

Date: October 25, 2021

To: Golden Town Council

I am writing with regards to zoning amendment bylaw to zoning bylaw 1294, 2021. My property directly backs onto the CD-1 area. I am not in favour of the proposed amendment. I do believe there should be bylaws in place for future development in this area. I know that they can be more specific and offer more guidance for proposing developers. The bylaws should also consider what the current integrity of the neighbourhood is and try to build on it. Not accommodate the bylaws for a prospective developers.

The reason I moved up to Pine Drive was because of the large lots, privacy, low density and views from my street. With the proposed amendments would allow for example, the ability to build a building that is up to 14 meters high, only 4 meters set back, maximum build out 50% and a floor area ratio of 2.0. This to me sounds a lot like a 4 storey high density apartment complex disguised with commercial on the ground level. It would severely impact my neighbourhood.

Recommendations to what should be taken into account before amendments are made to bylaw:

1. Intent, What is the use plan very specific.
2. Permitted uses ie) office, personal services, gas stations, retail, restaurants, nightly accommodation, mix work/live.
3. Density.
4. Re-look at proposed; lot area, lot frontage, floor area ratio (its too large), max lot coverage (its too large), max building heights (too high), Lot line set backs (to short). In comparison to the current residential area.
5. Parking and loading areas.
6. Landscaping and building schemes to match integrity of existing neighbourhood.
7. Access both vehicular and pedestrian. (Make sure planned access for emergency services that is large enough, snow removal and snow dumping)
8. Wildlife proof waste management if a common separate garbage and recycle area to be made in future developments.
9. Building shadowing, blocking of views and privacy on neighbouring properties to the CD-1 area.
10. Slope stabilization, height build out, preservation guidelines for building near edge of highway one.
11. Landscape maintenance responsibility of any proposed development in CD-1 area.

The proposed amendment to bylaw 1460, 2021 allows for proposals from developers to make too high density buildings right next to a low density residential area with some single residential lots being approximately 1400 meters squared and a 10% to 20% build out. I am not in favour of these amendments.

Please see link to Whistler's Zoning and Parking Bylaw No. 303, 2015 Consolidated [https://www.whistler.ca/sites/default/files/2021/Oct/bylaws/original/5007/zoning\\_and\\_parking\\_bylaw\\_303\\_2015\\_20211020.pdf](https://www.whistler.ca/sites/default/files/2021/Oct/bylaws/original/5007/zoning_and_parking_bylaw_303_2015_20211020.pdf) I have used this as a reference. It is a very specific document and provides a good example of well planned community.

Michelle Sims