

Nikki Cooper

From: Greg Hildebrand [REDACTED]
Sent: Saturday, August 22, 2020 11:49 AM
To: corporate
Subject: Proposed development of 5298 Alpha Lake Rd

Hi,

My name is Greg Hildebrand, and I own and live in a WHA unit at 5/5151 Nita Lake Drive.

I am writing to you in regards to the proposed development of 5298 Alpha Lake Rd. I have concerns regarding an increase of traffic in my neighbourhood, especially during construction.

I have no problem with the development going ahead, although I think Whistler should focus more on employee housing and less on million dollar mansions that sit empty 50 weeks of the year. I do not know the exact numbers in the development but more employee and less market (housing) is what our community needs. Developers making money doesn't help our community.

I have been told the traffic data collected for this proposal was conducted during a time expecting the least amount of traffic and then used to predict our future traffic. Obviously **not good enough**. I have also been told that the developer refuses to perform additional usage surveys that reflect the 'real' numbers during the busy times. A multi-million dollar development whose developer refuses to pay someone minimum wage for a few hours/days, says a lot about the integrity of the developer. They know the result will not be in their favour, but all they care about is making money. Doesn't matter what the damage to the environment or existing community members is. They don't live here.

The simple solution is to make the development use the existing access from Alta Lake Rd rather than using ours. Doesn't take a genius to work that out. The only problem is that it needs to be paved, sorry if that means the developer only makes 10 million dollars instead of 11.

Does anyone on the council stand to benefit financially from this development?

I will be taking great interest in how everyone votes on this item, as it will help determine who I vote for in the next election.

On a related note, the intersection of 99 and Alta Lake Rd is already a nightmare during peak times, and it is only going to get worse, even without new developments. What are your plans to improve traffic flow there once more and more people are living in this area?

People before profits.

Thanks
Greg Hildebrand