

Marius Miklea

From: Ashley Nagy Ouellette [REDACTED]
Sent: Tuesday, January 26, 2021 6:16 PM
To: corporate
Subject: Cheakamus public hearing

- Dear Mayor and Council

I was wondering if there was any consideration as to access to Loggers Lake as this area will be much more populated and already is over populated on summer days. Has there been any consideration into make it a public park?

- Ashley Ouellette
- 13-1375 Cloudburst Dr Whistler

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-ashley-

January 26th 2021

FAO: RMOW Mayor and Council,

**Re: Zoning Amendment Bylaw (CHEAKAMUS CROSSING PHASE 2 PARCELIZATION) NO. 2298, 2020 -
AWARE Public Hearing Submission**

The Association of Whistler Area Residents for the Environment (AWARE) has participated in previous open houses and information sessions in relation to expansion of Cheakamus Crossing.

We were pleased to see previous recommendations from staff (Report No. 20-127 File No. RZ1165) to secure dedication of the lands to be zoned PAN1 and to register the environmental protection covenant to restrict the use and development of any land within 30 metres of the Cheakamus River, Streamside Protection and Enhancement Areas (SPEA), and wetland pockets as identified in the plans.

We would also like to recognise the bylaw adoption condition to 'Secure green building commitments that reflect progressive municipal policy objectives'. We understand the RMOW Green Building standards are soon to be updated which will provide an opportunity to further align building policy and practices with the recently developed Climate Action Big Moves Strategy.

Community GHG emissions for 2019 were estimated to total 131,166 tCO₂e, which is a 4% increase compared to 2018. This is 37% above our current community target levels. Understanding the urgency with which we (and global society in general) need to act to reverse rising GHG trends means we collectively need to capitalise on every opportunity to reduce emissions.

With the Big Moves Strategy providing clarity on priority climate actions for the community we believe all decisions relating to new or existing buildings, provide an opportunity for this Council to set direction which will have lasting impact for the lifetime of these buildings.

In line with this we would like to request that Council provide direction that prohibits any natural gas infrastructure be developed in relation to the Cheakamus Crossing Phase 2. Below we outline the rationale for this request.

Why We Should Move Away From Natural Gas

It is clear that natural gas installation in new, existing or renovated buildings embeds that fuel use into those properties, potentially for the full lifetime of a building (estimated at 50 years). Natural gas and related infrastructure has been significantly subsidised in an effort to move people away from propane. We recognise that commercial natural gas use is significantly greater than residential use (25% of

Whistler's 2019 estimated GHG emissions are commercial emissions versus 10% residential) and is primarily used for space heating and water heating. The 2019 Whistler Energy Consumption and GHG Trends Report highlighted that:

Natural gas connections [in Whistler] have increased due to declining costs, with residential connections up by 25% and commercial consumption up by 21% in the past 5 years, creating a barrier to long-term progress.

This statement from the Dec 15th 2020 report to Council (Report No. 20-126 File No. 5290) illustrates that current market conditions do not align to support climate goals. Therefore, if our community is to achieve its climate targets we need to act on every opportunity to reduce GHG emissions. To do this we need Council directives that ensure the community designs out natural gas as much as possible.

We believe these types of directives would be defensible in the community based on but not limited to the following rationale:

- ✓ There is an increasing understanding in society that we need to move away from high GHG intensity fuels.
- ✓ We can build understanding that subsidy programs have reduced consumer costs related to natural gas and that as these subsidies are expected to decline
- ✓ Building on the above point we should also anticipate that the shift to pricing models that are reflective of carbon intensity (i.e. Carbon Taxes) are projected to increase significantly over time to move us collectively away from carbon intensive fuel sources.
- ✓ Electricity is an easily available alternative that has a significantly lower carbon intensity and therefore we can expect to see be more cost effective than natural gas long-term.
- ✓ While not specific to this zoning amendment we know most commercial spaces have dual systems that allow them to stitch between natural gas and electricity based on cost.
- ✓ At the household scale Statistics Canada¹ reports the average Household Total Energy Consumption (all energy types) in BC for 2013-2015 to be 80.3GJ. If we cross reference that energy going in to a property with emission going out based on
 - 80.6 GJ via Natural Gas generates 4.022 tCO₂e, whereas
 - 80.6 GJ via Electricity generates 0.239 tCO₂e

With the above in mind, we hope you will take this and future opportunities to move our community away from natural gas.

Sincerely,



Claire Ruddy | Executive Director | AWARE

¹<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=2510006001&pickMembers%5B0%5D=2.1&cubeTimeFrame.startYear>

Marius Miklea

From: Dan Wilson [REDACTED]
Sent: Tuesday, January 26, 2021 6:08 PM
To: corporate
Subject: Cheakamus Mt. Fee Public Hearing

> Dear Mayor and Council,

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> Congratulations on taking a step forward toward securing space for more housing for Whistler residents. At a large scale This will be a project to be proud of in the future.

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> That said I have a few comments that I think will improve the project and help to achieve some of other Whistler's goals.

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> 1. Please ensure that parcel D3 and the lots within that parcel have an even greater set back from the river and strong controls to prevent encroachment toward that valued Recreation and environmental space.

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> 2. Please consider reducing the maximum square footage of units to ensure even greater affordability for the duplex, townhouse and market lots. Council should also ensure that the only floor area exemptions relate to improving the energy performance and reduction in greenhouse gases for the buildings.

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> 3. There should be absolutely no extension of the natural gas pipeline into this developed area. After transportation our largest source of greenhouse gas emissions are from buildings and even if these new buildings are built to a high step code the use of natural gas throughout the lifetime of the building will negate much of that benefit. Big Moves don't include extending pipelines. I'd like to see Council and Mayor exude the same leadership against this gas pipeline as they did with the northern gateway pipeline years ago.

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> 4. An earlier staff presentation from 2020 indicated there was a report forthcoming on unique features in the area. If that report has been completed it should be shared and these unique feature should be protected before anymore clearing.

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> 5. The furthest parcels in this development a will be about 1.5 km from the commercial area in the community and 2.5 km from Function Junction which includes crossing the highway. You are about to approve a car dependent development there's no two ways about it. Effort should be made to increase the amount of commercial amenities within the community which will soon be swelling to 3000 people. It will also be very important to increase transit frequency even further and Improve bus jumping lanes on the highway.

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> 6. I know staff and Council are busy with many projects and especially the housing file. I hope the development phasing of this site will take into account all the other proposals in the community and only take place once many of these other proposals (many in better locations for transit, walking etc) are developed. This includes the efforts to add density to existing single-family lots while adding and protecting resident housing.

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> Thank you all for your time and your commitment to improving Whistler.

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> Regards

> Dan Wilson

> 3-3065 Hillcrest Dr.

> Whistler

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>

> Sent from my iPhone

To whom it may concern,

I have been a resident and owner since Cheakamus opened in 2010. Please see below my thoughts on existing and future developments in Cheakamus.

#1 More WHA properties for purchase and make WHA rental prices more affordable.

#2 Increase parking availability in the neighborhood and new housing developments, as there is no on street parking permitted (more signage needed) as we can receive a onslaught of visitors which may not be aware as there is only 1 sign at the entrance of Cheakamus.

#3 We will have a problematic traffic bottleneck on Legacy way. We also need speed bumps/more stop signs as some vehicles race down Legacy Way and Mt.Fee rd which will only worsen with increased traffic.

#4 With a neighborhood of this size with all the beautiful trails/park having only currently 2 public garbage cans that are in the same area is very frustrating, (🐾🗑️) is left in the neighborhood and on trails. It would be ideal if there were also dog dispenser bags available in the upper area of Cheakamus, as the path can become quite soiled due to people not picking up after their dogs.

#5 It would be great to possibly look into getting a pedestrian barrier on the bridge entering Cheakamus as I have experienced and heard of many near misses in the winter season of vehicles sliding on the bridge turn when icy/slippery while exiting Cheakamus and nearly hitting pedestrians.

I really take pride/ownership in living/raising my family in Cheakamus and want to encourage positive community growth while maintaining the beautiful nature around us.

Kindest regards,
Jeremie Bellmore
#23-1375 Cloudburst Dr,
The Terrace,
Whistler BC,
V8E 0S1

Marius Miklea

From: Tobi Henderson [REDACTED]
Sent: Tuesday, January 26, 2021 5:52 PM
To: Lucy Wyn-Griffiths
Subject: Cheakamus crossing

Hi there,

For D3 parcel the map shows duplexes and single family homes but in the presentation it looks like those will be lots for sale. How does the purchase of a bare land lot work for those on the employee housing waitlist and the subsequent building of a home on the lot. Can you comment on what the minimum mortgage pre-approval would be for these lots?

Further to Mayor Crompton's point about this being a venue to ask questions as well as provide opinion, I would like to see single family homes and duplexes built on parcel D3 for waitlist people to purchase outright rather than have to build home themselves.

Thank you,
Tobi Henderson
204-1040 legacy way
Whistler
V8E 0J8