

Rita Rice & Mitchell Sulkers

#30-5151 Nita Lake Drive, Whistler, B.C., V8E1J6

Dear Mayor and Council:

Re: 5298 Alta Lake Road, Whistler, BC Proposed Development

We are writing to express our concerns with the rezoning development at 5298 Alta Lake Road, specifically traffic impacts. We are however, in favour of WHA housing as we have lived in existing WHA housing since 2007 at Nita Lake Drive.

We have personally experienced heavy traffic and congestion on these roads during peak season weekdays, most weekends throughout the year, and during school holidays. Increased traffic will create safety concerns for the families living in the area, particularly in the areas without sidewalks (which is everywhere in the winter months).

We are a two car household and use our vehicles to drive to and from the village and the ski hill (winter) and lakes (summer). We also use our vehicles to access recreation on our days off, and grocery shop weekly, at a minimum. We have witnessed nightly rental guests in our neighborhood drive in and out an average of 6 times a day. Particularly in the winter, when snowbanks obscure views, there are multiple near misses as people unfamiliar with the road speed past the parking entrance for 5151 Nita Lake Drive or pull out without stopping at the entrance of Nita Lake Drive and Alta Lake Road.

We propose that the developer of 5298 Alta Lake Road pave the original access to the Hillman Site from Alta Lake Road on the north end of the property, to use as an access and egress from the development. The access from Nita Lake Drive should not be used by the developer or the residents of the new development, as the drastic increase in traffic will negatively impact the existing narrow road.

Further, as the road leads to a proposed park at Nita Lake, which will attract more visitors, we are concerned about sufficient parking and increased traffic pressures. As an example, the traffic increased dramatically this past summer 2020 on Alta Lake Road (referred to as Westside Road) where Rainbow Park was full every day causing traffic and parking issues that at times extended to the Chaplinville entrance to the south and past the Rainbow Lake trailhead to the north. Many people also use the shoulder of Nita Lake Drive for parking when they access the mountain bike trails for Sproatt and Flank.

As there are no bus services or free shuttles (similar to Lost Lake) to the Westside Road, people will use their cars to access the proposed park. A one way in/out road could be a solution if the developer paves the north end. In winter, the Westside Road traffic increases especially on the weekends for people who are returning to the city who try to beat the highway traffic going south on Highway 99. Two weeks ago, we took 10 minutes to count southbound traffic past Nita Lake Residences. There were 100 vehicles southbound in 10 minutes!

On several occasions during the winter, traffic comes to a standstill on the Westside Road, especially after a snowstorm, where, as residents, we are forced to wait for tow trucks to remove the summer tire club from Cardiac Hill so we can access our homes.

Given that the Westside Road is clearly quite far down the priority list for winter clearing during storms, some thought must also be given to the extra residents who will at times be unable to leave their homes or return home due to the condition of Cardiac Hill in particular.

If a second entrance/exit is established at the north end near the Tyrol parking lot, this would take some of the pressure off, as people would have the option of heading north on the Westside Road when the current single entrance is blocked by the summer tire club...

Sincerely, Rita Rice & Mitchell Sulkers