

From: [Marg Pallot](#)
To: [Planning](#)
Subject: Cheakamus Crossing development at Mount Fee Rd and Cloudburst Drive
Date: Thursday, November 12, 2020 2:20:38 PM

To Whom it may concern at the Planning Dept,
I have had a preliminary look at the proposed development and extension of Mount Fee Road. It appears there will be a more extensive development than originally expressed for this community forest area.

I realize the 2 buildings set to begin construction is imminent and approval is in place. I am more concerned about the further development of that area.

Originally, the RMOW had 4 objectives for Cheakamus Crossing:

1. Walkable, pedestrian oriented
2. Responds to the natural setting
3. Mix of housing types
4. Environmentally designed.

There are concerns that these guidelines, especially #2 and #4, are not being considered with the extension into the community forest. Whistler has always taken a "green" approach to new projects but preserving the natural landscape does not appear to be taken seriously.

Because I have not seen a formal presentation on this development I may be premature in this assumption but hope you intend to unveil the full plans to the public in the near future. Do you have hearings planned? If so, when and how would this occur? Lastly, will input be seriously considered?

Regards,
Marg Pallot

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]