To the Mayor and Council,

Please accept this updated and finalized version of my submission regarding the upcoming OCP review and Critical Carrying Capacity deliberations. This version supersedes my previous email sent earlier today by adding critical context

Kindly ensure this complete version is entered into the official council meeting record:

I (Mike Crane of Whistler, BC, [redacted] am writing to formally submit critical context concerning the physical, fiscal, and operational limits of municipal planning authority within our corridor.

Please ensure the following points are formally entered into the official record for the upcoming council meeting:

- **Watershed Sustainability:** The OCP and climate forecasts project shrinking snowpacks and declining summer yields from the 21 Mile Creek watershed, yet municipal frameworks simultaneously mandate aggressive population expansion that artificially spikes water demand against a collapsing supply.
- **Public Safety & Wildfire Risk:** Official municipal strategies correctly designate Whistler as an extreme Wildland-Urban Interface zone with restricted, single-highway egress, while top-down housing targets pack thousands of additional residents and parked vehicles into those exact chokepoints. This drastically increases public safety risk—compounded by recent regional precedents including last year's fire in Squamish, this year's fire in Pemberton, and spot fires already igniting within our municipal boundaries. When combined with active forest threats like the budworm infestation, our actual wildfire probability and risk profile are extremely high, making further choke-point densification a severe hazard.
- **Highway Capacity & Logistics Paralysis:** Our single-highway corridor is already frequently pushed past operational capacity. This gridlock degrades the daily experience of international visitors, second homeowners, and locals alike, while severely disrupting self-employed workers trying to reach job sites, transit buses stuck in the exact same traffic, and the critical commercial supply chains that power our tourism economy. Under current conditions, adding further density is a complete non-starter; tangible infrastructure solutions must deliver proven results before growth can even be contemplated.
- **Legacy Infrastructure Strain & Fiscal Impact:** Planning documents commit to environmental protection and sustainable utility management yet force high-density intensification onto legacy water and sewer lines engineered decades ago for a

fraction of the current load—guaranteeing structural failure. Furthermore, straining this infrastructure inevitably requires massive capital remediation, directly driving up property taxes and capital outlays, which completely undermines any stated mandate of affordability.

- **Demographic Nostalgia vs. Natural Life Cycles:** Urban planning policy cannot function as an instrument of artificial nostalgia; attempting to mandate or permanently lock in specific demographic compositions ignores the natural, multi-decade life cycle where neighborhoods organically evolve from young families to empty nesters and reset over time. It is outside the legitimate scope of local government to override these cycles or legislate family structures through top-down density edicts.
- **Resort Capacity Collateral vs. Guest Experience:** The OCP prioritizes protecting the core tourist experience and mountain resort identity yet packing another 3,500+ beds in Creekside, which is already buckling under peak-season visitor loads, failing both the guests who fund the resort economy and the locals who live here.
- **Municipal Financial Liabilities:** Growth models promise self-sustaining housing affordability but rely on long-term debt and provincial loan structures that leave local balance sheets and taxpayers exposed to undisclosed financial risk if regional tourism, repeated poor snowpack or economic cycles dip. Also noting that starting in 2025, British Columbia has ironically seen a net population decrease.

Other than my two daughters, there is nothing I love more than Whistler, and it is deeply alarming to watch current leadership step away from our core mandate of stewarding a geographically constrained mountain community by embracing an endless growth treadmill that ignores physical limits, overburdened infrastructure, and our single-highway corridor. While our municipal staff do an incredible job running our one-of-a-kind world-class community, current policies operate under the dangerous illusion that natural carrying capacities can be managed away through bureaucratic mandates, leaving residents buried under soaring costs and ever-increasing congestion in the corridor begging the question - Are we adding long-term, sustainable value to our future.

Sincerely,

Mike Crane - Whistler, BC