

Danny & Mirjana Popescu  
1457 Nancy Greene Drive  
Unit 19  
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 5<sup>th</sup> 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,

Danny & Mirjana Popescu

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

Senior Planner – Roman Licko

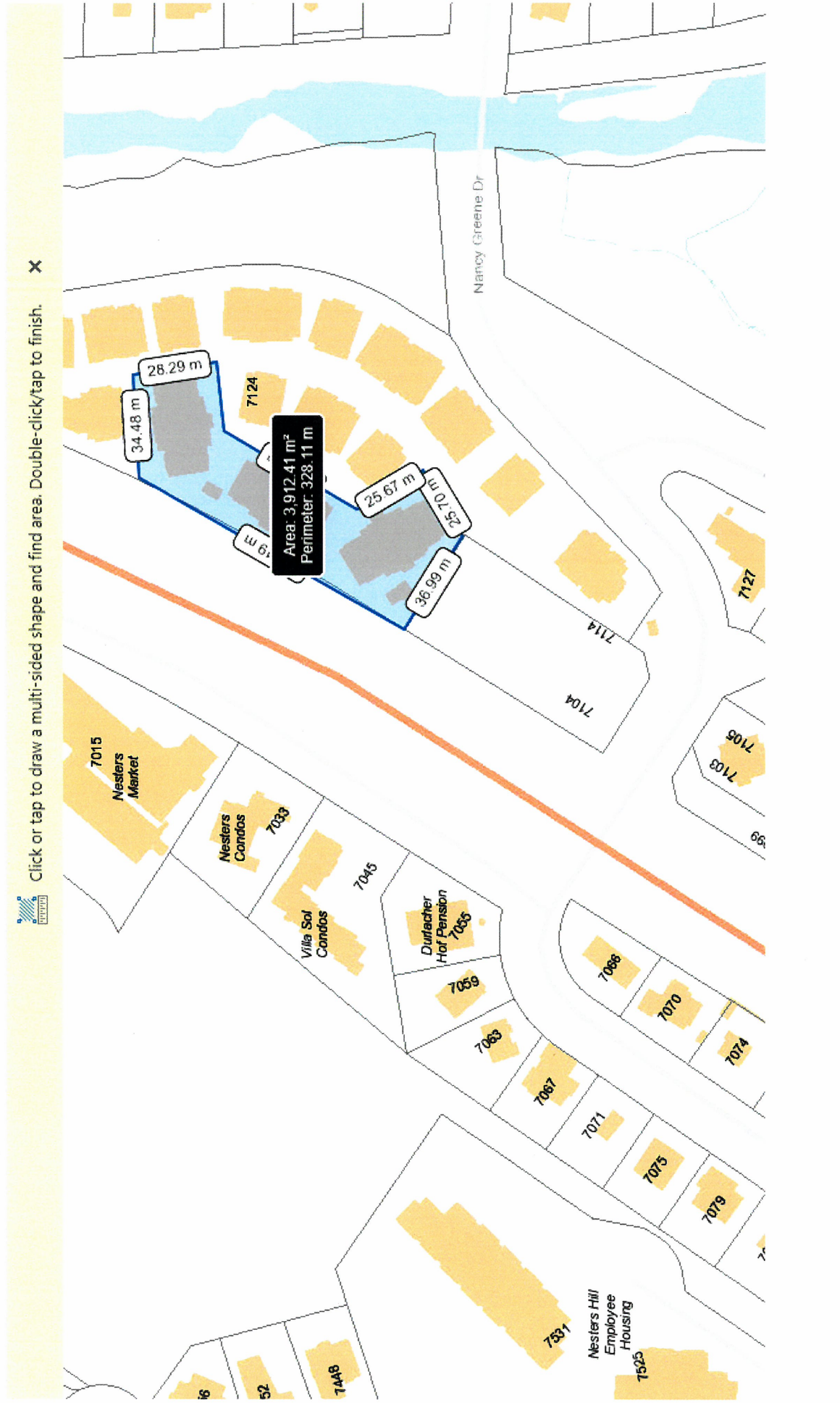
Planner – Stephanie Johnson

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

# GIS Mapping of Fitzsimmons Walk WHA buildings

Identify    Distance    Area    Meters (m)    Meter<sup>2</sup> (m<sup>2</sup>)    Disable Snapping    Select Snapping Layers    Clear



**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

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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:** [Holly Adams](#)  
**To:** [Council: corporate](#)  
**Subject:** Fwd: 7104 Nancy Greene Drive  
**Date:** Wednesday, July 22, 2020 1:35:33 PM

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Hello council,

I am resending this email to make sure you see it. Thanks Holly

Begin forwarded message:

**From:** Holly Adams [REDACTED]  
**Subject:** 7104 Nancy Greene Drive  
**Date:** June 22, 2020 at 12:32:09 PM PDT  
**To:** [planning@whistler.ca](mailto:planning@whistler.ca)

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