

## **Let's Get it Right!**

Thanks to Brandon Barrett for his article focusing on some of the issues with the recently released Traffic and Environmental Reports for 5298 Alta Lake Road re-zoning "Enviro and traffic reports for Alta Lake Rd project made public", Pique, August 12, 2020. There is much to follow-up required before this rezoning goes any farther.

It is necessary to point out that in the article, Cathy Jewett attempts to alarm Whistler residents with saying that the existing zoning footprint if built would be worse than the new proposed development as more of the site would be disturbed. This is inaccurate as the current zoning with the hotel and small cabins could never be built today and the developer knows this. In an April 2, 2019 email to RMOW staff, Caroline Lamont, lead on the project for the developer wrote to RMOW staff "... the London Mountain Lodge could not be built in its current form given the changing riparian situation of the site and regulations." The Environmental Report lists these Riparian Zones and buffers as one of many development restraints on the property. The good news is that the planning department has incorporated these zones and buffers in the latest plans and by doing so has protected significant green space. The developer has simply donated land he cannot build on for the park.

So, it seems the developer could not build the existing zoning even if he wanted to and needed to come to council for re-zoning to build something new. Council should have been in the driver's seat to get a creative solution that provided some employee housing without increasing the density on the lake. They still can.

This development should be held to a higher standard because of its location on the lake. This piece of land is one of the last remaining undeveloped lakeside areas. Perhaps this is simply not the place for a higher density development.

Why are we rushing ahead so quickly on this project? Many of us are focusing on keeping ourselves, our families and community safe, not sure what the future will be. Time is needed to fully review and implement the recommendations in the environmental report. Let's slow down to get it right and make sure this development is in the best interest of all Whistler, not only now but in the future. Please write to Mayor and Council at [corporate@whistler.ca](mailto:corporate@whistler.ca) to let them know to get this development right.

Cheryl Green//Whistler