

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]

Marius Mikle

From: Jack McCutchan [REDACTED]
Sent: Monday, January 25, 2021 10:35 PM
To: corporate
Subject: Re: RZ001165 - Public Hearing for Zoning Amendment Bylaw No. 2298

To Mayor and Council,

I'm writing in support of continued access for kayakers to the Upper Cheakamus River above Cheakamus Crossing.

Kayaking on this river was a major influence in my first arrival in the Sea-to-Sky, and now years on is still a big part of my life here. This kind of access to outdoor recreation is the biggest factor in choosing to work and pursue permanent residence here, and I hope that this value is understood during development of the area.

I support the position of BC Whitewater, in that I see no issue as long as access to the FSR is maintained on the south side of the river, and that the solution doesn't cause conflict between visitors and local residents.

All the best,

Jack McCutchan
2024 Maple Drive, Squamish V8B 0X3
[REDACTED]

Marius Miklea

From: Nick Gottlieb <nick.gottlieb@bcwhitewater.org>
Sent: Monday, January 25, 2021 10:26 AM
To: corporate
Subject: Regarding RZ001165 - Public Hearing for Zoning Amendment Bylaw No. 2298

Dear Mayor and Council:

[BC Whitewater](#) is a provincial organization that represents the interests of whitewater paddlers in British Columbia. We're focused primarily on protecting public access and free-flowing rivers.

We are reaching out because, as I'm sure you are aware, the section known as the [Upper Cheakamus](#) is one of BC's flagship whitewater reaches. More than one of our board members came to live in this area specifically because of the Upper Cheakamus and thousands of paddlers have come from all over the world to paddle it over the years. There's also a rich history of paddling on the Cheakamus that predates development in this area by a number of decades.

Having reviewed the plans for Phase 2 of the Cheakamus Crossing development, we are happy to see that continued access to the FSR is a priority and are writing both to emphasize how important that is to the whitewater community and to make some suggestions about how Whistler might mitigate some of the concerns that existing Cheakamus Crossing residents have expressed over the years.

While there is a road on the east side of the Cheakamus, at this time, it is not a suitable entry point for paddlers. First, the river isn't as close to the road in the vicinity of our put-in location and there's neither parking nor a trail. Second, even with the addition of a parking lot and a trail, the reach begins with a ten foot waterfall that many paddlers typically start below. The existing river left (west) access makes access and safety easy. We're open to the idea of a new paddlers' put-in on river right at some point in the future, but until that is explored and developed, east side access isn't feasible and we will continue to need access to the existing west side put-in.

As far as we can tell, the current plan for FSR access from House Rock -- our exit point from the river for the Upper Cheakamus run -- involves routing traffic back across the two bridges and up Mount Fee Road through the existing Cheakamus Crossing development. This is more than acceptable for our community as long as there is a firm commitment to maintaining FSR access, but we'd like to suggest an alternative that might be more appealing to the existing Cheakamus Crossing residents.



From our perspective, it appears as though the FSR could be connected into the new phase of Cheakamus Crossing at the junction of Mount Fee Road and Cloudburst Drive, allowing paddlers and other users of the FSR to drive straight from House Rock to the upper FSR without having to travel through the lower parts of the Cheakamus Crossing development.

We would also like to be kept apprised of the construction schedule and if any FSR closures will be scheduled in the spring and summer so we can communicate them to our constituents.

We deeply appreciate that the municipality respects our community's longstanding use of this area and look forward to being involved in any ongoing conversations about how best to preserve access and minimize user conflict in this area.

Thank you for your consideration,

Nick Gottlieb

nick.gottlieb@bcwhitewater.org

www.bcwhitewater.org

Nick Gottlieb

1037 Tobermory Way

Garibaldi Highlands, BC V0N 1T0

Marius Miklele

From: Philip Middleton [REDACTED]
Sent: Monday, January 25, 2021 7:50 PM
To: corporate
Subject: Cheakamus Crossing Public Hearing - written submission

Dear Mayor and Council,

As a local kayaker, I am writing to express what I believe may be some issues associated with the next phase of development at Cheakamus Crossing.

To me, the development itself is not an issue; more so the impact of the additional traffic through the local community and how that will affect relationships between recreational users and the residents.

The Cheakamus River features world-class whitewater that has been enjoyed since 1972. Since the opening of Cheakamus Crossing in 2010, overall relationships between the new residents and kayakers have been very good, with only a small number of each party showing frustration towards one another. One of the main concerns from residents is the speed of traffic up the Westside Main FSR. As a kayaking community, we try to respect all users and have been actively encouraging all kayakers to keep their speed down (as well as reminding kayakers not camp in the area and to be respectful).

With the next phase of Cheakamus Crossing, it is perfectly understandable that there will be additional traffic through the Phase 1 area, as that was always to be expected. However, in addition to the residential traffic, all kayakers and Logger's Lake users will be forced to go through the entire neighbourhood due to the deactivation of the lower / middle part of the Westside Main. My worry here is that it will cause conflict between recreational users and residents and possibly cause sour relationships and threats to river access in the future.

As a possible solution, looking on the map for the next phase of the development, it seems possible to turn the Mount Fee / Cloudburst corner into a 4 way intersection, rather than a 3 way as suggested in the plans. By adding a short section of new road to the East / North East, Mount Fee Road could join with the Westside Main approximately 30 metres away. As kayakers exit the river at House Rock Day Use Area, this would allow them to travel directly from House Rock to the Mount Fee / Cloudburst intersection, bypassing the existing Cheakamus Crossing development before continuing up through the new development. This would alleviate existing Cheakamus residents of all kayaker and Logger's Lake traffic, and only the new phase would see those users on the road.

As an alternative option, there has been talk amongst kayakers about using the Cheakamus Lake FSR for access to the start of the river section. At the present moment, this is not a viable option due to much steeper terrain down to the river and, more importantly, the safety hazard associated with not being able to access the left side of the river at the commonly paddled waterfall. Access from the right side of the river does not allow proper safety measures to be taken due to the terrain. This could, however, be overcome by installing a suspension bridge, similar to the one near the train wreck, that would allow kayakers access to the existing trail network and safe viewpoints on the left side of the river. As a bonus, this could be incorporated into possible extension of the riverside trails in the future. We do understand, however that this would be a major undertaking and is not a likely option in the foreseeable future.

Thank you for taking these points and thoughts into consideration, and please don't hesitate to contact me should you have any questions or require clarification.

Sincerely

Phil Middleton

PO Box 1197
Pemberton, BC

V0N 2L0



Marius Mikle

From: TONY TWORT [REDACTED]
Sent: Tuesday, January 26, 2021 11:29 AM
To: corporate
Subject: Notice of Public Meeting Jan 26th

Good Morning

What is the point of the meeting when land had already been cleared nearly to the total proposed

Can you please explain why clearing was started before this public hearing

I appreciate that housing is required but not to the detriment of this area

Anthony Twort and Hazel Boyd

#3 1245 Mount Fee road Whistler V8E 0T2

[REDACTED] [REDACTED]

Marius Mikle

From: Petra-David [REDACTED]
Sent: Tuesday, January 26, 2021 1:57 PM
To: corporate
Subject: Re: Regarding RZ001165 - Kayaker concerns.

David Michael Reid
40232 Skyline drive
Garibaldi Highlands
V0N1T0

On Mon., Jan. 25, 2021, 6:41 p.m. [REDACTED] wrote:
To Mayor and Council.

Hello everyone, my name is David Reid and I have been kayaking the Upper Cheakamus River since 1994. The Cheakamus River is an exceptional piece of whitewater. It is rare to have a world-class river, adjacent to a town, with easy access. It is truly one of the unsung recreational gems within Whistler.

Whistler built the wonderful community of Cheakamus crossing in the area. Lately, there have been a number of residents who are not very fond of kayakers. This has manifested in rocks being stacked on the FSR road to the put in, as well as people standing in the middle of the road. The kayakers have made many efforts, to ensure we are welcomed in the area. We do not drive fast, and we also pick up trash from the house rock area.

I think it would be prudent to consider some alternative options for future development. Here are some possible recommendations.

1) ensure that kayakers are acknowledged as stakeholders in the area with a right to access the river.

Address kayakers and residents' concerns, and ensure that a mutually beneficial agreement and road plan works for both groups. consider a new put-in on the north side of the river, that uses the road to Cheakamus lake. This would effectively eliminate local residents concerns

Sincerely David Reid

Marius Miklea

From: Scott Redenbach [REDACTED]
Sent: Tuesday, January 26, 2021 2:30 PM
To: corporate
Subject: To Mayor and Council RE: RZ001165 - Public Hearing for Zoning Amendment Bylaw No. 2298

Scott, Grace, and Mei-Lin Redenbach
12-1375 Cloudburst Drive
Whistler, BC

We are very concerned with the clearing and construction already being completed before the Zoning Amendment has been approved.

Jack Crompton has made some comments on the Cheakamus Community FaceBook page, that show no study or consideration of the many traffic issues the area is already experiencing. It is totally unacceptable for the FSR road leading to loggers lake to be closed and the traffic rerouted to go through the Cheakamus Crossing neighborhood. The area is already over capacity, we can see up to 10 cars parking illegally on the street in front of the bus stop on Cloudburst Drive, during the busy summer months. The entire area has seen tourists flocking to the area, the parking lots at the Train Wreck trailhead, and Interpretive Forest trailhead are completely full daily in the summer months. Tour busses drop full loads of people off at the Interpretive forest lot in the summer. This winter the interpretive forest lot has been completely full almost daily.

If the FSR road is blocked and the traffic rerouted through the Cheakamus Crossing neighborhood, we will have all kinds of negative issues. The Mayor and Council need to do some fact finding, as to what the level of traffic is on the FSR road, before blocking the access and rerouting it through the neighborhood. Loggers Lake, Ridge Line Trail, and the Kayak Put-in have all become very popular locations. I am a very active White Water Kayaker, and use the FSR almost daily in the summer, there is way too much traffic on this road to reroute it through the neighborhood, without all kinds of negative issues.

Please take our considerations into advisement.
Scott, Grace, and Mei-Lin Redenbach