

October 12, 2021

Your Worship and City Councillors:

**RE: OCP Plan Amendment – Harbour Landing West – PL201900072**

We support City Administration’s recommendation to not re-designate Harbour Landing West as Phase 1 lands in the Official Community Plan (“OCP”).

The OCP was developed through 4 years of exhaustive public engagement; informed by countless infrastructure studies & models; and funded through millions of dollars of taxpayer money. The Phasing Plan, which is part of the OCP, considers community goals, infrastructure capacity, the cost to grow in different parts of the city, efficient delivery of City services, and sound planning principles. The Phasing Plan is also the foundation of the City’s new infrastructure master plans and servicing agreement fee models.

The application before City Council deviates from the phasing plan. It attempts to leverage the need for a school in Harbour Landing into the development of a new neighbourhood adjacent to Harbour Landing, completely in contravention of the Phasing Plan and OCP policy.

City Administration’s report details how the application fails to comply with the Special Study Area policy requirements embedded in the OCP. The policy states a Special Study Area may only develop if the impact on the existing community, built or approved neighbourhoods, or other recommended development associated with the 300,000 population area, is minimal. We can assure you that the impacts on Westerra will be devastating. We ask City Council to deny the Harbour Landing West application.

The complicating issue in this application is the need to accommodate another school site for the residents of Harbour Landing. The solution that Administration is proposing is reasonable. It allows a school to be constructed directly adjacent to the existing neighbourhood which keeps it connected and walkable for residents of Harbour Landing – the residents it is intended to serve. The proposed school site is well situated for the eventual development of Harbour Landing West. We are fully supportive of the residents of Harbour Landing getting another school, and we support Administration’s recommendation for the school site to be developed adjacent to Harbour Landing.

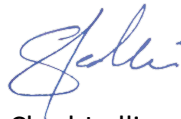
Thank you for your time. We are available should you have any questions.

Yours truly,

**FORSTER HARVARD DEVELOPMENT CORP.**



Blair Forster  
President



Chad Jedlic  
Vice President, Residential & Land Development