

Dear Council and Staff, please make the following minor tweaks to Section 9.2.f.

1. Remove “small portion” change it to “portions”
2. Remove the 22,500 population threshold cap
3. Remove “adopted policies in section 9.2.h.” change it to “consider items in section 9.2.h.”

Current wording of Section 9.2.f. of the OCP

Despite Sections 9.2.a. and 9.2.c., consider limited residential neighbourhood development in a ~~small~~ portion of Future Residential Neighbourhoods parcels located adjacent to existing developed neighbourhoods once the District’s population has reached ~~22,500~~—as identified by either annual provincial population estimate or the federal census—provided the following criteria are met:

- i. the development proposal provides extraordinary community benefits; and
- ii. Council has ~~adopted~~ policies that address all items identified in Section 9.2.h.

Wording of Section 9.2.f. based on PROPOSAL FOR MINOR TWEAKS

Despite Sections 9.2.a. and 9.2.c., consider limited residential neighborhood development in portions of Future Residential Neighborhoods parcels located adjacent to existing development neighborhoods provided the following criteria are met:

- i. **The development proposal provides extraordinary community benefits; and**
- ii. **Council has considered items identified in section 9.2.h. as precursors to development in Future Residential Neighborhoods.**

Section 9.6.c. Current wording

Do not extend municipal water and sewer servicing to areas located above an elevation of 200 meters, unless for public health reasons to limit the need for new servicing infrastructure and to reduce energy and cost demands for water delivery.

Proposed Change

“Should there be any developable lands above 200m elevation, provisions to the development design must be made to accommodate developments above the 200m elevation limit in terms of water and sewer servicing and delivery to the satisfaction of the engineering department.”

NOTE: By having this wording we still identify the 200m elevation threshold but state that through engineering we develop a way to service development above the threshold.

Dec 8th, 2017

Cheema Family Statement Regarding OCP

Dear Mayor & Council,

Over the past year, I have been working diligently with SORCA, DOS staff, Council and other stakeholders in the Squamish community to foster a collaborative understanding of the benefits that development of DL 509/510 would have for the community. Namely, that it would provide a positive enhancement to the recreational brand that Squamish has recently begun to cultivate globally and benefit the entire community. Although, the decision on this project remains uncertain, I am reaching out today to restate our desire to work alongside city staff and the Council to reach a mutual understanding that benefits everyone.

Constituents of the Squamish community have understood and acknowledged the numerous benefits of developing DL 509/510, such as:

1. The biking community will be able to secure permanent and public access to world-class recreational trail assets that generate \$10M in economic revenue for the city.
2. The creation of new road access from Perth Dr and Pia Rd through DL 509/510 to HWY 99 which will help reduce traffic and safety concerns of many residents in Garibaldi highlands.
3. Development of a new school that is urgently needed for Squamish increasing population.
4. The land is located outside the flood plain, which will provide safety, security, and peace of mind to many families with young children.

The constituents of the Squamish community have submitted over 300 comments in favor of the development of DL 509, 510, 513 and over 200 people signed a petition for the creation of a new access to HWY 99 through DL 509/510.

Please note that currently Highlands Way and Skyline Dr. are the only two roads that allow access to HWY 99 for thousands of residents in Garibaldi highlands and for Quest University. If in the future, there is a natural disaster such as a wildfire or a public emergency that blocks road access at the intersection of The Blvd and Highlands way, how will first responders get to residents to help them? How will residents get down to HWY 99?

Having access roads from HWY 99 through DL 509/510 to the Garibaldi highlands and to Quest University would solve this problem and strengthen community safety and provide first responders a more optimal route to respond quickly to an emergency.

After the public release of the OCP, numerous individuals within SORCA, school parents and others the community have contacted me and asked why the Council and staff have put even further restrictions on DL 509,510, 513 such as:

- Significantly increasing the population threshold cap to 34,000
- Reclassification to Future Residential Neighborhood (FRN).
- Exclusion from the growth management boundary
- Why does the OCP continue to maintain the 22,500 population threshold cap, when FRN properties now have a significantly higher 34,000 population cap?
- Further, why does the OCP prevent an owner of FRN property from submitting a development proposal based on extraordinary community benefits before the population of 22,500 is reached?

These questions are for Council members to answer, as these are beyond my scope to answer for residents of Squamish.

Further, on Oct 3rd, 2017, I expressed concern to the Council regarding the Insurance coverage of DL 509/510 and requested that there be a solution reached so that my coverage could be renewed. As it currently stands with this OCP, this will not be possible. I am asking that Council to work with me to ascertain a mutually beneficial solution for all parties so that my coverage can get renewed in the coming months.

I would like to point out a policy gap in the new OCP, which I believe needs to be addressed by Council. According to section 9.2 f. no FRN landowner will be able to present a development proposal based on extraordinary community benefits until the population reaches 22,500. If an owner of FRN is able to present an extraordinary community benefit between the current population of 19,512 and 22,500, there is no way for them to do so as the definition of extraordinary community benefit does not take into effect until 22,500 cap is reached.

In addition, the new OCP will have a significantly higher population cap of 34,000 on FRN properties, but is also proposing to keep the old cap of 22,500 - why are there two caps? It is my opinion, that this policy decision needs further clarification as it seems it could be counterintuitive.

Council has also directed staff to develop a very high standard to meet the requirements for an extraordinary community benefits. As such, if an opportunity presents itself before the 22,500 cap is reached why would council want to limit its ability to consider an extraordinary community benefit in the near term? The Council should be able to consider a proposal for an extraordinary community benefit as council always has the option to accept or decline the proposal. However, the council should not preclude itself from considering an opportunity that will provide a positive transformative change to the community.

I would like to request the Council to direct staff to make the following minor adjustments to the wording in section 9.2f to provide clarity and address the policy gap outlined above.

As such the section would read as the following:

Despite Sections 9.2.a. and 9.2.c., consider limited residential neighborhood development in portions of Future Residential Neighborhoods parcels located adjacent to existing development neighborhoods provided the following criteria are met:

- i. The development proposal provides extraordinary community benefits; and
- ii. Council has considered items identified in section 9.2.h. as precursors to development in Future Residential Neighborhoods.

I am respectfully requesting the Council to allow the above minor adjustments to be made to the wording in section 9.2.f. in order to reach a mutually beneficial solution. Future residential neighborhoods will now have 34,000 cap and as such, the 22,500 cap should be removed. If an owner of FRN can propose an extraordinary community benefit, Council should allow the proposal to come forward for consideration. Through community engagement and input it is clear that development on DL 509/510 would only be beneficial to the Squamish community; a belief that resonates with many of your constituents. Thus, the above adjustments still honors growth management policies while allowing Council to consider development proposal for FRN that will provide a positive transformative change to the community.

Thank you for your time,

Sincerely,

Bob Cheema

Matt Gunn

From: Neil Brannen
Sent: Thursday, December 14, 2017 12:20 PM
To: Sarah McJannet; Matt Gunn
Cc: Christina Moore; Rick Farina
Subject: FW: Report a Bylaw Related Issue

Hello Sarah and Matt,

Bylaw has received this complaint and I will contact the complainant to address her concerns with regards to enforcement.

There is a part directed at those working on the Official Community Plan, which is why I have forwarded the complaint your way.

If you have any questions please let me know.

Thank you,

Neil

From: Charlene Pawluk
Sent: Wednesday, December 13, 2017 4:51 PM
To: Bylaw
Subject: FW: Report a Bylaw Related Issue

Hi – can Bylaw please look into and respond?

Thanks, Char

From: website@squamish.ca [<mailto:website@squamish.ca>]
Sent: Wednesday, December 13, 2017 3:44 PM
To: Charlene Pawluk [REDACTED]
Subject: Report a Bylaw Related Issue

Full Name*

Christine Endicott

Email*

[REDACTED]

Address or area of concern*

Eaglewind - Summits View, Nature's Gate, Village Green Way

Primary Phone*

[REDACTED]

Business Phone

[REDACTED]

In regards to*

Report a Bylaw Related Issue

Respond to me by*

Email

Type your message here*

Hello,

We are very concerned about the cars that park on sidewalks and ask that you please address this issue. One car is always parked on the sidewalk on Summits View Drive at the corner of Village Green Way. Another is regularly parked on the sidewalk on Nature's Gate near Summits View. Throughout the neighbourhood, people are often parked on sidewalks or have their vehicles partly in their driveway and partly blocking the sidewalk. This is a safety issue as it means all pedestrians, including the elderly, children and those with strollers or in wheelchairs, are forced out onto the road. This neighbourhood is becoming much busier as the newest townhouses are opening up and so violators should be ticketed or towed. The sidewalks are not owned by the home nearby but rather by the entire community and should be free and clear for pedestrians for their safety.

Can you kindly deal with this issue by ticketing/towing over several weeks, to deal with this once and for all, and also copy this to council as they are seeking input into their OCP and this relates directly to their chapter regarding Active Transportation. If the sidewalks are not clear and safe, how can we walk safely? Keeping sidewalks clear is not a huge expense; it simply needs to be made a priority if council truly believes in promoting active, pollution-free transportation such as walking and cycling.

Also, sidewalks will need to be cleared of snow when the snow comes if you do believe in Active Transportation and keeping walkers safe. Last year, we could not walk safely as the sidewalks on the busy stretch of Cleveland near the Nesters Mall was not kept clear of snow, and neither was the stretch of sidewalk between the Highway 99 corner at Cleveland and the Adventure Centre, running beside the busy highway. The snow was left there for many weeks, dangerously forcing pedestrians onto the highway or busy road.

One more issue: Since Parkhouse opened, Bailey St. has become a giant parking lot with cars and big trucks jutting out right onto the road, partially blocking it. This is a traffic hazard for cyclists and drivers as well as walkers. Why are vehicles allowed to park in a way that they are partly on the road?

Thanks very much for your attention to this. If you can address only one issue right away, the issue of people parking on sidewalks is the most pressing, in our view. We realize not all streets have sidewalks, but where you have had developers provide them through your good planning process, please let walkers use them and stay safe by ensuring no one is permitted to block them. Even on Halloween night, people parked on the sidewalks and forced children onto the road. This happens every day, year round, in this neighbourhood and the problem is getting worse, not better.

Carly Simmons

From: jim ,june gracie <[REDACTED]>
Sent: Thursday, December 28, 2017 12:56 PM
To: Patricia Heintzman; Ted Prior; Karen Elliott; Susan Chapelle; Doug Race; Peter Kent
Cc: Council; [REDACTED]
Subject: A Crack in the Protection of Wintering Eagles

Citizens of Brackendale and Squamish lobbied strongly for the establishment of the Brackendale Eagles Provincial Park. This park is rated Class A in order to provide long term sanctuary for the wintering eagles. The park rules are very specific in not allowing any human interference on the west side of the Squamish river. Due to its high conservation value, there are no recreational facilities in the park. The park is always closed to campfires, trail development, mountain biking, equestrian use and any form of mechanized use. The boundaries extend from the confluence of the Cheakamus and Squamish rivers to the confluence of the Mamquam and Squamish rivers. But, any access to the west side of the river will impact this sensitive area.

OCP 2040 has made provision for timber lease and recreational operators to apply for access to the west side of the Squamish river.; items 10.10 f and 18.6 i . While it may be debated that such permission would not be granted, there is no question that some applications will be made. The growing population of the Vancouver area will slowly pressure local governments for more access to the "back country "and could erode the best intentions of council. A fixed link across the river will be a beacon to new territory for hikers, bikers, birders and squatters. Any influx of human activity will cause a serious negative impact on the wintering eagles. I urge council to remove these items from OCP 2040 or at least ban any fixed crossing between Tiampo park and Anderson beach.. yours truly, jim gracie

Carly Simmons

From: Greg Parker [REDACTED]
Sent: Friday, January 12, 2018 8:19 AM
To: Planning
Cc: Council
Subject: OCP and Single Family Construction Opportunities

Good evening,

I write to you with questions and observations from inside the construction sector in relation to the growth strategy in the OCP.

With the projections for new homes possibly being in the upper 400+ units at a high growth rate, what is the anticipated volume of single family home lots in the current OCP revision per year? How does this volume compare to the per year volume over the last 5 year period?

I ask these questions because they are brought up in discussions with both local home builders and large developers in our communities regarding the OCP and the desire to focus primarily on infill. Some of items brought up are:

1. Many of our local trades are small owner/operators or small businesses with only a few employee's that are not large enough to bid large scale townhouse and apartment projects and do not aspire to operate large companies.
2. Many of our local contractors want to be small businesses because it affords them the time to enjoy our outdoors and the recreational opportunities that are the Squamish brand.
3. Infill and high density projects are great and needed for housing supply but they are more suited to high density/large volume developers that are often from outside of Squamish and have the required financial backing for projects of this scale.
4. Many of the large out of town developers have expressed to myself that they are disappointed with the availability of some of the qualified trades to complete projects at the pace that they require for their business model.
5. Our local homebuilders and some of the our local developers do not have access to the financial resources to compete with larger out of town developers to buy infill properties in the volume required to make a project work at a higher density.
6. What happens when people don't move to make way for infill? The Paco Road industrial area was expected to move to the industrial park when it was built. Paco Road was rezoned only to realize many years later that the local businesses in the area did not want to or need to move and still remain in the area decades later.

I understand that there are many excellent reasons for infill and density and I support many of these reasons. These projects are excellent for the larger businesses in Squamish and do create a trickledown effect in our economy. If we only focus on one class of development at the cost of another though, we have the potential to leave behind an entire class of businesses that are local, hire local, and support local. These homebuilders and suppliers are a significant employer of living wage earning employee's.

I welcome the companies like Bosa, Kingswood Properties, Polygon, Solterra, and others as there is a need for the scale that they are capable of and I do not advocate for them to be excluded. They bring the teams, experience, and the resources to create beautiful master planned dense communities and enough volume of units to possibly reduce the shortage of housing that we are experiencing.

I ask you to consider three items and hopefully review them:

1. What percentage of each construction site is truly local when compared between Single Family Detached Construction and High Density Townhouse and Apartment Developments?

2. How do the numbers of available single family detached lots per year compare between the past 5 years of Single Family Detached Construction and the 2040 OCP?
3. What are the employee's of our small local contractors and sub trades going to build if there are not enough individual lots for them to build on?

If available single family lot numbers significantly decrease, so to will our local construction market and the sub trades jobs that go with them. Please consider the single family detached construction sector.

Thank you for your consideration,
Greg Parker

 Sky Pilot Drive




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January 14, 2018
Binnie File No. 16-0252-03

District of Squamish
Planning Department
37955 Second Ave.
Squamish, BC, V8B 0A3

Attention: Matt Gunn and Sarah McJannet
Subject: Official Community Plan(OCP) Review and Comment

Dear Matt and Sarah,

Please let me take this opportunity to thank you for the efforts that have been put into the extensive OCP revision works.

The purpose of this letter is to express concern and comments related to a couple OCP initiatives. The is in regards to Extension of Services, section 9.6.c *“Do not extend municipal water and sewer servicing to areas located above an elevation of 200 metres, unless for public health reasons to limit the need for new servicing infrastructure and to reduce energy and cost demands for water delivery.”* The threshold of the services should not be limited to an elevation but to engineering. As you know there are many means to service developable lands and the developer should prove to the District engineers that developable lands above 200m elevation can be serviced in a matter that meets the District’s bylaws and meets the principles of good engineering practise as defined by the Association of Professional Engineers. This would then not limit the District to future development of all lands within the District boundaries and would put the responsibility in the municipal and development engineers. This would apply to all of the essential services that are outlined in the District’s bylaw.

Respectfully,

R.F. BINNIE & ASSOCIATES LTD.

Rob Dos Santos, ASCT, LEED Green Associate
Manager, Development & Infrastructure, Squamish, Associate

Carly Simmons

From: David Smith [REDACTED]
Sent: Monday, January 15, 2018 8:45 PM
Subject: OCP meeting Jan 16th

Dear Mayor and Council,

Living in Squamish has become more and more difficult for myself and those I care most for. Once known for its inclusivity and accessibility for hardworking British Columbians, the region and my neighbourhood have become a source of the exact opposite. It is with great concern that I write this letter, outlining the issues our communities now face.

Housing price are on the rise and show little sign of slowing down – all the careful planning that comes with making Squamish home has now been compromised. Families see less opportunity to increase the sizes of their homes in the future, but even worse, are having to allocate unacceptable and unprecedented amounts of their income to the rising prices of the housing market in general.

I would like to see a Squamish where all can build the life they desire, and believe strongly it to be the responsibility of the government to serve this wish rather than prohibit it.

I believe we need more land supply to remedy this situation and need to increase the availability of homes for people to invest in. Prohibitive population caps such as 22,500 cap actively hinder this and are unnecessary, and should not be supported by our municipality. An increase in population only has positive benefits that support the local economy, housing market and ability of British Columbians to find desirable standards of living at reasonable prices.

On a municipal level, I believe it is important for elected representatives to listen to these concerns that I know many share, and help relieve these frustrations that are so easily avoidable.

Sincerely,
David

Sent from [Outlook](#)

Carly Simmons

From: Jack Peterson [REDACTED]
Sent: Monday, January 15, 2018 11:28 PM
Subject: submit comment for the OCP meeting

Hello Councilors & Mayor,

The current situation that our city is facing is unacceptable as the current housing prices are now at \$1,000,000!

It has been my dream to one day be able to buy a home in a city that I grew up in. Unfortunately, it seems like this will not happen as I am not going to be able to afford a home and will be stuck living on rent. We need more affordable priced homes and we need policies to assure that we will be able to keep up with the market needs in the long run. Right now, I live in an apartment and I am the lucky one, as it is practically impossible to find an apartment unit.

I came to Squamish to take advantage of the beautiful outdoors and to escape the ever rising housing prices in Vancouver. Yet as time passes I feel like the prices in Squamish are starting to reflect what's happening in the city.

Council, we need to fix this and also keep access to the trails open for the public to use. Some of the best trails in town are on private land, and I respect the rights of private land owners that have given the community access for numerous years. It's time to work with future residential land owners and secure land from them for public use. This can only be done if the two population caps of 34,000 and 22,500 are removed, portions of the lands are allowed to be developed and council does not adopt the six items in 9.2h.

Sincerely,
Jack

Matt Gunn

From: peter lee [REDACTED]
Sent: Monday, January 15, 2018 10:58 PM
Subject: letter to council for ocp meeting

To whom it may concern,

Squamish is a growing city with really vast potential but we are currently not grasping all of the opportunity coming our way. There is an economic inefficiency arising from our government's actions that is ending up to be a cost for Squamish citizens.

We cannot keep pretending we are a small, low importance city. Urban growth means its time we expand, and this government's resistance to this fact is hurting Squamish citizens. Living prices are increasing – housing, food, but jobs are not increasing! So many people have to leave the city just to find work that can support these rising costs. This is ridiculous and a waste of time – we deserve better. We should be able to work, play and live in the same area, especially so if we have the ability to do that.

We need development in areas like Garibalid Highlands (future residential lands). If we allow development we can see a growth in jobs for every type of citizen here. There will be an increase in demand for trade jobs to grow these new communities. This means that there will be more cash flow in our local communities – not in Vancouver, but in our city of Squamish. We should be helping our local economy grow and the work of our citizens should enable that.

There needs to be more opportunity for business to move here and also for businesses to start here. The amount of businesses needs to expand to match the demands of the population but our city does not currently have the resource necessary for this. People don't see Squamish as a place of economic opportunity and that is simply not true. To get rid of this perception of Squamish we need to enable business ventures by having more commercial building spaces and infrastructure that support the mitigation of urban sprawl.

I want to be able to get everything I need here, see my friends and family find the jobs they desire here, and possibly have a family here that can enjoy all the unique benefits of this city without having to settle for lower efficiencies of the 21st century.

Population caps need to go and council should consider 9.2h items, development should be supported in our city, and the economic potential of our citizens needs to not only be realized, but also supported.

Sincerely,
Peter

Carly Simmons

From: Jen Segger [REDACTED]
Sent: Monday, January 15, 2018 9:27 PM
To: Susan Chapelle; Ted Prior; Karen Elliott; Jason Blackman-Wulff; Peter Kent; Doug Race; Patricia Heintzman; Planning
Subject: Support Letter - OCP Meeting - Jan 16th

Dear Mayor and Council

The following letter is to be included in the January 16th, 2017 council meeting regarding the OCP.

As the race director of Run Squamish, a small non profit trail running organization here in town, we would like to express our support to several of the OCP amendments as brought forward for revision in regards to the Cheema land development proposal. We have a positive long standing relationship with our private landholders and we aim to see that continued. We believe that by allowing us to cross their lands, all the races here in Squamish, ultimately contribute and enhance the community that these landowners benefit from.

In short, we believe that developers should have the opportunity to present and put forward considerations for change to the current OCP. We believe that because they are offering significant portions of their land to be kept as trail within their development proposal, we as an entire community can benefit from this. If the Cheema land project is done correctly, we feel it will enrich the mountain bike and the trail running experiences here for everyone. We support projects that through a combined effort will build a properly connected trail system for all to enjoy.

We support the developer in having their proposal accepted for review.

Sincerely,

Jen Segger
RACE DIRECTOR

Carly Simmons

From: Tom Malpass [REDACTED]
Sent: Monday, January 15, 2018 7:56 PM
To: Ted Prior
Subject: OCP

Dear Mayor and Council,

I am writing to you today to express my opinion regarding the growth management policies in the OCP. As you are aware our city is growing at an increasing rate in which pre-sales for condos and townhouses are selling out within 48 hrs of listing. Squamish has been discovered and there is no going back. Not only am I selling homes to Buyers from the lower Mainland but across Canada, The UK and I recently had Buyers from Istanbul. Council should take a proactive step now and allow for the population cap to be removed from Future Residential neighborhoods and consider items 9.2h rather than adopting precursor policies. A good example of the lack of building lots is Holburn offering lots requiring sealed bids and asking up to \$1M for the land. If affordable housing is part of the OCP, we need more available building lots to help bring down prices.

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Cheers,

Tom Malpass



A black banner featuring a central portrait of Tom Malpass, a man in a dark suit and white shirt. To the left of the portrait is the RE/MAX logo with the tagline 'SEA TO SKY REAL ESTATE' and 'INDEPENDENTLY OWNED AND OPERATED' below it. To the right of the portrait is the text 'WENTWORTH MALPASS & HUNTER'. Further right is the logo for the 'BOARD of REALTORS LUXURY REAL ESTATE', which includes a stylized lion's head icon. Below the portrait and logos, the text 'Tom Malpass | Personal Real Estate Corporation' is displayed in white, with a white line underneath it. Below that line, the website 'Website: WentworthMalpassHunter.com' is written in white.

Charlene Pawluk

Subject: OCP and Cheema Lands - C Martin Squamish Waldorf School

From: Christine Martin [REDACTED] **On Behalf Of** Christine Martin
Sent: Monday, January 15, 2018 9:28 PM
To: Doug Race <dtrace@squamish.ca>; Jason Blackman-Wulff <JBlackman-Wulff@squamish.ca>; Karen Elliott <Kelliott@squamish.ca>; Patricia Heintzman <pheintzman@squamish.ca>; Peter Kent <Pkent@squamish.ca>; Susan Chapelle <schapelle@squamish.ca>; Ted Prior <tprior@squamish.ca>
Subject: OCP and Cheema Lands

Dear Mayor Heintzman and Councillors,

I am writing to support development of the Cheema Lands. Bob Cheema has confirmed multiple times in writing, his commitment to provide portions of District Lots 509 & 510 to:

1. Provide property for a new and enlarged Squamish Waldorf School location
2. Donate the unique slabs and high value mountain bike trails section of these lands to the community.

These two initiatives support multiple goals of the OCP and provide a massive community benefit that must not be overlooked. This is an opportunity to secure tremendous benefits for current and future generations of students, parents, hikers, dog walkers, mountain bikers and nature lovers.

Based on these commitments from Mr Cheema and his organization, I strongly support the revision of section 9.2.f of the OCP to remove the population cap and proceed with development of a portion of the land so the community can capture these two huge benefits while they are still available.

Thank you for your consideration.

Kind Regards,
Christine

CHRISTINE MARTIN
Faculty Chair/Teacher



Ignites a life-long love of learning

Phone: 604-898-3287
www.squamishwaldorf.com
[Facebook](#) + [Instagram](#)

Carly Simmons

From: Alvin Hill [REDACTED]
Sent: Tuesday, January 16, 2018 9:07 AM
Subject: my letter for ocp meeting Jan 16, 2018

Dear Squamish City Council,

This is my first such letter to the council but i felt it was important for me to do my due diligence for my family, particularly when it cam to just an important issue. My parent's moved my siblings and myself from Vancouver to Squamish to give us a better future. To a city with more potential for opportunity and to avoid the inevitable problems that now plague major cities like Vancouver, re: housing crisis. i now have my own family as such, I am writing to declare my support for removing the population caps on Future residential neighbourhoods, which are redundant to say the least.

The growing concern in the community centers on affordable housing. As the population increases so does our need for social housing, more schools and new neighborhoods that come with the entrepreneurial potential. We have all seen a steadfast and steady influx of families from the Lower Mainland moving out to our town to see refuge from the housing crisis. This will only increase and i feel that the city should be proactive rather than reactive. Development on future residential lands is outside of the flood zones and also will allow another access road to be built down to the highway. There are no negatives to allow development of future residential lands to forge ahead and i seek further justification as to why these population caps are in the first place-it makes no logical sense and seems not to serve the longevity of the squamish community.

Sincerely,
Alvin

Carly Simmons

From: Charlene Pawluk
Sent: Tuesday, January 16, 2018 9:42 AM
To: Hearing
Subject: FW: Growth Management and Bob Cheema's land

From: Tim Tallevi [REDACTED]
Sent: Tuesday, January 16, 2018 9:01 AM
To: Council
Subject: Growth Management and Bob Cheema's land

Good morning,

I'm writing to you this morning regarding Bob Cheema's request to change some wording in the current draft of the OCP. As an executive on the SORCA board I have had several discussions with Mr. Cheema recently about the future of his land. Should he be allowed to proceed with his development, I feel that it will be possible to reach an agreement to protect large portions of the land that will allow for the area to continue to be a world class mountain bike destination. Mr. Cheema has offered to donate at least 200 acres of his land to the District in order to ensure the area is not threatened in the future.

SORCA's mandate is to protect and advocate for mountain biking in Squamish. As such, we are not in the position to support or oppose development. We are happy to provide an expert analysis on the effects developments will have and would like to be involved in future planning discussions.

Thank you,

Tim Tallevi
Director of Trail Planning
[REDACTED]

Carly Simmons

From: [REDACTED]
To: Patricia Heintzman; Council; Planning
Subject: OCP amendment considerations - Thresholds and Precursor Policies

To the Mayor and Council as Committee of the Whole

Regarding the change of designation on specific parcels of land from “Residential” to “Future Residential”. All undeveloped land is a “Future” residential site. The proposed new designation discriminates against good faith investment in our community, and places un-necessary burden on a potential development thru the need to return the designation of “Future Residential” to Residential thru an OCP amendment.

Regarding the issue of population thresholds and future development. The proposed changes to the terms of the current OCP appears to be somewhat punitive in nature to lands not currently in the process. The threshold has been a metric by which primarily two landowners in the District have managed their planning. Those landowners being Bob Fast and Bob Cheema. Anyone with a desire to invest in the community needs and deserves to have rules that are not subject to wholesale revision. The creation of the new threshold of 34,000 +/- is such a deviation from the current 22,000+/- . It changes the timing of actualization from the reasonably near future to a time so distant in the future that planning is impossible.

Regarding the pre-cursor policies. The 6 items considered for adoption by Council prior to any new development application effectively ties the hands and the discretion of any future Council. Each of the 6 items can be dealt with thru the development process and or bylaw.

- The wildfire protection policy, should it be passed, will also have to be adhered to by the District for all lands that might not meet the criteria. These costs will be borne by the taxpayers. Not a bad policy in its own right, however the ramifications are extensive. Entire swaths of existing forest in current residential areas could be subject to removal or substantial remediation.
- There are current precedents for establishing CACs, and the processes for negotiating those CACs are available to Council.
- The issue of affordability is also an issue of social and subsidised housing. The current employment situation in Squamish will change over time. Incomes will change over time and the affordability level will change over time. The biggest impediment to affordability is the limited supply of land available for homes and the notion that the desired future of housing in Squamish is compact townhouses and apartments. Google Earth the development around the Sagrada de Familia in Barcelona for a great image of that!
- Slope analysis and stability is a Geotech issue and can be handled adroitly thru the engineering processes currently available.
- In terms of Squamish having a “Brand” to be recognized, this should be an organic process and should fully represent all aspects of our community – this Brand will evolve on its own if allowed to. Constraining development so that it meets a current view or image is detrimental to the natural development of the world’s perception of Squamish. In the words “Be careful of what you wish for” there is a lot of wisdom. The unforeseen consequence can be much different than intended.

These policies in section 9.2h are important and every Council should consider them in any development proposal. Adopting these issues as requirements fetters future Councils, and allows for limited discretion as deemed required by the Council of the day. Any attempt to constrain the discretion of future Councils should be discouraged.

IHOR ZALUBNIAK

Squamish Real Estate with

Park Georgia Realty

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Carly Simmons

From: Corey McLachlan [REDACTED]
Sent: Tuesday, January 16, 2018 11:04 AM
To: Planning
Subject: OCP Comment - Squamish Waldorf School

> On behalf of the Squamish Waldorf School, I would like to provide some feedback on the OCP. Firstly, we would like to acknowledge the vision of the Council for making the OCP a priority and the great work that the administration has done making that vision a reality. The first draft is an excellent document.

>

> The Squamish Waldorf School like Squamish is growing. We currently have a student population of just over 130 students and will see that number continue to grow in future years. For the first time in our history we will have a waitlist for our grade 1/2 class next year. Our current building and location can not accommodate our growth. Like you, we as a Board began looking to the future and in 2016 we completed a business plan the included the growth we were seeing and the projected growth we expect in the future. In order to accommodate this growth, we realized that the school required more land to accommodate a new building.

>

> Over the last 18 months we have engaged with multiple developers working in Squamish to try to find a partner who could work with us. Mr. Cheema has embraced our school with open arms and has been collaboratively working with us to make our vision of a new school a reality. Mr. Cheema's offer is very generous and without his assistance it may not be possible to build the new school we require.

>

> We were disappointed to see in the first draft of the OCP that Mr. Cheema's lands were not included. Mr. Cheema's vision for his land includes the donation of a large portion of the land for community use in order to maintain the trails, the provision of another transportation link to the highlands and university and setting aside land for a new school. We believe his proposal provides significant community benefit and would strongly encourage Council to revise the OCP to allow for the development some of Mr. Cheema's land that are adjacent to current developments. We believe that this compromise would allow the District to control urban spread, one of its main objectives with the OCP while allowing the community to receive the significant benefit of developing a portion of Mr. Cheema's lands.

>

> Thank you for your consideration.

>

> Kind regards,

>

> Corey McLachlan

> President, Squamish Waldorf School

Canada's First Mountain Bike Community Hub

January 21st, 2018

Dear Mayor and Council,

In March 2017, due to extensive community pressure from the biking community, business community and the community at large a councilor brought forward a motion to consider removing the 22,500 population cap. I want to be clear that this community pressure on council was from the community at large and not from the developer. The community was requesting for the cap to be removed, as it would allow the creation of Canada's first Mountain Bike Community Hub. This would allow for economic growth in the millions, the creation of hundreds of new local jobs and it may allow for small local businesses to grow. In response to this pressure the Mayor told the community that this issue would be addressed in the OCP review. The OCP has done 80% of the work to achieve this, however there is 20% of effort remaining which includes the 3 minor tweaks to allow council to consider a development application based on 'extraordinary community benefits'.

During the OCP open houses in May 2017, the public was unable to see the full details of the OCP, they only saw snapshots and as a result, their comments were not fully informed. It was only in December 2017 that the full version of the OCP was released to the public in its entirety. Since then, the public has provided feedback and it is clear that 98% of respondents reject and wholeheartedly disagree with the current draft of the OCP. Given this response it is reasonable to say that the Council and staff have clearly missed the mark. It is clear that the public wants to see development of Future Residential Land, which can provide extraordinary community benefits to the residents of Squamish. This OCP shapes the community's trajectory and as such the Council should take into consideration the voices of their constituents.

At the most recent OCP meeting (Jan 16th, 2018), staff presented council with data showing that 98% of public comments support removing the 22,500 & 34,000 population caps and to change "adopted policies" to "consider policies". An overwhelming 98% of the public support concurred that making these minor changes would be mutually beneficial for the community, mountain bikers and for the city as a whole.

I would like to explain why it is necessary to change the wording from "adopted policies" to "consider policies".

If council does not make this change and the OCP is adopted as is, a Future Residential Landowner (FRN) would be barred from providing all of these extraordinary community benefits:

1. access to bike trails for the public (Mountain Bike Trail reserve)
2. social housing
3. senior housing
4. affordable rental housing,
5. missing middle housing,
6. employment lands
7. neighborhood commercial spaces
8. maintaining green space
9. child day care center
10. and a K-12 school;

Council would unnecessarily reject these benefits if the current wording of the OCP is adopted. Specifically, the aforementioned community benefits would enable Squamish to become Canada's first mountain biking community hub where the recreation industry can set up a commercial biking hub near the bike trails to provide services to mountain bikers and test new biking technology. Not only would that benefit the tourism economy in Squamish but it would create hundreds of jobs, grow the economy and eliminate the need for transit in the Highlands as people can walk or bike to work.

How would a developer that can provide all these extraordinary community benefits be able to apply for a development application if the current version of the OCP is adopted? Does it make sense to deny the constituents of Squamish these community benefits?

As it currently stands with this OCP, even with all these extraordinary community benefits the developer would not be able to have council consider their development application. Instead, the developer would be told to wait until the 6 precursor policies are adopted, which could take 5, 10, or even 15 years to adopt. Neither council nor staff would ever have an incentive to adopt these 6 policies as it only applies to FRN owners, and everyone else in town would be able to continue to present development applications to council for consideration. For example, land that is currently zoned as green space in the OCP adjacent to DL 509/510 has been considered by council and has already passed first reading and it would not be subject to these 6 precursor policies. This presents an issue for council, as there is a policy gap of how to consider an extraordinary community benefit before the 6 policies are adopted. The developer would effectively and unnecessarily be barred from putting forward a development application. This barrier seems counter-intuitive to the overall benefit of the community.

Council is aware that an extraordinary community benefit would be tangible almost immediately upon adoption of the OCP thus, it should be in the interest of council to change the wording of the OCP now to allow council to consider an extraordinary benefit. During the first phase of public comments in May 2017, over 300 comments specifically requested to have no new population caps and to remove the current 22,500 population cap and to allow development of FRN lands. Over 200 Garibaldi Highlands residents signed a petition to create a new access road to Hwy 99. The district and the province spent millions of dollars building an access road at Dowad Dr yet it leads to a dead end. Highlands Way and Skyline Dr are the only roads that allow access to the Hwy for thousands of residents in the Highlands and for Quest University. If in the future, there is a natural disaster such as a wildfire or public emergency that blocks road access at the intersection of the Blvd and Highlands Way, how will first responders get to residents to help them? How will residents get down to Hwy 99? It is only our land that can provide another access road which we will build at our own cost that will connect Quest University and Highlands residents down to the Hwy 99, which would not only reduce traffic but provide an alternative in the case of emergencies.

Furthermore, during the second phase of public comments, 98% of respondents showed support for removing the 22,500 & 34,000 population caps and wanted "adopted" policies to be changed to "consider" policies. Despite the efforts of constituents to voice their opinions and unhappiness with the current OCP, they are being ignored. It remains unclear why this benefit is being overlooked when the biking community generates \$13 million in economic activity for Squamish. According to the 2017 Mountain Biking Economic Impact Study, "The spending of out-of-town visitors to Squamish who rode on the mountain bike trail system in 2016 totalled \$10.0 million, supporting \$15.6 million in economic activity in British Columbia including \$13.0 million of economic activity in Squamish. These expenditures supported \$4.6 million in wages and salaries

in the province through the support of 89 jobs, of which 71 jobs and \$3.4 million in wages and salaries were supported in Squamish.”

Between 2006 and 2016 tourism spending from the biking community has gone up by 430% and the GDP for Squamish has increased by 473%. On average that is 43% annual increase in tourism spending and 47.3% GDP increase annually for the city. Does council truly want to jeopardize this economic activity and jeopardize 71 local jobs by having trail access closed off and having Squamish perceived as an anti-bike town?

Councilor Karen Elliot has implied that hundreds of developers will flood city hall with development applications based on extraordinary community benefits and as such the 6 adopted policies should stay in place to prevent council from looking at applications. However, we feel that she is misinformed; the extraordinary community benefit definition only applies to FRN owners not any other land use designation in Squamish. There is maybe only one FRN landowner at the moment that would be able to present council with extraordinary community benefits. By merit an extraordinary community benefit is something that is above and beyond what would normally be acquired by the city in a rezoning application, why would council want to deprive the public of such an opportunity by not even considering it? This council should not preclude itself or future councils from considering an extraordinary community benefits before the 6 policies are adopted.

I would like to request that council direct staff to make the following changes to the wording of Section 9.2f, which will address the policy gap.

1. **Remove “small portion” change it to “portions”**
2. **Remove the 22,500 population threshold cap**
3. **Remove “adopted policies in section 9.2.h.” change it to “consider items in section 9.2.h.”**

Despite Sections 9.2.a. and 9.2.c., consider limited residential neighbourhood development in **portions** of Future Residential Neighbourhoods parcels located adjacent to existing developed neighbourhoods provided the following criteria are met:

- i. the development proposal provides extraordinary community benefits; and
- ii. Council has **considered** policies that address all items identified in Section 9.2.h.

The above wording in bold should be added into section 9.2f to provide freedom for the council to consider an application based on extraordinary community benefits before the 6 precursor policies are adopted. Council would still have the full authority to reject or accept a development application but council should not preclude itself from even considering an application that provides immediate and long-term benefits to Squamish.

When I bought DL509/510 there was a population cap of 20,000, then in 2009 it was pushed up to 22,500 and now council is proposing 34,000. Council continues to move the threshold every time the OCP comes up for review with no clear justification as to why. This type of administrative arbitrariness is inexplicable and unreasonable. Administrative decisions should be transparent and have consistency. This sends the wrong signal to those that would like to invest and grow the economy in Squamish. I urge council to maintain consistency in their policies.

We have granted the public unfettered access to our land for over a decade. We have worked and garnered the support of hundreds of daily trail walkers and runners, parents that take their kids and dogs on the trails, SORCA, biking event co-coordinators, Chamber of Commerce, school community and the community at large to allow limited development based on extraordinary community benefits. We are not asking to develop the entire 480 acres of land; we just want to develop a portion. This is a community driven effort and project to create the first Mountain Bike community hub in Canada. That would provide a truly remarkable opportunity for the biking community, the community at large and the city of Squamish. I have also worked with city staff and council to explain that it is the wish of the community to see this to come to fruition.

It is my contention that I have done all in my power to be transparent and communicative with the Council and the Squamish community. However, the matter of the fact is the community's voice and my own are being ignored. The continued increase in the population cap has no legitimate merit in terms of policy and remains arbitrary. As such, I want the public to know that my land is private land and if access is closed off, it is solely due to the fact that Council has chosen to adopt unnecessary policies and to not engage in a collaborative effort with the FRN owner.

Sincerely,

Bob Cheema

Carly Simmons

From: Johnny Houston [REDACTED]
Sent: Sunday, January 21, 2018 2:38 PM
Subject: I SUPPORT development of Future Residential lands

Dear Mayor and Council,

Like many others, I came to Squamish to get away from the big city and enjoy all of the outdoors beauty that our town has to offer. Unfortunately, I have found that housing prices are just as high as some parts of the Lower Mainland. It is very difficult for those of us just starting out to find a place to live, and when we do find them it is very expensive.

I do believe that allowing the development of future residential neighbourhoods could make it more affordable to live here. Having more housing, whether it is houses or apartments, would make it easier for us to find a place to live that we can actually afford.

I hope that you will consider changing the population cap or getting rid of it altogether, so that we can fix the housing problem and make Squamish affordable again.

Thank you.
Johnny

Carly Simmons

From: Jeff Cooke [REDACTED]
Sent: Sunday, January 21, 2018 12:02 PM
To: Council
Cc: Planning
Subject: OCP Growth Management Plan and Cheema Lands

Dear Mayor and Council,

I know you are going to continue the discussion on the Growth Management piece of the OCP on Tuesday Jan. 23. Before making a final decision, I would like to bring to your attention once again the following:

- The Cheema lands are a vital piece of our community's mountain biking, trail running, and hiking infrastructure. Losing access to these lands for recreation and events would be a severe blow to our network, to the enjoyment of Squamish residents, and to the growing \$14,000,000 economic injection that Mountain bike tourism brings to our community every year.
- We have been in discussions with Mr. Cheema about the creation of Canada's First Mountain Bike purpose designed mountain bike community that would see:
 - a significant portion of the Cheema's land become a permanent "Mountain Bike trail Reserve" ensuring permanent trail user and event access (bikers, hikers, and trail runners), a legacy permanent green space, and locked in connectivity from Alice Lake to Diamond Head to Valleycliffe trail zones.
 - a residential community built amongst the trails (Similar to residences along the side of Whistler's ski runs) offering incredible lifestyle values for passionate mountain bikers and trail users.
 - An expansion of much needed employment lands with the creation of a Rec Tech business hub built right on the edge of the trail network. This is where mountain bike companies want to be. It is where products can be easily tested, demo shops and rental outlets can be conveniently situated, and where employees and take a quick spin at lunch and also walk to and from work in this work/live/play integrated neighbourhood.
 - a reinforcing of Squamish's image of being an innovator, Mountain Bike mecca, and Hardwired for Adventure.

My request is that, in drafting the OCP policy, that you do not create undue, unfair, unclear or unspecific policy barriers to Mr. Cheema (and other land owners in his situation) coming forward with a proposal that could potentially deliver significant benefit to our community. If the hurdles are too many, too high, too objective, or always moving, we could miss out on a great opportunity. I ask that you develop policy language that maintains the same fairness, flexibility and open approach as you have with other developers. Of course any proposal will have to be fully evaluated, make financial sense, and stand on their own merit, but we need to ensure we have a process where such proposals could be considered in a timely and fair way. Mr. Cheema has been, on the whole, quite fair and reasonable with the Mountain Biking and trail user community over the years, granting access to his land and asking little in return. I am hoping we can approach the OCP policy formation with the same fair and reasonable approach.

Sincerely,

Jeff Cooke
President, Squamish Off Road Cycling Association

Carly Simmons

From: Terry Murray
Sent: Monday, January 22, 2018 9:40 AM
To: Sarah Dicker; Charlene Pawluk
Subject: info for agenda

Thank you!

We would also like to include this report with our letter.

<https://www.mbta.ca/wp-content/uploads/2017/04/Squamish-EI-Report-April-3-2017.pdf>

Sincerely,
Aran Cheema

Sent from my iPhone


On Jan 21, 2018, at 9:53 PM, Patricia Heintzman <pheintzman@squamish.ca> wrote:

Thanks you Aran.

This letter will be put on an upcoming public agenda.

Patricia

Sent from my iPhone

On Jan 21, 2018, at 9:46 PM, Aran Cheema 
wrote:

Dear Mayor and Councillors,

We would like to share our statement with everyone before Tuesday's OCP meeting.

Please see attached.

Thank you,
Sincerely
Aran Cheema

Carly Simmons

From: Autumn Hess [REDACTED]
Sent: Monday, January 22, 2018 10:26 PM
Subject: Remove 22,500 population cap!

Dear Mayor and Council.

I am noting my displeasure at portions of the OCP that are going to limit community growth in the near future.

The area around Garibaldi Highlands and especially Perth is congested and unsafe in the summer. I often feel uncomfortable traveling around the area on my bike or on foot.

I understand that the OCP is going to increase the population threshold for future residential neighbourhood development to 34,000 from 22,500. This means there is going to be more traffic, and more opportunities for accidents.

I would like to see the threshold at 22,500 removed in order to begin much needed traffic management development in the area.

Yours truly,
Hess

Carly Simmons

From: ariela kaufman <[REDACTED]>
Sent: Monday, January 22, 2018 4:55 PM
Subject: Remove six policies

Dear Mayor Heintzman,

I am writing to ask you to reconsider the proposal for "Future Residential Neighbourhoods" in Squamish. Our population is growing rapidly. We can see it in our traffic, we can see it in the fact that there is a lack of housing in our community, and we can see it in the fact that our schools are struggling to manage the number of students in our community. I read in the paper that one of the private landowners is willing to put aside space for a new school, in an area that is next to other current developments. A new school would be so welcome, and a relief to many parents. Can the Council please look at the policies around future neighbourhoods? A new school is needed, and I hope that Squamish can get one soon.

Thank you for your time,
Ariela

Carly Simmons

From: Anne Lamb [REDACTED]
Sent: Monday, January 22, 2018 7:51 PM
Subject: I want council to Eliminate the 6 precursor policies and both caps

To: Council & the Mayor

I am a resident in Garibaldi Highlands writing to you regarding the traffic in the area. As you are well aware, Garibaldi Highlands has only two access roads to Highway 99 – Highlands Way and Skyline Drive – which is not enough to service a community of this size, especially with the traffic associated with Quest University development & mountain biker driver on Perth Dr. The volume of traffic is increasingly frustrating to deal with, and I fear for a day one of the major thoroughfares is closed due to an accident or natural disaster, leaving residents stuck.

The OCP is currently limiting the ability of developers to work with land surrounding Garibaldi Highlands, which would mean the traffic and safety concerns associated with a lack of access to highway will not be met in the foreseeable future. The OCP outlines that a Future Residential Neighbourhood must reach a threshold of 34,000 people and 6 policies be adopted before development is considered. The area of Garibaldi Highlands cannot wait until that threshold is met, the traffic and related road safety issues are only going to get worse. The Council should be taking a close look at this policy, and other policies and restrictions being placed on the proposed developer in the area. Urban planning must be done thoughtfully, with the needs of residents in mind.

Anne

Carly Simmons

From: brandon lee [REDACTED]
Sent: Monday, January 22, 2018 10:03 PM
To: Patricia Heintzman
Subject: Remove 6 proposed policies

To Mayor and Council,

I was fortunate to be able to move to Squamish with my family 5 years ago. This was only possible because previous city councils had the foresight to allow a great deal of new family-friendly homes to be built.

If others are to have the same opportunity as my family without paying a fortune, it is crucial that the proposed OCP be revised so as to permit growth on lands it has designated as Future Residential Neighborhoods - not in many years, but now.

Not everyone can or wants to live in an apartment. The Future Residential Neighborhood lands will deliver a healthy supply of townhomes and houses. Many people move to Squamish in order to enjoy living in a larger type of home than they would be able to afford in Greater Vancouver, and it is not the place of the Squamish municipality to deny people that choice.

Lee Family

Carly Simmons

From: Beth Morgan <[REDACTED]>
Sent: Monday, January 22, 2018 11:18 AM
Subject: Letter regarding OCP and Cheema development

Dear Mayor and Council,

Thank you for reading this letter. I am concerned about the new OCP and the limitations on developing the Cheema Lands. As you know, Garibaldi Highlands only has one way to get to Highway 99. As Squamish continues to grow, the road is going to get more and more congested on Perth and Highlands Way. And I hate to think what might happen if there was a massive emergency and the roads are blocked.

The development of the Cheema Lands would include a new access road to the highway and I feel that this is very important for our neighbourhood. Although we all love Squamish the way it is, the reality is that it is growing and we have to think about what the future will look like.

I hope that you will consider changing the rules in the OCP to allow for the development of these lands without the population thresholds. We have to plan for the future and if we wait until we have already outgrown our current roads, it will be too late.

Thank you

Beth

Carly Simmons

From: Cara Blackwell [REDACTED]
Sent: Monday, January 22, 2018 7:39 PM
Subject: Remove ALL caps and 6 precursors

Dear Honorable Mayor and Council,

The OCP is meant to be a plan to outline how our community grows over the next 25 years.

As it stands, our community will not be able to manage itself over the next ten years, let alone 25, without aggressive growth plans.

There is currently a major shortage of affordable housing in our community, both on the rental side, and in the single-family home side. If the plan is to make our community viable for the next 25 years, why are future residential neighbourhoods not being considered as part of the plan?

The Council really needs to look at where Squamish is headed in the future, and if housing is not being created, the OCP needs to be amended to make sure there is affordable housing in our community. One immediate action would be to consider a future residential application before the 6 policies are adopted.

Thank you,
Cara

Carly Simmons

From: Cesar Bradely [REDACTED]
Sent: Monday, January 22, 2018 6:41 PM
To: Patricia Heintzman
Cc: Peter Kent; Doug Race; Jason Blackman-Wulff; Ted Prior; Karen Elliott; Planning; Susan Chapelle
Subject: I want all thresholds to be removed and the 6 9.2h policy's

Dear Patty,

I am writing to express my frustration at the housing situation in Squamish.

Why are homes in our town over \$1 million? Who can afford to buy a house like that? Even a small townhouse can run \$740,000! Any housing that is available, will be purchased by buyers from Vancouver, or outside Canada, then used as short-term rentals such as AirBnB.

There needs to be something done right now about creating affordable housing, so the cost for everyone is achievable.

Council must work with future residential land owners, so that their land is used for public use: housing, schools, community centres, green space, etc.

I strongly encourage Council to remove the 6 9.2h policy's and the population thresholds of 34,000 and 22,500 and allow portions of the future residential land to be developed in the near future.

Sincerest regards,

Cesar

Carly Simmons

From: Cindy Hodge [REDACTED]
Sent: Monday, January 22, 2018 4:41 PM
Subject: Remove all caps and remove all 6 policies

Dear Mayor

I work in the tourism industry, and I love it. I love living in Squamish, and the work that I do.

But I do work in the service industry. I rely on tips, and overtime, to pay my bills.

I do not want to leave Squamish! I want to open my own business, and become a leader in the community.

I don't know how I can stay much longer though. Even with roommates our rent is high. There is nothing else to look for because no one can afford house, landlords know this and raise rents, and short-term rentals take much of the prime apartment space.

I want to stay and be a part of the community. I am asking you to review the development policies in the OCP, so that affordable housing can be built now on future residential lands, which would mean I could stay here and give back to the city I love.

Thank you!
Cindy

Carly Simmons

From: Cedric Hurst [REDACTED]
Sent: Monday, January 22, 2018 10:46 PM
Subject: ATTN - REMOVE 6 PRECURSOR POLICIES

Attn: Mayor and Council

I am writing to you regarding the growth management policies set out in the OCP. I believe it does not properly address the housing crisis families and individuals are going to be facing in Squamish in the next few years.

As our population grows – as noted in the OCP, Squamish is the sixth-fastest growing community in the region – so do housing prices. Without additional housing, we stand the risk of driving away business and workers. We also cannot afford to lose the economic benefits that come with more people and businesses moving into our community.

I do not want Squamish to become unattainable like it is for so many in the Lower Mainland, and in other cities across the country. I hope the Council sees the need for affordable housing for our citizens now.

I hope the Council sincerely looks at changing some of the growth management policies as they are in the OCP. In particular, the population cap 6 precursor policies on future residential neighbourhood development is prohibitive to any developer planning for five or ten years down the road. By managing our growth now, keeping in mind population growth and economic growth, Squamish can remain the world-renowned location we know it is.

Regards,
Cedric

Carly Simmons

From: Caleb Morse [REDACTED]
Sent: Monday, January 22, 2018 5:19 PM
Subject: i support removing the population caps and the 6 precursor policies

ATTN: Mayor and Council

I appreciate the time and effort that has gone into updating the OCP. I would also like to thank you for the opportunity to provide feedback.

I run a small business that is directly related to the tourism industry. I hire students and part-time employees in order to keep my costs as low as possible. This is not the dream I had for my business.

I want to expand my business but find that available retail locations are too expensive for me to manage. I can't cut back on staff any more, and it is getting more and more difficult to entice people to stay in Squamish due to the cost, and lack of, housing.

In order to maintain the wonderful small business environment we enjoy in Squamish, I implore the Council to look at future developments. Future Residential Neighbourhoods would be a boom for our economy, and provide some desperately needed housing. This can be easily addressed by removing the 6 precursor policies and getting rid of the population caps.

Thank you for listening to my concerns.

Carly Simmons

From: cody Mosley [REDACTED]
Sent: Monday, January 22, 2018 9:59 PM
To: Patricia Heintzman
Subject: I respectfully ask that the precursors be removed

Mayor Heintzman,

The latest OCP is just another example of District of Squamish being stuck in the past and refusing to allow our community to develop its potential.

City Council is notorious for being anti-development and it's never been more evident than this "update" to the plan. It's anti-growth and will be harmful to Squamish residents in the long run - if there are any residents left.

The population threshold caps are arbitrary limits to responsible residential development. Future Residential Neighbourhoods should be allowed to develop - along with better housing, we would benefit from highway access, schools, and recreational trails. To wait until we already bursting at the seams is just short-sighted.

I suggest that you take a good look at this plan and make sure that it reflects the views of your constituents, which is to remove the 6 precursor policies from section 9.2f and remove all caps.

Sincerely,
Cody

Carly Simmons

From: curt noel [REDACTED]
Sent: Monday, January 22, 2018 7:15 PM
To: Patricia Heintzman
Subject: Remove the cap!

Dear Mayor and Council.

I am sure I am not the only person who has expressed this concern, but I am hoping one more voice will make a bit of difference. When finalizing the OCP, please take into consideration that so many people in our community cannot afford a home. With so few rentals, we are putting our seniors, and low-income families at risk. I beg you to reconsider removing the population cap you are putting on future neighbourhood developments. The least fortunate in our community depend on you.

Thank you very much.

Carly Simmons

From: Planning
Sent: Wednesday, January 24, 2018 9:06 AM
To: Hearing
Subject: FW: I fully support removing the caps!

From: charlotte rivas [REDACTED]
Sent: Monday, January 22, 2018 5:42 PM
Subject: I fully support removing the caps!

Hello!

Upon reviewing the proposed OCP, I felt I had to provide my feedback.

The traffic situation in Garibaldi Highlands has become my greatest concern. I worry about my children coming to and from school, or playing in our yard. There is too much traffic for our community. In the current OCP there is nothing that addresses the amount of traffic that flows through our neighbourhood – still at higher speeds than should be – as people try to get to Highway 99. My other concern is that with only two roads that connect to the highway, what happens when one of these are closed due to a severe accident? how will emergency vehicles get through?

I think Council members need to look at the development of surrounding lands. If greenfield will not be developed until our population reaches 34,000, this needs to be re-examined. Infrastructure in the area needs to be looked at immediately, not when we have thousands more cars on the road. It doesn't make sense for council not to consider a development proposal that provides immediate benefits to the public. The wording choice of the OCP needs to be revised to allow for consideration of the six precursors

Thank you for listening!
Charlotte

Carly Simmons

From: Courtney Shannon [REDACTED]
Sent: Monday, January 22, 2018 8:00 PM
Subject: I support removing the 6 precursor items

I am writing to ask you to consider changing the population cap for future residential neighbourhoods and to reconsider some of the policies that make it difficult to develop on unused land.

With Squamish growing so quickly, we are going to need more schools, or at least bigger schools. I believe schools, and our students, should be a top priority for the Council.

I know one of the proposals for the OCP had land set aside for a new Waldorf school, but the proposal was not accepted because our population is not big enough to plan for a future residential neighbourhood. This is not acceptable, we need space for our kids to go to school now.

I ask for you to remove the population cap and the six precursor items for future development, and to make education a priority.

Thanks
Courtney

Carly Simmons

From: Delia Holden [REDACTED]
Sent: Monday, January 22, 2018 9:04 PM
Subject: Remove policies and threshold off Cheema lands

It was concerning to read language in the OCP that would effectively block the development of the Cheema lands. My small business is dependent on tourism, and as you know in Squamish, mountain biking is a pillar of our tourism economy. Much of the mountain biking activity takes place on the Cheema lands, where the developer has made clear that his vision would include reserving 50% of the lands for natural recreation, and investing in enhancements to the safety and quality of trails.

I know that this property is of great importance to the biking community as a whole. Raising the population cap to 34,000 upwards from the longstanding 22,500 looks like bad-faith move designed to target this property. It is not how investors in our community should be treated. Should the current landowner get fed up with this long and unpredictable process, there is no guarantee that a future owner of the land will either maintain the existing bike infrastructure or include it in a redevelopment vision. That would be, quite simply, catastrophic for Squamish's economy.

It is quite clear to me that the proposed vision would provide extraordinary benefits to the community - not just the preservation and enhancements of the trails, but also a badly-needed new school and connection to HWY 99. The proposal is worthy of serious consideration, not further attempts to stall it.

Regards,
Delia

Sent from [Outlook](#)

Carly Simmons

From: ethan scott [REDACTED]
Sent: Monday, January 22, 2018 4:44 PM
Subject: NO 6 POLICIES!

Mayor and Council,

Quest University has been a welcome addition to our town, but the increased activity has made traffic coming down from Garibaldi Highlands more and more dangerous. It's manageable on a daily basis but I do worry about what will happen when there is a natural emergency like a flood or an earthquake.

Developing future residential lands would allow for another road access to Highway 99. This would give us more options on the day-to-day and also give us protection in case Highlands Way or Skyline Drive are blocked for any reason.

Better road access is important for our safety and our peace of mind. I would like to recommend that the City's vision for the future includes development of new residential properties in the Highlands.

Thank you for your time,
Ethan

Carly Simmons

From: Gilbert Conway [REDACTED]
Sent: Monday, January 22, 2018 10:41 PM
To: Susan Chapelle; Ted Prior; Karen Elliott; Jason Blackman-Wulff; Peter Kent; Doug Race; Planning
Subject: Remove 6 Policies & Population Caps

Council,

I am writing to you because I am worried about the lack of housing in Squamish. Currently work two-part time jobs, and still struggle to make my rent some months. Owning a home is something I will probably never do. Lots of people in Squamish can't afford to buy homes, which means they have to rent, which means fewer rentals available, and my rent gets more expensive. I am asking for you to look at building more affordable housing spaces, so that those of us who work hard to keep a roof over our heads, aren't punished because we can't afford million dollar houses. If the OCP is a plan for more housing, please make it easier for builders with land available to start planning for future. We need it now, not when Squamish grows to a specific population size.

Thank you
Gilbert C.

Carly Simmons

From: gurpreet kaur [REDACTED]
Sent: Monday, January 22, 2018 9:29 PM
Subject: Remove cap on cheema lands

Dear Mayor and Council,

Thank you for the opportunity to provide input on lands newly designated as Future Residential Neighborhood. It is my opinion that population thresholds are a poor way to regulate growth, and should be removed from the OCP. All housing projects should have the chance to be considered on their merits whenever a project proponent senses that there is demand to justify additional homes in Squamish. There is no reason to exclude projects from even being considered.

Kind regards.

Carly Simmons

From: hugo kidd [REDACTED]
Sent: Monday, January 22, 2018 5:32 PM
To: Peter Kent; Patricia Heintzman; Susan Chappelle; Doug Race; Jason Blackman-Wulff; Karen Elliott; Ted Prior
Cc: Planning
Subject: Council remove the cap

I want to express my support for the development of the future residential neighbourhoods.

Our running community greatly appreciates the access we have with private landowners in the municipality, and I believe we have maintained a good relationship with the landowners.

We want to work with developers to maintain and preserve the trails as they currently are. There has been interest from developers in the area to not only preserve the land, but dedicate land to the running/biking trails.

Unfortunately, none of this seems to be reflected in the current OCP. I fear we are going to lose our running trails, but some much needed housing as well.

Please take this into consideration,

Thank you,
Hugo

Carly Simmons

From: Ian Fox [REDACTED]
Sent: Monday, January 22, 2018 1:41 PM
Subject: Remove red tap and allow our economy to grow. I support removing 22,500 population cap!

Mayor and Council,

As a small business owner in the District of Squamish, I am providing my feedback on the OCP.

I appreciate the work that has gone into the Plan, and applaud the desire to make our community successful. For a variety of reasons, it is becoming more and more difficult to maintain a small business in Squamish. As a city that relies heavily on tourism and the service industry, we have to be aware of the issues facing people working in those industries.

Many of my staff are seasonal or part-time. Due to the nature of the service industry, my staff do not make the money necessary to purchase a home in Squamish, and the lack of rental units make it difficult to find a place to live. I lose staff because they need to live and work in a place they can afford, and I can't entice people to move to Squamish either. People are beginning to believe it is just as expensive as Surrey!

From my own point of view, I would also like to grow my business. Already difficult because I can't retain or draw staff, I also have no place to grow to. I would love to open a larger location, bring in more money, hire more people, and be part of a community business area.

I understand the current OCP has put restrictions on the development of the Cheema land, to the point where development may not occur. The idea of putting a population cap before development can happen is unnecessary and detrimental to economic growth. The land can be used not only for housing but for a business area. The further restrictions laid out need to be revised or scrapped entirely. As a business owner, the Mr Cheema would be able to meet this requirements through responsible development, in conjunction with the community, and local business.

We have such a beautiful home. Squamish is a draw for tourists and sports enthusiasts for a reason. Development doesn't need to be a bad thing, many small businesses, and the city in general, will benefit, driving economic growth and prosperity.

Warm regards,
Ian

Carly Simmons

From: [REDACTED]
Sent: Monday, January 22, 2018 7:06 PM
To: Patricia Heintzman; Council; Planning
Subject: OCP deliberations - Development lands

In light of the recent discussions regarding development lands in Squamish.

Regarding the population thresholds: Staff presented the value of 34,000+/- as a threshold based on the desired level of total housing in current neighbourhoods. It could be argued that this level is based on the cooperation of all owners in areas suitable for densification to cooperate. As has been the example in many other jurisdictions, there are always individuals who are not willing to abandon their homes for the sake of development. They are content to remain in single family dwellings which often prevents the efficient development of lands around them. Secondly, the figure of 34,000 must make assumptions regarding the FSR and number of stories in buildings. I am interested to know what the effect on the threshold would be if a single additional (and possibly 2) were added to each of the buildings, which is no more than a re-drafting of the Bylaws for a specific zoning. This figure appears to be arbitrary based on assumptions that can modify over time. Finally, this threshold places a jurisdictional limitation on the style and type of housing that will be available in Squamish in the near future. With the emphasis on densification the options for single family homes is extremely limited. It would be a dreadful shame to see Squamish, to satisfy a particular set of goals, become another Fairview Slopes or Lower Lonsdale or the West End. Un-burden the development lands from arbitrary controls and focus on how to develop the entire Squamish basin with many forms of housing in a concurrent fashion. In addition many of the parcels identified as suitable for densification are floodplain areas and as such would require substantial fill or design elements that do not accommodate seniors' needs.

Regarding the definition change from Development Lands to Future Development Lands. Any land that is not developed to meet the expectations of the OCP is a future development land. While the major parcels of land are currently held as large blocks, the designation of Future Development Lands and attendant Policies, would render the opportunity to subdivide the lands into parcel sizes that could be purchased by developers with smaller agendas. These smaller parcels could then enter the overall planning process and be dealt with respecting the particular issues and features of the development. The subdivided parcels would be created with greater respect for watersheds, accesses, neighbourhood designs housing types and mixes of housing.

Regarding the Staff presentation in the discussion last week about "limited development". As a reader of the Policies, I suggest that the adjective currently modifies the wrong noun. Development is simply development. It is not limited or expansive or convoluted or ... The land that can be used for such development can be limited. Limited in size. Limited by natural features. Limited in use. Limited by need. And those limited will control the development.

It was also stated that the Policies identified could take as long as 5 years to create and adopt. It appears that this process could easily span several different Councils and encounter economic and populations changes as profound as Squamish has over the last decade. In as much as Council wants to leave a legacy of good governance and progressive planning, the environment and the needs will change, and mandated Policies can easily become redundant or even worse, will become obstructive.

The Policies presented for adoption can and should be included in the development proposal process and the permitting process and not as Policies in the OCP. This process has worked well for many years and in many jurisdictions. As was confirmed at a previous open house for the OPC, all decisions come at the discretion of Council in any case, and that the OCP is a guideline.

Sincerely,

Ihor Zalubniak



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Carly Simmons

From: julia clark [REDACTED]
Sent: Monday, January 22, 2018 9:44 PM
To: Patricia Heintzman
Subject: Remove six policies and population caps on Cheema lands

Dear Mayor Heintzman and Council,

As someone who cares deeply about our community and its long-term viability, I believe it is crucial that the city grows in a manner that does not expose residents to natural disaster risk. This is why development on the Cheema lands should be permitted to proceed to the application stage, and prohibitive language in the OCP be removed. It is worrying that much of Squamish's recent growth has taken place on the floodplain, and in areas prone to landslide risk. The Cheema lands are free from both risks, and its development would actually improve the safety of the Garibaldi Highlands + Quest University by adding an additional connection to the highway.

--

With love,
Julia Clark

Carly Simmons

From: Josiah Cleaveland [REDACTED]
Sent: Monday, January 22, 2018 9:13 PM
Subject: 6 policies must go

Dear Mayor & Council,

I wholeheartedly support moving forward with the development of the Cheema lands. Unlike many other projects, this one will bring several important benefits to the community: -A new school, important for reducing enrollment pressure on existing schools.

-Preservation + investment in the network of trails that are critical for tourism in Squamish.

-An additional access route to HWY 99. The current situation of only one access point is an unacceptable safety risk.

The OCP should be amended. It is not reasonable to prevent a proposal with such large community benefits from even being considered.

Sent from [Outlook](#)

Carly Simmons

From: Joyce Oneal [REDACTED]
Sent: Monday, January 22, 2018 10:33 PM
Subject: I do not support the current wording of the ocp

Mayor ,

As the OCP goes forward, I hope that consideration is given to lack of affordable housing and the future of housing developments. I support removing the precursor policies and the population thresholds on future residential lands. I would like to see social and affordable housing on these lands.

I do not want to see beautiful Squamish turned into rows of million dollar homes, left empty because they have been purchased by overseas interests

Thanks ,
Joyce

Carly Simmons

From: Jan Riley [REDACTED]
Sent: Monday, January 22, 2018 8:43 PM
To: Patricia Heintzman
Subject: Remove 6 Policies and Population Thresholds

Dear Council and Staff,

The housing shortage is not just a Metro Vancouver problem. It is a Squamish problem, too, as rapidly rising prices make clear. The OCP needs to reflect this by encouraging - rather than blocking - new housing on lands it designates as Future Residential Neighborhoods.

Unfortunately, subjecting new home supply to population thresholds and policies identified in 9.2.h. (which will likely take years to adopt) is the opposite of what Squamish needs.

The economics at play are straightforward. If there are less homes on the market, demand to live in Squamish gets channeled into the available stock, bidding-up prices. But if it is possible deliver more new homes to the market, then some of that demand gets channeled into raising the available quantity of housing rather than bidding-up prices for existing homes.

There is nothing wrong with allowing apartment-style growth. However, demand is also high for ground-oriented types of housing - townhomes, triplexes, duplexes, single family - that are likely to be delivered by growth in FRN lands. Respectfully, please consider amending the language in the OCP so as to render possible housing of this nature in the magnitude that we so desperately need.

Sincerely,
Riley

Carly Simmons

From: Kenny hester [REDACTED]
Sent: Monday, January 22, 2018 7:53 PM
To: Planning; Patricia Heintzman
Subject: council remove the policies and caps

To: City Council

I appreciate a lot of work goes into creating the OCP and trying to manage the interests of everyone in our community.

But, by limiting “future residential neighbourhoods” from starting to build until our total population has reach 34, 000 does not make sense.

I have two young girls, who will be entering school in the next couple of years. I am worried they are going to be put on a wait list to get into school.

If building doesn't start now on new neighbourhoods, how am I going to get my girls to school?

I ask you to please review this policy, and allow building in areas where new schools are needed.

Sent from [Outlook](#)

Carly Simmons

From: kari huffman [REDACTED]
Sent: Monday, January 22, 2018 6:01 PM
Subject: I urge you to remove the population caps and remove the precursor policies

I am writing to you today to submit my feedback on the OCP 2040.

I understand there has been a lot of work and effort that has gone into creating this plan, and I hope my suggestions are helpful.

Recommendations:

- Eliminate the population threshold and 6 precursor policies on Future Residential Lands. We are growing so quickly that it is difficult to limit the municipality at this time.
- Consider any development plan that includes community space.
- Consider any development plan that includes new or expanded schools.
- Consider any development that seriously takes into account the environmental and recreational concerns of citizens.

I appreciate the opportunity to present my thoughts.

Warm regards,
Kari Huffman

Carly Simmons

From: kelvin joyce [REDACTED]
Sent: Monday, January 22, 2018 7:12 PM
Subject: I support development of future residential lands

I write today to express my support for development of Future Residential Lands. I understand that the developers have promised to maintain the bike trails and build a new school. These assets are important to our community and we should take advantage of the offer.

Thanks
Kelvin

Carly Simmons

From: Luis Bass [REDACTED]
Sent: Monday, January 22, 2018 11:47 AM
Subject: I support removing population caps

Hello,

I am writing today to support proposed amendments to the current draft of the OCP. I firmly believe that development of DL 509/510 would have significant benefits for our community. For example, the development would ensure the long-term access to mountain biking trails. The development would also allow for new road access from Garibaldi Highlands to Highway 99. And, the proposal would include a new school which we desperately need.

Just a few tweaks to the current OCP would allow for this important development to proceed, which will benefit our community in many ways. I ask that you please consider eliminating the population threshold cap, and allowing consideration of future residential neighbourhoods on DL 509/510 as it will bring positive change to our community.

Thank you,
Luis

Carly Simmons

From: Lucey Forem [REDACTED]
Sent: Monday, January 22, 2018 7:25 PM
Subject: Remove cap and six policies

Hello!

The current housing crisis in Squamish is frightening. Houses are selling for a million dollars or more?!

The OCP is the perfect avenue to address this issue. As a municipality we need to weigh our options. Development is a necessity, we need affordable housing, we need more housing, period! Friends, we need to face the reality of the future, and the fact that Squamish is going to continue to grow.

I think there is an answer, and it isn't addressed in the OCP.

We need to work with future residential landowners. Create the housing we need, keep the trails we love open for public use, and provide a space for community services! By limiting the ability of these landowners to plan and build, we are going to be left behind. Please reconsider the population cap of 34,000 (or remove all caps) so we can plan and build an affordable, green, and sustainable Squamish.

Carly Simmons

From: marion lindsay [REDACTED]
Sent: Monday, January 22, 2018 7:34 PM
To: Patricia Heintzman
Subject: @Council: Remove all population caps and six proposed policies

Dear Members of Council.

My family and I moved to Squamish in the past few years. We wanted to get away from the city and enjoy the absolute beauty we found in Squamish.

We knew coming into our new hometown we would have to rent until we found a place to buy. Unfortunately, we are in the same situation we are in when we left Vancouver. Decent rental properties are hard to find, and \$800,000 on average for a townhome is outside our budget, something must appeal to our middle class salaries.

I hope the Council will consider changing the policies around future development. More affordable housing, whether single-family homes, or rental units, will go a long way to drawing people to Squamish.

My recommendation is that you consider removing the population cap so more housing can be built now, and Squamish continues to be the draw that it was to us.

Cheers,
Lindsay

Carly Simmons

From: Lance Randall <[REDACTED]>
Sent: Monday, January 22, 2018 9:35 PM
Subject: I do not support the 6 precursor wording

Mayor and Council,

I write today in support of development of Future Residential Neighbourhoods and the elimination of the population threshold cap.

The District of Squamish is growing rapidly and it's easy to see that we will soon be bursting at the seams. Development of these lands allows for improved highway access, new schools, and a greater supply of housing. The latter point is extremely important as we are already feeling the pressure of limited housing supply and increasing prices.

Of course, it's important that any development be sustainable, and this includes the development of amenities such as schools - which we desperately need - as well as roads, and green space for recreational activities.

If we do it right, the development of these lands will greatly benefit the whole community, and the population threshold caps and the six 9.2h policies is standing in the way of having these important conversations.

Thank you,
Lance

Carly Simmons

From: Marvin English [REDACTED]
Sent: Monday, January 22, 2018 4:29 PM
Subject: I support removing the six precursor policies for future residential lands

To: Councillors

I am writing to you regarding my support for the creation of future residential neighbourhoods.

As Squamish continues to grow, as more people move into our wonderful corner of the world, we need to properly plan for the future.

Today, there is not enough affordable senior housing, or available rental units, to keep up with the amount of people who live here. Soon, we will see a lack of space in schools as families grow. Traffic in places is horrendous. If we want to have more people move to Squamish, how are we going to take care of them all?

I believe that community development is important. We need to build, while at the same time making sure our green spaces are protected, and land is properly managed. I think that now, as the OCP is being finalized, is the perfect time to look at how we want Squamish to look in the short and long-term. Land owners who want to create future residential neighbourhoods should start the planning now, working with the Council, community groups, and environmental groups, to make sure the infrastructure is in place before we are at a crisis situation. I would encourage the removal of the six precursor policies and population caps.

Thank you for your consideration.

Marvin

Matt Gunn

From: Mindy Wyatt [REDACTED]
Sent: Monday, January 22, 2018 6:16 PM
Subject: Remove the 6 policies and population caps

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

My husband and I moved back to Squamish to raise our young family. We moved because we love the area so much, and spend as much time in the outdoors as we can, teaching our children about the beauty of nature and the land we live on.

Another reason we moved, is because there was no way we could continue to afford to live in the Lower Mainland. We were looking for a place our money would go a little bit further. We seem to be one of the lucky ones who have found a suitable place to rent, but home-ownership is our dream.

Squamish needs more housing, and it needs to be affordable for young families, seniors, anyone really. Allowing the development of future residential neighbourhoods – in a responsible manner – will go a long way to easing the current housing shortage Squamish faces.

Please consider removing the population threshold and the 6 growth precursor policies set out in 9.2h the OCP, we can't afford to wait for the population to reach a certain point before we start to build.

Thank you kindly,
Mindy Wyatt

Carly Simmons

From: Natasha Owen [REDACTED]
Sent: Monday, January 22, 2018 12:12 PM
Subject: Please remove population caps. We need to address housing affordability ASAP!

Mayor and Council.

I am writing regarding the OCP and the development, or lack of development, on the Cheema land. How do we expect people to be able to move into Squamish if there is no place to live? With home prices reaching upwards of a million dollars, we will see our available housing being sold to foreign interests rather than to the people here. Further, there is very little rental availability, probably because no one can afford a house. We are going to be pushing people out of Squamish!

I find it short-sight that the Council is making it difficult for Mr. Cheema to develop his land. This is a perfect opportunity to be involved in community planning from the beginning, and making sure it is done right. By increasing the population threshold to 34,000 and putting restrictive policies on the development of the land, there is little to no chance for development to succeed, or even start.

I strongly encourage the Council to review its proposed policies in regard to Future Residential Neighbourhoods to ensure the process is fair and encourages responsible growth.

Thank you,
Natasha

Carly Simmons

From: Nicole Wong <[REDACTED]>
Sent: Monday, January 22, 2018 1:12 PM
Subject: Our community needs a new school. I support removing population caps

Dear Mayor and Council.

I am writing to you to voice my opinion on the OCP. I think it is a great idea to look to the future of Squamish, and how our region can continue to grow and thrive. As a parent, my concern lies with accessibility to education for our kids. Garibaldi Highlands Elementary is already servicing many families, and may not be able to keep up with the growth in our community. As Squamish continues to grow, where will these kids go to school? Will parents have to bus their kids out of the region? Mr. Cheema has stated that he will create a new school in the area, working with the community to find the best results. While there are many positive aspects of developing the land, I believe a new Waldorf school is the most important. Not only will there be a new school, with room for more students, but it will create jobs and opportunities in our community. I strongly encourage Council to allow the development of these lands for the betterment of our community as a whole, without waiting for the proposed population caps to be reached. If we don't start planning for the future of our community, we are going to fail future generations.

Thank you for your consideration,
Wong

Carly Simmons

From: Olga Irwin [REDACTED]
Sent: Monday, January 22, 2018 8:12 PM
To: Patricia Heintzman
Cc: Planning
Subject: Remove Population Cap

Dear Mayor Heintzman,

I am writing to you to ask you and your council to review certain sections of the OCP.

My husband and I have lived in Squamish our whole lives. We have two absolutely wonderful children. We both work, and while I have a great daycare provider, I rely on my parents, and my in-laws to cover child care much of the time in order to save some money.

We have been renting since we graduated university. We were renting when we got married. We were renting when our first and second children were born. More than anything, I want to provide my family with a home. I want a yard. I want access to the parks and trails so we can teach our children about nature.

I can't. We are a two-income family, and we can't even afford a townhouse in Squamish. My family is not prepared to move...yet. But we don't know what to do. Over 30 percent of our take home pay goes to our rent.

I really wanted the OCP to offer solutions to the current housing situation. I really wanted to see that housing was being developed and there would be an opportunity for my family to buy a home.

It doesn't seem to be there. Future housing development is based on a population growth we haven't reached yet. But we will reach it soon, won't we? How come housing and neighbourhood development is being held back until we reach some magic number?

Mayor, Council, please review the population cap requirement for future development. Please make it a little bit easier for responsible land owners to plan neighbourhoods for children to play in.

Thank you, for your consideration, and the work you do.

Carly Simmons

From: Oscar York [REDACTED]
Sent: Monday, January 22, 2018 4:59 PM
To: Peter Kent; Doug Race; Patricia Heintzman; Planning; Susan Chapelle; Ted Prior; Karen Elliott; Jason Blackman-Wulff
Subject: pls remove the 6 policies and population caps

To the Mayor and Council,

I am offering my feedback on the OCP, released December 1, 2017.

I believe there are some good ideas in the OCP as it currently stands, but fear the vision created does not address the current economic climate or rate of growth in the District of Squamish.

Limiting development until a population threshold has been reached will tie the hands of anyone trying to grow their businesses or their families in the next five to 10 years. Squamish is one of the most rapidly growing areas in the region. In order to harness the economic benefits of this type of growth, Squamish must have affordable housing for workers and their families.

I would ask for the population threshold to be amended, or removed, and make it easier for Future Residential Neighbourhoods to begin development by removing the 6 precursor policies.

Thank you,
Oscar Yorke

Carly Simmons

From: Patrick Park [REDACTED]
Sent: Monday, January 22, 2018 7:25 PM
Subject: please keep trail access open! i support revising the ocp

RE: Mayor and Council

I will admit I was upset last year when I heard the Cheema family would pull access to the public lands and the bike trails if their development of a future residential neighborhood was denied. I use those trails all the time, and losing them would hit a lot of people hard (especially in the mountain biking community). Then I heard that Mr. Cheema is willing to put aside 200 acres of land to be protected and saved for future use! I feel this is an appropriate compromise when it comes to urban development. It seems like thought was put into the neighborhood development and the green space and trails around it. But if the development can't go ahead because of some very restrictive policies, we are losing the chance to develop responsibly.

I would ask the Council to seriously look at the proposed changes to the policies, keeping in mind the loss of trails and public space if the development does not go ahead.

Thank you,
Patrick

Carly Simmons

From: perry yang [REDACTED]
Sent: Monday, January 22, 2018 7:43 PM
To: Patricia Heintzman
Subject: Get rid of these six policies on Cheema lands

Dear Mayor,

My partner and I moved here to open a small business and to live the lifestyle that enjoy. We know that it's expensive here but we are willing to pay the price.

We are avid mountain bikers and enjoy the year-round trails that we have. We have been following the story of residential development of new plots of land that are guaranteed to maintain trail access for the public. We feel this is very important as developers should not be able to restrict access to our natural surroundings.

We are glad that the plans for development will have new housing for people here in Squamish as well as maintaining trail access for bikers like us. Thank you for finding balance in the planning for the future.

Thanks,
Perry and Charles

Carly Simmons

From: Quincy moon [REDACTED]
Sent: Monday, January 22, 2018 5:20 PM
Subject: Take away six policies.

Mayor,

I have been listening carefully in regards to what is happening with the OCP. I had to say how disappointed I am that the Council would turn down development for no apparent reason, resulting in the loss of the biking and hiking trails we all enjoy.

Private land owners have been generous in letting the public use their lands. I completely understand their position that if the District won't invest in the land, they will take the land away.

I just think it is a shame you are willing to take away some of the trails we all enjoy.

Carly Simmons

From: Rico Ratliff [REDACTED]
Sent: Monday, January 22, 2018 8:04 PM
To: Patricia Heintzman; Planning
Cc: Peter Kent; Doug Race; Ted Prior; Karen Elliott; Susan Chapelle; Jason Blackman-Wulff
Subject: No need for policies or population cap.

To whom it may concern.

I am writing to you in regards to the the current OCP.

This document will become the blueprint for our municipality for the next 25 years. As such, we must take great care in what is included. My desire is that Council will listen to the concern of its citizens in order to create the best plan possible for Squamish. At top of mind for so many is the housing situation. Our young people, and our young families cannot afford to buy a home. The businesses that keep our economy strong cannot afford to expand to new or secondary locations. Council, I do hope you are making these decisions with the best interests of your constituents in mind. As such, I am hopeful you are willing to re-evaluate the population threshold, newly applied to Future Residential Neighbourhoods. By regulating developers to wait until the population of Squamish reaches a random number, Council is hindering the ability to create and build a world-class neighbourhood with proper infrastructure, green areas, a thriving business area, and appropriate housing developments.

Thank you for taking these suggestions under consideration.

Carly Simmons

From: Susana Buckner [REDACTED]
Sent: Monday, January 22, 2018 5:12 PM
To: Patricia Heintzman
Cc: Planning; Doug Race; Ted Prior; Karen Elliott; Jason Blackman-Wulff; Susan Chapelle; Peter Kent
Subject: Attention Council: remove population caps!

Friends on City Council.

I am writing to you to ask you to change the requirements for the “future residential neighbourhood” development so that we can continue to enjoy the mountain bike trails on the associated lands.

I was disappointed to read in the newspaper that Council is not considering the proposal by Mr. Cheema to develop the lands as a multi-use community.

The loss of the biking trails, the loss of the races, the loss of the tourism money that comes with these trails should be thought of. If a development includes affordable housing, a new school, and protection of the biking trails, it should be seriously considered.

Thank you for listening.

Sent from [Outlook](#)

Carly Simmons

From: Tyler Short [REDACTED]
Sent: Monday, January 22, 2018 10:38 PM
Subject: I want the 6 precursors to be removed

To the Mayor,

As a small business owner I have concerns with the update to the OCP. I do thank Mayor and Council for taking the time to renew the plan, but I feel that it is growth-averse and will not allow the community to continue growing the way it should.

Small businesses provide the services that a lifestyle town like Squamish needs. It is increasingly difficult to make ends meet, with a lack of commercial buildings, increasing minimum wages, and high costs.

Real Estate development benefits small businesses like mine. During the development phase, our service oriented operations benefit from increased activity. Development creates a ripple effect throughout the local economy.

In the long term, we all benefit from new real estate development - by increasing the supply of housing and keeping housing costs down for owners and workers, building new commercial spaces, and providing improved roads and schools.

Council should be encouraging real estate development and growth, which will benefit small businesses like ours, instead of limiting the potential of our community. I support removal of the 6 precursor policies.

Thank you for taking the time to read this letter,
Taylor

Carly Simmons

From: William Bridges [REDACTED]
Sent: Monday, January 22, 2018 9:49 PM
Subject: I want the 2 thresholds to be eliminated

Housing affordability is a growing problem in Squamish and we must take action now to make sure that we don't just become another Vancouver! With townhouses selling for hundreds and thousands of dollar range and single houses going for well over a million, our town is becoming totally unaffordable for average working people and families.

Part of the problem is housing supply and it is important that we are forward-thinking and that we plan for the future. Future residential neighbourhoods should not be subject to population threshold caps - we have to plan now for future development! We have a lot of room to grow before we become a large city with large city problems, but we can address a looming housing crisis right now by allowing future housing developments. Please review the OCP and ensure that the District's planning allows for new housing development. We all depend on affordable housing and it's important that we think long-term.

Cheers,
William

Carly Simmons

From: Wilson McFadden [REDACTED]
Sent: Monday, January 22, 2018 4:34 PM
Subject: Remove all 6 policies.

I am a retired real estate agent, and I have to share my thoughts so they may be included in the final version of the OCP.

Squamish is growing - fast. Currently the housing situation does not allow for new families or entrepreneurs to make our city their home.

I know that condos and townhouses are being sold within two days, at rates that are unachievable by the average person living in Squamish. We are shutting out families from owning their own homes, we are stopping small businesses from opening up shop. I am concerned that any available land and housing is being purchased by fat cats from the big city looking to make money off short-term or seasonal rentals.

If the Council really wants affordable housing to be a part of the OCP, more available lots will be a great benefit. It is in the Council's best interest to review the designation of "future residential neighbourhood" to ensure the needs of constituents are met before the needs of outside buyers.

Regards,
Wilson Mac

Sent from [Outlook](#)

Carly Simmons

From: Donna Pitts [REDACTED]
Sent: Monday, January 22, 2018 9:25 PM
Subject: Remove the 6 pre-cursors

As an avid mountain biker, I am concerned about the loss of recreational trails in our area. It is important that any future residential developments include trail access for use by all members of the community, not just those who can afford to buy homes in a certain neighbourhood.

I am strongly for the removal of the 22,500 population cap and suggest that the District of Squamish OCP include a requirement that future residential neighbourhoods include plenty of off-road trails that are available for both locals and visitors to mountain bike. We are so lucky to live here in Squamish and we must protect our quality of life which includes a lot of outdoor activity like mountain biking. The developer has said they will build Canada's first mountain bike community hub. I support the proposal and would like to see the 6 pre-cursors removed.

Thank you for your time,
Donna

Carly Simmons

From: Alicia Jensen [REDACTED]
Sent: Tuesday, January 23, 2018 8:40 AM
To: Planning; Patricia Heintzman
Subject: Remove thresholds and 6 policies

Dear Mayor, Council, and Staff,

I'm writing in support of language changes that have been proposed to section 9.2f.

Specifically:

-The word "small" should be stricken. It is unnecessarily prescriptive, and if acted on, would prevent the economies of scale necessary for middle-market housing to be viable.

-The reference to a population threshold should be stricken. Again, it is unnecessarily prescriptive. If an applicant project truly has the potential to create an extraordinary community benefit, then the project should be eligible for consideration at any point in time.

-Language reading "Council has adopted policies" re: items in 9.2h should be changed to "Council has considered items identified in section 9.2.h." Rules surrounding growth are important, and it is good to see continued thought given to them. However, it is poor practice to put a blanket freeze on growth across large portions of the city until a lengthy policy process is complete.

I believe all of the above are reasonable suggestions that improve the fairness of the process, accelerate much-needed additions to our housing stock, and that do not inhibit the city from ensuring growth occurs in a sustainable and thoughtful manner.

Thank you.

Carly Simmons

From: Alexandra Morrison [REDACTED]
Sent: Tuesday, January 23, 2018 1:01 PM
To: Patricia Heintzman
Subject: Remove the Caps and 6 policies

To Council, Mayor Heintzman, and staff,

Re: Future Residential Land

One of my favorite things about living in Squamish is the vast array of recreational opportunities at our collective doorstep. Preserving and enhancing them should always be a priority, even as we welcome substantial new growth. It is my understanding that if development on the Cheema lands are allowed to proceed, the owner has indicated willingness to work with the mountain biking community in order to create a biking hub on-site.

Biking already brings \$10,000,000 into the Squamish economy each year, which is huge for a city of our size. The creation of a biking hub - especially on property which hosts many of Squamish's best-known trails - has the potential to take the sector to the next level, creating even more economic opportunities for local residents.

There can be no better scenario than not only maintaining access to the trails, but also significant investment. I urge council to remove language from the OCP prohibiting the Cheema lands from even beginning the municipal development process. There is no downside to giving consideration to any proposals, but by shutting the door entirely, we risk losing a transformative opportunity for Squamish's recreational sector.

Thanks,

Alexandra

Carly Simmons

From: Blake Guzman [REDACTED] >
Sent: Tuesday, January 23, 2018 8:26 AM
To: Planning; Peter Kent; Doug Race; Susan Chapelle; Ted Prior; Karen Elliott; Jason Blackman-Wulff; Patricia Heintzman
Subject: Remove ALL 6 policies section 9.2h & ALL population thresholds

I am writing regarding the ongoing deliberations about policies surrounding “Future Residential Neighborhoods”, contained in the draft OCP.

Perhaps it would be instructive to view the issue through what I believe is the best model proposed for development on the lands: Cheema’s property. As you know, development plans for the property will include a variety of home types ranging from single family to townhouse. Further, the list of additional amenities is extremely impressive: a new road link to the highway, a new school, 50% land dedication to trails and parkland, and investment in the existing trail network.

Unfortunately, as proposed, the OCP would have the effect of pushing-back the timeline of this proposal by many years. After making the landowners patiently wait for the population threshold of 22,500 to be reached, raising it by a further 11,500 people represents an unfair and significant change to the legal framework. I do not wish to ascribe ill-intent to the proposal of raising the cap, but it does appear to be an attempt to deliberately obstruct the commencement of next steps in the process. Long-term plans are only worthy of being termed as such if they are adhered to. While the population threshold will likely receive the most attention in discussions surrounding Future Residential Neighborhoods, section 9.2h will have a very similar effect of substantially pushing-back the timelines of any projects proposed for the Cheema lands and others. Council should be commended for making an effort prioritizing the six items it makes reference to, however, it has rightfully been pointed out that it is likely to take at least several years to pass legislation formally enacting the policies described. A reasonable suggestion has been made to change the language of 9.2f to say that the items of 9.2h should be “considered” when reviewing future residential development, rather than specifying adoption as a precondition for any development applications. I believe this is an optimal approach - the city can take the time it needs to ensure that the policies are well-conceived and written, while their substance will still be considered for projects that come before council prior to formal adoption.

Thank you for the opportunity to contribute to the discussion.

Best regards,
Blake G

Carly Simmons

From: Baljit Jassal [REDACTED]
Sent: Tuesday, January 23, 2018 11:50 AM
To: Patricia Heintzman
Subject: I object to current wording of the OCP growth management

Dear Mayor and Council,

According to CMHC statistics, rent increased in Squamish by 16.7% last year. This followed news in the previous year that Squamish was home to the lowest rental vacancy rate in BC, at statistically 0%.

It is beyond me why this is not the #1 animating point in discussions about land use policy - but the bottom line is, if this trend continues, Squamish will become off-limits to all but the wealthy.

Thankfully, with the stroke of a pen, Council can do something to slow rent escalation. Change section 9.2.f so it does not stand in the way of new home construction in Future Residential Neighborhoods. When you build more, rents fall. This is a well established principle, and it must be central to Squamish's land use policy.

Respectfully,
Baljit Singh

Carly Simmons

From: Dalvir Brar [REDACTED]
Sent: Tuesday, January 23, 2018 8:28 AM
Subject: 6 policies and population cap must be removed

To Council and Staff

I write to you in order to oppose the idea that certain properties can only be considered for development once a given population number has been increased. The intent of ensuring that only community-benefiting projects are approved is covered by the condition of having “extraordinary community benefits.”

In other words, the population threshold condition is not only redundant, but will delay both housing creation and community amenities. In my view, it serves no beneficial purpose and should be stricken from the OCP.

This opportunity to provide input is valued, and I trust that all public comments will receive consideration.

Cheers,
Dalvir

Carly Simmons

From: Justin Munoz [REDACTED]
Sent: Tuesday, January 23, 2018 8:42 AM
Subject: 6 policies proposed are not needed

Dear Mayor and Council,

I have watched with great dismay how rising home prices in Squamish are putting our community out of reach for average people who haven't been fortunate enough to buy-in already. Housing delayed is housing denied.

Unfortunately, the proposed OCP will have the effect of delaying vast amount of housing that would otherwise be delivered much sooner. No projects should be contingent on the city reaching an arbitrary population threshold, or on the development and adoption of highly technical policies - most of which can be handled through existing processes and capabilities. The choice is simple: properties designated as Future Residential Neighborhood can deliver large amounts of housing in the short-term, easing price increases, or they can be delayed and deliver (much more expensive) housing in the future after many more years of rapid price escalation.

Please do consider this choice in your deliberations.

Warm regards,
Justin

Carly Simmons

From: work [REDACTED]
Sent: Tuesday, January 23, 2018 1:52 PM
To: Michelle Kegaly
Cc: Susan Chapelle; Ted Prior; Peter Kent; Doug Race; Patricia Heintzman; Planning
Subject: We need change

I am in favour of the development of Future Residential Lands.

Its impossible to do this with out the removal of population caps and also to change adopted policies to consider items in 9.2h

Sincerely,

Michelle kegaly

Carly Simmons

From: Sadie Hansen [REDACTED]
Sent: Tuesday, January 23, 2018 8:30 AM
Subject: Remove 6 proposed policies

Mayor and Council,

I write to ask that the OCP be revised; it is too prohibitive as currently worded. As we all know, rents and home prices are determined by two things: supply and demand. Regarding demand, it is clear that the secret is out: folks in Metro Vancouver and beyond have realized the superb quality of life, recreational opportunities, and sense of community that Squamish has to offer. Squamish will keep offering these things, and people will keep seeking them. Regarding supply, it is a critical error for the OCP to use section 9.2.f/h + population thresholds as tools to artificially prevent large landholdings from being developed. This is a recipe for one thing only: continued price acceleration, and rent increases.

Cheers,
Sadie H

Carly Simmons

From: Zack Greene [REDACTED]
Sent: Tuesday, January 23, 2018 8:28 AM
Subject: Please Remove 6 Precursor Policies

Mayor and Council,

Many members of the biking community, myself included, were disappointed that the draft Official Community Plan has the potential to kill plans for development on the Cheema lands.

As you are probably already aware, the western portion of the Cheema lands are absolutely integral to the vitality of Squamish's biking sector. To his immense credit, Mr. Cheema has committed to preserving and improving the trail network with any redevelopment. The Official Community Plan effectively renders the development vision impossible - and if the property is sold, Squamish risks the nightmare scenario of a future landowner closing access to the trails, or eliminating them from development plans. This nightmare scenario is on the back of everyone's mind who enjoys the trails. I urge council to amend the Official Community Plan with a view to removing policies that would prevent the development of the Cheema lands as articulated in public statements to date.

Thank you,
Zack

Carly Simmons

From: Ruby Hazel [REDACTED]
Sent: Wednesday, January 24, 2018 7:17 PM
Subject: Please remove the population cap

Dear Council,

I believe in the importance of community input on planning decisions, and trust that feedback received from the public regarding Future Residential Neighborhoods will be reflected in the final version of the OCP.

Everyone I speak to who is aware of the Cheema lands project is in favor of allowing it to proceed to consideration by council. Unfortunately, population caps and adopting 9.2.h would mean that the project is effectively shelved. There is no good reason for that to be the case: Squamish plainly needs more home building opportunities, and the project is likely to include a very impressive set of new amenities such as trail enhancements and a new Waldorf school. It is a win-win.

Please amend the OCP so this project can at least be considered by Council, staff, and the public.

Thank you,
Ruby

Carly Simmons

From: Vincent Harvey [REDACTED]
Sent: Wednesday, January 24, 2018 1:36 PM
Subject: Please remove the population caps

Dear Mayor and Council,

I was planning to send a letter earlier this week but my son got a fever and i was unable take the time to write my opinion regarding the OCP. I know i have passed the deadline to submit this but i hope my voice is still heard.

The purpose of this email is to call attention to the extraordinary community benefit proposed for the Cheema lands property.

It's hard to overstate how much sense it makes for the Garibaldi Highlands community to have a second access point to the Sea to Sky. We have all seen the horrifying images of wildfires in BC, Alberta, and California, often in locations not traditionally prone to them. Right now, evacuation and first responder access depends on flow through one intersection - which could easily be blocked by a slide or fire. As you may recall we had a close call this summer with the forest fire. Allowing development to proceed on DL 509/510 would bring significant peace of mind by facilitating the construction of a 2nd link.

Existing residents were also pleased to learn that development plans call for preserving 50% of the property. I believe this is a good project and should be allowed to proceed with an application regardless of what Squamish's population is, please remove the population caps.

With thanks for your consideration,
Vincent

Matt Gunn

From: Linda Glenday
Sent: Tuesday, February 6, 2018 6:49 PM
To: Sarah Dicker
Subject: FW: Dog parks

-----Original Message-----

From: jennifer white [REDACTED]
Sent: Sunday, January 28, 2018 11:20 AM
To: Council <Council@squamish.ca>
Subject: Dog parks

Hi Council.

Please forward this to all of council.

I can't find any information on how you are going to accomodate dog owners in the OCP.

I have been in contact with responsible dog owners group (facebook group run by Maren) and I spoke to the Animal control officer at the pound.

Thousands of dogs use the beach area at Nexen to get access to water.. Dog owners all use Nexen - it's pretty much an unofficial dog park.

There is one tiny enclosure by the new Eaglewind development that no one uses because it's too small for an enclosed dog park.

****You do have a dog beach don't you at the new waterfront development? If not, I strongly suggest you make one. It is part of healthy living, many dog owners can drive there easily or walk from our new higher density downtown, many dog owners rely on this for their exercise and we are not all fit enough to hike the SLRD areas, and it should be very easy to do. You just need signage and to decide on location. It's kind of necessary for our town with its huge amount of dogs.**

Dogs are a part of a healthy lifestyle.

****look to Ambleside in North Van, and Qualicum beach. Ambleside waterfront trail is partially off leash then on leash. Dog beach at one end, no dogs at the rest. Qualicum has 3 huge fenced parks, and a medium sized forest area which is off leash, and on-leash trails around the perimeter. This is part of a healthy community.**

Please reply to where you are seeing the dogs in the waterfront development.

Thanks,

Jennifer White

Sent from my iPad

Carly Simmons

From: Natalie Richards [REDACTED]
Sent: Sunday, January 28, 2018 12:08 PM
Subject: letter to council

Dear Councillors and Mayor,

It's been phenomenal to observe Squamish's growth in recent years. Our community is more vibrant, more welcoming, and more prosperous than ever before.

It's natural for change to cause a degree of anxiety, however, I firmly believe that Squamish has been achieving growth without sacrificing the qualities that make it great, and that continue to attract people here.

Unfortunately, there is a looming threat to Squamish's character and viability: a shortage of new homes and rental housing. If left unchecked, it is not unrealistic to imagine Squamish transforming into a resort town akin to Whistler. To prevent that from happening, we need as many family-friendly new homes as we can get that create a community feel, as soon as we can get them. It is my opinion that points regarding population thresholds and the six policies of 9.2h should therefore be revised in order to ensure that Future Residential Neighbourhood landowners can proceed immediately with new housing project approval.

Kind regards,
Natalie

February 1st, 2018

District of Squamish Mayor and Council
PO BOX 310, Squamish, BC, V8B 0A3
council@squamish.ca

Re: 28 Acres of Downtown Property in Relation to the Proposed OCP

Dear Mayor Heintzman and Council,

We are writing to express our concern with the proposed Growth Management Boundary as indicated in the proposed OCP. Our Development Group has 28 acres of core development land under contract with BCR Properties LTD. This property is located at the end of Bailey Street and is part of District Lot 4261. Specifically, we are requesting that Mayor and Council consider this parcel be moved within the Growth Management Boundary as part of downtown, and indeed be considered as an ideal infill development site.¹

We feel that the railroad tracks to the west of the property serve as the natural boundary to the downtown core, and allow for the inclusion of this parcel which has a history of past development. Furthermore, a portion of the property has been included within the proposed Growth Management Boundary, causing the Growth Management Boundary to bisect the property. The included portion has already been slated for downtown residential land use in the proposed OCP. The excluded portion sits approximately 4 metres in elevation above the adjacent properties and is protected on the west side by the current railroad berm, rendering the flood risk (applicable to all of downtown) manageable on this particular piece of land.

Additionally, the property is adjacent to servicing, it has road access along Bailey Street, and plans for the property include many benefits that would wholly or partially satisfy many of the goals outlined in the proposed OCP.² These benefits include but are not limited to:

¹ See attached map indicating the parcel in question as well as the proposed Growth Management Boundary.

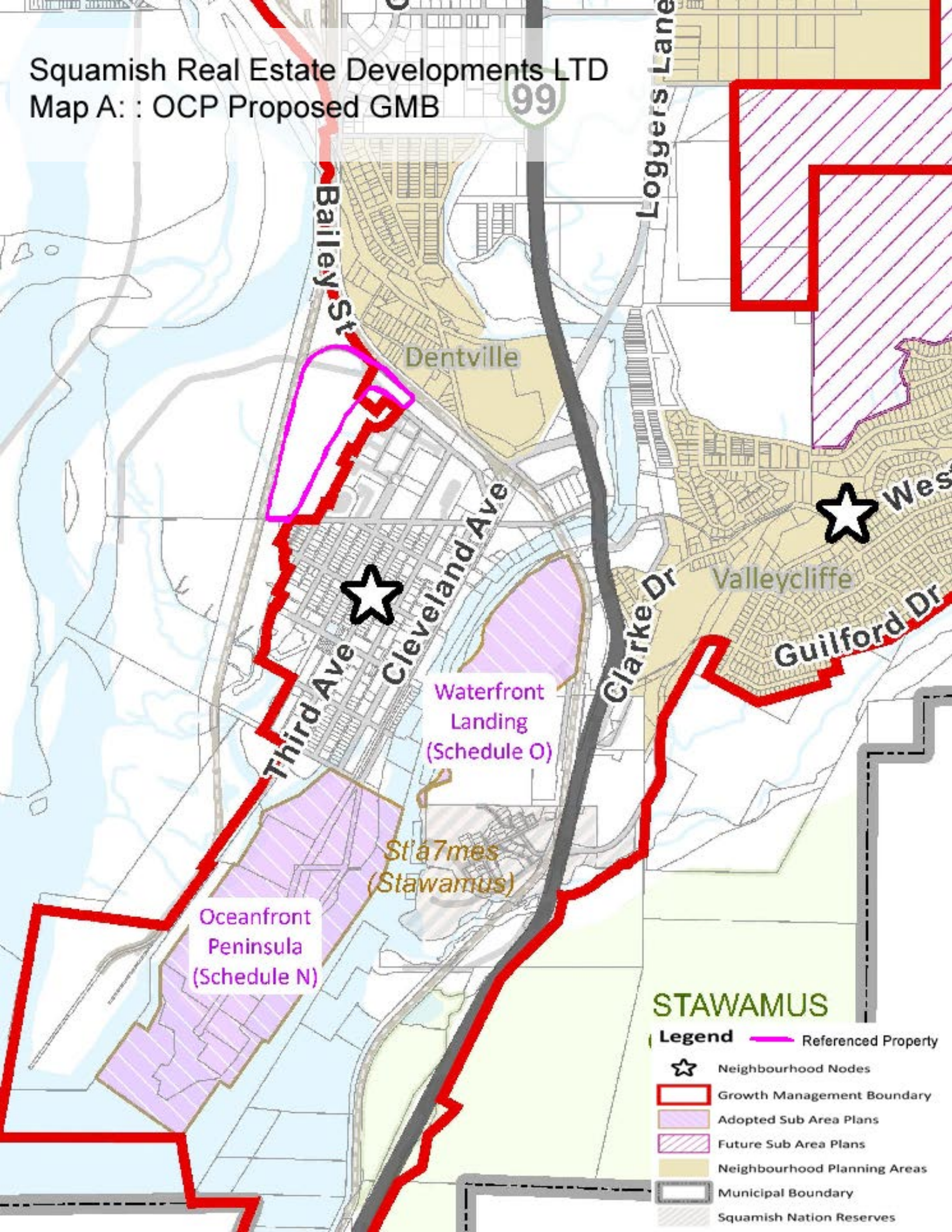
² See attached project summary for more information

- Infill development to maintain efficiency of municipal servicing
- Revitalization of Brownfield land (i.e. the former district landfill located on the property)
- Public access to area trails
- Protection of the riparian area at the south end of the property
- Walkable development with proximity to downtown amenities, meeting the desire for active transportation.
- Meeting the needs for some of the missing middle property types, including townhomes and micro-condominiums
- Allotment of a portion of the proposed condominium buildings as purpose-built rental buildings, with allotment of a portion as affordable rentals
- Allotment of a portion of the proposed condominiums and townhomes as affordable housing for sale
- Seniors residences of various levels ranging from independent living to full care, allowing for “aging in place”
- Daycare, meeting the growing need for childcare (particularly near places of employment)
- A Boutique Adventure Hotel, meeting the need for adventure tourism support
- Work-live spaces
- A French grade school, meeting the desire for educational institutions in the downtown core.³
- Creation of employment lands, with a wide-range of employment opportunities to support the above proposed land uses. (Including professional employment opportunities as well as entry level, administrative level, and service employment).
- Conversion of a BC Rail property, which does not generate tax revenue, to a tax-revenue generating complete neighbourhood.

In conclusion, we see this property as integral to the final development of downtown and the design and uses we have proposed will be of considerable benefit to the District of Squamish and its residents. We are writing to ask that the Growth Management Boundary be moved in the proposed OCP so that we can have constructive discussions regarding the development of this property. As part of the property is

³ School District 93 has signed a letter of intent with our development group

Squamish Real Estate Developments LTD
Map A: : OCP Proposed GMB



STAWAMUS

- Legend**
- Referenced Property
 - Neighbourhood Nodes
 - Growth Management Boundary
 - Adopted Sub Area Plans
 - Future Sub Area Plans
 - Neighbourhood Planning Areas
 - Municipal Boundary
 - Squamish Nation Reserves



----- USE LOTS

- HOTEL
- SCHOOL
- SENIORS LIVING
- AFFORDABLE HOUSING
- CONDOMINIUM
- TOWNHOUSES
- COMMERCIAL
- WORK LIVE

Approximate Riparian Area at Southernmost end of the property

Carly Simmons

From: Sarah McJannet
Sent: Tuesday, February 6, 2018 12:51 PM
To: Carly Simmons
Subject: FW: Wildlife corridors

[For OCP public package](#)

From: Patricia Heintzman
Sent: Tuesday, February 6, 2018 9:58 AM
To: Sarah McJannet ; Matt Gunn
Subject: Fwd: Wildlife corridors

Sent from my iPhone

Begin forwarded message:

From: "Rachel (personal)" [REDACTED]
Date: February 2, 2018 at 10:01:32 PM EST
To: <budgetfeedback@squamish.ca>
Cc: <council@squamish.ca>
Subject: Wildlife corridors

Hi there,

I'm really pleased to see a budget item for an environmental technician. Support for our environmental coordinator is long overdue.

I'm disappointed however, that once again there don't appear to be any funds allocated to the identification and designation of wildlife corridors in, and around, Squamish.

Provision of wildlife corridors has been an OCP policy for as long as I can remember (I've been here for 28 years) and the new OCP carries this forward. But there is never any money allocated in the budget to do anything. With the pace of development in Squamish, the issue is becoming critical. If we don't identify and protect wildlife corridors now, they will be gone.

I know it's a challenge to balance priorities – but if we can afford to spend \$44,000 on bleacher heaters for Brennan Park, then surely we can find some funds to maintain habitat connectivity, so that wildlife can move safely through our community and avoid human-wildlife conflicts.

Thank-you for considering.

Rachel Shephard

Matt Gunn

From: Spencer Fitschen [REDACTED]
Sent: Tuesday, February 6, 2018 4:55 PM
To: Council
Subject: Fencing of DL 509/510

Hi,

As you are all recently aware, the fencing of the entrance(s) to DL 509 and 510 has raised a great deal of concern with many people in Squamish, and no doubt from outside Squamish. The last time that this was threatened, SORCA took a stand that was not necessarily in the better wishes of the community at large, and may not have been supported by other trail builders, and users.

If the Squamish council and staff are working with SORCA and other users/groups, and individuals to come to a decision on how to move forward on this issue, I would implore that all stakeholders be given a chance to share their views.

We in the trials community have contributed greatly to the development and maintenance of the network in the Garibaldi Highlands area, and are legitimate users as witnessed by our inclusion in the off-road vehicle bylaw.

I look forward to a reply.

Spencer Fitschen
President
99 Trials Association.

Carly Simmons

From: Matt Gunn
Sent: Wednesday, February 14, 2018 12:22 PM
To: Carly Simmons
Subject: FW: Fencing of DL 509/510

From: Gary Buxton
Sent: Tuesday, February 6, 2018 4:57 PM
To: Matt Gunn ; Sarah McJannet ; Jonas Velaniskis
Cc: Communications
Subject: FW: Fencing of DL 509/510

FYI

From: Spencer Fitschen [REDACTED]
Sent: Tuesday, February 6, 2018 4:55 PM
To: Council <Council@squamish.ca>
Subject: Fencing of DL 509/510

Hi,

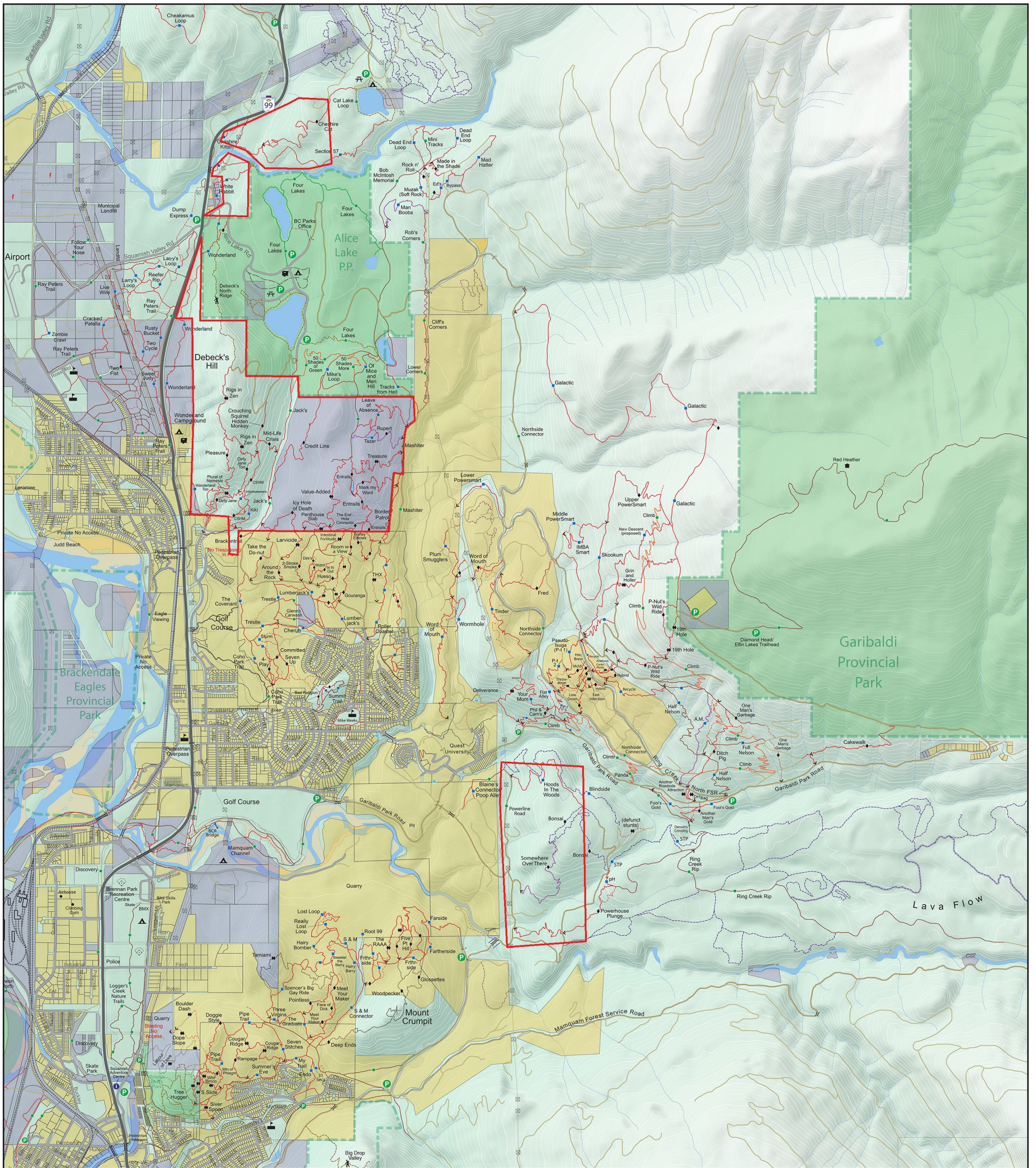
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We in the trials community have contributed greatly to the development and maintenance of the network in the Garibaldi Highlands area, and are legitimate users as witnessed by our inclusion in the off-road vehicle bylaw.

I look forward to a reply.

Spencer Fitschen
President
99 Trials Association.





Squamish Trails - Private and Crown Land Areas



Map created: Mar. 19, 2017




500 0 500 1000 1500 2000 m

 Crown Land
 Private

 Parks
 Trails

 Loose Surface Roads
 Paved Roads

 Areas of Interest

Carly Simmons

From: Jeffrey Norman [REDACTED]
Sent: Tuesday, February 13, 2018 9:26 AM
To: Matt Gunn; Council; Sarah McJannet
Cc: SORCA; MATT PARKER
Subject: SORCA response to OCP Resource Land Use Designation on Recreation Crown Lands
Attachments: OCP Land Use Letter.pdf; FrontCountryTrails-Parcels For OCP.jpg

Hello Planning Staff and Council,

Thanks for all of your hard work thus far on the OCP, there is a lot of great policy that will support this town moving forward. Of special note is the focus on developing sustainable funding mechanisms for trails and opening up access to the alpine.

One portion of the plan still needs some work is the land use designation for Crown Lands within the DOS that host many of our world class trails that have made this place such a desirable place to live. I've attached a letter outlining the importance of this area from a recreation standpoint.



Virus-free. www.avast.com



To: DOS Planning Staff and Council

RE: Resource Land Use Designation of Crown Lands in the DOS

The proposed OCP land use designation of crown lands containing many of Squamish's most popular multi-use trails needs to be reviewed. The current land use designation for the lands in question is 'Limited Use' and the proposed land use designation as per the OCP is slated to become 'Resource'. Neither 'Resource' or 'Limited Use' designations recognize the value that these lands provide to the community and beyond. While there haven't been material changes in the description of the land use designation, the very definition of the title 'Resource' is a step backwards for lands that include iconic and world renowned trails such as Wonderland, Rupert, Leave of Absence, Credit Line, Crouching Squirrel Hidden Monkey, Somewhere Over There, Jacks and Cheshire Cat. Trails on land close to town are some of the most important in our trail network and cannot be replaced. These areas are 'Squamish's Stanley Park' and are an incredible asset to this community and as such, it is crucial that designated land use needs to reflect this in order to give decision makers at the Ministry of Forests Lands and Natural Resource Operations clear direction for its future use.

Squamish's trails, which are largely situated on the lands in question, host more than 200,000 annual cycling trips by more than 24,000 different people from around the world. These trails have made Squamish a bucket list outdoor recreation destination. Visiting mountain bikers alone inject more than \$10 million into Squamish's economy every year.

In addition to visitor spending, our great trails have been successful in attracting more than 48 different mountain bike related companies to headquarter in Squamish including the world's most popular mountain biking website, Pinkbike. These companies provide significant employment to Squamish.

These areas bring Squamish and British Columbia international attention with at least 5 different high-profile races using them in their courses, including the BC Bike Race and Squamish 50. Race participants are coming to British Columbia expecting to travel through the rocky bluffs and lush coastal rainforests that they've seen in promotional materials. These types of ecosystems are becoming increasingly rare in close proximity to the DOS. The District's sensitive ecosystem mapping revealed that mature forest and old forest represents only 4.62% and 0.15% of the study area.

While there is no question that recreation on these lands provide more significant economic and employment benefits to the community than any other use, it is the recreational value to local citizens that should be reason enough to ensure their preservation. The community has already submitted significant feedback about our access to trails and natural spaces being an important part of the OCP, and we urge DIstrict to reflect this in the designated land use of these areas.

We look forward to working with staff and council to find the best land use designation for these special areas.

Sincerely;
The SORCA Executive

Charlene Pawluk

From: Terry Murray
Sent: Monday, February 19, 2018 3:48 PM
To: Charlene Pawluk
Subject: only went to peter, susan, jason and Patty

Dear Honourable Mayor and Council,

Squamish Waldorf School has been engaged in a location search for over five years as our current building and grounds cannot adequately support student needs at our current capacity. Additionally, our Westway lot abuts Creekside Townhomes and the noise from recess and after school play negatively impacts those neighbours who work from home. The location search is limited by lack of developable sites and the high cost of land in the District. Seventy percent of our programs are at capacity and the school is unable to meet the increasing demand for our unique, holistic education. Therefore I urge Council to support our search for a new site.

On behalf of the Squamish Waldorf School, I understand that Bob Cheema has confirmed multiple times in writing, his commitment to provide portions of District Lots 509 & 510 to:

1. Provide property for a new and enlarged Squamish Waldorf School location
2. Donate the unique slabs and high value mountain bike trails section of these lands to the community.

These two initiatives support multiple goals of the OCP and provide a massive community benefit that must not be overlooked. This is an opportunity to secure tremendous benefits for current and future generations of students, parents, hikers, dog walkers, mountain bikers and nature lovers.

Based on these commitments from Mr. Cheema and his organization, I strongly support the revision of section 9.2.f of the OCP to remove the population cap and proceed with development of a portion of the land so the community can capture these two huge benefits while they are still available.

Sincerely,

GABRIEL ALDEN HULL, Principal



Ignites a life-long love of learning

Carly Simmons

From: Sarah McJannet
Sent: Tuesday, February 20, 2018 12:58 PM
To: Carly Simmons
Subject: FW: OCP 2040 second draft feb2018

For OCP PH package.

Do you want me to keep dropping into SP? Let's discuss next steps with the MASTER PH documents when you are finished IT this week.

smcj

From: jim ,june gracie [REDACTED]
Sent: Monday, February 19, 2018 9:34 AM
To: Sarah McJannet
Cc: Carl Halvorson ; info
Subject: OCP 2040 second draft feb2018

Hi, Very pleased to see item 18.4 (i) to protect the ecological integrity of Brackendale Eagle Park.. Yet , item 10.10(f) leaves an opening for "industrial access needs to the west side of squamish river".. Also item 10.14 should have a stronger commitment to wildlife corridors to and from the estuary , especially on the west side of the river.. cheers

Carly Simmons

From: Squamish Access Society [REDACTED]
Sent: Monday, February 19, 2018 10:46 AM
To: Matt Gunn
Subject: submission re Squamish river crossing language in the OCP

Hi Matt

The following email should be a submission to the OCP process.

At a board meeting of Squamish Access Society on 18th February, the board voted to continue engagement with the District on the topic of access to the west side of the Squamish river. This is a topic that is mainly of consequence to mountaineers, backcountry skiers and hikers.

Our primary mandate is to advocate on behalf of rock climbers, but as there seems to be no local non-profit that advocates for those other user groups, and many of our board are active in those other activities, we are, at least temporarily, widening the scope of our advocacy.

Specifically, we note that the current draft of the OCP removes item 18.6.i which contained language recommending that the District "evaluate proposals for a pedestrian crossing". We also note that a new item 18.4.i has been added that commits the District to maintain the absence of a pedestrian crossing.

As far as we know, this abrupt change in policy within the OCP has not been made with any consultation with user groups like our society, the Whistler or Vancouver branches of the Alpine Club of Canada, the BC Mountaineering Club or the Federation of Mountaineering Clubs of BC. The only "consultation" that we are aware of has been an article in the Squamish Chief that misrepresented the issue of river access as a threat to the Brackendale Eagle PP. We sent the journalist a copy of the Frank Baumann report on possible river crossing routes, commissioned by DoS in 1998, which quite clearly spells out that possible crossing routes exist that would be several kilometers from the Eagle park. Regrettably, the journalist did not include any of that information in their article. The newspaper then used that article to drive an emotive Facebook "conversation" that contained multiple misunderstandings; for example, that the issue was being promoted by property developers and that it would result in "condos" across the river. We would like to believe that the District and Council makes decisions based on inputs beyond social media noise.

The #1 reason why Squamish should be thinking constructively about access to the west side of the river is that most of the Tantalus Provincial Park, which contains some of the most dramatic peaks in the Coast Mountains, has no legal access other than helicopter flight. This is an astonishing anomaly, and the persistent lack of attention to the issue suggests that the town's commitment to its self-chosen "Hardwired for Adventure" brand is extremely shallow. As you know, the most common non-helicopter access route in current use involves trespass on First Nation land and a utility company's cables. The complex canoe crossing in the same location may not involve trespass (though opinions differ on that question) but is necessarily unavailable to hikers or mountaineers attempting through crossings of the range; for example, starting at Sigurd Creek. Furthermore, there is a history of canoes being stolen there.

The 1998 Frank Baumann report makes clear that some kind of pedestrian crossing in the approximate vicinity of the West Coast Railway Heritage Park could link to trails (away from the river) leading through Fry's Creek into the Tantalus PP. We recommend that anyone interested in this topic read his report and study its maps. (We have linked a copy here: <http://squamishaccess.ca/wp-content/uploads/2018/01/Squamish-River-Pedestrian-Crossing-Study-1998.pdf>) That trail system dates back to the long period up until the 1960s when the river did have a pedestrian bridge.

Concerns about excessive numbers of visitors spoiling an area perceived as wilderness are of course legitimate. However, we note that a "pedestrian crossing" need not imply a fixed bridge that is always open to an unlimited number

of people. Imaginative engineers should be capable of designing a crossing system that could be adaptable to seasonal or time-based closure.

Given the short time remaining until the OCP has to be finalised, we assume it is unrealistic to expect that any informed consultation on this topic will take place (though we would certainly like to see that happen). In light of that, we recommend that, at a minimum, item 18.4.i is removed. That would at least restore the current status quo, in which the District has no committed position on this topic either way.

Toby Foord-Kelcey
For Squamish Access Society board

Carly Simmons

From: Robin Arthurs
Sent: Tuesday, February 20, 2018 9:20 AM
To: Hearing
Cc: Matt Gunn; Sarah McJannet; Charlene Pawluk
Subject: FW: OCP Item 9.1.9

From: Ihor & Real Estate [mailto:ihorz@shaw.ca]
Sent: Tuesday, February 20, 2018 9:00 AM
To: Council
Cc: gagandeep ghuman ; jthuncher@squamishchief.com
Subject: OCP Item 9.1.9

Mayor and Council

I wish to register my opposition to item 9.1.2 9) of the draft OCP. “Major destination resort community development outside the Districts Urban Containment Boundary OR on the periphery of the District of Squamish boundary IS NOT SUPPORTED. “ This item renders the voting independence and responsibility to the residents of Squamish of the appointed members of DOS Council to the SLRD for the proposed amendment to language regarding Destination Resorts as null and void.

The issue of a destination resort adjacent to DOS is of significant impact. To commit Squamish to this position with out a full and complete discussion and disclosure of the impact of this position is un-acceptable.

Ihor Zalubniak


Carly Simmons

From: website@squamish.ca
Sent: Monday, February 26, 2018 11:42 AM
To: Matt Gunn; Sarah McJannet; Sandra Koenig; Hearing
Subject: OCP comments

Your Name

Bill Brown

Neighbourhood

Other

Please specify

Esquimalt

Email address (if you wish to be entered in the prize draw)

Comments

Please check section 33.1 (a) (x). The plan states: "...not exceeding an area of 200 metres (sic)..."
It should probably be "200 square metres."

Received by Council
Feb. 20, 2017

Summary of Enclosed Documents

1. 265 individual signatures petitioning for new access road through DL 509/510
2. 468 Likes on SORCA's Facebook post announcing cooperation between Cheema family, SORCA and District of Squamish
3. 263 comments on Bike Squamish post
4. 75 comments on other various FB posts
5. 52% "Let them develop, that is what the community wants" plus 14% support for "Let them be developed" as per Squamish Chief reader poll

Facebook comments and online poll show most recent community support from Feb 5, 2018 to Feb 14, 2018.

1. 265 individual signatures petitioning District #1 Ploverish
 for new road access through DL 509/510

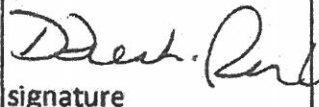
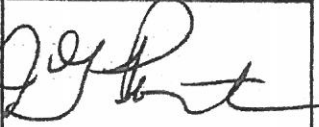
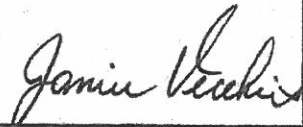
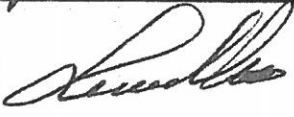
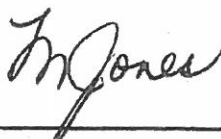

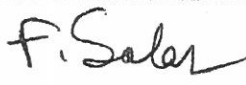
JUN 12 2007

RECEIVED Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.		
Name	address	signature
Rita Milie		Rita Milie
Jay Lyons		Jay Lyons
Suey Rappold		Suey Rappold
Brian Frusoz		Brian Frusoz
Catherine Fleming		Catherine Fleming
Daniel Gude		Daniel Gude
Erika Sneyer		Erika Sneyer
Belinda Grant		Belinda Grant
GRANT DOCKERS		GRANT DOCKERS

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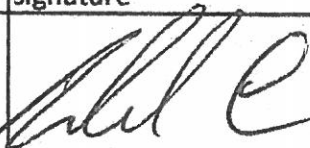
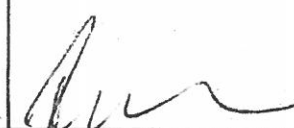




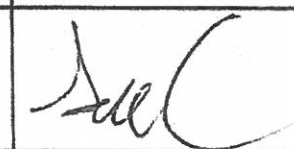


Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name		signature
Debi French-Porter		
GREG PORTER		
JANICE VECCHIES		
LULIANO VECCHIES		
MARYLYN JONES		
JOHN PAUL JONES		
Fran Salar		

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Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Jenna Handley	[REDACTED]	
Michael Law	[REDACTED]	
Annest Samaha	[REDACTED]	
Manpreet Saini	[REDACTED]	
Tibbal Sankh	[REDACTED]	
Eispeth Mitchell	[REDACTED]	
Eleanore McKunze	[REDACTED]	
Sam Coady	[REDACTED]	
Gerhard Malher	[REDACTED]	
Carm Smylan	[REDACTED]	

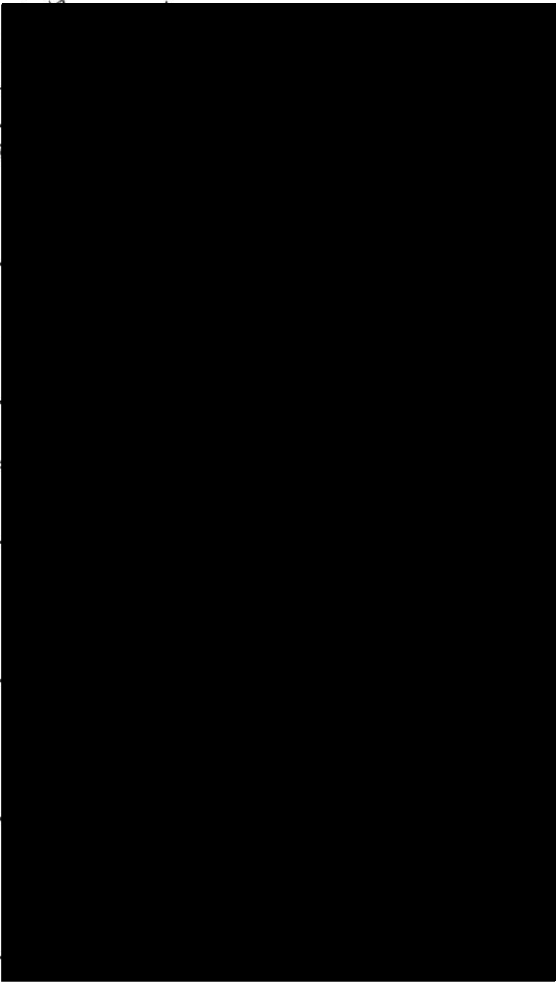

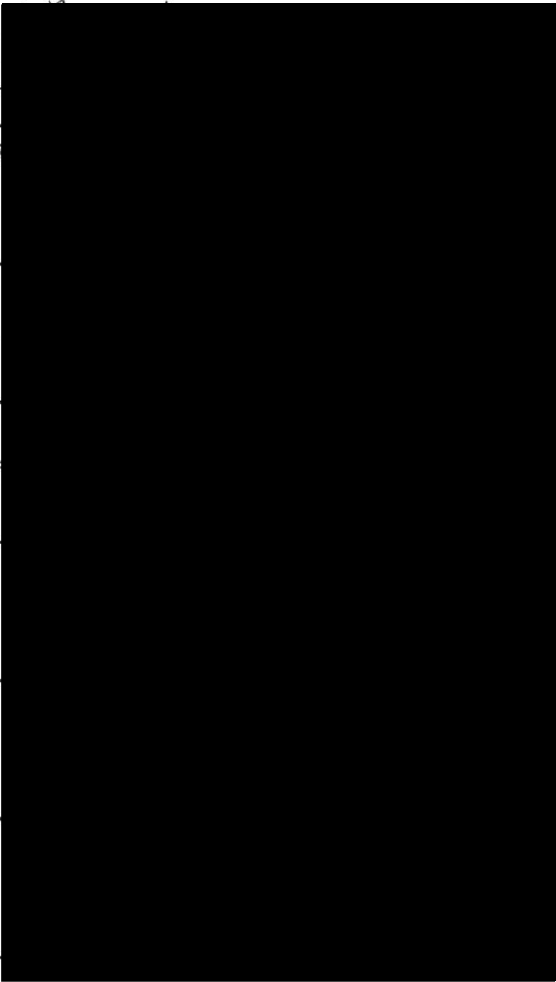

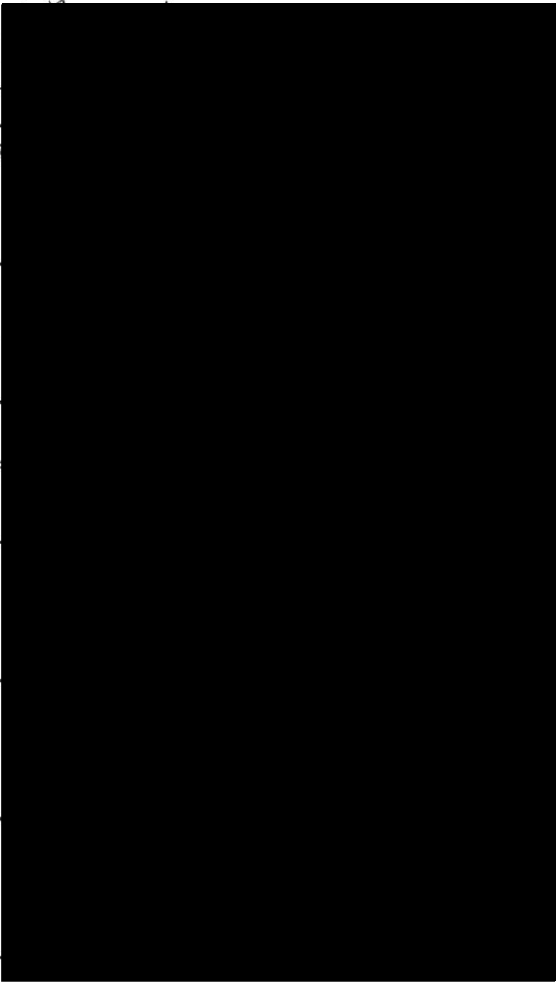

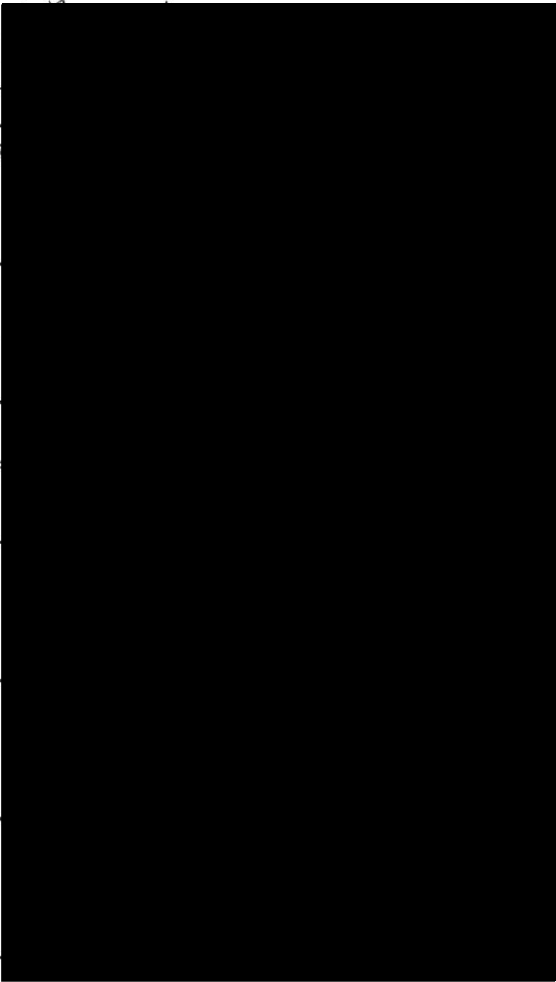

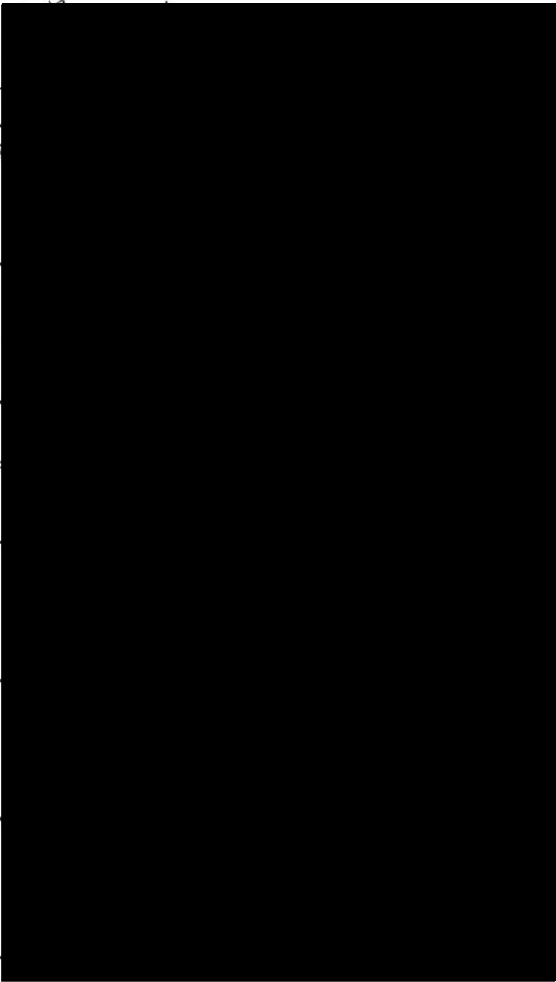
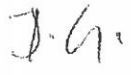
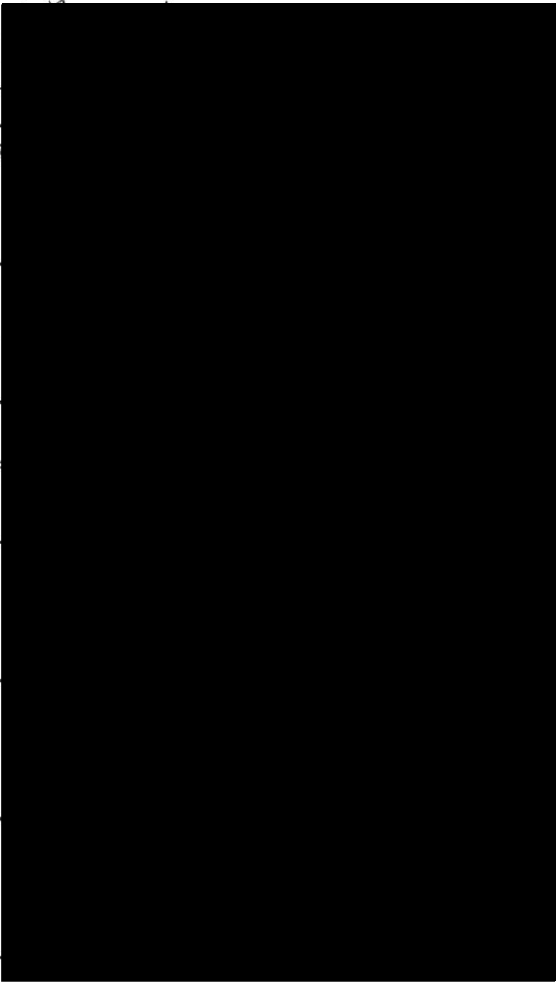
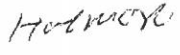
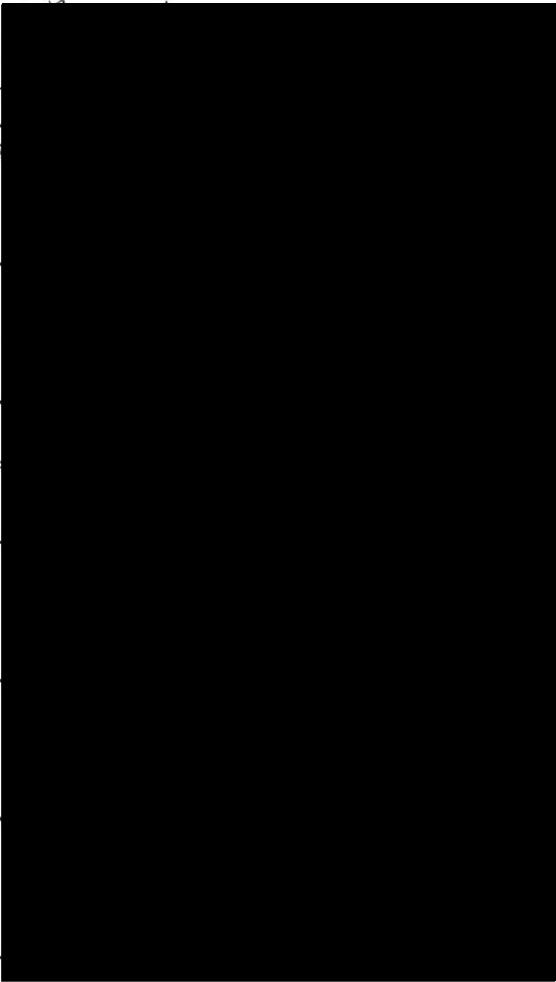

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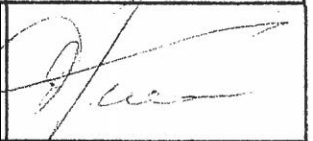
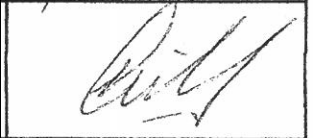
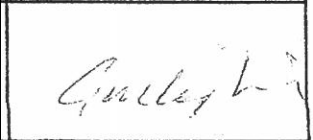
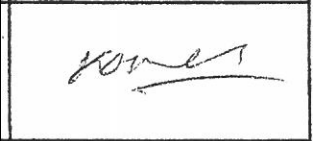

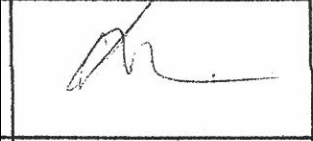
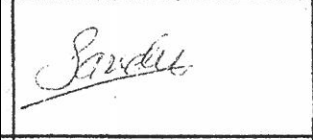
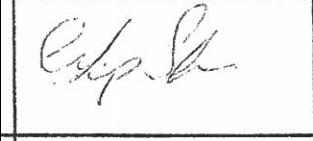
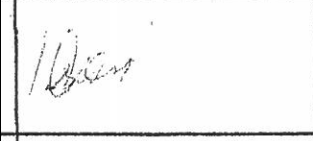
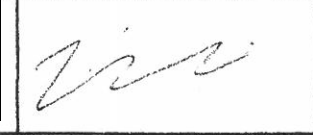
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name		signature
GORD ADDISON		Gord Addison
Nathan Rivait		Nathan Rivait
Jain Clark		Jain Clark
Kim Fleetwood		Kim Fleetwood
Jack Wragg		Jack Wragg
Janissa Daase		Janissa Daase
Mitchell Moore		Mitchell Moore
Lawson Gill		Lawson Gill
MIC BeauLi Pa		MIC BeauLi Pa

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Ishul		
Surbhinder		
Gurpreet		
Karamjit Sand		
Jaspreet Gill		
Harmandeep Kaur B200		
TAGIT		

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
TRIPAL HOMUS		
JASPREET GILL		
CICCIES PANNU		
GULJINDER KERNER		
Harpreet Gill		
Harpreet Gill		
Suryit BICAN		
Sanjeev Sadeep		
Kuldeep Banger		
Malik Kaila		

Additional Agenda Item












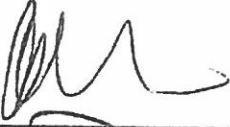

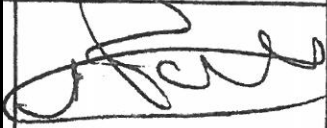

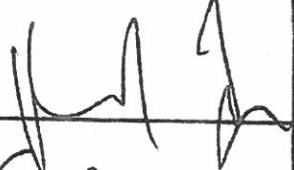

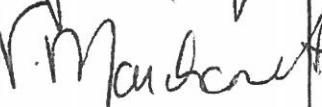
Committee of the Whole
Meeting Date: 25 July 2017
District of Columbia

Agenda Item # 3 (ii)

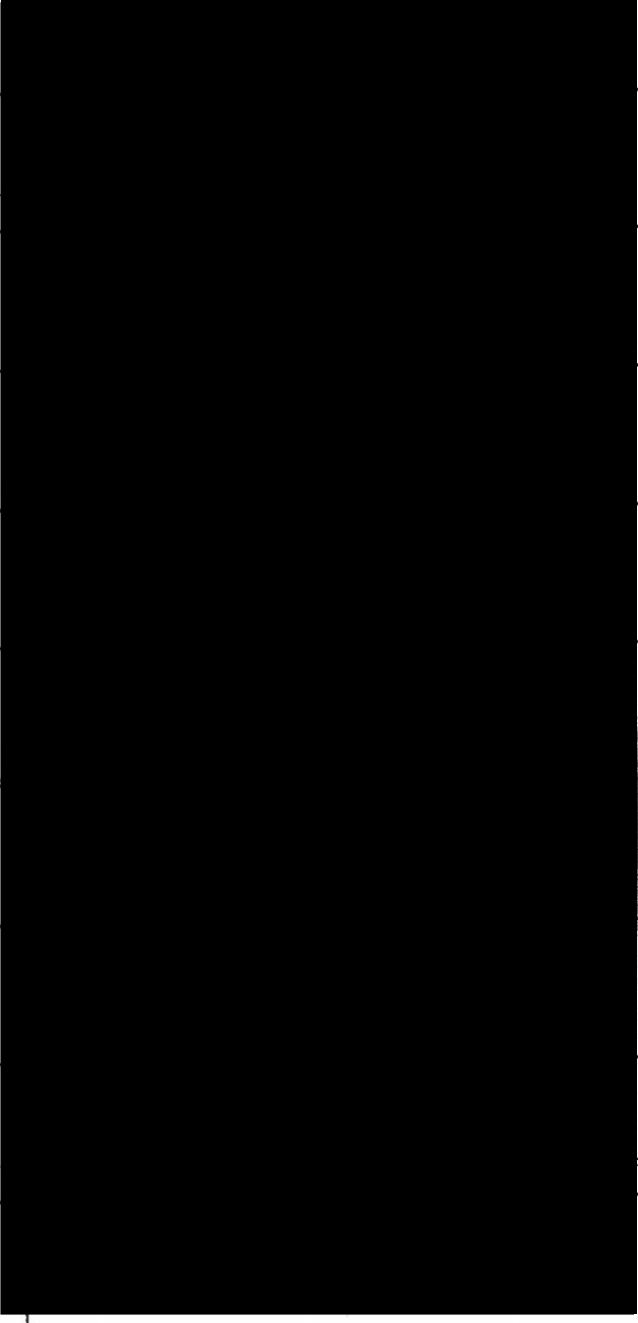




JUN 17 2017

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

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Name	address	signature
Nadene Williamson		
Brandon Williamson		
CHRIS MCCRUM		
DAN MERLO		
Shana Murray		
Christine McLeod		
Eowen Fitzroy		
Hamish Fraser		
V Marchant Victoria		

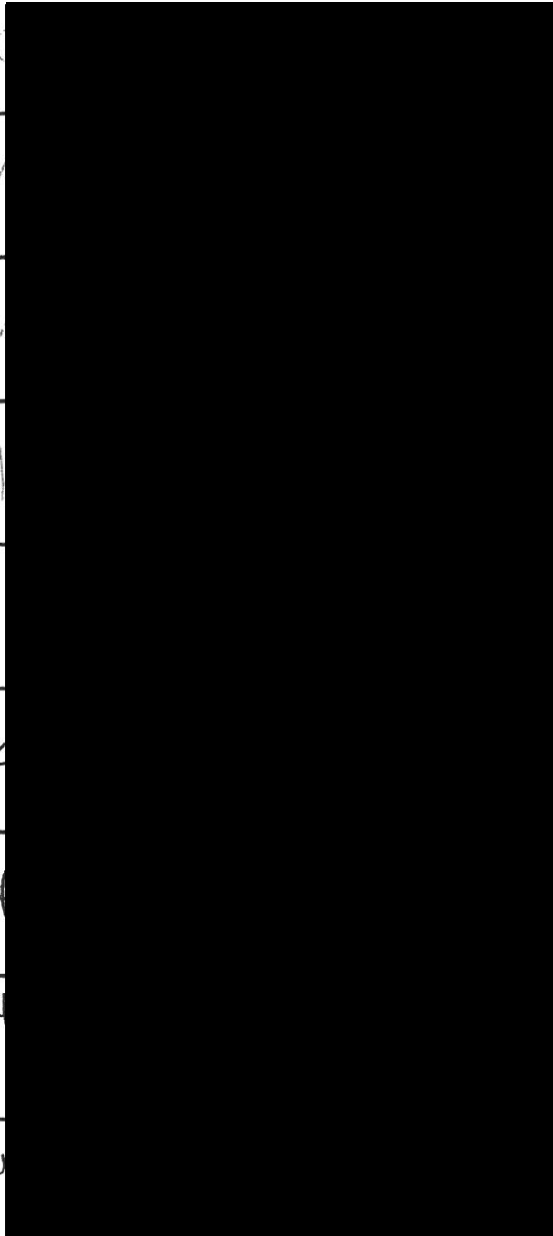

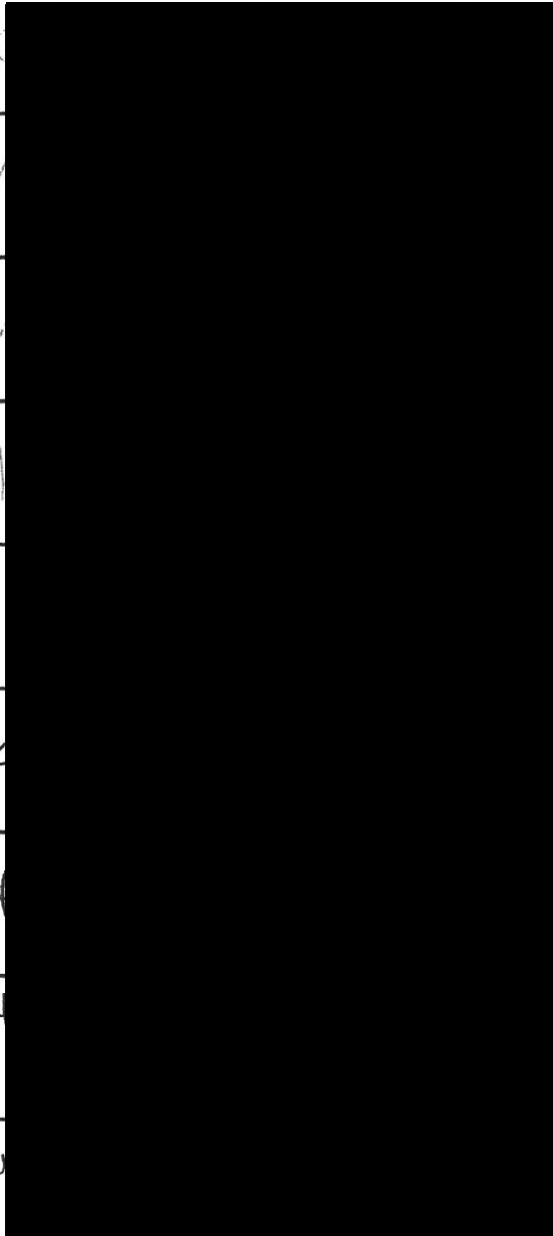
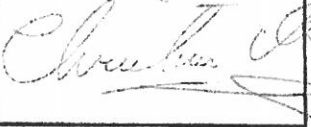
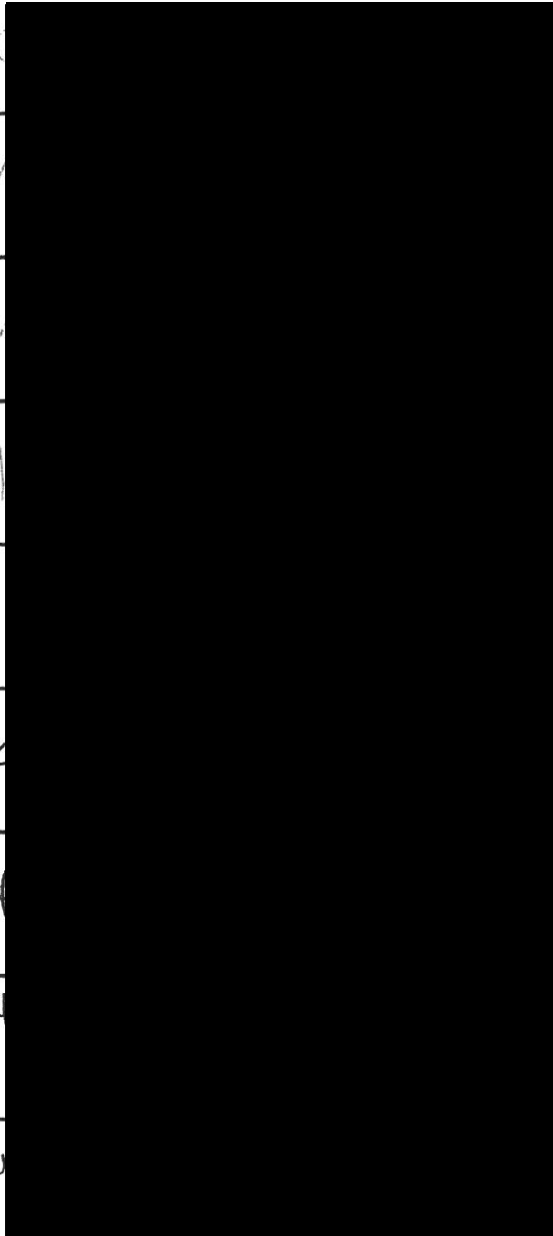

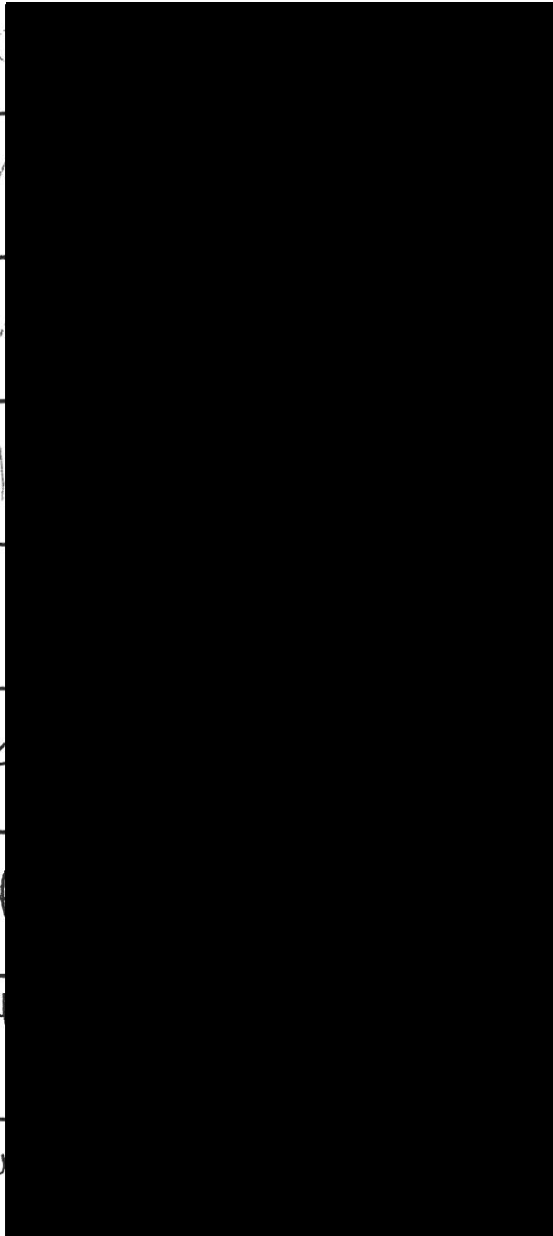

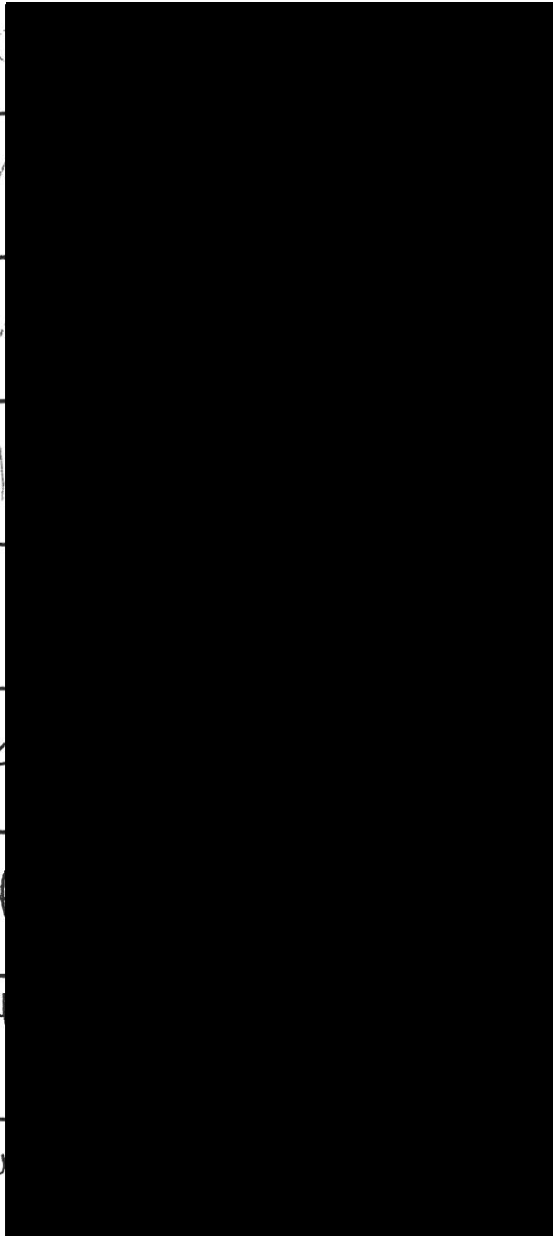
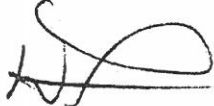
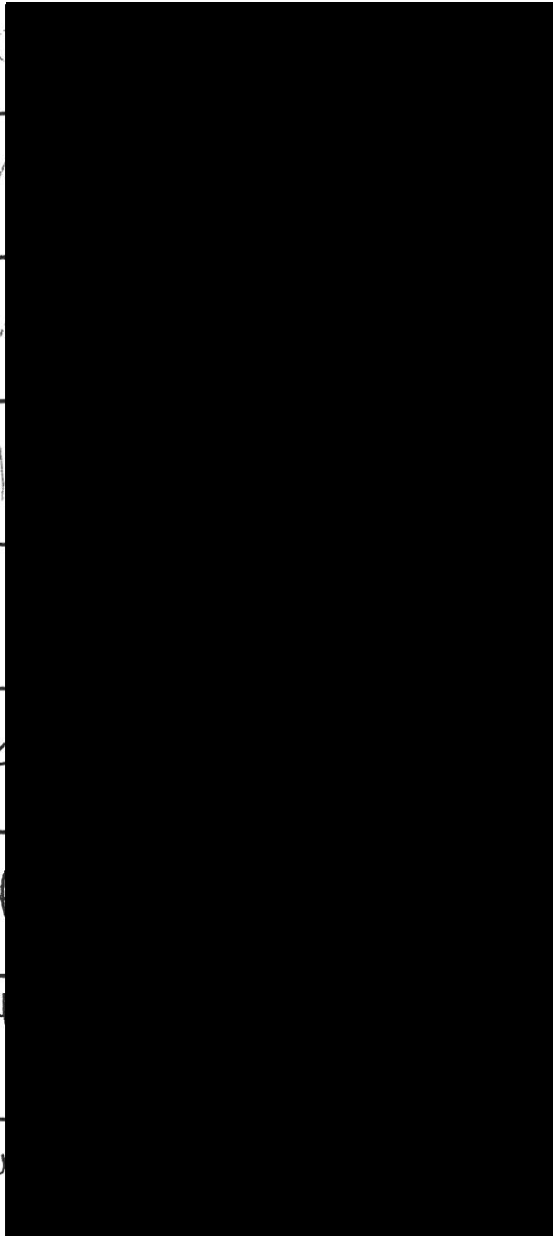

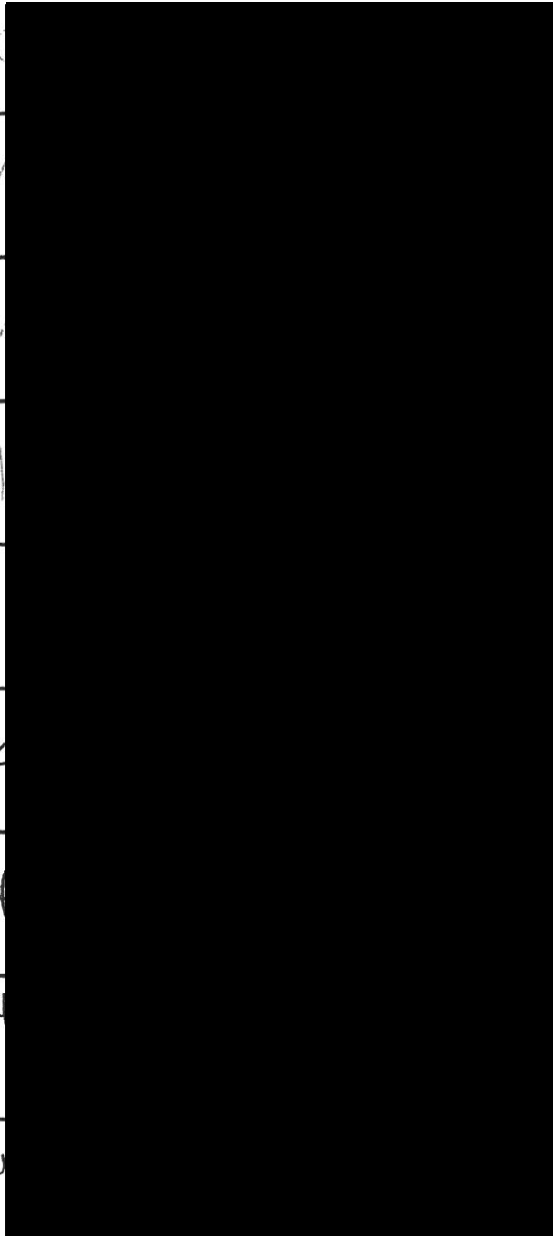
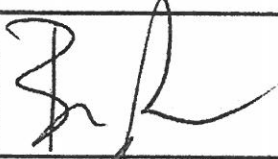
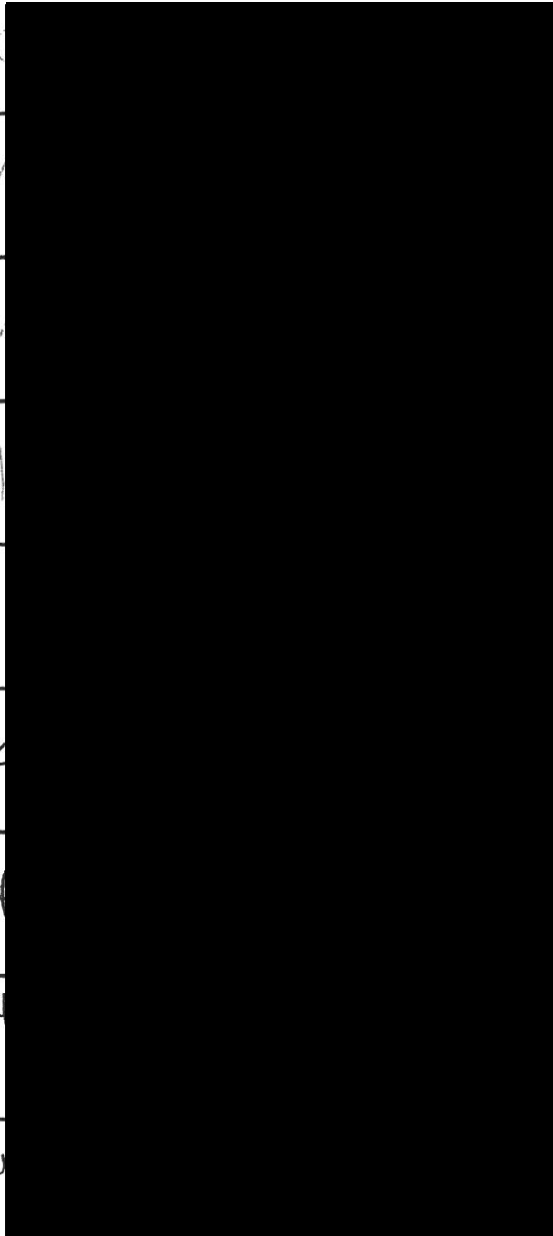
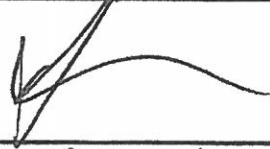
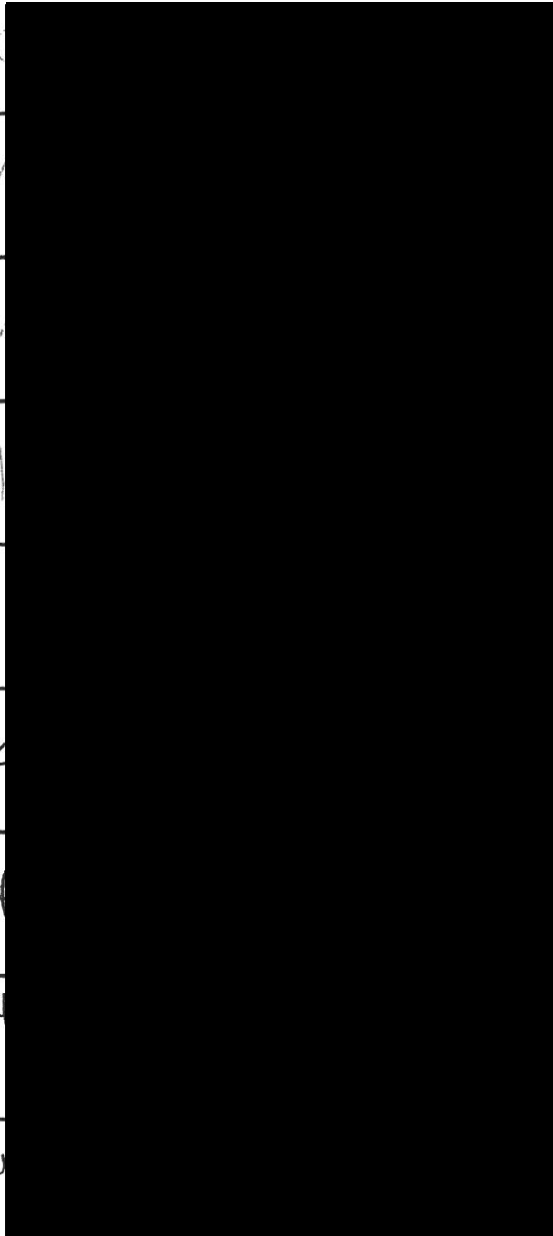

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Manjinder K		Manjinder K
SARANJIT KHANNA		SARANJIT KHANNA
DALJIT K SINGH		DALJIT K SINGH
Kuldip Khanna		Kuldip
JASPREET GILL		Jaspreet Gill
Anandjeet Gill		Anand Gill
Sukhinder		
manjeet		
JASWANT BARRA		
Satnam		


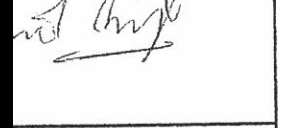
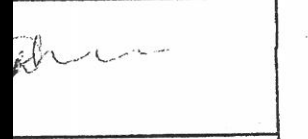
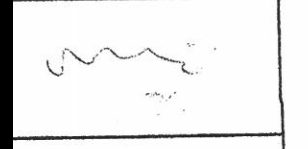
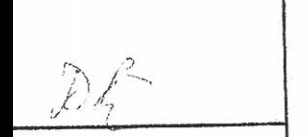
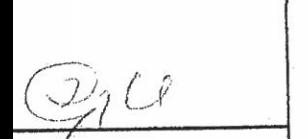
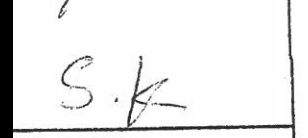
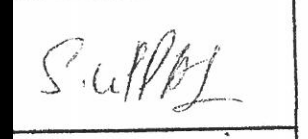
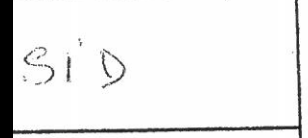
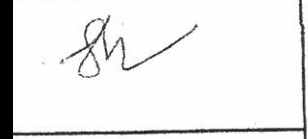
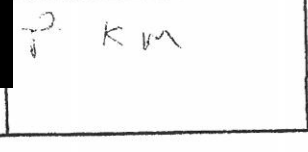
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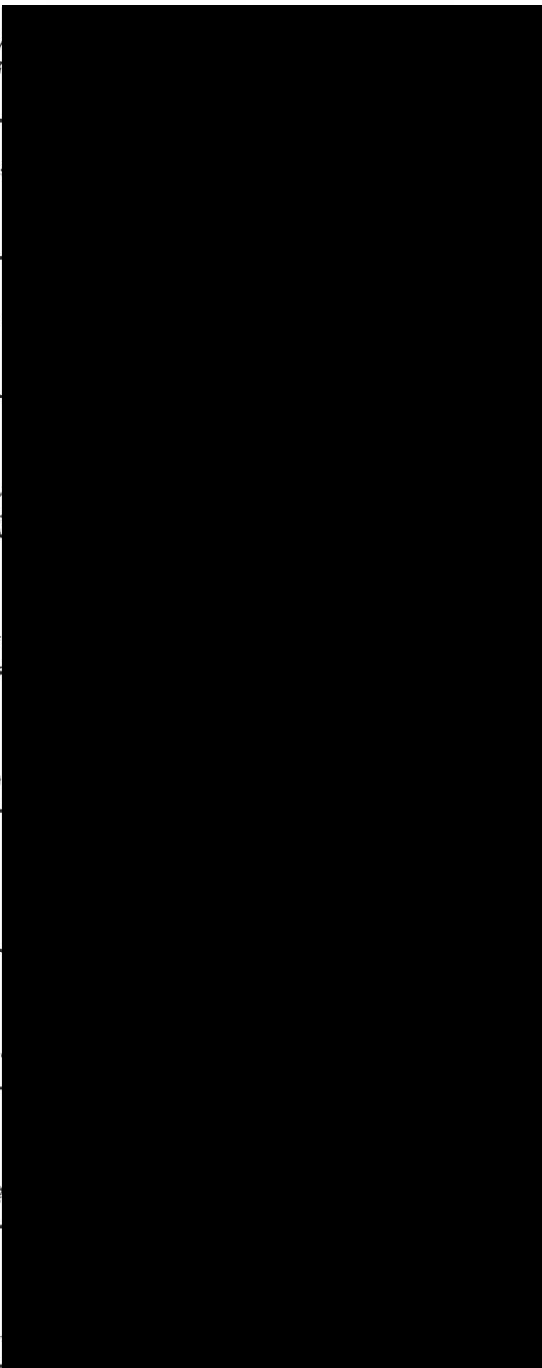

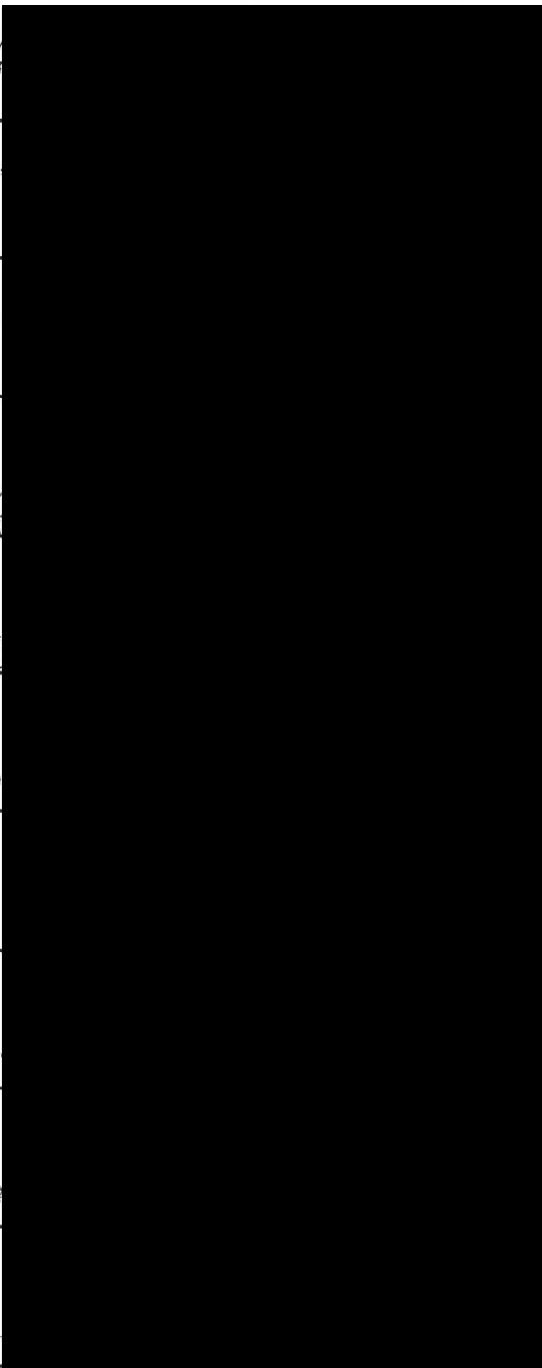
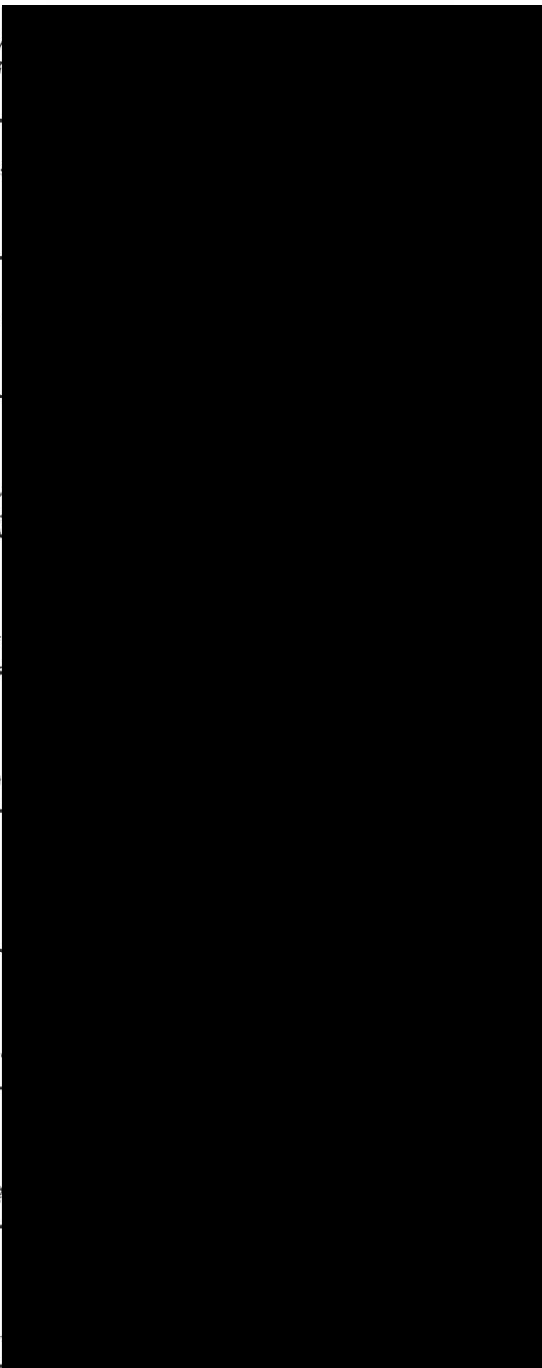

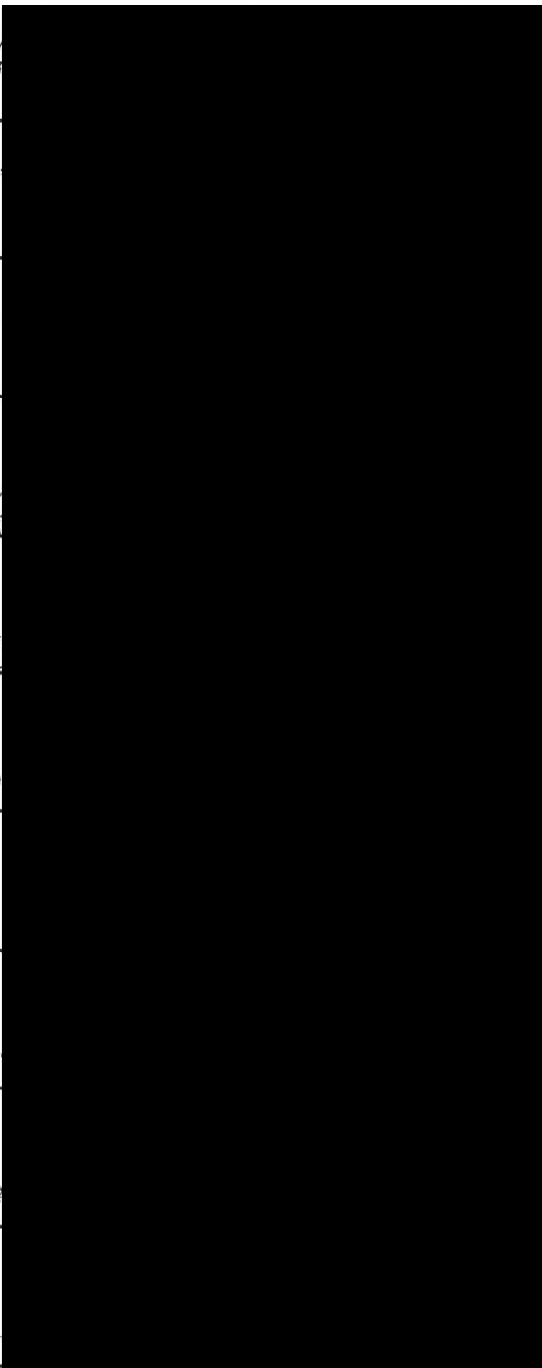
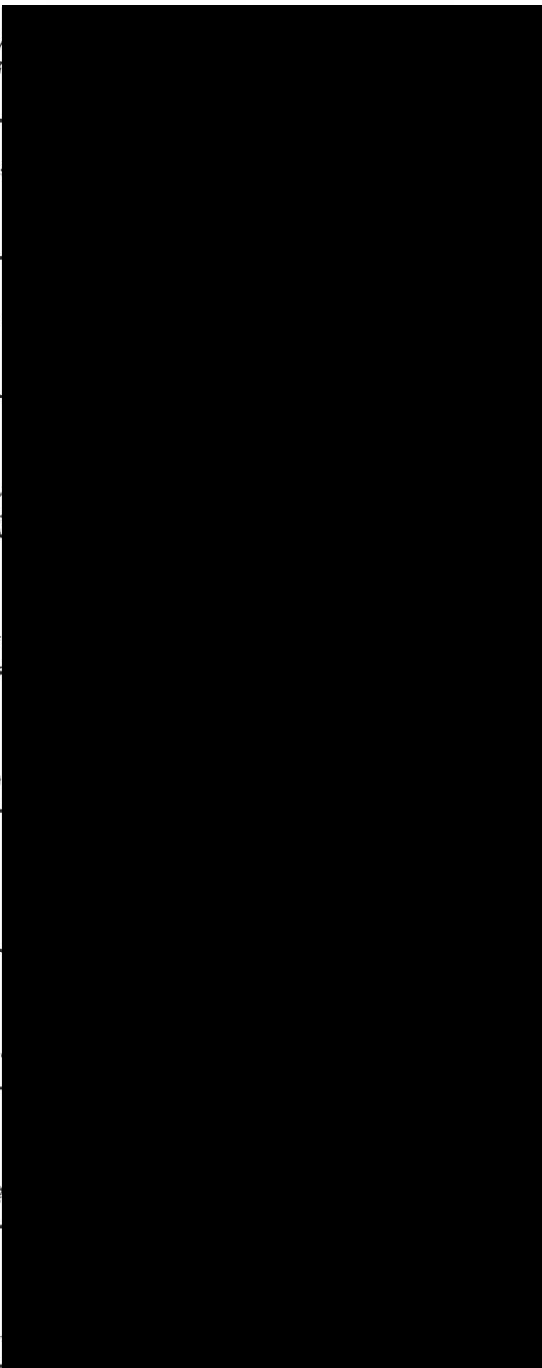
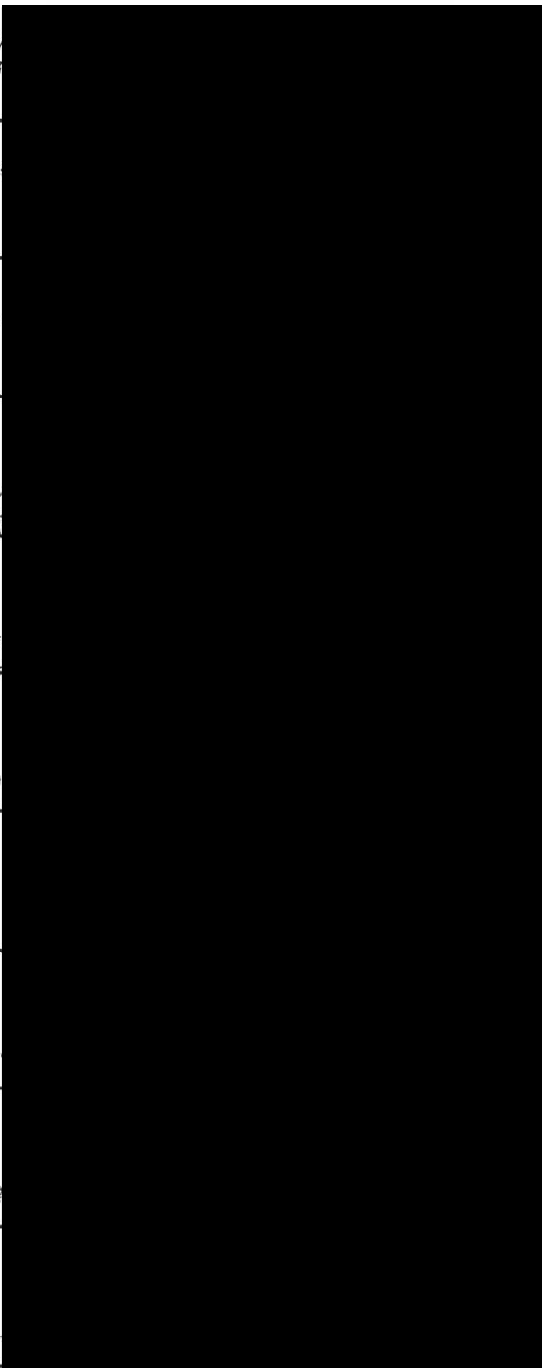
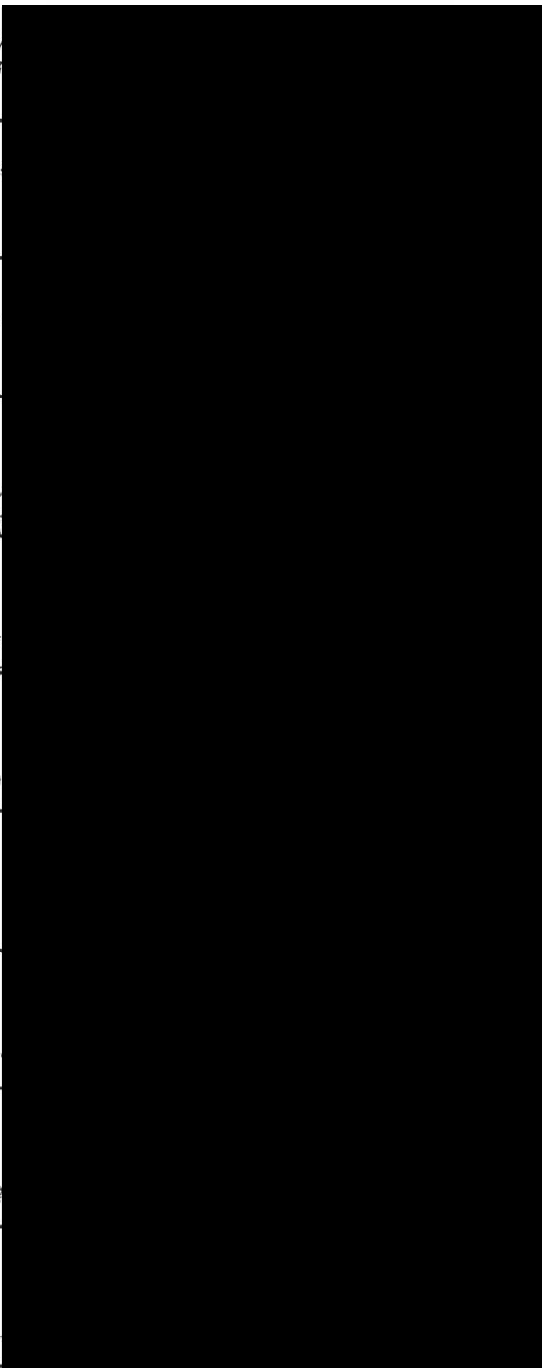
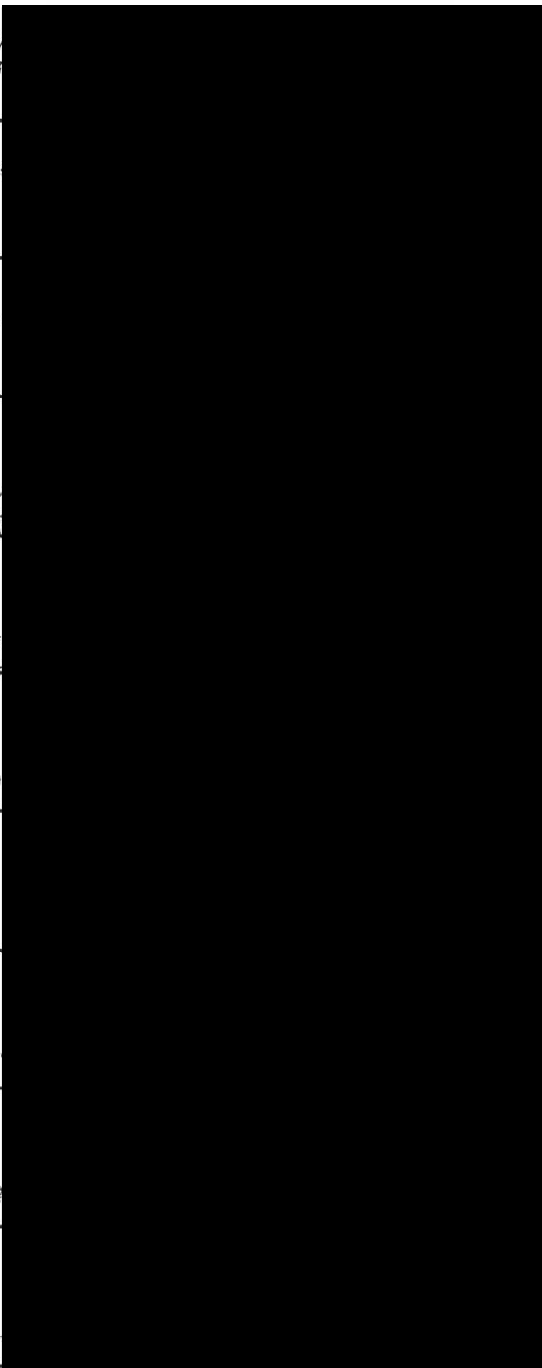
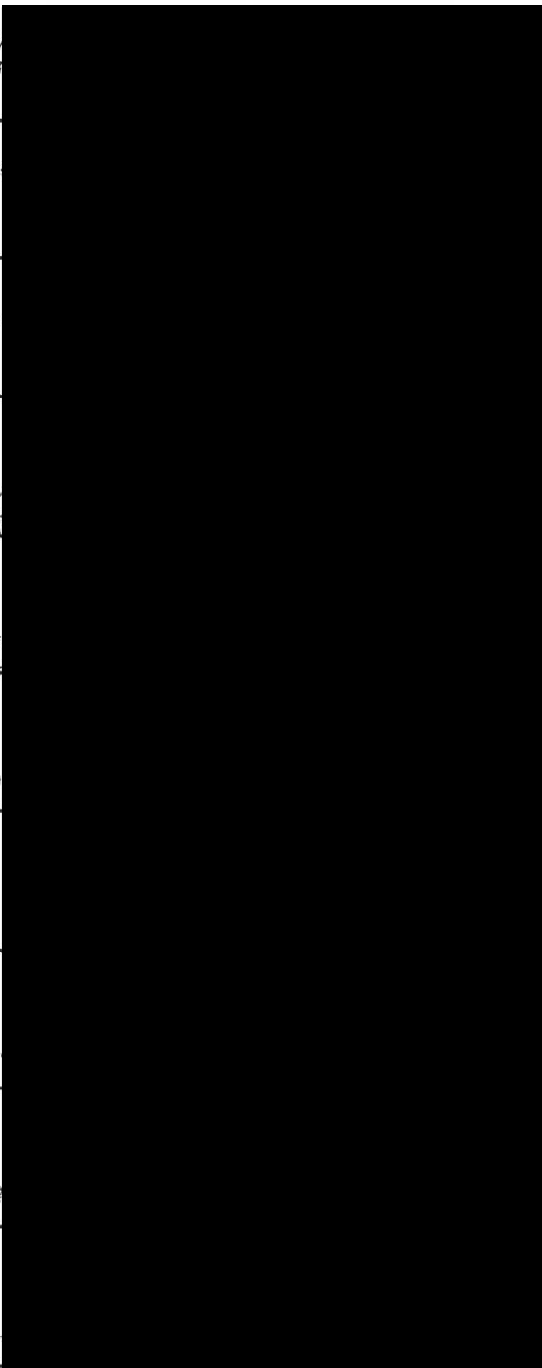
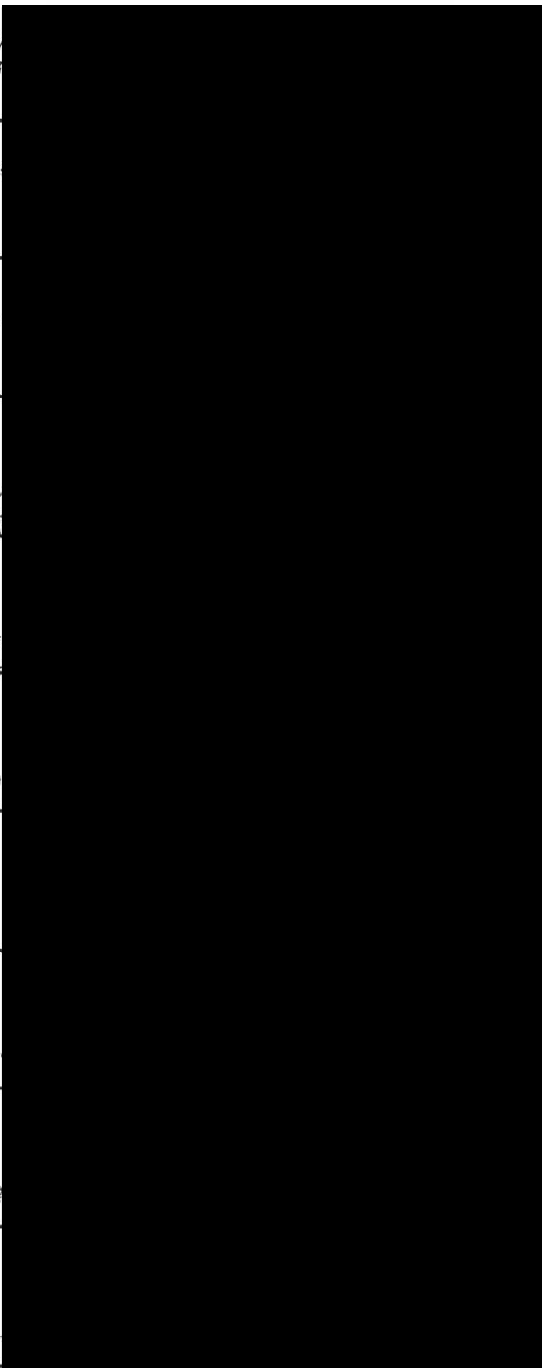
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.


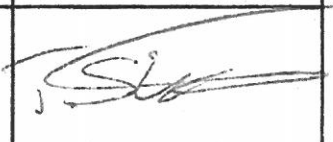
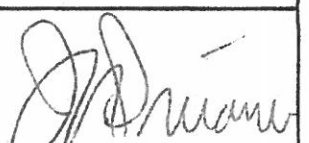
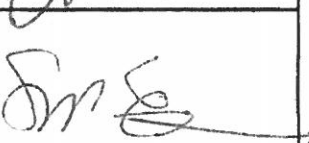
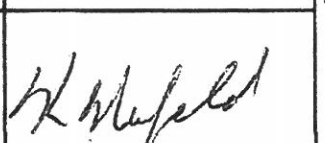
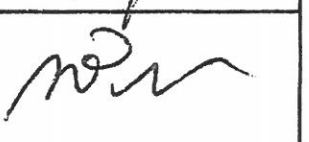

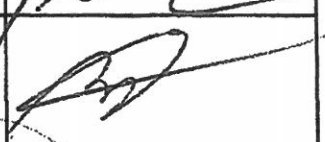
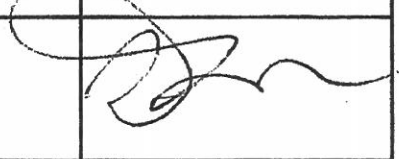
Name	address	signature
Caitlin Forster		
CHRISTIANI		
E. Bortko		
Dean Tern		
Daniel COSTA		
Ron Giddix		
BRUN SUNDE		
Steve Orang		
Melissa Walley		

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.



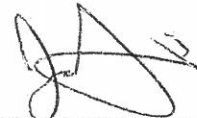






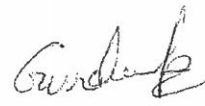
Name	address	signature
Amot Singh		
Dawinder kaur		
Navneet Thandi		
Dheeraj		
JASBIRGILL		
Shinderpal		
Subinder Ullah		
DEVINDER SIDHU		
Shelly Ghughri		
Palwinderjit Kaur		

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

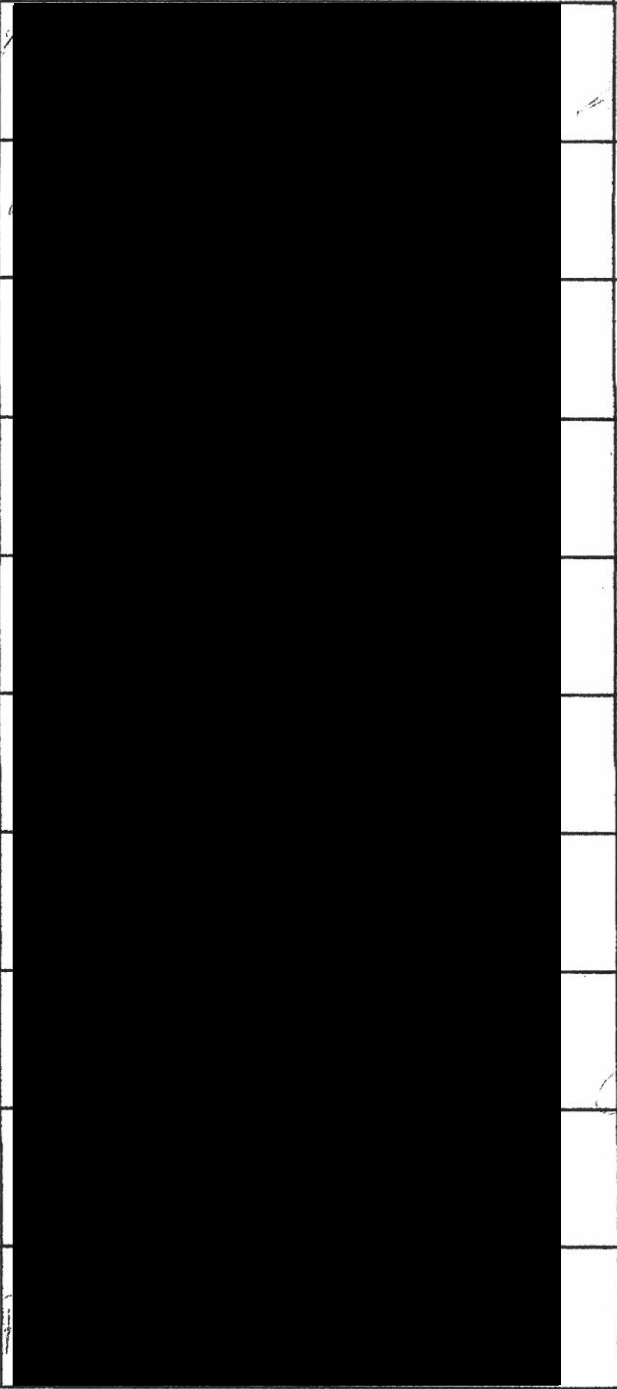
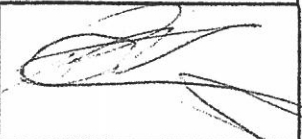
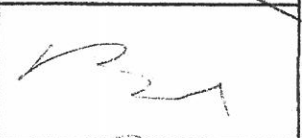
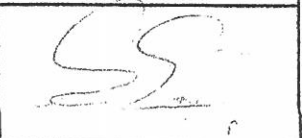
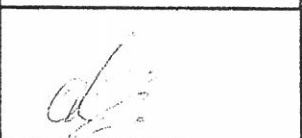
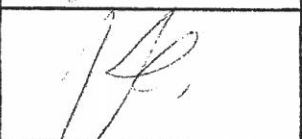


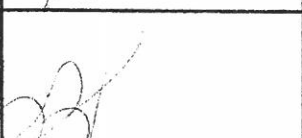
Name	address	signature
Manisha		
JASWINDER		S. JASWINDER
Manjit Shergill		
Amrita Shergill		A. Shergill
Kamalpreet Arora		K.C. Arora
Hardeep Kaur		H.K.
Daljit Sahota		D.K.
Balwinder Gill		B.K.
Sandeep Kaur		S.K. Sandhu
Balwinder Gill		B.K.

Name	Address	Signature
Bruce Wilson		Bruce Wilson
Christie Peck		Christie Peck
Lisa Brian		LJB
Tim Stanley		
Norma Primiani		
Sarah McCaw		
Karl Neukel		
Maven Bruun		
Jim Vanderhook		
Bob Versluis		
Stae Versluis		





Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Haginder Sangha		
Jasvir Haer		
HARJIT HAER		
DYA GREWAL		
KARTAR BADWAJ		
Kulrat Barnia		
DEVINDER SEHRA		
Anwar Binnani		A B
RAMANDEE PSIDU		
Gurdeep		

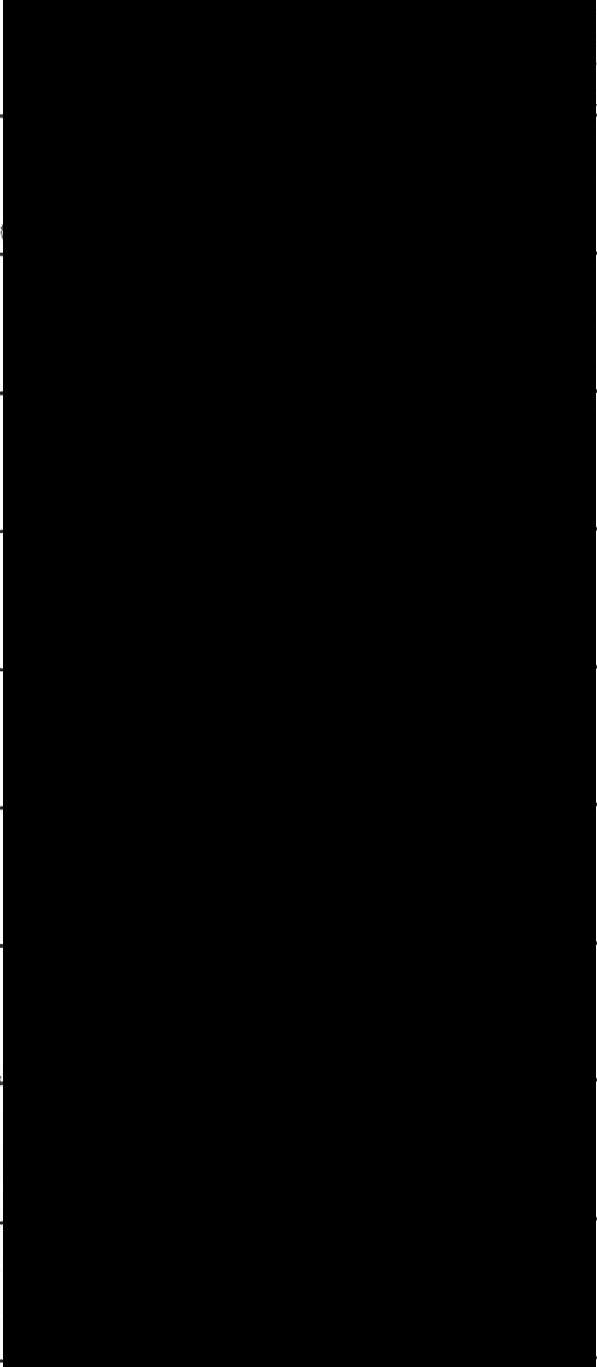


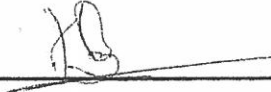
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Raj		
Deena		
Sunny		
Amra		
Justin		
Mike		
Dul		
Sukhdeep		
Bahadur		B. Linn
TAJINDER		Tajinder Singh









Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Manjinder Gill		
Tanson Tatta		T. Tatta
SIDHU CHAMKUR		C S SIDHU
Surjit Singh		Surjit Singh
Gill Jagdeep		J. Gill
Mohinder Singh		M. Singh
Jatinder Dhawan		Jatinder
Malwinder		Malwinder
Sukhdeep		
Hans		




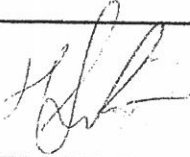

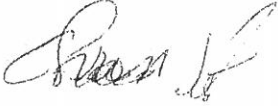




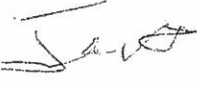
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Ravi Nigam		
Venkatesh Babu		VK
Amayut S...		AS
AMRZINDER SINGH		
Ravinder Sidhu		RS
mandeep pappat		MP
Kamabreep cherna		KC
Harjit Kaur		
Tamara Bajaj		TB
Deeljit Kaur		DK

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Tarlochan Sidran		Tarlochan
Rajeshwari		Rajeshwari
Ashwin Sandhu		AS
Arsh Heer		Arsh
TJ Thandi		TJ
Rajiv Sahota		Rajiv
Sahota		Sahota
Kirth Sahota		KK


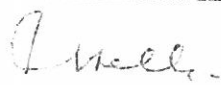



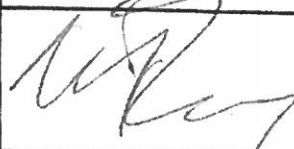



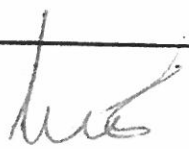
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
JASPREET KUNDA		
Kuldeep Singh manpet		
NARMINDER BIRING		
Jagjit Singh		
Suresh J. A		
Imtoj		
Gurbinder		
GURBNEET SINGH		
GURJOTS man		
Jasjit S		














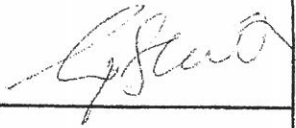


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Name	address	signature
S. Sweeney		
R. Dufur		
M. Perry		
S. McQuade		
P. Perry		

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Raveena Dhindsa		
HarKamal Bai		
GURMAL		GURMAL
Harj. Aher		
N,AMAL		Nimel
Kuldip Shengh		KLS
Janku Rr		J.B
Subh		
Gurmail Laxi		
HARSHIND		


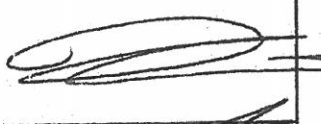

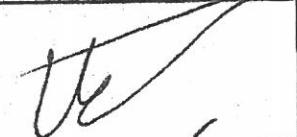

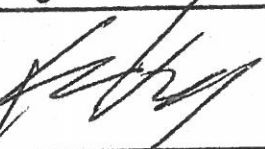

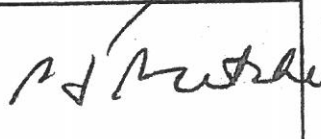

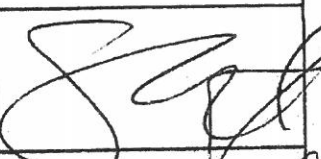

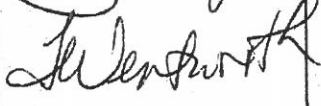

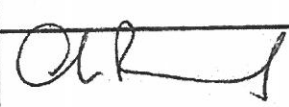

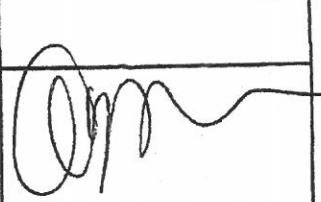

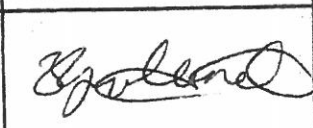
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ART HALBERT		
Name	a	signature
Alue Koubel		
Megan Lussier		
MARY DURIG		
James Glass		
IAN HAWLOR		
DAN MACINNIS		
Anna Pederson		

Dana Swanson		Amador
Kim Lawrence		Davene
MARIE MADSEN		Ulloa.
MARK SUTHER		[Signature]
Dom Scorda		Scorda
Kristy Scorda		[Signature]
Frank Jordan		[Signature]
[Signature] VERBIS.		[Signature]
JANNICKE KITCHEN		[Signature]
Cory Balala		[Signature]
Maria CURTIS		Maria Curtis

		
BIALI		
K. HADSON		
PJ DITCHFIELD		
S. WENTWORTH		
JULIA WENTWORTH		
CHRIS KAMMIS		
APRIL KOMMER		
ZOE GUILLEMETT		

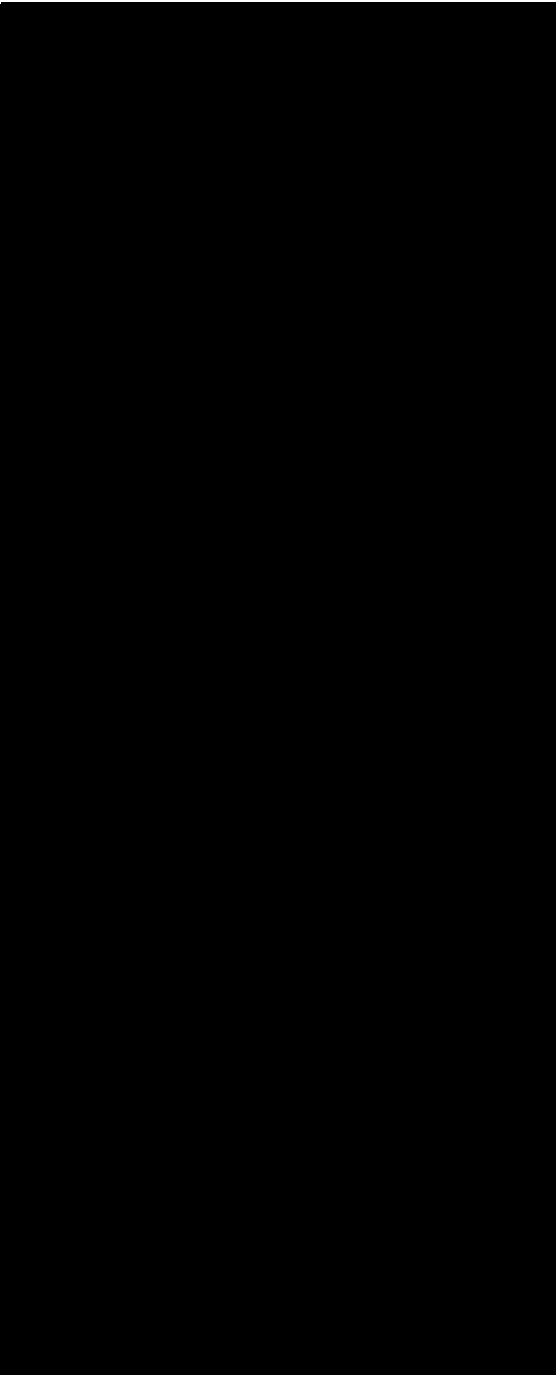

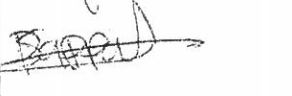

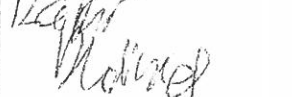
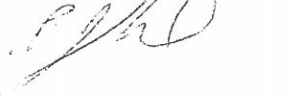
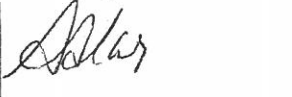



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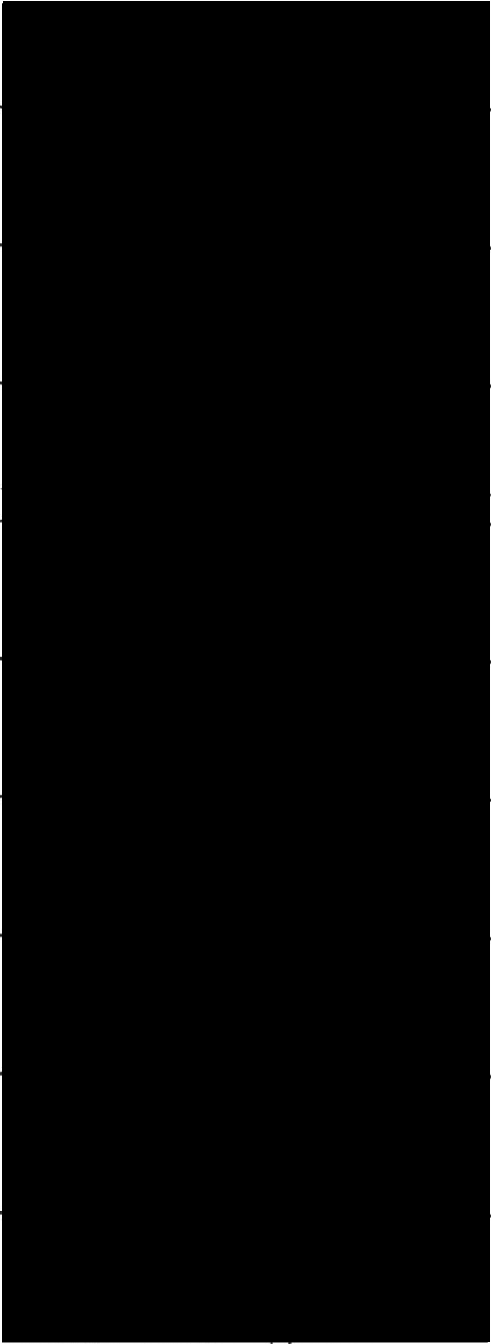
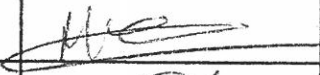




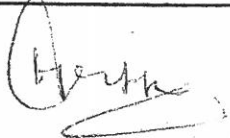
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	Address	signature
NIRMAL KARIATH	[REDACTED]	[Signature]
Rajinder Grewal	[REDACTED]	[Signature]
Rajinder Saini	[REDACTED]	[Signature]
Rajinder Singh	[REDACTED]	[Signature]
Bruce Lewis	[REDACTED]	[Signature]
Jasvinder	[REDACTED]	[Signature]
Dewinder	[REDACTED]	[Signature]
Kuljit	[REDACTED]	[Signature]
Hayat	[REDACTED]	[Signature]
Karan	[REDACTED]	[Signature]

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Satej Singh		Satej Singh
Karnaljit Sappal		Karnaljit Sappal
Nicole Pedersen		N Pedersen
Alex Guyluz		
Panninder Sappal		
Anur Rai		
Kavishwar Chahal		
Pinky John		
Sulchi Haer		
SARJIT TOOR		

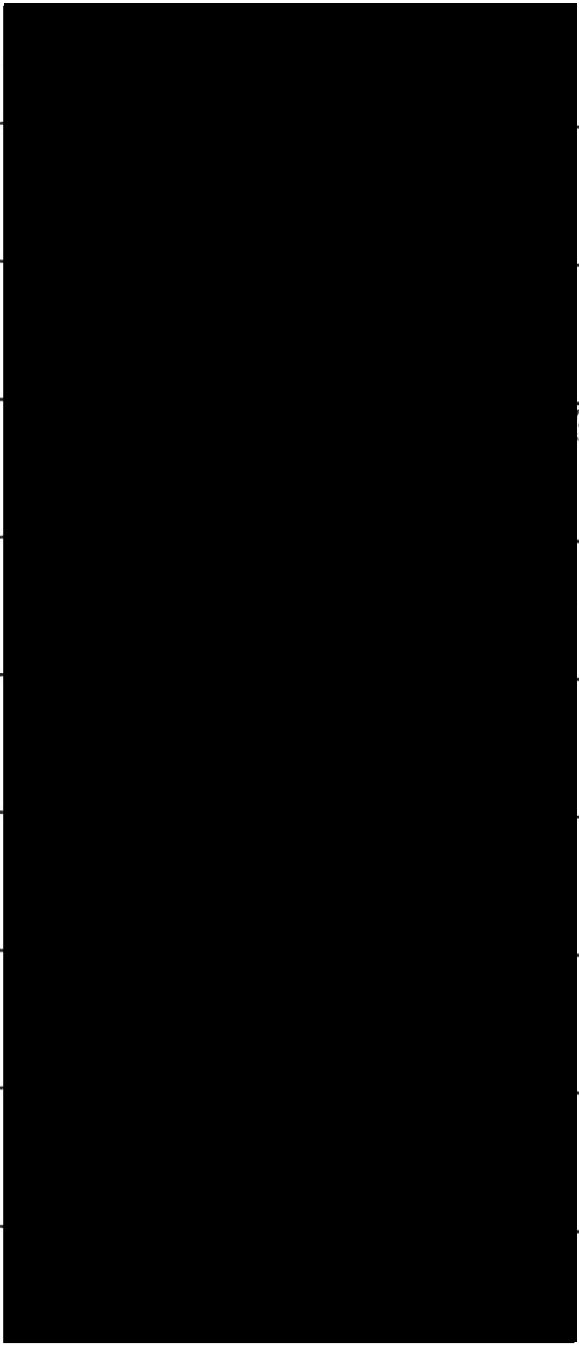
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Manojit Singh		
Mukesh Shingra		
Kulwant Kaur		K. H
Baldev Singh		183 SB/B
Jashwant S. Visk		
		K. S
Kuldeep Singh		
DEVIINDER Dhillon		
Harinder		
JATIN Dhillon		Jatinder 1048054747

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Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Hak Jeet		Hak Jeet
Harjit Gill		Harjit Gill
GURMANN TOOR		G.S. Toor
Rupinder Singh		Rupinder Singh
SUKHMER SINGH		Sukhmer Singh
J.P.		J.P.
MANISH		Manish
Pawaninder		Pawaninder
Sanyal		S. Dinesh
Vikram		Vikram

2. 468 Likes on SORCA's Facebook post announcing cooperation between Cheema family, SORCA and District of Squamish



SORCA - Squamish Off-Road Cycling Association

February 6 at 5:16 PM

Regarding DL 509/510. It was a late night for the first board meeting of 2018, a very late night. But after much discussion and planning, Mr Cheema has agreed to incorporate a gate into the fencing at the top of Perth. He will leave the gate open for access onto his land. He will not be placing any further fences at this time. We will continue to work with him and the District of Squamish in... [See More](#)



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SORCA - Squamish Off-Road Cycling Association



February 6 at 5:16 PM

Regarding DL 509/510. It was a late night for the first board meeting of 2018, a very late night. But after much discussion and planning, Mr Cheema has agreed to incorporate a gate into the fencing at the top of Perth. He will leave the gate open for access onto his land. He will not be placing any further fences at this time. We will continue to work with him and the District of Squamish in... See More



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Total 468 likes

62 Comments 11 Shares

Like

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SORCA - Squamish Off-Road Cycling Association



February 6 at 5:14 PM

Regarding DL 509/510. It was a late night for the first board meeting of 2018, a very late night. But after much discussion and planning, Mr Cheema has agreed to incorporate a gate into the fencing at the top of Perth. He will leave the gate open for access onto his land. He will not be placing any further fences at this time. We will continue to work with him and the District of Squamish in... See More



166

18 Comments 2 Shares

Like

Comment

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VIDEOS

EVENTS



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18 Comments 2 Shares



Like



Comment



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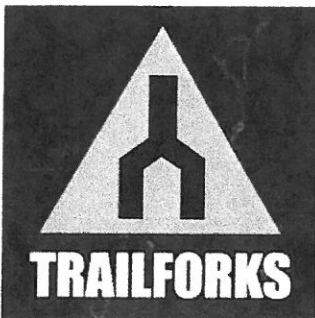


SORCA - Squamish Off-Road Cycling Association



February 6 at 8:28 AM

In regards to the recent addition of fencing on DL509/510, owned by Mr Bob Cheema. SORCA is aware of the situation and we are actively working with both the landowner and the District of Squamish to come to a resolution. The boundaries of DL 509/510 can be seen here <https://www.trailforks.com/region/alice-lake--highlands/map/>



TRAILFORKS.COM

Alice Lake & Highlands Trail Map | Trailforks

Alice Lake & Highlands mountain bike trail map...

20

9 Comments 5 Shares



Like



Comment



Share





SORCA - Squamish Off-Road Cycling Association ▶ Bike Squamish



Tuesday at 5:16 PM ·

Regarding DL 509/510. It was a late night for the first board meeting of 2018, a very late night. But after much discussion and planning, Mr Cheema has agreed to incorporate a gate into the fencing at the top of Perth. He will leave the gate open for access onto his land. He will not be placing any further fences at this time. We will continue to work with him and the District of Squamish in the hopes of reaching a solution for all parties involved.



Like

Share

402

11 shares

[View previous comments...](#)



Lance McClure

Very excited! Thanks all






 Like

 Share

 402

11 shares



Ren Bousquet
Solid work!  1

5d Like



Kristi Yzerman
Thank you!

5d Like  1



Rosanne Scarth
Thanks to all involved

5d Like  1



Paula Ryan
Thank you!

5d Like



Dave Fraser



5d Like



Jason Paulgaard





SORCA - Squamish Off-Road Cycling Association ▶ Bike Squamish

Tuesday at 5:16 PM ·



Thank you to all

3d Like



Lisa Lefroy

Thank you sorca team!! You guys are all so amazing and generous with your time and efforts!

Now everyone.....go BUY YOUR MEMBERSHIPS!

<http://www.sorca.ca/about/become-a-member/>

Let's keep this positivity going!



Get a Membership

sorca.ca

3d Like



Melissa Sheridan

you're hired

3d Like



Lisa Lefroy

Melissa for Mayor!!!

3d Like





Natalie B Waller

My 8 year old son was devastated to hear that access to some of his favourite trails may be blocked. A [?] explained to him that private land is private. We are very fortunate to have been granted the use we have had, same goes for any other areas of private land that we have access to.

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A [?] am ever so grateful for the Sorca community for their work and to all private land owners that have granted access.

A [?] desperately hope a reasonable resolve can be found.... See More

3d Like



Heather Kennedy

Thank you to all ❤️

3d Like



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Now everyone.....go BUY YOUR



4d Like



Tim Ward
Thank you for choosing awesome

4d Like



Heather Swansborough
Thank you Everyone for your hard work here!!!

3d Like



Suzanne Clarke
Thank you Mr. Cheema

3d Like



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A [?] am ever so grateful for the Sorca community for their work and to all private



4d Like  1



Karen Ogilvie

Thank you Mr. Cheema! And thanks to everyone who came together to talk this out - much appreciated.

4d Like  2



Jason Nilles

Well done, Team SORCA!! Thank you Mr. Cheema for your consideration.

4d Like



Catherine Cartwright

Thank you SORCA and Mr.Cheema!!

4d Like  1



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Very exciting! Thanks all

4d Like



Petra Walter

Awesome! Big thanks to everyone involved and trying to find a happy medium 😊

4d Like



Travis Williams



4d Like





ROB BRUNO MELVIN

Haha over beers. Beer fuels pedals in this town. Love it. Nice work guys

4d Like



Sherri Sadler
Great news!

4d Like



Chris Hamilton
Thank you Private Land Owners of Squamish. Thank you Mr. Cheema.

4d Like



Shane Aseltine
Cheers Mr.Cheema. Appreciate the privilege and thanks.



4d Like



Karen Ogilvie
Thank you Mr. Cheema! And thanks to everyone who came together to talk this out



5d Like



Craig Manship

Time for a change in council chambers!

5d Like



Nikola Starko

Thanks SORCA!! We are so lucky to have such a good team and community :)

5d Like



Natalie B Waller

Thank you for your diligence and hard work. It is his land, but having some access is greatly appreciated by so many outdoor enthusiasts

5d Like



Andrew Georgy-Embree

Fantastic work! Thank you!

5d Like



Coriann Moller

Thanks for your late night and hard work, it's very much appreciated!

4d Like



Colleen Keyland

Thanks Team! You guys are off to a fantastic start!

4d Like





Donna McMurtry

Thank you SORCA and Mr. Cheema for working together to try and find a solution for everyone.

5d Like



Kristan Stewart

fantastic. thank you!

5d Like



Mark Harold Fajardo

Sounds good.thank you

5d Like



Jason Wilson

Thank you Mr. Cheema for not punishing those who have nothing to do with the decision making that goes on within the Council Chambers.

5d Like



Laura Noaro

Thank you !

5d Like



Blake Rowsell

More than earned my trail pass money. Well done.

5d Like





Jason Paulgaard
Thanks much!!!

5d Like



Darren Butler
Great work all involved. 🙏

5d Like



Brian Brittain
Outstanding. There is definitely some frustration for all involved with this.

5d Like



Terry Holland
Thank you and Mr. Cheema

5d Like  2



Derek Jarman
I'm sure all of the biking community appreciates your hard work! And also a great reason to become a SORCA member

5d Like  7



Edgar Cocquyt
SORCA, you are amazeballs.

5d Like  3



Carlos Zavarce
Awesome!

5d Like





Squamish Adventure's Post



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Like



Comment



Share



99 Detail Center

This is fantastic news - thank you to Mr Cheema and Sorca for their shared work on continuing to provide access of his private lands.

4d Like Reply



Write a comment...





Call us anytime with news tips at 1-877-450-NEWS or e-mail news@mountainfm.com.



MOUNTAIN FM

SORCA reaches agreement with landowner to allow public access of bike trails, for now - Mountain FM

Like

Comment

Share

8



Linda Smart

Thank you Sorca, now the OCP planners need to work with Mr. Cheema so that he doesn't close it permanently. What do you think brings some of the tourist money here...Mountain Bikers!!!

3d Like Reply



Write a comment...





Brian Brittain

Outstanding. There is definitely some frustration for all involved with this.

4d Like



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4d Like



Laura Noaro
Thank you !

4d Like



Blake Rowsell
More than earned my trail pass money. Well done.

4d Like



Chris Hajek
That's amazing! Cheers all around!

4d Like



Grant Lamont



4d Like



Chris Hajek
That's amazing! Cheers all around!

4d Like



Grant Lamont
Chapeau. Conversation not conflict.

4d Like



Ryan Johnson
Amazing! THANK you SORCA (volunteers)
for the immediate intervention! Must be
rewarding!

4d Like



Jamie Pierotti
SORCA should train the Council.

4d Like



Nick de Kam
Thanks Mr Cheema!

4d Like



Steph MacNeil
Incredible team!!! Thank you!!! 🙏

4d Like



Chapman Swaine
Thank you!!

4d Like





Chapman Swaine
Thank you!!

4d Like



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4d Like



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Colleen Keyland
Thanks Team! You guys are off to a



4d Like



Colleen Keyland
Thanks Team! You guys are off to a fantastic start!

4d Like



Declan Wolfe
You guys and girls rule!

4d Like



Grant Lamont



4d Like



Grant Lamont
Sounds like an MOU between SORCA and Cheema

4d Like



Dale Mikkelsen
Much appreciated Mr. Cheema and SORCA.

4d Like



Steven Brandt
Way to go SORCA!!!

4d Like





Steve Tulk

Well done folks. Good to see old fashioned round the table politics at work.

4d Like



Simon Tappin

Good work team. Many thanks

4d Like



Colin Bell

This better get as much comments as the gate going up post....#positivepostpower

4d Like



Cathy Zeglinski

superb teamwork to effect a short term resolution - thank you very very much for reestablishing access for all the bikers, dog walkers, runner and nature lovers and thank you Mr Cheema and family for working with the community.

4d Like



Caroline W.

Grateful for all the support and dedication that goes to keeping our community strong!

4d Like



Alistair McCrone

Great work fellas. Thanks Mr. Cheema

4d Like





Cooper Quinn
Thanks for the hard work.

4d Like



Rob 'Brüno' Melvin
Haha over beers. Beer fuels pedals in this town. Love it. Nice work guys

4d Like



Sherri Sadler
Great news!

4d Like

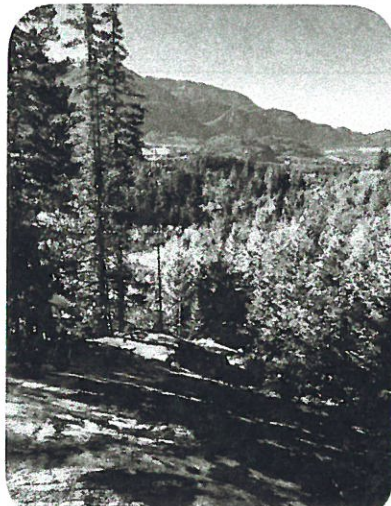


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3d Like



Travis Williams



3d Like



Zed Bee

#Slabz4life





Tim Ward

Thank you for choosing awesome

3d Like



Heather Swansborough

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3d Like



Suzanne Clarke

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3d Like



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< **SORCA - Squamish Off...ling Association's Post** ...

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A [?] am ever so grateful for the Sorca community for their work and to all private land owners that have granted access.

A [?] desperately hope a reasonable resolve can be found.

A [?] get mr. Cheema's argument and why he would be angry. A [?] would be too. My fingers are crossed that my son will get to enjoy this beautiful land for years to come.

3d Like



Heather Kennedy

Thank you to all ❤️

3d Like



Lisa Lefroy

Thank you sorca team!! You guys are all so amazing and generous with your time and efforts!



3d Like



Heather Kennedy

Thank you to all ❤️

3d Like



Lisa Lefroy

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Now everyone.....go BUY YOUR MEMBERSHIPS!

<http://www.sorca.ca/about/become-a-member/>

Let's keep this positivity going!




Get a Membership
sorca.ca

3d Like



Melissa Sheridan

you're hired 😄

3d Like



Lisa Lefroy

Melissa for Mayor!!!

3d Like



3, 263 comments on Bike Squamish post
ABOUT DISCUSSION



Collin Burke
February 5 at 3:01 PM



Fence going up at the end of Perth by BCT fencing as I write this.



🙄🤔👀 91

263 Comments 8 Shares

👍 Like

➦ Share

Join Group



Search in Bike Squamish



ABOUT

DISCUSSION



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February 5 at 3:01 PM



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👍👎👀 91

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👍 Like

➦ Share

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Collin Burke ▶ Bike Squamish

Monday at 3:01 PM



Fence going up at the end of Perth by BCT fencing as I write this.



Like

Share

91

8 shares



Randi Lou

Was wondering why the machines were there.

5d Like





Grant Lamont

It is all about respecting the landowners wishes as it is private land. This has been ticking for years along with other landowners in the area. Pro-active MOU between SORCA and the landowner would be my first step. There are many more private parcels and FN Lands from the Legacy Land Agreement that will have the same impacts going forward. Might be nice if the DOS had a Trails Co-ordinator that got in front of this and that council had a plan.

5d Like



Tyler Jordan

SORCA publicly supported the landowner in their request to drop the cap, but DOS doesn't want to make a change until the OCP is reviewed. Cheema doesn't want to wait. So everyone has their plan, but nobody has a resolution. It's a complex situation. Meanwhile the DOS gets hammered for allowing developers to develop, and gets hammered for not allowing developers to develop. Gee being on council looks like fun!

5d Like



Grant Lamont

Middle ground is always desirable





8 shares



Randi Lou

Was wondering why the machines were there.

5d Like



Roland Benesocky
District of Squamish
Patricia Heintzman
Susan Chapelle
Ted Prior

Uncle Bob's at it again...

5d Like



Chris Christie

Ooof 1

5d Like



Susan Chapelle

We prefer to develop our CD12 green corridors over a granite, industrial benchland.

5d Like



Pam Kozdrowski
HEAR! HEAR!!

5d Like



Bryan Raicer





Collin's Post



5d Like



Bryan Raiser

Is it a nice thick plank cedar fence?

5d Like



Kristen Courtney

Does it comply with District fencing by-laws?

5d Like



Sara Moritz

Sounds like an upgrade from the yellow caution tape I saw earlier blocking off two really deep holes.

5d Like



Tyler Jordan

Hoping that we are all jumping to the wrong conclusion here...anyone know for sure?

5d Like



Kimmie G

Agreed. Would be nice to know what the plan is before we get overheated.

5d Like



Susan Chapelle

I'll check. Thanks Tyler...

5d Like



Susan Chanella





Collin's Post



Susan Chapelle

I'll check. Thanks Tyler...

5d Like



Susan Chapelle

Tyler Jordan staff have said they have 'heard' that Mr. Cheema is fencing off the land. They have also said that as it is his land, there is no way to stop him from putting up fencing.

5d Like



Jonny Lloyd

Does mr cheema have a registered grievance with the incoming ocp? Is the dos actively engaged with him? If the fence is to provide access control/ safety for site works then does he have a site alteration permit or active land development application in place?

5d Like



Susan Chapelle

The OCP is not adopted. There is still opportunity to communicate. His grievance is having the population 'cap' changed, and his land being singled out for restrictions over many years. We had opportunity to engage and have small amounts developed with a comprehensive plan that included trails and a ride in/out community. The land





opportunity to communicate. His grievance is having the population 'cap' changed, and his land being singled out for restrictions over many years. We had opportunity to engage and have small amounts developed with a comprehensive plan that included trails and a ride in/out community. The land is "future residential" but instead we are considering rezoning green space. IMO it's backwards.

5d Like



Jonny Lloyd

Were/are there any other land parcels with a population cap that have had their cap lowered or removed and subsequently been developed? Population cap aside, are there any proposals from the developer that show their intention of complying with the incoming ocp guidelines as far as recreation zero net loss? I think the community would benefit from being able to review these plans and possibly support the rezoning if the future of dl509/510 and the integration of development and recreation is made transparent. The fence currently suggests that recreation will always be a contentious issue and continued negotiating point which is unfortunate if





dl509/510 and the integration of development and recreation is made transparent. The fence currently suggests that recreation will always be a contentious issue and continued negotiating point which is unfortunate if cheema is intending to be a good neighbour and if its the dos that are creating the issue.

Susan you suggest that there has been engagement, is this public information and available content for review? I'd certainly like to get a better understanding.

5d Like



Susan Chapelle

There was a few small meetings, two weeks ago at committee of the whole Bob came and spoke. The big deal is the OCP adoption. It's currently at first reading. We have had engagement that tells us to remove cap. My own opinion is that development should be planned and in areas of less ecological sensitivity. Like granite benches. Away from flood, salmon bearing streams and estuary. This is a long conversation over years but can be found online. I'll see about finding it and posting it.

5d Like





Adam Smith

Susan Chapelle

fancy developer about to pry green space out of the ocp and our district potentially restricts development in purposed residential land until what.... fancy developer can boost the population to 30k? backwards and amateur hour

5d Like



Susan Chapelle

Adam Smith build on salmon bearing wildlife area with species at risk but restrict old forestry road and granite bench-land well away from geophysical hazards and flooding and drainage and debris flow hazard. Both at the end of pipes.

5d Like



Pam Kozdrowski

Patricia Heintzman Ted Prior @Doug Race Karen Elliot

5d Like



Susan Chapelle

I will be at Aligned Collective on Friday. I said 2pm but Cheema may be joining me so it's now 4pm. Please feel free to join me (or us) for dialogue, and





Collin's Post



5d Like



Susan Chapelle

I will be at Aligned Collective on Friday. I said 2pm but Cheema may be joining me so it's now 4pm. Please feel free to join me (or us) for dialogue, and discussion. Open conversation on any land use issue. Of course it will be my perspective, and I am happy to address growth, rezoning, budget, energy, biases or otherwise. Any other council members are welcome to join me.

5d Like



Darin Joseph

Susan Chapelle it just seems like he's been hosed by the district while other (out of town) developers have been shown favour. I admire his restraint to date.

5d Like



Rowena Tansley

Darin Joseph this is a good read <https://squamish.ca/yourgovernment/news/growth-management-policies-clarified/>



Intent clarified behind Growth Management Policies in OCP

squamish.ca

2d Like





Collin's Post



Tyler Jordan Ugh



5d Like



Véro Hamel Nooooo



5d Like



Tyler Jordan Rec-Tech was so 2017



5d Like



Jason Paulgaard There's also no stopping someone putting in a gate 😊



5d Like



Ryan Johnson Time for a reach around, I mean ride around



5d Like



Collin Burke





Collin's Post



Sara Moritz

About as big of a deterrent as Trumps border wall

5d Like



Collin Burke

8 foot chain link will be an inconvenience certainly

5d Like



Jenn Foreman

I noticed this dog walking today. I'm pretty sad really. This was my backyard as a kid. I had my first spilt knee riding trails back there when I was 10. I'm going to have a hard time complying to fences and trespassing signs... 🙄🙄🙄🙄🙄

5d Like



Maxime Charron

Until they have the RCMP 24h/7... i dont think this will deter any locals.... plus, the number of entrances are quite numerous....

Also funny fact: In all reactions... no thumbs up to be found... go figure

5d Like



Tracy Beresford

Cheema is fighting with the district to develon his lands once and if that is





Collin's Post



Tracy Beresford

Cheema is fighting with the district to develop his lands.. once and if that is cleared up, he will remove the fencing..:)

5d Like



Martine Dubuc

I hope Council doesn't give in to his bullying tactic. Other trails are on private land but allow access.

5d Like



Pam Kozdrowski

Martine Dubuc in a way..... I support Cheema for doing this. His properly zoned, granite benchland has been denied for development while....down in the flood plain / valley bottom fancy developer is acquiring favour all over this town to develop sensitive wildlife and riparian habitat in acknowledged green space, which, from what I understand, has been largely support by the biking community. ie) letter of support from biking organization to DOS. For what?.....access to trails?? Maybe the DOS could do some forward thinking and realize the green space is (already) that and protect those lands, the trails and public assess in perpetuity without risking damage to habitat by allowing develop... [See More](#)





Collin's Post



habitat by allowing development in more appropriate areas.

5d Like



Volker Schneider
Joanne Stoner John French

5d Like



John French
Noted Volker - thanks

5d Like



Joanne Stoner
Huh. Thanks.

5d Like



Emily Ng Jarman
Derek Jarman- trials bikes it is!

5d Like



Derek Jarman
Yup - seems so.

5d Like



Will Waters
Is that the makings of a hip jump to the right of the work?

5d Like



Rochelle Smith
Oh boy.....

5d Like





Collin's Post



Rochelle Smith
Oh boy.....

5d Like



Cedric Beb Bert
What?????!!!!

5d Like



Laura A
Wait, let me get this straight....a fence is being put up at the end of Perth to block bikers from entering the trails there?

5d Like



David Reid
To block everyone. Not just bikes

5d Like



Laura A
Why?

5d Like



Todd Hellinga
it's private property

5d Like  8



Nolan Robinson-Nault
We shall build a bike jump over it

5d Like  1



Joshua Bliss





Joshua Bliss

I understand some of what is going on but not all.

It's private land? The owner wants to develop it? I hear he is considerate of the mtb community? It's getting fenced due to quarrels with the district?

5d Like



Laura A

But where is the owner going to ride? Where will the developers ride? This doesn't make any sense.

5d Like



Kelly Evans

Private land. Can't develop until his population cap is reached. Could develop if OCP was amended. Council says no. Big Cheema mad. Big Cheema put up scary fence.

5d Like



Grant Lamont

It is all about respecting the landowners wishes as it is private land. This has been ticking for years along with other landowners in the area. Pro-active MOU between SORCA and the landowner would be my first step. There are many more private parcels and FN Lands from the





Collin's Post



Grant Lamont

Middle ground is always desirable

5d Like



Ren Bousquet

#squamishisclosed

5d Like



Richard Heinz Zimmer

Another reason to go sledding

4d Like



Alexia Droz

It actually only says "caution", there are no No Trespassing signs...

5d Like



Randi Lou

that is the contractor warning as the fence isn't up yet

5d Like



Alexia Droz

makes sense

5d Like



Joshua Bliss

Seems there are multiple levels of escalation left

5d Like



Martine Dubuc





Collin's Post



5d Like



Martine Dubuc

I hope Council doesn't give in to his bullying tactic to get all he wants for his development. Other trails are on private land but allow access.

5d Like



Volker Schneider

There are two sides to every story... just saying.

5d Like



Don Hartle

There are no "Squatters Rights" for unplanned trail building.

5d Like



Pam Kozdrowski

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Collin's Post



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5d Like



Jan Redford

Wow. Can't believe it's come to this. Anyone know if he can charge people with trespassing? It's easy to funnel onto Mashiter from all the other trails.

5d Like



Collin Burke

Talking with the contractors, they wouldn't deny that more locations would also be fenced/gated.

5d Like



Maxime Charron

Can't fence out Alice lake though...

5d Like



Flo Ryder

He can defiantly fine people for





Collin's Post



Flo Ryder

He can defiantly fine people for trespassing if it comes to that

5d Like



Collin Burke

Flo Ryder pretty sure all he can do is call the RCMP. It's their discretion to fine or not.

5d Like



Flo Ryder

Collin Burke if he puts up cameras and no trespassing signs I think he can charge people

5d Like



Collin Burke

Best of luck with that. The only party that will win is the lawyers there...

5d Like



Maxime Charron

They don't stop illegal pipelines in Burnaby... I don't think the RCMP will get anyone...

5d Like



Flo Ryder

Collin Burke <https://m.facebook.com/story.php?>





Flo Ryder

Collin Burke https://m.facebook.com/story.php?story_fbid=1059811114068279&id=212806412102091

5d Like



Collin Burke

Flo Ryder I'm quite curious how many fines were collected...

5d Like



Lee Lau

Private property. Owner's rights

5d Like



Nathan Mckay

Time for a good ol' dukes of hazard fence jump.

5d Like



Peter Ramsden

Adam Price

5d Like



Caroline Millette

Soooooo sad....

5d Like



Maxime Charron

I don't know who the contractor is but he must be from Surrey as it must have been





Maxime Charron

I don't know who the contractor is but he must be from Surrey as it must have been the hardest job to find a contractor for since they all mountain bike.

5d Like



Laura Modray

Bct fencing is local. I've used them a few times. Great contractor.

5d Like



Maxime Charron

Laura I assumed wrong then.

5d Like



McKinley Languedoc

at least it's pretty

5d Like



Kalenna Olynyk

"The family has said they will need to close the trails for safety reasons if development is not possible".

<http://www.squamishchief.com/news/local-news/council-votes-to-keep-growth-management-limit-in-ocp-1.23154139>



Council votes to keep growth

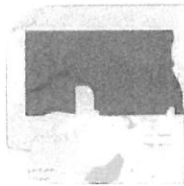




Kalenna Olynyk

"The family has said they will need to close the trails for safety reasons if development is not possible".

<http://www.squamishchief.com/news/local-news/council-votes-to-keep-growth-management-limit-in-ocp-1.23154139>



Council votes to keep growth management limit in OCP

squamishchief.com

5d Like



Sara Moritz

BS on that one. The test ran through there. If they were so concerned about safety would have closed off years ago. It's like a hostage situation.

5d Like



Will Waters

It's interesting that Quest was given an exception (that doesn't even have a shop for locals to use....not a single store in the Highlands). Other than seeing The Moment movie there, are any of the facilities there available for use by the community?

5d Like





Collin's Post



Ruby Morrissey
The cafetiria is

5d Like  2



Gerardo Galaz
"for safety reasons" my b....ike!
This is good old blackmailing.

5d Like  1



John Waite
Will Waters the soccer field, the indoor gymnasium, the bridge (though I'm not sure who paid for that). The cafeteria was a great place to be to watch the olympics and we used it a lot when our kids were younger. Not sure now that the caterers have change. I still think they missed a huge opportunity though to put in a coffee shop and possibly a smaller grocery. Plus a pub ;-)

4d Like  1



Will Waters
Thanks **John**, and I certainly agree on the last points. As a Brit, the idea of a Uni with no pub nearby is utterly ridiculous!

4d Like  1



Susan Chapelle
I will be at Aligned Collective on Friday at





Collin's Post

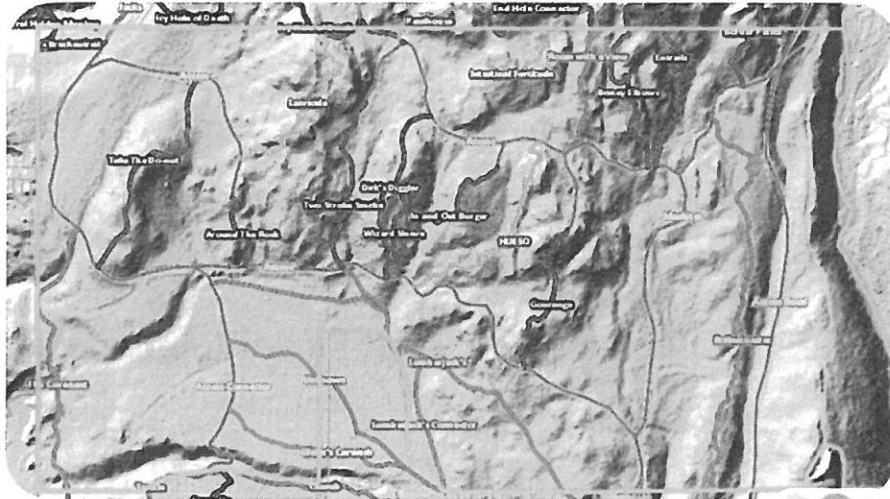


some dialogue is welcome.

5d Like



MrPete Finch
Trails on the Cheema lands



5d Like



Jason Nilles
I may be wrong but I thought he also had the other parcel with Rupert and Credit Line in it.

5d Like



Torbjörn Axelsson
No, the parcel just north of lot 510 (pictured above) is Crown land

5d Like



Don Hartle
No access to Alice Lake from the Highlands biking or walking!!

5d Like





Collin's Post



Don Hartle

No access to Alice Lake from the Highlands biking or walking!!

5d Like



Tim Langille

No access to tim Hortons express?

5d Like



Flo Ryder

Haha that's what I want to be saved

5d Like



John French

The post by **Grant Lamont**, a former council member in Whistler, makes an excellent point. This is the time for dialogue. This is also the time to understand that Squamish has a housing supply issue. One way to help stabilize house prices is to have sufficient supply. The land owner has indicated a strong desire to make product available as soon as possible on this land.

5d Like



[View 2 previous replies...](#)



Kelly Evans

There has already been plenty of dialogue on this. Cheema just doesn't like how that dialogue hasn't continued to swing in their direction





John French

The post by **Grant Lamont**, a former council member in Whistler, makes an excellent point. This is the time for dialogue. This is also the time to understand that Squamish has a housing supply issue. One way to help stabilize house prices is to have sufficient supply. The land owner has indicated a strong desire to make product available as soon as possible on this land.

5d Like



Brett Logan

Supply and demand graphs were excellent tools when I took macroeconomics, but in reality, development tends to follow increased prices, not correct them

5d Like



Fraser Britton

Brett Logan Nothing like more McMansions no one in Squamish can afford filled with more refugees from city life.

5d Like



Kelly Evans

There has already been plenty of dialogue on this. Cheema just doesn't like how that dialogue hasn't continued





Kelly Evans

There has already been plenty of dialogue on this. Cheema just doesn't like how that dialogue hasn't continued to swing in their direction.

Squamish also has a mostly residential tax base that can't afford to keep sprawling services way up into the high heavens. Although this affects anyone who bikes or recreates on these trails it is not the primary reason that the development isn't a go. Garibaldi Springs is likely going to be developed (another amendment to the OCP). Maybe we shouldn't have gone through the trouble of making an OCP at this point then....

5d Like



Maxime Charron

My point... what's the goal of spending time and tax payers's money on a plan that doesn't have to be followed... it's called a guideline and takes much less time

5d Like



Tracy Beresford

If we can ride through the houses he will be building on top of in and out burger, I'll support it!





Collin's Post



Tracy Berestord

If we can ride through the houses he will be building on top of in and out burger, I'll support it!

4d Like



**Neil Saunders
Darwin Billey**

5d Like



Torbjörn Axelsson

This shouldn't come as a surprise to anyone. Cheema was awaiting the OCP draft and is now doing EXACTLY what he said he would if the population cap wasn't lifted. The cap was raised from 22,500 to 34,000 in the draft. What choice does he have? Without arguing right or wrong, I just don't understand what council expects to get out of this.

5d Like



Pam Kozdrowski

Good point. They will develop Garibaldi Springs, but not this readily available, non sensitive land??

5d Like



**Dennis Barrera
Melissa Penrose Corey Kenahan**

5d Like





Collin's Post



5d Like



Flo Ryder

It's his land. He can do what he wants. It's our fault for building trails on it

5d Like



Trevor May

Map of the trails on Cheema lands

<https://www.trailforks.com/region/alice-lake--highlands/map/>



5d Like



Rob Stokes

I hope this gets sorted, it will be a big loss for Squamish if those trails get lost.

I don't think it is a stretch to say that it could take away the 'world class biking' status away from Squamish. It's the steep slab trails that make this place awesome imo.





Collin's Post



I hope this gets sorted, it will be a big loss for Squamish if those trails get lost.

I don't think it is a stretch to say that it could take away the 'world class biking' status away from Squamish. It's the steep slab trails that make this place awesome imo.

Fingers crossed.

5d Like



Rob Stokes

Also, how the fuck are they gonna make a house half way down in and out slab?!

5d Like



David Reid

That is not all that hard - look at Sky Ridge.

5d Like



Flo Ryder

Blow it to peices

5d Like



Torbjörn Axelsson

I'm pretty sure he's considering building on the flat portion of the lot, not the steep slabs :)

5d Like





Collin's Post



I'm pretty sure ne's considering building on the flat portion of the lot, not the steep slabs :)

5d Like



Rob Stokes

There isn't much flat, but if that's the case I'd be happy to loose lumberjacks and roller coaster if we can keep dirks!

5d Like



Torbjörn Axelsson

Okay, flatter then, not flat :P based on an old development draft that has been posted here before, I think we would be more likely to lose everything south of Lumberjacks than the slabs.. of course, if no agreement is reached we might just lose it all

5d Like



Tomer Aryev

I think it's all about dialogue and compromise here...my hope is that development is approved sooner for the lumberjacks/carwash zone in exchange for agreement to designate the existing slab trails a no-build area

5d Like



Bal Rizzmama

lots of boom boom. easy to make lots





Collin's Post



Bal Rizzmama

lots of boom boom. easy to make lots

5d Like



Georg Kaltenbrunner

half of the rooms without a view...

5d Like



John Waite

Even if an agreement is reached, how can we trust that the developer is going to follow through when it comes down to it? Bully tactics, blaming others and spreading blatant falsehoods (e.g closure for "safety reasons") seems to be the SOP for this guy. I wouldn't trust him.

5d Like



Pam Kozdrowski

John Waite don't trust any developer. Too much of the ask for forgiveness BS goin' on.

5d Like



David Reid

I know I should not add to this thread - but... Lots of the trails in that zone are 10 years old. That is not all that old. And trust me, there are many spots in Squamish for more slab trails. This sounds dire, but





Collin's Post



David Reid

I know I should not add to this thread - but... Lots of the trails in that zone are 10 years old. That is not all that old. And trust me, there are many spots in Squamish for more slab trails. This sounds dire, but Squamish does get trails built pretty damn fast.

5d Like



Zed Bee


Nice positive post and keep building on granite!!

5d Like



David Fournier

On a completely unrelated note , these are on sales at Canadian Tires

 : <http://www.canadiantire.ca/en/pdp/mastercraft-bolt-cutter-0582012p.html#srp>



Mastercraft Bolt Cutter | Canadian Tire

canadiantire.ca

5d Like



David May

So amazing and greasy...

4d Like




Scott Graham





David Fournier

On a completely unrelated note ,
these are on sales at Canadian Tires

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**Mastercraft Bolt Cutter |
Canadian Tire**

canadiantire.ca

5d Like



David May

So amazing and greasy...

4d Like



Scott Graham

Don't let him develop, lose trails. Let him
develop, lose trails.

5d Like



View 1 previous reply...



Scott Graham

Ihor Zalubniak I hope so.
Unfortunately I am not so optimistic. I
have yet to see any developer keep
their promises over the years.

5d Like



Ihor Zalubniak





Collin's Post



Don't let him develop, lose trails. Let him develop, lose trails.

5d Like



Ihor Zalubniak

Scott. Part of the development plan (proposed) includes the dedication of 50% of the land to trails for recreation. Please contact the Cheemas and have a conversation about that.

5d Like



Scott Graham

Ihor Zalubniak I hope so. Unfortunately I am not so optimistic. I have yet to see any developer keep their promises over the years.

5d Like



Ihor Zalubniak

Well, at least have a conversation with them. Supporting them in their challenge to the OCP changes can result in positive outcomes regarding this. There are so many who will loose if this process continues on its current track. Blockades hurt cyclists. Loss of cycling options affects the "brand asset" of a mountain bike community. Etc etc.

5d Like





Collin's Post



Those trails were never anyones to lose, they were built on private land with a hand shake agreement that allowed use and builds in return for not fighting his development. Those here slagging, who own property should just go down to city hall and hand over your land for trails to be built on or exchanged with Mr. Cheema for a piece of his land and keep your fav section of trail. Hmmm doubt any takers on that. The district and others have done nothing to help, he does not owe anyone anything, in fact we all owe him a big thank you! Maybe if the district got their head out of their ass and allowed him to start building in a community that needs housing than he might be more open to some design that keeps some of those awesome trails. And those talking about continued use if he closes it, well you might want to scroll down and read the "trail etiquette". The banter of many here is the one of a new entitlement, there is not net trail loss of trails that were built on private land. Thank you Mr. Cheema for allowing us to enjoy this land for so long, since 1995 for me personally, it has been awesome!

5d Like



Ihor Zalubniak





Ihor Zalubniak

Just for consistency, Council is referring to the # as a threshold not a cap. Semantics perhaps but it keeps all discussion on the same plain.

5d Like



Torbjörn Axelsson

The OCP draft uses neither term. The wording is as follows:

Recognize that although Future Residential Neighbourhood areas identified on Schedule B are identified for long-term residential growth, they are not intended to accommodate growth until substantial completion of residential infill development opportunities has occurred.

Recognize substantial completion of residential infill development opportunities within the Growth Management Boundary to have been achieved once either:

i. the District's population re... [See More](#)

5d Like



Susan Chapelle

I posted the growth management meeting below. There are policies that





Collin's Post



B. the maximum densities enabled under existing zoning regulations for vacant parcels in areas not included in a sub-area plan; and

C. Floor Area Ratios identified in land use designations for vacant, undeveloped parcels in the Downtown area.

5d Like



Susan Chapelle

I posted the growth management meeting below. There are policies that must be completed as well. Thanks for pulling the wording. The map is also worth posting.

5d Like



Ihor Zalubniak

Thanks for clarifying. COW used the term threshold consistently in discussion. They appear to see it as such.

On a second note, the achievement of 75% density is dependent on the individual landowners in the areas designated as infill being willing to "cash out" and contribute their land to the process. How does Council intend to incentivize this process?





Collin's Post



5d Like



Belinda Grant

Kristi Yzerman seems we just slipped through before the gate was put up 😬

5d Like



Kristi Yzerman

Yes, was just seeing this now, too. I was wondering what was going on there.

5d Like



Adrian White

Dennis Wakelin, Anita Steiner-Wakelin, Richard Bedford, Uschi Rudolf Craigdallie.
This doesn't look good. :(

5d Like



Dennis Wakelin

Thinking there are other roads that lead to Rome ;-)

5d Like



Anita Steiner-Wakelin

Just saw that now as well - bummer

5d Like



Lance McClure



5d Like





Collin's Post



5d Like



Owen Foster

CHEEMAGATE (literally the only 'gate that makes sense since the original) ha!

5d Like



Susan Chapelle

Here's the growth management video. Mr. Cheema is at about 50m but the entire thing is worthy of watching. There are two videos before the growth management on the agenda. Horse structure and of course a closed meeting. <https://squamish.ca/yourgovernment/meetings/video-library/2018-meetings-video-archive/january/>



District of:
BRITISH COLUMBIA

January

squamish.ca

5d Like

View 3 previous replies...



Tracy Beresford

Thanks for sharing this **Susan Chapelle!**

4d Like



Alison Wald

Susan Chapelle, I watched the video (or parts of it). Did you mean Cheema was speaking in the video or you are





Collin's Post



BRITISH COLUMBIA

squamish.ca

5d Like



Ihor Zalubniak

Doesn't seem to load (on Facebook) to the video page. Goes to the primary intro page for searches I think

5d Like



Susan Chapelle

Thanks **Ihor Zalubniak** it's January 23 committee of the whole. It's slow ...

5d Like



Susan Chapelle

Squamish.ca council meetings. Drop down this one. It's about 1 hour in and after closed and horse agenda items.



5d Like



Tracy Beresford





Collin's Post



Tracy Beresford

Thanks for sharing this **Susan Chapelle!**

4d Like



Alison Wald

Susan Chapelle, I watched the video (or parts of it). Did you mean Cheema was speaking in the video or you are discussing him?

4d Like



Susan Chapelle

Alison Wald both.

4d Like



Brig Stevenson

Paul

5d Like



Bryan Stewart

Looks like in 10 years or less there will be development right to the border of Alice Lake Park.....ugh!

5d Like



John French

I don't believe this will be the case Brian. There is a big chunk of crown land between Alice Lake and the private property to the north of Caribaldi





Collin's Post



John French

I don't believe this will be the case Brian. There is a big chunk of crown land between Alice Lake and the private property to the north of Garibaldi Highlands.

5d Like



Bryan Stewart

John French i hope you are right John, drive out to Coquitlam to see evidence of development run wild!

5d Like



Maxime Charron

Used to live there last year... Burke mountain is getting slaughtered literally!

5d Like



Susan Chapelle

Growth management document. See map.
<https://squamish.ca/assets/OCP-Review/Squamish2040-GM-Backgrounder-Final.pdf>

5d Like



Sherman Hillier

Thanks for taking time to find all this info.

5d Like





Collin's Post



Paul Haysom
OMG CHEEMAGATE!

5d Like



Paul Haysom
Oh wait....already been done....

5d Like



Dana Bourgeois
i say we all form a commune. Of riders only.
Well active people like minded and such.
then, we choose who gets to cross our
paths.....wowowwhahahahahaah!
Developers stay clear....

5d Like



Joshua Bliss
I like the idea but to get what you'd
want we'd need to buy the land.

5d Like



Dana Bourgeois
Exactly:)

5d Like



Troy Tyrell
Gotta build more houses to bring more
people here to pollute and ruin what we
value fpr the almighty \$\$\$\$ & progress

5d Like





Collin's Post



Gotta build more houses to bring more people here to pollute and ruin what we value for the almighty \$\$\$\$ & progress

5d Like



Troy Tyrell

That's bullshit and you know it! Apathetic and uselessness!

5d Like



Véro Hamel

Gab 😞

5d Like



Susan Chapelle

I would suggest looking at a GIS on the inter-web. Slabs will never have their days numbered.

5d Like



Flo Ryder

Maybe in n out will turn into a real in n out restaurant

5d Like



Dan Phipps



5d Like



Dana Bourgeois





Collin's Post



5d Like



Dana Bourgeois

I mean, we humans we like to kill all things without " knowing it", but we know. And cement, seems we like cement.

5d Like



Michael Robinson

As sad as it is it is time to be thankful for the great days on the dirt we had there.

5d Like



Ren Bousquet

As this is not a new topic or surprise does SORCA have a tenure in mind to focus on future trail development? (I know, I know, attend the AGMs...).

5d Like



SORCA - Squamish Off-Road Cycling Association

SORCA is actively working with the landowner and advocating for our trail network

5d Like



Matthew Hallinan

I heard your going to be able to keep your fave trail by buying a house right on it!
#backyardslabz





Collin's Post



I heard your going to be able to keep your fave trail by buying a house right on it!
#backyardslabz

5d Like



Jen McGuinness

Special price of \$1 Bazillion dollars

5d Like



Ross Dolan

This is why I bought at the other end of town... Wait, what, Crumpit is all private land too? Son of a! We all knew this was coming sooner or later, and the best we can do is to add our perspective to the collective town voice, attend planning meetings, and try to nudge future developments in a sustainable and mutually beneficial direction. Right now Squamish very much reminds me of Coquitlam 25 years ago. Small, relatively sleepy, surrounded in forest, but slowly being built up into a giant crappy suburb. After 30 years of seeing my town turn into an ugly metropolis, I moved to Squamish. 10 years later I'm seeing a recurrence of the events that transpired so long ago, and I'm worried that in another 10 it will be time to pick up the stakes and move to the next... [See More](#)

5d Like



Ihor Zalubniak





Collin's Post



that transpired so long ago, and I'm worried that in another 10 it will be time to pick up the stakes and move to the next small town :(

5d Like



Ihor Zalubniak

Ross Dolan. Make your voice heard at Council. This issue is complicated by planning departments visions, Councillors' varied agendas to control development beyond their current tenure as Councillors. The Cheemas have dealt with the system honourably. They delayed their development in favour of Quest at the request of the Council of the day. And now are being repaid by further delay and difficulty. This is more than population thresholds, it's about respect and consistency.

5d Like



Ihor Zalubniak

Speak with Ted Prior about the previous agreement with the Cheemas. He has spoken honestly and fairly about this at the Committee of the Whole.

5d Like



John Waite

As a longtime rec user of that part of the





John Waite

As a longtime rec user of that part of the trail network, I believe the tactics being used by this developer show that he is not committed to working with the community to solve this problem. Yes there is going to be development but in order for smart development to happen, all the stake holders involved have to work in good faith. With this action, nobody can trust this developer. it really is trump like thinking in my opinion.

5d Like



Ihor Zalubniak

John Waite. Have a conversation with the Cheemas about their concessions to date to support other development in Squamish. And ask about the percentage of lands being allocated to the preservation of recreation lands within block 510.

5d Like



John Waite

Where was the conversation that the Cheemas had with the community before taking this action? Oh right it went along the lines of "let me build or I'll close it off!" Great, nice way to deal with it.





John Waite

It is his land to do with subject to the limits of the current zoning bylaws. Most of it is zoned resource according to the 2015 zoning map. You are correct nobody has the right to bike on it unless he agrees to that, which he has done in the past. Also consider also that people have used that land to walk, bike run etc long before he owned it. There is no entitlement question here (from me). However Bob Cheema would have known that this land historically has been used heavily for recreational purposes before he purchased it.

5d Like



Anne Bright

<http://www.squamishchief.com/news/local-news/squamish-equestrian-association-secures-funding-to-salvage-donated-indoor-arena-space-1.23153373>

This article speaks to the kind of person Bob Cheema is.



Squamish equestrian association secures funding to salvage don...

squamishchief.com

2d Like



Jason Nilles

He didn't get what he wanted so he's taking

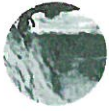




Collin's Post



2d Like



Jason Nilles

He didn't get what he wanted so he's taking his ball and he's going home. Instead of taking the high road and engaging with the community, he's given us some insight into his psyche, and I don't have any faith that he will stand by his word or commitments to the community after this. It's vindictive and childish.

5d Like



Susan Chapelle

Jason. Mr. Cheema has been around allowing biking on his land since he bought it. He has had the population 'cap' moved from 15k to 19k to 22k and now to 34k plus 6 policies. He has been promised a conversation and instead been presented new policy. This policy still has to go to the public for comment, and can be submitted online to council. Please watch the meeting. Read the policy. Growth boundaries in most communities are based on geographical constraints. This one is clearly based on ownership.

5d Like



Darin Joseph

Wow, I'd say he's been the most patient landowner in Squamish. He made an





Collin's Post



Darin Joseph

Wow, I'd say he's been the most patient landowner in Squamish. He made an investment that had parameters, those parameters have shifted dramatically. If Mr. Cheema is reading the comments on this post, I wouldn't Blame him if he installed an electric fence. Why do so many mountain bikers in this community think that every piece of dirt belongs to them? We should be wishing him well and thanking him for access to his private land for over a decade.

5d Like



John French

Susan Chapelle Can you say more about your ownership comment? "This one is clearly based on ownership." What do you mean by this?

5d Like



Jason Nilles

I'm not saying the dirt belongs to me, nor am I saying he doesn't have the right to close it off. However, he has decided to use the biking community as pawns to get what he wants. His arguments about liability are moot because nothing has changed from yesterday to today that would cause





Jason Nilles

I'm not saying the dirt belongs to me, nor am I saying he doesn't have the right to close it off. However, he has decided to use the biking community as pawns to get what he wants. His arguments about liability are moot because nothing has changed from yesterday to today that would cause more concern. I am not against allowing the development but this fence is nothing but a political ploy to use the mountain bike community as a tool to get what he wants. It's not subtle.

5d Like



Darin Joseph

Jason Nilles I suppose only Mr Cheema can answer to that statement.

5d Like



Ihor Zalubniak

Jason, Mr. Cheema has engaged. With SORCA, and with Council. SORCA gets it! Council appears to tied up in trying to create influence that will supersede their term in office. Could it be that by establishing Policies in the OCP they can effectively bind future Councils to the current mindset. Council has also made it clear that the OCP is a guiding





Collin's Post



to it if they choose.

5d Like



John French

Jason Nilles While mountain bike riders are very engaged in this issue the fence is also going to impact hikers, runners and dog walkers. If there are pawns in this dispute the mountain bikers aren't the only pawns.

5d Like



Jason Nilles

John French , a very good point.

5d Like



Glenn Peck

Darin Joseph \$5 if you stick your tongue on the electric fence.

4d Like



Darin Joseph

Glenn Peck I'd do it for a gummy.

4d Like



Spencer Fitschen

Susan Chapelle To echo **John French**, you have made a statement about the decision being based on ownership, which could use some clarification. In addition could you please confirm that





Spencer Fitschen

Susan Chapelle To echo **John French**, you have made a statement about the decision being based on ownership, which could use some clarification. In addition could you please confirm that it was under Mr. Cheema's ownership that the population cap was moved from 15K to 34K with six policies. I would argue that most communities do not use geographical boundaries as growth constraints.

4d Like



Susan Chapelle

John French the only land with the threshold is Cheemas. The growth boundaries are not around geophysical structures like drainage, they are around property boundaries. Weird but I suppose history. Means only Cheema's land has the 22,500 threshold. Which was moved tonight. It now goes to second reading, and public input. I oppose policy that is property specific, and vague. This policy includes "extraordinary community benefit" (subjective) and a "brand asset inventory" which is also subjective. Mostly not on district land. Here's the policies.

4d Like





4d Like



Susan Chapelle

Growth Management Workshop
(Continued from Jan 16, 2018,
Committee of the Whole)

THAT the Brand Asset Inventory remain
as policy precursor in the OCP.

THAT Community Amenity Contribution
policy, Affordable Housing Strategy,
Missing Middle Housing Policy and
Regulations, updated Community
Wildfire Protection Plan and a Steep
Slope DPA remain as a policy precursor
in the OCP.

THAT Policy #5 (Extraordinary Benefits)
be included in the OCP with
consideration of the feedback received
at the Jan 23rd, 2018 COW meeting.

... See More

4d Like



John French

Thanks for the update Susan!

4d Like



Ihor Zalubniak

Clarification please on: Middle Missing
Housing?

4d Like





THAT Policy # 7- (Municipal water and sewer 'will not be extended area' located above elevation of 200m except in specified situations)be included in the OCP.

THAT Policy #3- (Limited development in Future Residential Neighbourhood parcels would not be considered until the District's population has reached 22,500) remain in the OCP.

4d Like



John French

Thanks for the update Susan!

4d Like



Ihor Zalubniak

Clarification please on: Middle Missing Housing?

4d Like



Susan Chapelle

Spencer Fitschen not graphical, geophysical. I just posted policies. Just posted a relevant article on my Councillor page.

4d Like



Susan Chapelle

Ihor Zalubniak nobody knows. We have 50+ days below and flood hazards. He





Collin's Post



here... I guess it means mixed density and not same everywhere.

4d Like



Don Hartle

Too bad so much effort went into building excellent trails, on private property, that are not sustainable. Does comprehensive planning exist for new trail networks that are sustainable?

5d Like



Torbjörn Axelsson

Have a look at the OCP draft, "Trail Network" section 18.5 and 18.6. SORCA is involved in the OCP process. squamish.ca/ocp



Squamish 2040 Official Community Plan

squamish.ca

5d Like



Don Hartle

So where are the next five new trails being built? Do builders follow the OCP?

5d Like



Torbjörn Axelsson

The OCP is still a draft, but once the final version is adopted then all new developments would have to follow the





Collin's Post



5d Like



Torbjörn Axelsson

The OCP is still a draft, but once the final version is adopted then all new developments would have to follow the policies. The proposed Trail Advisory Committee would include representatives from SORCA.

5d Like



Owen Foster

Don Hartle always ;-)

5d Like



Rob Stokes

There is nothing more sustainable than a fuck off massive granite slab!

5d Like



Roland Benesocky

Don Hartle, Unsolicited trailbuilding rarely takes a comprehensive trail plan into account. Any builder that's done work on the Cheema lands knew they were doing so on borrowed time.

5d Like



Jason Nilles

Crown land and provincial parks are likely the only areas that would fit that description.





Collin's Post



Jason Nilles

Crown land and provincial parks are likely the only areas that would fit that description.

5d Like



Natalie B Waller

Crown land can easily be sold without the community really knowing... just sayin'

4d Like



Pam Kozdrowski

In a way..... I support Cheema for doing this. His properly zoned, granite benchland has been denied for development while....down in the flood plain / valley bottom fancy developer is acquiring favour all over this town to develop sensitive wildlife and riparian habitat in acknowledged green space, which, from what I understand, has been largely support by the biking community. ie) letter of support from biking organization to DOS. For what?.....access to trails?? Maybe the DOS could do some forward thinking and realize the green space is (already) that and protect those lands, the trails and public assess in perpetuity without risking damage to habitat by allowing development in more appropriate areas.

5d Like





Collin's Post



5d Like



Kat Siepmann

Pam Kozdrowski Such a good point. I am also trying to wrap my head around how that keeps happening around town.

5d Like



Maxime Charron

That project should have never been approved in the first place... but excellent point.

5d Like



John French

Maxime Charron When you say 'from the beginning' do you mean the golf course never should have been constructed? Way back when approvals were being sought for that golf course the Department of Fisheries and Oceans put up many barriers and made it very difficult for the developer. It was a very difficult process for the original Garibaldi Springs developer to get all the approvals that were ultimately granted.

5d Like



Maxime Charron

I do not know enough about the golf course project approval back then.





Maxime Charron

I do not know enough about the golf course project approval back then. However what I do know is that it is fairly easy to remodel a golf course into whatever is desirable or voted for. Once housing is built... there in no coming back.

4d Like



Pam Kozdrowski

If you have thoughts on the development of the Garibaldi Springs land be sure to speak up and have your option heard. There will be public hearing(s) coming up.

4d Like



Pam Kozdrowski

and because I'm a shit disturber (**Patricia Heintzman**) and love throwing a spanner in the works.... check out this news release from just this morning.

Susan Chapelle Ted Prior Jason E.

Blackman-Wulff Especially, #3

Restoring Environmental Protections

<http://www.cbc.ca/news/canada/nova-scotia/fisheries-act-dominic-leblanc-announcement-changes-1.4521025>



4 things to watch for in Canada's new Fisheries Act





4 things to watch for in Canada's new Fisheries Act

cbc.ca

4d Like



John Waite

can anyone show me where blocks 509/510 are zoned residential? From what I can see the current zoning is "resource". OCP shows them as planned for "future residential" but that's different to being actually currently zoned as residential.

4d Like



Pam Kozdrowski

John Waite I don't know the exact wording or zoning, but am going off of what is said above...and the fact that Cheema lands are "planned for "future residential" " sits much better with me than land that is deemed in the OCP as reserved green space.

4d Like



Susan Chapelle

Yes. After caps reached. It is residential. Which is why the number keeps rotating up.

4d Like





Susan Chapelle

John French after it was granted they went against reports and put housing and clubhouse in sensitive areas. That's what happens. Rezone sensitive habitat. Promise the world. Do what works financially, beg for forgiveness or pay fines. Maybe **Maxime Charron** read the fisheries reports.

4d Like



Spencer Fitschen

John French Approvals that to this day, should have never been granted. The fisheries biologists and scientists involved in that decision vowed to never allow such a mistake to be made again. Then the Harper government slashed the Fisheries Act, burned the Canadian Environmental Assessment Act, muzzled the scientists, then sent them packing to ensure that they would never stand in the way again!

4d Like



Pam Kozdrowski

Spencer Fitschen did you see the new release from this morning? The Fisheries Act is being 'reworked' and part of the new version is to 'restore environmental protection'. There is hope yet for G.S.





Collin's Post



packing to ensure that they would never stand in the way again!

4d Like



Pam Kozdrowski

Spencer Fitschen did you see the new release from this morning? The Fisheries Act is being 'reworked' and part of the new version is to 'restore environmental protection'. There is hope yet for GS.

4d Like



Spencer Fitschen

Yes, I did see the announcement, and thanks for bringing it to my attention. We can only hope that it bears fruit, and does not suffer the same fate as some of his campaign promises such as electoral reform!

3d Like



Joe Grewal

Saw a fence just above 'Tracks from Hell', is that new as well?

5d Like

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Joe Grewal

Torbjörn Axelsson yes on mashiter, just above tracks entrance





Collin's Post



Joe Grewal

Saw a fence just above 'Tracks from Hell', is that new as well?

5d Like



Torbjörn Axelsson

Where was that fence, on Mashiter?

5d Like



Melissa Sheridan

No, that fence is not new.

5d Like



Joe Grewal

Torbjörn Axelsson yes on mashiter, just above tracks entrance

5d Like



Melissa Sheridan

Joe Grewal That fence has nothing to do with this situation, it's been there for years

5d Like



Joe Grewal

Melissa Sheridan funny. First time I noticed it 😂😂😂

5d Like



Jaime Grant





Jaime Grant

Here is my 2 cents worth. This is private land, nothing we can do about that. OCP says no development in the area till population reaches a certain number. Mr. Cheema knew this when he bought the property I would assume. But as the bike community we would like access to these trails. Perhaps a compromise could be worked out with the District? Open up a portion of the lands for development now. A small portion to satisfy the owner. But put in a covenant. That the developer must work with the community and SORCA to keep intact a large portion of the trail system. Some trails will have to be modified of course. But if we throw him a bone, maybe everyone can be happy and on friendly terms.

4d Like



John French

This is just the kind of discussion and dialogue that isn't taking place and should be happening between the land owner and DOS leaders.

4d Like



Grant Lamont

John French bingo
November looms





John Waite

The slight problem with that plan though is the fact that we are allowing the developer to hold the district ransom until they get their way. Also setting a dangerous precedent imo. I've heard of great compromises such as no development north of the ToM course with access trails included in the dev plan. Problem is the both the OCP & trust. Do we have and follow an OCP (which defines growth based on lots of factors such as infrastructure) or not? If growth is allowed outside of OCP guidance, who pays for the infrastructure?

4d Like



Rob Andres

If what I'm understanding is true, which is that the goal posts are continually being moved on the land owner. What would you do? I think I'd do the same.

Keep in mind that mountain bikers (which I am one of) are often the greatest impediments to being able to bike on someone's property.

I'd propose that if we all act like jerks towards this land owner, I ask you what other land owners would ever allow us to use their land? That to me is the most dangerous precedent.





Collin's Post



on this land. Work with the landowner for a mutually beneficial outcome.

Susan Chapelle, Ted Prior, etc...

4d Like



John Waite

Am certainly not advocating being a jerk about any of this. I don't think that it helps. The developer is in a difficult spot, having invested in the land with the expectation that the investment would be re-paid (with profit) sometime in the future. However like all speculative investments there is risk that it isn't going to payoff in the time frame the investor expects. That scenario now seems to be playing out and the reaction so far (actions) has been to put up a fence with the intent to deny access. In my opinion that is a jerk move.

4d Like



Rob Andres

He's rightfully trying to apply pressure to city council to honour the deal that he made when he bought the land. It wasn't speculation that he'd be able to do something with it when his contract states "when the population reaches 21K" for instance. The speculation comes if the market can handle it and





Collin's Post



He's rightfully trying to apply pressure to city council to honour the deal that he made when he bought the land. It wasn't speculation that he'd be able to do something with it when his contract states "when the population reaches 21K" for instance. The speculation comes if the market can handle it and people want houses. The speculation wasn't that he wouldn't be allowed to. John, you're mixing arguments.

4d Like



Rob Andres

It's only a 'jerk' move because his actions on his land are inconveniencing us.

4d Like



John Waite

I respectfully disagree. If I buy land that is not zoned residential with the hope that it will be re-zoned in the future, that's a major speculative move on my part. Given that OCP can change and councils come and go every few years. Show me the wording in his contract that guaranteed that his development would go ahead as soon as the population hit 21K.

4d Like





Collin's Post



John Waite

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4d Like



Rob Andres

Most things in life are expectation management. 'We' have an expectation to use his property. (Not sure many of us view it as an incredible gift).

The land owner has an expectation to use his property as he sees fit based on the rules of the game. When the rules of any game you play keep getting changed, the vast majority of us will react negatively and fight for fairness. In this case, the land owner has very little left to leverage for fairness except by this most recent reaction. Seems to be normal human behavior to me.

The way to solve this is to give and take, make a deal that benefits both sides.





Collin's Post



The way to solve this is to give and take, make a deal that benefits both sides.

4d Like



Jeff Bonnell

Hi **John Waite** - it depends on the municipality but often the upfront capital costs within the boundaries of a new Greenfield development are borne by the developer but connections to the wider infrastructure borne by the city. The big problem many cities face is that they fail to account for the ongoing operations and maintenance costs which fall on the backs of the broader community and are typically many many times the upfront investment. That is why many cities (especially those with substantial sprawl) struggle to fund their state of good repair budget and the infrastructure in older areas is left to deteriorate. So these discussions have broader impacts and need to involve the broader community beyond trail users as they can have long term consequences on Squamish rate payers. Until we see a detailed proposal for the site in question, it's not possible to evaluate whether or not it will have a net positive benefit on the community at large. It is a bit absurd that any sale of the property, even 10 yrs ago, didn't





Collin's Post



to evaluate whether or not it will have a net positive benefit on the community at large. It is a bit absurd that any sale of the property, even 10 yrs ago, didn't protect a right of way that was in use for 50+ years in various forms. Any frustration on that issue however should be directed to council, not the landowner. Sweet deal if you can get it.

4d Like



John Waite

Thanks Jeff, you've explained the issues associated with infrastructure much better than I could.

4d Like



John Waite

And I would love to see the detailed proposals on what the developer plans to do with the site.

4d Like



Grant Lamont

Jeff Bonnell no net loss policy for trails was adopted by SLRD and has been a net gain in Whistler when working with developers.

4d Like



Susan Chapelle

Jeff Bonnell I agree with this. However





Collin's Post



Susan Chapelle

Jeff Bonnell I agree with this. However sprawl in most places is not bikable or walkable and is separate from infrastructure, not attached to it. This can all be negotiated with a subarea plan, and agreements. Calling all new neighbourhoods sprawl is wrong. Building on a bench is geophysically desirable and stable. Building on an estuary however or on mountain drainage wetlands that are better carbon sinks than housing lots is not.

4d Like



Ryan Gardiner

Grant Lamont If you tried to go for no net loss of trails on the Cheema Lands he'd probably just give them back :) You'd go broke trying to replicate that many km of trail!

4d Like



Grant Lamont

Ryan Gardiner been done. Stonebridge, Rainbow, Baxter Creek, Kadenwood. It is possible.

4d Like



Ted Prior

The deal that was made 10 or so years ago



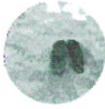


Collin's Post



RAUERWOOD. IT IS POSSIBLE.

4d Like



Ted Prior

The deal that was made 10 or so years ago was some smart development when our population reaches 21000 and now we are almost there. I say a deal is a deal .we want trails and sewer and water conection may a school

4d Like



Torbjörn Axelsson

<http://www.squamishreporter.com/2018/02/06/bob-cheema-to-hold-off-on-fencing-property/>



4d Like



Joe Grewal

District of Squamish need to step up now

4d Like



Ren Bousquet

Great work and a huge thanks Jeff Cooke and SORCA! This at least buys the community some time for long term solutions without the immediate loss of an amazing trail svstem!





Collin's Post



now

4d Like



Ren Bousquet

Great work and a huge thanks Jeff Cooke and SORCA! This at least buys the community some time for long term solutions without the immediate loss of an amazing trail system!

4d Like



Maxime Charron

Fence is up... with a door



4d Like

[View 3 previous replies...](#)



Wade Anderson

thats what he want you to think anyways

4d Like





Collin's Post



4d Like



Ryan Johnson

Thanks to volunteer work by SORCA

4d Like



Wade Anderson

the gate was in the fence configuration before the sorca meeting occurred.....

4d Like



Melissa Sheridan

Wade - which Cheema can lock at any time. But thanks to the open dialogue between the two parties, the gate will remain open currently.

4d Like



Wade Anderson

thats what he want you to think anyways

4d Like



Roland Benesocky

You're a real help Wade. Couldn't have done it without you.

4d Like



Rick Meloff

It's butt ugly

2d Like





Collin's Post



20 LIKE



Alexi Rondelle

i think we should all send emails to council?
tell them to keep the trails open and work
with the developer to reach a compromise?
(pkent@squamish.ca, drace@squamish.ca,
kelliott@squamish.ca,
schapelle@squamish.ca, jblackman-
wulff@squamish.ca,
pheintzman@squamish.ca,
tprior@squamish.ca)

4d Like



Gina Hopper

For obvious reasons most of the comments
on this thread have focused on the loss of
mtb trails and the pending onslaught of
highrises and overpriced condos. What
isn't circulating is this wee nugget... if a
portion of the Cheema lands gets opened
for development (and that's all they're
asking for... a portion), a small parcel of that
approved land is earmarked for a new
school (Squamish Waldorf).

So, the mtb community gets donated much
loved land to keep riding and the
community also gets a new school. Heck,
maybe the university will finally get a pub ;)

3d Like

[View 1 previous reply...](#)





Collin's Post



maybe the university will finally get a pub //

3d Like



Ihor Zalubniak

I vote for the pub being in the BAG

3d Like



Adam Smith

pretty hard to complain about the price of lots/housing in squamish when the district is effectively regulating supply so there is no competition for developers

3d Like



Torbjörn Axelsson

As mountain bikers we are obviously primarily concerned with protecting trail access, and to do that we need to work with developers and the city. Which is exactly what SORCA is doing.

But where in this thread do you see all these complaints about onslaught of highrises and condo pricing? My takeaway from this discussion is that there is a broad agreement within the biking community that Cheema should be allowed the same rights as other developers to have his development proposal considered.

3d Like





Collin's Post



developers to have his development proposal considered.

3d Like



Gina Hopper

I think I need to be more careful with my words and reign in off-the-cuff comments. Instead of "most of the comments", I should have used "several of the comments". For that I stand corrected.

The point I was attempting to make with my comment was that the development proposed on the chunk of Cheema land was going to be more than just housing, but other community positive developments. Additionally, my comment was primarily directed at those who see the word "developer" and think "big bad wolf".

If my comment came off as off-side or not-helpful... my apologies.

3d Like



Rowena Tansley

Gina Hopper where did you see that they only want to develop a small area? Do you mean if they get this then the rest of the land is donated?Thanks!

2d Like





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ABOUT

DISCUSSION

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Alexi Rondelle shared a link.



February 5 at 6:53 PM

Mr. Cheema wrote this letter in the Chief. Everyone should give it a read....

Quotes:

"When I bought DL509/510 there was a population cap of 20,000, then in 2009 it was pushed up to 22,500 and now council is proposing 34,000. Council continues t... [See More](#)



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LETTER: Development to benefit community

Editor's note: This letter is in response to the st...

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Mike Narcisse



Tuesday at 6:31 PM

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LETTER: Development to benefit community

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5

23 Comments

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Mike Narcisse



Tuesday at 6:31 PM



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Alexi Rondelle shared a link.

Monday at 6:53 PM



Mr. Cheema wrote this letter in the Chief. Everyone should give it a read....

Quotes:

"When I bought DL509/510 there was a population cap of 20,000, then in 2009 it was pushed up to 22,500 and now council is proposing 34,000. Council continues to move the threshold every time the OCP comes up for review with no clear justification as to why."

"It is my contention that I have done all in my power to be transparent and communicative with the council and the Squamish community. However, the matter of the fact is the community's voice and my own are being ignored. The continued increase in the population cap has no legitimate merit in terms of policy and remains arbitrary. As such, I want the public to know that my land is private land and if access is closed off, it is solely due to the fact that council continues to change the goal posts and has chosen to not follow its own previously set policies."

**Patricia Heintzman Susan Chapelle Ted Prior Councillor
Karen Elliott, District of Squamish, BC Jason Blackman-
Wulff, Councillor District of Squamish Peter Kent for
Squamish Council**



THE SQUAMISH
CHIEF
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SQUAMISHCHIEF.COM

LETTER: Development to benefit community

Editor's note: This letter is in response to the st...





Phil Szczepaniak

Well there's a buzzword... are we not already a 'Mountain Bike Community Hub' ?

5d Like



Kelly Evans

😓 I'm still reeling from the loss of the potential of this new Mtb Community Hub. Also I think it is fair to mention that most of his support has been garnered through threats of closing everything off so is that really overwhelming support? I would have to agree that it seems frustrating and a bit unfair that the cap could go up to 34,000 this late in the game.

5d Like



Phil Szczepaniak

How about he use the term 'Mountain Bike Trail Sanctuary'.... add protection for several of the world class trails dropping down through his land - and maybe add a parking lot and outhouse (similar to the old buck lot at Seymour)

5d Like



Torbjörn Axelsson

Yes, what does a mountain bike hub even mean!? I think most of us want to allow limited development in order to preserve





Alexi's Post



Torbjörn Axelsson

Yes, what does a mountain bike hub even mean!? I think most of us want to allow limited development in order to preserve and enhance trail access, not have a commercial center built up there. It would be interesting to see a plan for what he's envisioning. Which "portion" does he want to develop? How will trails be protected? What about investing "up to a million" dollars in the trail network that he told the Chief in March? So far only buzzwords and vague statements.

5d Like



Richard Heinz Zimmer

I love mtn biking and live 100 yards from Cheema lands. I don't know the man but if what he says in the letter is true how can you blame him? Not only is he paying huge taxes on land he is not allowed to develop he is also exposed to lawsuits if anyone hurts themselves on his land .
I don't like it but I understand his frustration.

5d Like



John Waite

I don't understand this "lawsuits" argument. If that was the case most of Squamish would be fenced off and the lawyers would be having a field day. In order to go to court, the claimant would





Alexi's Post



I don't understand this "lawsuits" argument. If that was the case most of Squamish would be fenced off and the lawyers would be having a field day. In order to go to court, the claimant would have to prove negligence on the part of the landowner beyond what is inherent in the activity. Mountain biking is dangerous, we all know and accept that. Is the landowner making it more dangerous? Nope.

5d Like



Richard Heinz Zimmer

I agree but some people still like to blame people for their own actions and sue. Most are just fishing for some easy cash. Still cost you thousands in legal fees. See it happen all the time.

5d Like



Torbjörn Axelsson

Richard Heinz Zimmer do you have examples of land owners being sued in BC for incidents occurring when they're recreating on private property? I'm genuinely curious! My understanding was that land owners are generally well protected as long as they aren't involved in the activities.

5d Like





Alexi's Post



Torbjörn Axelsson

Richard Heinz Zimmer do you have examples of land owners being sued in BC for incidents occurring when they're recreating on private property? I'm genuinely curious! My understanding was that land owners are generally well protected as long as they aren't involved in the activities.

5d Like



Todd Hellinga

while the occupiers liability act is a great protection for land owners, it doesn't protect them from having to pay to defend themselves in court should someone injure themselves and sue anyway.

5d Like



Torbjörn Axelsson

Todd Hellinga but does that actually happen?

5d Like



Todd Hellinga

I haven't reviewed cases enough to know the answer to that. But I'd suggest it's entirely fair for a property owner to be concerned about that potential when looking at their individual situations





Alexi's Post



Todd Hellinga

I haven't reviewed cases enough to know the answer to that. But I'd suggest it's entirely fair for a property owner to be concerned about that potential when looking at their individual situations.

5d Like



John Waite

see sections 3 and 3.2 here http://www.bclaws.ca/civix/document/id/lc/statreg/96337_01#section3

BCLAWS.CA

Occupiers Liability Act

5d Like



Todd Hellinga

no one is arguing that the OLA isn't applicable, just that one could still be forced to defend against a lawsuit.

5d Like



Richard Heinz Zimmer

Don't get me wrong I think it's BS when people sue when they hurt themselves but it apparently happens. My lawyer has warned me several times about even having a trampoline accessible in my yard.

I have had several friends sued by people just fishing for cash. They didn't





Alexi's Post



5d Like



Diane Campbell

Regardless of whether you agree with council, Mr. Cheema made a speculative decision to purchase land subject to development restrictions on title, ones that could be changed by the local government provided that it discharges its administrative legal obligations. I would expect that the purchase price reflected those restrictions.

5d Like



Susan Chapelle

Mr. Cheema bought based on a population growth expectation. While listening to council say we need more housing, that we are in a "crunch" and while council is entertaining rezoning of CD12 into density without any community benefit. His land is already zoned residential, but has now had the policy changed multiple times. Fair enough. If all land is subject to the same restrictions. However entertaining green space rezoning instead of building away from hazards and where it's already zoned except limited by population growth where that number changes every few years? That's gotta make ya mad. Hard to plan a good





Alexi's Post



enough. If all land is subject to the same restrictions. However entertaining green space rezoning instead of building away from hazards and where it's already zoned except limited by population growth where that number changes every few years? That's gotta make ya mad. Hard to plan a good community or negotiate with land owners like this.

5d Like



John Waite

and yet other developers seem to be engaging the community and working through the issues somewhat respectfully. where is cheema in that regards compared to polygon?

5d Like



Susan Chapelle

John Waite you don't think allowing free biking through his property for over 15 years took some engagement? The biking community has done an amazing job of working with property owners.

5d Like



John Waite

Not denying that the biking community have done an amazing job. That is not what I was saying. I think everyone has,





Alexi's Post



5d Like



John Waite

Not denying that the biking community have done an amazing job. That is not what I was saying. I think everyone has, up to now, been very respectful and thankful. However Cheema has made threats before and is now in the process of carrying them out. For what good purpose? Denying the ability of individuals and families to recreate in that area because he has an issue with the councils decision? Yep makes perfect sense.

5d Like



Darin Joseph

John Waite, very few have been thankful(I'd argue most didn't know it was owned by the cheema's until the rezoning posting went up)...can't remember the last time i heard some one say how grateful they were for access to private property. And, have you been to the top of Perth in the summer? Hardly a model for respecting the residents. At any rate, in a community where certain developers get approved in what seems like a quick process and the Cheema's keep having the carrot moved further and further away what else should people expect?





Alexi's Post



SOME IDEAS WOULD BE VERY INTERESTING TO
read

4d Like



John Waite

Darin Joseph anyone who uses that entrance could not fail to see the sign that SORCA installed a few years ago thanking the Cheema's for allowing access. Yes I am up there a lot in the summer and am aware of the parking issues, not sure that's got anything to do with this discussion. The district has an approval process, if you know of any developments that have had the process shortcut-ted, I'd be interested to hear about them. At the end of the day, there is a process to follow. I think that if the Cheema family can show that this development brings benefit to the community, beyond the standard residential build, then council and the community should look at that and make decisions accordingly. But in order for that to happen there needs to be a comprehensive plan submitted for the site. Maybe take out a few pages in the Chief and detail the plan instead of writing letters?

4d Like



Darin Joseph

John Waite I would still doubt the





Alexi's Post



4d Like



Darin Joseph

John Waite I would still doubt the excessive amounts of gratitude, but do like your suggestion for reaching out to the community via print. But I wonder if constantly having the population cap moved higher and higher makes that less appealing to the cheema's. Regardless, I'd agree that transparent and informative communication works best.

4d Like



Richard Heinz Zimmer

When ever a dispute arises I always try and put myself in the other parties shoes and try and rationalize their point of view even if it may not be to my benefit. In this case I have done the same. I love having biking and hiking trails 100 yards from my house. I use them everyday for biking or more so walking my canine friends. However if it was my land and council kept raising the population cap while letting other developers build town houses a couple hundred yards from say the Gun club even though my land is zoned for development I would be building a Trump size wall lol. I would be curious to know how many thousands of dollars he spends on property





Alexi's Post



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I don't like it but I totally get it. I think we need to put pressure on council to work with Mr Cheema and other land owners in situations like this.

Hope it all works out, I'm lazy and don't like pedalling all the way up to Angry Midget lol. Like my back yard trails in highlands

5d Like



ABOUT

DISCUSSION



Pam Kozdrowski shared District of Squamish's post.

Thursday at 9:44 PM

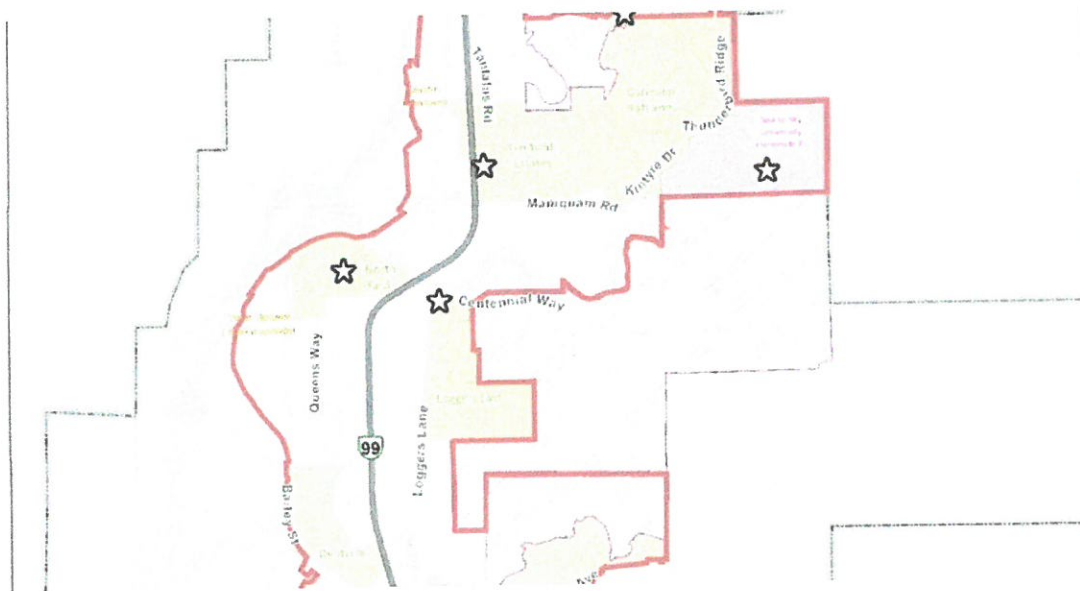


District of Squamish

Thursday at 11:05 AM



The District wishes to clarify the intent behind the growth management policies that are contained within the draft Official Community Plan, a... Continue Reading



SQUAMISH.CA

Intent clarified behind Growth Management Policies in OCP

9

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ABOUT

DISCUSSION



Pam Kozdrowski shared District of Squamish's post.

Thursday at 9:44 PM

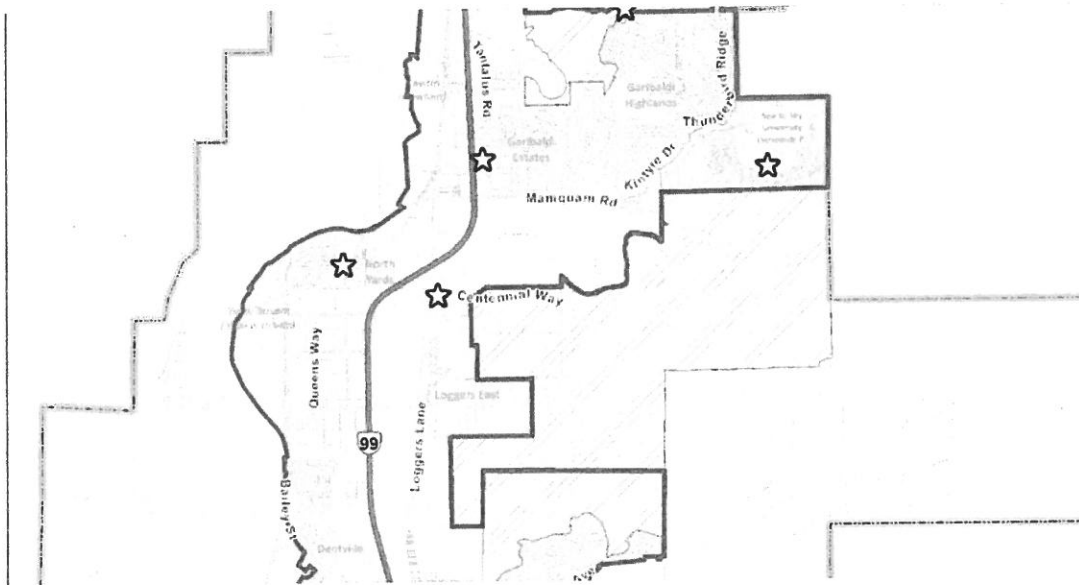


District of Squamish

Thursday at 11:05 AM



The District wishes to clarify the intent behind the growth management policies that are contained within the draft Official Community Plan, a... Continue Reading



SQUAMISH.CA

Intent clarified behind Growth Management Policies in OCP

9

46 Comments



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Pam Kozdrowski shared District of Squamish's post.

Thursday at 9:44 PM

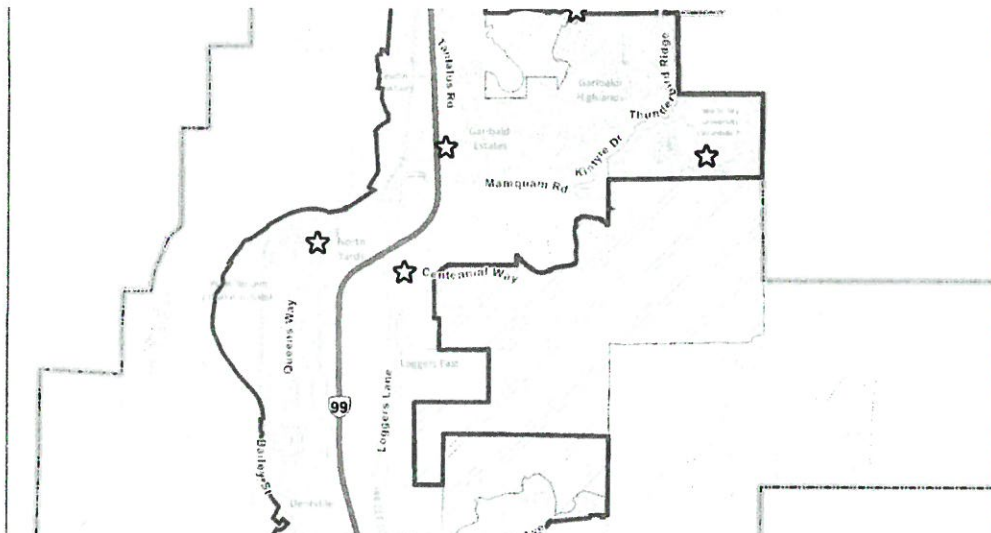


DISTRICT OF SQUAMISH

Thursday at 11:05 AM • 🌐



The District wishes to clarify the intent behind the growth management policies that are contained within the draft Official Community Plan, and how they affect District Lots 509/510, as well as other outlying lands in **#Squamish**. Compact development within existing neighbourhoods offers many benefits to our community, and the OCP contains policies to prioritize infill development first. We are keen to hear feedback on these policies throughout the OCP approval process, as Council weighs the many trade-offs to find a sustainable way forward. Click on the link below for our full position statement, and links to the draft OCP and feedback forms. Thank you!



SQUAMISH.CA

Intent clarified behind Growth Management Policies in OCP

👍 Like

➦ Share





Pam's Post



Like

Share

8



Rowena Tansley

This is a really good summary of the intent of the OCP. This situation really sucks, those are my favourite trails. Are there other solutions that keep the cap AND keep our trails? Land swap? Get cheema some land downtown in exchange for some of our trails?

2d Like

1



Laird Grant

Why shouldn't Cheema be allowed to develop? He has stated many times that the trails would remain unchanged. It seems fishy that council won't let Cheema develop yet has approved multiple proposals from Hutchinson. Squamish needs the development. Why approve the development of the waterfront, a much more environmentally sensitive area, and not the highlands? Cheema has also stated that the trails are not closed, he just doesn't want to have his deal with the council renege for no real reason.

2d Like

3



Rowena Tansley





Pam's Post



that the trails are not closed, he just doesn't want to have his deal with the council renege for no real reason.

2d Like



Rowena Tansley

Laird Grant You should read that article for a good description of why the OCP allows development in some areas and not others. My question is specifically if there is an option to have the best of both worlds, follow the OCP and keep our trails.

2d Like



Laird Grant

Rowena Tansley I have read this and there seems to not be any reason the council has that would stand anywhere else. I think you should consider Cheema's offer where he has stated the limit of sprawl and the continuation of trail access and development. It is very unfair for the council to prevent some developers and not others.

2d Like



Rowena Tansley

I agree that this is so frustrating. The developer is stuck between a rock and a hard place. Likely the District feels a bit stuck too, they want to encourage





Rowena Tansley

I agree that this is so frustrating. The developer is stuck between a rock and a hard place. Likely the District feels a bit stuck too, they want to encourage in-fill development, and surely understand that they also want to keep their mountain biking voters happy. And I feel torn too. If I could see a development concept that shows the trails and access being maintained, I might have more belief that the developer understands the true nature of the concerns of the trail users and the district. Regardless of our own opinions, wouldn't it be a win-win to find a solution that makes all 3 parties happy?

2d Like



Rowena Tansley
win-win-win :)

2d Like



Laird Grant

Rowena Tansley It should also be noted that the adjustment of the 22,500 population cap to 34,000 population cap is because of new developments built since the original 2010 OCP. I agree with you that a win-win-win situation would





Laird Grant

Rowena Tansley It should also be noted that the adjustment of the 22,500 population cap to 34,000 population cap is because of new developments built since the original 2010 OCP. I agree with you that a win-win-win situation would be best. Cheema has publically stated that trail access and development would be bolstered by the ability to develop his plots of land. "Bob Cheema, who spoke to The Chief on behalf of the family, said if council removes the cap, originally put in place in the 1990s, and allows development on his land, the family will invest up to \$1 million on improving the existing trails.... [See More](#)



2d Like



Laird Grant

It seems as though the council is ignoring the building of green space in and around the Quest Uni Campus. Why will they prevent the building of plots 509 and 510 when the green





Pam's Post



Laird Grant

It seems as though the council is ignoring the building of green space in and around the Quest Uni Campus. Why will they prevent the building of plots 509 and 510 when the green space is protected by the Growth management boundary.

2d Like



Fraser Britton

It's unfortunate as both parties in this argument have valid concerns. Why not allow mr Cheema to develop certain portions of his land with the regular constraints including the pledges he has made, while putting the onus of the development of infrastructure on the developer. Many unincorporated areas around BC due this and the developer/management company then charge the home owners a strata fee in order to cover the costs of the regularly city-provided services. Many of these areas provide superior services than the adjacent cities provide. This solution would allow the goal posts to stop moving, the trails to be preserved and Mr Cheema to see some return on his investment.

2d Like





Pam's Post



Laird Grant

Fraser Britton I see what you're saying. I agree that there needs to be a solution created I just think they already have these checks in place. In the original article above, one of the two plots that belong to Cheema is outside of the Growth Management Boundary which would keep the trails safe and allow Cheema to develop his land as well. If they are proposing to shift this boundary, do so in a fair and equitable way for everyone.

2d Like



Fraser Britton

Laird Grant They do have checks in place, but it's pretty unfair to continuously move the goal posts on someone's investment. How can you plan for a future, when not only do you keep changing the plans, but no one will plan alongside you as they are afraid of getting completely and utterly screwed? And i say that as someone who isn't stoked on the amount of development and urbanization taking place in Squamish. Like many others, I moved here a fair amount of time ago due to the smaller town feeling. Green space in town was nice, now the greenspace is townhomes built so close together and in such a claustrophobic





Pam's Post



place in Squamish. Like many others, I moved here a fair amount of time ago due to the smaller town feeling. Green space in town was nice, now the greenspace is townhomes built so close together and in such a claustrophobic manner that being inside them is akin to a hallway. A hallway with completely insufficient parking in most cases.

2d Like



Laird Grant

Fraser Britton I agree that it is unfair for the councilors to move the "goal posts" on Cheema lands for development. Possibly the development of Cheema lands would provide less of a "hallway feel"

2d Like



Todd Hellinga

looks like they're digging in and doubling down, not sure that bodes well

2d Like



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Todd Hellinga

Brian E Earle and that's totally fine if the community as a whole decides that's what they want to do, but also, there should be ZERO expectation that he should continue to allow trespass





Pam's Post



Todd Hellinga

looks like they're digging in and doubling down, not sure that bodes well

2d Like



Brian E Earle

I think it's good that council is sticking to their original OCP and actually reviewing it to address infill first. Squamish is already a sprawl. Good they won't be held ransom by a developer hoping to cash in while the market at a high.

2d Like



Todd Hellinga

it's not the original though, they're proposing increasing the threshold by over 12,000...and the Cheema's have already gone through 2 increases in that threshold. Original was 19,000, then bumped to 22,000, now being proposed to push to 34,000.

2d Like



Brian E Earle

Todd Hellinga sorry yes that was what I meant by "reviewing it" I should have said revise it. Population is at 19,512 now according to wiki, so yes it's a long way to go to get to 34,000. Perhaps don't really know enough about where





Pam's Post



that threshold. Original was 19,000, then bumped to 22,000, now being proposed to push to 34,000.

2d Like



Brian E Earle

Todd Hellinga sorry yes that was what I meant by "reviewing it" I should have said revise it. Population is at 19,512 now according to wiki, so yes it's a long way to go to get to 34,000. Perhaps don't really know enough about where all the infill will go for 14,000 people to properly comment but I do think it's good policy to max out the current lands before opening up more.

2d Like



Todd Hellinga

Brian E Earle and that's totally fine if the community as a whole decides that's what they want to do, but also, there should be ZERO expectation that he should continue to allow trespass recreation on his property if he has no certainty about when he can develop the property and those thresholds keep getting moved.

2d Like



Todd Hellinga

we as trail advocates need and demand





Todd Hellinga

we as trail advocates need and demand consistency in the application of policy and rules so that we can adequately plan for the future and know and understand the expectations placed on us, land owners and other stakeholders also require this. How can we work with these private property owners to plan for the future, if they have no guarantee about their own future on their property, especially when they're working within those confines towards a plan and then have the goal posts shifted by years-decades?

2d Like



Pam Kozdrowski

Brian E Earleand what about about what Polygon proposing...is that not holding our town for ransom? Look at what they were allowed to do across from Brennan Park. What will do with the Garibaldi Springs land...More cases of ask for forgiveness after they have destroyed habitat and riparian areas. Bikers aren't willing to speak out against that....as long as their trail are maintained. I've bike in this town for 20yrs. I see it very differently that 'what I want'. What serves 'me'. If we had less of that perspective and more





Pam's Post



what Polygon proposing...is that not holding our town for ransom? Look at what they were allowed to do across from Brennan Park. What will do with the Garibaldi Springs land...More cases of ask for forgiveness after they have destroyed habitat and riparian areas. Bikers aren't willing to speak out against that...as long as their trail are maintained. I've bike in this town for 20yrs. I see it very differently that 'what I want'. What serves 'me'. If we had less of that perspective and more of what serves us all, what serves the creatures we are displacing, more forward & critical thinking...we would all benefit. Not with dollars thought...and thats not quite good enough for some.

1d Like



Rowena Tansley

How about... The district moves their office from downtown to Brennan Park and then swaps the downtown lot for an equal value of develop-able land from cheema. Just thinking outside the box here!!

2d Like



Collin Burke

What could turn the tide for Cheema`s support with the community as a whole is a clear picture/schematic/plot plan of what he wants to develop





Pam's Post



1d Like



Rowena Tansley

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2d Like



Collin Burke

What could turn the tide for Cheema`s support with the community as a whole is a clear picture/schematic/plot plan of what he wants to develop.

If his plan includes a desirable outcome that fits Squamish and satisfies "extraordinary benefits to the community" along with the trails being protected, he would likely get somewhere.

\$1M for trail infrastructure is not actually a whole lot of money if you factor in the opportunity cost of a potential housing lot being used as a parking lot for example.

2d Like



Laird Grant

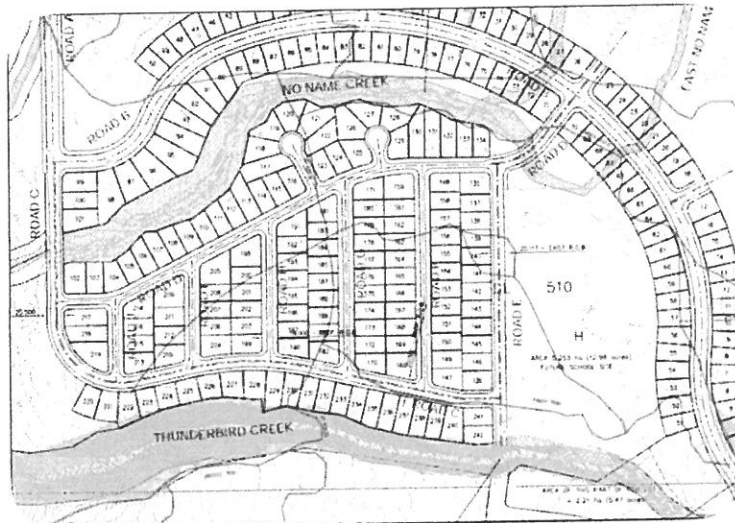
Here is a screen shot of one version of Cheema's development plan from here:
<http://squamish.ca/assets/Development->





Laird Grant

Here is a screen shot of one version of Cheema's development plan from here: <http://squamish.ca/assets/Development-Showcase/DL-509/COUNCIL-REPORT-COMLETE-sm.pdf>



2d Like



Laird Grant

There is the issue of the few trails that are affected in this version of his development plan. One of my personal favorites (2 stroke smoke) would be affected. However, if just these areas would be developed, personally the trade-off would be worth it. We could see adjustments so that fewer trails would be affected. Interesting to say the least.

2d Like



Fraser Britton

If that is accurate, that is a very small





Fraser Britton

If that is accurate, that is a very small area. It affects very few trails and is extremely close to city services, extension wouldn't be free, but would be fairly close in cost to the current giant university expansion areas I would imagine? It's not like they are asking for sewer and power up on the In n Out slab.

2d Like



Todd Hellinga

that plan image is 5 years old...fyi

2d Like



Laird Grant

Todd Hellinga It is the only plan image I have seen. If you know of an updated public plan please share.

2d Like



Rowena Tansley

Thanks **Laird Grant** that's the first plan I've seen. Though I am a bit concerned it looks like a screen shot that cuts off the north part of the development.

2d Like



Fraser Britton

The PDF includes all relevant 2013





Pam's Post



Fraser Britton

The PDF includes all relevant 2013 information as well as the letter and planning items.

2d Like



Todd Hellinga

north part of the lot of predominantly un-developable due to slope

2d Like



Laird Grant

Rowena Tansley on page 36 of the pdf I sent is the full image Sorry did not mean to cut any of it off.

2d Like



Rowena Tansley

The OCP is there for the benefit of the community as a whole. How about if Cheema wants an exemption, he donate those slabs as parkland!

2d Like

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Todd Hellinga

"Cheema has proposed to hand the trail land over to the District and invest up to to \$1-million in preserving and updating the existing trail network " [http://](#)





Pam's Post



Rowena Tansley

The OCP is there for the benefit of the community as a whole. How about if Cheema wants an exemption, he donate those slabs as parkland!

2d Like



Todd Hellinga

that is actually a part of his current proposal he's presented to staff/ council, as I understand it

2d Like



Fraser Britton

There's no need for him to donate as long as he holds up his end of the bargain and spends the money to maintain and preserve trails. It seems like there is a fairly win / win solution available and both sides are probably being fairly stubborn at this point.

2d Like



Rowena Tansley

I prefer a park donation in exchange for OCP exemptions, personally.

2d Like



Rowena Tansley

If it were up to me :)

2d Like





Fraser Britton

Rowena Tansley Until some moron at the city decides it's time to build a gravel path to the top complete with extraordinarily expensive signs that say TRAILS THIS WAY, directly in front of the trails. Then they remove all signs of roots, logs or anything that would remotely make them liable in a city owned and managed park...

2d Like



Todd Hellinga

"Cheema has proposed to hand the trail land over to the District and invest up to to \$1-million in preserving and updating the existing trail network." http://www.squamishchief.com/news/local-news/fence-blocking-cheema-land-mountain-bike-trails-will-be-unlocked-for-now-1.23166960?utm_campaign=magnet&utm_source=article_page&utm_medium=related_articles



Fence blocking Cheema land mountain bike trails...

squamishchief.com

2d Like





Pam's Post



Rowena Tansley

Fraser Britton I've been involved extensively in other jurisdictions regarding land use, ownership and trails. I am sure this sad situation you describe has happened, but I have seen many successfully managed areas also.

2d Like



Rowena Tansley

Todd Hellinga I had missed that line... that sounds hopeful!

2d Like



Tim Tallevi

If you're interested in asking the Cheema's about their plans they will be at **Aligned Collective** for a conversation today at 4pm.

1d Like



Glenn Peck

is there beer?

1d Like



Laird Grant

Would someone with SORCA or otherwise be willing to record some minutes of the event for those who are not able to attend? Maybe could be posted on the city council website or on facebook somewhere?





Pam's Post



Torbjörn Axelsson

Tim thanks for the heads up about the meeting! I wanted to attend but unfortunately had other obligations.. Would you mind summarizing what was communicated? A lot of people are curious to hear more about Cheema's plans!

1d Like



Lee Lau

Let's be blunt. District of Squamish has its heads up its ass. The planners are assholes. Not just to developers but to anyone looking for permits, commercial or residential. Their verbiage about consultation is so much twaddle. Planning has a plan and taxpayers are just so much noise. Good luck Squamptonites. You'll need it

1d Like



Chris Bozman

Blunt and to the point. Classic **Lee Lau**

1d Like



Peter Marshall

agree with Lee Lau ,If you saw the s-it Show Over Density/ Over Height Push it Threw at all costs /It's hard not to Feel Ripped Off With a process that was so Obvious a Plan Cooked up By Target





Pam's Post



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1d Like



4. 75 comments on other various FB posts



Jason Blackman-Wulff, Councillor District of Squamish shared District of Squamish's post.

Thursday at 2:57 PM

I support growth management that prioritizes developing within our existing infrastructure in order to make sure we keep a lid on the District's infrastructure costs and minimize encroachment on natural habitat.

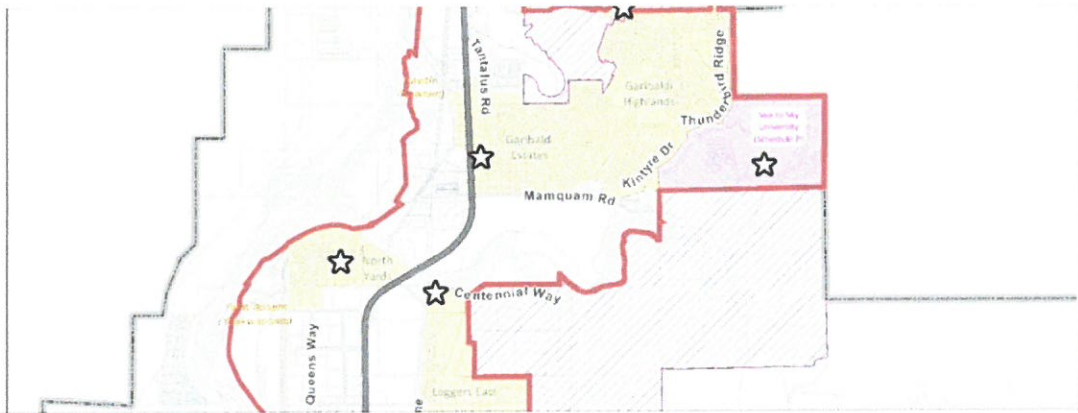


District of Squamish

February 8 at 11:05 AM



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Write a comment...





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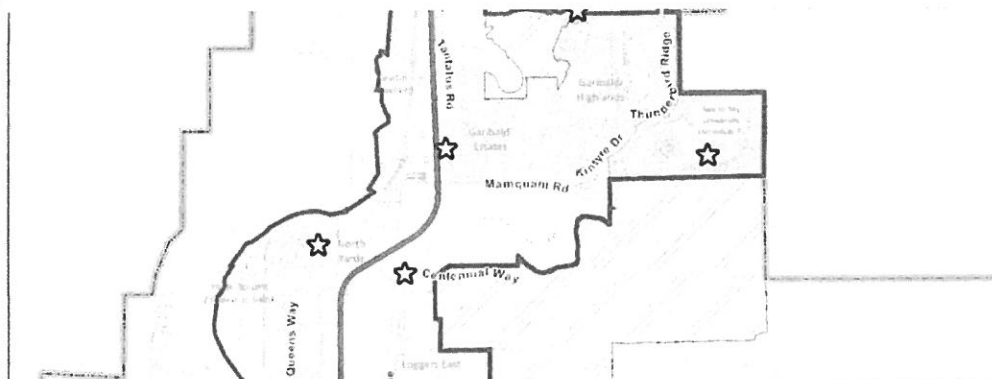


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Write a comment...



11



Ihor Zalubniak

It appears that there are two issues stated here. Maximizing infrastructure for financial benefit and encroachment on natural habitat. New development pays for all installation of infrastructure on site. Development cost charges and ongoing taxes should pay for processing costs of sewage and water delivery. The existing infrastructure is the real expense as the new systems have delivery lives of more than 50 years. Existing systems eat the majority of maintenance costs. Encroachment on natural habitat as been and will happen as long as our District encourages the world to know us, visit us and choose to dwell here. As far as the damage to natural environment, the development that currently exists has done the most damage. A massive po... See More

1d Like Reply



Trevor Mills

The lands in and around Alice Lake Park were completely logged off during the late 1920s and were not replanted. Nature regenerated the forest there and we think of that as a natural habitat.If



Write a comment...



damage to natural environment, the development that currently exists has done the most damage. A massive portion of the valley bottom from the Mamquam northwards was designated Agricultural Reserve in 1972. (Including the golf course) An exemption was applied for and granted. ALR for homes and recreation. Now there are designs to use land, classified as greenfields (an interesting term in its own right) for homes to house the people who wish to live here. And some of the people who want to live here have affordability thresholds that are quite high. These greenfields were once industrial sites that accommodated logging and were then replanted (at the time) to provide for future harvest. To call these lands natural habitat is misleading.

1d Like Reply



Trevor Mills

The lands in and around Alice Lake Park were completely logged off during the late 1920s and were not replanted. Nature regenerated the forest there and we think of that as a natural habitat. If we help by planting and leave it long enough natural patterns will become the norm again.



Write a comment...



< Jason Blackman-Wulff,...rict of Squamish's Post ...

we think of that as a natural habitat. If we help by planting and leave it long enough natural patterns will become the norm again.

1d Like Reply



Ihor Zalubniak

Fair enough. But let's not re-write history to accommodate a current vision and aesthetic.

1d Like Reply

Write a reply...



Trevor Mills

That only works when the infrastructure has room to be expanded into. Most of our infrastructure is old or at max capacity due to not keeping up with development.

2d Like Reply



Rob Andres

I don't support you changing the goal posts on existing deals.

1d Like Reply



Anne Bright

Timely. Thanks for sharing.

1d Like Reply



Write a comment...





Weekly POLL

What should be done about the Cheema lands?

Nothing, the landowners knew what they were getting when they bought the land.

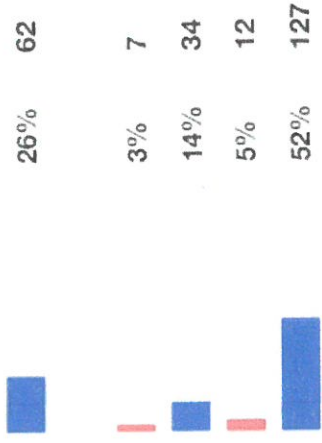
**What is a Cheema land?
Let them be developed.**

Consider letting them develop, but the family's tactics are distasteful.

Let them develop, that is what the community wants.

Total Votes: 242

This is not a scientific poll



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