

February 17, 2021

To Mayor and Council,  
Re: Zoning amendment Bylaw 5298 Alta Lake Road

I am writing in response to the above-mentioned zoning amendment.

My family has lived at the Nita Lake Residences since 2007. In that period of time, we, along with our neighbours have experienced first-hand the increase traffic volume on Alta Lake Road living in a unit that backs onto the road.

I will echo the statements made in other letters addressed to you on this subject that Alta Lake Road has become a main local road and the junction of Nita Lake Drive and Alta Lake road is precarious. The condition of the road and lack of a road shoulder on the hill from the flats below Old Gravel Road to Stonebridge have contributed to unexpected outcomes. Environmental conditions, at times coupled with ill equipped vehicles or drivers unfamiliar with this particular stretch of the road, cause accidents as well as notable worry to residents who are commuting to and from home.

In the winter months, I have watched or driven behind dozens of vehicles unable to drive up Alta Lake Road towards Nita Lake Drive and beyond towards Stonebridge. I have witnessed or come upon other vehicles who have slid into the ditch traveling southbound, including my children's school bus, loaded with kids on their morning commute. There are days where the school bus is unable to stop at Nita Lake Drive due to the slope, driving further north to drop the children off. Elementary school kids then walk south along Alta Lake road, unaccompanied, to get home.

We have experienced the glow of brake lights coming into our home from the steady stream of traffic heading south on weekends after a day of skiing. In the summer months, we have experienced a steady line of vehicles parking along Alta Lake Road to access the alpine bike trail network and all things that come with people setting up or returning from their day's excursion. I have listened to bears get struck by southbound traffic unable to stop due to the down sloping grade and obscured vision. I have equally watched countless cyclists ride in the centre of the road at high speeds travelling southbound because of the road conditions.

My concerns with increasing traffic at this junction is there will be an increased likelihood of additional incidents because with additional housing come additional vehicles. This will be further exacerbated because a percentage of those additional vehicles will be unfamiliar with the road.

Several of the letters have described the challenges with Nita Lake Drive, including the lack of sufficient parking for Nita Lake Residences. With the current proposal, in the event of an emergency, first responders would only have one access point from Nita Lake Drive to any of the residences. Taking into consideration the challenges with Alta Lake Road, having a second entrance from the north would provide first responders with an alternate route. As density increases, it is a prudent piece to consider.

I ask you to support the idea of an entrance from the north, where Alta Lake Road is flatter and the shoulder is wider where the variables can be better managed.

On the topic of pedestrian access to Creekside, when we first moved to Nita Lake Residences, there was a public transit route along Alta Lake Road. This allowed us to be a single vehicle household. When the route was cancelled after we had children, our only option to get children to daycare or daily programs ourselves to work and complete our weekly shopping in a time sensitive manner meant using our vehicle.

Walking or cycling to Creekside is a regular recreational activity for us, which often includes picking up a few items. The distance and slope we need to walk or cycle with equipment and supplies, on a section of trail that is not always maintained are barriers to making this part of our day to day. It is less of a concern when the snow has melted, though there is a weight limit to what can be carried uphill from Creekside.

5-10 years ago I was not shy to push a stroller with a toddler and groceries along this route, and resorted at times to having to dismantle the stroller and carry it in parts to get past the unmaintained trail. I also tried using a toboggan in the hopes of being more efficient. These efforts were the equivalent of a high output cardio workout.

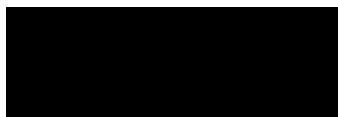
The reality is that the residents of our neighbourhood continue to use their vehicles regularly because we have no other reasonable options. I believe that this will carry on unless you reintroduce a regular transit route that services resident needs.

Finally, on employee housing, we are in a position to directly benefit from this proposed development.

and we are not trusting that this development has the community's employee interest at heart. We are questioning how affordable it will be once built.

I sincerely appreciate the time and effort that has been put into this proposal. I ask that Mayor and Council ensure the proposal meets Whistler's community goals and give as much forethought to the future as it does to meeting current employee housing needs.

Respectfully,



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