

June 17, 2020

To: Mayor and Council
Resort Municipality of Whistler

Dear Mr. Mayor and Councillors:

Re: Rezoning Proposal No. RZ001157 5298 Alta Lake Road Empire Club Development

We are the writing on behalf of our owners of Strata BCS 2200 "The Residences at Nita Lake" and the Strata BCS556, "Nita Lake Estates". We both recognize the need for employee housing and the need for the developer to have market housing to make the project viable, however, we are concerned about the implications for our neighbourhood.

In particular, we are concerned about the safety of our families with the increased traffic and it does not seem that anyone is listening to us. Both of our stratas, along with others at the public open houses have expressed concerns in particular about the safety along Nita Lake Drive. The proposed development has 74 parking spots so clearly it is recognized that this will be a car dependent development/neighbourhood.

We are once again asking for a separate entrance for this new development to be considered. We have been told it can be done through yet to be developed north end adjacent property. This way, our neighbourhood and families are not compromised and endangered at the expense of another development.

It is our understanding that the traffic survey was done in October 2019 which would not truly be reflective of the significant traffic (vehicles, bikes, skate boards and pedestrians) in the winter and summer along this road. This road has blind corners and at many times is passable by only one car. This of course raises the issue of safe fire truck access to the 5298 development which should be a concern with the number of trees in the area. This would certainly support the idea of a separate second access. We firmly believe that Nita Lake Drive is unable to safely handle this increase in traffic and certainly not when the proposed WHA parcel is factored in for the future. As we have been denied access to the traffic report, it is difficult to assess the validity of the traffic report and provide comment.

On behalf of our owners at the Residences at Nita Lake and Nita Lake Estates, we are asking council to hear us and take the time to understand the issues. Once again, we ask council to direct the planning department to look seriously at the feasibility of this separate access.

Sincerely,



Ken Roberts
President Strata BCS 2200 "Residences at Nita Lake"
37 5151 Nita Lake Drive, Whistler, BC



Cheryl Green
President, Strata BCS556, "Nita Lake Estates".
5205 Jordan Lane, Whistler, BC V8E 1J5