

March 2, 2022

Subject: March 7, 2022 Public Hearing – Tantalus Gardens

Re: Proposal to build 10 small single-family homes on four lots in Horseshoe Bay (rezoning community use zoning to allow in-fill residential development).

Dear Mayor & Council,

An earlier development proposal for this site was bitterly contested by residents who were concerned about the loss of the historic community gathering space that St. Monica's church provided. It was pointed out at that time that any development at this site should be informed by the then pending Horseshoe Bay Local Area Plan (LAP).

- The Horseshoe Bay LAP has since been completed.
- The LAP allows for infill housing on half of the four lots, but not on the other half.
- One might reasonably conclude the expectation is that existing zoning outside the LAP should remain as is, otherwise, why would this entire site not have been zoned for infill housing during the LAP review?

What we have before us is another **spot-zoning** request. Residents were led to believe that local area plans would spare them from this universally loathed practice by providing a comprehensive plan that would ensure a degree of certainty as to what may be built. **Piece-meal rezoning undermines the purpose and intent of a local area plan.**

The potential loss of Community Use (CU) zoning must also be addressed.

- CU is an incredibly valuable commodity (worth far more than the prescribed \$373,000 in community amenity contributions).
- With the anticipated growth this village is expecting (200-300 new housing units), demand for community use space will only increase.
- It is dangerously short-sighted to think Gleneagles Community Centre will suffice.
- A comprehensive local area plan is not just about housing – it provides for the diverse needs of a variety of groups, including non-profit organizations that can't afford to rent space in a community centre.
- It is not necessary for the District to purchase community use zoned property. Simply upholding CU zoning would benefit the neighbourhood.
- Once it's clear that a CU site will NOT be rezoned, the speculation element is removed and the owner will either accommodate community use or sell to someone who will.
- As CU zoning limits commercial value, it puts a property that would otherwise be unaffordable (particularly if residentially zoned), within reach. At which point Council may even wish to consider if the community would benefit from District ownership.

With this in mind, I ask that Council uphold the zoning that's in place. Doing so would confirm your commitment to Local Area Plans as well as to community use zoning and still allow for some in-fill housing.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.