



WHISTLER

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