

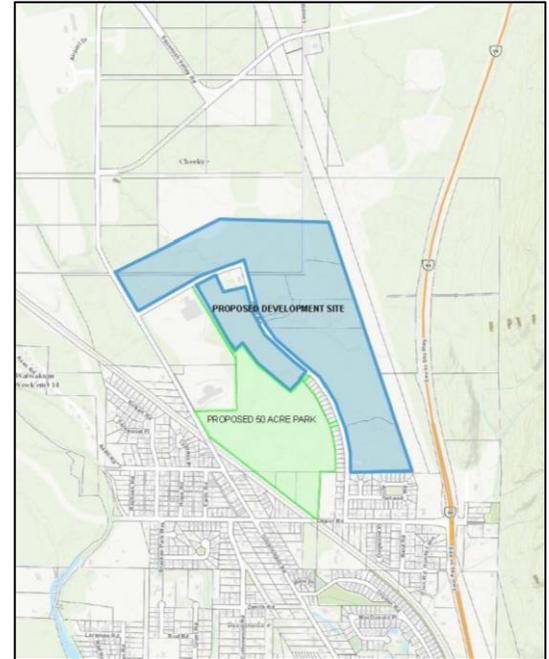
# CHEEKEYE NEIGHBOURHOOD

## FREQUENTLY ASKED QUESTIONS WITH ANSWERS

The Cheekeye Neighbourhood will offer Squamish a long term supply of affordable and mixed density housing including small to medium sized single family lots, townhouse and multifamily units as well as a neighbourhood centre. The highpoint of the entire development is the extensive park, open spaces and trail corridors all which will be publicly accessible. To ensure information about the project is available to the community, the following FAQ provides a list of reoccurring questions and answers regarding the proposed Cheekeye Neighbourhood.

### 1. Where is the proposed Cheekeye Neighbourhood?

*The new neighbourhood is located on both sides of Ross Road, between Highway 99 and Government Road. The location map (right) identifies the development's location and the proposed 50 acre (Brackendale Farmer's Institute) park dedication.*



### 2. Who are the developers?

*Sqomish Sea to Sky Developments is a partnership between the Squamish Nation and local developers Squamish Cornerstone Developments. The subject lands have been identified for development for more than 20 years, as recognized in the District of Squamish's Official Community Plan.*

### 3. How has the current plan for the Cheekeye Neighbourhood evolved, was there public input?

- 1970-1980 *Development first envisioned for the Cheekeye Fan in the late 1970's. A BC Housing project was approved and servicing installed (the road layout on both sides of Ross Road is still visible). Most of the remainder of the lands were and continue as a Crown land woodlot.*
- 2007 *Co-Operation Protocol Agreement b/w the District and Squamish Nation recognizes the importance of a government to government relationship.*
- 2011 *Intergovernmental Accord b/w Squamish Nation and District identifies development potential of Cheekeye Fan prompting additional modelling studies on the debris hazard (based on a 1993 study) and a significant investment into geotechnical and servicing studies.*
- 2013-2015 *The current rezoning application is submitted to the District, but put on hold pending an Expert Panel Review (debris flow hazard). Following the review, the application holds to two public information meetings in November 2014 and February 2015. In March first reading of the OCP amendment is given but the rezoning is again put*

*on hold pending a second Expert Panel Review (risk tolerance).*

- 2015 *A series of public information meetings are held by the District related to the new information concerning the debris flow hazard and mitigation.*
- 2015 *Two neighbourhood planning workshops were held to receive input on the revised design of the project to be consistent with the OCP's direction (for additional density). The first meeting was held in October and again in March.*
- 2016

***To date five (5) public meetings have been held (since late 2014) to introduce the project to the community. All meetings provided public notification in accordance with District requirements.***

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### 4. What is proposed for the Cheekeye Neighbourhood?

#### **Squamish’s first planned, Smart Growth neighbourhood.**

##### **Mix of Quality Affordable Housing**

- 537 small (2700-4500 sf) & medium single family lots (4500-5400 sf) and zoning for tiny homes
- 678 multifamily units (3-4 storey apartments and 3 storey townhomes)
- 4600m<sup>2</sup> neighbourhood centre (retail, community care, services, daycare and school)
- \$18,000,000 toward affordable restricted rental housing project which will be leveraged by the District (or Housing Authority) to capture additional funding from senior levels of government

##### **Parks, Public Spaces and Trail Corridors**

- Dedication of the 50 acre Brackendale Farmers Institute Park
- 9.3 acres dedicated park for the Ray Peters Trail
- 6.9 acres of internal parks, secured for public access and maintained by the development
- 5.3 acres of internal greenways (trails)
- **Total of 71.5 acres of public access parks and greenways** comprising 37% of the total project area
- \$55,000 for “extra” park improvements for kids (i.e. pump park, bouldering wall, natural playground)
- Opportunity for community gardens and other community supported agriculture throughout the parks

##### **Trails and Sidewalks**

- 4 km Ray Peters Trail (corridor ranges from 20, 18 and 10 m)
- 4 km of public access trails connecting for “bike in bike out” access also being public through trails (corridors range from 10, 8 and 5 m)
- A net gain of 5.1 km of trails and 1 km of new sidewalks (Ross Road) for more safe pedestrian access to schools & neighbourhood centre

##### **Services and Amenities within Walking Distance and Convenient Transit**

- adjacent to Don Ross Secondary School and Brackendale Elementary School (SD48 confirms capacity)
- walking distance to existing Brackendale services
- existing transit service likely will be enhanced with new demand, a new transit node and facilities
- when feasible proposed neighbourhood centre will provide retail, services, and daycare

#### **Sustainable Development**

- Environmental review noted no significant environmental features (no watercourses, riparian areas or sensitive areas)
- Neighbourhood Sustainable Design Guidelines requiring green building, site design, storm water drainage, etc.
- Economic development opportunities for the Squamish Nation as recognized in several District and provincial agreements
- Protection from a debris flow for the Squamish Nation and Brackendale residents and businesses and existing infrastructure
- Increased population to support existing businesses and services

### 5. What is the value of the community amenities being proposed with the Cheekeye Neighbourhood?

The table below illustrates the full extent of the Community Amenity Contributions (CAC), as per Provincial Guidelines, that will be provided by this development. The District of Squamish has adopted its own CAC policy which sets out targets for contributions triggered by development. Under the District’s policy, the Cheekeye Development would only be credited a CAC contribution of \$7.6 Million.

Debris Hazard Barrier and Mitigation Construction	\$45,000,000
Brackendale Farmers Institute Park**	\$1,750,000
Community Amenity Cash Contribution	\$1,500,000
Internal “Extra” Park Improvements	\$55,000
Ray Peters Trail Improvements	\$120,000
Ross Road Sidewalks (on adjacent lands)	\$65,000
Rental Housing***	\$18,000,000
Central Transit Node, Car Share and Electric Charging	TBD
<b>Total Amenity Contribution Offered by Applicant</b>	<b>\$67,000,000</b>

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**6. Isn't this property at risk of a debris flow hazard, how are you mitigating this? How will the mitigation works affect the local community?**

*The new development will cover the cost of planning, design and construction of the debris barrier. This mitigation is designed to protect not only the new development but also significant existing infrastructure (Highway 99, BC Hydro, Don Ross Middle School, Brackendale Elementary etc.), the Squamish Nation reserve lands and neighbouring Brackendale.*

*An agreement will be registered on title of the property that will not permit building permits for development until the debris flow mitigation have been designed and constructed.*

**7. What are the potential impacts of the Cheekeye Neighbourhood and how have they been addressed?**

**Traffic** - A Traffic Impact Assessment was prepared that considered issues such as rail crossings and intersection improvements in the neighbourhood area. The Assessment's recommendation was to add a left-turn bay southbound on Ross Road at Depot Rd. Upgrades to municipal road frontages on Ross Road as per Squamish's Subdivision and Development Control Bylaw standards, as well as the addition of a new sidewalk and traffic calming measures will be completed as part of the development. Ross Road will be calmed with dedicated pedestrian crossings (with bump outs), sidewalks and dedicated parking.

**Trails** - The Cheekeye site currently hosts approximately 0.9 km of single track trails and 2.0 km of a "roughed in" Ray Peters Trail. The neighbourhood proposes a net gain of trails by approximately 5.1 km that will allow enhanced public access through the development as well as "ride or walk in and out" access to each home. The Ray Peters Trail will also be improved to meet District trail standards. The proposed development is consistent with the direction of the District's Trails Master Plan.

**Change to Brackendale** – The initial development contemplated was for 750 single family lots, however, this direction was not consistent with the Official Community Plan (OCP). The OCP requires new development be compact urban form and offer connectivity with

*commuter and recreational trails. The OCP also encourages mixed-use neighbourhood nodes to provide neighbourhood-scale retail shopping, services, and institutional uses in close proximity to housing for each major residential neighbourhood.*

**Environmental Impacts** - Environmental Reports were prepared by Golder for the entire Cheekeye Fan (2007), then updated for the Cheekeye Neighbourhood (2015). The site does not have any riparian areas or sensitive habitat.

**8. How much are the single family lots going to cost? Will there be priority for local Squamish residents/employees?**

*As the final cost of the debris barrier and mitigation works have not been determined, the purchase price for the small to medium sized lots have not been finalized. There is a commitment, however **that the homes/lots will sell for less than any other comparable market equivalents in Squamish.** The initial offer to purchase will provide a 30 day priority for existing Squamish residents.*

**9. How will the project be phased and what is the timeline for the initial sale of single family lots?**

*The project will commence with the southerly (east) lots and continue north, then west along Ross Road. The multifamily, commercial and tiny home developments will be dependent on market demand.*

*Presales list (subject to zoning adoption and preliminary review of the subdivision) may occur within 6 months. The lots will not be available for home construction until the debris barrier and site servicing is complete.*

*Additional information is available at our website: [www.cheekeyedevelopments.ca](http://www.cheekeyedevelopments.ca) or The District of Squamish's [Development Showcase](#)*

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