

7003 Skana Crescent
Sechelt BC V0N 3A4
February 27, 2008

Mayor and Council:

Re: 4th reading of Silverback bylaws

According to many discussions and documents on public record, 4th reading of the Silverback bylaws is conditional on a list of stated requirements, to be addressed and fulfilled by legally binding agreements between the District and the developer. If one can judge by the planner's report—and the public has only his report to go on, since the agreements are not available to us—these requirements are far from being met.

On a range of matters—parks, pedestrian and bike paths, the connector road, engineering costs, contradictions around provision and responsibility for sewage treatment, the text amendment, the initial subdivision, incomplete environmental assessments, inadequate amenity contributions, plans for future community consultations--residents could have legitimate questions. Answers might be in the agreements, if we could see them.

On one issue, however, there can be no uncertainty, and that is affordable housing. The planner's report plainly states that the developer's offer of land, valued at \$169,500, "does not meet the requirements of the District's housing policy." On the further requirement for "a strategy for the provision of affordable housing," there is silence.

There was a reason that affordable housing arose as an issue during the public hearings on Silverback. The need is great, and will be made greater if this 1600-unit development proceeds. Council responded by making repeated public commitments to address residents' concerns in the conditions for final approval. Council has failed to honour its own commitments.

Three weeks ago I sincerely commended Council for bringing forward its affordable housing and amenities contributions bylaw. Policy is empty, however, if not matched by actions. Moreover, several developers in Sechelt have already acceded to the spirit of the affordable housing policy by entering into housing agreements. If they now see Silverback being given a free pass, what incentive is this for them to cooperate in future? Or even to fulfill their current offers?

I am hand-delivering this letter on the morning of Wednesday February 27, and I trust you will receive it before your in camera meeting this afternoon. May I suggest that you still have time to pause, consider, and then decide to defer the vote at Council, until the uncertainties and deficiencies around the Silverback bylaws are resolved.

Sincerely,

Sue Jackel