

Lucy Wyn-Griffiths

From: russ quinn [REDACTED]
Sent: Tuesday, November 24, 2020 10:55 AM
To: corporate
Subject: 5298 Alta Lake Road development

Mayor and Council
Resort Municipality of Whistler

Dear Sirs, and Mesdames,

I am writing to express concerns about the project at 5298 Alta Lake Road. The current proposal is inconsistent with the OCP adopted June 23, 2020 in terms of density, the environmental and traffic concerns together with the visual impact it will have on the shores of Nita Lake.

In an RMOW Planning Report dated Feb 21, 2019 staff were "concerned that the amount of proposed development may be too great and that concentrating this increased density as indicated will largely denude the development portion of the site." What has changed since this report was done? It is a good thing that Empire has agreed to give a portion of the site as park. However, I have a problem with the housing component on the newly zoned land. It is too dense for such a small parcel and the ratio of employee housing to market housing is too low. There should be more employee housing and less market housing. The question has to be asked, "Is this going to be a Rainbow South?"

Another issue that will undoubtedly arise in the future is that of docks on the lake. Even though the property does not come to the lake there will be people who will want to put a dock or docks in front of their property much like those docks along the west side of Alta Lake. How will this be monitored and installation of docks prevented?

The new rezoning by-law and approval does not appear to be contingent on any further environmental reviews. The IER lists many concerns that have not been addressed and a more thorough review was recommended. The long list of concerns in the PGL Environmental Consultants report, together with RMOW Staff concerns have not been addressed or investigated.

Another major issue is that of traffic. At present, access to Highway 99 from Alta Lake Road is very challenging at peak times. A traffic study was done in October 2019, the shoulder season. The question I have is, is that time of year representative? It would be very interesting to see what the findings would be in peak summer months or in winter when there is snow on the road. A second traffic concern is the access to the site through Nita Lake Estates which at present is narrow. Will this be widened with the development? Has the original access from Alta Lake Road been considered?

It is my understanding that 5298 Alta Lake road is one of three potential developments along the western shore of Nita Lake. As a property owner I am concerned that these future developments have not been considered along with this one when looking at the overall impact on Nita Lake. The pristine quality we now enjoy with its beauty and tranquility, once developed, will be lost forever. "Pave paradise and put up a parking lot".

I trust that by bringing these concerns to Council that further changes will result!

Yours sincerely,

Russ Quinn

2232 Whistler Ridge Road,

Whistler, BC