

08/12/20

MAYOR AND COUNCIL

I am not generally compelled to write letters of concern to council as I feel the majority of community issues are dealt with in a reasonable manner with the best interests of the citizens of Whistler in mind. I am however concerned about the rezoning at 5298 Alta Lake Road enough to reach out and express my concerns.

I am not against the development of the land, and in fact quite supportive of the employee housing component. As an owner of a WHA property I am fully aware of the opportunity it has provided me to remain in Whistler.

The concerns I have are twofold:

1. Access to the development via Nita Lake Drive
2. Traffic on Alta Lake Road / Nita Lake Drive

Nita Lake Drive is already a conflict zone with parking issues and safety concerns as residents of both Nita Lake Estates and The Residence at Nita Lake park on the street, as well as visitors, hikers, dog walkers, mountain bikers and occasional campers. Adding additional traffic of heavy equipment and material transport during construction and new resident traffic will push traffic safety issues further as the narrow road will be beyond its comfortable carrying capacity.

Though these two neighborhoods are considered walkable, the residents who make the trek to the bus in Creekside report close calls with drivers on the road and safety issues with bears / darkness on the unlit path. The reality is that both neighborhoods require a vehicle, particularly when transporting kids to activities and picking up groceries or other necessities.

I would be more supportive of this project if the developer gained access to the site and created its entrance as originally planned from Alta Lake Road to the north.

The traffic on Alta Lake Road has increased exponentially in recent years. It was brought to my attention that the traffic survey conducted in relation to this project was done midweek during a shoulder season, which would give a greatly reduced picture of actual traffic volumes on ski weekends when egress is an issue and every weekend of the summer. During summer months the traffic reaches intervals as high as one vehicle every ten seconds for the peak hours of 8am to 8pm. Speed, overnight parking, early (noisy) parking adjacent to the Nita Lake Residences, garbage, human feces and other issues already exist and should be addressed by the RMOW as a separate issue. I am aware of at least two bears hit by cars adjacent to the Residences property. With regard to the proposed project, adding significant traffic volume at Nita Lake Drive where it intersects with Alta Lake Road would increase potential for accidents whereas the original access / egress is better situated above the hill and blind corner on its approach.

I am hoping the public consultation for this project is well advertised and undertaken at a time when residents of the two affected neighborhoods can attend as I know I am not alone in my concerns and others have additional issues with the site.

Thanks for your consideration.

Sincerely,

B.Finestone

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