

Nikki Cooper

From: LIANNE GULKA [REDACTED]
Sent: Wednesday, June 17, 2020 9:09 AM
To: corporate
Subject: Attention Whistler Council. Re Hillman development

Attention Whistler Council

Regarding: Hillman Development

To whom it may concern:

As long term Whistler residents and residents of Nita Lake Estates at 5241 Jordan Lane, I am writing to you regarding issues surrounding the proposed development that will be adjoining our property.

We have enjoyed the atmosphere and setting of Nita Lake for many years and do not take for granted the privilege of experiencing nature at its finest.

As Whistler residents we do not dispute the need for employee accommodation and we commend council for addressing this issue.

However, we urge the council to address the issue of TA zoning in residential neighbourhoods, and ensure that no TA zoning is allowed for in the Hillman development.

Given the waterfront setting, the elevation and “bowl-like” nature of the Nita Lake community, and the ability of sound to bounce around, we fear that the noise levels accompanying this density will destroy the natural environment and peaceful setting that all tourists and residents have come to enjoy and cherish.

The resulting disruptive noise and traffic will not leave a good impression with Whistler visitors, those on the valley trail, those experiencing the lake setting, and those staying at the lodge or arriving by train.

In addition, as we expect overflow from the Nita Lake Lodge will create significant demand for tourist rental accommodation in this potential development, we object to potential overcrowding/density and noise issues resulting from this and would like Council to reconsider the TA zoning allowed for this development levels.

In addition, the traffic demands of such density merits a separate entrance other than the Nita Lake Drive. This thorough fare was not designed to accommodate such heavy volume , and the road is already hazardous in winter conditions at the intersection of Jordan Lane and Nita Lake Drive.

Council and the developer should in good faith consider a compromise to allow for improved safety for all neighbourhood residents and minimal impact on existing residents.

As elected officials, you are representing ALL constituents and we thank you for your careful consideration of our request.

Regards

Lianne Gulka and Carl Hoyt

Residents 5241 Jordan Lane
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Sent from my iPad