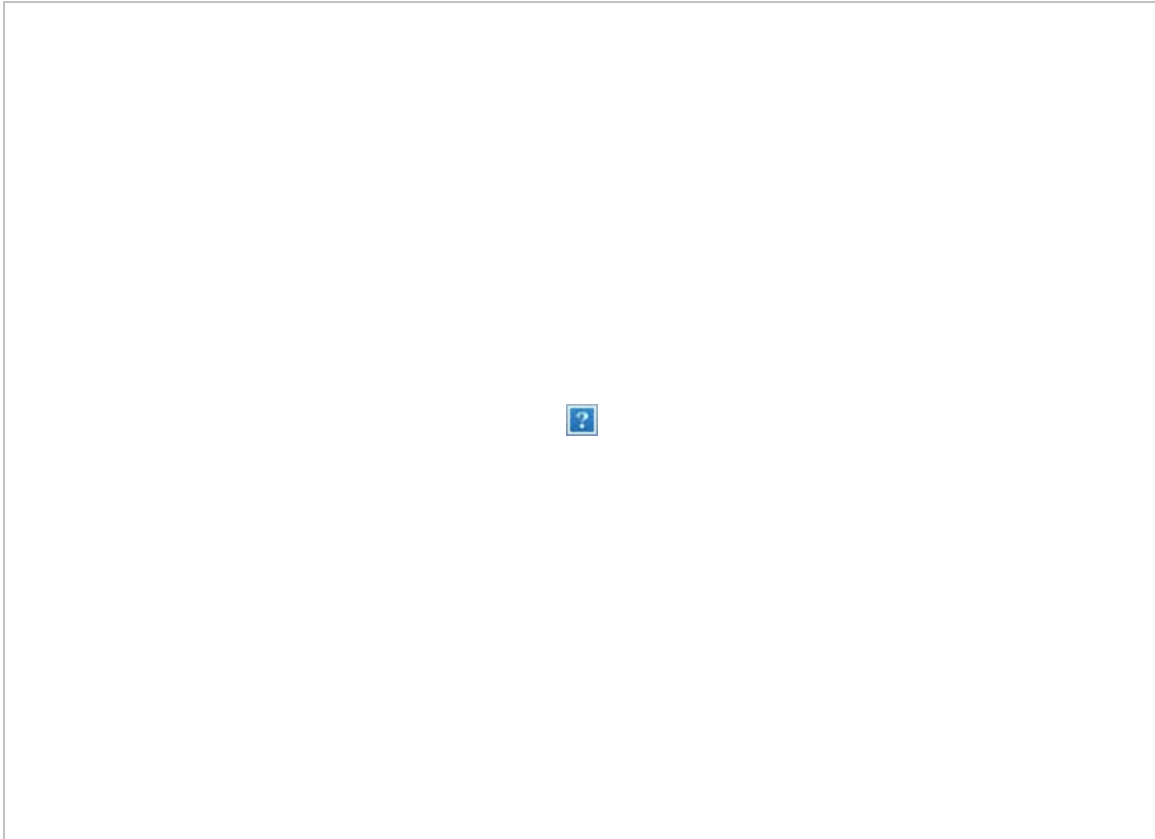


From: [Chelsey Roberts, AScT](#)
To: [Roman Licko](#)
Subject: RZ1157 - edit to comment
Date: Wednesday, August 28, 2019 12:29:26 PM
Attachments: [image001.jpg](#)

Just updated the document to include the parcel plan for the property.



Chelsey Roberts, AScT
ENGINEERING TECHNOLOGIST
Infrastructure Services

RESORT MUNICIPALITY OF WHISTLER

TEL: 604-935-8244

E-MAIL: croberts@whistler.ca

WEBSITE: www.whistler.ca

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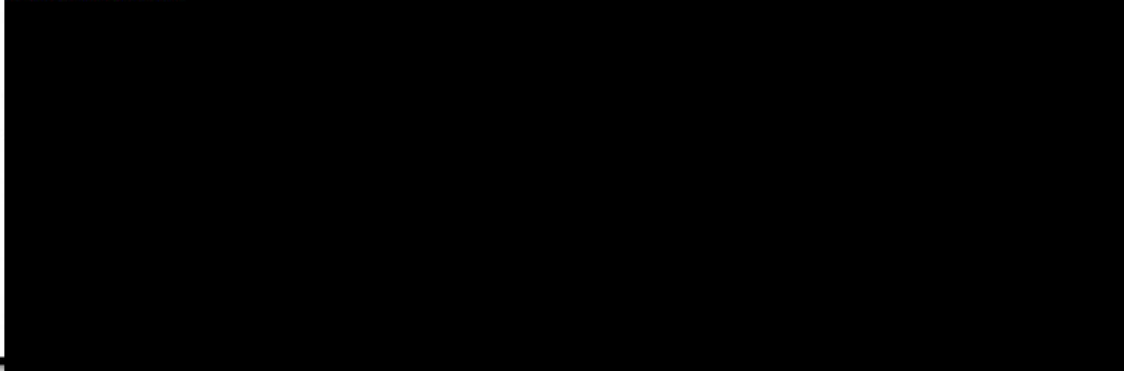
Unrelated data



Unrelated data

A traffic study should also take place to prescribe if/what road improvements are required with increased volume.

Unrelated data



From: [Chelsey Roberts, ASCT](#)
To: [Roman Licko](#)
Subject: RE: Information - RZ1157 - 5298 Alta Lake Road
Date: Friday, October 04, 2019 3:46:57 PM

Hi Roman – yes, that is good! Thank you

Chelsey Roberts, ASCT
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-905-9462

From: Roman Licko
Sent: Friday, October 04, 2019 1:56 PM
To: Chelsey Roberts, ASCT <croberts@whistler.ca>
Subject: RE: Information - RZ1157 - 5298 Alta Lake Road

I will need to review RA309. Can do next week, if that works for you?

R

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Chelsey Roberts, ASCT
Sent: Friday, October 04, 2019 11:53 AM
To: Roman Licko <rlicko@whistler.ca>
Subject: RE: Information - RZ1157 - 5298 Alta Lake Road

Hi Roman – do you have a traffic study from the original rezoning application?

Chelsey Roberts, ASCT
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-905-9462

From: Roman Licko
Sent: Wednesday, October 02, 2019 4:58 PM
To: Chelsey Roberts, ASCT <croberts@whistler.ca>
Subject: FW: Information - RZ1157 - 5298 Alta Lake Road

Hi Chelsey,

Method thinks that it would make great sense to include the Alta Lake Road/ Hwy 99 intersection in the traffic study for RZ1157. Your thoughts?

Thank you,

R

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]

Sent: Wednesday, October 02, 2019 3:47 PM

To: Roman Licko <rlicko@whistler.ca>

Subject: Information

Hi Roman,

I am in discussions with our transportation consultant. She is asking whether the RMOW will want traffic impacts (therefore counts) for the Alta Lake Road and Highway 99 intersection? She is doing counts for the Nita Lake Estates Road and Alta Lake Road, but wondered about the other intersection.

Unrelated data



Thanks,

C

Caroline Lamont | [Land Development Manager](#) | Bethel Land Corporation | [604-898-1901](#) |
clamont@bethelcorp.ca

From: Donna Howes
To: Chelsey Roberts, ASCT
Cc: Caroline Lamont
Subject: RE: Follow up - Traffic study for 5298 Alta Lake Road Rezoning (Hillman Lodge)
Date: Friday, October 4, 2019 1:47:51 PM

Hi Chelsea
Thank you for your feedback. I will arrange for the counts.
Regards

Donna

Donna Howes, P.Eng., FEC
Senior Transportation Engineer
Howes Technical Advantage Ltd.
Tel 778.998.2076
Email donna@htaltd.com

From: Chelsey Roberts, ASCT [mailto:croberts@whistler.ca]
Sent: 4-Oct-19 11:20 AM
To: Donna Howes
Cc: Caroline Lamont (clamont@bethelcorp.ca)
Subject: RE: Follow up - Traffic study for 5298 Alta Lake Road Rezoning (Hillman Lodge)

Hi Donna

Please see my response below in red.

Thank you

Chelsey Roberts, ASCT
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-905-9462

From: Donna Howes [mailto:donna@htaltd.com]
Sent: Thursday October 03 2019 12:20 PM
To: Chelsey Roberts ASCT <croberts@whistler.ca>
Cc: Caroline Lamont (clamont@bethelcorp.ca) <clamont@bethelcorp.ca>
Subject: Follow up - Traffic study for 5298 Alta Lake Road Rezoning (Hillman Lodge)
Importance: High

Hi Chelsea

I am following up on my phone message and discussions you have had with Caroline Lamont regarding the traffic study required for the proposed rezoning on 5298 Alta Lake Road (Hillman Lodge).

I have prepared a draft terms of reference which includes

- | | |
|---|--|
| 1. Data Collection | Undertake traffic counts for the AM MD and PM peak periods at the intersection of Nita Lake Road and Alta Lake Road. This will be on a typical Fall weekday. |
| 2. Trip generation assessment and Trip Distribution | Trip generation data will be developed for the peak periods based on ITE rates. Trips will be assigned to the local network with the new link to the site. |
| 3. Analysis | Traffic analysis will be undertaken on study intersection for
- Existing
- Opening Day
- 10-Year Horizon |
| 4. Memorandum | The results of the assessment will be documented in a memorandum will be submitted and presented to the RMOW. |

Assumptions

- Trip generation as per ITE 10th Edition.
- Analysis scenarios Existing; Opening day 2021; Future +10 years
- Synchro software will be used for traffic intersection analysis.

I have a few questions

1. Can you provide an assumed background growth rate for traffic on Alta Lake Road? **Stand by for information**
2. We have been advised that we also need to count the intersection of Highway 99 and Alta Lake Road. These seems quite far from this development and based on the number of units proposed (and low associated impact) please can you confirm that this is required. **Yes this is required.**
3. Please can you confirm any other items that need to be covered in this study. **Not at this time.**

Thank you for your consideration and I look forward to hearing back from you. I am also available on my cell if that is easier at [REDACTED]

Donna

Donna Howes, P.Eng., FEC
Senior Transportation Engineer
Howes Technical Advantage Ltd.
[REDACTED]
Email donna@htaltd.com

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Empire Club Developments

November 27, 2019

Roman Licko
Planner
Resort Municipality of Whistler
4325 Blackcomb Way,
Whistler, B.C.
V8E 0X5

RE: RZ1157: 5298 Alta Lake Road

Dear Roman,

Please accept this correspondence in response to your letter dated October 17, 2019 as well as other items that have been raised through the Public Information Meetings and the municipal review process. The required information is necessary for the preparation of a zoning amendment bylaw for RZ1157.

This response has also incorporated questions raised in my November 13th email, and follows the format of your letter for ease of reference.

SITE PLANNING & ENVIRONMENT:

Unrelated data



20. Traffic Study

The traffic study is currently being prepared and should be submitted to the municipality for initial review by the first week in December.

Unrelated data



Unrelated data



- d. **Traffic impact** – As noted in Item #20 of this correspondence, a traffic study is in process and will be submitted in early December. Note that the new house being constructed in Stonebridge – which at the time of the traffic counts – may skew the traffic generation onto Alta Lake Road, particularly at peak morning and evening hours. In the summer and early fall, there were more than 40 cars parking on Stonebridge (trades working on the house).

Unrelated data



Thank you for your consideration.

Sincerely,



Caroline Lamont

From: [Roman Licko](#)
To: [Chelsey Roberts, ASCT](#)
Subject: RZ1157 - 5298 Alta Lake Road
Date: Wednesday, December 18, 2019 1:02:00 PM
Attachments: [2019 11 27 Ltr to RL RZ1157 Sent with Appen REDUCED.PDF](#)

Hi Chelsey,

The applicant has requested for some clarifications in the attached document. I'm hoping you can help me with the following items, numbered per the attachment:

Unrelated data



Item 20:

- A traffic study is pending.

Unrelated data



Unrelated data



Thank you so much, I am available to discuss as necessary.

R

Roman Licko

SENIOR DEVELOPMENT PLANNER – ACTING
Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V8E 0X5

TEL: 604-935-8173

FAX: 935-8179

E-MAIL: rlicko@whistler.ca

WEBSITE: www.whistler.ca

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From: [Roman Licko](#)
To: [Chelsey Roberts, ASCT](#)
Subject: RE: Hillman Traffic Report - RZ1157
Date: Monday, January 20, 2020 5:03:00 PM

Yes please Chelsey.

Thank you so much for your time on this project.

R

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Chelsey Roberts, ASCT
Sent: Monday, January 20, 2020 3:34 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: RE: Hillman Traffic Report - RZ1157

Hi Roman – thank you for the traffic study.

If I am still able to provide comments, I will do so by Friday?

Thank you,

Chelsey Roberts, ASCT
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-905-9462

From: Roman Licko
Sent: Monday, January 06, 2020 12:15 PM
To: Chelsey Roberts, ASCT <croberts@whistler.ca>
Cc: Jeff Ertel ASCT <JErtel@whistler.ca>; Jan Jansen <JJansen@whistler.ca>
Subject: FW: Hillman Traffic Report - RZ1157

Hi Chelsey,

Please find the Traffic study for the Hillman property application attached, along with Jan Jansen's comments below. Can you please review and provide comment when you have time?

Thank you so much,

R

Roman Licko
RESORT MUNICIPALITY OF WHISTLER

TEL: 604-935-8173

From: Jan Jansen

Sent: Monday, December 23, 2019 12:15 PM

To: Roman Licko <rlicko@whistler.ca>

Cc: Chelsey Roberts, ASCT <croberts@whistler.ca>

Subject: RE: Hillman Traffic Report

Roman,

I had a quick read of the preliminary traffic study that Caroline had forwarded. I'm not an expert in this area and leave it to the Engineers to undertake a proper review but a couple of comments nonetheless:

- 1.4 Current Conditions. Counts were undertaken on Friday October 9 which is a quiet time of year although that date is the Friday of the Canadian Thanksgiving long weekend. Summer and winter counts would likely show higher traffic volumes on Highway 99 as well as Alta Lake Road, particularly when Village traffic circumvents the Highway 99 southbound congestion by first travelling north to Alpine Meadows, then south on Alta Lake road to access the highway below Creekside and Bayshore traffic lights. I think they made an error in their sampling timeframes and 7:00AM – 9:00PM should read 7:00AM – 9:00AM.
- 2.1 Trip Generation. It doesn't appear that they are considering trip generation for market housing associated with TA use. Unrelated data [REDACTED]
- Unrelated data [REDACTED]

Regards,

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]

Sent: Friday, December 20, 2019 2:12 PM

To: Roman Licko <rlicko@whistler.ca>

Cc: Jan Jansen <JJansen@whistler.ca>; Michael Hutchison <mhutchison@bethelcorp.ca>; Jon Dietrich <dietrichj@telus.net>; Chelsey Roberts, ASCT <croberts@whistler.ca>; Donna Howes <donna@htaltd.com>

Subject: Hillman Traffic Report

Please find the traffic report for Hillman, as requested. The report remains in draft form until the RMOW signs off.

C

From: [Roman Licko](#)
To: [Chelsey Roberts, ASCT](#)
Subject: RE: Hillman Traffic Report
Date: Tuesday, January 28, 2020 8:44:00 AM

Thank you Chelsey, much appreciated.

R

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Chelsey Roberts, ASCT
Sent: Monday, January 27, 2020 4:51 PM
To: Roman Licko <rlicko@whistler.ca>
Subject: RE: Hillman Traffic Report

Hi Roman – I agree with Jan’s comments, counts during winter or summer peak season will need to be included.

Thank you,

Chelsey Roberts, ASCT
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-905-9462

From: Jan Jansen
Sent: Monday, December 23, 2019 12:15 PM
To: Roman Licko <rlicko@whistler.ca>
Cc: Chelsey Roberts, ASCT <croberts@whistler.ca>
Subject: RE: Hillman Traffic Report

Roman,

I had a quick read of the preliminary traffic study that Caroline had forwarded. I’m not an expert in this area and leave it to the Engineers to undertake a proper review but a couple of comments nonetheless:

- 1.4 Current Conditions. Counts were undertaken on Friday October 9 which is a quiet time of year although that date is the Friday of the Canadian Thanksgiving long weekend. Summer and winter counts would likely show higher traffic volumes on Highway 99 as well as Alta Lake Road, particularly when Village traffic circumvents the Highway 99 southbound congestion by first travelling north to Alpine Meadows, then south on Alta Lake road to access the highway below Creekside and Bayshore traffic lights. I think they made an error in their sampling timeframes and 7:00AM – 9:00PM should read 7:00AM – 9:00AM.
- 2.1 Trip Generation. It doesn’t appear that they are considering trip generation for market housing associated with TA use
- Unrelated data

Regards,

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]

Sent: Friday, December 20, 2019 2:12 PM

To: Roman Licko <rlicko@whistler.ca>

Cc: Jan Jansen <JJansen@whistler.ca>; Michael Hutchison <mhutchison@bethelcorp.ca>; Jon Dietrich <dietrichj@telus.net>; Chelsey Roberts, ASCT <croberts@whistler.ca>; Donna Howes <donna@htaltd.com>

Subject: Hillman Traffic Report

Please find the traffic report for Hillman, as requested. The report remains in draft form until the RMOW signs off.

C

From: [Caroline Lamont](#)
To: [Roman Licko](#)
Cc: [Toni Metcalf](#)
Subject: Re: Hillman Traffic Study
Date: Tuesday, April 07, 2020 3:43:39 PM

I would be happy to make our consultant available to discuss. It is an interesting perspective S. 22(1) that traffic is greater in the winter. Does the RMOW have seasonal counts, as Rainbow Park as well as people that drive to ride trails in the West Side is significant in the summer.

Further, the construction traffic this past summer and fall was significant due to the huge house being built in Stonebridge.

C

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From: Roman Licko <rlicko@whistler.ca>
Sent: Tuesday, April 7, 2020 3:33:34 PM
To: Caroline Lamont <clamont@bethelcorp.ca>
Cc: Toni Metcalf <tmetcalf@whistler.ca>
Subject: RE: Hillman Traffic Study

Hi Caroline,

Given the current situation, I will need to review the request for an updated traffic study with Toni> I will follow up with you afterward.

Thank you

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Caroline Lamont [mailto:clamont@bethelcorp.ca]
Sent: Thursday, March 05, 2020 11:41 AM
To: Roman Licko <rlicko@whistler.ca>
Cc: Toni Metcalf <tmetcalf@whistler.ca>; Donna Howes <donna@htaltd.com>; Michael Hutchison <mhutchison@bethelcorp.ca>
Subject: RE: Hillman Traffic Study

Hi Roman,

I understand the issue raised by the Nita Lake Estates Strata, however, it would have been helpful to know this when our consultant was asking for a terms of reference from the Engineering Dept. (see attached email) in the fall. Given our due diligence first time around, we are not prepared to redo

the count. It was a considerable expense.

Did you require peak counts for other traffic studies for other employee projects being proposed?

I would also mention that the results can be skewed by many factors when the counts are so small. For example all summer and fall, the traffic generation resulting from the large home being built in Stonebridge that have at times up to 60 cars parked and working on the site in a given day. You will notice this in the number of cars travelling south on Highway 99 and turning right onto Alta Lake Road in the morning then again in the evening turning left.

I would be happy to have our consultant speak to Engineering to address any concerns.

Thanks,

C

From: Roman Licko [<mailto:rlicko@whistler.ca>]
Sent: Thursday, March 5, 2020 11:06 AM
To: Caroline Lamont <clamont@bethelcorp.ca>
Cc: Toni Metcalf <tmetcalf@whistler.ca>
Subject: Hillman Traffic Study

Hi Caroline,

Staff have completed their review of the traffic study. Staff have similar concerns to those expressed by members of the public regarding the timing of the study during the shoulder season. Staff respectfully request a revised study during the peak season to reflect peak traffic in the affected area.

Thank you so much,

R

Roman Licko

SENIOR DEVELOPMENT PLANNER – ACTING
Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V8E 0X5
TEL: 604-935-8173
FAX: 935-8179
E-MAIL: rlicko@whistler.ca

WEBSITE: www.whistler.ca

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