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For Immediate Release

Statement from RMR and Northland Properties Regarding Comprehensive Rezoning Bylaw Passed By City Council July 27, 2016

Northland Properties and Revelstoke Mountain Resort are dismayed and very concerned by last week's City Council decision to Amend City Bylaws to grant Comprehensive Development rights to Mr. David Evans for his entire 18 acre parcel of land immediately adjacent to Revelstoke Mountain Resort.

In reaction to the rezoning approved on July 27, Graham Rennie, President for Revelstoke Mountain Resort, on behalf of the Resort and its parent company, Northland Properties, provides their collective comments:

"We believe Revelstoke City Council voted to ignore official community development plans and previous formal agreements, created by and for the community and the resort. These plans and agreements were developed over a number of years by committed and well informed stakeholders and experts. Council chose to ignore these plans and commitments made in good faith – in order to support the interests of one developer who has now, in less than 12 months, been granted residential and commercial developments rights for more than 53 acres in Revelstoke."

"We believe Revelstoke City Council also chose to ignore the advice of regional, national and international ski resort and ski resort community development experts. Approving this rezoning, in part because, in the Council's words, 'the developer had worked hard on it' shows City Council put the developer's interests ahead of the long term interests of the community and the resort itself, which is integral to the sustained development of Revelstoke's tourism based economy."

Mr. Rennie also reports that the leadership at RMR and Northland Properties are dismayed that City Council did not choose to take more time to consider the ramifications of this rezoning, and instead completed a rezoning process in less than 45 days during the summer months. "We continue to believe that the process was a disservice to the people of Revelstoke. There were concerned citizens and industry experts that encouraged City Council to slow down or to revise



the rezoning application to only the amount of land required to build the tree house hotel. Instead, as a result of Council's vote last week, this comprehensive development zoning now applies to the entire 18 acre site."

He added "This zoning allows hotels to be developed on this site. The definition of 'hotel' allows for retail, personal services, restaurants, banquet facilities and conference facilities within each hotel. Furthermore, this zoning does not specify any requirement for tree house style lodging to be built. Once a landowner has this type of zoning, restricting development on part of the land for 5 or 10 years is not an effective control or concession. Instead of taking the time to consider the implications of this rezoning application more fully, or attempting to find a 'win-win solution' for both the Resort and the Applicant, Mr. Evans, City Council instead gave this developer exactly what he sought, to the detriment of the resort."

And finally, Mr. Rennie expressed the company's view that Council's decision on this matter may not align with what the residents of Revelstoke would have wanted. "Not only did Revelstoke City Council ignore the advice of experts, we have reason to believe they also voted contrary to the wishes of many Revelstoke residents. In our efforts to inform the community about this issue, we surveyed close to 1000 households. Approximately 50% of those we spoke to had heard about the Tree House Hotel plan. Of those who had heard about it, more than 50% had either a negative or undecided initial impression of the plan. Once informed that it contravened Revelstoke's Official Community Plan and the Master Development Agreement between the Province and RMR, more than 75% of these same people reported either a negative or undecided impression. This demonstrates that the more people learned about the Comprehensive Development zoning being sought, the less likely they were to support it."

"It is our belief that this decision was all about short term gain and not about the long term development of either downtown Revelstoke or Revelstoke Mountain Resort. This decision will divide Revelstoke by allowing accommodation and retail development on both sides of the Resort. This in the long term is bad for the economic health of the community and downtown, devalues the Resorts' base lands and inhibits the ability for the Resort to recover their infrastructure costs to date and to invest in future improvements through real estate sales."