

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