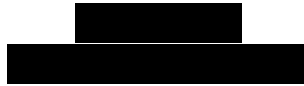


James Thomson  
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November 3, 2022

Mayor, Councilors & Planning Dept.

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**Ref: Sept 20, 2022 Staff Report to Council – Zoning Amendment Bylaw (7104 Nancy Greene Dr) No. 2370  
2022 - 3 Story 2,586 Square Meters 36 Employee Restricted Rental Apartments of 99 Beds and 36  
Parking Spaces RZ1146 proposed by Vidorra Developments (“Vidorra”)**

Dear Mayor, Council and Planning Dept.

I am very disappointed with the recent proposal and discussion at the September 20 2022 council meeting to give first and second readings to Zoning Amendment Bylaw for rezoning application RZ1146 – 7104 Nancy Greene Drive.

Vidorra and the Planning Dept are proposing to “cram” excessive density buildings of 2,750 square meters total gross floor area onto a **SMALL** 2,800 square meter parcel of land next to Fitzsimmons Walk’s 36 WHA condos and 41 market townhomes. How is this possible? Vidorra will have to cut down many trees and destroy most of the rock bluff to achieve this proposal as presented. Vidorra claims there will be ‘minimal’ disruption to the existing rock bluff and trees. How does one define “minimal” and what can RMOW do if Vidorra defaults & says it needs to destroy more to finish the project? There should be “zero” disruption to the existing rock bluff and trees facing the Fitzsimmons Walk townhomes and WHA condos! This can only be accomplished by increasing the setbacks from the Fitzsimmons Walk property lines and reducing the proposed building density.

Mayor, Council

Date

Page 2

Please also note that the Fitzsimmons Walk 36 WHA condos are in 3 buildings situated on a much larger land parcel of 3,900 square meters and include a lot more below grade owner parking of 57 spaces & 16 visitor parking spaces. Compare this to the proposed Vidorra rezoning RZ1146 of only 36 renter & visitor parking spaces! Given this fact, Council and Planning should reduce the number of apartments from 36 to 24. Please see attachment GIS Mapping of Fitzsimmons Walk WHA Land & Buildings vs 7104 NGD Land to see the disconnect of this proposal.

I am also disappointed that the Vidorra RZ1146 2020 proposal was accepted (with minor changes) without any consideration to the many major issues raised in numerous letters sent to RMOW in 2020 from Fitzsimmons Walk residents and neighbors! For the benefit of the Mayor, new and existing Councilors who many not have read these letters, numerous recommendations were made to:

- increase the setbacks to more than 15 meters from Fitzsimmons Walk townhome property line for more existing rock bluff, trees screening and privacy to remain undisturbed,
- decrease the setbacks to 0 meters from HWY 99 and Nancy Greene Drive property lines for a better location of the proposed building & underground parking closer to the Nancey Greene Dr and HWY 99 intersection and further from the Fitzsimmons Walk townhomes & WHA condos,
- prevent any damage whatsoever to all the natural existing rock bluff and large trees with a legal covenant and with increase setbacks from Fitzsimmons Walk townhomes building H units 1-3,
- improve parking and storage by reducing the proposed density and apartments from 36 to 24,
- traffic impacts reduced by reducing the number of apartments.

Some of these 2020 letters recommended for example a similar “Creekside WHA Coops 2007 Karen Cres “ that would fit into this “small” 7104 Nancy Greene land lot really well. But we received no replies or feedback from RMOW on this proposal or any of our other recommendations for 7104 NGD!

I also have the following questions on the Vidorra proposal from this September 20 20220 Council meeting:

**1. Why is the RZ1146 small land lot receiving the “ok” from Planning and Council for an apartment building of significantly greater density to land compared to RZ1144, RZ1147 and RZ1150 approvals from Planning and Council that all have significantly larger land lots and much smaller density buildings to be built compared to RZ1146? Please see RZ1144, RZ1147, RZ1150 that all set a precedent for RMOW with respect to RZ1146.**

**2. Why is there no longer a Parking bylaw Variance application of 2020 that Vidorra must apply for in 2022? How can the Vidorra proposal of only 36 parking be approved by Planning?**

I believe RMOW parking bylaw requirements are greater than the 36 parking proposed by Vidorra. The Vidorra proposal is a parking ratio of only 1.0 x the number of apartments (36). By comparison, RMOW required a parking ratio of the Fitzsimmons Walk WHA units of 2.0 x the number of condos (36). Both projects are close to

Mayor, Council

Date

Page 3

the village and are easily accessible by public transit. If renters in the Vidorra project need parking for themselves and/or their visitors, where will they go: Nesters', Re-Use Centre, Montebello and if they manage to get an access code (very likely), they would end up in Fitzsimmons' visitor parking? If the size of the project is reduced as we recommended, more parking can be made available. Reduce the number of apartments and size of the building from 36 to 24 units with 36 parking spaces is a parking ratio of 1.5 x (still less than Fitzsimmons).

Why should Vidorra get less parking in a RS-E1 rezoning application for? Vidorra and RMOW must respect parking bylaw requirements.

### **3. Why is 100% Affordable Rental Rates Proposed in 2020 now 50% Affordable and 50% Market Rental Rates in 2022?**

I believe revised rental rates proposed by Vidorra are essentially all market rent rates. Where is the RMOW employee housing rent discount? In the recent election campaign, employee housing was the most important issue. Shouldn't this project be 100% affordable employee housing, as originally proposed?

Please note that in the May-June 2020 letters RMOW received, those letters supporting the Vidorra proposal only supported an affordable employee restricted housing rental apartment building with affordable employee rents, not market rental apartments.

Please take the time to really consider what is being proposed here. This high density proposal, while helping to fulfil the Mayor task force of finding more bed units, will not create market discount affordable rentable "employee housing". Vidorra, not RMOW or Fitzsimmons Walk, will only profit from this RZ1146 proposal! The council must reject this proposal and ask the developer to consider a smaller development of affordable WHA housing on this site as we have set out, like reduced densities of RZ1144, RZ1147 and RZ1150.

Yours truly,

*James Thomson*

James Thomson

Attachments:

- GIS Mapping of Fitzsimmons Walk WHA buildings

# GIS Mapping of Fitzsimmons Walk WHA buildings

