

Dear Mayor, council and staff

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

Set-backs

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

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

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

Reducing the set-backs so drastically will result in:

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

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

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

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

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

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

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

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

Height

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

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

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

Regards,
Bronwen Hill
47-7124 Nancy Greene Drive
Whistler, BC
V8E0W9

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:

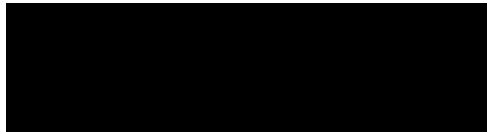
- The density of the Proposed Redevelopment and insufficient setbacks – they are trying to cram too many units into a small site resulting in unacceptable destruction of natural environment and loss of privacy for the neighbouring properties;
- The safety of increased traffic at the intersections of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

Amy & Douglas Bowlby

Hi all...Bill Hanna here [7115 Nancy Greene Dr.](#)

I would like to jump in and express some of my thoughts and concerns on the proposed development.

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 neither 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. Fits Walk is higher at approximately .60 but this is accommodated due to the size of the property and it's ability to accommodate all parking under ground including under 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.

-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 proposal is so out of tune with reality, it's preposterous. For evidence, this same theory was applied to areas in 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 of traffic nightmares. 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. We lived in Fitz Walk for a year while building our home and the design of Fits Walk and most surrounding homes display strong architectural and design features which both enhances the overall appeal to our neighbourhood and adds to its value. For the most part, pride of ownership is evident and all of this adds both to its intrinsic and economic value. This also includes thoughtful landscaping, lighting and exterior materials. I see little

evidence of any of this in the proposed development and if this proceeds in its current form, I believe, will impact the valuation of our real estate investments.

-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 this ROI, thus increasing density and minimizing developmental costs.

In conclusion I see this development is far too large to adequately address all of the above concerns. I also fully understand RMOW's concern for addressing additional housing and agree. There is however, an existing situation we're living with today that most likely will result in a less panicked housing dilemma. I believe a much smaller development, perhaps a building consisting 18-20 units, or a cluster of duplexes, fourplexes or any mixed development accommodating fully adequate parking, traffic flow and design can be accomplished and indeed fought for.

Bill Hanna

Yukiko 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,

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

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

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

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

Density:

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

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

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

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

Privacy

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

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

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

Regards,
Yukiko Tanaka

Sincerely,

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – Mike Kirkegaard

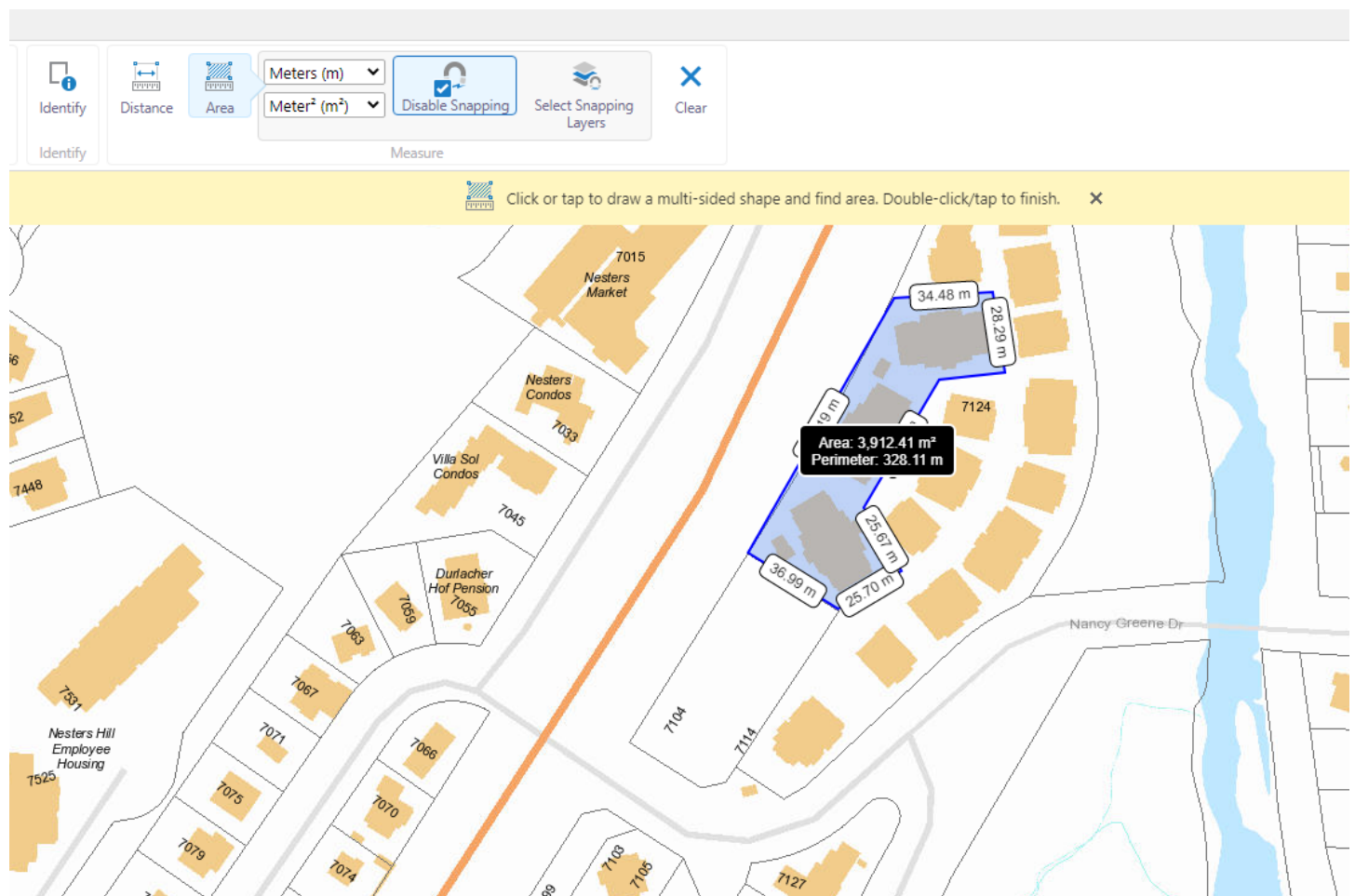
Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

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

GIS Mapping of Fitzsimmons Walk WHA buildings



Yukiko 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 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
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Set-backs

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

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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

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

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

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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.

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

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.

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!

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

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

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

Dear Mayor and Council,

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

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

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

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

Density:

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

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

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

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

Privacy

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

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

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

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

Dear Mayor and Council,

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

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

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

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

Regards,

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

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

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

Dear Mayor and Council,

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

Set-backs

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

	Set-back – Front	Set-back – Side	Set-back - Rear	Height Max	Density
Current Zoning – RSE1	7.6m	3-6 m	7.6 m	7.6 m	35%
RS1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
RT1 Zoning	7.6m	3-6m	7.6m	7.6m	35%
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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,
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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

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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Sincerely,

Sonia Kniehl

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

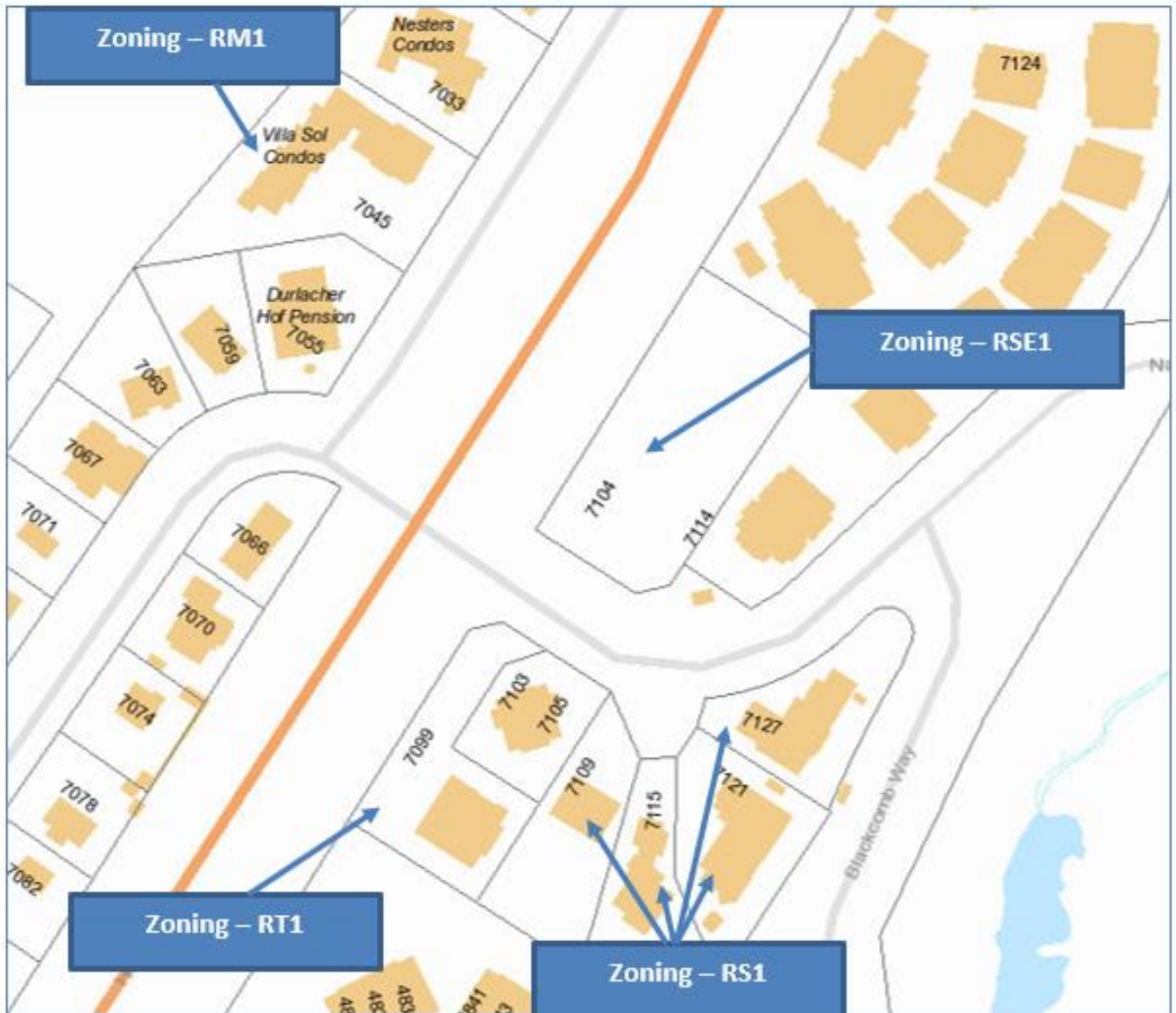
Director of Planning – M Kirkegaard

Senior Planner – Roman Licko

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Attachments:

Zoning of Surrounding properties to the development



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,

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Council needs to reflect on how many bikes their own households have – this will be no different for people moving into this development. On average a Whistler resident has 2 bikes - one for valley trail riding and one for trail riding. The neighbouring Fitzsimmons Walk property conducted a survey. Of the 67 residents living onsite (in 36 units) at any one time, there 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

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
Phone
[REDACTED]

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

Dear Mayor and Council,

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

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

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

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

Storage

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

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

At the neighbouring Fitzsimmons Walk property, all 36 WHA units have in-unit storage, an assigned locker of 60sq ft per unit AND a dedicated bike storage room. Let me tell you, all of this space is used to its full capacity. Consider, if you lived in this proposed space, where would you store chariots, suitcases, hockey nets, kids scooter, 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!

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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!

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:

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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.

Set-backs

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

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

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

Reducing the set-backs so drastically will result in:

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

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

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

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

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

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

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

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

Height

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

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

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

Regards,

Wakako Miura

Sincerely,

Your Name

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning - M Kirkegaard

Senior Planner - Roman Licko

Planner - Stephanie Johnson

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:

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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.

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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 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.



James Thomson & Colleen Smith

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Cc: RMOW Planning Department

Director of Planning – M Kirkegaard


Senior Planner – Roman Licko

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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 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:

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- Inadequate availability of parking for residents and visitors
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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 bring to your attention would not be issues.

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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.

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[REDACTED]
Thomson & Colleen Smith

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

Senior Planner– Roman Iicko

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 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 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 neighbors to have in their backyards

	Set-back – Front	Setback Side	Set-back Rear	Height Max	Density
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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 setbacks 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 setback 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/pi-quewebissue2708/16>

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 Hat 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 setbacks so that they are consistent with neighboring properties—at least 15-20 meters from property line to preserve undisturbed the existing rock and coniferous trees.

Height

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

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

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


James Thomson & Collee Smith

Cc: RMOW General Manager of Resort Experience


Cc: RMOW Planning Department

Director of Planning M Kirkegaard

Senior Planner— Roman Licko

Planner Stephanie Johnson

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,

Colleen Smith & James Thomson

Colleen Smith & James Thomson
#3 Fitzsimmons Walk

Nikki Cooper

From: Jen Ashton [REDACTED]
Sent: Thursday, June 25, 2020 12:56 PM
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
Attachments: 2004 study for development sites - see Appendix B.pdf; 2019.03.26 _guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

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

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

Dear Mayor and Council,

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

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

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

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

Density:

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

A smaller lot size over 1000 meters square than the neighbouring Fitzsimmons Walk WHA land (3,912 meters square) where there are only 36 units – see attached GIS Mapping.

Triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. Please remember you rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it was too much density.

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

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

Privacy

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

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

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

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

Sincerely,
Jen Ashton

Nikki Cooper

From: Jen Ashton [REDACTED]
Sent: Thursday, June 25, 2020 1:02 PM
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
Attachments: 2019 - Community Life survey results.pdf; The Coops on 7104 Nancy Greene Drive.pdf; 2019.03.26_guidelines_for_evaluating_private_sector_rezoning_proposals.pdf

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

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

Dear Mayor and Council,

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

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

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

Storage

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

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

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

Parking

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

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

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

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

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

Mélinda Cart

7124 Nancy Greene Drive

Unit 64

Whistler, BC

[REDACTED]

[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 works hop 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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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.

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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 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.

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

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

Regards,

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

Attachments:

2019 Community Life Survey of Whistler

Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

Mélinda Cart
7124 Nancy Greene Drive
Unit 64
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. 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

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: Tessa Harrison [REDACTED]
Sent: Friday, June 26, 2020 4:09 PM
To: corporate <corporate@whistler.ca>
Subject: Development application RZ 1146 – 7104 Nancy Greene Drive

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: Tessa Harrison [REDACTED]
Sent: Friday, June 26, 2020 4:49 PM
To: Jack Crompton <jcrompton@whistler.ca>; corporate <corporate@whistler.ca>; Planning <planning@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>
Subject: Rezoning application for RZ1146 – 7104 Nancy Greene Drive

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,

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:

- 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.

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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

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

Stephen Brooks
7124 Nancy Greene Drive
Unit [44]
Whistler, BC
[REDACTED]

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

Dear Mayor and Council,

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

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

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

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

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

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

Regards,
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

Luciano Fadi
7127 Nancy Greene Drive
c/o 3-7124 Nancy Greene Drive
Whistler, BC V8E 0W9
[REDACTED]

June 27, 2020

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

Dear Mayor, Council and Planning Dept,

I am writing to express my concern about the recent discussion at the May 5th council meeting and the pending decision regarding the development & parking variance application RZ 1146 – 7104 Nancy Greene Drive.

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

I would like to bring the attention of Council & Planning Dept to the following 5 points of concern:

- Density
- Privacy
- Setbacks
- Height
- Parking/traffic congestion

Density:

The current proposed density of the RZ1146 project at 7104 Nancy Greene Drive is way too high for such a small site. The site is only 2,816.6 square meters (SM) and the developer is proposing 38 units and a Floor Space Ratio of 0.95. By comparison this is:

- a significantly smaller lot size than the neighbouring Fitzsimmons Walk WHA land of 3,912 square meters where there are only 36 units – see attached GIS Mapping,
- triple the density of proposal RZ1144 – 2077 Garibaldi Way – with a current proposed Floor Space Ratio of only 0.32. RZ1144 land area is 8,841 SM, much greater than RZ1146. Please remember Council rejected the previous application of this site when the Floor Space Ratio was 0.40 for the reason it had too much density for the neighbourhood.

Based on the above Council and Planning should reject this project or require developer to downsize it considerably.

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

Employee Housing'. This small site of 2,816.6 SM would be better suited to a WHA town home project of 10-12 units similar to the Coops close to the HYW 99 in Creekside.

Privacy

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

Home owners on Nancy Greene Drive purchased and choose to live where they do with the understanding that on the 7104 Nancy Greene Drive site, there would be single family home or something comparable built as per the zoning. I believe that Councilors are not using their best judgement in considering a 4 story building (parkade that is above Fitzsimmons walk elevation, plus 3 stories of residential) and the impact on quality of life and privacy as a neighbour to such a development. The developer may be proposing a vegetation buffer, but it will take over 10 years for this to grow in. This is not acceptable for privacy. Why destroy any of the mature existing coniferous forest on Nancy Greene Drive and especially along the Fitzsimmons Walk complex property neighbours?

Setbacks

The set-backs being proposed in the May application from a 38 unit apartment building RZ1146 are significantly less than what the surrounding properties were required to meet. RZ1146 is proposing only:

- 1.5 meters Nancy Greene Dr front setback to garage structure,
- 4.57 meters HWY 99 side setback to garage structure,
- 1.5 meters Fitzsimmons Walk town home building H side setback to garage structure,
- 3.0 meters Fitzsimmons Walk WHA building A back setback to garage structure.

Reducing the set-backs, especially on Nancy Greene Dr front setback and Fitzsimmons Walk townhome building side setback will result in:

- Most existing large coniferous trees being removed from the Fitzsimmons Walk Townhomes side setback and Nancy Greene Drive front setback, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for all neighbours

Setbacks should be increased to leave the existing forest and rock on Nancy Greene Dr and along the Fitzsimmons Walk property lines to ensure an existing tree & rock buffer for privacy and force the proposed RZ1146 to be reduced in size .

Height

Proposed RZ1146 height increase to 8.5 meters for 3 floors of 38 apartments and 1 floor underground garage compared to neighbours of 7.6 meters height zoning is too high. The proposed property needs to be less dense, less height and must have more setbacks to keep existing forest, rock etc. and not be allowed a zoning bylaw parking reduction variance.

Parking/traffic congestion

To my knowledge the developer, RMOW Planning and Council have not mandated the requirement for a full engineering traffic study to be included in the RZ1146 rezoning application & parking reduction variance application. Why? The current zoning is RS-E1 Zone (Residential Estate One) and is located at the intersection of HWY 99 and Nancy Greene Dr. This is currently a difficult traffic intersection with Nesters and other commercial market stores, White Gold and Blackcomb Way traffic to and from Whistler Village (short cut from Lorimor Road). A full independent engineer traffic study is required with a RZ1146 rezoning and parking variance application.

This RZ1146 proposed 38 unit apartment building on a small lot of 2,816.6 SM should provide more parking according to the RMOW parking bylaw not less as applied for. As a guideline for RMOW to follow, Fitzsimmons Walk WHA of 36 condo units underground parking is 57 WHA parking plus 16 visitor parking spaces = 73 total parking. If a parking reduction variance is granted there will be a big problem illegal parking on the NGD roads because of this RZ1146 significant traffic increase.

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

Sincerely,
Luciano Fadi

Luciano Fadi

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

Director of Planning – M Kirkegaard

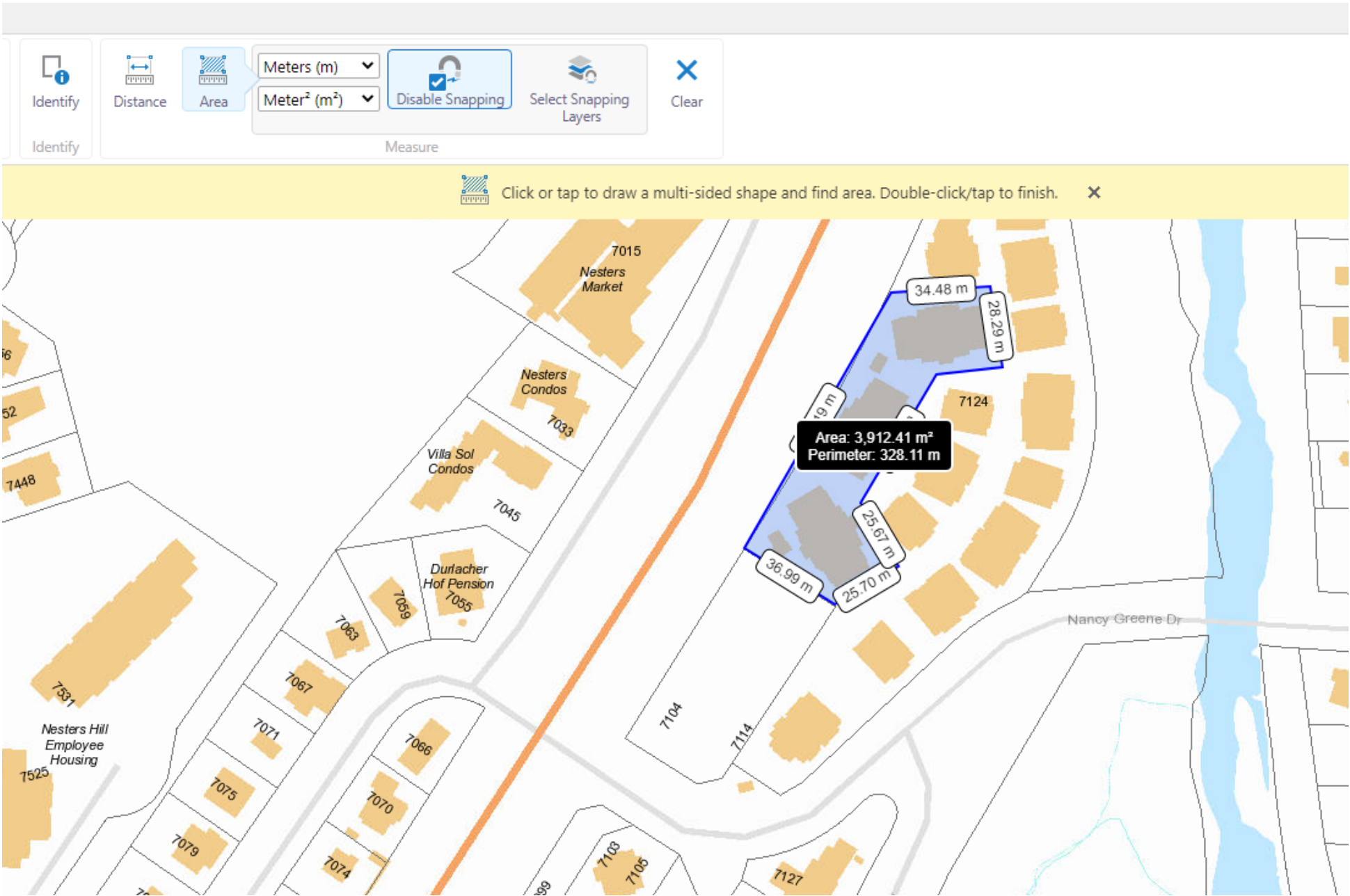
Senior Planner – Roman Licko

Planner – Stephanie Johnson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings

GIS Mapping of Fitzsimmons Walk WHA buildings



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:

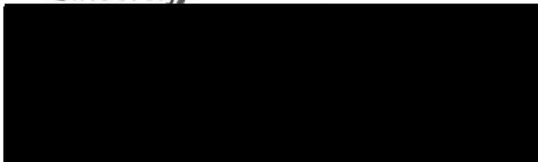
- The magnitude and density of the building being proposed based on the site size and make up of the existing community. The developer is requesting rezoning from RSE-1 to that of a new custom zone which would establish the permitted uses, maximum density of development, building heights and setbacks 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.

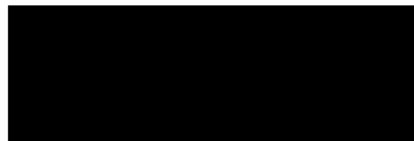
In summary, we are not against a new WHA rental development providing it fits in with the surrounding neighbourhood, is of lower density, has setbacks that do not negatively influence our privacy or property values at Fitzsimmons Walk, provide adequate underground parking and storage as is consistent 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



Nikki Cooper

From: Jack Crompton
Sent: Sunday, June 28, 2020 10:01 PM
To: Alba Banman; Nikki Cooper
Subject: Fw: REZONING APPLICATION RZ1146

Jack Crompton
MAYOR

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V8E 0X5
TEL (604) 388-9588 **E-MAIL** jcrompton@whistler.ca
MUNICIPAL WEBSITE: www.whistler.ca

I live and work on the traditional territories of the Lil'wat Nation and Squamish Nation.

From: Sharon Audley [REDACTED]
Sent: Sunday, June 28, 2020 1:11 PM
To: Planning; Council
Subject: REZONING APPLICATION RZ1146

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]

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

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: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
Phone: [REDACTED]
Email: olivier.dongoc@w2investments.ca

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,



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: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
Phone: [REDACTED]
Email: [REDACTED]

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

Dear Mayor and Council,

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

Set-backs

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

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

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

Reducing the set-backs so drastically will result in:

- Existing large coniferous trees being removed, therefore resulting in the loss of natural screen barrier and privacy for neighbors. This cannot be replaced!
- Existing rock structure being removed and completely changing the natural landscaping!
- Loss of privacy for neighbors and dramatic increase of noise pollution which will impact the health and well-being of current Fitzsimmons Walk residents especially young children

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

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

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

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

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

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

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

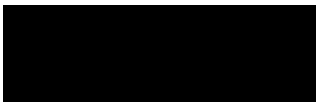
Height

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

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

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

Best Regards,



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

From: W2 INVESTMENTS GROUP LIMITED
7124 Nancy Greene Drive,
Unit #32
Whistler, BC V8E 0W9
Phone: [REDACTED]
Email: [REDACTED]

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

Dear Mayor and Council,

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

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

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

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

Storage

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

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

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

Parking

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

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

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

Residents of Whistler own cars! In the neighboring Fitzsimmons Walk property (that is just as close to the village and Nesters as the proposed development) we have 56 assigned parking spaces and 16 visitor parking spaces. We use ALL these spaces! The developer is expecting 2 persons per bedroom in this proposal. This is 128 people expected to be living onsite (Fitzsimmons Walk is assigned 126 bed units). 41 parking spaces, because let's face it the accessible parking space and loading dock can't 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!



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

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:

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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:

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Regards,

Hatsune Tsunetomo/MartinPetit

Sincerely,

Hatsune Tsunetomo/Martin Petit

Cc: RMOW General Manager of Resort Experience

Cc: RMOW Planning Department

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Senior Planner – Roman Licko

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Hatsune Tsunetomo

7124 Nancy Greene Drive

Unit 42

Whistler, BC

[REDACTED]

[REDACTED]

Mayor and Council

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4325 Blackcomb Way

Whistler, BC V8E 0X5

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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:

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Guidelines for Evaluating Private Sector rezoning Proposals for Employee Housing

The Coops transposition

Nikki Cooper

From: Eduardo Vazquez-Vela [REDACTED]
Sent: Sunday, June 28, 2020 1:44 PM
To: Planning; Council; corporate
Subject: RZ1146

RMOW,

After reading the available material regarding the application RZ1146, I totally SUPPORT this much needed affordable employee housing developement.

Kind Regards,

Eduardo Vazquez-Vela
8745 Idylwood Place
Whistler, BC
V8E 0G1

[REDACTED]

Nikki Cooper

From: Amanda Wilson [REDACTED]
Sent: Sunday, June 28, 2020 1:22 PM
To: corporate
Subject: Fwd: RZ1146

----- Forwarded message -----

From: **Amanda Wilson** [REDACTED]
Date: Sun, Jun 28, 2020 at 1:20 PM
Subject: RZ1146
To: planning@whistler.ca <planning@whistler.ca>

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