

February 26, 2021

Dear Mayor & Council;

Re: Proposed Draft Horseshoe Bay Local Area Plan

Some of the concepts in the proposed Horseshoe Bay Local Area Plan (LAP) are very good, but there is an enormous, glaring flaw and that is the scale of development anticipated. It is inconceivable that the density proposed in this LAP will protect, let alone strengthen, the charming, quirky, small village character that is obviously a prized feature of this neighbourhood.

Reviewing the comments from the Phase 3 transcript, it's apparent that there continues to be considerable anxiety about height and density. The following statement (from page 2 of the Draft Horseshoe Bay LAP Background and Summary report) is completely inconsistent with feedback shown in the transcript comments.

- *"However, while the overall balance of input from Phase 3 was positive, some concerns or suggestions for modifications were provided by the community";*

This statement downplays the many significant concerns that have yet to be remotely, adequately, addressed, and falsely inflates the notion of "overall support".

Comments with concern about height, density and protection of the quirky, small village character far outweigh those that embrace the scale of development proposed. A small sample of these include:

- *too much density;*
- *crowded feeling;*
- *ruin character;*
- *area too small to support density;*
- *would like to see less density to keep the "village scale";*
- *I do support the improvement idea but do not support over crowding or over populating Horseshoe Bay;*
- *My greatest fear is that developers with the help of council will push the envelope on building heights throughout the village;*
- *These proposed changes are really extreme. I'm not sure why anyone would think this level of increase would be appropriate for a community of this size; This proposal is upsetting and will destroy the things I love about Horseshoe Bay;*
- *Overcrowding is not an improvement or best option for anyone except for developers;*
- *This entire plan seems overly thought out and entirely unnecessary. The bay, as anywhere, can benefit from well thought out changes. I cant imagine that a plan intent on recreating the area was conceived by anyone who cares for the bay as it is and will be.*
- *We strongly disagree with DWV proposed increased building heights as creates wall to ocean views for its residents, is overpowering for the character of Horseshoe Bay, and overly increases density to a confined location which has limited access and egress.*
- *This proposal is upsetting and will destroy the things I love about Horseshoe Bay.*

One comment in particular breaks my heart:

- *I'm so sad. I love my house and had hoped that I could continue living here for the rest of my life but the HSB envisioned here isn't the type of community I want to live it – too many people, too noisy, too busy - not for me. But I'm sure some people will love it.*

The LAP acknowledges a desire for low-rise buildings on one hand, while ignoring it on the other. You can't have it both ways. It is simply not possible to accommodate this kind of density, no matter how it's packaged, and retain the very things that make this village so special.

It is evident that the District's goal of expanding housing options is such an overriding force that it supersedes all other considerations, including the quality of life of existing residents.

The OCP targets another 300 units for Horseshoe Bay. This does not include the massive Sewell development still under construction. This target number should never have made it into the OCP in the first place, but residents were told not to worry, that the Local Area Plan was where the real discussions around issues of height and density would be discussed. The LAP would validate whether these targets are appropriate or not.

It's now abundantly clear that residents do **not** support another 300 units for this neighbourhood. Is the District so hell-bent on achieving dubious housing targets that it is willing to ignore residents' concerns and force unwanted and irrevocable density on this gem of a neighbourhood? Please do not allow this to happen.

Sincerely,

Melinda Slater
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Please do not redact