

Marius Miklea

From: Veronica Ross [REDACTED]
Sent: Thursday, February 4, 2021 1:16 AM
To: Jack Crompton; corporate
Cc: Veronica Ross
Subject: Development Proposal at 5298 Alta Lake Road - please vote against the re-zoning proposal RZ1157

Dear Mayor and Council,

I am writing to express my concern regarding the development proposed at 5298 Alta Lake Road. I am against the Zoning Amendment Bylaw No. 2283, 2020. My concerns are related to the traffic, the environment and the density and how this proposal will negatively affect the livability of our Neighbourhood. Please vote against the re-zoning proposal RZ1157.

Traffic

At present access to the site is contemplated through the Nita Lake Estates residential neighbourhood, which raises issues about safety as the road is quite narrow. This problem is more of a concern in winter when there is snow on the road. One suggestion that has merit is that the site should have its own access road from Alta Lake Road. There is a “summer” gravel road already there and yet upgrading and using it does not seem to have been seriously considered. Another concern relates to Highway 99 and access from Alta Lake Road. This junction has become a significant bottleneck and the new development will add approximately 70 cars to the neighbourhood.

Environmental

There was an Initial Environmental Report completed in October 2018 by PGL Environmental Consultants which made recommendations for several further studies to be carried out before approval be given to the new proposal. The IER lists many environmental concerns that have yet to be addressed or investigated. Nor has this issue been debated by Council. This is strange since this is a beautiful site next to Nita Lake which should have the highest environmental standards considered.

Density

This site was originally intended to be low impact and is considered to be “site sensitive” by the Whistler Planning Department. Original and current zoning was for a boutique, Spa-like hotel set in a forested neighbourhood next to the lake. It allowed for 1,900 square meters of Tourist Accommodation and 800 square meters of Employee Housing, (plus a hotel, which is now not part of the new plan.) The developer is seeking to increase density to 4,200 square meters of Residential Housing and 2,000 square meters of employee housing. This means overall density moves from 4,600 Sqm (the original zoning) to over 6,300 sqm, almost a 40% increase on “site sensitive”

land. In a letter to the developer dated April 2, 2019 Whistler staff expressed a concern about such a large increase on a “site sensitive” location. Mysteriously and without any debate from Council this was overruled. The Official Community Plan (OCP) requires a significant amount of Community Benefit when creating more bed units. This Community Benefit appears to be missing. Staff expressed concern that the amount of proposed development may be too great for the site in a letter dated February 21, 2019 and that the increased density will largely denude the development portion of the site.

My family owns and enjoys property on Nita Lake (#1 and #12 Whistler Ridge) so your decision will greatly affect us.

Best regards,

Veronica Ross
2204 Whistler Ridge
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