



SQUAMISH
OCEANFRONT

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September 22, 2010

Mayor and Council, District of Squamish
C/O Ms. Robin Arthurs, General Manager of Corporate Services
P.O. Box 310
37955 Second Avenue
Squamish, BC
V8B 0A3

Dear Mayor Gardner and Council;

At the September 20, 2010 SODC Board of Directors meeting, a resolution from the floor was passed directing the Chair to express to you the Board's grave concern over the lack of progress with the start of the SODC Sub Area Plan approval.

We understand that the current schedule is for DOS staff to start the formal approval process in October of 2010. A chronological review shows that the first draft plan was prepared in March of 2010, however final DOS staff comments were delayed and the document was only presented in DRAFT form to Council in July. The SODC management group was targeting spring to early summer for the completion of the Sub Area Plan approval process. With this background, the impact of the delay in the Sub Area Plan approval process has resulted in the following undesirable consequences:

1. Any Rezoning work has now been delayed until after the Sub Area Plan approval. This will have an impact on our ability to start construction of the Oceanfront Park which is our first phase project currently planned for the Fall 2011.
2. The environmental approval process for the Oceanfront Park has been initiated in order to meet our Fall 2011 phase one construction start. To maintain this process and meet the critical path approval schedule, we have had to approve a motion to spend an estimated \$200,000 without the security of having the Sub Area Plan approved.
3. The \$230,000 BC Brownfield Renewal Fund grant for the remediation of the Blue Barn will be lost unless we proceed with remediation expenditures prior to March 2011. Therefore, to take advantage of these funds, the Board supported a management request to proceed without Sub Area Plan approval. We could not delay this approval any longer and expect to comply with the terms of the funding.
4. Two years ago the SODC was on the verge of losing bank financing due to inaction or "benign neglect" as it was termed by our bank. We have managed to maintain the confidence of the bank over the last year; however, delays of this nature are not well received by financial institutions and therefore put our current and future funding at risk.
5. In our communication program initiated over the last few months it is quite evident that the community is very skeptical of the ability of the SODC and the District to do anything on the Oceanfront lands. This concern will only escalate unless we can point to some progress in the approval process and be able to make positive believable statements about starting construction.

In this light it is hard to understand Councils lack of urgency and commitment to the Oceanfront Lands redevelopment. Your SODC Board of Directors is reluctant to approve any spending of public funds out of sequence of key steps outlined in the Business Plan. However, not approving a go forward approach was deemed too severe to delay proactive actions and expenditures to maintain our critical dates.

The Board needs Councils commitment to avoid further delays in the Sub Area Plan approval process. Failing this, a delay in the target start date for construction is a real consequence, which is severe to the SODC Business Plan, for public support, and to the many relationships with approval authorities who are providing grant funding and other necessary approvals.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Bill McNeney', with a large, sweeping flourish at the end.

Bill McNeney
Chair, SODC