ambiance of Whistler Village”

Total Permanent Residents (with an opinion): 2008 (n=299), 2009 (n=300), 2010 (n=296), 2012 (n=299), 2013 (n=297), 2014 (n=300), 2015 (n=255); 2017 (n=287), 2018 (n=300), 2019 (n=300)

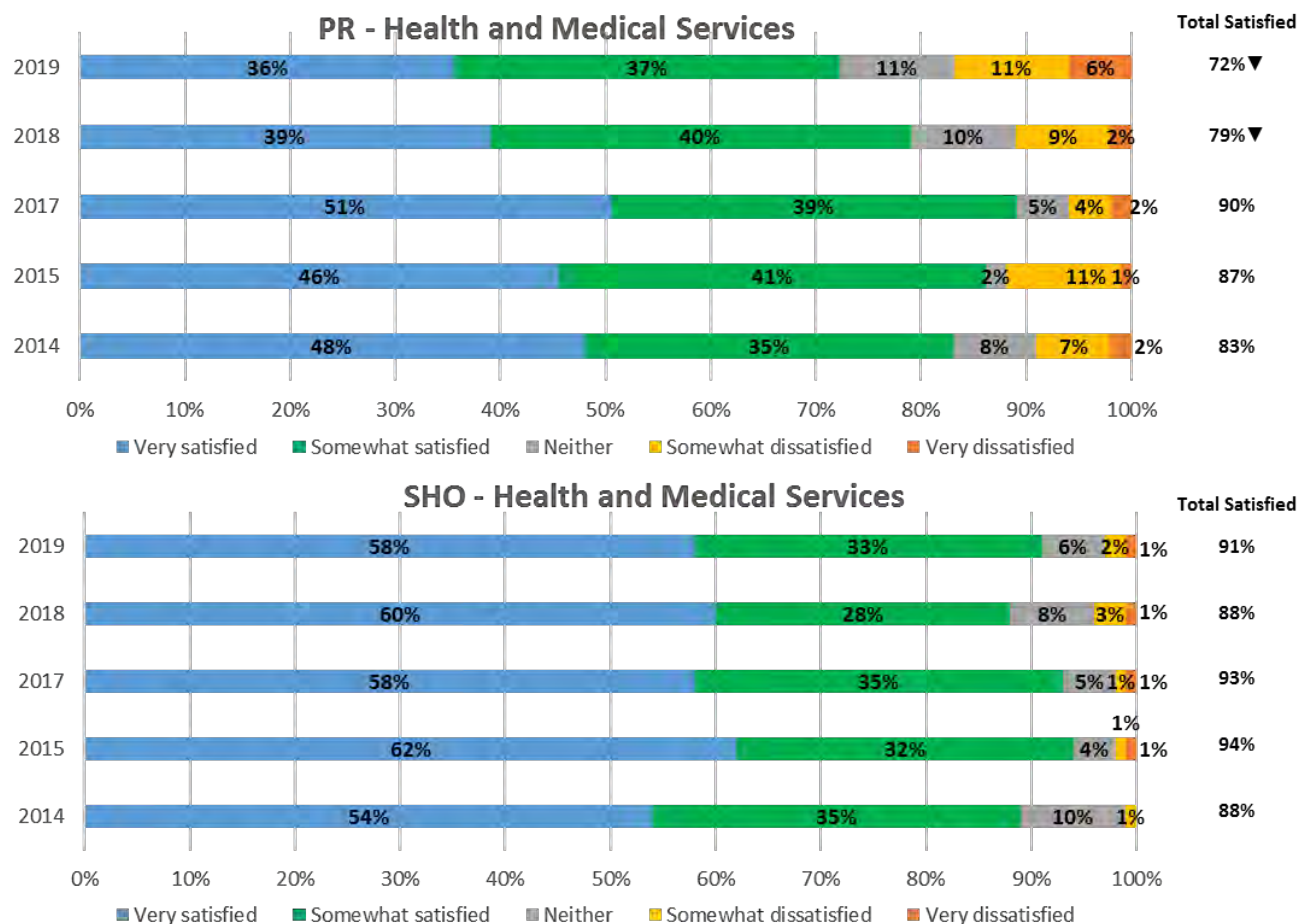
Total Second Homeowners (with an opinion): 2008 (n=204), 2009 (n=199), 2010 (n=199), 2012 (n=195), 2013 (n=196), 2014 (n=199), 2015 (n=198), 2017 (n=198), 2018 (n=169), 2019 (n=202)

Health and Medical Services

Roughly three-quarters of permanent resident (72%) and the majority of second homeowner (91%) respondents said they were satisfied (very/somewhat) with health and medical services in Whistler.

Second homeowner respondents (91%) were significantly more satisfied with health and medical services compared to permanent resident respondents (72%) whose score dropped significantly by 7pp from last year to this year (79%→72%). This score has been trending downward since 2017. Those respondents in the higher household income brackets are significantly less satisfied (22% Very/Somewhat dissatisfied for those with a household income of \$50K, compared to 3% for those in the lowest household income bracket.

Second homeowner respondents continued to be significantly more likely to be “very satisfied” when compared to permanent resident respondents (58%, compared to 36%). Second homeowner scores remain consistent year over year for this aspect of life in Whistler.



Q6i) How satisfied are you with the following aspects of life in Whistler? “Health and medical services”

BASE: Total Permanent Residents (with an opinion): 2014 (n=297), 2015 (n=255), 2017 (n=278), 2018 (n=295), 2019 (n=300)

Total Second Homeowners (with an opinion): 2014 (n=165), 2015 (n=170), 2017 (n=161) 2018 (n=150), 2019 (n=202)

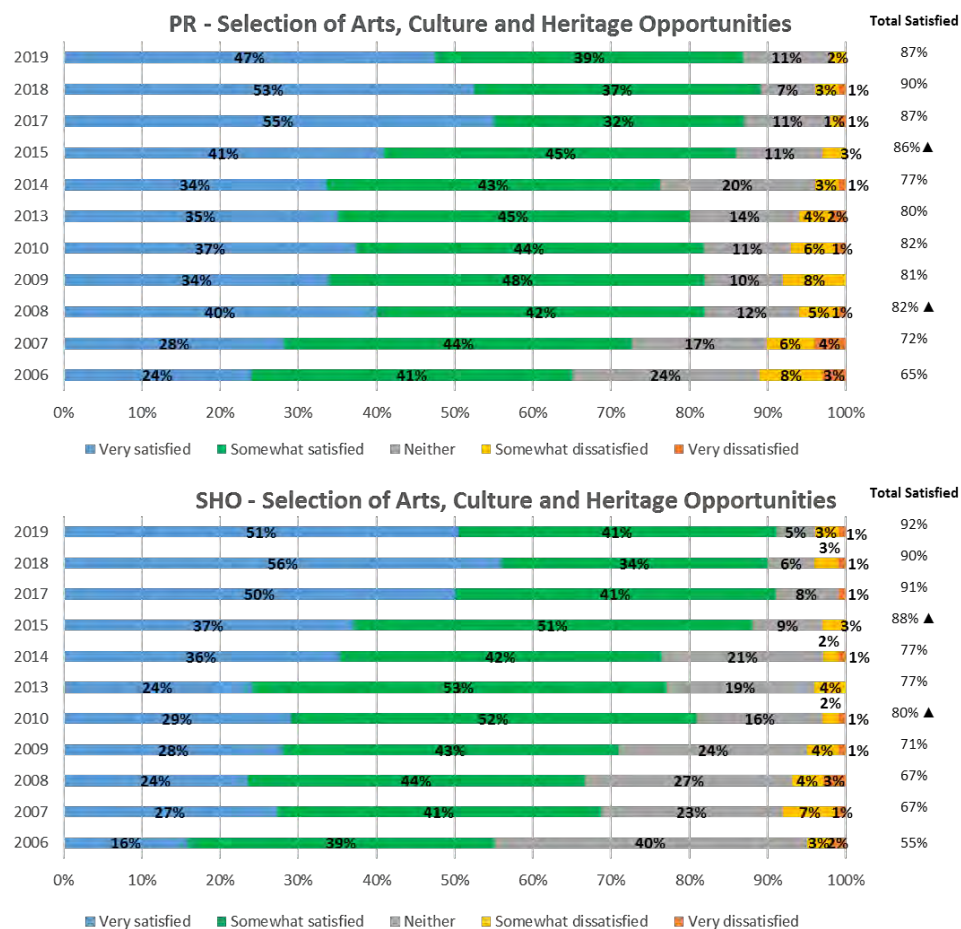
Selection of Arts, Culture and Heritage Opportunities

The majority of permanent resident (87%) and second homeowner (92%) respondents said they were satisfied (very/somewhat) with the selection of Arts, Culture and Heritage opportunities in Whistler.

Permanent resident respondents who own their home were significantly more likely to indicate they were satisfied with the selection of Arts, Culture and Heritage opportunities when compared to those who rent (91%, compared to 82%).

There are no significant differences when comparing permanent resident and second homeowner respondent results for this aspect of life in Whistler.

When comparing 2019 scores with historical results, “very satisfied” scores amongst permanent residents appear to be trending downward. This score has dropped 8pp since 2017 (55%→53%→47%).



Q6b) How satisfied are you with the following aspects of life in Whistler? “Selection of arts, culture and heritage opportunities”

Total Permanent Residents (with an opinion): 2006 (n=292), 2007 (n=195), 2008 (n=297), 2009 (n=299), 2010 (n=293), 2013 (n=294), 2014 (n=295), 2015 (n=252), 2017 (n=279), 2018 (N=296), 2019 (n=300)

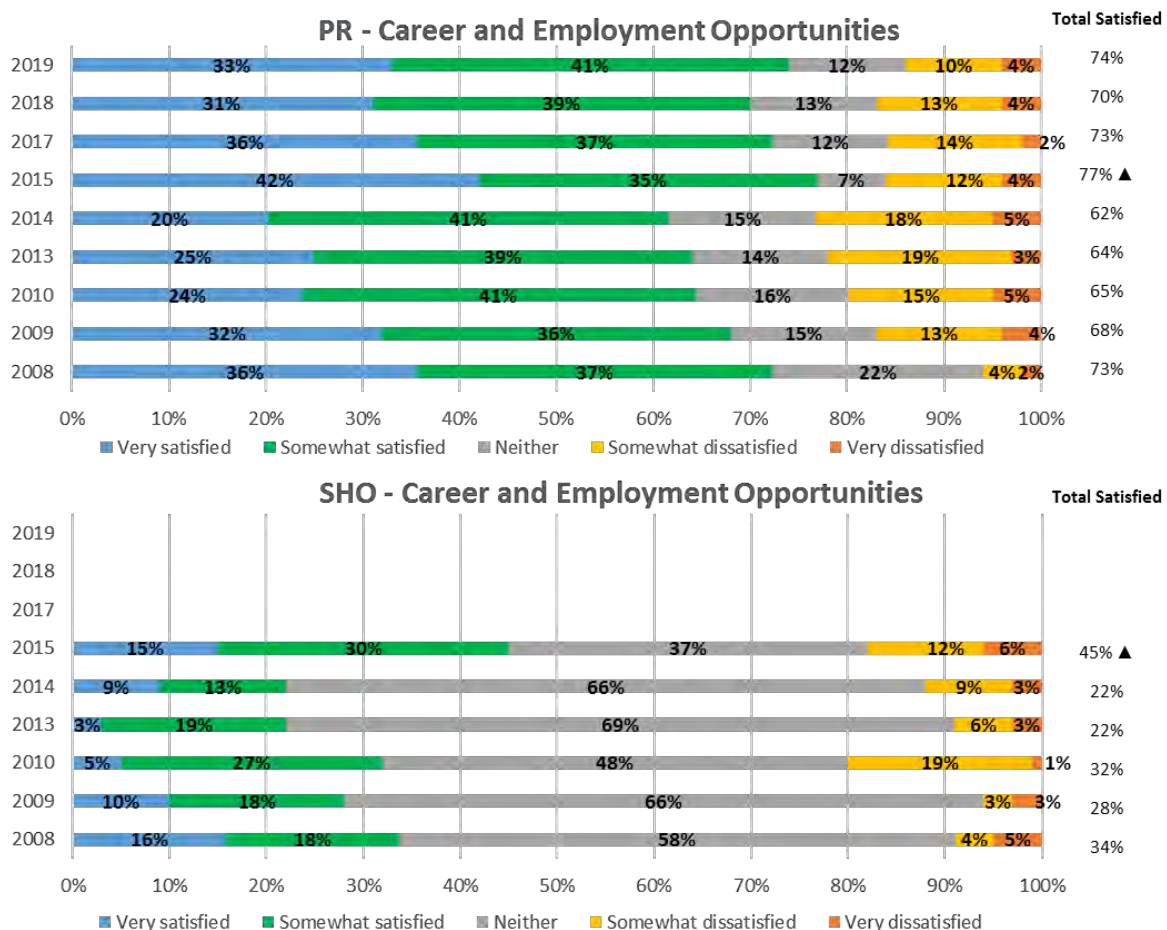
Total Second Homeowners (with an opinion): 2006 (n=170), 2007 (n=173), 2008 (n=195), 2009 (n=185), 2010 (n=179), 2013 (n=168), 2014 (n=180), 2015 (n=178), 2017 (n=186), 2018 (N=164), 2019 (n=202)

Career and Employment Opportunities

Roughly three-quarters of permanent resident respondents said they are satisfied (very/somewhat) with career and employment opportunities in Whistler (74%). This score does not vary significantly from year to year.

Second homeowners were not asked about this aspect in 2017, 2018, and 2019.

Male permanent resident respondents were significantly more satisfied with career and employment opportunities in Whistler when compared to female respondents (79%, compared to 67%).



Q6H) How satisfied are you with the following aspects of life in Whistler? "Career and employment opportunities"

Total Permanent Residents (with an opinion): 2008 (n=292), 2009 (n=273), 2010 (n=266), 2013 (n=267), 2014 (n=262), 2015 (n=244), 2017 (n=276), 2018 (N=283), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=168), 2009 (n=115), 2010 (n=98), 2013 (n=90), 2014 (n=88), 2015 (n=67), 2017 NA, 2018 NA, 2019 NA

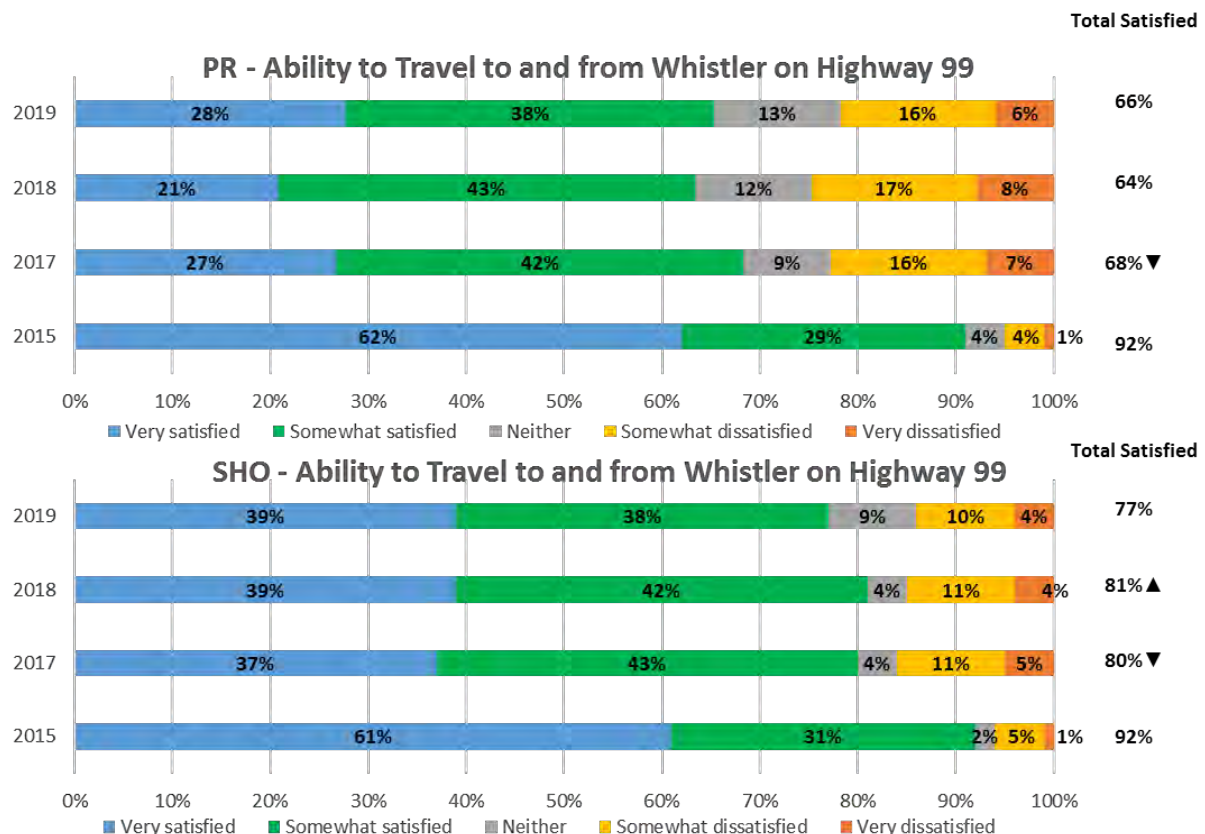
Ability to Travel to and from Whistler on Highway 99

Roughly two-thirds of permanent residents (66%) and over three-quarters of second homeowner (77%) respondents said they were satisfied (very/somewhat) with the ability to travel to and from Whistler on highway 99.

Second homeowner respondents (77%) were significantly more satisfied compared to permanent resident respondents (66%).

Permanent resident respondents were significantly more likely to say they were “very satisfied” this year when compared to the previous year increasing by 7pp (21%→28%). This ended a downward trend that had been occurring since 2015.

When compared to permanent resident respondents, second homeowner respondents were significantly more likely to be “very satisfied” in 2019 (39% vs. 28%).



Q6k) How satisfied are you with the following aspects of life in Whistler? “Ability to travel to and from Whistler on Highway 99”

BASE: Total Permanent Residents (with an opinion) 2015 (n=256), 2017 (n=286), 2018 (n=300), 2019 (n=300)

Total Second Homeowners (with an opinion) 2015 (n=200), 2017 (n=196), 2018 (n=170), 2019 (n=202)

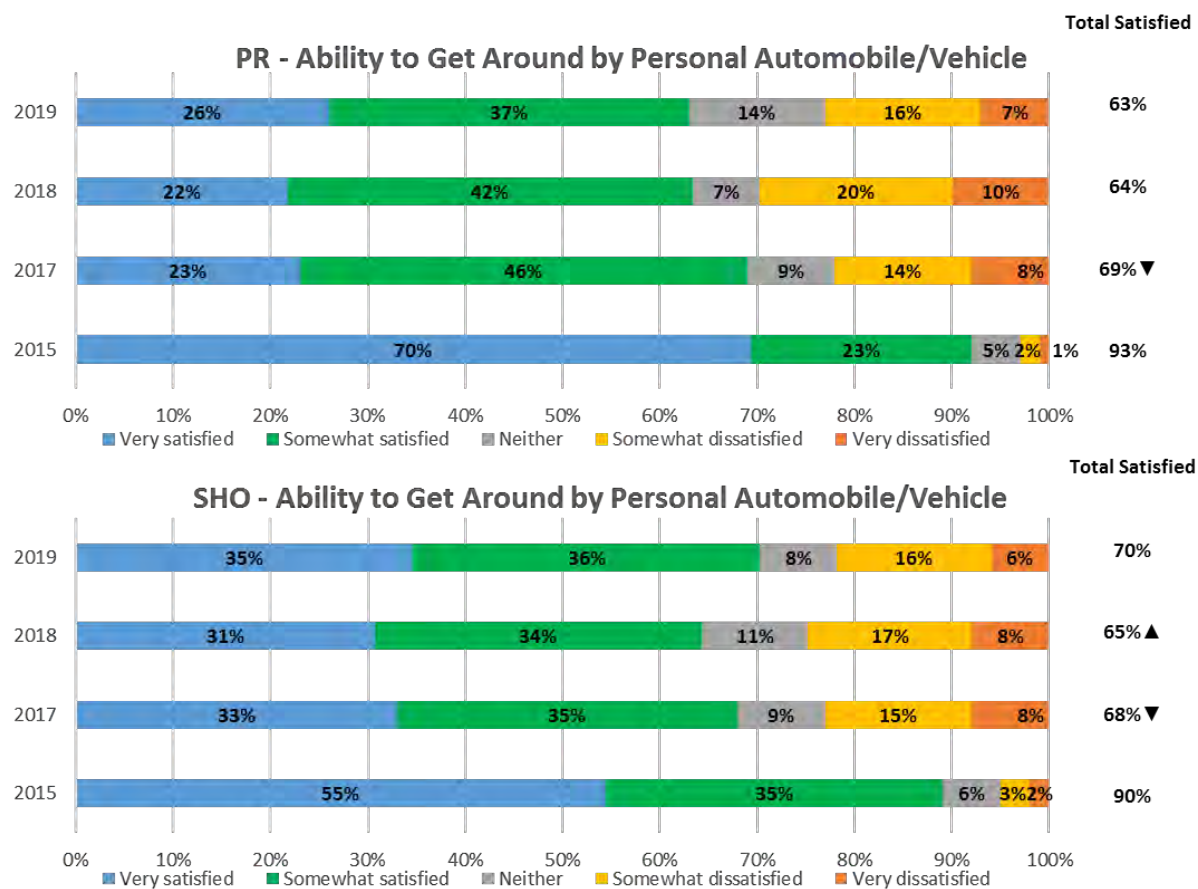
Ability to Get Around by Personal Automobile/Vehicle

Roughly 3-in-5 permanent resident (63%) and the majority of second homeowner (70%) respondents said they were satisfied (very/somewhat) with the ability to get around by personal automobile/vehicle.

Scores for permanent resident respondents were consistent with previous years when regarding this aspect of life in Whistler.

Similarly, to other aspects, second homeowner respondents were significantly more likely to be “very satisfied” when compared to permanent resident respondents (35%, compared to 26%).

Those unemployed permanent residents were significantly more likely to be satisfied with the ability to get around by personal automobile/vehicle when compared to those employed (78%, compared to 60%).



Q6j) How satisfied are you with the following aspects of life in Whistler? “Ability to get around Whistler by personal automobile / vehicle”

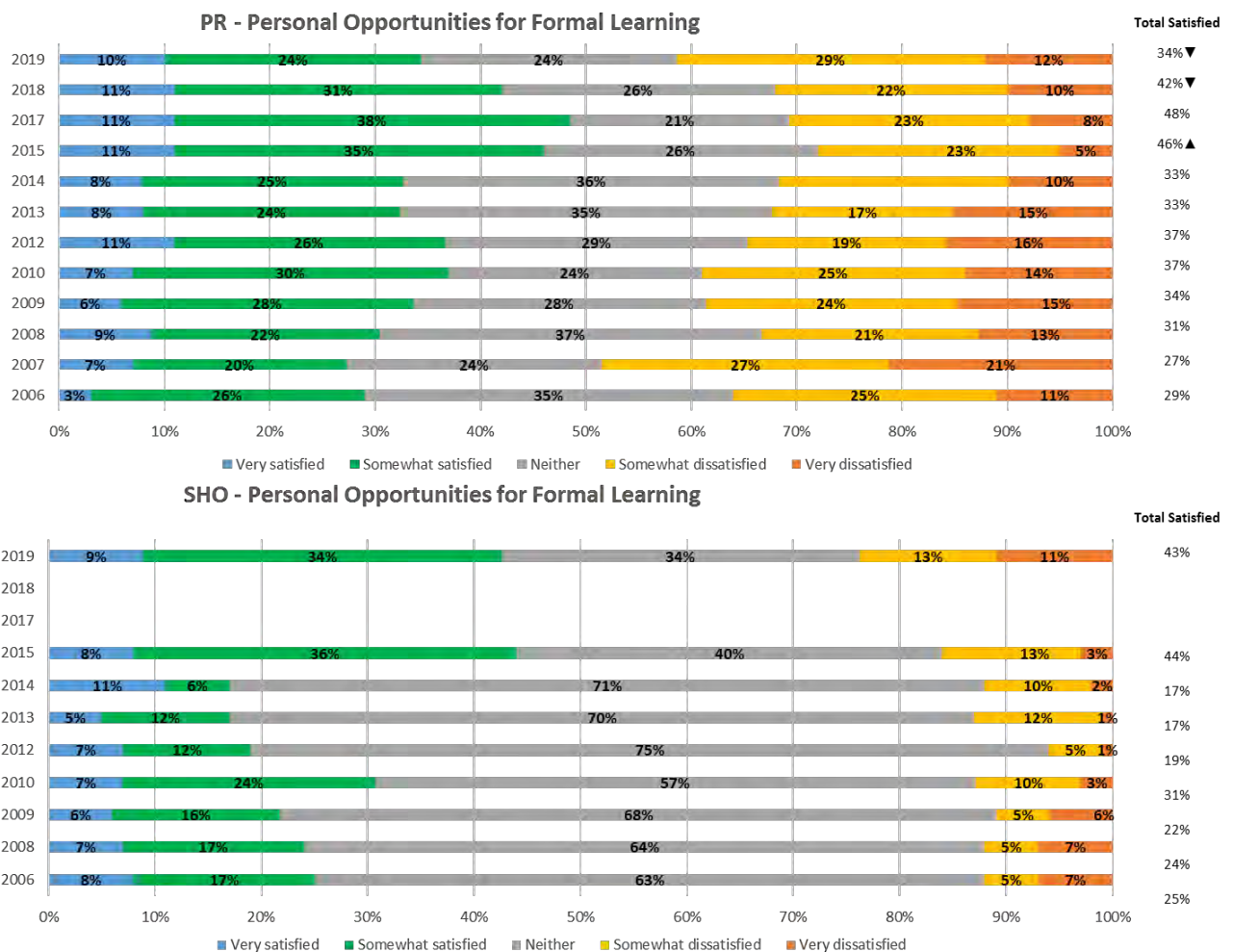
Total Permanent Residents (with an opinion): 2015 (n=253), 2017 (n=197), 2018 (n=295), 2019 (n=300)

Total Second Homeowners (with an opinion): 2015 (n=199), 2017 (n=195), 2018 (n=169), 2019 (n=202)

Personal Opportunities for Formal Learning through Schools and Colleges with Accredited Courses in Whistler

When it comes to personal opportunities for formal learning through schools and colleges with accredited courses in Whistler, just over one-third of permanent resident respondents were satisfied (34%). Satisfaction decreased for a second year in a row. Satisfaction dropped by 8% for this measure when compared to 2018 scores (42%→34%); it's dropped 14% when compared to 2017 scores (48%→34%).

Second homeowners were not asked about this aspect in both 2017 and 2018. In 2019 however, scores ran parallel with 2015 results – when this question was last asked of this group.



Q6f) How satisfied are you with the following aspects of life in Whistler? "Personal opportunities for formal learning through schools and colleges and other organizations with accredited courses in Whistler and in the Sea-to-Sky corridor"

Total Permanent Residents (with an opinion): 2006 (n=280), 2007 (n=171), 2008 (n=287), 2009 (n=264), 2010 (n=266), 2012 (n=242), 2013 (n=252), 2014 (n=267), 2015 (n=238), 2017 (n=247), 2018 (n=240), 2019 (n=300)

Total Second Homeowners (with an opinion): 2006 (n=200), 2007 (n=208), 2008 (n=149), 2009 (n=186), 2010 (n=92), 2012 (n=84), 2013 (n=93), 2014 (n=63), 2015 (n=62), 2017 NA, 2018 NA, 2019 (n=202)

Historical Comparison – Permanent Residents

The following chart presents top two box percent satisfaction of permanent resident respondents for aspects of life in the Resort Municipality of Whistler for 2019 compared to 2010, 2012, 2013, 2014, 2015, 2017, and 2018. In other words, this chart indicates the total % of those permanent residents who indicated they were very or somewhat satisfied with various aspects of life in Whistler.

Aspect of Life	2010	2012	2013	2014	2015	2017	2018	2019
	%							
Personal opportunities for formal learning through schools and colleges and other organizations with accredited courses in Whistler and in the Sea-to-Sky corridor	37	37	33	33	46	48	42	34 ▼
Career and employment opportunities	65	-	64	62	77	73	70	74
Selection of Arts, Culture and Heritage opportunities	82	-	80	77	86	87	90	87
Health and medical services	-	-	-	83	87	90	79	72 ▼
Recreation trails for hiking and mountain biking	99	99	98	98	99	99	97	98
Ability to get around by bike and foot	99	99	98	98	98	98	94	98
Whistler as a Place to Live/Spend Time	89	97	99	94	94	94	88	89
Opportunities available for recreational physical activities	97	99	97	98	100	98	96	97
Access to parks such as Rainbow Park, Lakeside, Alpha Lake Park	98	99	98	95	98	93	93	89
Atmosphere and ambiance of Whistler Village	83	91	94	91	97	88	87	86
Ability to travel to and from Whistler on Highway 99	-	-	-	-	92	68	64	66
Ability to get around Whistler by personal automobile/vehicle	-	-	-	-	93	69	64	63

Suggested Priorities for Improving Satisfaction with Whistler as a Place to Live – Permanent Residents

The priority items displayed in the table below considers two important pieces of information. First, derived importance, which is the correlation of each community attribute with overall satisfaction with Resort Municipality of Whistler; and second, room for improvement in satisfaction scores (i.e. percentage of respondents who did not give a top 2 box score for that aspect of life in Whistler). By focusing on those aspects identified as the most important and have the most room for improvement, the Resort Municipality of Whistler can use this feedback to work towards improving overall satisfaction with Whistler as a place to live.

The priority table below reveals that the top priorities to improve overall satisfaction with aspects of life in the Resort Municipality of Whistler moving forward are: **(1) ability to get around Whistler by personal automobile/vehicle, (2) ability to travel to and from Whistler on Highway 99, and (3) career and employment opportunities.**

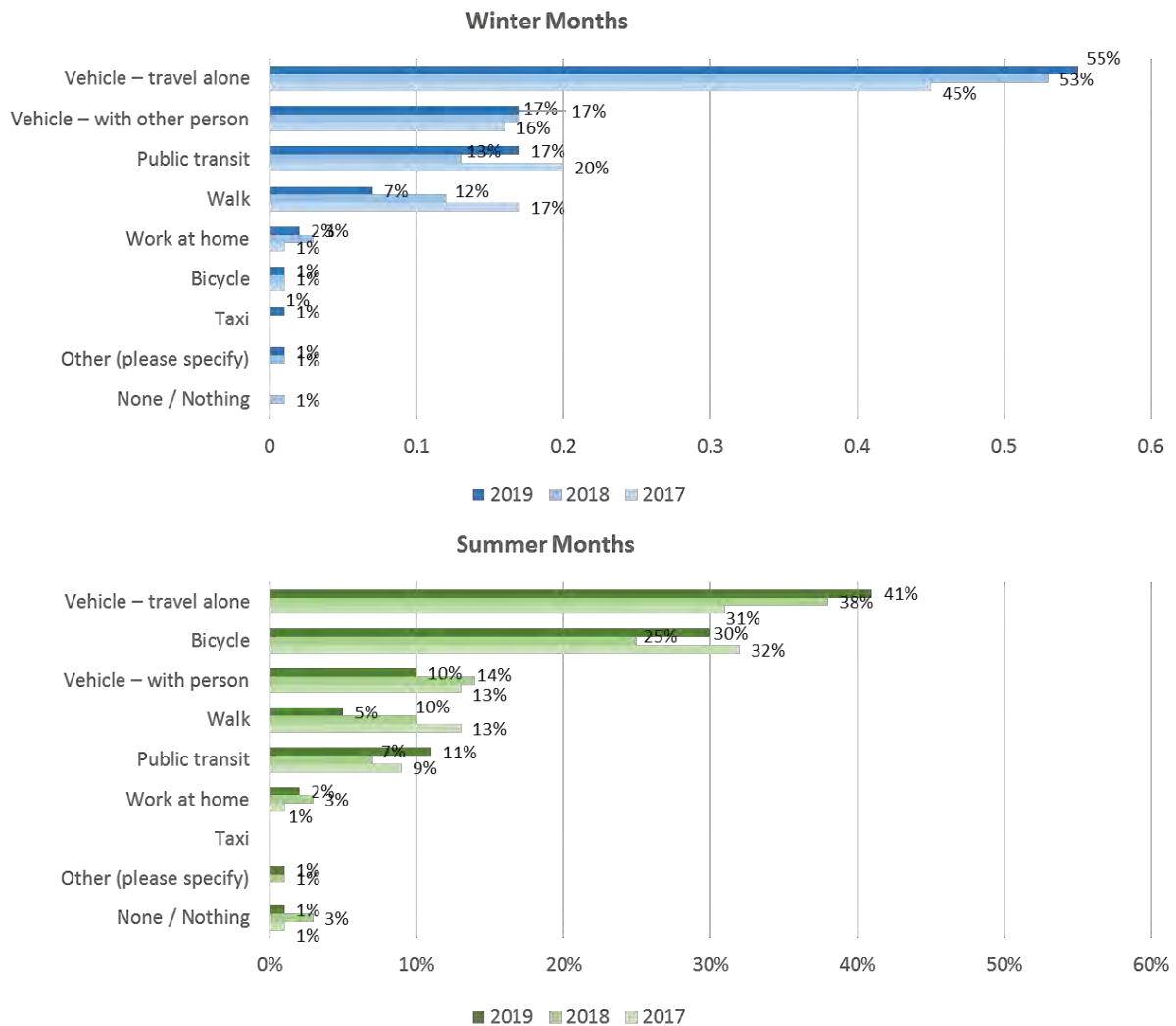
High Priority
Medium Priority
Low Priority

Priority	Aspect of Life	Performance	Importance
1	Ability to get around Whistler by personal automobile/vehicle	63	0.254
2	Ability to travel to and from Whistler on Highway 99	66	0.233
3	Career and employment opportunities	74	0.196
4	Health and medical services	72	0.143
5	Atmosphere and ambiance of Whistler Village	86	0.143
6	Access to parks such as Rainbow Park, Lakeside, Alpha Lake Park	89	0.167
7	Selection of Arts, Culture and Heritage opportunities	87	0.104
8	Recreation trails for hiking and mountain biking	98	0.116
9	Ability to get around by bike and foot	98	0.100
10	Opportunities available for recreational physical activities	97	0.064
11	Personal opportunities for formal learning	34	-0.260

Mode of Transportation Travelling to and From Work – Permanent Residents

The most popular mode of transportation permanent resident respondents indicated they employ for travelling to and from work is by vehicle, travelling alone in both the winter months (55%), and summer months (41%).

Scores remained relatively consistent across the winter month scores except for walking which dropped 5pp from the previous year (12%→7%). Scores also remained relatively consistent across the summer month scores except for bicycling which increased by 5pp from the previous year (25%→30%).



Q7. What mode of transportation do you tend to use most often to travel to and from work in Whistler during the winter months?

Q8. What mode of transportation do you tend to use most often to travel to and from work in Whistler during the summer months?

Permanent Residents (currently employed/self---employed): 2017 (n=257), 2018 (n=303), 2019 (n=300)

Most Important Issues Facing Community

First Mention

Permanent resident respondents named housing as the most important issue facing their community that should receive the greatest attention from municipal leaders (52%). Transportation was considered the second most important issue facing the Whistler community by permanent residents (18%).

Second homeowner respondents also named housing as the most important issue facing their community that should receive the greatest attention from municipal leaders (24%), transportation as the second most important issue facing the Whistler community by second homeowner respondents (23%).

Most important Issue Facing the Community of Whistler – First Mention

	Most Important Issue Facing the Community of Whistler: FIRST Mention																	
	PR									SHO								
	'08	'09	'12	'13	'14	'15	'17	'18	'19	'08	'09	'12	'13	'14	'15	'17	'18	'19
	301	305	300	300	301	257	291	303	300	200	200	200	200	200	200	200	170	202
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
Housing	45	41	5▼	12▲	19▲	41▲	49	57▲	52	22	19	7▼	9	7	16▲	19	22	24
Housing (unspecified)	14	18	1▼	1	3▲	19▲	31▲	31	30	6	2▼	2	-	-	2	27▲	6▼	5
Lack of affordable housing	20	19	3▲	8▲	13▲	16	12	21▲	19	4	6	3	6	4	4	2	7	6
Lack of employee housing	11	5▼	<1	1	2	7▲	5	6	4	13	11	2▼	3	3	11▲	11	9	12
Lack of seniors housing	-	-	1	1	<1	<1	<1	<1	<1	-	-	-	1	1	-	-	-	-
Transportation	4	2	10▲	10	7	2▼	26▲	16▼	18	10	9	11	10	9	9	41▲	37	23
Traffic congestion	<1	<1	-	-	<1	<1	10	4▼	6	2	2	-	1	1	3	22	14▼	9
Sea to Sky Highway improvements/needs better	1	-	<1	1	-	2	4	2	2	2	3	-	1	-	<1	6	4	3
Transportation (unspecified)	1	-	<1	<1	2	-	5	2	3	-	2	3	-	-	-	5	4	2
Charging for parking/lack of free parking	-	1	3▲	3	2	<1	3	1	<1	3	2	5	7	8	3▼	5	<1	2
Needed improvements to public transit	2	<1	7▲	7	2▼	1	2	<1	3	2	1	4▲	2	1	1	3	2	<1
Road maintenance	1	1	-	<1	<1	-	3	<1	2	2	1	-	1	-	2▲	<1	3	2
RMOW Operational Concerns	16	17	18	17	14	10	3▼	7	5	15	20	24	21	20	19	8▼	6	9
Too focused on tourism and not the needs of residents	<1	2	2	1	3▲	<1	1	3	2	1	1	1	2	2	-	<1	3	1
Lack of community services	3	<1	2	1	4▲	<1▼	<1	1	-	1	1	-	-	-	-	<1	-	-
Lack of accountability to the public by RMOW council	2	3	-	2	1	<1	<1	1	-	1	2	-	-	1	-	1	-	-
RMOW spending/ allocation of taxes for services/ budget	4	7	9	4▼	2	1	<1	<1	<1	2	2	6▲	8	5	3	1	<1	1
Taxes (unspecified)	4	1▼	2	3	2	<1	<1	<1	1	5	3	6	4	10▲	6	3	1	4
Improvements to garbage collection/ recycling	-	1	-	1	1	<1	-	<1	<1	-	1	-	1	-	-	<1	-	1
Zoning regulations	1	1	-	1	1	-	<1	<1	-	4	4	2	2	1	-	-	-	<1
Not keeping up with infrastructure demands (i.e. sewers/water)	1	1	<1	1	1	7▲	<1	-	<1	1	4▲	2	1	1	9▲	2▼	<1	<1
Property taxes	1	1	2	3	-	-	-	-	-	1	4▲	6	5	-	2	-	-	1
Other	-	-	2	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
Environmental	9	11	14	5▼	7	7	4	4	4	19	17	14	10	16	8▼	9	5	12
Overdevelopment/Future Growth Plan	2	5▲	3	1	1	<1	2	3	1	15	13	10	6	12▲	2▼	7▲	3	7
Sustainability	3	3	2	1	1	<1	-	<1	<1	2	3	1	2	1	2	-	1	1
Environment	5	3	6▲	3▼	5	5	2	-	2	3	2	3	3	4	5	3	<1	5▲
Asphalt Plant Concerns	-	-	3	1	1	<1	-	-	-	-	-	1	-	-	-	-	-	-
Logging	-	-	<1	-	-	<1	-	-	-	-	-	-	-	-	-	-	-	-
Other	<1	<1	2	3	5	1▼	-	2	1	-	-	2	1	1	1	-	<1	-
Lack of employment options	-	<1	<1	2	1	5▲	2▼	<1	2	2	5	2	3	2	▲6	-	3	<1
Safety/Crime	-	3	-	-	-	4▲	1	<1	1	-	-	-	-	-	-	<1	-	-
Lack of childcare services	-	-	-	3	1▼	3	<1	<1	-	-	-	-	2	2	1	<1	1	-
Rowdy/ drunk/ disruptive tourists/ not family friendly	1	1	1	2	2	1	1	<1	2	2	1	1	-	1	1	<1	<1	-
Healthcare	-	2	2	1	2	1	-	<1	<1	-	-	-	1	1	1	-	<1	-
Education concerns/lack of schools	1	3	1▼	2	2	1	1	<1	-	-	1	1	3	5	1▼	<1	-	-
Need more recreation facilities/improvements in parks and recreation	-	1	-	-	-	<1	1	<1	-	-	1	-	-	-	<1	2	-	<1
Losing the Whistler ambiance	2	-	-	1	2	1	-	-	<1	1	-	-	-	3	-▼	-	<1	-
Employee shortage	-	-	3	4	2	4	<1	-	<1	-	-	9	6	4	4	<1	-	-
Need to attract tourists/ better promotion of Whistler	3	5	5	7	8	2▼	4	-▼	1	1	3	3	4	4	3	4	1	5
Cost of living	-	-	9	6	7	1▼	<1	-	-	-	-	4	4	3	1	1	-	-
Economic stability/ local business	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
Arts and cultural events	-	<1	-	-	<1	-	-	-	-	-	-	-	1	1	<1	-	-	-
Need another gas station	-	-	1	1	<1	-	-	-	-	-	-	1	2	-	-	-	-	-
Whistler University	3	6	-	-	-	-	-	-	-	2	4	-	-	-	-	-	-	-
Concerns regarding the Olympics	-	<1	-	-	-	-	-	-	-	-	-	-	-	-	-	<1	-	-
Not enough retail options for locals	4	3	3	1	2	11▲	1	4	5	4	5	3	1	2	14▲	1▼	7▲	6
Miscellaneous issues	13	5▼	27▲	22	20	0▼	<1	2	-	22	17	25▲	25	24	1▼	<1	-	<1
No issues																		

Q11a. What is the most important issue facing your community that should receive the greatest attention from your local leaders?

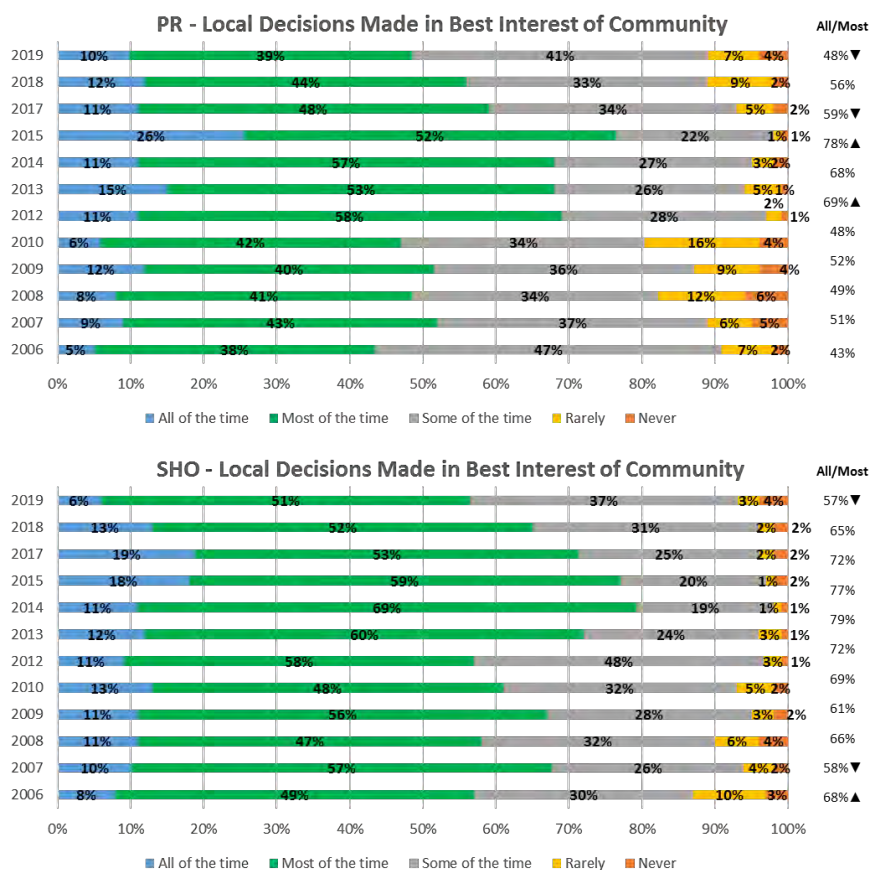
Municipal Decision Makers (Previously, “Local” Decision Makers)

Second homeowner respondents were significantly more likely to say municipal decision makers have the resort community in mind when making decisions when compared to permanent resident respondents (57%, compared to 48%).

Both permanent resident and second homeowner respondents were significantly less likely to say municipal decision makers have the resort community in mind when making decisions when compared to last year. The permanent resident score dropped by 8pp for this measure (56%→48%) and 8pp for second homeowners (65%→57%).

Furthermore, second homeowners were significantly less likely to say municipal decision makers have the resort community in mind when making decisions “all the time” when compared to 2018 scores dropping by 7pp (13%→6%).

Historically, this question was framed as asking about “local” decision makers, rather than “municipal” until this year in 2019.



Q11c. Would you say municipal decision makers in Whistler have the best interests of the resort community of Whistler in mind when making decisions...?

Total Permanent Residents (with an opinion): 2006 (n=289), 2007 (n=197), 2008 (n=300), 2009 (n=299), 2010 (n=298), 2012 (n=292), 2013 (n=293), 2014 (n=298), 2015 (n=257), 2017 (n=291), 2018 (n=303), 2019 (n=300)

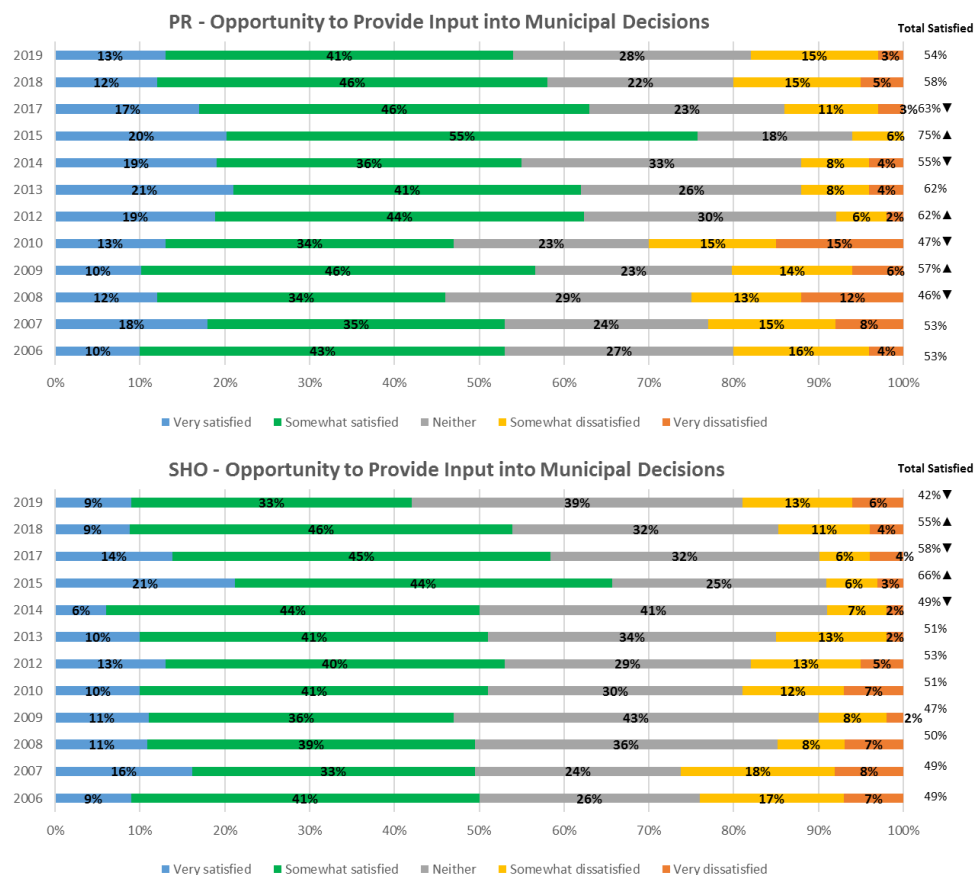
Total Second Homeowners (with an opinion): 2006 (n=192), 2007 (n=177), 2008 (n=197), 2009 (n=187), 2010 (n=196), 2012 (n=178), 2013 (n=174), 2014 (n=184), 2015 (n=201), 2017 (n=200), 2018 (n=170), 2019 (n=202)

Input into Decision Making

Over half of permanent resident and two in five second homeowner respondents said they were satisfied with the existing opportunities to provide input into municipal decision making in Whistler (54%, 42%, respectively).

Second homeowner respondents were significantly less likely to be satisfied with this measure when compared to the previous year. “Somewhat satisfied” scores dropped significantly from the previous year by 13pp (46%→33%). The total satisfied score also dropped significantly from the previous year by 13pp (55%→42%).

Satisfaction amongst both permanent resident and second homeowner respondents has been trending downward for both groups since 2015. Satisfaction has dropped 21pp since 2015 amongst permanent residents (75%→63%→58%→54%), while satisfaction has dropped 24pp since 2015 amongst second homeowners (66%→55%→51%→42%).



Q12. How satisfied are you with the existing opportunities to provide input into municipal decision making in Whistler?

Total Permanent Residents (with an opinion):

2006 (n=295), 2007 (n=195), 2008 (n=299), 2009 (n=302), 2010 (n=295), 2012 (n=292), 2013 (n=288), 2014 (n=290), 2015 (n=248), 2017 (n=280), 2018 (n=303)

Total Second Homeowners (with an opinion): 2006 (n=190), 2007 (n=181), 2008 (n=196), 2009 (n=180), 2010 (n=179), 2012 (n=174), 2013 (n=165), 2014 (n=168), 2015 (n=171), 2017 (n=153), 2018 (n=170), 2019 n=(202)

Satisfaction with Services

Permanent Residents

- Services receiving the highest overall satisfaction ratings among permanent resident respondents in 2019 included:
 - maintenance of community parks and trails (96%),
 - village maintenance (95%), as well as
 - fire inspection and composting services (92%).
- Overall, satisfaction levels in 2019 largely remained at par with levels reported in 2018. A significant increase in satisfaction was recorded for:
 - building and land development services (46%→52%),
 - local transit services (69%→79%), and
 - parking options (27%→41%).
- There was a decrease in satisfaction in one service in 2019 when compared to 2018:
 - snow clearing on local roads (not including highway 99) (77%→66%).

Second Homeowners

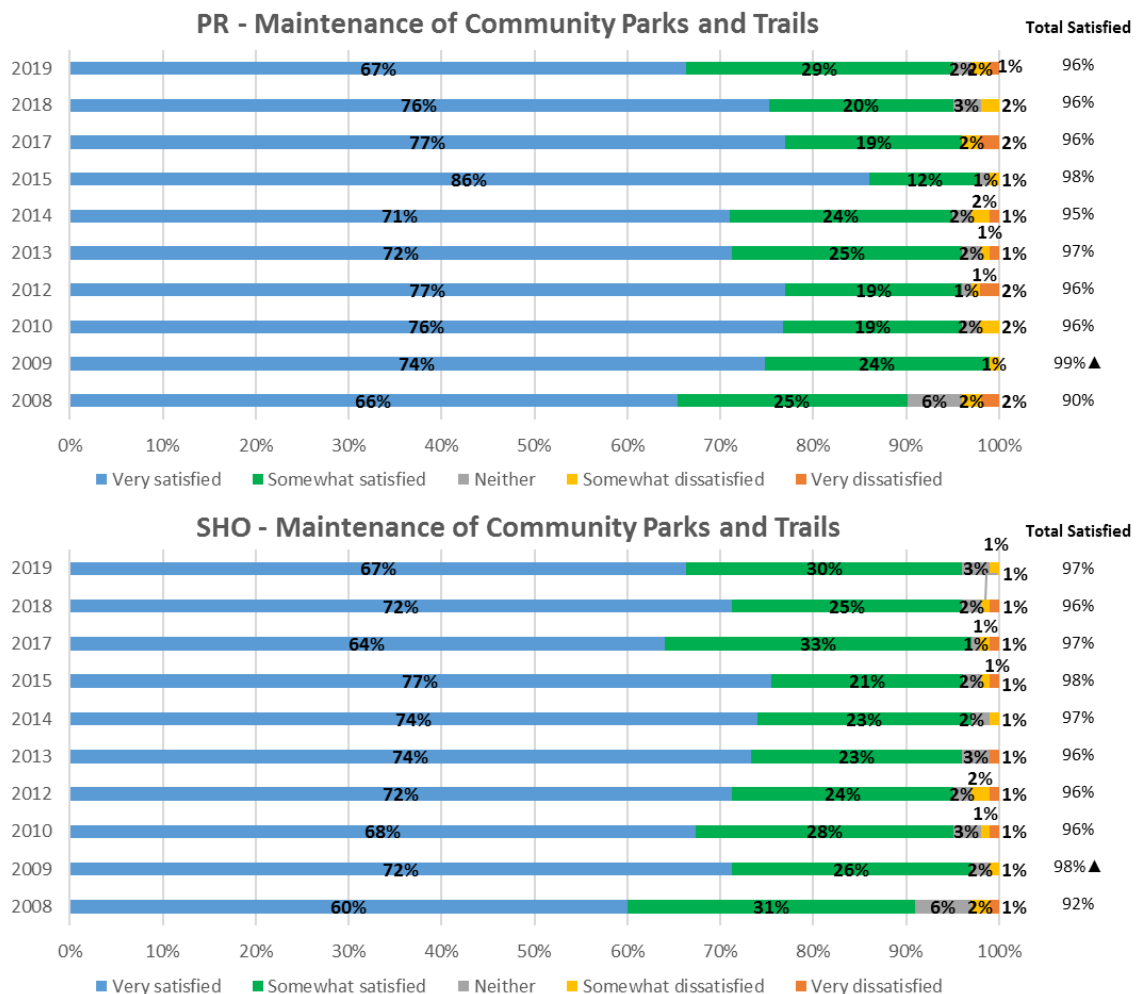
- Services receiving the highest overall ratings among second homeowner respondents in 2018 included:
 - maintenance of community parks and trails (97%),
 - village maintenance (96%), as well as
 - water utilities for residences (95%).
- Significant satisfaction increases among second homeowner respondents was recorded for:
 - parking options (41%→50%), and
 - municipal hall main customer service counter (65%→78%).
- There were no significant decreases in satisfaction among second homeowner respondents regarding services offered by Whistler.

Maintenance of Community Parks and Trails

Almost all permanent resident and second homeowner respondents said they are satisfied (very/somewhat) with the maintenance of community parks and trails in Whistler (96%, 97%, respectively).

There are no significant differences between the two groups surveyed regarding this service.

Permanent resident respondents were significantly less likely to say they were “very satisfied” with the maintenance of community parks and trails in Whistler when compared to historical findings. This score has been trending downward since 2015 and has dropped 19pp since then (86% in 2015, down to 67% in 2019).



Q14a. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Maintenance of community parks and trails

Total Permanent Residents (with an opinion): 2008 (n=300), 2009 (n=303), 2010 (n=296), 2012 (n=300), 2013 (n=298), 2014 (n=300), 2015 (n=257), 2017 (n=291), 2018 (n=302), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=202), 2009 (n=198), 2010 (n=196), 2012 (n=193), 2013 (n=193), 2014 (n=196), 2015 (n=197), 2017 (n=195), 2018 (n=170), 2019 (n=202)

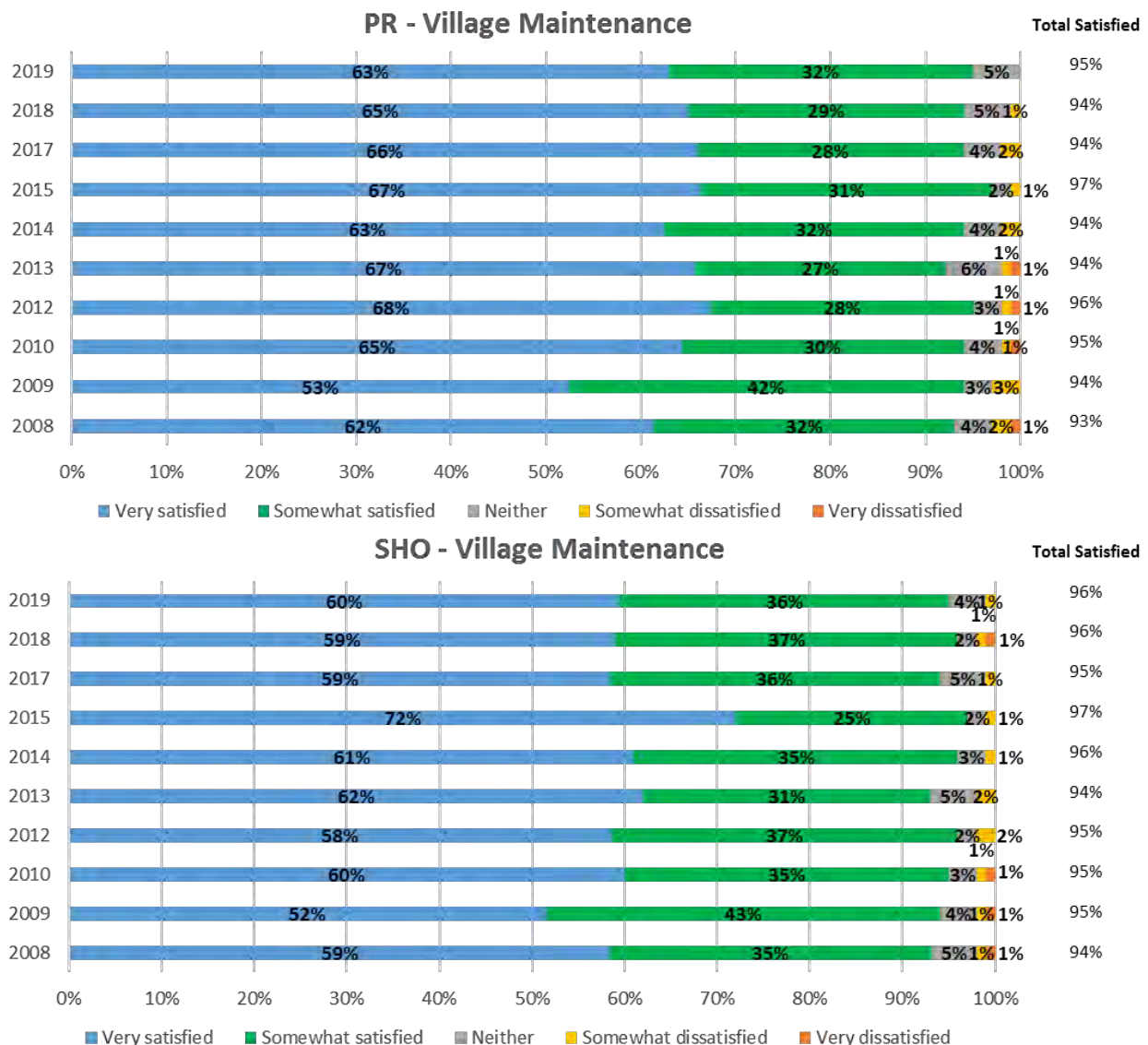
Village Maintenance

Nearly all permanent resident (95%) and second homeowner (96%) respondents said they were satisfied (very/somewhat) with village maintenance.

There are no significant differences between the two groups surveyed with regard to this service.

There are no significant differences when comparing 2019 findings with historical results.

Female permanent resident respondents were significantly more satisfied with village maintenance when compared to males (98%, compared to 92%).



Q14c. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Village maintenance
 BASE: Total Permanent Residents (with an opinion): 2008 (n=300), 2009 (n=301), 2010 (n=291), 2012 (n=299), 2013 (n=298), 2014 (n=299), 2015 (n=257), 2017 (n=290), 2018 (n=301), 2019 (n=300)
 Total Second Homeowners (with an opinion): 2008 (n=203), 2009 (n=193), 2010 (n=197), 2012 (n=190), 2013 (n=189), 2014 (n=195), 2015 (n=196), 2017 (n=194), 2018 (n=166), 2019 (n=202)

Library Services

The majority of permanent resident and second homeowner respondents said they were satisfied (very/somewhat) with the library services offered by the Resort Municipality of Whistler (95%, 87%, respectively).

Permanent resident respondents were significantly more likely to be “very satisfied” with library services when compared to second homeowner residents (89%, compared to 66%). This has been a trend since 2013. Furthermore, it should also be noted the “very satisfied” score amongst permanent residents appears to be trending upward; this score has increased 8% since 2017.



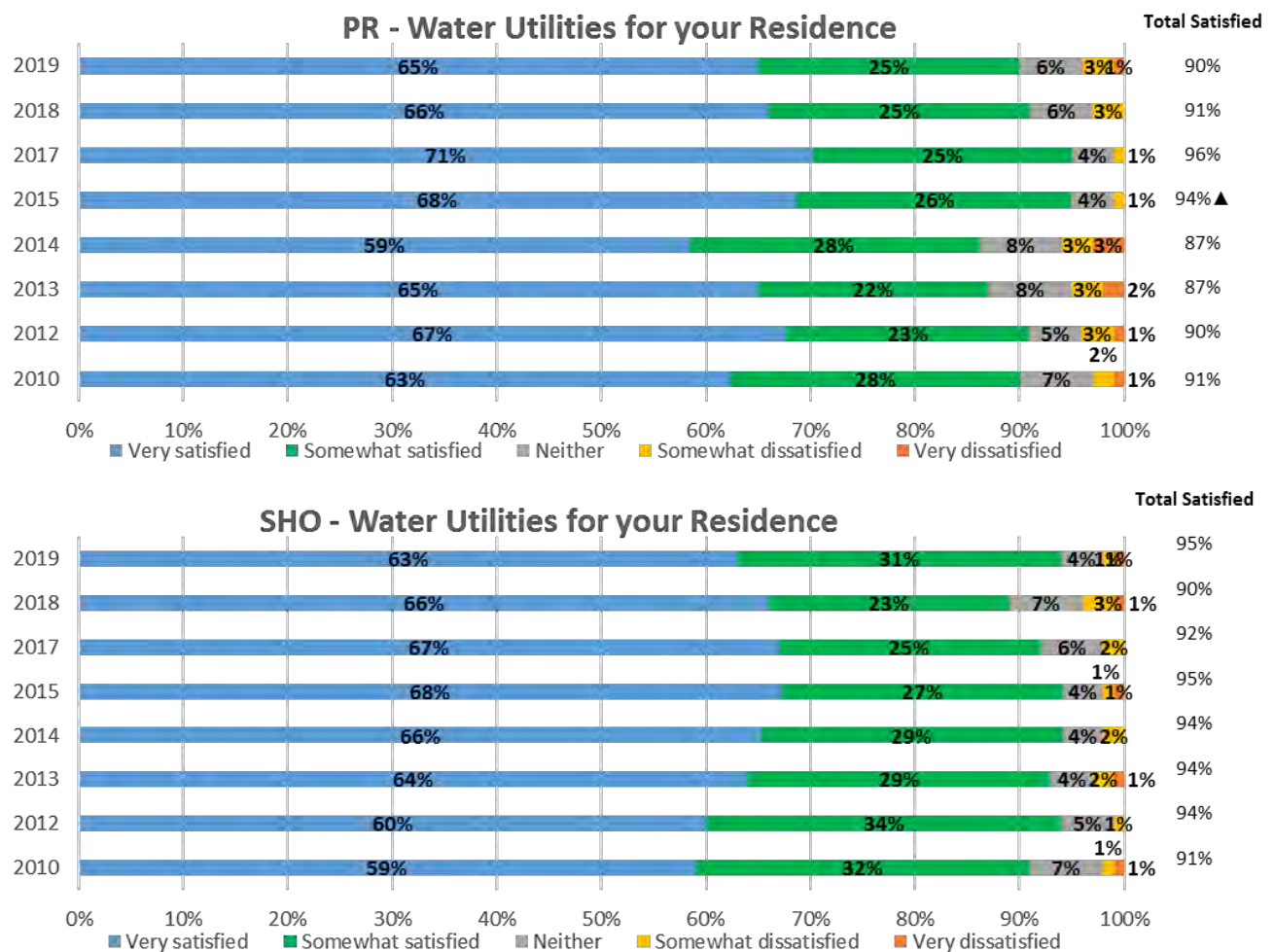
Q14k. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Library services
 Base: Total Permanent Residents (with an opinion): 2008 (n=296), 2009 (n=296), 2010 (n=292), 2012 (n=276), 2013 (n=283), 2014 (n=293), 2015 (n=245); 2017 (n=265), 2018 (n=290), 2019 (n=300)
 Total Second Homeowners (with an opinion): 2008 (n=180), 2009 (n=161), 2010 (n=161), 2012 (n=126), 2013 (n=137), 2014 (n=136), 2015 (n=158), 2017 (n=136), 2018 (n=152), 2019 (n=202)

Water Utilities for your Residence

Nearly all permanent resident (90%) and second homeowner respondents (95%) said they were satisfied (very/somewhat) with water utilities for their residence.

There are no significant differences between second homeowner and permanent resident responses for this service.

When comparing 2019 results with historical findings, second homeowners were significantly more likely to say they were “somewhat satisfied” with this service increasing their satisfaction score by 8pp (23%→31%).



Q14o. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Water utilities for your residence

Base: Total Permanent Residents (with an opinion): 2010 (n=292), 2012 (n=287), 2013 (n=294), 2014 (n=297), 2015 (n=255), 2017 (n=X) 2018 (n=297), 2019 (n=300)

Total Second Homeowners (with an opinion): 2010 (n=192), 2012 (n=193), 2013 (n=187), 2014 (n=189), 2015 (n=189), 2017 (n=X), 2018 (n=167), 2019 (n=202)

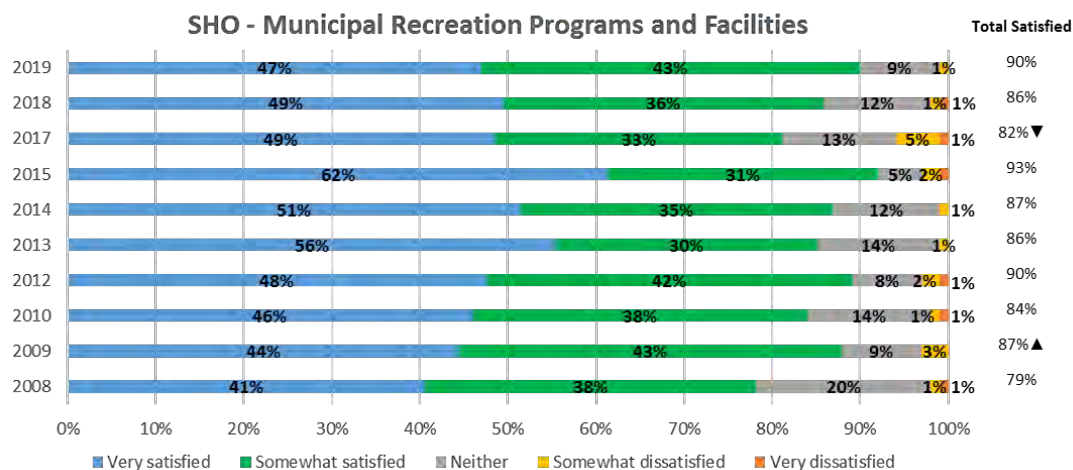
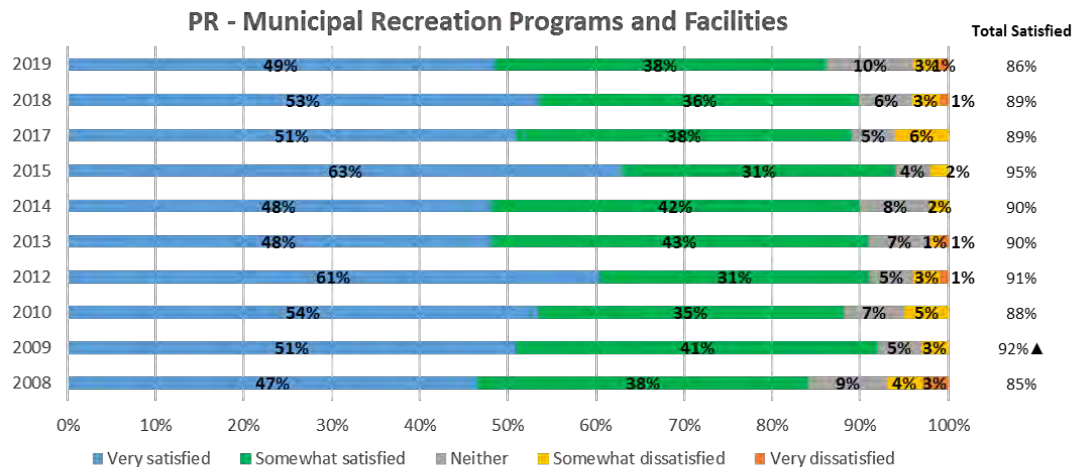
Municipal Recreation Programs and Facilities

The majority of permanent resident (86%) and second homeowner (90%) respondents said they are satisfied with municipal recreational programs and facilities offered by the Resort Municipality of Whistler.

There are no significant differences when comparing responses between second homeowners and permanent residents.

When comparing 2019 results with historical findings, second homeowners were significantly more likely to say they were “somewhat satisfied” with this service increasing their satisfaction score by 7pp (36%→43%).

Those employed second homeowners were significantly more satisfied with this service when compared to those unemployed (97%, compared to 87%).



Q14e. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Municipal recreational programs and facilities

Base: Total Permanent Residents (with an opinion):

2008 (n=298), 2009 (n=297), 2010 (n=288), 2012 (n=289), 2013 (n=288), 2014 (n=287), 2015 (n=256), (n=285), 2018 (n=294), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=195), 2009 (n=183), 2010 (n=179), 2012 (n=165), 2013 (n=162), 2014 (n=164), 2015 (n=179), 2017 (n=174), 2018 (n=158), 2019 (n=202)

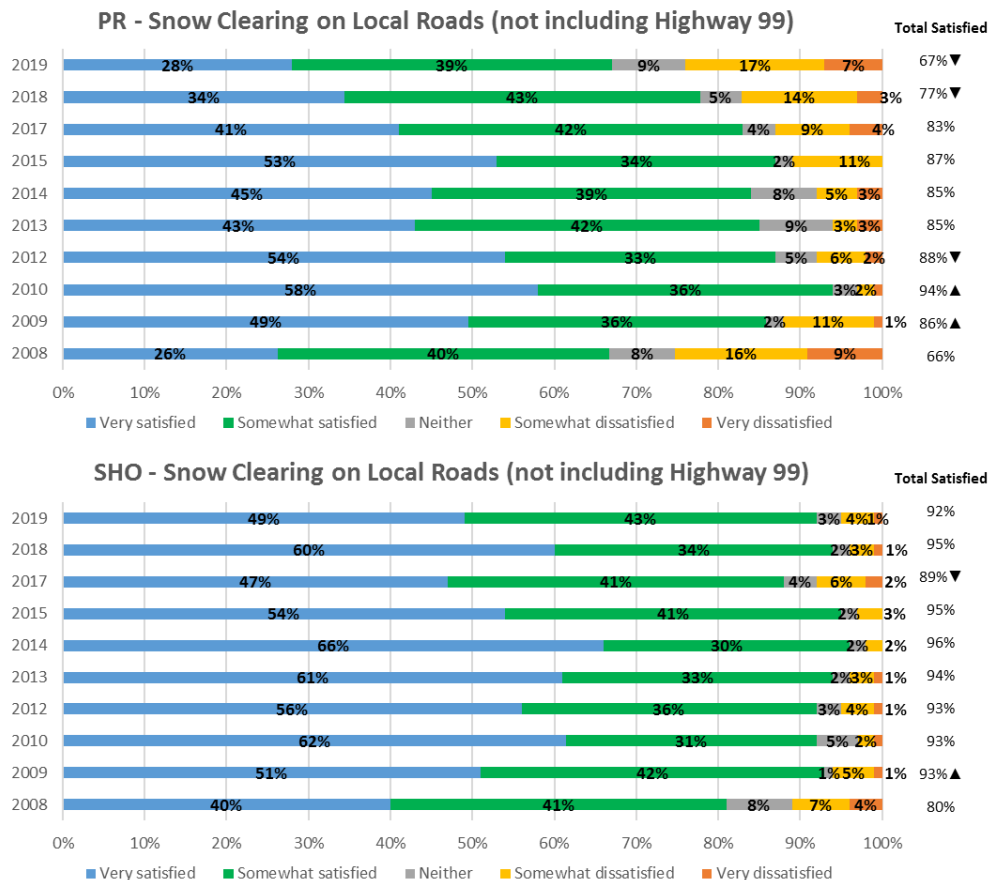
Snow Clearing on Local Roads (not including Highway 99)

Two thirds of permanent residents and the majority of second homeowner respondents are satisfied with snow clearing on local roads in Whistler (not including Highway 99) (67%, 92%, respectively).

Permanent resident respondents were significantly less likely to be satisfied with this service when compared to historical results dropping 10pp from the previous year (77%→67%). Satisfaction with this service has been trending downward year over year since 2015 dropped 20pp since then (87% in 2015 to 67% in 2019). Second homeowner respondents were significantly less likely to say they were “very satisfied” when compared to last year’s findings dropping 11pp (60%→49%).

Second homeowners have been significantly more satisfied with snow clearing on local roads in Whistler (not including Highway 99) consistently year over year since this aspect has been measured dating back to 2008, when compared to permanent residents, and this trend continues in 2019.

The oldest respondents were the most likely to be satisfied with this service when compared to younger respondents (77% for 55+, compared to 65% for <35 and 62% for 35-54).



Q14m. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Snow clearing on local roads, not including HWY 99

Base: Total Permanent Residents (with an opinion): 2008 (n=300), 2009 (n=304), 2010 (n=300), 2012 (n=293), 2013 (n=292), 2014 (n=297), 2015 (n=252), 2017 (n=240), 2018 (n=302), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=204), 2009 (n=196), 2010 (n=195), 2012 (n=190), 2013 (n=190), 2014 (n=187), 2015 (n=197), 2017 (n=170), 2018 (n=156), 2019 (n=202)

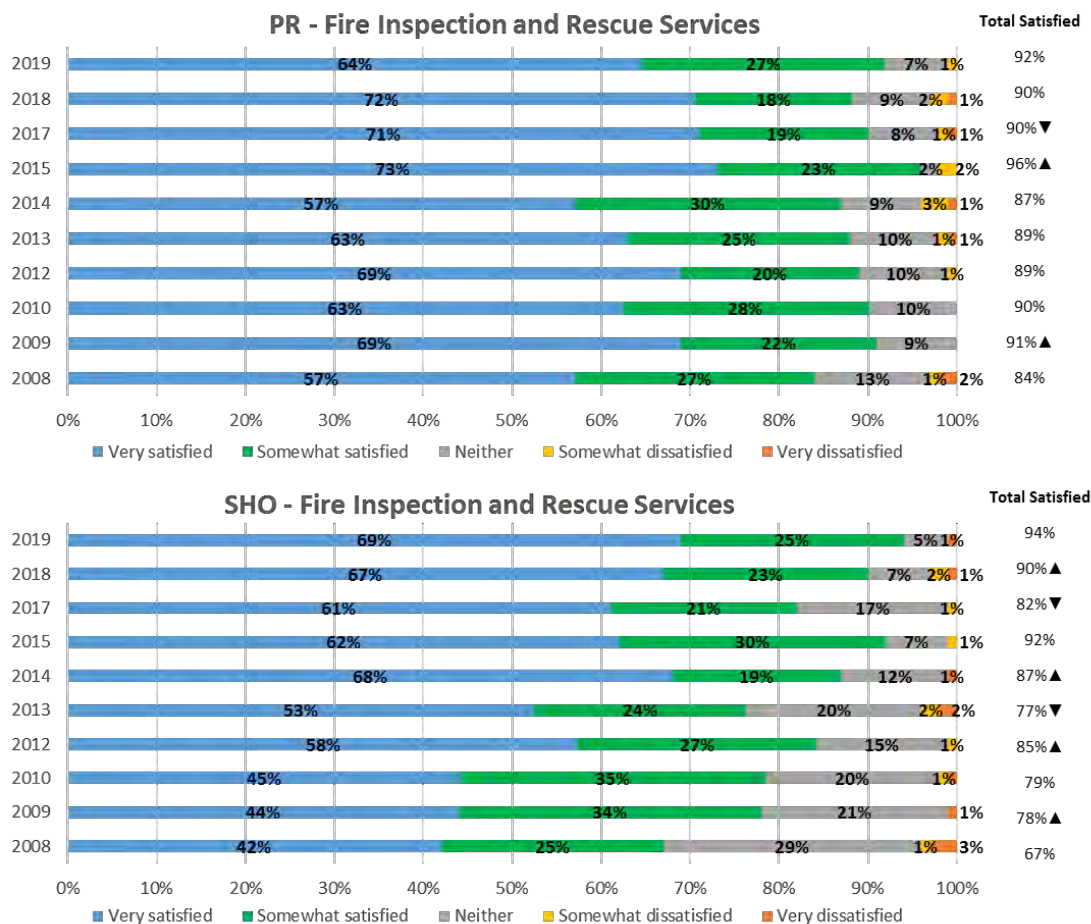
Fire Inspection and Rescue Services

Nearly all permanent resident (92%) and second homeowner (94%) respondents were satisfied (very/somewhat) with fire inspection and rescue services in Whistler.

Although total satisfaction scores for both groups are roughly the same, permanent resident respondents were significantly less likely to say they are “very satisfied” with fire inspection and rescue services in Whistler when compared to 2018 dropping 8pp (72%→64%).

Satisfaction for this measure has been trending upward amongst second homeowners since 2017 increasing by 12pp over the last two years (82%→90%→94%).

Female permanent residents were significantly more satisfied with this service when compared to males (96%, compared to 89%).



Q14g. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Fire inspections and rescue services

Base: Total Permanent Residents (with an opinion): 2008 (n=294), 2009 (n=287), 2010 (n=275), 2012 (n=277), 2013 (n=278), 2014 (n=275), 2015 (n=246), 2017 (n=272), 2018 (n=285), 2019 (n=300)

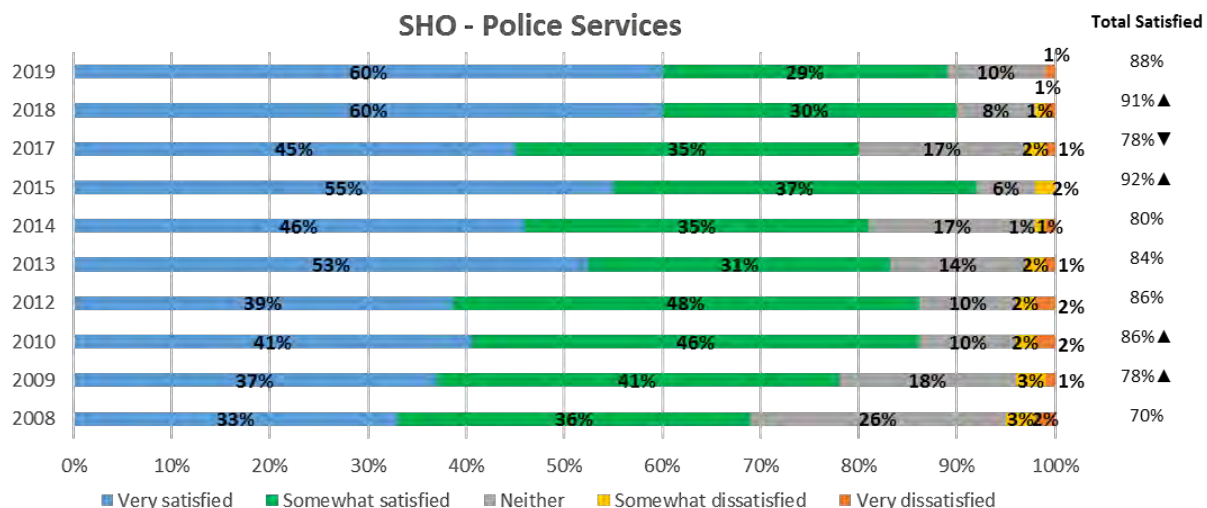
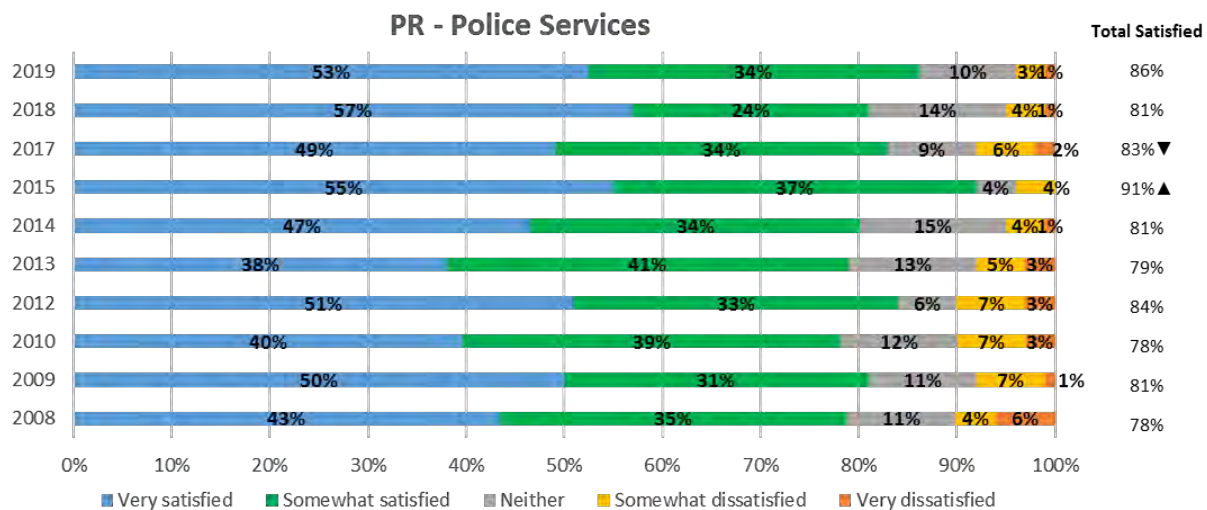
Total Second Homeowners (with an opinion): 2008 (n=184), 2009 (n=154), 2010 (n=148), 2012 (n=124), 2013 (n=137), 2014 (n=134), 2015 (n=161), 2017 (n=165), 2018 (n=150), 2019 (n=202)

Police Services

The majority of permanent resident respondents (86%) and second homeowner respondents (88%) were satisfied (very/somewhat) with police services in Whistler.

Scores amongst second homeowners remained consistent with last year's findings. However, permanent resident respondents were significantly more likely to say they were "somewhat satisfied" with this service when compared to last year increasing by 10pp (24%→34%).

When comparing responses amongst the two groups surveyed, second homeowners continued to be significantly more "very satisfied" with this service when compared to permanent residents (60%, compared to 53%).



Q14f. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Police services

Base: Total Permanent Residents (with an opinion): 2008 (n=296), 2009 (n=293), 2010 (n=292), 2012 (n=290), 2013 (n=287), 2014 (n=298), 2015 (n=251), 2017 (n=283), 2018 (n=293), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=198), 2009 (n=179), 2010 (n=175), 2012 (n=168), 2013 (n=160), 2014 (n=158), 2015 (n=181), 2017 (n=172), 2018 (n=149), 2019 (n=202)

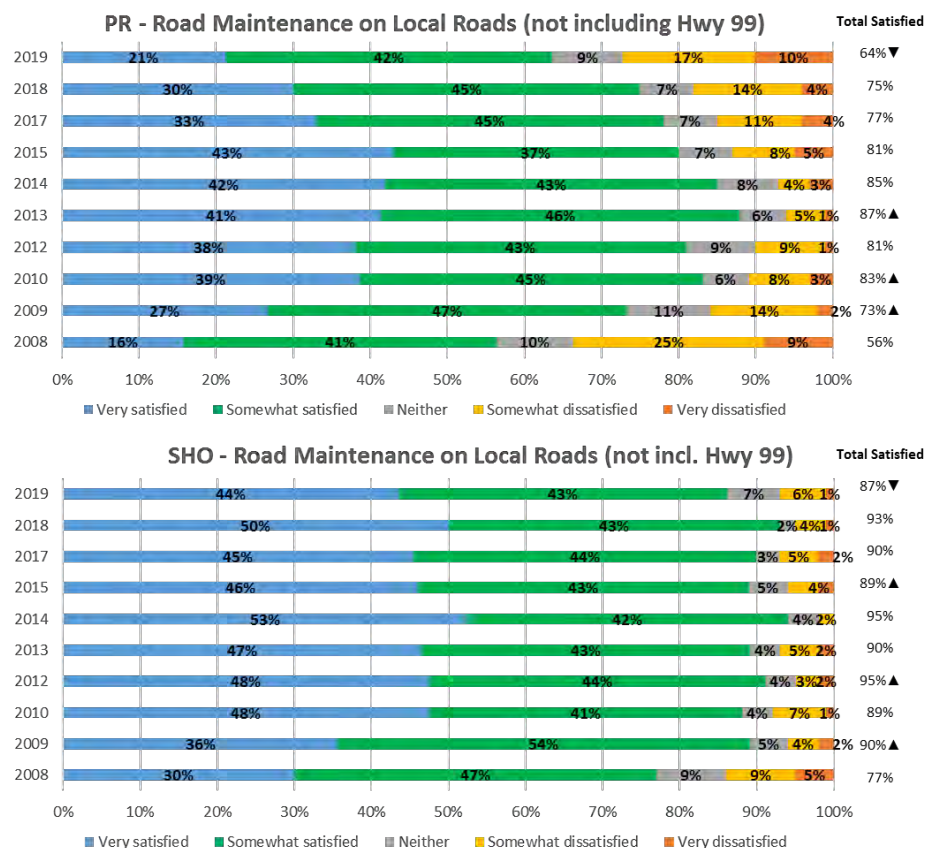
Road Maintenance on Local Roads (not including Highway 99)

Roughly two-thirds of permanent resident (64%) and the majority of second homeowner (87%) respondents said they were satisfied (very/somewhat) with road maintenance on local roads in Whistler, not including highway 99.

Second homeowner respondents were significantly more satisfied with road maintenance compared to permanent resident respondents (87%, compared to 64%). They were also significantly more likely to say they were “very satisfied” (44%, compared to 21% for permanent residents).

When comparing 2019 survey results with historical findings, satisfaction with this measure has been trending downward amongst permanent residents since 2013. Total satisfaction scores have dropped by 23pp since 2013 (87%→64%) and the 11pp drop from last year was significant (75%→64%). Satisfaction with road maintenance on local roads in Whistler, not including Highway 99 has been relatively consistent year after year amongst second homeowners.

The oldest respondents were the most likely to be satisfied with this service when compared to younger respondents (76% for 55+, compared to 57% for <35 and 61% for 35-54).



Q14I. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Road maintenance on local roads, not including HWY 99

Base: Total Permanent Residents (with an opinion): 2008 (n=298), 2009 (n=304), 2010 (n=300), 2012 (n=299), 2013 (n=300), 2014 (n=299), 2015 (n=257), 2017 (n=289), 2018 (n=293), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=204), 2009 (n=200), 2010 (n=197), 2012 (n=189), 2013 (n=197), 2014 (n=196), 2015 (n=197), 2017 (n=196), 2018 (n=168), 2019 (n=202)

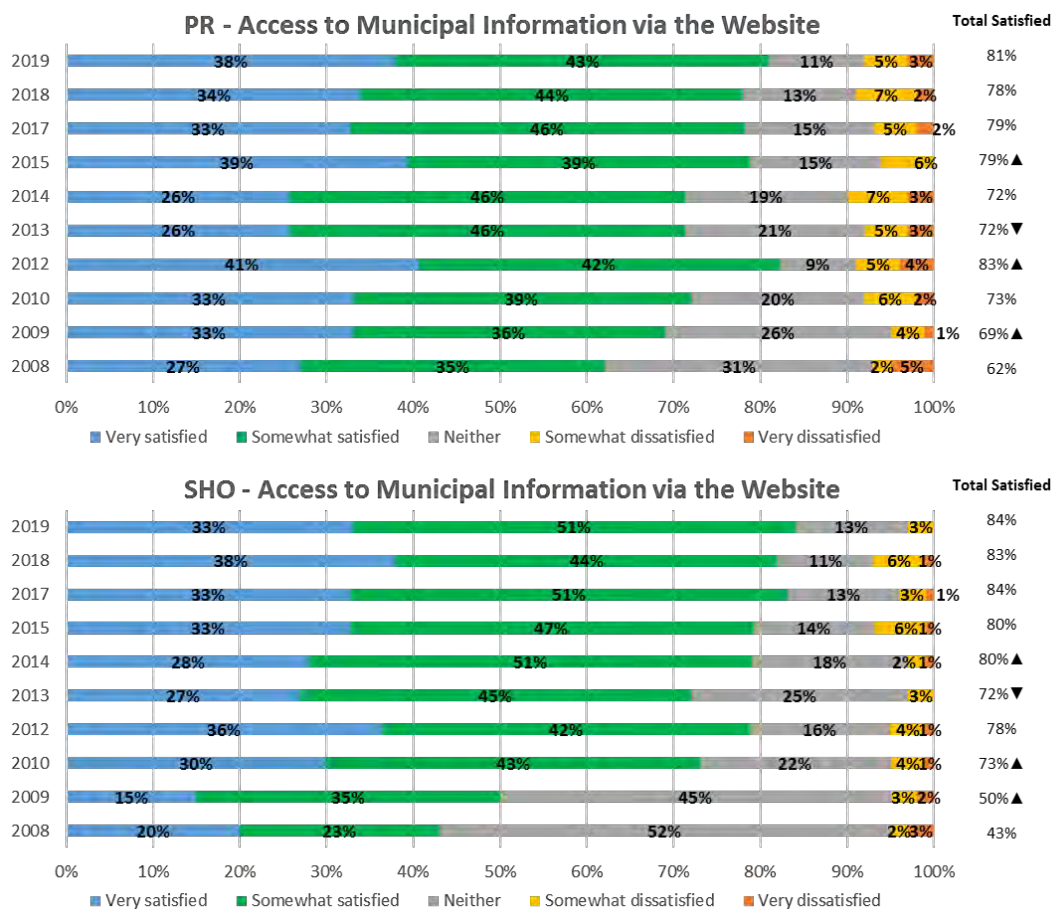
Access to Municipal Information via the Website

Over eight in ten permanent resident (81%) and second homeowner (84%) respondents said they were satisfied (very/somewhat) with access to municipal information via the Whistler website.

As with most of the other services provided by Whistler, second homeowner respondents continue to be more satisfied (84%, compared to 81%). However, permanent residents were more “very satisfied” with access to information via the Whistler website when compared to second homeowners (38%, compared to 33%). Second homeowners were significantly more likely to be “somewhat satisfied” (51%, compared to 43% for permanent residents).

When comparing 2019 results with historical findings, second homeowners were significantly more likely to be “somewhat satisfied” this year (51%, compared to 44%).

Female permanent residents were significantly more satisfied with this service when compared to males (87%, compared to 76%).



Q14i. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Access to municipal information via the website

Base: Total Permanent Residents (with an opinion): 2008 (n=279), 2009 (n=242), 2010 (n=272), 2012 (n=261), 2013 (n=257), 2014 (n=264), 2015 (n=236), 2017 (n=257), 2018 (n=272), 2019 (n=300)

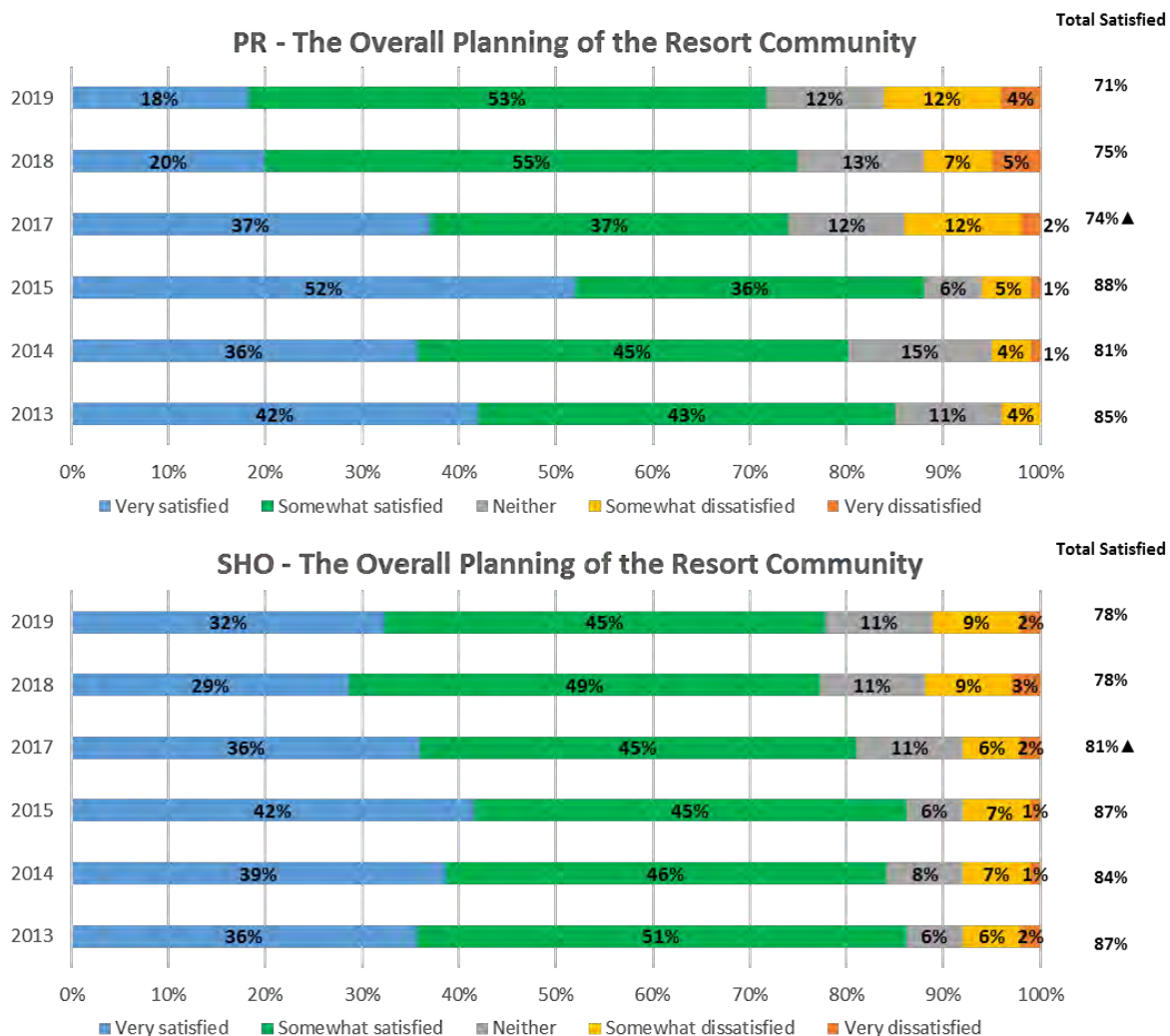
Total Second Homeowners (with an opinion): 2008 (n=176), 2009 (n=127), 2010 (n=163), 2012 (n=146), 2013 (n=129), 2014 (n=142), 2015 (n=159), 2017 (n=151), 2018 (n=143), 2019 (n=202)

The Overall Planning of the Resort Community

The majority of permanent resident (71%) and second homeowner (78%) respondents said they were satisfied (very/somewhat) with the overall planning of the resort community.

Respondents being satisfied with the overall planning of the resort community has been relatively consistent for both permanent residents and second homeowners. There have been slight changes to both groups but those increases/decreases are not significant year over year.

Secondary residents are significantly more satisfied with this service when compared to permanent residents (78%, compared to 71%).



Q14d. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Overall planning of the resort community

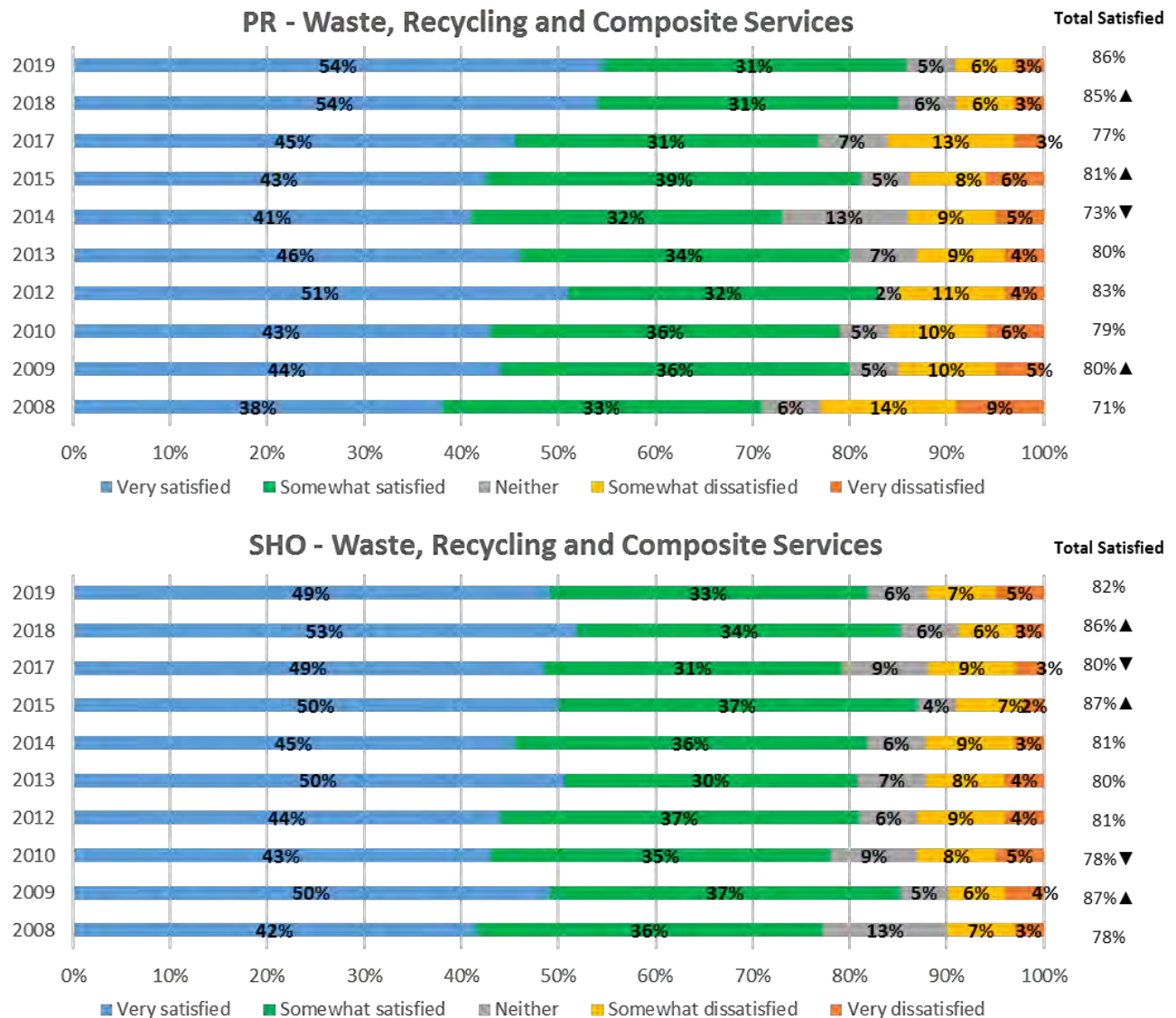
Base: Total Permanent Residents (with an opinion): 2013 (n=295), 2014 (n=296), 2015 (n=250), 2017 (n=285), 2019 (n=300)

Total Second Homeowners (with an opinion): 2013 (n=188), 2014 (n=192), 2015 (n=197), 2017 (n=157), 2018 (n=168), 2019 (n=202)

Waste, Recycling and Composite Services

Over eight in ten permanent resident (86%) and second homeowner (82%) respondents said they were satisfied (very/somewhat) with the waste, recycling and composite services offered by the Resort Municipality of Whistler.

Both permanent residents and second homeowner scores were consistent with last year's findings and there are no significant differences between the two groups.



Q14n. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Waste, recycling and composting services

Base: Total Permanent Residents (with an opinion): 2008 (n=299), 2009 (n=305), 2010 (n=300), 2012 (n=298), 2013 (n=299), 2014 (n=298), 2015 (n=248), 2017 (n=288), 2018 (n=302), 2019 (n=300)

Total Second Homeowners (with an opinion): 2008 (n=200), 2009 (n=194), 2010 (n=188), 2012 (n=183), 2013 (n=181), 2014 (n=183), 2015 (n=188), 2017 (n=186), 2018 (n=167), 2019 (n=202)

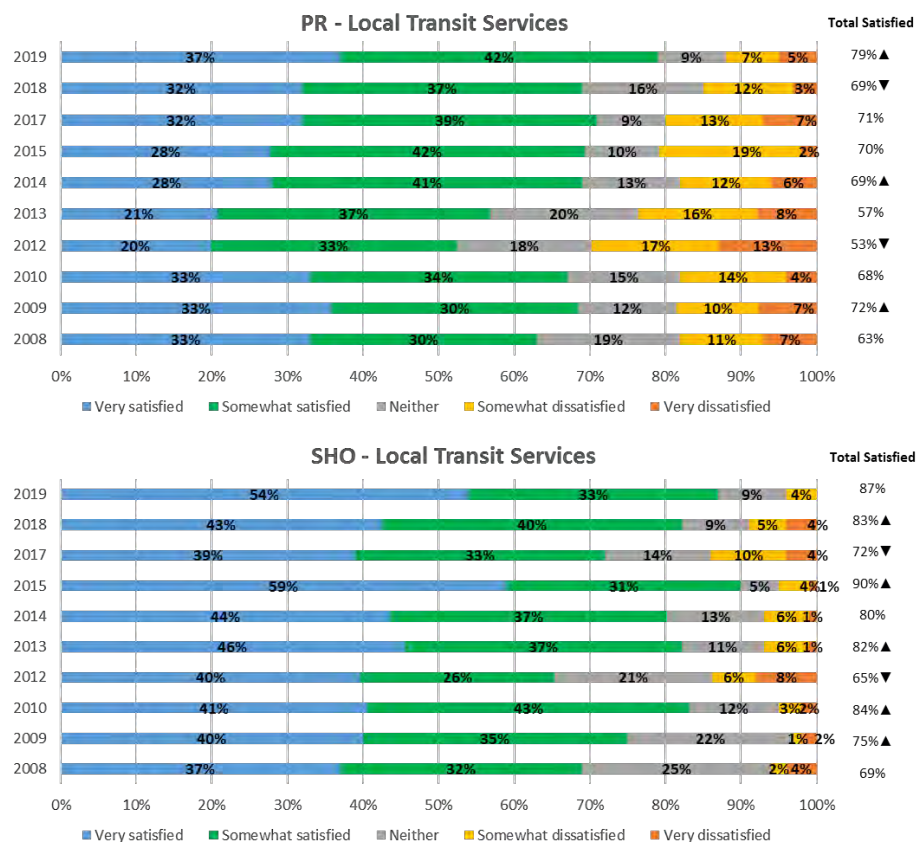
Local Transit Services

The majority of permanent resident (79%) and second homeowner (87%) respondents said they were satisfied (very/somewhat) with local transit services in Whistler.

Significantly more second homeowner respondents were satisfied with local transit services in Whistler when compared to permanent resident respondents (87%, compared to 79%). Furthermore, second homeowner respondents were significantly more likely to say they were “very satisfied” when compared to permanent resident respondents (54%, compared to 37%) and 2018 scores (54%, compared to 43%).

Permanent residents were significantly more likely to be satisfied with this service when compared to the previous year increasing their score by 10pp (69%→79%). Although not significant from last year to this year, second homeowners appear to be experiencing an upward trend in satisfaction increasing by 15pp over the last two years (72%→83%→87%).

Permanent residents living as singles or couples without children were significantly more satisfied with this service in Whistler when compared to families (88%, 85%, compared to 65%).



Q14b. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Local transit services
 Base: Total Permanent Residents (with an opinion): 2008 (n=291), 2009 (n=280), 2010 (n=271), 2012 (n=257), 2013 (n=255), 2014 (n=261), 2015 (n=230), 2017 (n=275), 2018 (n=285), 2019 (n=300)
 Total Second Homeowners (with an opinion): 2008 (n=189), 2009 (n=166), 2010 (n=176), 2012 (n=152), 2013 (n=159), 2014 (n=161), 2015 (n=176), 2017 (n=168), 2018 (n=158), 2019 (n=202)

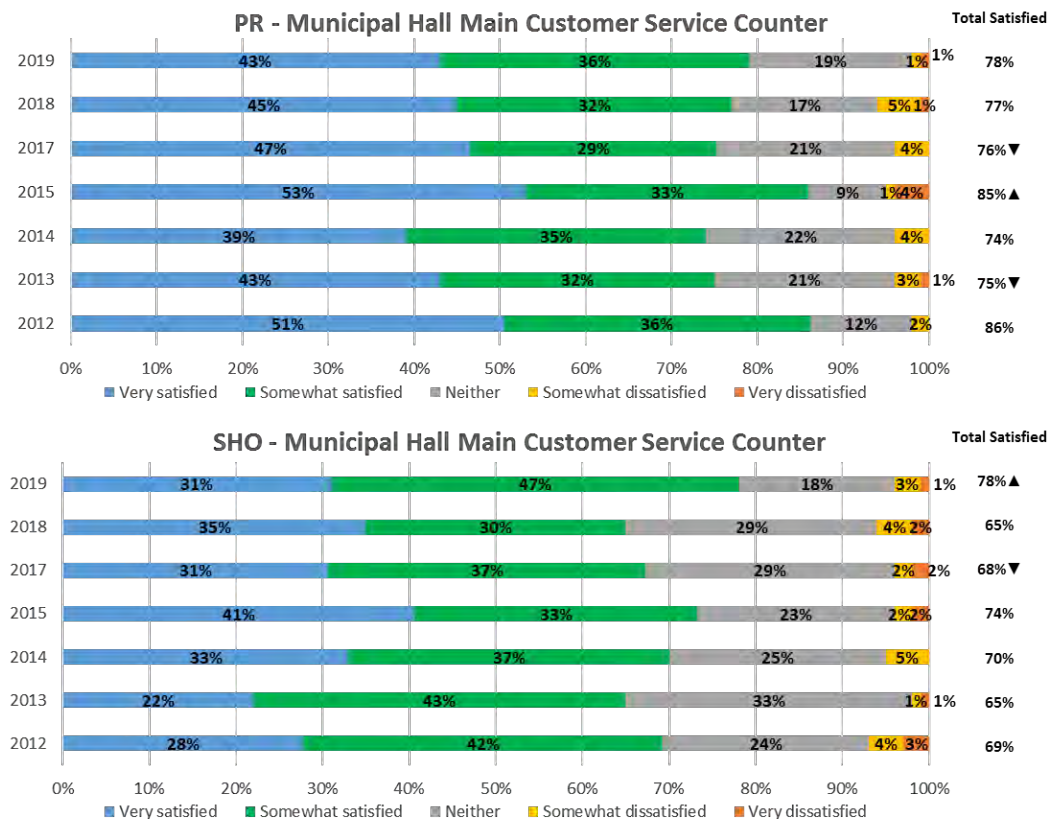
Municipal Hall Main Customer Service Counter

The majority of permanent resident and second homeowner respondents said they were satisfied with the main customer service counter at Municipal Hall (78% for both).

Second homeowner respondents were significantly more likely to be satisfied with the main customer service counter at Municipal Hall when compared the previous year increasing its score by 13pp (78%, compared to 65%).

Permanent resident respondents were significantly more likely to say they were “very satisfied” when compared to second homeowners (43%, compared to 31%), while second homeowners were significantly more likely to be “somewhat satisfied” (47%, compared to 36% for permanent residents).

Those permanent residents who own their homes were significantly more satisfied with this service when compared to those permanent residents who rent (94%, compared to 78%). Furthermore, male second homeowners were significantly more satisfied with this service when compared to females (84%, compared to 72%).



Q14h. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Municipal Hall main customer service counter

Total Permanent Residents (with an opinion): 2012 (n=272), 2013 (n=271), 2014 (n=273), 2015 (n=224), 2017 (n=236), 2018 (n=274), 2019 (n=300)

Total Second Homeowners (with an opinion): 2012 (n=98), 2013 (n=109), 2014 (n=108), 2015 (n=133), 2017 (n=123), 2018 (n=126), 2019 (n=202)

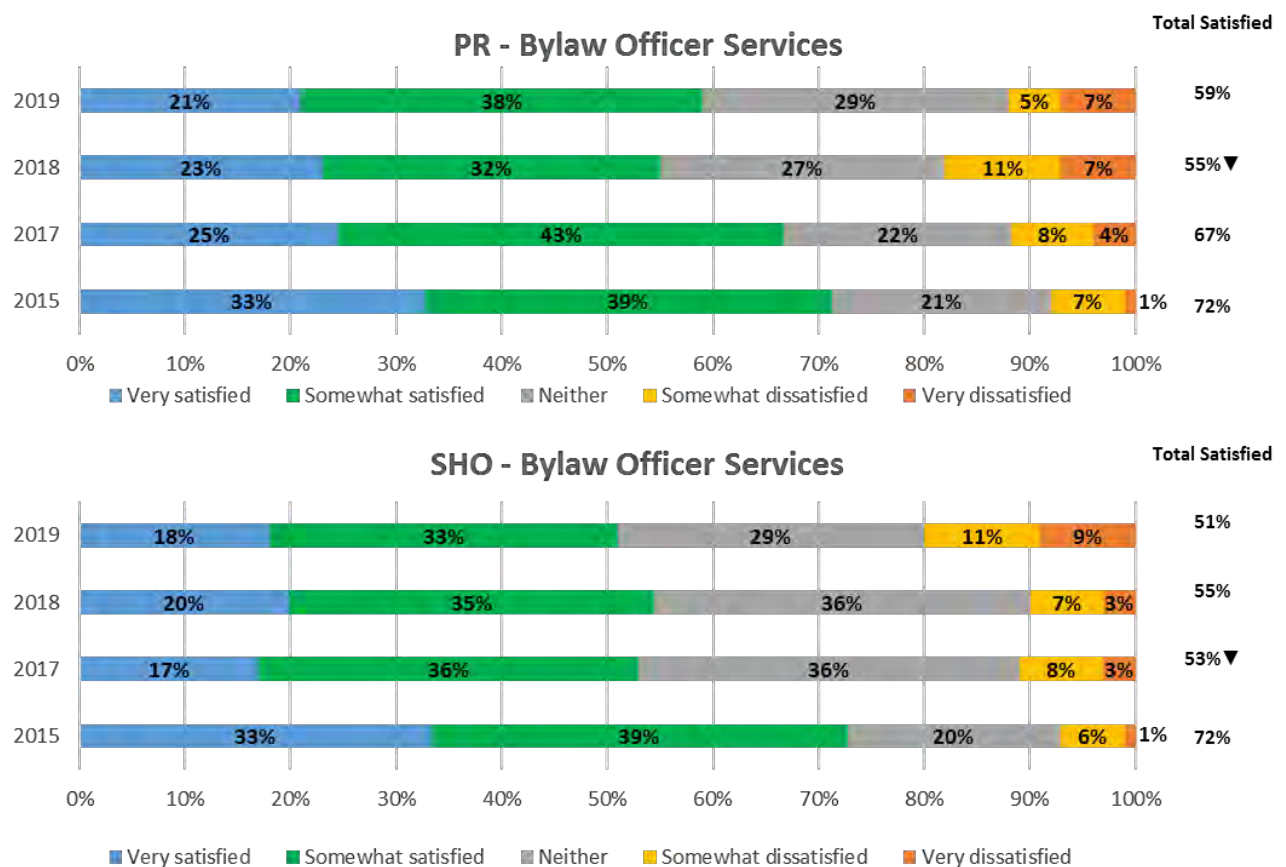
Bylaw Officer Services

When it comes to bylaw officer services, over half of both permanent resident and second homeowner respondents said they were satisfied (very/somewhat) (59%, 51%, respectively).

Permanent residents are significantly more likely to be satisfied with this service when compared to second homeowners (59%, compared to 51%). Furthermore, permanent residents were significantly more likely to say they were “somewhat satisfied” when compared to last years findings (up 6pp, from 32% to 38%).

Secondary homeowner satisfaction with this service remains consistent this year with last year’s results.

Male second homeowners were significantly more satisfied with this service when compared to females (61%, compared to 41%).



Q14q. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Bylaw officer services

Total Permanent Residents (with an opinion): 2015 (n=244), 2017 (n=271), 2018 (n=276), 2019 (n=300)

Total Second Homeowners (with an opinion): 2015 (n=145), 2017 (n=135), 2018 (n=140), 2019 (n=202)

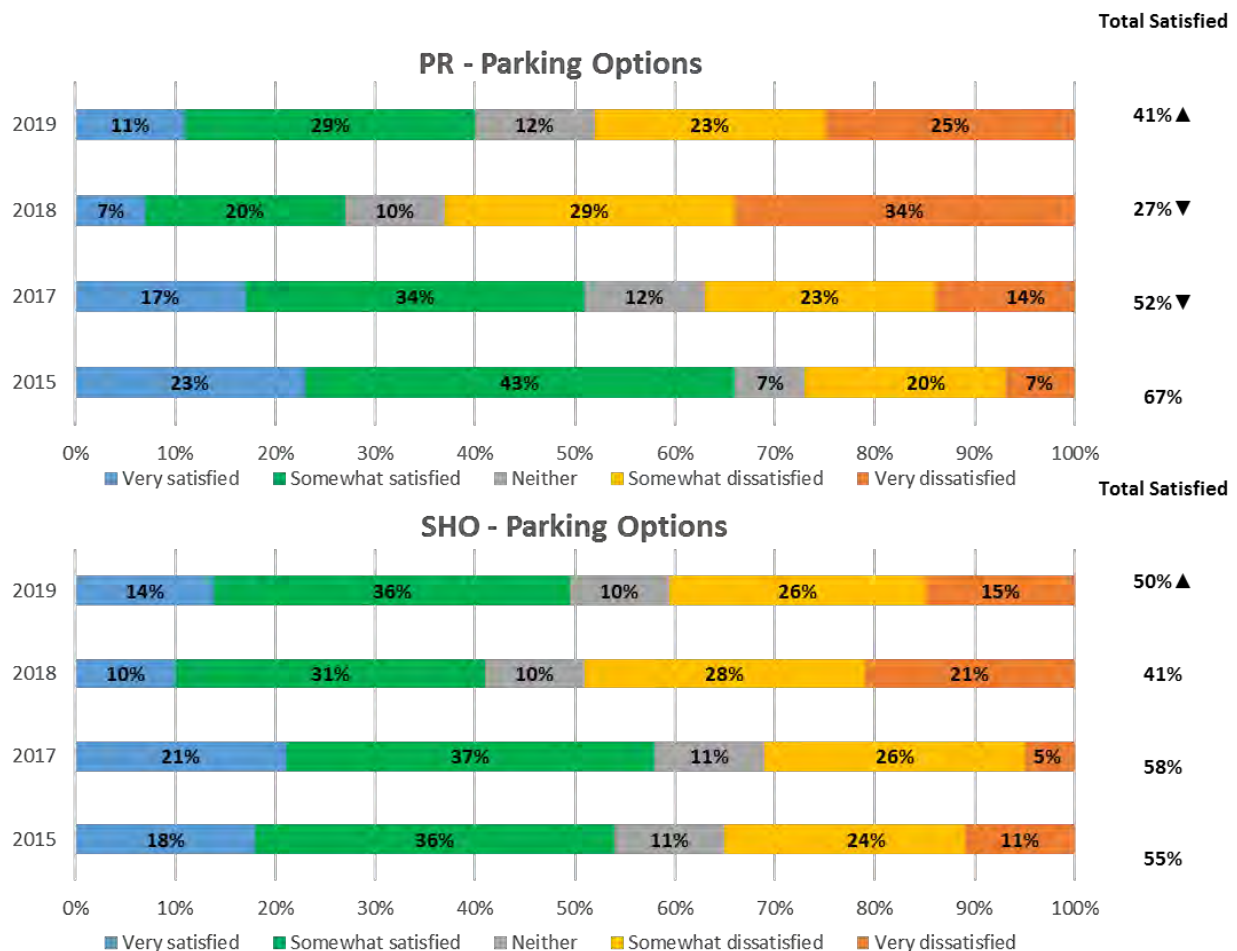
Parking Options

Just over two in five permanent resident respondents (41%) and one in two second homeowner respondents (51%) said they were satisfied (very/somewhat) with parking options in Whistler.

Second homeowner respondents (51%) continued to be significantly more satisfied with parking options compared to permanent resident respondents (41%).

Satisfaction amongst both groups surveyed increased significantly from the previous year. Permanent residents reversed a downward trending score by increasing their satisfaction score by 14pp from 2018 to 2019 (27%→41%). Furthermore, second homeowners also increased their satisfaction significantly by 9pp from 41% to 50% this year.

The oldest respondents were the most likely to be satisfied with this service when compared to younger respondents (50% for 55+, compared to 40% for <35 and 38% for 35-54).



Q14p. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Parking options

Total Permanent Residents (with an opinion): 2015 (n=253), 2017 (n=287), 2018 (n=294), 2019 (n=300)

Total Second Homeowners (with an opinion): 2015 (n=196), 2017 (n=195), 2018 (n=168), 2019 (n=202)

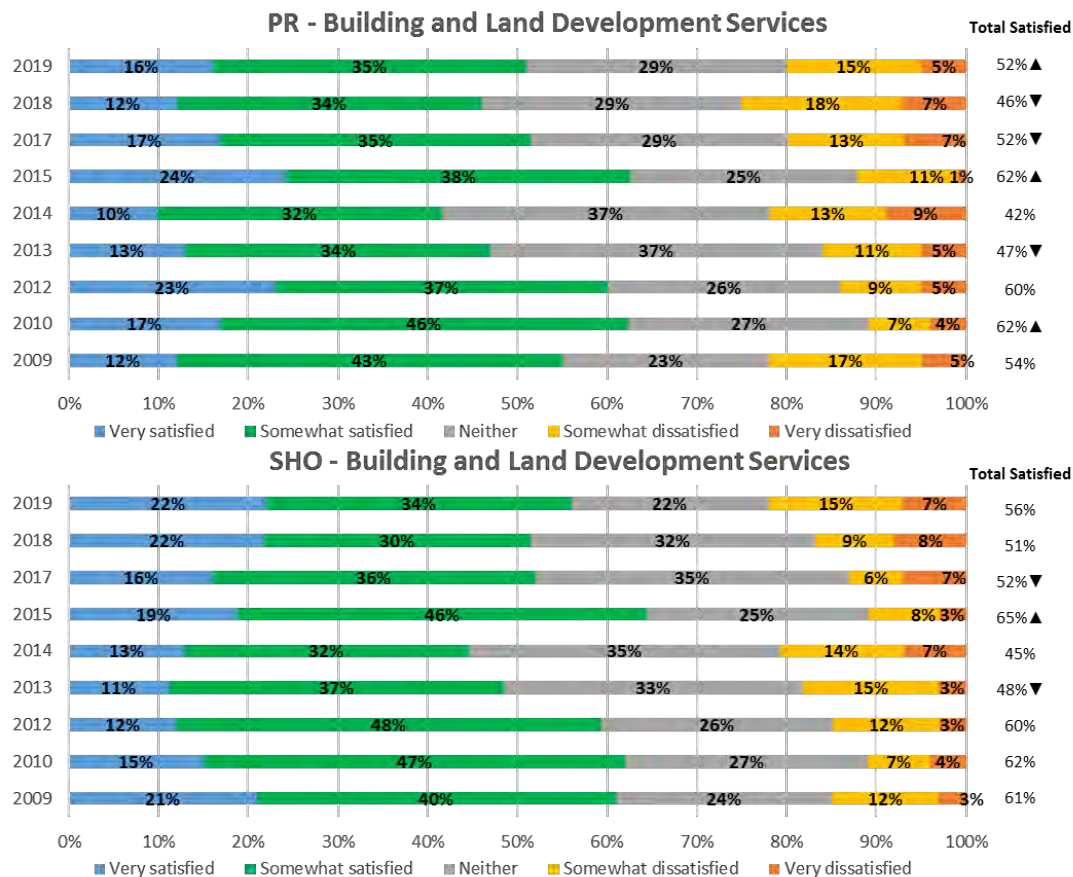
Building and Land Development Services

Over half of all permanent resident respondents (52%) and second homeowner respondents (56%) said they were satisfied with building and land development services in Whistler.

Satisfaction with this service amongst permanent resident respondents has increased by 6pp since 2018 mirroring 2017 results (52%→46%→52%). This satisfaction score increase also ends a downward trending score for this measure amongst this group.

Satisfaction scores amongst second homeowners with building and land development services in Whistler increased by 5pp from the previous year (51%→56%) and this group continues to be more satisfied at an overall level.

Male second homeowners were significantly more satisfied with this service when compared to females (60%, compared to 52%).



Q14j. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? Building and land development services

Total Permanent Residents (with an opinion): 2009 (n=258), 2010 (n=271), 2012 (n=250), 2013 (n=242), 2014 (n=234), 2015 (n=216), 2017 (n=239), 2018 (n=256), 2019 (n=300)

Total Second Homeowners (with an opinion): 2009 (n=161), 2010 (n=165), 2012 (n=141), 2013 (n=118), 2014 (n=124), 2015 (n=143), 2017 (n=131), 2018 (n=142), 2019 (n=202)

Historical Comparison – Permanent Residents

The following chart presents top two box satisfaction score (very/somewhat satisfied) of permanent resident respondents for services provided by the Resort Municipality of Whistler for 2019 compared to 2018, 2017, 2015, 2014, 2013, 2012, and 2010.

In 2019, satisfaction with services stayed relatively static for several of the services measured.

However, satisfaction increased significantly for building and land development services by 6% (46%→52%), local transit services by 10% (69%→79%), and parking options by 14% (27%→41%).

Satisfaction decreased significantly for library services by 8% (94%→82%) and snow clearing on local roads, not including HWY 99 by 10% (77%→67%).

Service Provided by the Resort Municipality of Whistler	2010	2012	2013	2014	2015	2017	2018	2019
Building and Land Development services	62%	60%	47%	42%	62%	52%	46%	52% ▲
Water utilities for your residence	91%	90%	87%	87%	94%	96%	91%	90%
Access to municipal information via the website	73%	83%	72%	72%	79%	79%	78%	81%
Library services	87%	86%	92%	90%	98%	95%	94%	95%
Waste, recycling and composting services	79%	83%	80%	73%	81%	77%	85%	86%
Fire inspection and rescue services	90%	89%	89%	87%	96%	90%	90%	92%
Municipal hall main customer service counter	-	86%	75%	74%	85%	76%	77%	78%
Local transit services	68%	53%	57%	69%	70%	71%	69%	79% ▲
Police services	78%	84%	79%	81%	91%	83%	81%	86%
Maintenance of community parks and trails	96%	96%	97%	95%	98%	96%	96%	96%
Village maintenance	95%	96%	94%	94%	97%	94%	94%	95%
Municipal recreational programs and facilities	88%	88%	90%	90%	95%	89%	89%	86%
Snow clearing on local roads, not including HWY 99	94%	87%	85%	85%	87%	83%	77%	67% ▼
The overall planning of the resort community	-	-	85%	81%	88%	74%	75%	71%
Road maintenance on local roads, not including HWY 99	83%	81%	87%	85%	81%	77%	75%	64%
Parking options	-	-	-	-	67%	52%	27%	41% ▲
Bylaw Officer services	-	-	-	-	72%	67%	55%	59%

Historical Comparison – Second Homeowners

The following chart presents top two box satisfaction scores (very/somewhat satisfied) of second homeowner respondents for services provided by the Resort Municipality of Whistler for 2019 compared to 2018, 2017, 2015, 2014, 2013, 2012, and 2010.

In 2019, satisfaction with services stayed relatively static for all except for two services that experienced significant increases in satisfaction scores. Satisfaction with municipal hall main customer service counter increased by 13% (65%→78%) and parking option satisfaction increased by 9% (41%→50%).

Service Provided by the Resort Municipality of Whistler	2010	2012	2013	2014	2015	2017	2018	2019
Building and Land Development services	62%	60%	48%	45%	65%	52%	51%	56%
Water utilities for your residence	91%	94%	94%	94%	95%	92%	90%	95%
Access to municipal information via the website	73%	78%	72%	80%	80%	84%	83%	84%
Library services	72%	85%	83%	85%	90%	83%	89%	87%
Waste, recycling and composting services	78%	81%	81%	81%	87%	80%	86%	82%
Fire inspection and rescue services	79%	85%	77%	87%	92%	82%	90%	94%
Municipal hall main customer service counter	---	69%	65%	70%	74%	68%	65%	78%▲
Local transit services	84%	65%	82%	80%	90%	72%	83%	87%
Police services	86%	86%	84%	80%	92%	78%	91%	88%
Maintenance of community parks and trails	96%	96%	96%	97%	98%	97%	96%	97%
Village maintenance	95%	95%	94%	96%	97%	95%	96%	96%
Municipal recreational programs and facilities	84%	90%	86%	87%	93%	82%	86%	90%
Snow clearing on local roads, not including HWY 99	93%	93%	94%	96%	95%	89%	95%	92%
The overall planning of the resort community	---	---	87%	84%	87%	81%	78%	78%
Road maintenance on local roads, not including HWY 99	89%	92%	90%	95%	89%	90%	93%	87%
Parking options	---	---	---	---	55%	58%	41%	50%▲
Bylaw Officer services	---	---	---	---	72%	53%	55%	51%

Suggested Priorities for Value for Money

This derived importance analysis shows the correlation between satisfaction with discrete services offered by the Resort Municipality of Whistler and overall value for money for services provided by Whistler.

This analysis reveals that top priorities to improve overall value for money among permanent residents are: **(1) water utilities for your residence, (2) village maintenance, (3) the overall planning of the resort community, (4) waste, recycling and composting services, and (5) municipal hall main customer service counter.**

High Priority
Medium Priority
Low Priority

Priority	Services	Performance	Importance
1	Water utilities for your residence	90	0.294
2	Village maintenance	95	0.266
3	The overall planning of the resort community	71	0.291
4	Waste, recycling and composting services	86	0.215
5	Municipal hall main customer service counter	78	0.232
6	Snow clearing on local roads, not including HWY 99	67	0.252
7	Police services	86	0.177
8	Access to municipal information via the website	81	0.181
9	Bylaw Officer services	59	0.229
10	Maintenance of community parks and trails	96	0.106
11	Library services	82	0.089
12	Building and Land Development services	52	0.119
13	Fire inspection and rescue services	92	0.060
14	Local transit services	79	0.054
15	Road maintenance on local roads, not including HWY 99	64	0.007
16	Parking options	41	-0.350
17	Municipal recreational programs and facilities	86	-0.240

Value of Services Received for Property Tax Dollars

The majority of permanent resident (86%) and second homeowner (90%) respondents said they receive good value (very/fairly) for their property tax dollars.

Second homeowner respondents were significantly less likely to feel they received “very good” value for their tax dollars in 2019 when compared to last year’s results (29%, compared to 20%). Permanent residents were significantly more likely to feel they received “very good” value for their tax dollars when compared to secondary homeowners (35%, compared to 20%).



Q16. As you may be aware, about 1/3 of the property tax you pay goes directly to the provincial government, the other portion, estimated at approximately \$_____ goes to the municipality of Whistler in order to fund all the services you receive. Thinking about all the services provided by the municipality, would you say that over all you get good value or poor value for that portion of your property tax dollar?

BASE: Total Permanent Residents (property owners): 2009 (n=211), 2010 (n=236), 2012 (n=233), 2013 (n=194), 2014 (n=202), 2015 (n=223), 2017 (n=169), 2018 (n=172), 2019 (n=300)

Total Second Homeowners (property owners): 2009 (n=200), 2010 (n=200), 2012 (n=200), 2013 (n=200), 2014 (n=200), 2015 (n=195), 2017 (n=200), 2018 (n=162), 2019 (n=202)

Health and Community Relationships

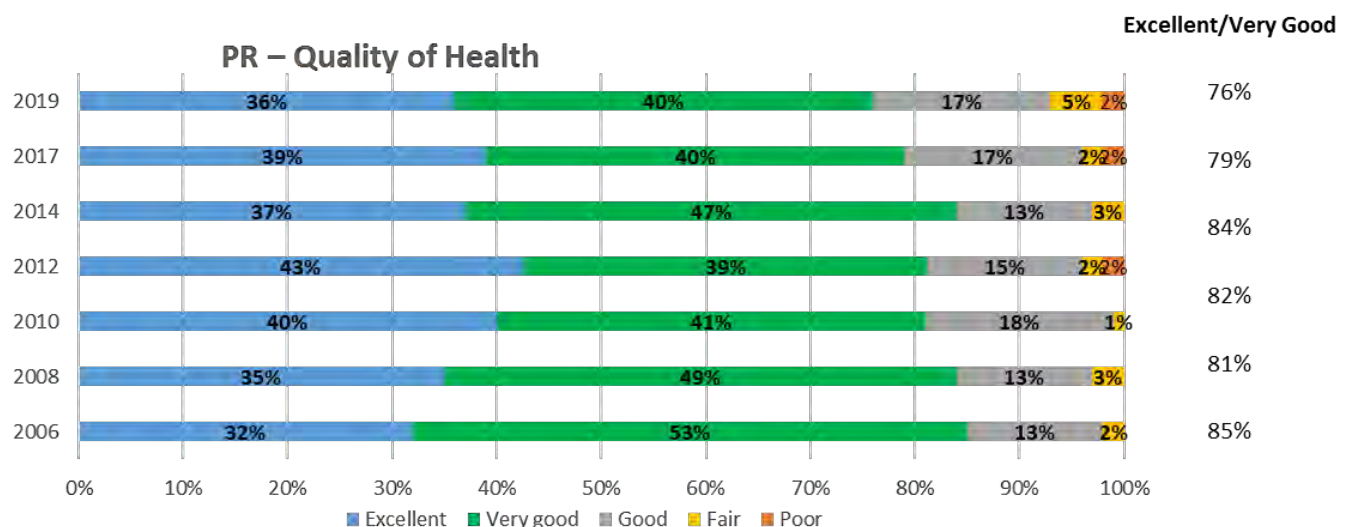
Physical, Mental, and Social Well-Being

Three in four permanent resident respondents (76%) rated their physical, mental and social well-being, in general as excellent or very good.

Those respondents in the highest household income bracket were the most likely to rate their physical, mental and social well-being excellent or very good when compared to lower household income brackets (84% for \$100K+, compared to 52% for <\$50K and 80% for those \$50K-\$99K).

Furthermore, those in a relationship without children were the most likely group to rate their physical, mental and social well-being excellent or very good when compared to single respondents and families (90%, compared to 70% and 74%, respectively).

In comparison to previous years, the quality of physical, mental and social well-being has been trending downward since 2014. Excellent or very good ratings have dropped by 8pp since 2014. Since this question was last asked in 2017, there has also been a slight decrease by 3pp in the last two years.



Q9. Thinking of your physical, mental and social well-being, in general, how would you rate your health?

BASE: Total Permanent Residents (property owners): 2019 (n=300), 2017 (n=291), 2014 (n=301), 2012 (n=300), 2010 (n=300), 2008 (n=300), 2006 (n=301)

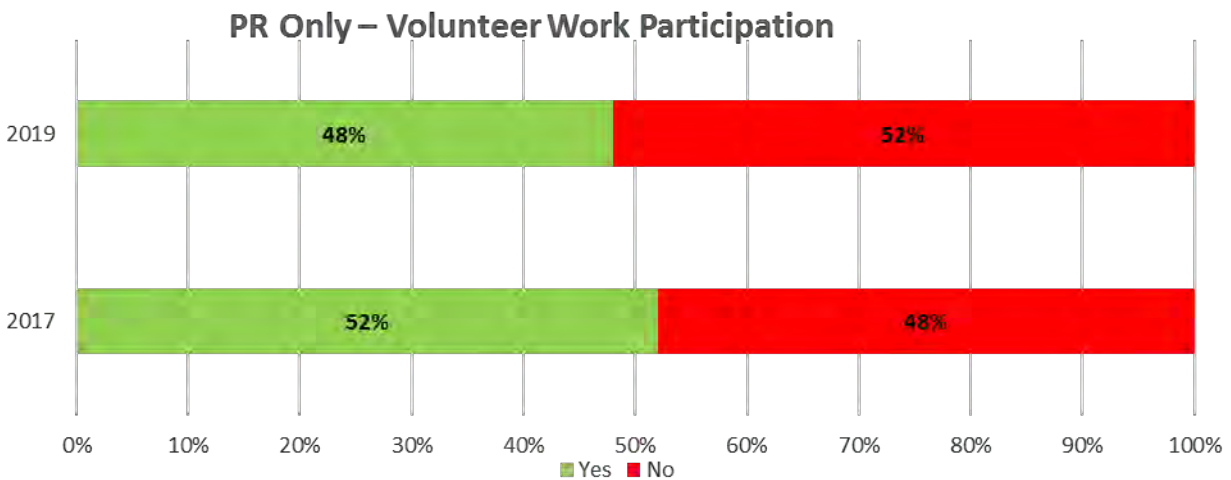
Volunteer Work Participation

One in two permanent residents participated in unpaid volunteer work for a Whistler organization/group in the past 12 months (48%).

Females were significantly more likely to volunteer their time when compared to male respondents (56%, compared to 42%). Furthermore, those with families were significantly more likely to volunteer their time when compared to single respondents and couples (60%, compared to 40%, 46%, respectively).

Homeowners were significantly more likely to volunteer along with those in the oldest age bracket when compared to those who rented and were younger (61%, 57% compared to 34%, 46% respectively).

This score remains relatively consistent with the last time this question was asked in 2017. Roughly half of all respondents volunteer their time.



Q10A. In the past 12 months, did you do any unpaid volunteer work for any organization or group in Whistler, for example, social service groups, schools, arts and culture groups, business associations, municipal affairs, etc?

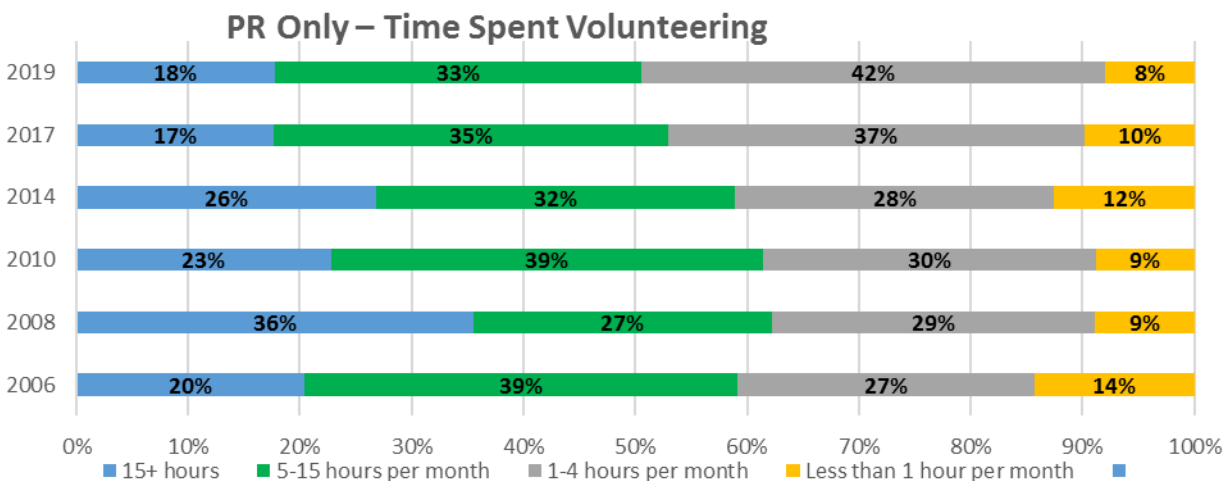
BASE: Total Permanent Residents (property owners): 2019 (n=300), 2017 (n=301)

Time Spent Volunteering

When asked, on average, how many hours permanent residents volunteered per month, over two in five volunteered 1-4 hours (42%), followed by one third volunteering 5-15 hours of their time (33%). One in five volunteered for 15+ hours (18%), while 8% volunteered for less than 1 hour.

The last time this question was asked was in 2017. Significantly more respondents were volunteering 1-4 hours per week in 2019 than they were in 2017; this score increased by 5% in the last 2 years.

The number of respondents volunteering for longer periods of time has been trending downward since 2010. In 2010, 62% of respondents were volunteering for at least 5 hours a month where in comparison to 2019, only 51% are volunteering that much of their time.



Q10b. And on average, about how many hours per month did you volunteer in Whistler?

BASE: Total Permanent Residents (property owners): 2019 (n=144)

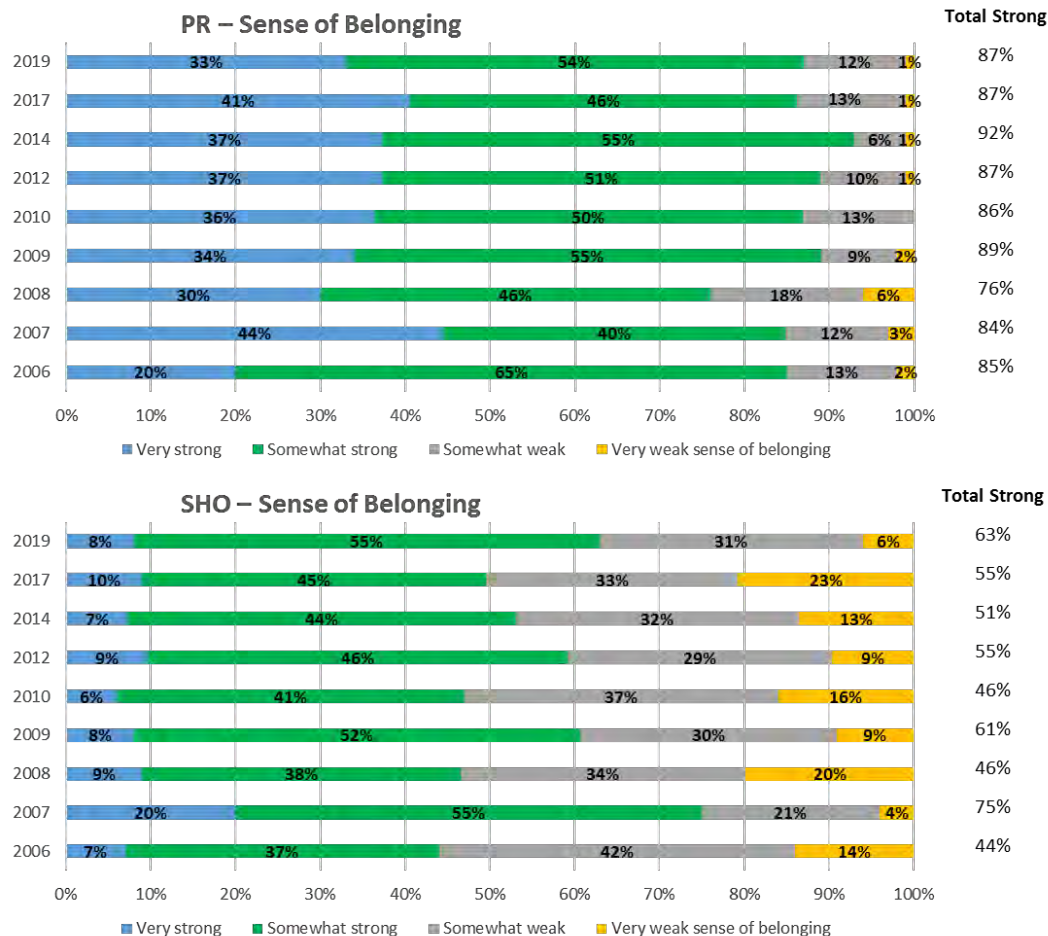
Sense of Belonging

The majority of permanent residents (87%) and roughly two thirds of second homeowners (63%) had a strong sense of belonging to the community of Whistler (very/somewhat).

Permanent residents were significantly more likely to say they had a strong belonging when compared to second homeowners (87%, compared 63%).

Those permanent residents with a household income of \$50K-\$99K were significantly more likely to say they had a strong sense of belonging when compared to the other household income groups (96%, compared to 57% for <\$50K and 87% for those with \$100K+).

Scores amongst permanent residents when compared to previous years for this measure are consistent at a T2B level. However, significantly less respondents said their sense of belonging was “very” strong when compared to 2017 results dropped by 9% (41%→33%). Furthermore, significantly more second homeowners felt a very strong or somewhat strong sense of belonging when compared to 2017 increasing by 8% over two years (55%→63%).



Q11. How would you describe your sense of belonging to the community of Whistler? Would you say it is...?

BASE: Total Permanent Residents (property owners): 2019 (n=300)

Total Second Homeowners (property owners): 2019 (n=200)

Appendix

Demographics

Permanent resident responses were weighted to reflect Canada's most recent census statistics.

Second homeowner responses were left unweighted.

Demographics		
	Permanent Residents n=300 %	Second Homeowners n=202 %
Gender		
Male	55	47
Female	45	53
Age		
18-34	43	2
35-44	19	3
45-54	16	13
55-64	11	28
65+	8	52
Marital Status		
Married/Common-law	55	N/A
Single	44	N/A
Dependent Children		
None	62	N/A
1	14	N/A
2	15	N/A
3	3	N/A
4+	4	N/A
Employment Status		
Employed	67	18
Self-Employed	19	16
Student	2	1
Retired	9	61
Not working (seeking/not seeking work)	4	5
Home Tenure		
Own	51	100
Rent	49	0

Main Questionnaire

Resort Municipality of Whistler 2019 CLS Survey **Final**

Forum Research Inc.

Dec 2019

N=500
Permanent Resident Survey n=300 ((Q1=1 OR Q1A=2) & Q2=1)
Second Homeowner n=200 (Q1=1 & Q2=2 OR 3)

Section 1 – INTRODUCTION

Hello, I'm _____ from Forum Research, a professional opinion research firm and I am conducting an annual community satisfaction and budget survey on behalf of the Resort Municipality of Whistler.

The survey will only take about 12 minutes to complete and is conducted annually to monitor Whistler's success at meeting goals that relate to community life, economic success and partnerships, the corporate plan as well as annual municipal budgets. This is strictly an opinion survey; we are not selling or soliciting anything.

May I please speak to the person in your household that is 18 years of age or older and has celebrated the most recent birthday?

INTERVIEW INSTRUCTIONS:

IF ASKED, PROVIDE THE ANSWERS BELOW.

- *WHY? This survey is conducted annually to monitor Whistler's success at meeting goals that relate to community life, economic success and partnerships, the corporate plan as well as annual municipal budgets.*
- *WHO? We need to speak to a cross---section of people who live or own property in Whistler. Everyone's opinions are important to us.*
- *CONFIDENTIALITY. All responses are confidential and anonymous.*
- *LENGTH. The survey will take about 12 minutes.*
- *SOLICITATION. This is strictly an opinion survey; we are not selling or soliciting anything.*
- *HOW NUMBER WAS RETRIEVED. Your phone number was selected at random for participation in this research.*
- *WHO IS CONDUCTING SURVEY? The survey is being conducted for the Resort Municipality of Whistler.*
- *CONTACT. Contact name: RMOW 604-935-8121.*

01	Yes, will do survey now	→ CONTINUE
02	Yes, will do survey later	→ RESCHEDULE
T2	No	→ THANK AND TERMINATE

IF NOT A GOOD TIME: I would like to arrange a time that would be more convenient. When would that be?

RESCHEDULE (DATE/TIME)

INTRO1. Before we start, have I reached you on a cellular device or landline?

- a. Cellular device
- b. Landline

ASK IF INTRO1=1. IF NOT, SKIP

INTRO2. Do you own a landline?

- a. Yes
- b. No

→ CPO CATEGORY

Section 2 – SURVEY

A. Main

1. a. To begin, do you own or rent this residence that I am calling you at in Whistler? Or if Cell: do you own or rent a residence in Whistler?

- | | | |
|---|--|--------------------------|
| 1 | Own | → CONTINUE TO Q2 |
| 2 | Rent | → CONTINUE TO Q2 |
| 3 | Just visiting | → TERMINATE |
| 4 | It's a business | → TERMINATE |
| 5 | Not reached at Whistler residence, not on cell | → CONTINUE TO Q1B |

1. b. Can you confirm that you currently own a property in Whistler?

- | | | |
|---|-----|-------------------------|
| 1 | Yes | → CONTINUE TO Q2 |
| 2 | No | → TERMINATE |

2. Are you currently living in Whistler...? **READ LIST [ONE ANSWER ONLY]**

- | | | |
|---|------------------------------------|------------------------------|
| 1 | Full-time, permanently year-round | |
| 2 | Full-time for just a season or two | → IF Q1A=2, TERMINATE |
| 3 | Live full-time elsewhere | → IF Q1A=2, TERMINATE |

3. Are you currently...? **READ LIST [ONE ANSWER ONLY]**

- 1 Employed
- 2 Self-employed
- 3 Not working – seeking work
- 4 Not working – not seeking work
- 5 Student
- 6 Retired

B. Community Life

5. Overall, how satisfied are you with Whistler as a place to live/own property/visit for 2nd homeowners? Are you ...? **[READ LIST]**

- 5 Very satisfied
- 4 Somewhat satisfied
- 3 Neither satisfied nor dissatisfied
- 2 Somewhat dissatisfied
- 1 Very dissatisfied
- 9 Don't Know **[DO NOT READ]**

6. How satisfied are you with the following aspects of life in Whistler? Are you...? **[ROTATE, READ]**

	Very satisfied	Somewhat Satisfied	Neither Satisfied not dissatisfied	Somewhat dissatisfied	Very dissatisfied	Don't know/NA
a. Opportunities available for recreational physical activities	5	4	3	2	1	9
b. Selection of Arts, Culture and Heritage opportunities	5	4	3	2	1	9
c. Ability to get around by bike and by foot	5	4	3	2	1	9
d. Recreational trails for hiking and mountain biking	5	4	3	2	1	9
e. Access to parks such as Rainbow Lake, Lakeside, Alpha Lake Park	5	4	3	2	1	9
f. Personal opportunities for formal learning through schools and colleges and other organizations with accredited courses in Whistler and the Sea-to-Sky corridor	5	4	3	2	1	9
g. Atmosphere and ambiance of Whistler Village	5	4	3	2	1	9
h. Career and employment	5	4	3	2	1	9

opportunities (PR ONLY)						
i. Health and Medical Services	5	4	3	2	1	9
j. Ability to get around Whistler by personal automobile / vehicle	5	4	3	2	1	9
k. Ability to travel to and from Whistler on Highway 99	5	4	3	2	1	9

7. **DON'T NEED 2nd homeowners (Ask if Employed Q3=1-2)** What mode of transportation do you tend to use most often to travel to and from work in Whistler during the winter months?

- 1 Vehicle – travel alone
- 2 Vehicle – travel with another person
- 3 Public transit
- 4 Taxi
- 5 Walk
- 6 Bicycle
- 7 Other **SPECIFY, RECORD** _____

8. **DON'T NEED 2nd homeowners (Ask if Employed Q3=1-2)** And the summer months...?

- 1 Vehicle – travel alone
- 2 Vehicle – travel with another person
- 3 Public transit
- 4 Taxi
- 5 Walk
- 6 Bicycle
- 7 Other **SPECIFY, RECORD** _____

C. Health and Community Relationships

The following section consists of questions related to personal health and wellbeing.

9. **PERMANENT ONLY** Thinking of your physical, mental and social well-being, in general, how would you rate your health? **[READ]**

- 5 Excellent
- 4 Very good
- 3 Good
- 2 Fair
- 1 Poor

10.a **PERMANENT ONLY** In the past 12 months, did you do any unpaid volunteer work for any organization or group in Whistler, for example, READ ENTIRE LIST social service groups, schools, arts and culture groups, business associations, municipal affairs, etc?

- 1 Yes
- 2 No → **GO TO Q.16**

10.b. **PERMANENT ONLY** And on average, about how many hours per month did you volunteer in Whistler?

- 1 Over 15 hours
- 2 5 to 15 hours per month
- 3 1 to 4 hours per month
- 4 Less than one hour per month

11a. How would you describe your sense of belonging to the community of Whistler? Would you say it is:

- 4 Very strong
- 3 Somewhat strong
- 2 Somewhat weak
- 1 Very weak sense of belonging

D. Community Issues and Decisions

11a. What is the most important issue facing your community that should receive the greatest attention from your local leaders? **RECORD**

11b. Would you say municipal decision makers in Whistler have the best interests of the resort community of Whistler in mind when making decisions...? **READ**

- 1 All the time
- 2 Most of the time
- 3 Some of the time
- 4 Rarely
- 5 Never

12. How satisfied are you with the existing opportunities to provide input to municipal decision making in Whistler?

READ IF NECESSARY: Examples include decisions to: plan for the resort's future, make decisions regarding land use, or decide on investments for resort community amenities, programs and services.

- 5 Very satisfied
- 4 Somewhat satisfied

- 3 Neither satisfied nor dissatisfied
 2 Somewhat dissatisfied
 1 Very dissatisfied
 9 Don't Know **[DO NOT READ]**

14. How satisfied are you with each of the following services provided by the Resort Municipality of Whistler? **[ROTATE, READ]**

	Very satisfied	Somewhat Satisfied	Neither Satisfied not dissatisfied	Somewhat dissatisfied	Very dissatisfied	Don't know/NA
a. Maintenance of community parks and trails	5	4	3	2	1	9
b. Local transit services	5	4	3	2	1	9
c. Village maintenance	5	4	3	2	1	9
d. The overall planning of the resort community	5	4	3	2	1	9
e. Municipal recreational programs and facilities	5	4	3	2	1	9
f. Police services	5	4	3	2	1	9
g. Fire inspections and rescue services	5	4	3	2	1	9
h. Municipal hall main customer service counter	5	4	3	2	1	9
i. Access to municipal Information via the website	5	4	3	2	1	9
j. Building and land development services	5	4	3	2	1	9
k. Library services	5	4	3	2	1	9
l. Road maintenance on local roads, not including HWY 99	5	4	3	2	1	9
m. Snow clearing on local roads, not including HWY 99	5	4	3	2	1	9
n. Waste, recycling and composting services	5	4	3	2	1	9
o. Water utilities for your residence	5	4	3	2	1	9

p. Parking options	5	4	3	2	1	9
q. Bylaw Officer services	5	4	3	2	1	9

IF Q1=1:

16. As you may be aware, about 1/3 of the property tax you pay goes directly to the provincial government, the other portion, estimated at approximately \$___ goes to the municipality of Whistler in order to fund all the services you receive. Thinking about all the services provided by the municipality, would you say that over all you get good value or poor value for that portion of your property tax dollar?

- 4 Very good value
- 3 Fairly good value
- 2 Fairly poor value
- 1 Very poor value

4. **IF Q1=1:**

What is the assessed value of your primary Whistler residence? Would it be closer to...?

READ LIST [IF MORE THAN ONE, MOST FREQUENTED]

NOTE: If sensitive to providing an answer, state the figure is used later in the survey for a question related to property taxes..

- 1 \$200,000
- 2 \$400,000
- 3 \$600,000
- 4 \$800,000
- 5 \$1,000,000
- 6 \$1,500,000
- 7 \$2,000,000
- 8 \$2,500,000
- 9 \$3,000,000
- 10 \$3,500,000
- 11 \$4,000,000

E. Demographics

18. The final section asks some questions about yourself and just to remind you, all answers will be kept confidential and anonymous.

Are you living as a single adult or with a partner in a married/common law relationship?

IF NEEDED: Common Law means living with someone for 12 months without a break due to relationship issues lasting more than 90 days.

- 1 Single
- 2 Married / Common law
- 3 Refused (DO NOT READ)

19. How many children or adults living under the same roof that are financially dependent on you?
-

20. SKIP IF 18 is 2 or 19 is more than 0

Which of the following categories best describes your personal annual income, before taxes, including all sources of income such as wages, tips, investment income, rental revenue and social assistance?

- 1 Less than \$25,000
 - a. Is that...?
 - i. Less than \$15,000
 - ii. \$15,000 to \$19,999
 - iii. \$20,000 or more
 - iv. Refused
 - v. Don't know
- 2 \$25,000 to less than \$50,000
 - a. Is that...?
 - i. Less than \$30,000
 - ii. \$30,000 to \$34,999
 - iii. \$35,000 to \$39,999
 - iv. \$40,000 to \$44,999
 - v. \$40,000 to \$44,999
 - vi. Refused
 - vii. Don't know
- 3 \$50,000 to less than \$75,000
 - a. Is that...?
 - i. Less than \$55,000
 - ii. \$55,000 to \$59,999
 - iii. \$60,000 to \$64,999
 - iv. \$65,000 to \$69,999
 - v. \$70,000 or more
 - vi. Refused
 - vii. Don't know
- 4 \$75,000 to less than \$100,000
 - a. Is that...?
 - i. Less than \$80,000
 - ii. \$80,000 to \$84,999
 - iii. \$85,000 to \$89,999
 - iv. \$90,000 to \$94,999
 - v. \$95,000 or more
 - vi. Refused
 - vii. Don't know
- 5 \$100,000 to less than \$125,000
 - a. Is that...?
 - i. Less than \$105,000

- ii. \$105,00 to \$109,999
 - iii. \$110,000 to \$114,999
 - iv. \$115,000 to \$119,999
 - v. \$120,000 or more
 - vi. Refused
 - vii. Don't know
- 6 \$125,000 or more
 - a. Is that...?
 - i. Less than \$130,000
 - ii. \$130,000 to \$134,999
 - iii. \$135,000 to \$139,999
 - iv. \$140,000 to \$144,999
 - v. \$145,000 to \$149,999
 - vi. \$150,000 or more
 - vii. Refused
 - viii. Don't know
- 7 Refused
- 8 Don't know

[SKIP IF Q18=1 and Q19= 0 or none]

21. Which of the following categories best describes your annual 'GROSS' household income, including all sources of income such as wages, tips, investment income, rental revenue and social assistance from yourself, your partner, and any children living under the same roof.

- 1 Less than \$25,000
 - a. Is that...?
 - i. Less than \$15,000
 - ii. \$15,000 to \$19,999
 - iii. \$20,000 or more
 - iv. Refused
 - v. Don't know
- 2 \$25,000 to less than \$50,000
 - a. Is that...?
 - i. Less than \$30,000
 - ii. \$30,000 to \$34,999
 - iii. \$35,000 to \$39,999
 - iv. \$40,000 to \$44,999
 - v. \$40,000 to \$44,999
 - vi. Refused
 - vii. Don't know
- 3 \$50,000 to less than \$75,000
 - a. Is that...?
 - i. Less than \$55,000
 - ii. \$55,000 to \$59,999
 - iii. \$60,000 to \$64,999
 - iv. \$65,000 to \$69,999
 - v. \$70,000 or more
 - vi. Refused

- vii. Don't know
- 4 \$75,000 to less than \$100,000
 - a. Is that...?
 - i. Less than \$80,000
 - ii. \$80,000 to \$84,999
 - iii. \$85,000 to \$89,999
 - iv. \$90,000 to \$94,999
 - v. \$95,000 or more
 - vi. Refused
 - vii. Don't know
- 5 \$100,000 to less than \$125,000
 - a. Is that...?
 - i. Less than \$105,000
 - ii. \$105,00 to \$109,999
 - iii. \$110,000 to \$114,999
 - iv. \$115,000 to \$119,999
 - v. \$120,000 or more
 - vi. Refused
 - vii. Don't know
- 6 \$125,000 or more
 - a. Is that...?
 - i. Less than \$130,000
 - ii. \$130,000 to \$134,999
 - iii. \$135,000 to \$139,999
 - iv. \$140,000 to \$144,999
 - v. \$145,000 to \$149,999
 - vi. \$150,000 or more
 - vii. Refused
 - viii. Don't know
- 7 Refused
- 8 Don't know

[ASK IF Q1=2 and Q18=1] DON'T NEED 2nd homeowners

22a. Approximately how much in total do you spend per month on housing, including your portion of the rent, electricity and heating?

- 1 _____ Record \$ per month
- 2 Don't know
- 3 Refused

[ASK IF Q1=1 and Q18=1] DON'T NEED 2nd homeowners

22b. Excluding property taxes approximately how much in total do you spend per month on housing, including mortgage payments, electricity and heating?

- 1 _____ Record \$ per month
- 2 Don't know
- 3 Refused

[ASK IF Q1=2 and Q18=2] DON'T NEED 2nd homeowners

22c. Approximately how much in total do you estimate you and your partner spend per month on housing, including rent, electricity and heating?

- 4 _____ Record \$ per month
- 5 Don't know
- 6 Refused

[ASK IF Q1=1 and Q18=2] DON'T NEED 2nd homeowners

22d. Excluding property taxes approximately how much in total do you and your partner estimate you spend per month on housing, including mortgage payments, electricity and heating?

- 4 _____ Record \$ per month
- 5 Don't know
- 6 Refused

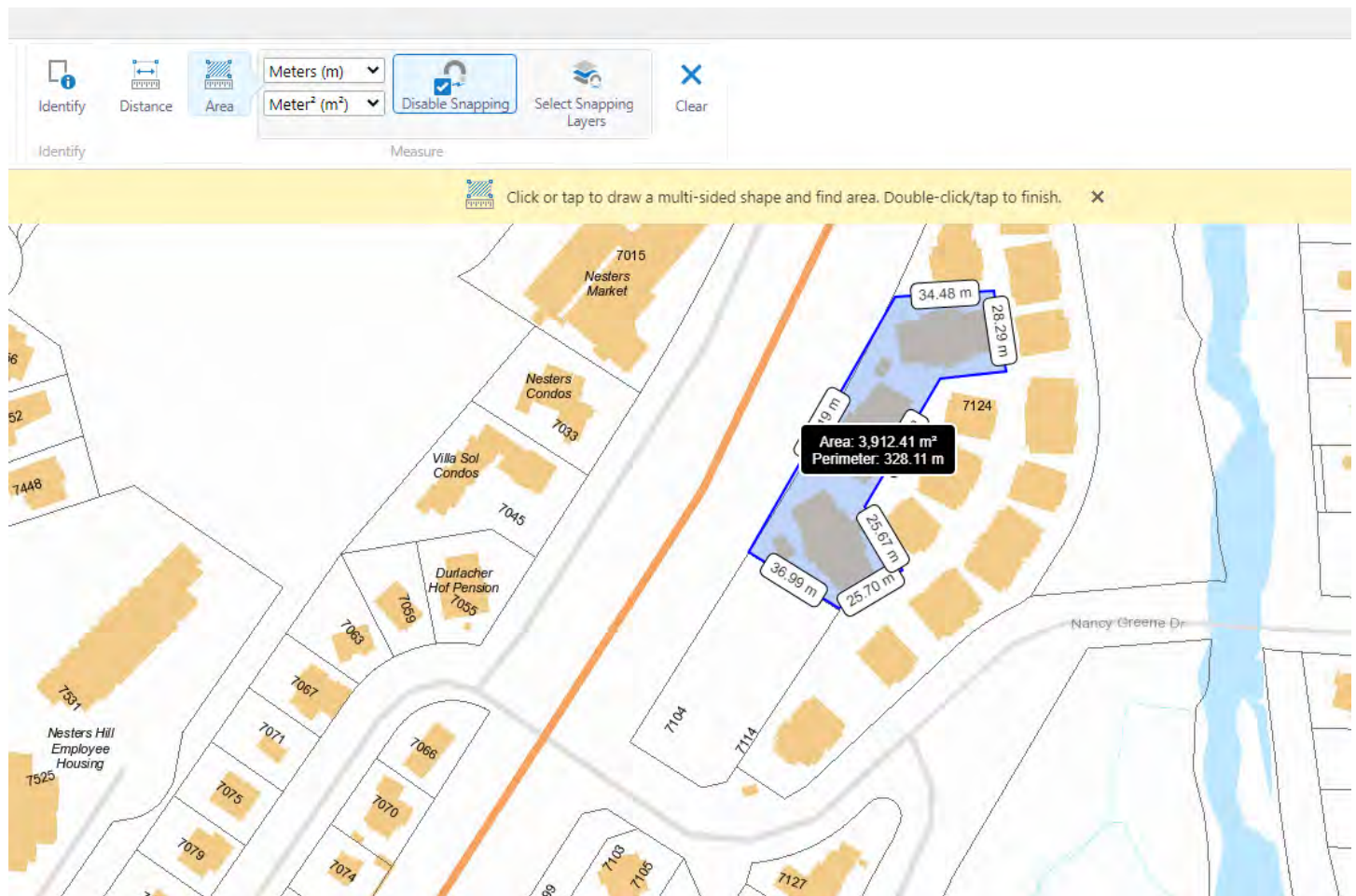
23. In what year were you born?

- 1 _____ Record year
- 2 Refused

24. Record gender. DO NOT ASK.

- 1 Female
- 2 Male

THANK AND TERMINATE



OCP Evaluation

Policy No.	Objective/Policy	Comments
4.1.6.3	Proposed OCP amendments or rezonings that increase the <i>accommodation bed unit</i> capacity, alter the WUDCA, or alter the Whistler Land Use Map and Designations (Schedule A) will include significant community engagement, and should only be supported if the proposal:	
	(a) provides clear and substantial benefits to the community and the resort;	The benefit to the community and the resort is the provision of 36 secured rental employee dwelling units, including 13 at affordable rates. A condition of adoption of "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022" is registration of a housing agreement in favour of the RMOW 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;
	(b) is supported by the community, in the opinion of Council;	The proposed bylaws will be the subject of a Public Hearing and a post Public Hearing report will be provided to Council summarizing all feedback received during the Public Hearing notification period.
	(c) will not cause unacceptable impacts on the community, resort or environment; and	While there has been expressed neighbor opposition, the proposal is not considered to cause unacceptable impacts on the community, resort or environment.
	(d) meets all applicable policies set out in the OCP.	Yes.
4.1.6.4	All proposed developments must meet the following conditions:	
	(a) the project must be capable of being served by municipal water, sewer and fire protection services, or by an alternate means satisfactory to the municipality;	Prior to consideration of adoption of "Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022", the applicant will need to provide a Preliminary Site Servicing Plan and Design Brief that reflects the development and includes all required infrastructure and any infrastructure upgrades to the satisfaction of the General Manager of Resort Experience.
	(b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;	Yes, the proposed development is accessed from Nancy Greene Drive.

(c) the project must comply with all applicable policies of the OCP; and	Yes.
(d) all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:	
i. balanced resort and community capacity;	The proposed 99 bed units of employee housing provided with this proposal is within the target of 500 bed units of employee housing that has been established for proposed private sector employee housing developments over the next five years (2018- 2023).
ii. overall patterns of development of the community and resort;	"Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022" is consistent with the land use designation for the subject parcel.
iii. the character of Whistler's forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;	<p>The development site is previously disturbed. Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022" establishes adequate building setbacks for landscape screening and privacy, including a 20 metre building setback from Highway 99.</p> <p>A condition of zoning adoption is to secure development on the lands consistent with supported development plans to be finalized prior to adoption. The current landscape plan identifies green buffers and security will be taken at time of any development permit issuance to ensure the landscaping is completed.</p> <p>No distinctive natural features are disturbed.</p>
iv. Whistler's <i>sensitive ecosystems</i> and biodiversity;	No sensitive ecosystem areas are identified on the land and no concerns have been noted.
v. scale, character and quality of development; and vi. compatibility with the surrounding area or neighbourhood;	<p>The proposal has gone through multiple iterations to improve compatibility with the immediately surrounding neighbourhood.</p> <p>Design iteration has minimized privacy concerns and established adequate building setbacks for landscape screening. The proposed maximum permitted building height of 10.7 metres is similar to maximum heights on adjacent properties.</p> <p>The 20 metre highway buffer and visual corridor will be protected with landscaping and screening.</p>
vii. quality of life of Whistler's residents;	<p>The proposal is expected to improve the quality of life of Whistler's residents by providing employee-restricted rental housing, including affordable housing units.</p> <p>The proposal is considered to be a livable development with all employee units having garages, indoor storage, and balconies. Additional outdoor</p>

	<p>amenity areas are integrated into the site planning.</p> <p>The development is provides connectivity to the Valley Trail and is within walking distance to Nester's Plaza and the Village commercial area.</p>
viii. quality of experience for Whistler's visitors;	<p>The proposal will secure housing for Whistler's employees which could positively impact visitor experience.</p> <p>From a visual experience, the highway buffer and visual corridor will be protected with landscaping and screening.</p>
ix. geotechnical, flood and wildfire hazard;	<p>The proposed development is not located on a floodplain, and all development will need to meet geotechnical requirements.</p> <p>The subject lands will require a development permit for Wildfire Protection.</p>
x. archaeological, heritage and cultural resources;	No impact.
xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;	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.
xii. local economy;	The benefit to the local economy is the ability to secure 36 employee-restricted rental dwelling units including 13 at below-market rates.
xiii. municipal finance;	The benefit to municipal finance is the ability to secure 36 employee-restricted rental dwelling units funded by the private sector, not from municipal housing reserves.
xiv. social, health, recreation, education and emergency facilities and services;	The proposal is considered to be a livable development with all employee units having indoor storage and balconies or patios. Additional outdoor amenity areas are integrated into the site planning.
xv. employee housing; and	<p>The proposed 99 bed units of employee housing provided with this proposal:</p> <ul style="list-style-type: none"> - is within the target of 500 bed units of employee housing that has been established for proposed private sector employee housing developments over the next five years (2018- 2023); - furthers OCP Policy 5.1.2.2 to add 1,000 new employee beds within the next five years; and - furthers OCP Policy 5.1.2.5 to allow development of employee housing on underdeveloped private lands in residential neighbourhoods with close proximity to jobs, sustainable transportation, amenities and services and consistent with criteria established for evaluation.

	<p>All units will be employee-restricted rental, with half of the units secured at below-market rents.</p> <p>The proposal is considered to be a livable development with all employee units having indoor storage and balconies or patios. Additional outdoor amenity areas are integrated into the site planning.</p>
xvi. community energy and GHG emissions, water supply and conservation and solid waste.	<p>Zoning adoption is contingent on registration of a development covenant in favour of the RMOW to secure a green building commitment consistent with current municipal policies. Specifically, the following green building commitments will be required in the covenant:</p> <ul style="list-style-type: none"> - A minimum of Step Code 4 - No use of natural gas - Require all parking spaces to be EV charging spaces, including at least four provided with Level 2 chargers. - Stormwater management plan utilizing best environmental practices. <p>The owner must Submit a waste and recycling plan consistent with "Solid Waste Bylaw No. 2139, 2017" prior to zoning adoption.</p>