



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: January 19, 2021 **REPORT:** 21-006
FROM: Resort Experience **FILE:** RZ001165, BYLAW 2298
SUBJECT: RZ001165 – CHEAKAMUS CROSSING PHASE 2 – PREVIOUS
CORRESPONDENCE FROM THE PUBLIC

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council receive this report with clarification on previous correspondence received from the public on RZ001165.

REFERENCES

Owner: Whistler 2020 Development Corporation (WDC)
Location: 1340/1360 Mount Fee Road
Legal Descriptions: BLOCK A, DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT PLAN EPP277, PID 026-772-213
Current Zoning: UR1 (Urban Reserve One) Zone
Proposed Zoning: RM-CD2 Zone (Residential Multiple - Comprehensive Development Two Zone)
PAN1 Zone (Protected Area Network One Zone)

Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (given first and second reading December 15, 2020)
Appendices: "A" – RZ001165 Previous Public Correspondence Received by Council
Council Reports: Administrative Report to Council No. 20-127, December 15, 2020, RZ001165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, First and Second Reading (Not attached)

PURPOSE OF THE REPORT

This report presents public correspondence previously received by Mayor and Council with comments regarding RZ001165 that was not referenced in the body of Report No. 20-127.

DISCUSSION

On December 15, 2020, staff presented Administrative Report to Council No. 20-127, and Council passed a resolution approving the report recommendations. The recommendations were for Council to consider giving first and second readings to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (the “proposed Bylaw”), to authorize staff to schedule a public hearing for the proposed Bylaw, and to require a number of conditions to be met prior to Council consideration of adoption of the proposed Bylaw. Council also passed a resolution giving first and second reading to the proposed Bylaw.

In the Community Engagement and Consultation section of Report No. 20-127, staff described the public information and input opportunity that had been conducted for RZ001165 consistent with the process and format previously presented to Council on September 15, 2020. In this, staff stated that just one piece of correspondence had been received with comments on the proposed rezoning, along with one additional enquiry related to the timing and availability of proposed single family lots.

However, there were three pieces of correspondence that had previously been received by Mayor and Council that were not referenced in the body of the December 15, 2020 report (Report No. 20-127). This correspondence is included in this Report as Appendix “A”. The correspondence, dated September 13, 2020, September 29, 2020 and September 30, 2020, was received by Council in its regular Council meeting package on October 6, 2020.

This correspondence is part of the rezoning application file and is to be included in the public hearing package for public information and Council consideration.

Previous Correspondence Topics

The previous correspondence addressed three primary topics: traffic and road capacity, neighbourhood growth and housing tenure.

1. **Traffic and Road Capacity:** Two of the pieces of correspondence expressed concerns over additional traffic and the design capacity of Mount Fee Road and Legacy Way. This was addressed in Appendix “F” – Rezoning Criteria Summary Evaluation.
2. **Neighbourhood Growth:** One comment noted the addition of recent developments in the neighbourhood, and expressed concern about overcrowding in the neighbourhood, along with a request to understand what steps Mayor and Council have taken to investigate employee housing in other Whistler neighbourhoods. Phase 1 and Phase 2 of the Cheakamus Crossing neighbourhood are master planned developments that seek to optimize the development of employee housing on the Cheakamus Crossing land bank lands. These lands were granted to the RMOW from the Province for this purpose and need to meet the objectives of neighbourhood livability, affordability and sensitivity to the natural context. This is described in detail in the December 15, 2020 report to Council (Report No. 20-127). In addition to Cheakamus Crossing, the municipality has a number of rezoning applications under considerations for employee housing in other Whistler neighbourhoods. These additional housing projects are in response to the Private Sector Employee Housing Initiative, an outcome of the Mayor’s Task Force on Resident Housing.
3. **Housing Tenure:** The third piece of correspondence expressed that the municipality should make the new employee housing available for purchase and not rental, indicating concerns that community members in long term rental situations pay significant rents and are not able to achieve any equity and ownership opportunity. The December 15, 2020 report to Council indicates that several different scenarios of rental to ownership options are being considered for the Parcel A project. In addition, 44 townhouses for purchase as employee ownership housing is planned for Parcel Area D2. The WDC considers the apartment developments, planned for Parcel A, B/C, and D1, as best-suited for employee rental housing. However, the proposed

zoning for Cheakamus Crossing Phase 2, under Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, does not dictate whether the permitted housing types for each parcel area must be rental or for purchase ownership housing. This provides flexibility for meeting the diverse employee housing needs of the resort community.

POLICY CONSIDERATIONS

Refer to previous reports to Council, No. 20-089 and No. 20-127.

BUDGET CONSIDERATIONS

Refer to previous reports to Council, No. 20-089 and No. 20-127

COMMUNITY ENGAGEMENT AND CONSULTATION

Refer to previous reports to Council, No. 20-089 and No. 20-127.

The Discussion section of this report presents three additional pieces of correspondence, included as Appendix “A”, that had previously been received by Mayor and Council but had not been included in the previous reports to Council on this rezoning application, RZ001165.

All correspondence from the public that has been received regarding the proposed rezoning, RZ001165, is to be included in the public hearing package for the proposed zoning amendment bylaw, Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020.

SUMMARY

This report addresses three pieces of correspondence from the public for RZ001165 that had been received by Mayor and Council but had not been referenced in the previous reports to Council on this rezoning application, RZ001165. The previous report to Council, No. 20-127, referenced only correspondence that had been received subsequent to the Public Information and Input opportunity that was conducted. All correspondence from the public regarding RZ001165 will be included in the public hearing package for the proposed zoning amendment bylaw, Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING
for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

Nikki Cooper

From: Susie Wood [REDACTED]
Sent: Sunday, September 13, 2020 9:02 PM
To: corporate
Subject: Cheakamus Crossing Phase 2

Dear Mayor and Council,

I am concerned about additional traffic which will be generated by the rezoning of Phase 2 (RZ001165) and the new application for a development permit (DP001760). My thoughts are that the RMOW needs to slow down the entire Phase 2 and have more community input. This is a residential area and the entire atmosphere of it will change with that much additional traffic. DP001760 alone will have 138 parking stalls. That means at least that many more vehicles will be traveling up and down Mount Fee daily. How many more will be added with the full expansion?

I strongly believe the RMOW needs to invest in another new access road to this area. It is not in the best interests of the existing neighbourhood and residents living here to make Mount Fee a major route into this new area. It affects our livability and safety.

Please note that I have already submitted a Traffic Calming Request for our street as there is already an existing problem with speeding on Mount Fee Road.

Regards,

Susie Wood
[REDACTED]
1209 Mount Fee Road
[REDACTED]

Sent from my Samsung Galaxy Tab S2

From: [Rosie Blaser](#)
To: [corporate](#)
Subject: Re: Road Access - Cheakamus Crossing and Mount Fee Road
Date: Tuesday, September 29, 2020 9:50:57 PM

1217 Mount Fee Road,
Whistler, BC
V8E 0A4

Dear Mayor and Council,

I understand that there is a proposed development in Cheakamus Crossing Phase 2 (RZ001165) at the top of Mount Fee Road and Cloudburst. It appears as though the development is quite large and it is going to be a project that will approximately double the size of Cheakamus. This will have a significant increase in cars, trucks and construction vehicles during construction. I completely support the addition of more affordable family and rental housing in Whistler. However, we have had several large projects built in Cheakamus in the last couple of years. I would like to understand what steps Mayor and Council have taken to investigate employee housing in other Whistler neighbourhoods. I am concerned about overcrowding in this neighbourhood.

My other concern is in regards to the traffic on Legacy Way and Mount Fee road. This is a narrow road that was only designed for a limited amount of traffic. I am very concerned that we will have large trucks and construction workers going back and forth during construction and then we will have a significant amount of extra traffic when the development is completed. What steps will Mayor and Council take to ensure that the excess traffic will be safe for the current residents? I think that the muni should create a new access to Cheakamus Crossing for this new development. Is it possible to create a bridge with a direct connection to this new area from the other side of Cheakamus Creek? I don't think that Legacy and Mt. Fee were designed for the amount of traffic that would be using it if there was no other access. It will greatly effect the safety of the residents here. There are a lot of kids and dogs that walk on the sidewalks and cross the roads here. Can you please let me know if the planning department has investigated an alternative route to access Cheakamus?

Best regards,

Rosie Blaser



Nikki Cooper

From: Tobi Henderson [REDACTED]
Sent: Wednesday, September 30, 2020 10:17 AM
To: corporate
Subject: new Cheakamus housing

Mayor and Council,

I am writing to encourage you to make the new apartments in Cheakamus for purchase and not for rent.

The people moving into these units have been on the waitlist for both purchase and rental for a long time and deserve to be able to buy something. They are here for the long run and not just seasonal workers. I feel bad for my friend who lives in Chiyakmesh with his family. He has lived there for 10 years since it opened and he has been paying rent the whole time and will continue to pay rent. After 15 years he will have nothing to show. Whereas I, across the street, will own my own place. This seems criminal for a community housing development. What happens to the rent collected after the building is paid off? I've been told it goes into new buildings, but peoples' new mortgages should pay for a new building. Especially when the land has been given for free. We don't need fancy new state of the art buildings, we just need affordable housing for locals, like the other Olympic legacy buildings.

If rents were cheap it would make more sense but they aren't. My WHA 2bdrm apartment mortgage is \$1100/month. This is way less than the rent being charged to my friends in the new passive house for a one bedroom unit. I couldn't afford the rent they are paying, for a smaller unit! For the rent they are paying, they could afford a mortgage on a much bigger place, that they would eventually own, or at least for the unit they are occupying.

Rents are so high that any hopes of maintaining the down payment they have ready for a future WHA purchase go out the window and these families are stuck renting forever. They are giving their money away instead of making a future for themselves, which is what the WHA should be all about. We don't need more rental, we need more ownership, especially with the state of the economy right now.

If you're worried about rental availability in the valley, there will still be lots of rental units on the market as the people moving into these buildings will free up spaces in the valley. Many of the people moving into these units will live there forever. How would you feel meeting someone who has been paying rent in Cheakamus for 10 years? Would you feel okay about that? Let's give them the chance to own what they put their money into.

Thank you,
Tobi Henderson
204-1040 Legacy Way
Whistler, BC
V8E 0J8
[REDACTED]

